



CITY OF BURBANK  
COMMUNITY DEVELOPMENT DEPARTMENT

150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459

[www.burbankca.gov](http://www.burbankca.gov)

MARCH 4, 2022

NAREG KHODADADI  
213 N. ORANGE ST. STE. E  
GLENDALE, CA 91203

**RE: Project No. 21-0000276 (Single-Family Special Development Permit) – Approved  
Located at 830 E. San Jose Ave.**

Dear Applicant:

This letter is to notify you that the Community Development Director has approved your application for a Single-Family Special Development Permit (Project No. 21-0000276) to allow for a proposed construction of a new two-story, 2,748 square foot single-family house with an attached 400 square foot two-car garage. The property is located at 830 East San Jose Avenue in the R-1 (Single-Family Residential) zoning district. Enclosed is the approval with conditions.

Please be advised the decision of the Community Development Director will become final fifteen (15) days from your approval date (March 4, 2022), unless the decision is appealed to the Planning Board within these 15 days. Any appeal of the Director's decision must be submitted to the Planning Division with the applicable filing form, copy of the decision letter and fee prior to the expiration of the fifteen-day appeal period, by 5:00 p.m. on March 21, 2022. Please note, an appointment must be made for any appeal filed after 12 p.m., Monday through Friday. If no appeal is filed, then you can submit to the Building Division for Building Plan Check review the first business day following the conclusion of the fifteen-day appeal period.

If you have any questions, please contact me by phone at (818) 238-5250 or by email at [dkim@burbankca.gov](mailto:dkim@burbankca.gov).

Sincerely,

DAVID KIM  
Associate Planner  
Community Development Department

## **Community Development Department Director's Decision**

**DATE:** March 4, 2022

**PROJECT TITLE:** Project No. 21-0000276 – Single-Family Special Development Permit

**PROJECT ADDRESS:** 830 E. San Jose Ave.

**APPLICANT:** Nareg Khodadadi

**PROJECT DESCRIPTION:** A Single-Family Special Development Permit (SFSDP) to allow for a new construction of a new two-story, 2,748 square foot single-family house with an attached 400 square foot garage.

**ZONING:** R-1                      **GENERAL PLAN:** Low Density Residential

**MUNICIPAL CODE CONFORMANCE:** The project conforms to the Burbank Municipal Code per Sections 10-1-603 and 10-1-607.

**ENVIRONMENTAL REVIEW:** This project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303(a) (New Construction or Conversion of Small Structures) of the State CEQA Guidelines for the new construction of a new single-family residence.

**DATE SIGN POSTED ON-SITE:** February 16, 2022

**DATE PUBLIC NOTICE MAILED:** February 16, 2022

**DATE OF DIRECTOR'S DECISION:** March 4, 2022

**END OF APPEAL PERIOD:** March 21, 2022



David Kim, Associate Planner  
Planning Division (818) 238-5250



Patrick Prescott, Community Development Director

**SINGLE-FAMILY SPECIAL DEVELOPMENT PERMIT NO. 21-0000276**  
**(830 E. San Jose Ave. – Nareg Khodadadi, Applicant and Marine Kademyan, Property Owner)**

**Findings for Granting a Single-Family Special Development Permit**

The Community Development Director finds the proposed project satisfies the requisite findings contained in the Burbank Municipal Code Section 10-1-607(C) necessary for approval of the Single-Family Special Development Permit, subject to the attached conditions of approval.

- a) *The house conforms to all of the required standards of this Article (Article 6) unless an exception has been approved; and*

The Project complies with applicable standards set forth in the Burbank Municipal Code, including building setbacks, heights, floor-area ratio (FAR), and lot coverage for the house. The Project does not include any request for exception to the City's Zoning Code.

