

ITEM V.A: ADMINISTRATIVE PERMIT – 2425 BENT TREE DRIVE – NRSP PCL DC-4 – VASQUEZ RESIDENCE – 810-SQUARE-FOOT ADDITION – PL15-0448

REQUEST

The applicant requests approval of an Administrative Permit to construct an 810-square-foot addition to the second (2nd) story of the existing home. The addition will include a new master bedroom, bathroom, laundry, and walk-in closet.

Applicant–Andrey Ginsberg, Premier Design
Owner–Sergio Vazquez, Gold Coast Construction

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact for the Administrative Permit, and
- B. Approve the Administrative Permit subject to six (6) conditions of approval.

SUMMARY OF OUTSTANDING ISSUE

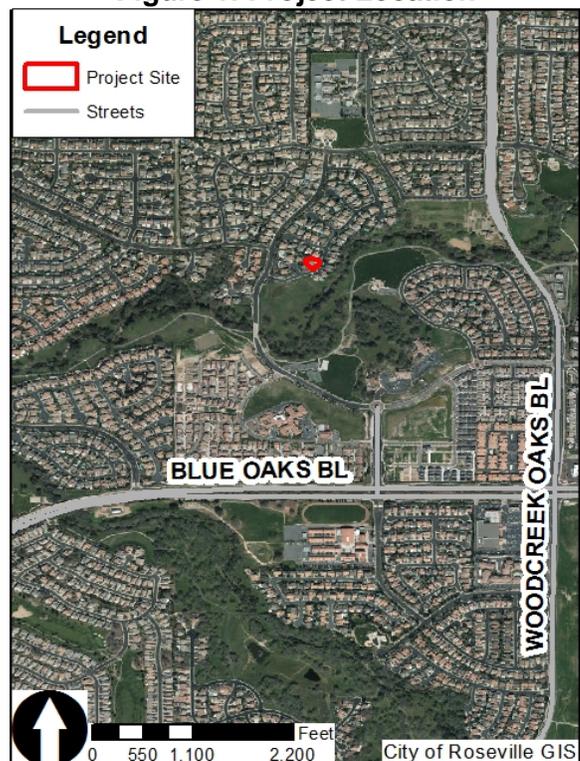
A Notice of Intent to Approve an Administrative Permit for the proposed addition was sent to property owners within a 300-foot radius of the project. The last day to request a public hearing was January 25, 2016 by 5:00 pm. A letter was hand-delivered to the City on January 25 which requested a public hearing. Staff has discussed the issue with the concerned neighbor to determine whether there were any project modifications which might alleviate the concerns, but was unable to reach a resolution. According to the letter, the neighbor is seeking a denial on the grounds that the project would negatively impact privacy, value, and marketability. The letter seeking a public hearing is included as Attachment 1.

BACKGROUND

The project site is located at 2425 Bent Tree Drive (see Figure 1), which is in a portion of the Diamond Creek community built in 2001. The properties within the subdivision have a zoning designation of single-family residential (R1) and have a land use designation of Low Density Residential (LDR 3.4). Lots are approximately 8,000 to 11,000 square feet, though there are lots as large as 15,000 square feet within the subdivision. The subdivision was designed with a primary residential street with a large number of small cul-de-sacs extending from either side. This design allows for many larger lots at the end of the cul-de-sacs and allows homes to front onto streets serving only a few homes. The other result is a large number of corner lots and some key lots, where rear yards interface with side yards.

The home on the site is two stories with two attached one-story garages (a one-car and a two-car garage). The home was damaged by fire, and as part of the overall repair work the homeowner is also seeking an

Figure 1: Project Location



810-square-foot addition above the garage and first floor living space (see Exhibit A). The requestors of the hearing are the owners (who are also residents) of a home at 201 Bent Tree Court. The rear yard of this home is adjacent to the northern side yard of the project site, where the addition is proposed.

SITE INFORMATION

Location: 2425 Bent Tree Drive

Total Size: 0.2 acres

Topography and Setting: The project site was graded to accommodate the home. The street is on a slight slope, which means that the project site is several feet lower than the parcel on the northern side, and several feet higher than the parcel on the southern side. All of the home plans in the vicinity of the project are two-story single-family homes, with variations in attached garage design. Some plans include single-story garages, while other plans have living space above the garage. A close-up aerial of the project site and vicinity is provided in Figure 2.

EVALUATION

Section 19.78.060A of the City of Roseville Zoning Ordinance requires that three findings be made prior to the approval of an Administrative Permit. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

1. The proposed use or development is consistent with the City of Roseville General Plan and North Roseville Specific Plan.

The General Plan contains broad land use policies and defines the general character and allowed density within land use designations. As indicated, the land use designation of the site is Low Density Residential, with a density of 3.4 homes per acre. The project will not increase the number of homes on the parcel, and is thus consistent with the designation. The General Plan and North Roseville Specific Plan do not contain any policies or programs specifically related to the location, size, and height of single-family residences or additions. The General Plan relies on the Development Standards contained in the Zoning Ordinance to regulate the placement and design of residential structures. Therefore the project is consistent with the General Plan and North Roseville Specific Plan.

2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.

