

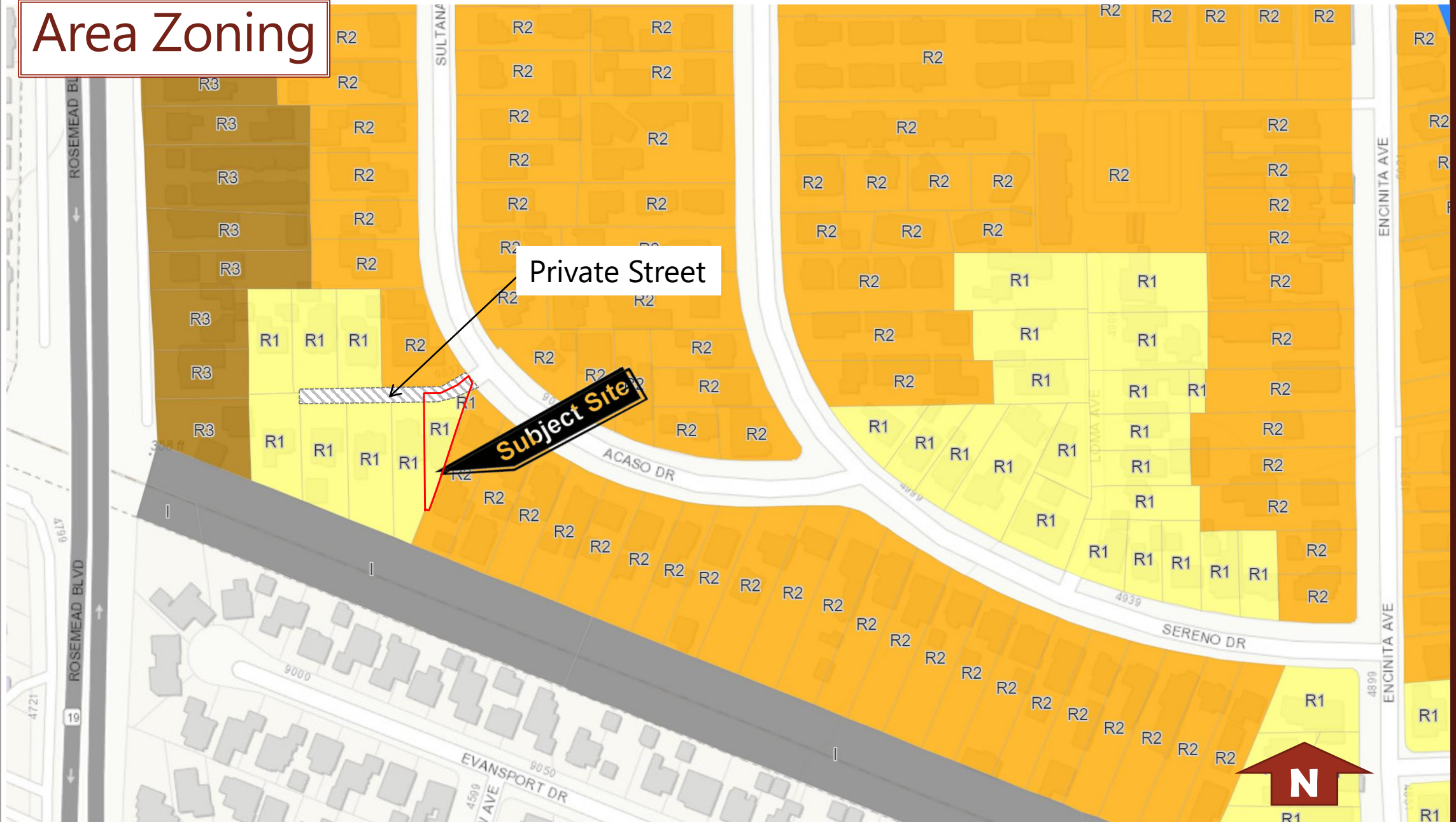
File PL 20-2728 9036 Acaso Drive Zone Variance