- The proposed new 2,748 SF two-story house would have a front façade wall setback of 29'-3" for the first-story level; the second-story front façade wall has a greater setback. The proposed front setback of the new house is greater than the minimum required average front yard setback of 26'-6". The interior side yard setbacks for the first- and second-story are 5'-6" and 7'-0" respectively, which meets the minimum required interior side yard setback of 5'-0" feet. The required rear yard setback is 15'-0". The proposed rear yard setback nearest to the rear property line is around 68 feet, which exceeds the minimum rear yard requirement.
- The proposed two-story house would have a total building height that ranges from 24'-1" to 25'-0" with top-plate height at 20'-0". The R-1 zone's maximum building height and top plate height for the main dwelling unit is 30 feet and 20 feet, respectively.
- The floor area ratio (FAR) for this project site is determined on a sliding percentage scale due to the project's lot size. The maximum square footage for the FAR is 3,035 square feet. The Project proposes a FAR square footage of 2,971 square feet.
- The lot coverage proposed for the project is 26%, which is within the maximum 50% lot coverage allowed in the R-1 zone.
- The Project does require two (2) off-street parking spaces to be provided given the size of the proposed main dwelling. The Project would meet the parking requirement by proposing a new attached 400 SF two-car garage.
- A minimum of two (2) trees is required to be planted if they are no existing trees on the property as a requirement of the Single-Family Special Development Permit application. The property owner is proposing to plant two 15-gallon front yard trees.

- b) *If the house has an FAR greater than .35, or is larger than 3,000 square feet, or involves an addition or remodel that requires a Permit (but the FAR remains less than .40 with the addition), the house has been reviewed against the Neighborhood Compatibility and the house complies with the City's Single Family Design Guidelines.*

The Project proposes a house FAR of 39%, which meets the FAR requirement of the R-1 zone. The Project has been reviewed for neighborhood compatibility and complies with the adopted Design Guidelines. Enclosed is a completed Neighborhood Compatibility Review – Design

Guidelines Checklist for the Project and supporting documentation. The proposed architecture of the existing house is considered similar to the Mediterranean style.

- c) *Conditions are necessary for the purpose of satisfying the required findings, ensuring conformance with the Design Guidelines, mitigating environmental or other impacts of the project, and/or protecting the public health, safety, convenience, or welfare.*

The City Departments and Divisions have reviewed the application and have provided conditions of approval for this project. The applicant and property would be required to comply with the recommended conditions of approval (#1-60) to ensure conformance with the Design Guidelines, mitigating environmental or other impacts of the project, and/or protecting the public health, safety, convenience, or welfare.

**SINGLE-FAMILY SPECIAL DEVELOPMENT PERMIT NO. 21-0000276**  
**(830 E. San Jose Ave. – Nareg Khodadadi, Applicant and Marine Kademyan, Property Owner)**

**CONDITIONS OF APPROVAL**

**PLANNING DIVISION**

1. Project No. 21-0000276, Single-Family Special Development Permit approves a proposed construction of a new 2,748 SF, two-story house with an attached 400 SF, two-car garage. The property is located at 830 East San Jose Avenue and zoned R-1 (Single-Family Residential).
2. This permit shall expire if the scope of work is not initiated within one year of the date of this approval (expires on March 4, 2023), unless the Property Owner has diligently developed the proposed project as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements.
3. Project No. 21-0000276 shall be in substantial conformance with the approved plans and conditions of approval as placed on file in the office of the Planning Division. Any modifications to the approved project must be reviewed and approved by the Planning Division.
4. The Applicant shall comply with all federal, state, and local laws. Violation or conviction of any of those laws in connection with the use will be cause for revocation of this permit.
5. This permit may be modified or revoked by the City should the determination be made that the structure or conditions under which it was permitted present detrimental impacts on neighboring properties.
6. The Applicant shall list these conditions of approval in all construction plans submitted to the Building Division for a building permit. The applicant shall also provide a separate written document outlining how, or where, each of the conditions have been addressed in the building permit plan set for all City Division/Department conditions enclosed and provide the same number of copies as building plan sets submitted for Building Plan Check.
7. By signing and/or using this Single-Family Special Development Permit, the Permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the provisions of the Burbank Municipal Code. Failure of the permittee or property owners to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.
8. The architectural style of the existing house and garage must be maintained at all times. The Applicant shall provide elevation plans during building plan-check review with proposed color and material legend that is consistent with the proposed architecture.
9. The Applicant/Property Owner shall provide a preliminary landscape plan with a planting

legend that shows proposed landscaping in detail. Drought-tolerant landscaping consistent with the City's Single-Family Design Guidelines shall be used. In addition, appropriate landscape screening shall be provided to give sufficient privacy between neighboring properties.

10. All landscaping at the project site shall be maintained at all times. All landscaping shall be in compliance with City's regulation for corner cut-off area and height limits for hedges in the R-1 zones.

