PL 23-4180, Zone Variance 10611 Olive Street

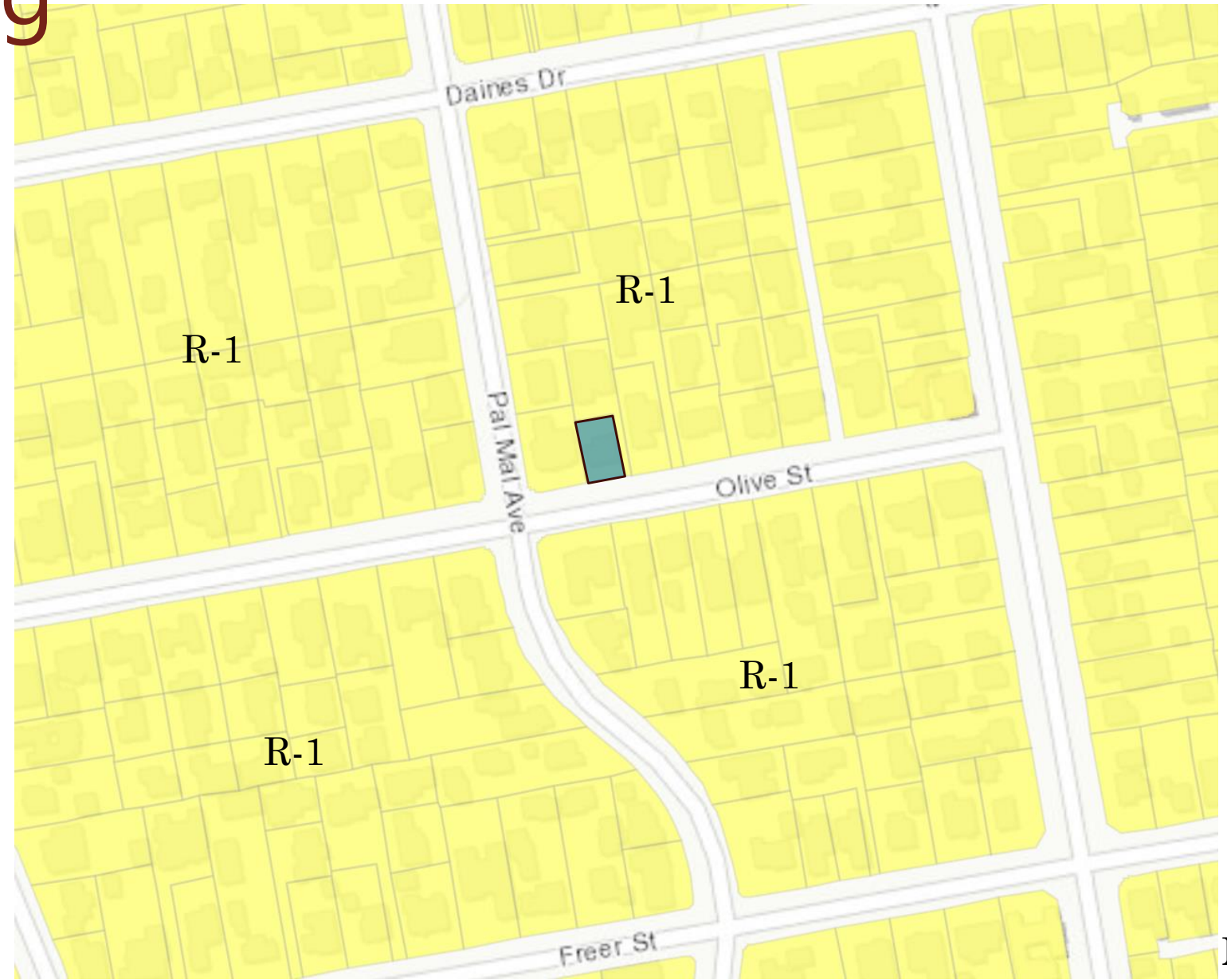
Planning Commission Meeting

September 23, 2023

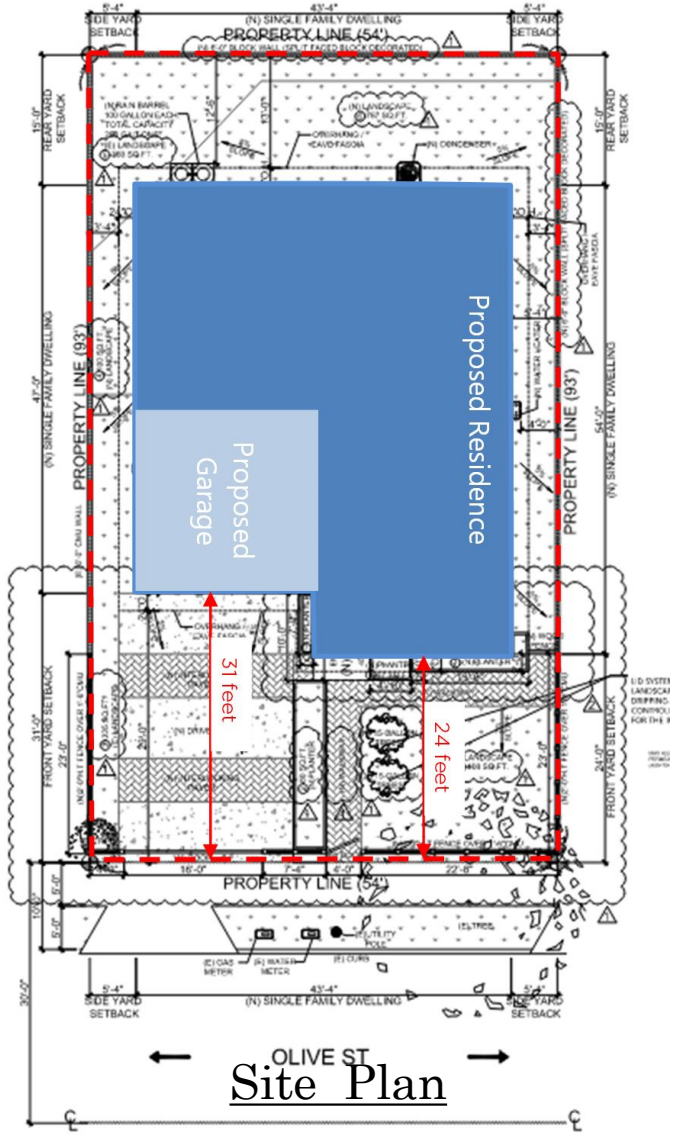
The Project Site



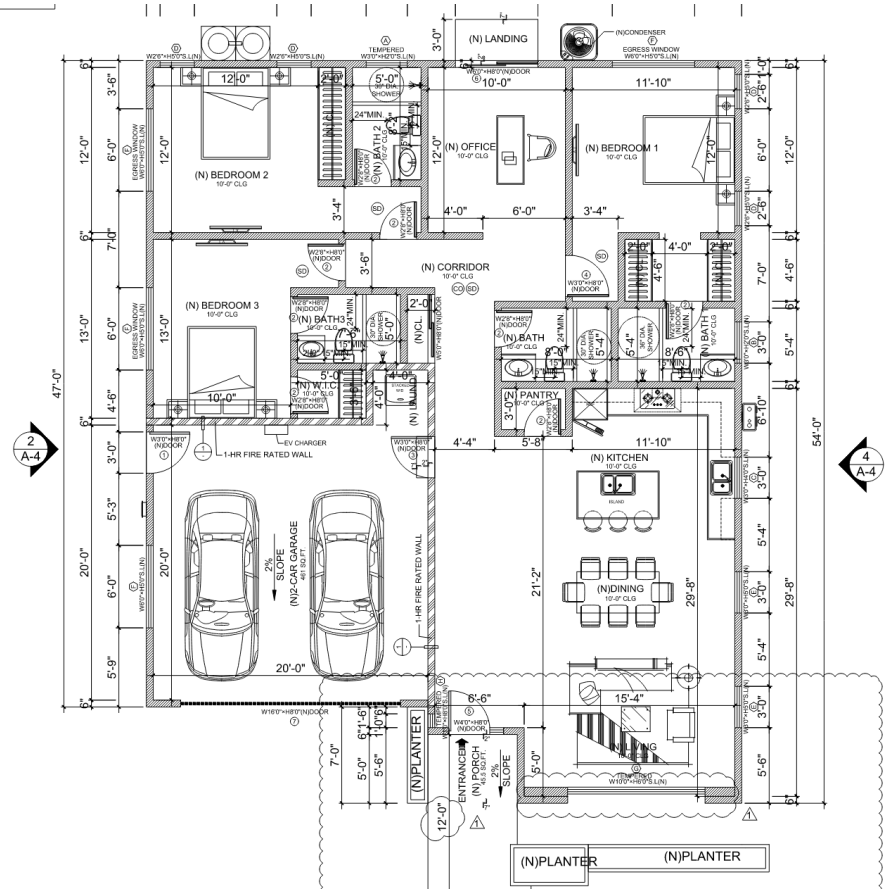
Zoning



