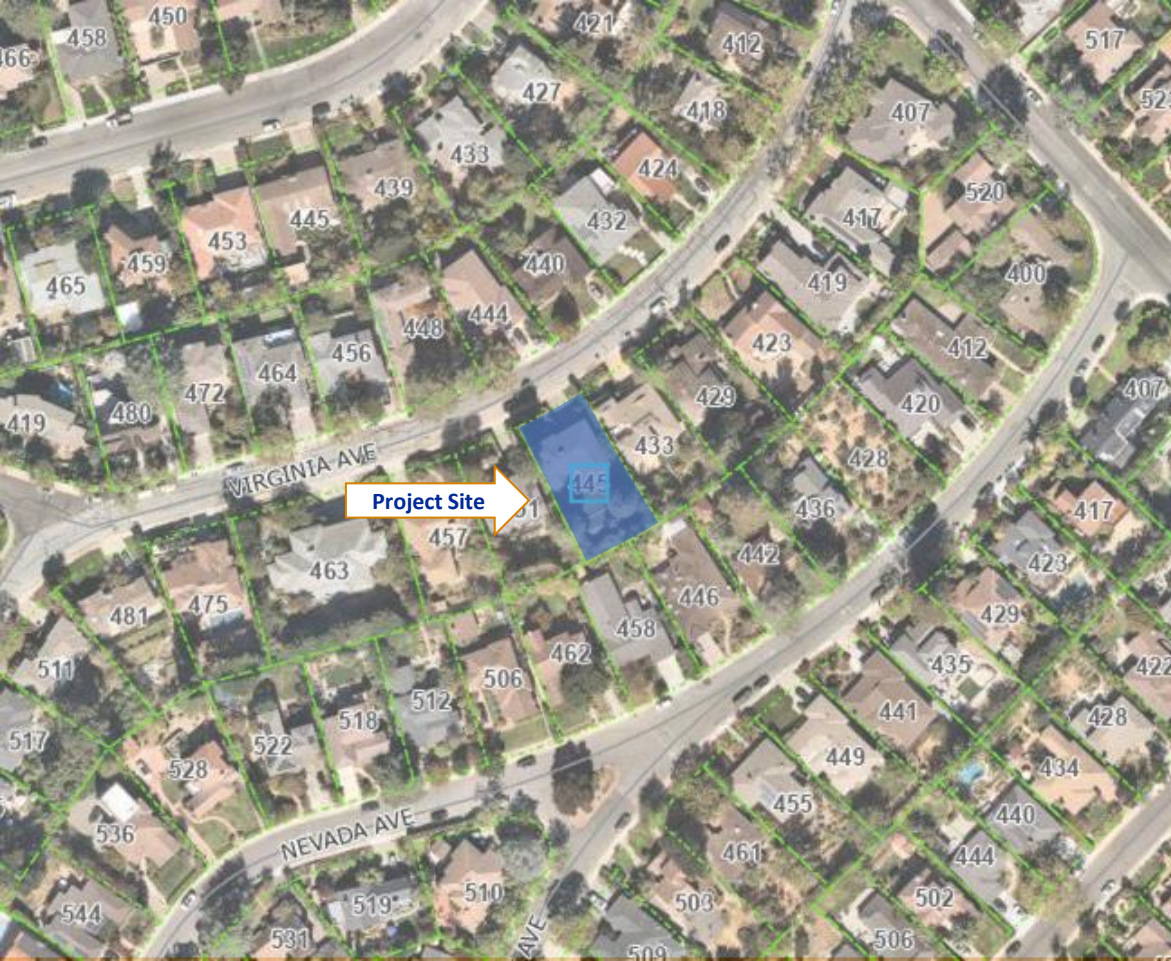




# 445 Virginia Avenue

New Single-Family Residence  
(PA-2021-020)