## **BUILDING DIVISION**

11. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the **2019 edition** of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and Building Energy Efficiency Standards.
12. Plans and reports submitted for Plan Check Review are to be submitted electronically. For more information about the online submittal process, please contact the Building Division at 818-238-5220 or via email at [building@burbankca.gov](mailto:building@burbankca.gov).
13. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
14. All Departments that have provide Conditions of Approval are to review drawings and provide final approval via online electronic review, prior to issuance of Building Permit.
15. Separate permits will be required for:
  - a. Demolition of existing structures
  - b. New Single-Family structure
16. The following drawings are required at the time of initial permit application review:
  - a. Site Demolition Plan
  - b. Architectural Construction Drawings
  - c. Conditions of Approval
  - d. Structural Framing Drawings
  - e. MWELo Landscape & Irrigation Plans
  - f. CF1R Energy Report
17. Grading and drainage plans will be required. Topographical contour lines are to be indicated, showing existing and proposed contours.
18. Justify Floor Area Ratio per current Burbank Municipal Code 10-1-601 (ARTICLE 6. RESIDENTIAL USES AND STANDARDS)
19. New construction projects within the City of Burbank are subject to MWELo review. New landscape areas for residential and non-residential projects between 500 and 2,500 square feet requiring a building or landscape permit, plan check or design review will be required to complete, either a Performance or Prescriptive Compliance Method.

20. A building permit will not be issued until Architectural, Structural, & MWELo plan check review has been completed and approved by all Departments.
21. Permit BS2004318 for new ADU indicates that square footage is to be 880 square feet, not the 850 square feet listed on Sheet A1.1
22. Construction projects must comply with Best Management Practices for construction and stormwater runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit.
23. The City's mandatory Construction & Demolition Debris Diversion Ordinance requires the recycling and diversion of at least 65% of construction and demolition debris. A refundable deposit and non-refundable administrative fee will be collected prior to permit issuance. The Ordinance applies to all demolitions and to new construction, additions, remodels, renovation, tenant improvement and alteration projects over 500 square feet in scope of work.
24. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection.
25. The California Division of Mines and Geology Active Fault Near-Source Zones Map for Burbank indicates the city is within 2 km - 5 km of the Verdugo and Hollywood Faults. Structural design of construction projects must address the impact of the Near-Fault Zones.
26. Plans submitted for plan check must be stamped by State-licensed architect or engineer unless the project is one of the following listed below and complies with conventional light wood frame construction requirements in the CBC:
  - Wood-framed, single-family dwellings not more than two stories in height;
  - Wood-framed, multi-family dwellings not more than two stories in height, and limited to four dwelling units per parcel;
  - Wood-framed, garages or accessory structures for single-family dwellings not more than two stories in height;
  - Non-structural or non-seismic storefronts, interior alterations or additions.
27. A Building Permit may be issued to the Property Owner provided that the work is limited to:
  - A single-family dwelling of wood frame construction not more than two stories and a basement in height.
  - Garages or other structures appurtenant to single-family dwellings of wood frame construction not more than two stories and basement in height.
  - Nonstructural or non-seismic alterations or additions.
28. Approved hours of construction are:  
Monday – Friday 7:00 am to 7:00 pm  
Saturday 8:00 am to 5:00 pm  
No construction is permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development

Department.

29. Deferral of any submittal items shall have prior approval of building official. The registered design professional in responsible charge shall list the deferred submittals on construction documents for review.
30. Screening will be required for equipment located in front and side yards. The screening will include the electrical panels, A/C compressor units, gas meters, and transformers. All screening will be subject to approval by Planning and Building divisions, and BWP.

## **PUBLIC WORKS DEPARTMENT**

31. Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset or a witness monument or monuments set to perpetuate the location if any monument that could be affected, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project.
32. No building appurtenances for utility or fire service connections shall encroach or project into public right-of-way (i.e. streets and alleys). Locations of these appurtenances shall be shown in the building site plan and the off-site improvement plans [BMC 7-3-701.1].
33. No structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC 7-3-701.1, BMC 9-1-1-3203].
34. All unused driveways, or a portion of, shall be removed and reconstructed with curb, gutter and sidewalk [BMC 7-3-504].
35. Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works **EXCAVATION PERMIT** is required. The excavation permit requires a deposit acceptable to the Public Works Director to guarantee timely construction of all off-site improvements. Burbank Standard Plans can be accessed at: <http://file.burbankca.gov/publicworks/OnlineCounter/main/index.htm>
36. Submit on-site drainage plans to Public Works for review. On-site drainage shall not flow across the public parkway (sidewalk) or onto adjacent private property. It should be conveyed by underwalk drains to the gutter through the curb face [BMC 7-1-117, BMC 7-3-102].
37. Plans should include easements, elevations, right-of-way/property lines, dedication, location of existing/proposed utilities and any encroachments.
38. Any portion of the public parkway (sidewalk, curb, gutter, driveways, landscape, etc.) that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction

