



CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT

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

www.burbankca.gov

DECEMBER 28, 2021

ARIN ARTYOUN
1035 E. ANGELENO AVE.
BURBANK, CA 91501

**RE: Project No. 21-0001968 (Single-Family Special Development Permit) – Approved
Located at 929 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. 21-0001968) to allow for a proposed new 1,072.16 SF addition (first-story: 784 SF and second-story: 288.16 SF) to the existing 1,376 SF one-story house. The property is located at 929 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 (December 28, 2021), 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 January 12, 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.

Sincerely,

DAVID KIM
Associate Planner
Community Development Department

Community Development Department Director's Decision

DATE: December 28, 2021

PROJECT TITLE: Project No. 21-0001968 – Single-Family Special Development Permit

PROJECT ADDRESS: 929 E. San Jose Ave.

APPLICANT: Arin Artyoun

PROJECT DESCRIPTION: A Single-Family Special Development Permit (SFSDP) to allow for a proposed new 1,072.16 SF addition (first-story: 784 SF and second-story: 288.16 SF) to the existing 1,376 SF one-story house.

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 15301(e) (Existing Facilities) of the State CEQA Guidelines for the new construction of a new addition to an existing structure.

DATE SIGN POSTED ON-SITE: December 10, 2021

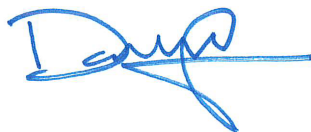
DATE PUBLIC NOTICE MAILED: December 10, 2021

DATE OF DIRECTOR'S DECISION: December 28, 2021

END OF APPEAL PERIOD: January 12, 2022



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



Patrick Prescott, Community Development Director

SINGLE-FAMILY SPECIAL DEVELOPMENT PERMIT NO. 21-0001968
(929 E. San Jose Ave. – Arin Artyoun, Applicant and Sanasar Khachadoorian, 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 existing 1,376 SF one-story house has front façade wall setback of 36'-11". The proposed front setbacks of new first- and second-story addition are 39'-9" and 40'-10" respectively. The proposed front setbacks of the new addition are greater than the minimum required average front yard setback of 34'-0". The interior side yard setbacks for the proposed first- and second-story addition on the north elevation are 5'-11" and 7'-7" respectively, which meets the minimum required interior side yard setback of 5.89 feet. The required rear yard setback is 15'-0". The proposed rear yard setback nearest to the rear property line is provided as 62'-6", which exceeds the minimum rear yard requirement.
 - The Project will make the existing one-story house into a two-story house with a total proposed building height of 23'-2" with top-plate height at 19'-10". 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 3,448 square feet. The Project proposes a FAR square footage of 2,532.53 square feet.
 - The lot coverage proposed for the project is 31%, which is within the maximum 50% lot coverage allowed in the R-1 zone.
 - The Project does not require additional parking spaces for the existing house and the existing 342 square foot garage will remain as part of this Project with vehicle access through the alley located at the rear of the property.
 - There are six (6) existing trees located in the front yard of the property; these trees will remain. A minimum of two (2) trees is required to be planted if there 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 additional 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 28%, 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 Spanish Revival / 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 (#1-62) 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. 21-0001968
(929 E. San Jose Ave. – Arin Artyoun, Applicant and Sanasar Khachadoorian, Property Owner)

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. Project No. 21-0001968, Single-Family Special Development Permit approves a proposed construction of a new 1,072.16 SF addition (first-story: 784 SF and second-story: 288.16 SF) to the existing 1,376 SF one-story house. The property is located at 929 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 December 28, 2022), 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. 21-0001968 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 shows that the new addition would match the existing style of the house.

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.
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.
11. The non-conforming existing driveway adjacent to East San Jose Avenue shall not be widened because it does not lead to a required garage or carport.

BUILDING DIVISION

12. 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.
13. 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.
14. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
15. 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.
16. Geotechnical report may be submitted per Chapter 18 of the California Building Code.
17. Per Los Angeles County Assessor information lot size is $59 \times 152 = 8,968$ SF
18. Justify Floor Area Ratio per current Burbank Municipal Code 10-1-601 (ARTICLE 6. RESIDENTIAL USES AND STANDARDS)
19. Provide corrected Demolition Calculations (demolition calculations are based upon the length of walls, not the square footage of walls).
 - a. Total length of all walls to be demolished divided by total length of all existing walls = Demolition Percentage.
 - b. Length of walls are to include interior and exterior walls, including openings, and any walls attached to existing structure.
20. 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.