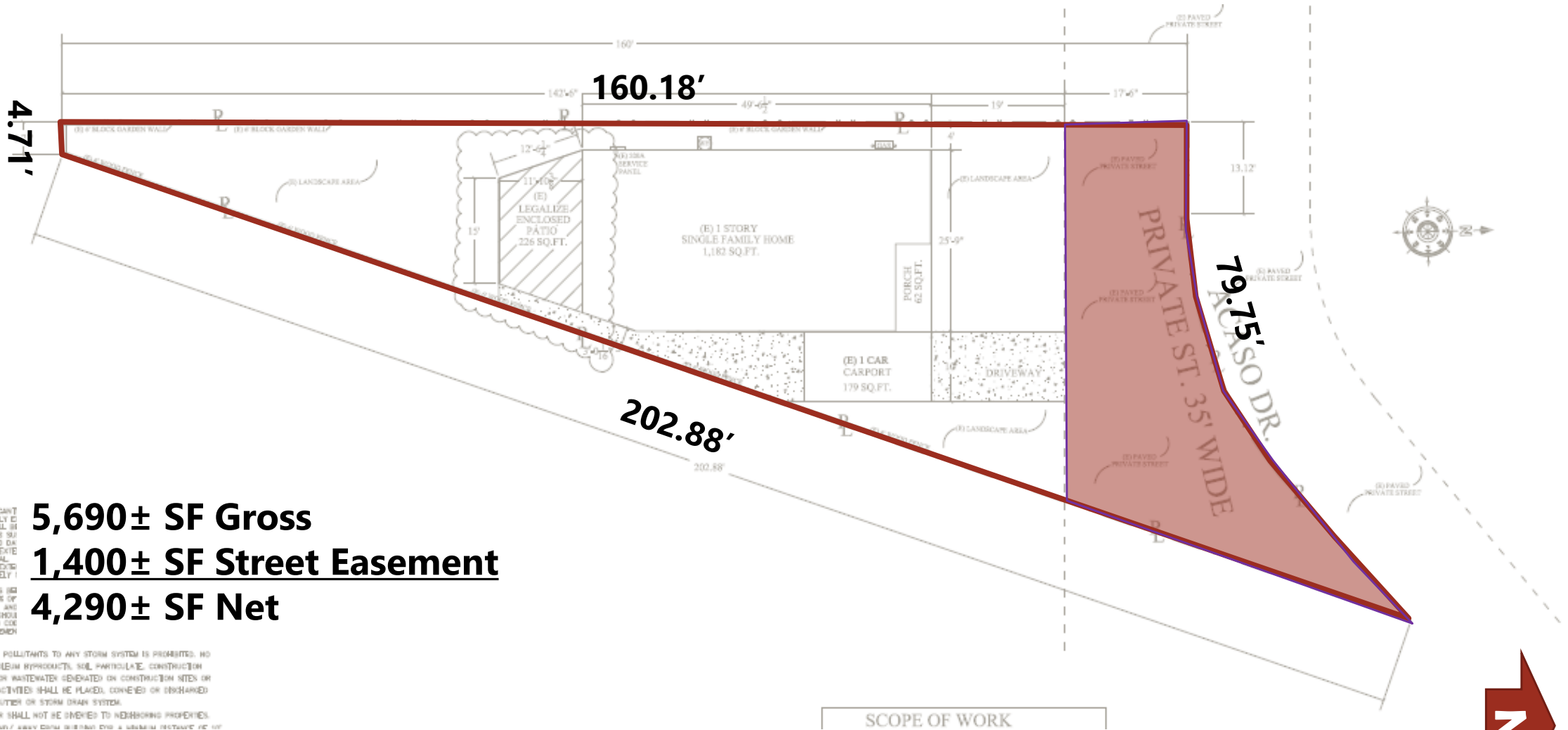
Planning Commission Meeting

May 11, 2021

Area Zoning



