



329 Greenfield Avenue

Appeal of a Second-Story Addition
(PA-2022-051)

Planning Commission Public Hearing
May 9, 2023

Kenneth Chou, Assistant Planner
Community Development Department



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PROJECT BACKGROUND

- **May 28 – July 21, 2022**
 - Applicant hosts Neighborhood Information Meeting and submits Planning Application (PA)
- **February 17 – 27, 2023**
 - Public Notice and Public Comment Period
- **March 2, 2023**
 - Zoning Administrator issues approval of the project
- **March 11, 2023**
 - Appeal is filed by Dennis Lee (Appellant)
- **May 9, 2023**
 - Item continued to May 23, 2023



PROJECT SITE

- 1 Parcel (5,268 sq. ft.)
- Existing Residence
 - 1,640 sq. ft.
 - One-story
 - Ranch Style
- General Plan Land Use – Single Family
- Zoning District – R1-C



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PROJECT DESCRIPTION

Single-Family Dwelling Design Review for a
566 sq. ft. second-story addition

The project also includes a 344 sq. ft. first
floor addition



Proposed

CODE AND POLICY REVIEW

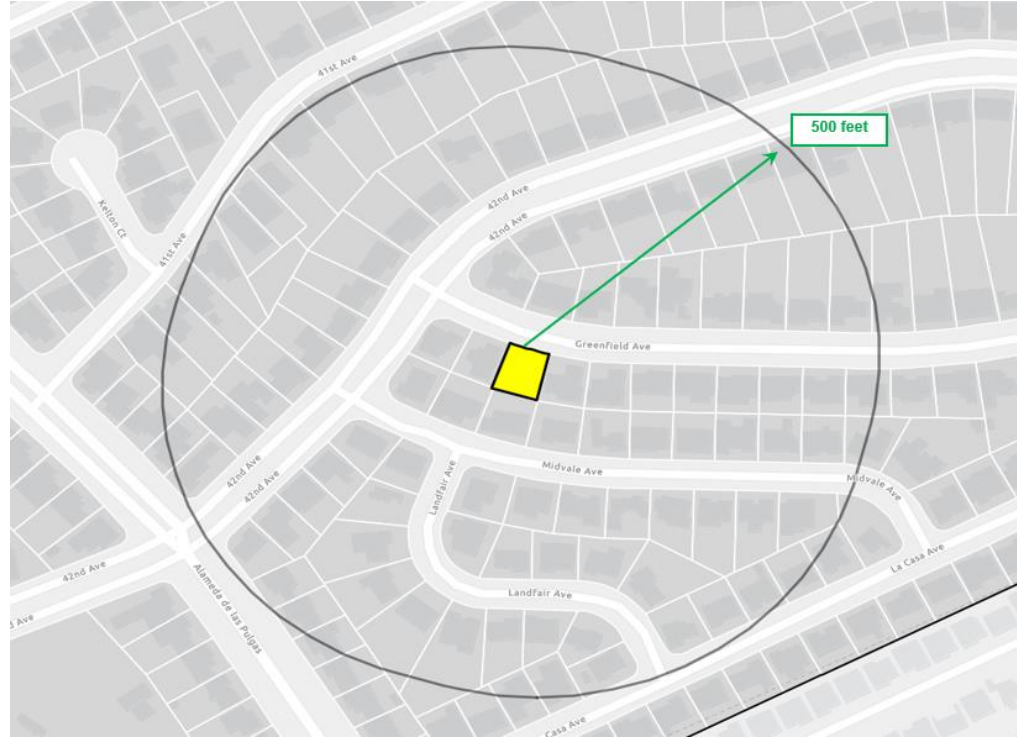
- General Plan Land Use – Single Family
- R1-C (One Family Dwellings)
- Single-Family Dwelling Design Guidelines

	Proposed	Maximum
Floor Area Ratio	0.48	0.5
Square Footage	2,550 sq. ft.	2,634 sq. ft.
Building Height	22'-10 ¾"	32'
Units	1	1 + ADU + JADU

Setbacks	Proposed	Minimum
Front	20'-9"	15'
Front (Garage)	14'-½" (existing)	20'
Left Side	8'-5 ½"	5'
Right Side	10'-½"	5'
1 st Story Rear	12'-3 ¾" (existing)	15'
2 nd Story Rear	25'	25'

PUBLIC COMMENTS

- Neighborhood Informational Meeting (5/28/2022)
 - 3 comments regarding privacy, blocking sunlight, and oak tree.
- 10 Day Public Comment Period (2/7/2023 – 2/17/2023)
 - 1 comment for privacy impacts caused by the project's second story rear windows; and
 - Frosting of the stairway landing window



REASONS FOR APPEAL

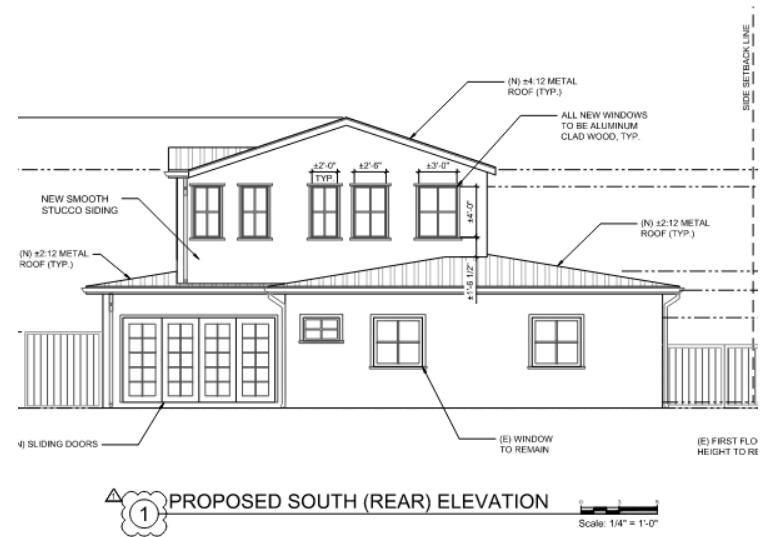
1. Privacy impacts caused by the second story rear windows
2. Frosting of stairway landing window