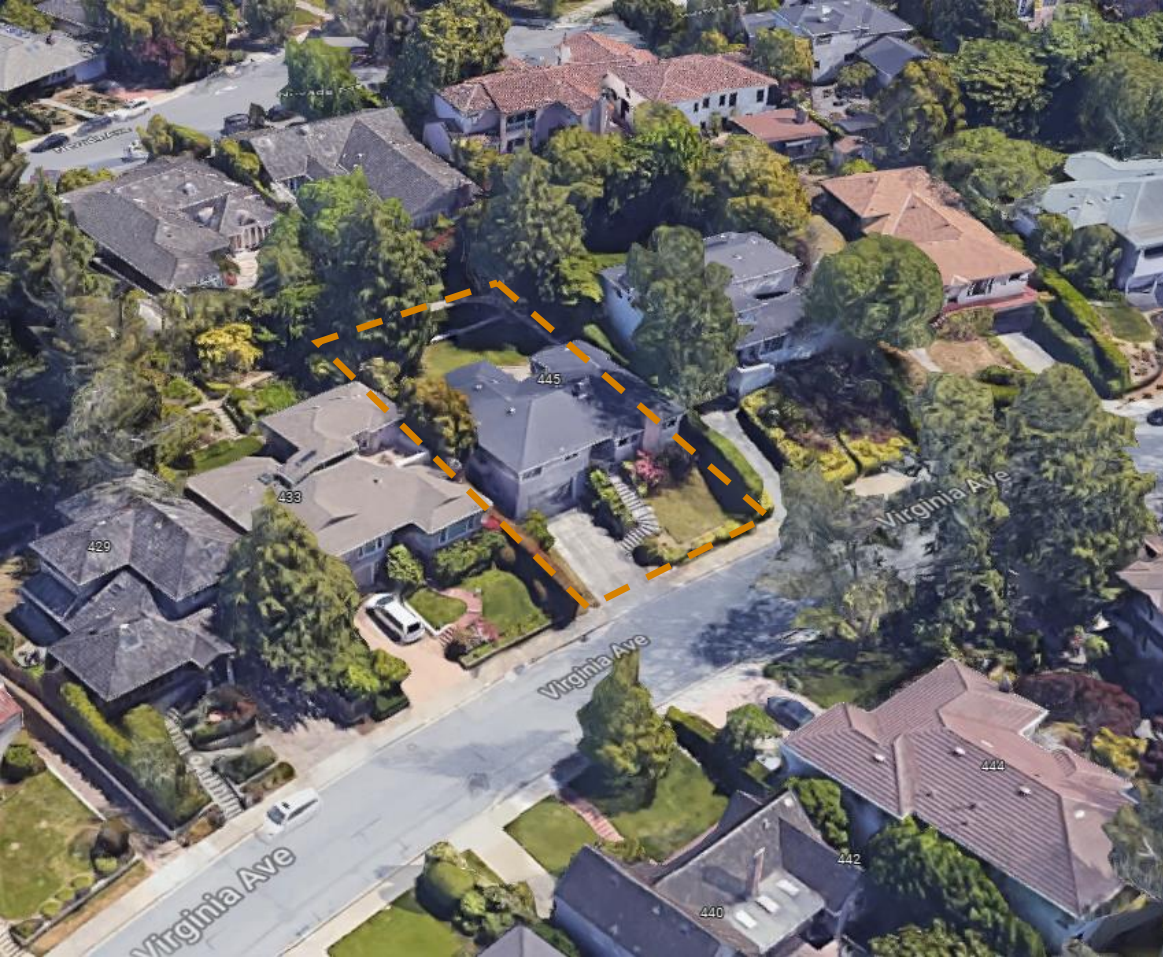
Vinson Kwan, Assistant Planner  
Community Development Department



# PROJECT SITE

- 1 Parcel (8,610 sq. ft.)
- Existing Residence
  - 2,164 sq. ft.
  - Two-stories
  - Split-level Ranch
- General Plan Land Use – Single Family
- Zoning District – R1-B





