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**DATE:** JUNE 7, 2007

**TO:** PLANNING COMMISSION

**FROM:** PLANNING STAFF

**SUBJECT:** SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 07-SPR-002  
AND VARIANCE REQUEST CASE NO. 07-VAR-001 (BUTSON)

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## **I. BACKGROUND AND DISCUSSION**

On May 3, 2007, the Planning Commission held a public hearing to consider Charles Blaugrund's, representing Mr. and Mrs. Joey Butson, request for a Site Plan/Architectural Review (Case No. 07-SPR-002) to construct a 65 square-foot, first-floor addition, a 1,645 square-foot, second-floor addition and a 117 square-foot balcony to an existing 1,670 square-foot, single-family residence. The applicant had also requested approval of a Variance (Case No. 07-VAR-001) to provide a 9.83-foot combined side yard setback instead of the minimum 14 feet, and a 14.5-foot rear yard setback instead of the minimum 15 feet. The residence is located at 5619 Slicers Circle in the RM-6 (Medium Density Residential) zone.

The Planning Commission continued the public hearing to June 7, 2007 and recommended that the applicant redesign the project to reduce the building size and mass for greater neighborhood compatibility. The project staff report and meeting minutes from the May 3, 2007 Planning Commission meeting are attached for reference.

## **II. STAFF ANALYSIS**

As requested by the Planning Commission, the applicant has reduced the size and mass of the project, as viewed from Slicers Circle, of the project by placing the proposed second-story building wall 12 feet behind and above the first floor building wall of the garage at the front (north) elevation. The original size of the proposed addition has been reduced approximately 432 square feet from 1,710 square feet to 1,278 square feet (25%). The total building area proposed was previously 2,928 square feet (3,380 square feet with garage) and the revised proposal is for 2,496 square feet (2,948 square feet with garage). This would still be a sizeable building area compared with others in the area.

The applicant also redesigned the proposed project to avoid requesting a side yard Variance, as recommended by the Planning Commission. The redesign consists of reducing the proposed second floor addition at the front portion of the residence in order to stay within the buildable area, and not encroach into the required side yard setback area. The applicant is

proposing to build the second-story room addition 4.83 feet from the west (side) property line and 9.25 feet from the east (side) property line, resulting in a 14.08 feet combined side yard setback. The project now meets the 14-foot minimum combined side yard setback and exceeds the minimum 15-foot front yard setback by maintaining the existing 20-foot front yard setback. The applicant is still requesting a Variance to allow a 14.5 foot rear yard setback instead of the minimum 15 feet.

Pertinent data for the project is given below and findings made for the proposal are included in the attached draft resolution.

Pertinent Data

	<u>Existing</u>	<u>Original Proposal</u>	<u>Revised Proposal</u>	<u>Allowed/Required</u>
1. Lot Size	4,071 sq. ft.	Same	Same	6,000 sq. ft.
2. Lot Width	40 ft.	Same	Same	50 ft. min.
3. Lot Depth	100 ft.	Same	Same	75 ft. min.
4. Building Size				
1 <sup>st</sup> Floor:	1,218 sq. ft.	1,283 sq. ft.	1,249 sq. ft.	N/A
2 <sup>nd</sup> Floor:	<u>0 sq. ft.</u>	<u>1,645 sq. ft.</u>	<u>1,247 sq. ft.</u>	N/A
Sub-Total:	1,218 sq. ft.	2,928 sq. ft.	2,496 sq. ft.	
Garage:	<u>452 sq. ft.</u>	<u>452 sq. ft.</u>	<u>452 sq. ft.</u>	<u>400 sq. ft.</u>
Total:	1,670 sq. ft.	3,380 sq. ft.	2,948 sq. ft.	
5. Building Height	16.5	26 ft.	26 ft.	35 ft. max.
6. Lot Coverage	41%	46%%	43%	35% max.
7. Building Setbacks				
a. Front (north):	20 ft.	15 ft.	20 ft.	15 ft. min.
b. Rear (south):	14.5 ft.	14.5 ft.	14.5 ft.	15 ft. min.
c. Side (west):				
1 <sup>st</sup> Floor	4.83 ft.	4.83 ft.	4.83 ft.	7 ft.
2 <sup>nd</sup> Floor	N/A	4.83 ft.	4.83 ft.	7 ft.
d. Side (east):				
1 <sup>st</sup> Floor	2.84 ft.	2.84 ft.	2.84 ft.	7 ft.
2 <sup>nd</sup> Floor	N/A	5 ft.	9.25 ft.	7 ft.