Proposed Development



Site Plan

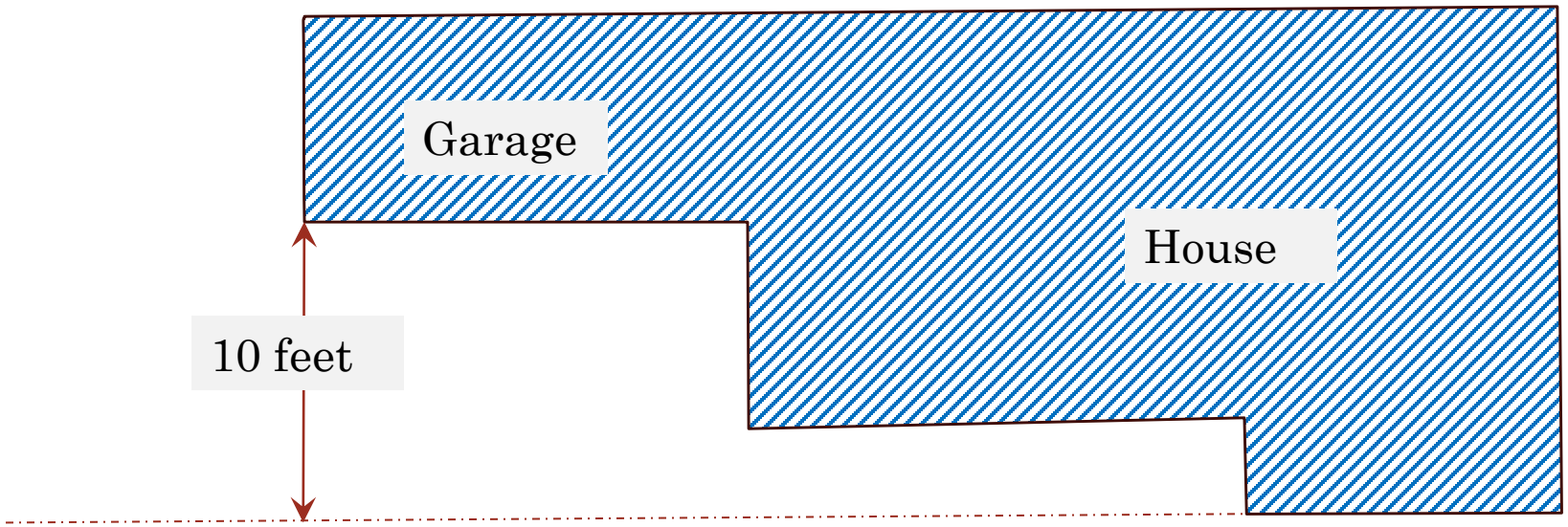


Floor Plan

North

Requested Variances

- Front setback: 24 feet vs (Zoning standard: 20 feet-30 feet)
- Garage step back: 7 feet (Zoning standard: 10 feet when facing street)



Findings for a Zone Variance

1. Exceptional circumstances surrounding the subject property…
2. Necessity for the preservation of a substantial property…
3. Detrimental effect to the adjacent or neighboring properties…
4. Compliance with Zoning Code and General Plan…