Site Plan



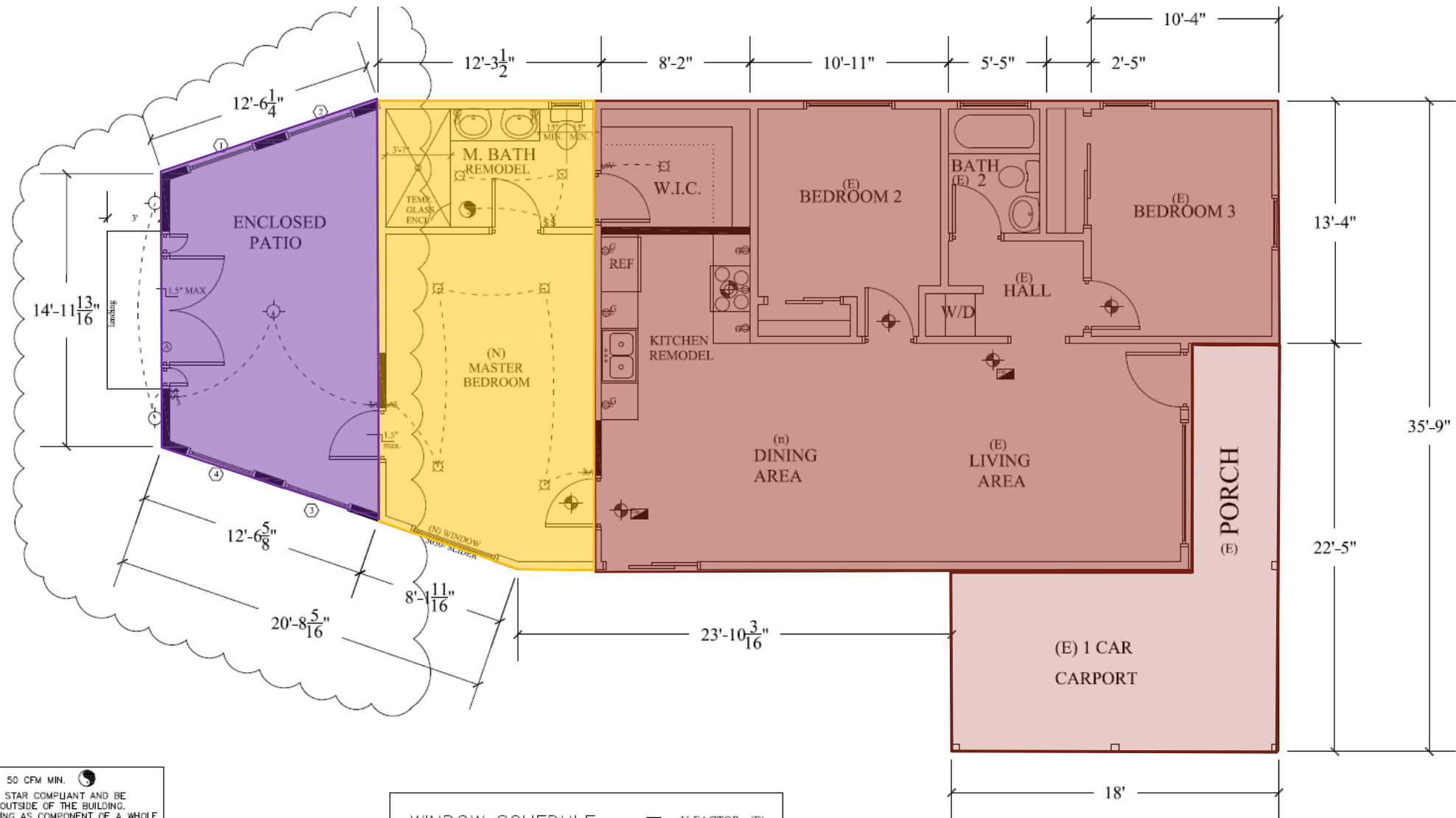
5,690± SF Gross
1,400± SF Street Easement
4,290± SF Net

