



Legislation Details (With Text)

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Title:	PLN21-0003 Consideration of a Major Residential Site Plan Review for a 1,558 SF, two-story addition to a single-family residence located at 1106 Gardner Blvd.; Zoning District: RS (Residential Single-Family); Alameda County Assessor's Parcel Number (APN): 77A-625-5; Applicant: Hien Nguyen; Property Owner: Junnuo Huang & Betty Wong.				
Sponsors:	Tom Liao, Andrew Mogensen				
Indexes:					
Code sections:					
Attachments:	1. Vicinity Map, 2. Table 1 - Development Standards for R Districts, 3. Plan Exhibits A-I, 4. Site and Neighborhood Photos				

Date	Ver.	Action By	Action	Result
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PLN21-0003 Consideration of a Major Residential Site Plan Review for a 1,558 SF, two-story addition to a single-family residence located at 1106 Gardner Blvd.; Zoning District: RS (Residential Single-Family); Alameda County Assessor's Parcel Number (APN): 77A-625-5; Applicant: Hien Nguyen; Property Owner: Junnuo Huang & Betty Wong.

SUMMARY AND RECOMMENDATION

The applicant proposes to add a second-story addition to an existing single-family residence at 1106 Gardner Boulevard. The subject property is zoned RS, Residential Single-Family. Because the proposed addition exceeds 100 percent of the existing residence's habitable space, Major Site Plan Review approval is required. The Zoning Enforcement Official normally reviews these applications in an administrative hearing, but has referred this request to the Board of Zoning Adjustments for their consideration due to a potential conflict of interest.

Staff recommends that the Board of Zoning Adjustments Adopt Resolution 2021-011, approving Major Site Plan Review for 1106 Gardner Boulevard, PLN21-0003, based on the Findings of Fact and subject to the Conditions of Approval.

BACKGROUND

The subject property is zoned RS, Single-Family Residential, and is part of the Eastshore neighborhood, on the corner of Gardner Boulevard and Wayne Avenue. The property is a 5,550 square-foot lot with a one-story house measuring 982 square feet and a detached garage measuring 612 square feet.

DETAILS OF THE PROPOSAL

A 1,558 square-foot, two-story, addition is proposed on the northwesterly portion of the lot, behind the existing house. The addition will add a family room, dining room, and one bathroom on the ground floor. On the second floor there will be two bedrooms and two bathrooms (one ensuite). The updated house will have a total of five (5) bedrooms and four (4) bathrooms.

The existing horizontal siding on the house will carry over to the new addition. A new roof with matching composite shingles will be erected to match the existing roof. Window and door trims on the addition would also match the existing trims that currently adorn the house. The applicant is proposing to remove the existing shutters from the front and side windows to achieve a more cohesive appearance for the expanded building.

STAFF ANALYSIS

The new second story meets the Zoning Code regulations for height, setbacks, lot coverage, and floor-to-area ratio as shown in *Table 1, Development Standards for R Districts* (Attachment 2). The applicant has also provided a site plan to show that the adjacent homes are single-story structures and would not be impacted by the placement of windows on the new second floor (Attachment 3, Sheet A1-2). With the added bedrooms, the project does trigger an additional parking additional parking space (Section 4.08.104(A)(3)), and this requirement is met with the uncovered parking space identified on the existing driveway along the east side of the site (Attachment 3, Sheet A1-2).

The proposed addition is located behind the existing home, which will deemphasize its mass, and the proposal would keep most of the elements of the front façade of the house such as window and door trims, horizontal siding, and roof design. These elements are also reflected in the design of the surrounding ranch style homes in the neighborhood. The proposed architectural details would provide a consistent and coherent design to the structure and continue the character of neighborhood.

With the draft Conditions of Approval, staff recommends Board approval of the project based on the Recommended Findings of Fact in Resolution 2021-011 (attached).

GENERAL PLAN CONFORMANCE

The General Plan land use designation for the Project site is RL, Low Density Residential. This land use designation permits detached single-family homes and is characterized by lots of 5,000 to 10,000 square feet. The project has been evaluated and would not be detrimental to properties and improvements in the surrounding residential area. The following General Plan policies are applicable to the proposed project:

LU Policy 1.3 Demographics and Land Use. Recognize the effects of changing demographics, including larger family sizes and multi-generational households, on housing conditions, parking, yards, and other aspects of neighborhood appearance. Explore alternatives to traditional zoning standards to more effectively address issues the needs of larger households and the potential impacts of such households on nearby properties.

Policy LU-2.8 Alterations, Additions, and Infill. Ensure that alterations, additions, and infill development are compatible with existing homes and maintain aesthetically pleasing

neighborhoods.

ENVIRONMENTAL REVIEW

This item (PLN21-0003) is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301 for Existing Facilities and Section 15303 New Construction or Conversion of Small Structures, as a negligible expansion of an existing single-family house.

PUBLIC OUTREACH

This application was noticed and placed on the agenda for the November 16, 2021 hearing of the City's Zoning Enforcement Official. No public comments were received on the item and the Zoning Enforcement Official forwarded the request to the Board of Zoning Adjustments for consideration at their next public hearing.

This item received noticing for the December 2, 2021 Board of Zoning Adjustments hearing, including a legal advertisement in the East Bay Times Daily Review newspaper, the posting of notice on the property, and mailing notification to adjacent properties owners. No public comments were received as of the time of the filing of this report.

RECOMMENDATION

The residential addition, as proposed, conforms to the City's Zoning Code and to the General Plan. Staff therefore recommends that the Board of Zoning Adjustments motion to adopt Resolution 2021-011, approving the Major Site Plan Review, PLN21-0003, based on the Findings of Fact and subject to the Conditions of Approval.

ATTACHMENTS

Vicinity Map
Table 1 - Development Standards for R Districts
Plan Exhibits A-I
Site and Neighborhood Photos

Resolution 2021-011 with Recommended Findings of Fact and Conditions of Approval (Legistar File 21-674)

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