of the City Engineer. The repairs and/or reconstruction will be required whether the damage is pre-existing or is a result of the project. Contact the Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a Public Works Excavation Permit [BMC 7-3-501].

39. If any utility cuts or construction related impacts are made on San Jose Avenue or within the alley adjacent to the property, applicant will have to restore the street fronting the property per City of Burbank paving requirements.
40. Every building or structure in which plumbing fixtures are installed which conveys sewage must be connected to the municipal wastewater system [BMC 8-1-104].
41. No person shall connect to or tap an existing public sewer without obtaining a permit [BMC 8-1-301].
42. Any existing fixture or connection to the sewer main line must be capped before a building demolition occur.
43. A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director [BMC 8-1-313]. Please note that Public Works' Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been installed.
44. Per BMC 9-3-407, Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy.
45. Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require project to comply with the Standard Urban Stormwater Mitigation Plan provisions and the City's Low Impact Development (LID) ordinance. For questions on these requirements, please contact the City's Building Division at (818) 238-5220.
46. Driveway path to garage must be constructed per BMC 10-1-603.1.
47. Garage must be accessed by a 24-foot turn radius per BMC 10-1-1606.
48. Driveway apron must be constructed per Burbank Standard Plan BS-103. If the driveway apron requires the relocation/removal of a utility or tree, contact the appropriate department to obtain approval of relocation (Burbank Water and Power for any water meter, fire hydrant, street light or power pole, Parks and Recreation for any tree, and Public Works Field Services for any irrigation).
49. No visual obstructions shall be erected or maintained in the 5' by 5' visibility cut-off above

3' high or below 10' high at the intersection of street and driveway. Such requirement applies to all driveways. [BMC 10-1-1303 (C)]

50. No visual obstructions shall be erected or maintained in the 5' by 5' visibility cut-off above 3' high or below 10' high at the intersection of street and driveway. Such requirement applies to all driveways. [BMC 10-1-1303 (C)]
51. There must be an appropriate location on the property for all solid waste containers or bins. Solid waste containers are not to be visible from the street.
52. All damaged infrastructure adjacent to the property to be removed and replaced.
53. All infrastructure adjacent to the property shall be upgraded to the latest ADA standards – this includes driveways, alley approaches, alley pedestrian ramps and pedestrian ramps.
54. All improvements must be constructed to the latest Burbank standard.

#### **BURBANK WATER & POWER – WATER DIVISION**

55. The Water Division's approval is contingent upon the following conditions:
  - a. There is currently a ¾" water meter at this project address.
  - b. The applicant shall be responsible for submitting final plans for BWP review and approval.
  - c. The Site plans should show size and location of existing water meter.
  - d. Please see BWP's handout on Plan/Permit Submittal Requirements for ADU's attached.
  - e. Please complete the attached "Sizing Water Meter and Service Line" form with the quantities of each type of plumbing fixtures that are existing and proposed for the main house and proposed ADU under separate permit. This form will help determine the adequate water meter and service size required.
  - f. The applicant shall be responsible for all additional costs of connection, installation and abandonment of water services in accordance with Burbank Water and Power (BWP) Rules and Regulations.

#### **BURBANK WATER & POWER – ELECTRIC DIVISION**

56. The applicant will need to contact the Residential Service Planner at 818-238-3647 to obtain a confirmation of electric service for permanent and temporary power. BWP can provide electric service of 400 amps or less to the property. Overhead service may be possible at the left rear or left side of the ADU. Temporary power may be possible at the left center of the property with conditions.
57. Prior to final plan approval, contact the Residential Service Planner to determine the new service location and to discuss BWP's electric service requirements. A load schedule should be provided at that time.