APPLICANT LEGALLY C... SHALL IN... 100 DA... AN EXTE... OFFICIAL... (1) EXIS... (MATERI...) NTHS... IT WAS 100... Y 100% OF... (E) 100%... ONE, SHOU... BOUNDING... (E) 100%

USE OF POLLUTANTS TO ANY STORM SYSTEM IS PROHIBITED. NO PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE, OR WASTEWATER GENERATED ON CONSTRUCTION SITE OR OTHER ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO, OUTLET OR STORM DRAIN SYSTEM.
 WATER SHALL NOT BE DIVERTED TO NEIGHBORING PROPERTIES.
 (E) 100% OF THE WATER SHALL BE USED FOR A LIMITED PERIOD OF 10



Proposed Floor Plan



VENTILATION: 50 CFM MIN. BE ENERGY STAR COMPLIANT AND BE TERMINATE OUTSIDE OF THE BUILDING. IT FUNCTIONING AS COMPONENT OF A WHOLE AIR SYSTEM MUST BE CONTROLLED.

WINDOW SCHEDULE U-FACTOR=(E)



Land Survey

Legalize 226 Square-Foot Addition



Existing Setback



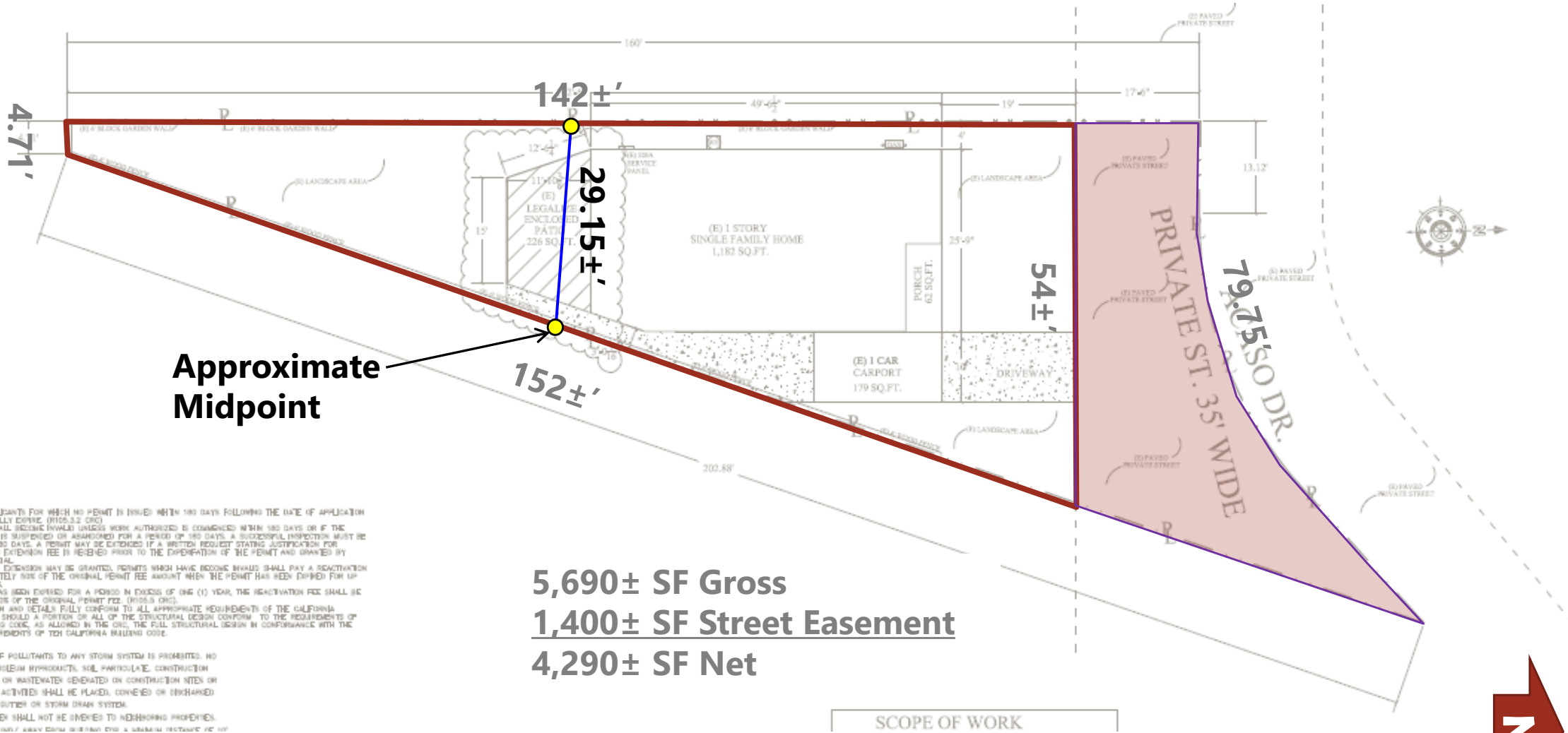
Variances Needed for Proposal:

- 1) Have a setback of 3'-6" on the west side yard and 4' on the east side yard; and
- 2) Insufficient parking

Analysis:

- 1) Have a setback of 3 feet, 6 inches on the west side yard and 4 feet on the east side yard; and
 - *Staff believes the unpermitted area was built around 2006 by a previous property owner*
 - *2006 Zoning Code would have allowed this addition*
 - *No complaints from neighbors*
 - *Property is narrow and undersized*