21. Grading and drainage plans will be required. Topographical contour lines are to be indicated, showing existing and proposed contours.
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 pmNo 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. 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>
35. 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].
36. Plans should include easements, elevations, right-of-way/property lines, dedication, location of existing/proposed utilities and any encroachments.
37. 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].

38. If any utility cuts or construction related impacts are made on San Jose Avenue adjacent to the property, applicant will have to restore the street fronting the property per City of Burbank paving requirements.
39. The location, depth, and dimensions of all sanitary sewer lines and easements must be shown on the plans.
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. A permit is required if re-routing the private sewer lateral.
43. Any existing fixture or connection to the sewer main line must be capped before a building demolition occur.
44. 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.
45. Per BMC 8-1-1004.B (3), a Pool Discharge Permit is to be issued by the Public Works Permits counter and a \$37.75 fee (fiscal year 2019-20) is required each time single family residential pool is emptied. Please refer to the enclosed pool discharge brochure. If the proposed pool-spa contains salt water, please note that salt water pool/spa discharges are currently conditionally allowed to discharge into the storm drain system, subject to meeting (and not exceeding) the following water quality objectives, in addition to other BMP requirements: TDS = 950 mg/l Sulfate = 300 mg/l, Chloride = 190 mg/l. This conditional allowance and the limits may be changed by the Regional Water Quality Board in the future. The City strongly discourages the use of saltwater pools.
46. 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.
47. 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.

48. Driveway path to garage must be constructed per BMC 10-1-603.1.
49. A space no less than nine (9) feet, six (6) inches wide and 19 feet deep must be provided for each required vehicle parking space inside a carport or garage per BMC 10-1-603.1.
50. Garage must be accessed by a 24-foot turn radius per BMC 10-1-1606.
51. 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)]
52. 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 alley and driveway. Such requirement applies to all driveways. [BMC 10-1-1303 (C)]
53. There must be an appropriate location on the property for all solid waste containers and/or bins. Solid waste containers are not to be visible from the street.

BURBANK WATER & POWER – WATER DIVISION

54. The Water Division's approval is contingent upon the following conditions:
 - a. There currently is a 5/8" water meter at the project address which is substandard and will have to be upgraded.
 - b. The applicant shall be responsible for submitting final plans for BWP review and approval.
 - c. Site plan should show size and location of existing water service location and location of new water service (if needed).
 - d. Please see BWP's handout on Plan/Permit Submittal Requirements for ADU's attached.
 - e. Please complete attached Sizing Water Meter and Service Line form with the combined quantities of each type of plumbing fixtures that are existing and proposed for the main house and proposed for the ADU shown on the site map (under a 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.

PARKS AND RECREATION DEPARTMENT

55. Project must comply with all applicable requirements of the City's Parks and Recreation Department for Project No. 21-0001968.

FIRE DEPARTMENT

56. If this project meets the Fire Sprinkler Requirements of The City of Burbank Municipal Code. Fire Sprinklers shall be required.

57. Provide smoke detection for dwelling units, congregate residences and hotel or lodging guestrooms that are used for sleeping purposes.
58. Power and location of smoke detectors in Group R occupancies shall be in compliance with the California Fire Code, California Building Code as amended by the Burbank Municipal Code.
59. All existing single-family dwelling units intended for human occupancy shall have installed on or before July 1, 2011 carbon monoxide detectors in accordance with the Health & Safety Code §17926.
60. In order to determine fire flow requirements for this building, the following information shall be provided prior to issuing a building permit for final fire department plan check:
- a. Building Type Construction as defined by the California Building Code.
 - b. Square feet of the building.
61. All items reviewed are based on information provided at time of review. The comments provided do not limit or relieve the owner and the owner's architect and/or contractor from the responsibility of ensuring compliance with all applicable provisions of fire/life safety codes. Such compliances may include but are not limited to fire department access for fire fighting, including fire department vehicle access, fire water supplies and appurtenances. Further reviews may require additional requirements or limitations as the project develops and is not limited to the requirements provided in these comments.

NOTE: All references are in accordance with the 2019 Edition of the California Fire Code (CFC) and the California Building Code (CBC) as amended by the Burbank Municipal Code (BMC).

ALL NOTED INFORMATION PERTAINING TO THE PROPOSED PROJECT SHALL BE SHOWN ON PLANS SUBMITTED AS PART OF THE FIRE DEPARTMENT REVIEW FOR APPROVAL.

