



## Legislation Details (With Text)

**File #:** 22-021  
**Type:** Report **Status:** Agenda Ready  
**File created:** 12/21/2021 **In control:** Planning Commission  
**On agenda:** 1/10/2022 **Final action:**  
**Title:** 4 Myrtle Lane design review and variance for a remodel and two-bedroom, two bath, 905 sq. ft. second story addition. A setback variance is requested to remove the pyramid roof structure above the living room, to be replaced by a gable roof. Lot Size 7,386 sq. ft., Existing/Proposed Lot Coverage 26.1% (up to 35% allowed), Existing/Proposed Adjusted Floor Area 1,646 sq. ft. 22.3%/2,551 sq. ft. 34.5% (up to 39% allowed)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment 1 Findings for Design Review and Variance, 2. Attachment 2 Project Plans, 3. Attachment 3 Correspondence x, 4. Attachment 4 Color Board, 5. Attachment 5 Standard Conditions of Planning Approval

Date	Ver.	Action By	Action	Result
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**Design Professional:** Jeff Kroot, Architect  
**Project Address:** 4 Myrtle Lane  
**Assessor's Parcel No.:** 007-161-16  
**Zoning:** R-1 Single Family Residential  
**General Plan:** Single Family  
**FIRM Flood Zone:** X (Outside Special Flood Hazard Area)

### Request

Design review for a remodel and two-bedroom, two bath, 905 sq. ft. second story addition. A setback variance is requested to remove the pyramid roof structure above the living room, to be replaced by a gable roof.

Lot Size	7,386 sq. ft.
Existing/Proposed Lot Coverage	26.1% (up to 35% allowed)
Existing Adjusted Floor Area	1,646 sq. ft. 22.3%
Proposed Floor Area	2,551 sq. ft. 34.5% (up to 39% allowed)

### Recommendation

Approve the project subject to the Findings in the staff report and the Applicant's findings attached (Attachment 1) and subject to the Standard Conditions of Planning Approval (Attachment 5).

## PROJECT SUMMARY

**Timing**

Pursuant to the Permit Streamlining Act (California Government Code Section 65950 et. seq.) the Planning Commission must approve or disapprove the project by within 60 days of the project being deemed complete and exempt from CEQA. Findings for a CEQA exemption are below.

**Existing and Proposed Conditions**

	<b>Existing</b>	<b>Proposed</b>	<b>Code</b>
<b>Zoning</b>	R-1 Single Family, Below 150 MSL	Same	Same
<b>General Plan</b>	Single Family	Same	Same
<b>Flood Zone</b>	X (Outside Special Flood Hazard Area)	Same	Same
<b>Lot Size (sq. ft.)</b>	7,386 sq. ft.	Same	7,500
<b>Lot Coverage (sq. ft.)</b>	1,928 sq. ft.	1,928 sq. ft.	2,585 sq. ft. 1,826 sq. ft.
<b>Lot Coverage (%)</b>	26.1%	26.1%	35%
<b>Adjusted Floor Area</b>	1 <sup>st</sup> floor 1,646 2 <sup>nd</sup> floor 0 Total 1,646 sq. ft.	1 <sup>st</sup> floor 1,646 2 <sup>nd</sup> floor 905 Total 2,551 sq. ft.	2,881 sq. ft.
<b>Adjusted Floor Area Ratio sq. ft. (%)</b>	22.3%	34.5%	39%
<b>Setbacks</b>	Front: 6' 6" Rear: 80+' East Side: 10' 4" West Side: 6'	Same	Front: 20' Rear: 20' Sides: 8'
<b>On-Site Parking</b>	3	3	2
<b>Stories</b>	1	2	2
<b>Maximum Height Above Average Existing Grade</b>	21' 7"	28'	30'

**Public Notice**

A notice was posted in three places and mailed to all property owners within 300 feet of the project site. No comments have been received as of the date of the staff report. Neighbor acknowledgements are attached.

**Background**

The site is Lot 109 of the 1903 Ross Valley Park Subdivision No. 2. The site received a side setback variance to enclose a carport into a garage in 1987.

**Project Description**

The applicants seek design review and a variance for a two bedroom, two bath, 905 sq. ft. second story addition. The project includes a remodel of the kitchen, family room, laundry and powder room on the main floor and the removal of the pyramid roof structure above the living room, to be replaced by a gable roof. The

project involves less than 10% exterior wall demolition on the lower level.

A variance is requested to allow the pyramid roof structure to be replaced by a gable roof in the front setback area, since the roof increases the height of the nonconforming structure within the setback.

## **I. REQUIRED FINDINGS**

Staff believes the Planning Commission can make the following findings to approve the project based on the applicant's Design Review and Variance findings, attached, and the following additional findings.

### **Design Review and Variance**

See Applicants' findings, Attachment 1

The upper-level addition complies with all town development regulations. It is a modest addition, and the aesthetics will be consistent with the existing residence and the design is well articulated with no large expanses of material on a single plane. The upper-level plate height is limited to 8 feet. The windows along the west side have been raised to protect neighbor privacy and are windows for closets and a bathroom. The upper-level windows on the east side are for two bedrooms and a bathroom and are set back 10 feet or more from the side property line and even further from the adjacent residence. Based on the street elevation on Sheet 7, the massing of the proposed design is compatible with the mass and height of adjacent structures. The addition will not shade adjacent structures.

The removal of the pyramid structure above the living room will be an improvement to the design of existing structure within the setback and reduces the overall height of the structure within the front setback.

### **CEQA**

Categorically Exempt: Section 15301 - Existing Facilities as an addition to an existing single-family residence. No exception set forth in Section 15300.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources (all work in previously disturbed areas of the site); (b), which relates to cumulative impacts (no other projects anticipated to be under construction at the same time in the area close to the residence. A construction management plan will be required to minimize impacts.); Subsection (c), which relates to unusual circumstances (no unusual circumstances, house size is within the range of typical single-family home development); or Subsection (f), which relates to historical resources (structure would not qualify for state or federal listing and no excavation is proposed).

## **II. CONDITIONS OF APPROVAL**

Staff recommends that the Commission approve the application based on the findings and subject to the following conditions:

1. Planning Commission approval is for the plans for Sobral Residence 4 Myrtle Lane dated December 2021, approved by the Planning Commission on January 10, 2022.
2. The project shall be subject to Attachment 5 the Standard Conditions of Planning Approval.

Prepared By:  
Elise Semonian

Planning Director

Attachment 1 Findings

Attachment 2 Project Plans

Attachment 3 Neighbor acknowledgments

Attachment 4 Color Board

Attachment 5 Standard Conditions of Planning Approval