Site Plan

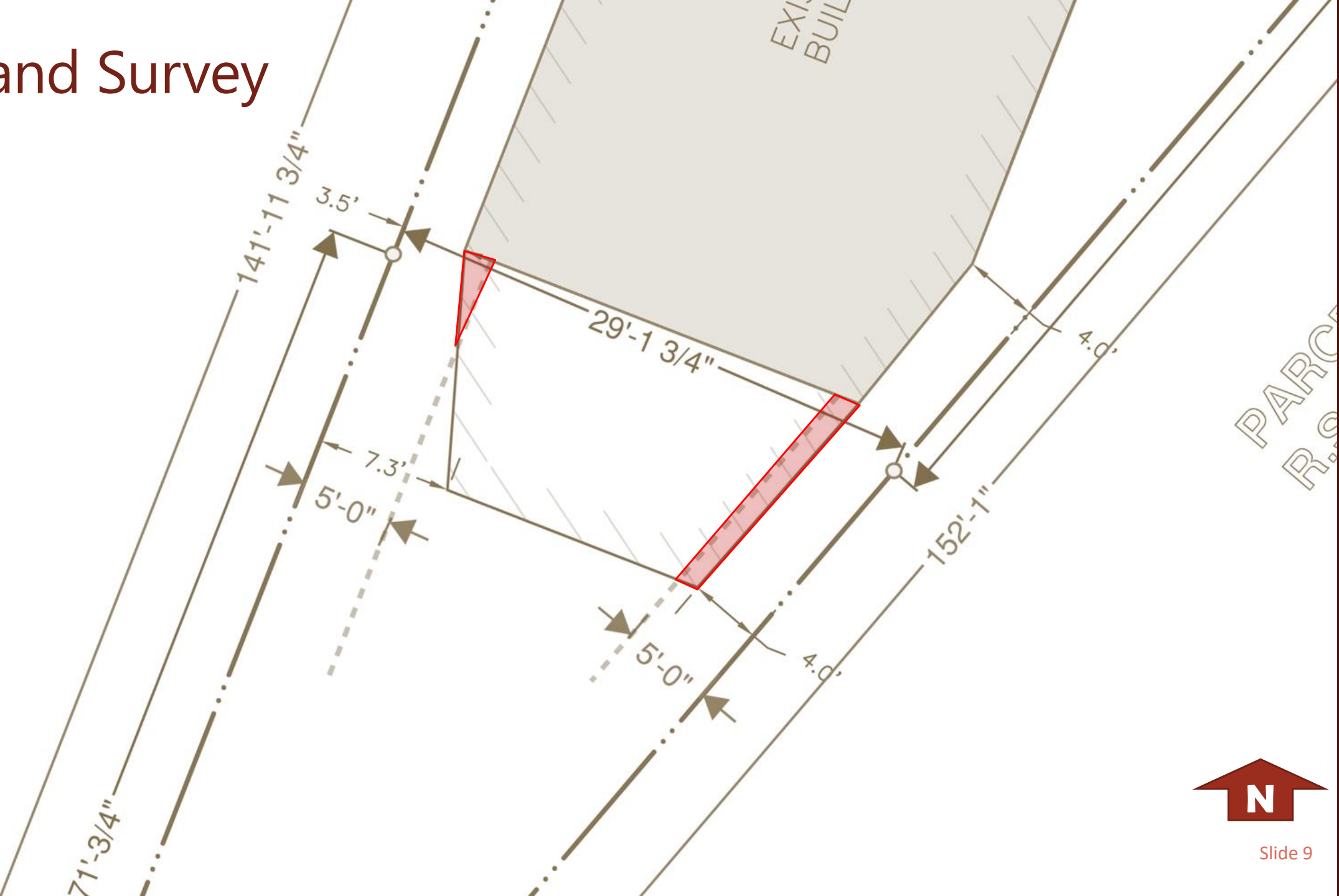


APPLICANTS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION (LOCAL CODE (1155.52) ORC)
 1. SHALL BECOME INVAID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE 180 DAY IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS, A SUCCESSFUL INSPECTION MUST BE IN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR
 2. AN EXTENSION FEE IS RECEIVED PRIOR TO THE EXPIRATION OF THE PERMIT AND GRANTED BY OFFICIAL.
 3. (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVAID SHALL PAY A REACTIVATION FEE OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN DIPPED FOR UP TO
 4. IT HAS BEEN EXTENDED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE
 5. 100% OF THE ORIGINAL PERMIT FEE. (1155.52) ORC)
 6. DESIGN AND DETAILS FULLY CONFORM TO ALL APPROPRIATE REQUIREMENTS OF THE CALIFORNIA
 7. CODE. SHOULD A PORTION OR ALL OF THE STRUCTURAL DESIGN CONFORM TO THE REQUIREMENTS OF
 8. BUILDING CODE, AS ALLOWED IN THE ORC, THE FULL STRUCTURAL DESIGN IN CONFORMANCE WITH THE
 9. REQUIREMENTS OF THE CALIFORNIA BUILDING CODE.

USE OF POLLUTANTS TO ANY STORM SYSTEM IS PROHIBITED. NO
 10. PETROLEUM HYDROCARBONS, SOIL PARTICULATE, CONSTRUCTION
 11. MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR
 12. OTHER ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED
 13. INTO ANY STORM DRAIN SYSTEM.
 14. WATER SHALL NOT BE DIVERTED TO NEIGHBORING PROPERTIES.
 15. (1155.52) ORC)