OTHER APPLICABLE CONDITIONS

62. 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
(929 E. San Jose Ave., Project No. 21-0001968)**

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

Front Yard Setbacks

The proposed 1,072.16 SF addition to the existing house exceeds the average front yard setback of the neighborhood block in which the Project site is located. The average front yard setback calculated at 34 feet. The first-story addition is set back 39.75 feet from the front property line, while the second-story addition is set back 40.83 feet from the front property line. In addition, the existing house is set back 36.91 feet from the front property line. The Project creates an appropriate break-up of the existing house's massing, which gives visual interest at the front façade of the existing house.

Side Yard Setbacks

The proposed 1,072.16 SF addition to the existing house exceeds the minimum required side yard setback for a R-1 zoned property. The minimum side yard setback is 5.89 feet. The proposed addition is located close to the northern side property line, where the first- and second-story additions is set back 5.91 feet and 7.58 feet 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 addition to the existing house exceeds the R-1 zoning's rear yard setback requirement of 15 feet. The rear setback of the proposed addition closest to the rear property line is 62.5 feet. In addition, the second-story addition would not have any rear yard – facing windows.

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

Dwelling Frontage Orientation

The proposed addition provides wide windows along the front façade of the existing house, giving details to the frontage of the house. Other elements that create visual interest is the use of a hipped-roof with the existing gabled-roof of the house and the building massing break-up created by the first- and second-story additions. The existing front porch and entry to the house would remain in its current location.

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

Garage Orientation, General

The existing garage will remain towards the rear of the property as part of this Project. The existing garage also has primary vehicle access through the alley.

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

Pitched Roof

The proposed addition will utilize a pitched roof, specifically a hipped-roof, which would transition with the existing gabled-roof style of the house. Gabled- and hipped roof styles can be used interchangeably and can provide visual interest to the house. The second-story addition would also be step-back from the proposed first-story addition on the northern elevation side of the house, which provides an overall transitional roof height along the northern portion of the house, which is adjacent to a neighboring, existing one-story house.

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

Major & Minor Massing

The proposed Project would create a second-story floor area to the existing, one-story house. The new second-story level of the house will be smaller in massing compared to the first-story level of the existing house. Therefore, the Project is consistent with this element of the Single-Family Design Guidelines.

Residential Modulation, Front Yards

The proposed Project would create modulation to the front façade of the existing house. The first-story addition would be set back greater from the front property line than the existing house. In addition, the second-story addition would have a step-back from the first-story building resulting in a façade modulation detail along the front yard.

Residential Modulation, Minor

The Project incorporates minor detail elements such as windows along the front and side elevations, avoiding long lengths of blank facades. The long wide windows along the front façade of the new addition are appropriate given that new addition would create a new family and office area to the house.

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, existing 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 proposed Project provides a minor massing element in the second-story addition. The overall massing of the second-story addition compared to the first-story level of the house is relatively small given also that the square footage of the second floor is less than the first-floor level. The second-story addition is also set back on the north elevation from the first-story addition's building wall, which adds to the minor massing of the second-story addition in locating the second-story level further away from the adjacent, neighboring one-story house.

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, windows facing the interior side yard would be looking towards the existing side façade wall of the abutting property to the north. Proposed windows are intended to avoid direct view into the windows of the neighboring, existing house.

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

As proposed, the second-story addition will not have any windows facing the rear.

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)*

Window Quality and Design

A condition of approval is added to ensure the design of the new addition matches the existing house, including windows that will be similar to the Spanish Revival / Mediterranean style of the existing house.

360° Addition

The proposed addition will match architectural style of the existing house including the exterior stucco, clay roof tiles and windows. A condition of approval is added to ensure the design of the new addition matches the existing house.

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 and new steps/walkway leading from the sidewalk to the existing front porch.

Trees

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

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

Landscape along Street Frontages

The proposed landscaping along the frontages of the property would provide an openness along the block frontage. Appropriate landscaping would need to be planted to ensure the openness is maintained on the property.

Lawns and Low Maintenance Lawn Alternative

The Project would incorporate new landscape areas in the front yard that would utilize drought tolerant landscaping. The property owner will have to provide a preliminary landscape plan that specifies the landscape areas with the new planting materials.

Landscape at Buildings

The Project would incorporate new landscape areas in the front yard that are located along the front facade of the existing house and also along the front of proposed first-story addition.

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

Use of Characteristic Style

The architecture of the existing house is considered similar to a Spanish Revival/Mediterranean style. The first- and second-story addition will match the existing architectural style of the house including the exterior wall stucco, windows, and clay tile roof. Therefore, the Project is consistent with this element of the Single-Family Design Guidelines.