



## Design Review Subcommittee (DRSC)

Meeting Date: January 11, 2017

**PLANNER:** Christopher Wright, Associate Planner *cow*  
Jonathan Lightfoot, Planning Intern

**SUBJECT:** **Minor Architectural Permit 16-407, Porrás Residence**, a request to consider an addition to a nonconforming residence located at 228 Calle Marina.

### **BACKGROUND:**

#### ***Project Description***

This is a remodel and addition to a single-story residence with nonconforming side setbacks. The house has 914 square feet and an attached 250 square-foot, one-car garage. The addition expands the front and rear of the house by 717 square feet. This increases the houses' living area to 1,631 total square feet. Zoning Ordinance Table 17.16.100A requires Zoning Administrator approval of a Minor Architectural Permit to expand a residence under 1,400 square feet by greater than 50 percent, up to a maximum of 2,100 square feet. The project expands the residence by 78 percent.

The exterior changes also make the building's architecture into a more traditional form of California bungalow style. Architectural upgrades include a redesigned entry patio with columns and decorative railings, adding horizontal siding to mix with existing board and batten, adding details and a window to the front bedroom, and modifying sections of the roof's height and pitch to vary the roofline.

#### ***Why is DRSC Review Required?***

Zoning Ordinance Section 17.16.100(E)(2)(c) requires Design Review Subcommittee review of projects that expand nonconforming residences greater than 50 percent. The purpose of DRSC's review is to ensure the project is compatible with the surrounding neighborhood.

#### ***Site Data***

The subject site is a 5,265 square foot lot located in the Residential Medium Density Zone and Coastal Overlay (RL-CZ). The site is not within the Architectural Overlay. The residence was constructed in 1951. Houses in the neighborhood were constructed in the late 1940s to early 1960s. Since then, second stories have been added to several residences. Exhibit 1 below is an image of the residence.

**Exhibit 1 - Existing Residence**



**ANALYSIS:**

***Development Standards***

The residence is nonconforming to required side yard setbacks. The proposed addition meets these development standards and other requirements, as shown in Table 1 below.

**Table 1 – Development Standards**

	<b>Development Standard</b>	<b>Existing Condition</b>	<b>Proposed Addition</b>	<b>Complies with standards</b>
Density:	1 Unit	1 Unit	1 Unit	Yes
Height (Maximum)	25'	11'-8"	16'-1"	Yes
Setbacks (Minimum):				
Front	20'	23'-2"	20'	Yes
Garage	18'	51'-8"	No change	Yes
West Side Yard	4'-6"	4'-3"	4'-6"	Yes
East Side Yard	4'-6"	3'-9"	4'-6"	Yes
Rear Yard	10'	21'	10'	Yes

	<b>Development Standard</b>	<b>Existing Condition</b>	<b>Proposed Addition</b>	<b>Complies with standards</b>
Lot Coverage (Maximum)	50%	25%	40%	Yes
Required Parking (Minimum):	2 covered spaces	1 covered space	1 covered space	Yes*
Front Yard Landscaping Req. (Minimum):	50% covered with drought tolerant plants, one 15- gallon tree planted per 25 feet street frontage	Greater than 50% landscaping (mostly non drought-tolerant). No trees.**	Per Zoning Code, project must make front yard landscaping conforming	Yes

\*Single family residences with a single car garage or carport constructed prior to April 4, 1962 are exempt from conforming to current parking requirements.

\*\* Tree shown on Exhibit 1 is on City property.

**Design Guidelines**

The project should be consistent with general criteria in the City’s Design Guidelines. Table 2 below shows the project is consistent with related guidelines.

**Table 2 – Evaluation of Design Guidelines**

<b>Design Guideline</b>	<b>Consistency Finding</b>
<i>General Design Guidelines II.B: “All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.”</i>	<i>Consistent.</i> The project is in character with the scale and size of one-and-two story houses in the neighborhood, particularly abutting one-story residences on both sides of the lot. The project modifies the roofline, building footprint, and materials to provide variation and interest. This will improve the look of the structure and neighborhood.

**Table 2 – Continued**

<b>Design Guideline</b>	<b>Consistency Finding</b>
<p><i>General Design Guidelines II.B.3, Relationship to Neighboring Development:</i>                      “Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.”</p>	<p><i>Consistent.</i> The project’s height, scale, and size are in character with the neighborhood and compatible with adjacent residences. The project maintains the building’s one-story scale, but increases the pitch and height of roof sections to add variation and interest. Where this occurs, the height is increased up to four feet, three inches, for a total of 16 feet, 1 inch. This height is about nine feet below the maximum 25-foot limit for the RL zone, which provides for two stories. There are one-story residences on both sides of the site, but examples of two story houses in the neighborhood.</p>

***General Plan policies***

Table 3 summarizes how the proposed use is consistent with General Plan goals and policies.

