

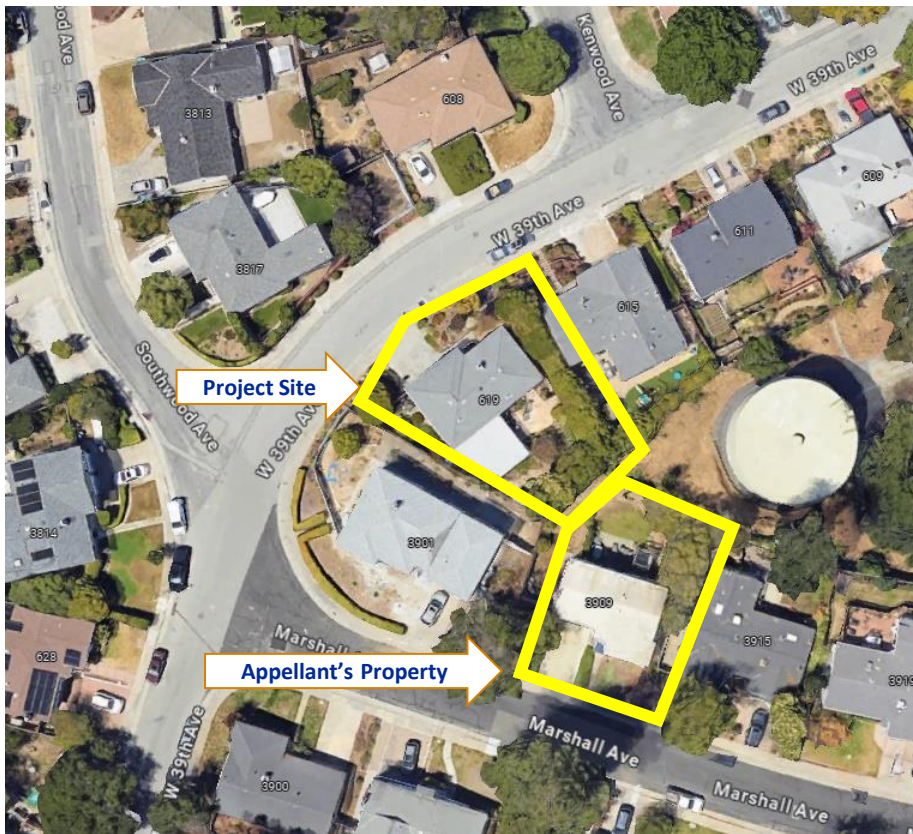


619 W. 39th Avenue

Appeal of a Third-Story Addition (PA-2023-017)

City Council Public Hearing
July 15, 2024

Rendell Bustos, Senior Planner
Community Development Department



PROJECT DESCRIPTION

- Existing two-story, 2,584 sq. ft. residence
- Single-Family Dwelling Design Review for a 438 sq. ft. third-story addition



CODE AND POLICY REVIEW

- General Plan Land Use – Single Family
- R1-B (One Family Dwellings)
- Single-Family Dwelling Design Guidelines
 - Compatible with existing residence and neighborhood
 - Reduces view and privacy impacts

Project complies with all applicable Zoning Code requirements

	Proposed	Maximum
Floor Area Ratio	0.49	0.5
Floor Area	3,022 sq. ft.	3,033 sq. ft.
Building Height	27'-6"	32'

Setbacks	Proposed (Area of Addition)	Minimum
Front	25'-3"	15'
Left Side	10'-7"	5'
Right Side	21'-9"	5'
Rear	49'-1"	25'



View from Appellant's Dining Room



View from Appellant's Kitchen

**APPEAL
CONCERN:**

STAFF RESPONSE:

Public Notice

Confirmed Applicant mailed notices to 3909 Marshall Avenue and the Appellant's primary residence.

**Due-Process
Concern**

Prior relationship disclosed by Commissioner did not represent a conflict of interest requiring recusal.

**Consideration
of Alternatives**

Project found to comply with all requirements of the Zoning Code and Design Guidelines.

**Contractor
Concerns**

An active contractor's license and City business license are required.

RECOMMENDATION

Adopt a Resolution to deny the appeal of the Zoning Administrator and Planning Commission decisions to approve a Single-Family Dwelling Design Review (SFDDR) for a 438 square-foot third story addition to an existing two-story single-family residence at 619 W. 39th Avenue, based on the Findings for Approval and subject to the Conditions of Approval.