**PARKS AND RECREATION DEPARTMENT**

58. Project must comply with all applicable requirements of the City's Parks and Recreation Department for Project No. 21-0000276.

**FIRE DEPARTMENT**

59. Project must comply with all applicable requirements of the City's Fire Department for Project No. 21-0000276.

**OTHER APPLICABLE CONDITIONS**

60. The Applicant and Property Owner is responsible to complying with all applicable requirements of the Project in the process of obtaining construction-related permits with the City.

X \_\_\_\_\_  
Signature of Applicant/Permittee

X \_\_\_\_\_  
Signature of Property Owner

**EXHIBIT A: NEIGHBORHOOD COMPATIBILITY REVIEW –  
DESIGN GUIDELINES CHECKLIST  
(830 E. San Jose Ave., Project No. 21-0000276)**

**DWELLING SETBACKS** *(Table A: Must meet all 3)*

**Front Yard Setbacks**

The proposed new 2,748 square foot two-story house would have a front façade wall setback of 29'-3" with a greater second-story setback. The Project creates an appropriate break-up of the proposed house's massing, which gives visual interest at the front façade of the existing house.

**Side Yard Setbacks**

The proposed two-story house exceeds the minimum required side yard setback for a R-1 zoned property. The minimum side yard setback is 5'-0" feet. The proposed house is set back 5'-6" feet and 7'-0" feet from the side property line for the first- and second-story, respectively. Therefore, the second-story addition will have a greater side yard setback than it is required, which is consistent with the City's Single-Family Design Guidelines.

**Rear Yard Setbacks**

The proposed two-story house exceeds the R-1 zoning's rear yard setback requirement of 15 feet. The rear setback of the proposed house is around 68 feet. The rear setback of the house is consistent with the City's Single-Family Design Guidelines.

**DWELLING ORIENTATION** *(Table B: Must meet minimum 1 of 4)*

**Dwelling Frontage Orientation**

The proposed house does incorporate secondary and minor elements that creates visual interest to the dwelling's frontage; therefore, the Project is consistent with this guideline. These elements include a front porch entry, windows and building modulations.

**Front Entry Orientation**

The front entry door is facing the street. In addition, a front covered porch is proposed that creates a visual interest from the street-level view. These design details and elements are consistent with this guideline.

**Front Entry Design**

The front entry door is facing the street. In addition, a front covered porch is proposed that creates a visual interest from the street-level view. These design details and elements are consistent with this guideline.

**Front Entry Height**

The front porch is at the same height level as the first-story height of proposed two-story house. This design element is consistent with this guideline.

**DWELLING ORIENTATION CONTINUED** *(Table C: Must meet minimum 1 of 2 below)*

**Garage Orientation, General**

The proposed two-car garage is attached to the front of the new house. The 400 square foot garage is subordinate in bulk and mass of the main dwelling. The R-1 zone development standard also requires a garage located at the front of the dwelling to have additional setback requirements, which creates break-up in the massing of the dwelling. The Project is consistent with this guideline.

**ROOFLINES** *(Table D: Must meet minimum 1 of 3)*

**Pitched Roof**

The proposed two-story house will utilize a hip-style roof, which is considered a pitched roof. The hip-style roof is consistent through the dwelling, which creates a uniform character for the house. In addition, the step-back of the second-story level creates a first-story to second-story roof transition that helps with the mass and bulk of the house. Therefore, the Project is consistent with this guideline.

**MAJOR AND MINOR MASSING & MODULATION** *(Table E: Must meet minimum 2 of 4)*

**Major & Minor Massing**

The proposed two-story dwelling incorporates elements of breaking up the massing and bulk of the house through the use of building modulation and having a smaller second-story floor area than the first-story floor area. The massing of the dwelling is also addressed by the height of the first-story level to the second-story level; as proposed, the dwelling has higher first-story level than the second-story level. These combined elements and techniques ensure that the Project is consistent with this guideline.

**Residential Modulation, Front Yards**

The proposed two-story dwelling would provide building modulation to the front façade of the house. The Project is, therefore, consistent with this guideline.

**Residential Modulation, Side Yards**

As proposed, the two-story dwelling provides a greater side yard setback for the second-story in relations to the first-story. The height of the first-story is also greater than the second-story level. In addition, building modulation would be provided along the length of the second-story floor area. These combined elements and techniques ensure that the Project is consistent with this guideline.