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Exceptional Circumstances

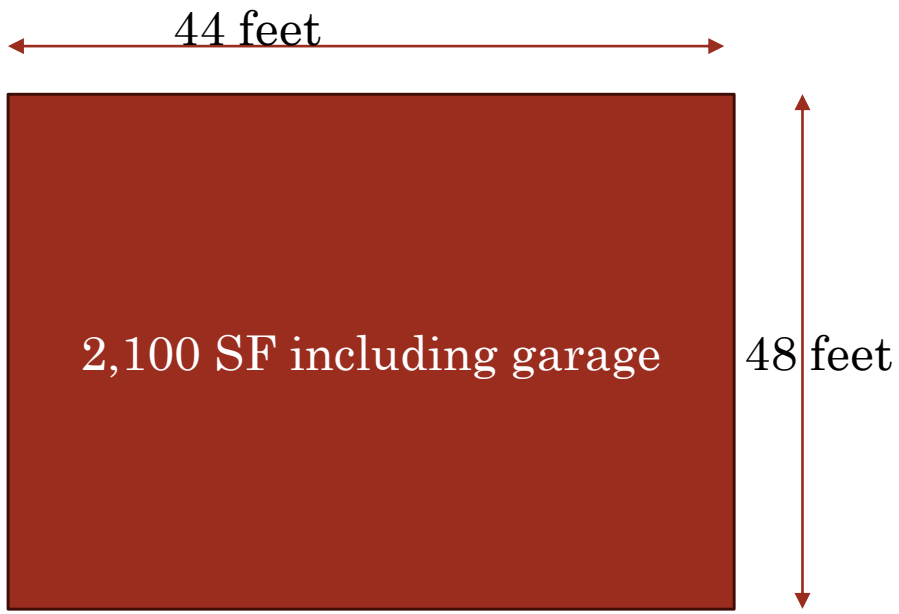
- Lot size and depth (See blow table)

	Front Yard	Lot Width	Lot Depth	Lot Area	No. of Story
Subject Property	Propose 24 feet	54 Feet	93 Feet	5,022 SF	One
Westerly Neighbor	29 Feet	76.5 Feet	117 Feet	8,950 SF	Two
Easterly Neighbor	39 Feet	55 Feet	147 Feet	8,085 SF	Two

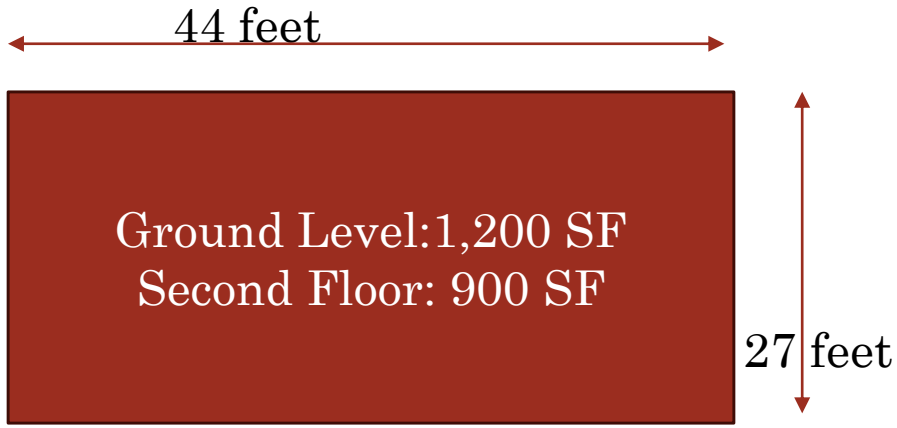
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Exceptional Circumstances-Cont.

- Front Lot of a Flag Lot – a two-story house is prohibited



One Story: 1,700 SF Living Area, 400 SF Garage



Two Story: 1,700 SF Living Area, 400 SF Garage

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Necessary for a Substantial Property Right

- Maximum potential – 2,000 SF living area
- Proposed living area: 1,703 SF

Detrimental to the Neighboring Properties

- Proposed front setback is larger than the 20 feet of the zoning minimum
- The intent of zoning standard - uniformity is not found on the block
- The existing house has a front setback of 26 feet
- Architectural design to address the garage visual dominance



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Zoning Code and General Plan Compliance

- In full compliance (with the exception of the requested variances

Site Plan Review

- Zoning compliance: lot coverage, permeable lot coverage, open space, side and rear setbacks, building height, etc.
- Architectural design
  - Modern style
  - Good lighting
  - Large picture window
  - Accent textures
  - Garage door
  - Planters



Project Specific Conditions

- Number two – revised site plan for the driveway and the front fence
- Number three – landscape plan
- Number four –window type
- Number five – protect the street tree

Recommendation

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 23-4180, subject to the recommended conditions of approval.

PL 23-4180, Zone Variance 10611 Olive Street

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