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# PROJECT DESCRIPTION



Existing



Proposed

# CODE AND POLICY REVIEW

General Plan and Zoning Code

Entitlements

Site Development Planning Application

Design Review

State Law

# CODE AND POLICY REVIEW

## General Plan and Zoning Code

Entitlements

Site Development Planning Application

Design Review

State Law

- General Plan Land Use – Single Family
- R1-B (One Family Dwellings)

	Proposed	Maximum
Floor Area Ratio	0.41*	0.41
Floor Area	3,520 sq. ft.*	3,521 sq. ft.
Building Height	29'-8"	32'
Units	1 + ADU	1 + ADU + JADU

Setbacks	Proposed	Minimum
Front	22'-9 ¼"	15'
Front (Garage)	27'	20'
Left Side	7'-7 1/8"	5'
Right Side	6'-7"	5'
Rear	51'-8"	15'

\*Floor Area Ratio and Floor Area exclude 408 sq. ft. ADU per Zoning Code

# CODE AND POLICY REVIEW

General Plan and Zoning Code

## **Entitlements**

Site Development Planning Application

Design Review

State Law

- **Special Use Permit (SUP)**
  - Full removal of existing residence
- **Single Family Dwelling Design Review (SFDDR)**
  - For a proposed new single-family residence
- **Site Development Planning Application (SDPA)**
  - For grading an area of more than 5,000 sq. ft. and/or 5,000 cubic feet (185 cubic yards)
  - For grading (cut/fill) which exceeds five feet (height/depth) at its maximum point
  - Requires Planning Commission approval

# CODE AND POLICY REVIEW

General Plan and Zoning Code

Entitlements

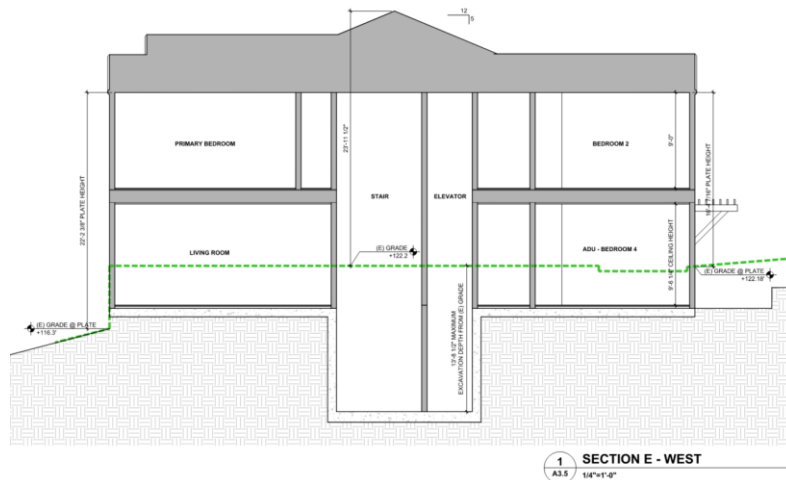
**Site Development Planning Application**

Design Review

State Law

- **Site Development Planning Application**

- Grading
  - Cut 515 cubic yards
  - Fill 15 cubic yards
- Grading excavation depth of 13 feet 8 ½ inches from existing grade
- Conditions applied to reduce concern of grading
  - Grading and drainage plans
  - Erosion and sediment control plans