**Residential Modulation, Minor**

The Project incorporates minor detail elements such as windows along the front and side elevations, avoiding long lengths of blank facades. In addition, a front covered porch would help create a visual front entry to the house due to having similar height level as the first-story.

## **RESIDENTIAL DWELLING HEIGHT, UPPER STORIES & HEIGHT TRANSITIONS**

*(Table F: With one story only, must meet minimum 1 of 2 below, and then do not complete Table G; with two or more stories, skip table F and complete Table G)*

The proposed Project would result in a two-story house. Table F is skipped.

## **RESIDENTIAL DWELLING HEIGHT CONTINUED** *(With two or more stories, skip Table F and complete Table G. Table G: With two stories or more, must meet minimum 3 of 4)*

### **Residential Height and Upper Levels, Adjoining Existing One-Story Dwellings**

The Project site is abutting an existing single-story house to the south and an existing two-story house to the north. As proposed, the two-story dwelling incorporates building modulation, smaller height and smaller floor area for the second-story that ensures the house is addressing bulk and mass elements. Therefore, the Project is consistent with this guideline.

### **Upper Stories, New Construction**

As proposed, the second-story footprint is less than the first-story footprint; therefore, the Project is consistent with this design guideline.

### **Window, Balcony, and Roof Terrace Placement, at Upper Stories Overlooking Side Yards**

As proposed, the second-story level is setback greater from the first-story level, which helps with designing a house that considers privacy for the neighboring properties. In addition, as a condition of approval, the property owner would be responsible to ensure proper side yard landscaping is planted to create privacy and screening for the adjacent neighbors.

### **Window, Balcony, and Roof Terrace Placement, at Upper Stories Overlooking Rear Yards**

As proposed, there would be a rear balcony on the second-story. As a condition of approval, the property owner would be responsible to ensure proper side yard landscaping is planted to create privacy and screening for the adjacent neighbors.

## **RESIDENTIAL DWELLING HEIGHT CONTINUED** *(Table H: With third story, must meet 1 item).*

Table H is not applicable since the project does not include a third story.

## **WINDOWS AND 360° ARCHITECTURE** *(Table I: Must meet minimum 1 of 4)*

### **360° Addition**

The proposed two-story dwelling is similar in style to the contemporary, modern Mediterranean architecture. The design elements are proposed to be consistent throughout each elevation façade of the dwelling. The Project is, therefore, consistent with this guideline.

## **ACCESSORY STRUCTURES** *(Table J: Must meet 1 item)*

### **Accessory Structure Design**

There is no accessory structure proposed for this project as defined in the City's Zoning Code.

## **FENCES AND PROPERTY LINE WALLS** *(Table K: If provided, must meet all 3)*

The Project is not proposing any new walls/fences. However, any new fence/wall would be reviewed for compliance with the City's Zoning Code prior any work on the property.

## **LANDSCAPE** *(Table L: Must meet minimum 2 of 4)*

### **Hardscape, Front Yards**

The Project meets the requirement for maximum hardscaping allowed in the required front yard of a R-1 zoned property. The property owner is proposing to add new landscaping area in the front yard.

### **Trees**

The property owner will be planting two new minimum 15-gallon trees in the front yard.

## **LANDSCAPE CONTINUED** *(Table M: Must meet minimum 3 of 7)*

### **Landscape along Street Frontages**

The Project proposes new landscape areas throughout the property. As a condition of approval, a landscape plan would have to be provided to ensure the landscape along the street frontage maintains openness along the neighborhood block.

### **Side Yard Landscape**

The Project proposes new landscape areas throughout the property. As a condition of approval, a landscape plan would have to be provided to ensure that proper landscape is planted to provide privacy between neighbors.

### **Rear Yard Landscape**

The Project proposes new landscape areas throughout the property. As a condition of approval, a landscape plan would have to be provided to ensure that proper landscape is planted to provide privacy between neighbors.

## **USE OF CHARACTERISTIC OR OTHER ARCHITECTURAL STYLES** *(Table N: Meet 1 of 2)*

### **Use of Characteristic Style**

The architecture of the proposed two-story house is similar to a modern, contemporary Mediterranean style. Design elements such as tile roof material, smooth stucco and window details are proposed for the house. Therefore, the Project is consistent with this element of the Single-Family Design Guidelines.