The subject property has a zoning designation of Single Family Residential (R1). Additions to single-family homes are permitted, provided they meet the development standards of the zone. The proposed addition will be placed above existing first-floor elements of the home, and thus the home will have an identical footprint and ultimate building height as the existing home. Therefore, lot coverage will not be increased by the proposed addition. The project will have no effect on the existing setbacks of the home from the property lines, which are in fact larger than those required by the development standards of the

Figure 2: Setting



R1 zone. On the northern side of the home, where the addition will be located, the existing side yard setback is 12 feet, though the standard only requires 5 feet. The required front yard setback is 20 feet from the back of sidewalk, but the closest portion of the home is 25 feet and the garage plus addition are 40 feet from the back of sidewalk. The required rear yard setback is 20 feet, while the garage and addition range from 20 to 28 feet from the rear property line. The existing home conforms to all required setbacks, as will the proposed addition.

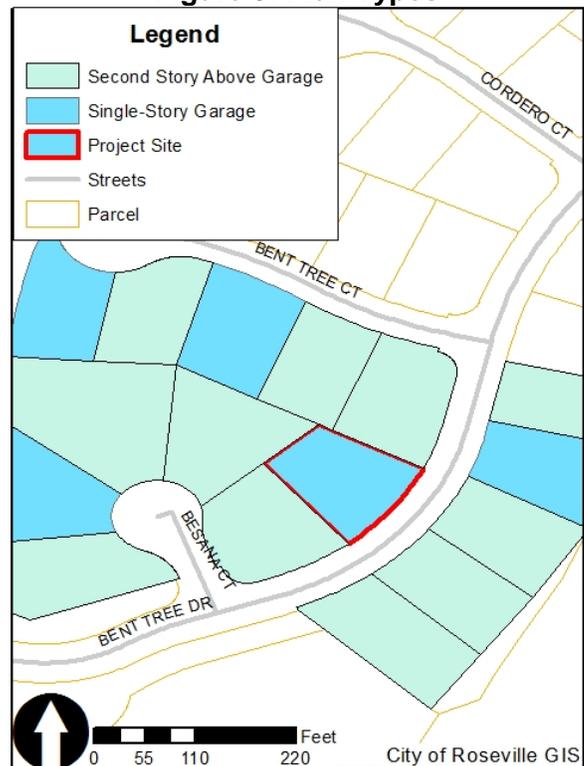
3. The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

The proposed project site is located on a primary residential street in between two corner lots on cul-de-sacs, and as a result there are two sides of the lot where there is a side yard/rear yard interface (see Figure 2). The rear of the project lot is adjacent to a side yard, and the northern side yard of the project is adjacent to a rear yard. The proposed addition is located above the garage and a first-floor bedroom on the northern side of the house. As discussed in the Topography and Setting section, there are a variety of plan types in the vicinity, many of which include living space above the garage; the plan types in the vicinity of the project site have been shown in Figure 3. As shown, the more common plan type is to have living space above the two-car garage (note that many houses also have a one-car garage, which may or may not include living space above it).

The proposed addition meets all of the required setbacks, and provides larger setbacks than the minimum required. As shown, a second story above the two-car garage is quite common in the community, and thus is compatible with the existing characteristics and development of the neighborhood. This is not the only instance where a side yard interfaces with the rear yard of an adjacent property. In fact there are many such lots in Diamond Creek. A sampling of these is shown in Attachment 2, and many of these involve a second story along the side yard, just as the applicant is requesting.

The applicant proposes to tie-in the addition to the existing roof line of the home, and to use the same materials and overall design style as the existing home. There is already an existing second floor which blocks the ability to see views beyond the home. The addition will bring the façade of the second floor 20 feet closer to the property line. Though the change is well within development standards and is consistent with other properties in the neighborhood, the neighbor is concerned because it is a change from existing conditions which the neighbor feels will have an effect on the degree to which the backyard feels open and private. Staff acknowledges that the project will result in a change to the existing conditions, and that this change will be noticed. However, a noticeable change is not in itself a detriment to the neighborhood and surrounding properties. The issue is whether the change is inconsistent or incompatible with the neighborhood characteristics, or whether the change will result in an impact to health, safety, or welfare. After reviewing the Zoning Ordinance standards, the neighborhood characteristics, and the particular site characteristics, staff concludes that the proposed addition is

Figure 3: Plan Types



consistent with the neighborhood and that there are no identified health, safety, or welfare impacts associated with the project.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e), which exempts small additions to existing structures, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the findings of fact as stated in the staff report for the **ADMINISTRATIVE PERMIT – 2425 BENT TREE DRIVE – NRSP PCL DC-4 – VASQUEZ RESIDENCE – 810-SQUARE-FOOT ADDITION – PL15-0448**.
- B. Approve the **ADMINISTRATIVE PERMIT – 2425 BENT TREE DRIVE – NRSP PCL DC-4 – VASQUEZ RESIDENCE – 810-SQUARE-FOOT ADDITION – PL15-0448** subject to six (6) of conditions of approval.

CONDITIONS OF APPROVAL FOR AN ADMINISTRATIVE PERMIT

1. The project is approved as shown in Exhibit A, and as conditioned below. (Planning)
2. This **ADMINISTRATIVE PERMIT** approval shall be effectuated within a period of two (2) years from **February 25, 2016** and if not effectuated shall expire on **February 25, 2018**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval is does not extend the expiration beyond **February 25, 2019**. (Planning)
3. The applicant shall submit Building Plans that shall comply with the 2013 California Code of Regulations Title 24, or the code current at the time of submittal.
4. A building permit shall be obtained by the applicant prior to construction of the proposed addition. (Building)
5. Any upgrade, replacement or relocation of existing electric service shall be coordinated with the Electric Department at the applicant's expense. (Electric)
6. Materials and colors of the proposed addition shall be consistent with the existing house. (Planning)

Attachments

1. Letter from Neighbor
2. Similar Properties to Project

Exhibits

- A. Floor Plans and Elevations

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.