



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chairman and Members of the Planning Commission

**From:** Justin Kirk, Principal Planner

**Prepared by:** Justin Poley, Community Development Technician

**Date:** July 17, 2018

**Subject:** Planning Application – A request to construct a two-story single-family residence of 1,331 square feet with an attached tandem two-car garage of 600 square feet, a 52.5 square foot trellis front porch, and related improvements near the intersection of Lakeshore Drive and Clement Street (APN: 378-312-011).

**Applicant:** Rudy Morales

### Background

Rudy Morales of Tran/Morales Real Estate and Design has submitted a conceptual site plan and elevations for a proposed single-family residence. Mr. Morales seeks feedback from Planning Staff as well as from the Planning Commission on whether or not the City will support a variance for his proposed design which is located on a parcel within the City which is substandard in size. A formal application has not been submitted to the Planning Division. Therefore, this project is being presented as a business item for advisory purposes.

### Discussion

#### Project Request and Location

The applicant is requesting City support of a variance to construct a 1,331 Square Foot (SF) two-story single-family residence with an attached tandem two-car garage of 600 SF, a 52.5 SF trellis front porch and related improvements on an approximately 2,937 SF lot (Project). The Project is located near the intersection of Lakeshore Drive and Clement Street and more specifically referred to as Assessor Parcel Number 378-312-011.

#### Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	Hillside Residential (HR)	Hillside Single-Family Residential (R-H)
North	Residential	Hillside Residential (HR)	Hillside Single-Family Residential (R-H)
South	Residential	Hillside Residential (HR)	Hillside Single-Family Residential (R-H)
East	Residential	Hillside Residential (HR)	Hillside Single-Family Residential (R-H)
West	Residential	Hillside Residential (HR)	Hillside Single-Family Residential (R-H)

## Analysis

### General Plan Consistency

The Project site has a General Plan Land Use Designation of Hillside Residential (HR). The HR designation provides for low-density single-family residential development and small-scale agricultural uses in areas of steep slopes as well as similar and compatible uses. The residential density for HR is between one dwelling unit per acre and one dwelling unit per 10 acres depending on the degree of slope of a property within this designation. The Project is compatible with the existing surrounding uses and is found to be consistent with the General Plan.

### Municipal Code Consistency

The Project is located within the Hillside Residential Single-Family Residential District (R-H) Zoning designation. The R-H zone identifies single-family residences as permitted uses provided they meet all of the development standards of the zone. Staff has reviewed the proposed project with respect to the relevant development standards as identified in the Municipal Code and has detailed the requirements and the proposed development standards as follows:

Development Standard	Required	Proposed
Building Height	30'-0"	21'-6.5"
Front Setback	20'-0"	20'-0"
Side Setback (Interior-One side)	5'-0"	5'-0"
Side Setback (Interior-One side)	12'-0"	5'-0"
Rear Setback	20'-0"	20'-0"
Maximum Lot Coverage*	30%	36%
Minimum dwelling unit size	1,200 SF	1,331 SF

### Variance

The Hillside Residential Development District (R-H) zoning code allows for development on substandard parcels, subject to compliance with the development standards outlined within the Hillside Residential Development District section of Municipal Code (Chapter 17.72).

With respect to the development standards, the applicant is seeking support for variance related to one side setback (12'-0" required compared to 5'-0" proposed) and the maximum lot coverage (30% allowed compared to 36% proposed).

The City's Municipal Code concerning variances provides that:

“under certain circumstances an applicant while attempting to comply with provisions of the zoning ordinance as strictly interpreted may, because of certain physical conditions related to the site, such as size, shape, dimensions, topography, or unique setting, experience practical difficulties and/or unnecessary physical hardships which are inconsistent with the ordinance's

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\* “Lot coverage” means the gross area of a lot or parcel of land occupied by all of the ground floor of a building or structure which is under roof. As a percentage, it is the relationship between the ground floor area of the building under roof and the net area of the site.

intended purpose. This chapter, therefore, is intended to provide a mechanism whereby the Planning Commission may grant relief from the applicable provisions of this code.”

Planning staff generally does not support a variance on development standards when the parcel is also substandard in size. However, in this unique circumstance, Planning staff seeks direction from the Planning Commission regarding support for a variance.

**Exhibits:**

- A – Conceptual Site Plan
- B – Conceptual Colored Elevations