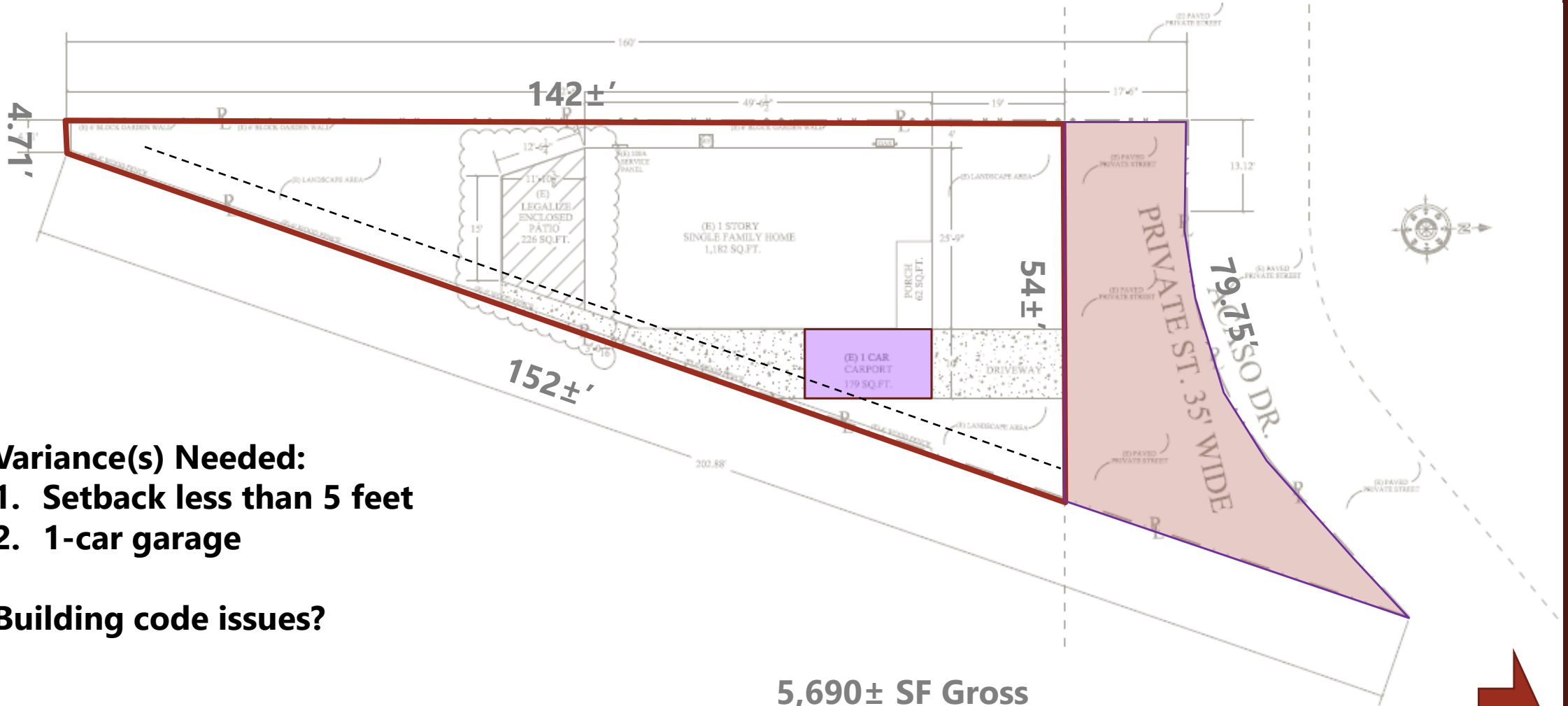
Land Survey



Analysis:

- 2) Allow an addition without providing the required off-street parking
 - *Original house built with a carport*
 - *Variance required if they built a garage*
 - *Property is narrow and undersized*

Garage – Option 1



Variance(s) Needed:

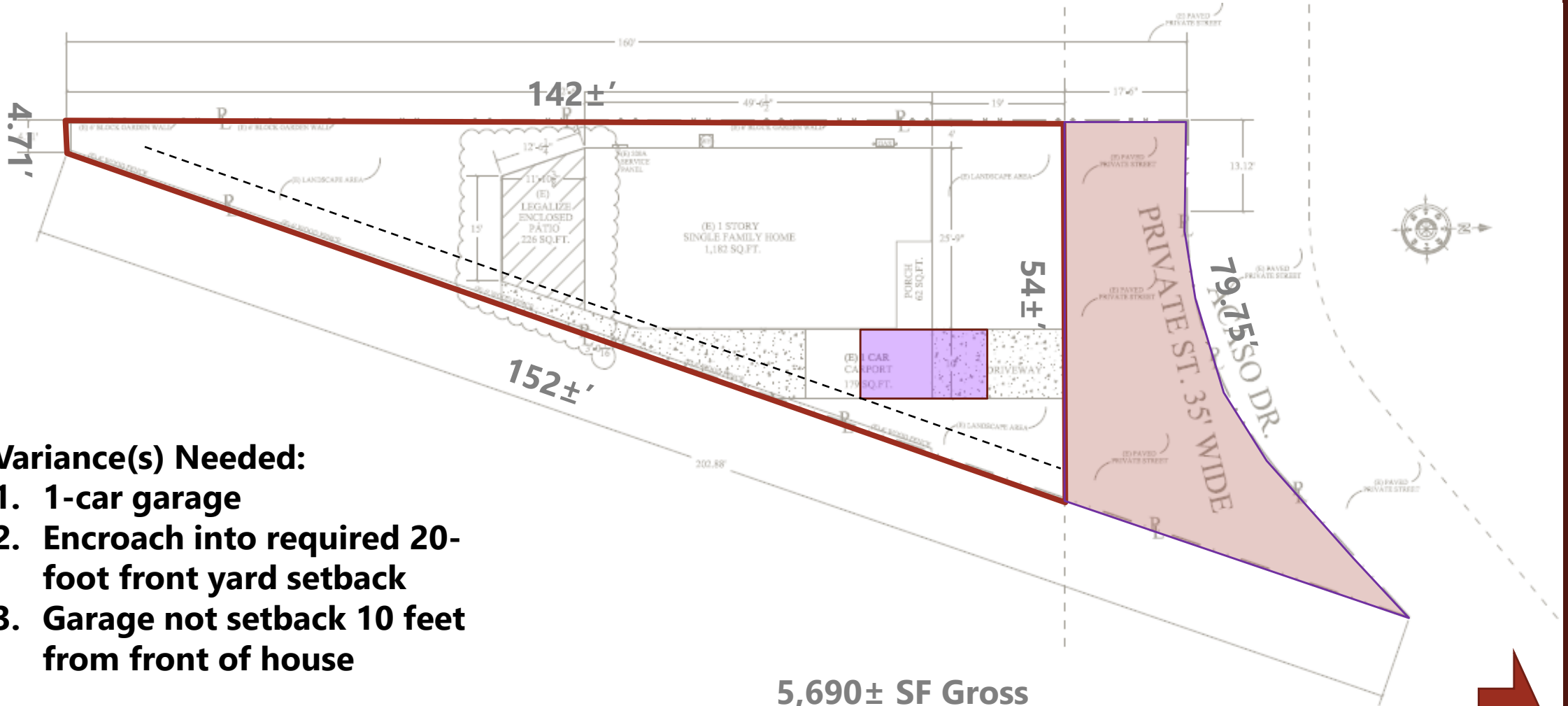
1. Setback less than 5 feet
2. 1-car garage

Building code issues?