# CODE AND POLICY REVIEW

General Plan and Zoning Code

Entitlements

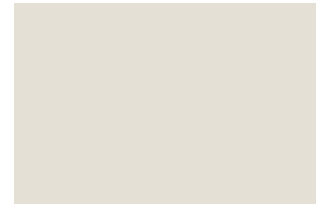
Site Development Planning Application

**Design Review**

State Law



Composite Roof Shingles



Swiss Coffee Stucco



Custom Garage Doors



Exterior Stair Railings

# CODE AND POLICY REVIEW

General Plan and Zoning Code

Entitlements

Site Development Planning Application

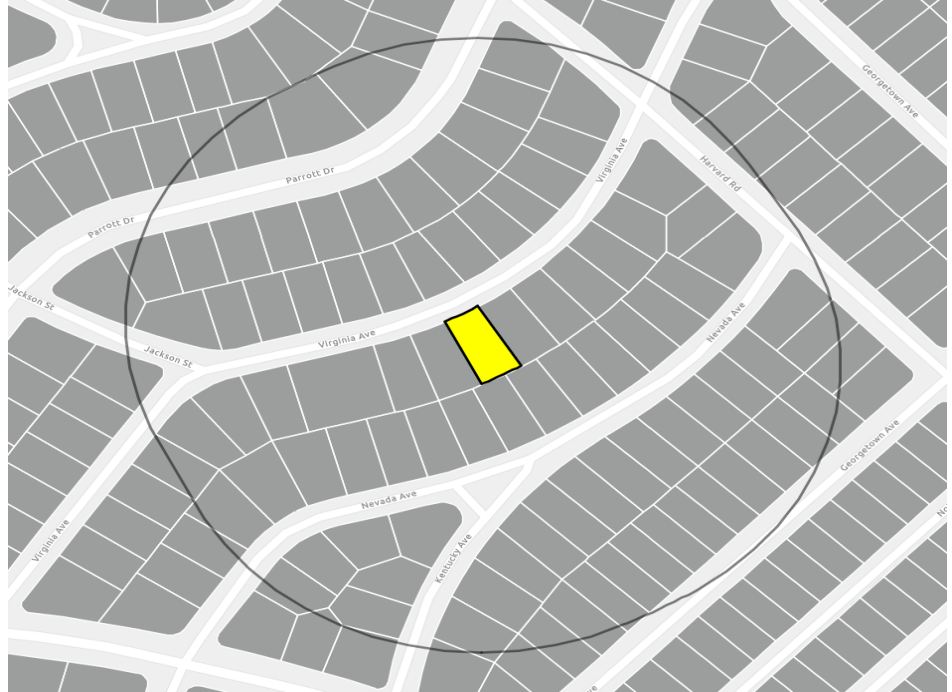
Design Review

**State Law**

- **Senate Bill 330 (SB330) Preliminary Application**
  - City cannot impose new ordinance, policies, and standards after the preliminary application is submitted
- **Housing Accountability Act (HAA)**
  - City cannot deny, reduce density of, or render housing development projects infeasible if objective standards are met

# PUBLIC COMMENTS

- Public Noticing
  - Addresses within 500 ft. radius and interested parties list
  - Placard
  - Newsletter
  - No comments have been received



# ENVIRONMENTAL DETERMINATION

- California Environmental Quality Act (CEQA)
- Categorically exempt
  - Class 1 Section 15301(l)(1)
    - *Demolition and removal of one single-family residence*
  - Class 3 Section 15303(a)
    - *New construction of one single-family residence*

# NEW CONDITION OF APPROVAL

AMMR - The applicant shall provide a AMMR Form (Alternative Means and Method Request form) during Building Permit review for Building Official to review special request on approval for the elevator and the connection between the main house and ADU unit. Additional AMMR fees will apply during building application. If AMMR is not approved by Building Official during Building Permit review, applicant shall require 1 hour separation rating for wall, ceiling, and floor requirements with no connection between dwelling units under CRC 302.3.





# RECOMMENDATION

Adopt a Resolution to approve a Single-Family Dwelling Design Review (SFDDR) for a new single-family residence with an attached accessory dwelling unit (ADU); a Site Development Planning Application (SDPA) for grading and a Special Use Permit (SUP) for demolition of an existing single-family residence at 445 Virginia Avenue; and accept the Categorical Exemption based on the Findings for Approval and subject to the Conditions of Approval

# Thank You

Vinson Kwan, Assistant Planner  
Community Development Department  
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(650) 522-7206