REASONS FOR APPEAL

1. Privacy impacts caused by the second story rear windows
2. Frosting of the stairway landing window

Privacy Impact Review

- Window design

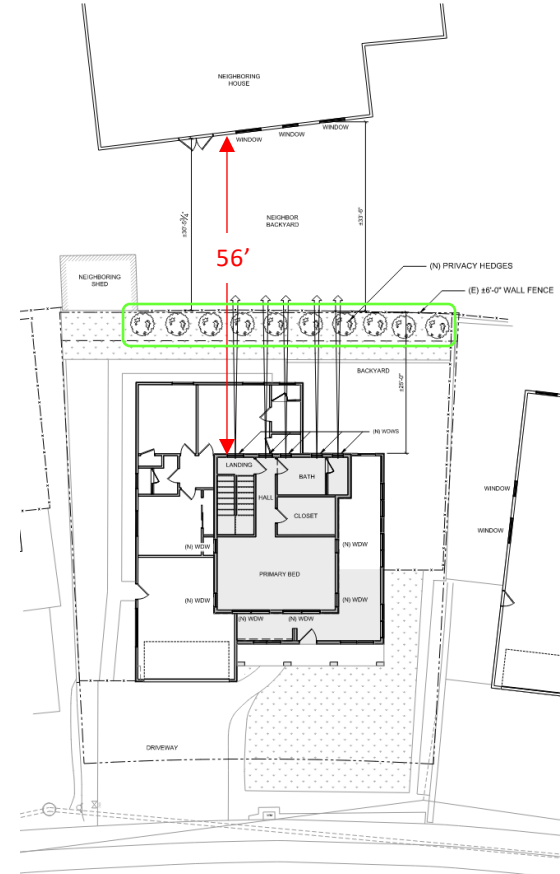


REASONS FOR APPEAL

1. Privacy impacts caused by the second story rear windows
2. Frosting of the stairway landing window

Privacy Impact Review

- Distance of the windows
- Privacy hedges



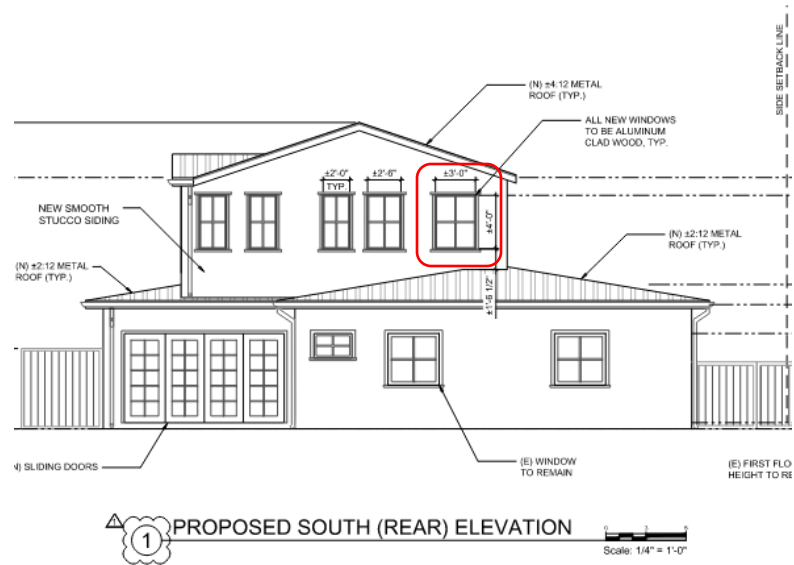
REASONS FOR APPEAL

1. Privacy impact caused by the second story rear windows
2. Frosting of the stairway landing window

Stairway Window Frosting

- Correction in Zoning Administrator's Decision Letter

◇	2'-0" X 4'-0"	M.BATH	(N) CASEMENT WINDOW	FROSTED / TEMPERED GLAZING
◇	2'-0" X 4'-0"	M.BATH	(N) (2) 2'-0" X 4'-0" WINDOWS	FROSTED / TEMPERED GLAZING
◇	2'-0" X 4'-0"	M.BATH	(N) (2) 2'-0" X 4'-0" WINDOWS	FROSTED / TEMPERED GLAZING
◇	2'-6" X 4'-0"	HALL	(N) WINDOWS	FROSTED GLAZING
◇	3'-0" X 4'-0"	STAIRS	(N) WINDOWS	FROSTED GLAZING



ENVIRONMENTAL DETERMINATION

- California Environmental Quality Act (CEQA)
- Categorically exempt
 - Class 1 Section 15301(e)
 - *Additions to Existing Structures*

RECOMMENDATION

Adopt a Resolution to deny the appeal of the Zoning Administrator's decision to approve the Single-Family Dwelling Design Review (SFDDR)