5,690± SF Gross
1,400± SF Street Easement
4,290± SF Net



Garage – Option 2



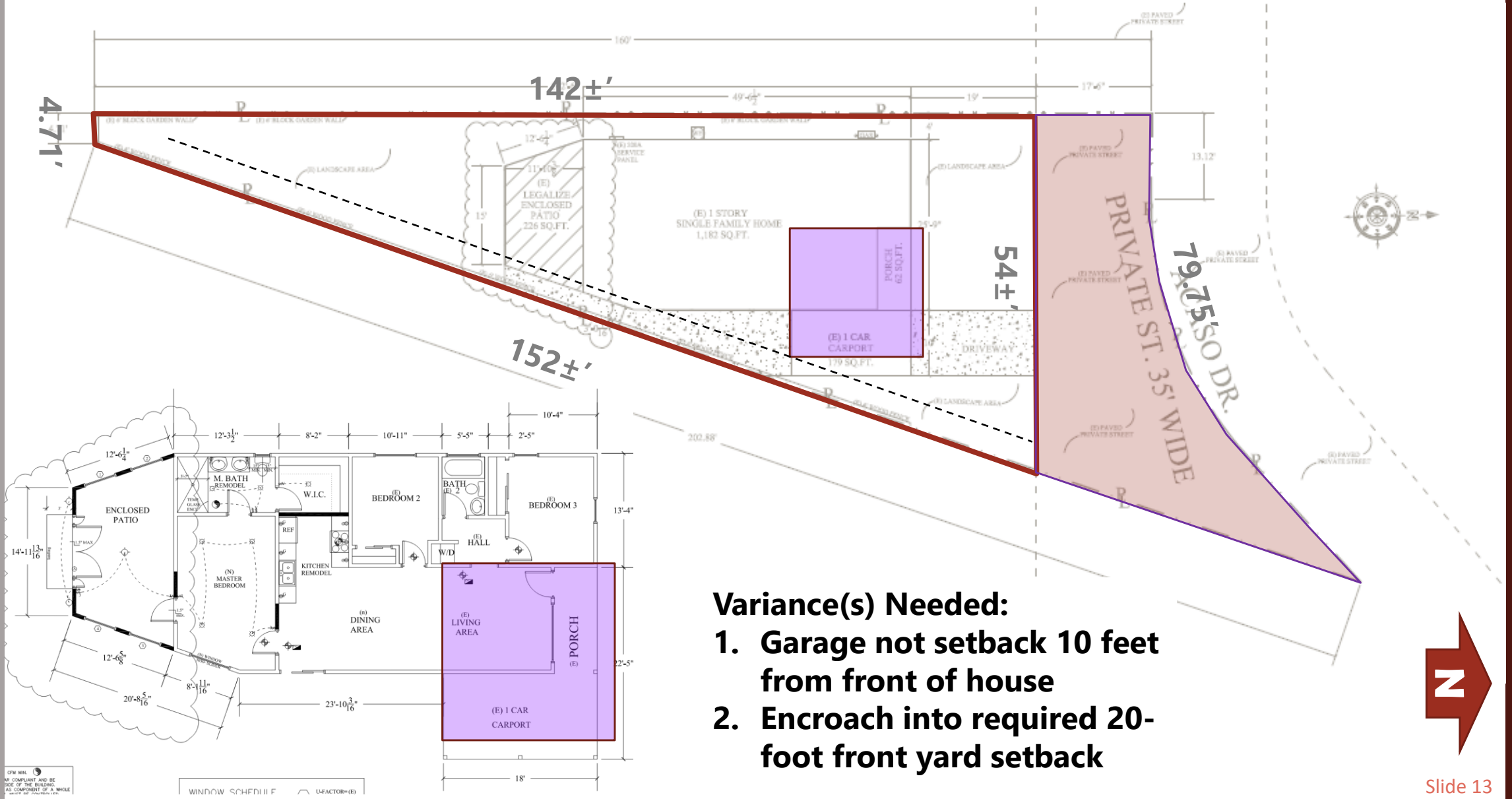
Variance(s) Needed:

1. 1-car garage
2. Encroach into required 20-foot front yard setback
3. Garage not setback 10 feet from front of house