**Table 3 - General Plan Consistency**

<b>Policies and Objectives</b>	<b>Consistency Finding</b>
<p><i>Land Use Element Residential Land Uses Goal:</i> “Achieve a mix of residential neighborhoods and housing types that meets the diverse economic and physical needs of residents, that is compatible with existing neighborhoods and the surrounding environmental setting, and that reflects community expectations for high quality.”</p>	<p><i>Consistent.</i> The project’s size, scale, architecture, setbacks, and materials are in character and compatible with adjacent one-story residences. The single-family residence has a one-story scale and height in a zone that allows for two stories.</p>
<p><i>LU-1.04. Single-Family Residential Uses:</i> “We require that single-family houses and sites be designed to convey a high level of architectural and landscape quality in accordance with the Urban Design Element and Zoning Code...”</p>	<p><i>Consistent.</i> The project has a high quality, attractive design expected to improve the aesthetic condition of the property and neighborhood.</p>

**Table 3 - Continued**

<b>Policies and Objectives</b>	<b>Consistency Finding</b>
<p><i>LU-1.06. Residential Infill:</i> “We require that new residential development be compatible with adjacent structures and land uses and we require: ... b) use of complementary building materials, colors, and forms, while allowing flexibility for distinguished design solutions.”</p>	<p><i>Consistent.</i> The project meets setback standards to provide space and buffers between land uses. The project has a design and materials that are high quality. The building’s scale and massing is in character with and compatible with adjacent properties.</p>
<p><i>UD-3.01. Land Use Decisions:</i> “We use urban design standards and tools to minimize adverse impacts on adjacent properties when considering land use and zoning requests.”</p>	<p><i>Consistent.</i> The proposed project is consistent with design guidelines and development standards.</p>

**RECOMMENDATIONS:**

Staff supports the project. No design changes are recommended. Staff seeks DRSC comments and recommendations. DRSC recommendations will be forwarded to the Zoning Administrator.

***Attachments:***

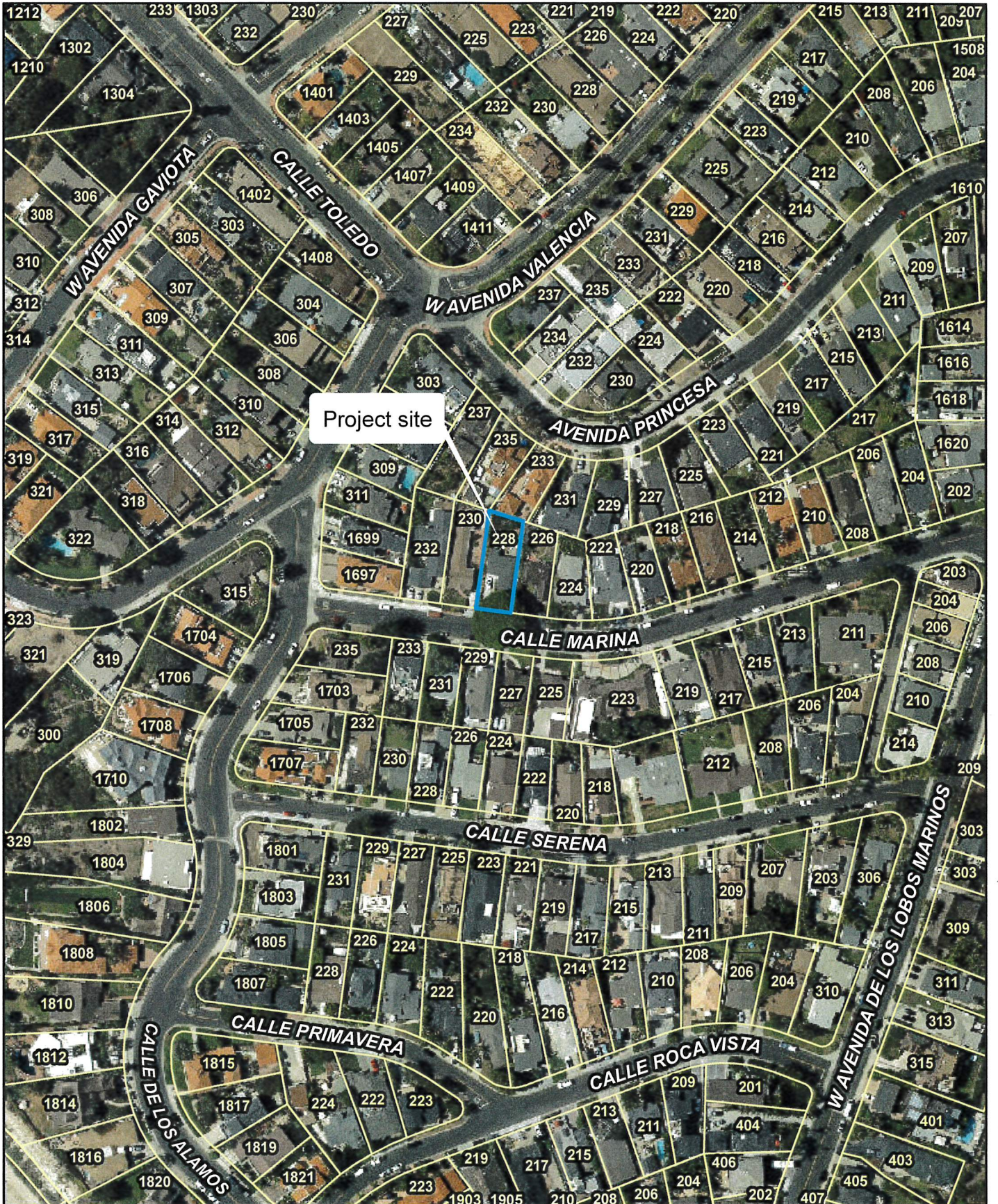
1. Location Map  
Plans



# VICINITY MAP

MAP 16-407, Porras Residence  
228 Calle Marina

# ATTACHMENT 1



Project site