5,690± SF Gross
1,400± SF Street Easement
4,290± SF Net



Garage – Option 3

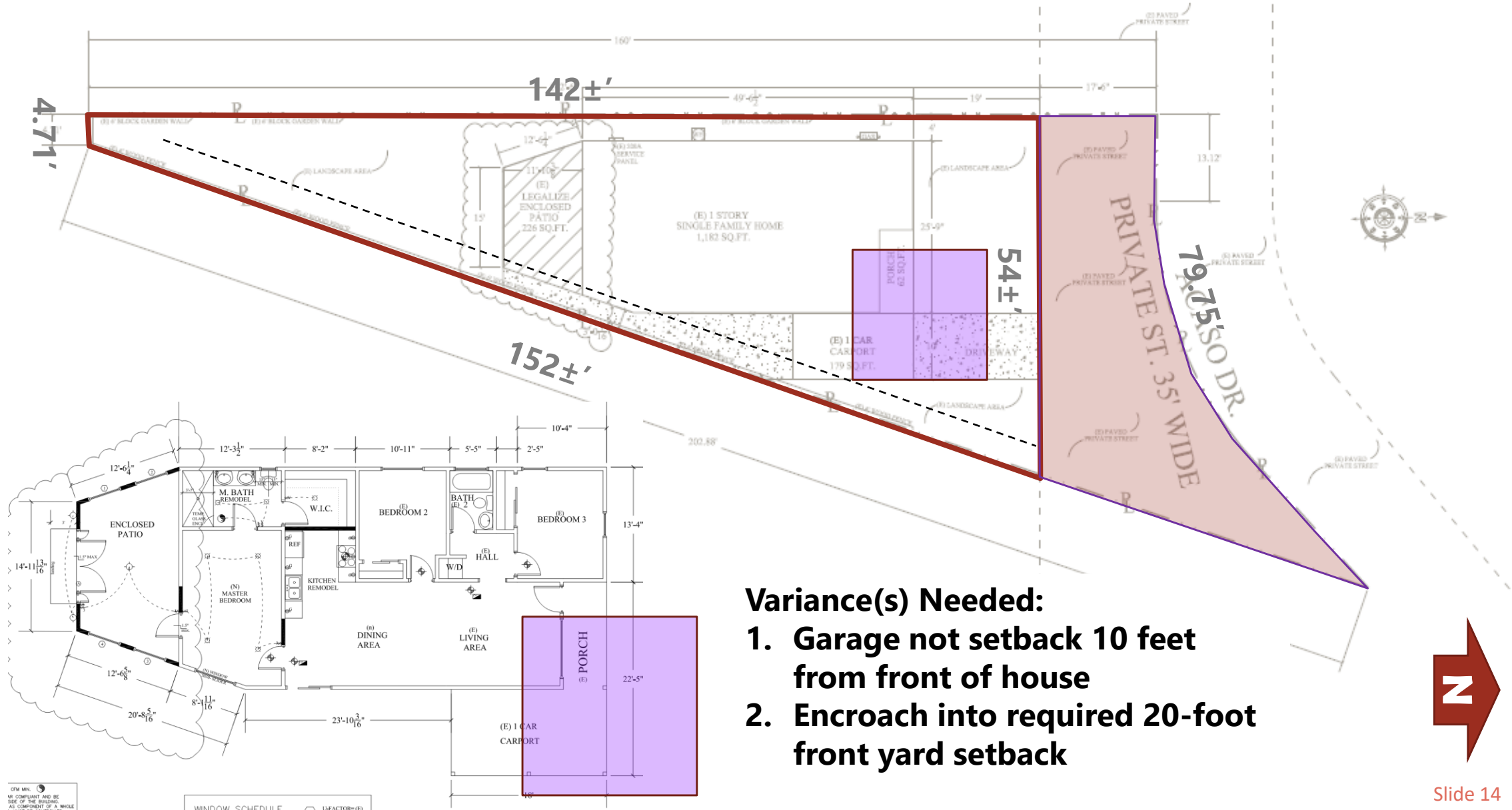


Variance(s) Needed:

1. Garage not setback 10 feet from front of house
2. Encroach into required 20-foot front yard setback



Garage – Option 4



Variance(s) Needed:

1. Garage not setback 10 feet from front of house
2. Encroach into required 20-foot front yard setback



Purpose of Variance:

Exemptions for properties with unique circumstances:

- Located on a hillside
- Irregular shaped lot
- Vary narrow or shallow lot dimension

Variance Findings

1. That *there are exceptional or extraordinary circumstances or conditions...*
2. That such *variance is necessary for the preservation and enjoyment of a substantial property...*
3. That the *granting of the variance will not be materially detrimental to the public welfare or injurious to the adjacent or neighboring properties;*
and
4. That *there are special circumstances* as provided in section 65906 of the California Government Code

Recommendation

Adopt a resolution finding that the project is exempt from CEQA and approving File 20-2728, a variance request to:

- 1) Setback of 3'-6" on the west side yard and 4' on the east side yard; and
- 2) Insufficient parking

File PL 20-2728 9036 Acaso Drive Zone Variance



Planning Commission Meeting

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