The project originally had a proposed balcony at the rear of the residence that the applicant has deleted from the plans in consideration of privacy issues raised by the Planning Commission and adjacent neighbor to the west of the subject property.

The applicant is proposing design changes to the originally proposed plans as follows:

#### First Floor Plan

- The two stairwell additions have been deleted from the plans.
- Open area (31 sq. ft.) between the house and garage is proposed to be converted into habitable area.

#### Second Floor Plan

- Proposed bedrooms 2 and 3, bathroom and laundry room have been relocated.
- The art studio has been deleted from the plans.

#### Front (north) Elevation

- The second story building wall has been set back 12 feet.
- The roof line over the garage has been raised and a gable roof is proposed over the garage.
- Lap siding has been added above garage door.
- Garage window has been replaced with a square window and stone veneer has been added around the window.

#### Right (west) Side Elevation

- Two dormer windows have been deleted.
- Bathroom window has been relocated and privacy glass added.
- Kitchen window will be replaced and privacy glass added.
- Bedroom window added (over looks neighbor's garage).
- Stone veneer at base of elevation has been deleted.

#### Left (east) Side Elevation

- The covered entry porch has been relocated.
- Double doors, to the left of the garage door, are proposed in place of two windows.
- Square window at stairwell has been added to second-story.
- The second-story bedroom window has been replaced with a bathroom window due to reconfigured floor plan.
- Second-story stepped back.

#### Rear (south) Elevation

- The balcony has been deleted off the master bedroom.
- Window is proposed in place of slider door.

The originally proposed exterior building materials and colors of tan colored lap siding, stone, white trim and a charcoal colored shingle roof have not changed.

## II. VARIANCE FINDINGS

The applicant's request for a Variance from the Zoning Ordinance Section 9253.3.E. to allow a 14.5 foot rear yard setback instead of the minimum 15 feet has not changed. In order for the Planning Commission to grant approval of the Variance, each of the following five (5) findings must be made pursuant to Section 9676.2.E. of the Zoning Ordinance:

1. Required Finding:

That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this article deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification.

Staff Analysis

The proposed second-story addition to the rear portion of the residence is logically situated within the same footprint of the first floor. The existing single-story residence is located 14.5 feet from the rear property line, and the second floor addition will not further decrease this existing rear yard distances.

2. Required Finding:

That the granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone.

Staff Analysis

The granting of a Variance to allow a 14.5 foot rear setback instead of 15 feet is a minor setback reduction and is reasonable as it would avoid a 6 inch offset to the second floor.

3. Required Finding:

That the strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

Staff Analysis

The strict interpretation and enforcement of the provisions of the Zoning Ordinance regarding rear yard setback requirements will result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. The existing rear yard setback is non-conforming by 6 inches.

4. Required Finding:

That the granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity.

Staff Analysis

The granting of the Variance to deviate from the minimum rear yard setback requirements specified in the City Zoning Ordinance will not be detrimental to the improvements of the aesthetic value in the vicinity. The requested rear yard setback reduction of 6 inches is to accommodate the second-story addition, which will not have the same visual and massing effect as the addition on the front portion of the residence as the rear of the house backs up to the golf course.

5. Required Findings:

That the granting of the Variance will be consistent with the character of the surrounding area.

Staff Analysis

The granting of the Variance to deviate from the minimum rear yard setback requirement will be consistent with the character of the surrounding area. The rear addition will be compatible with the neighborhood due to the existing rear yard setback variations in the area.

#### **IV. RECOMMENDATION**

If the Planning Commission desires to approve Site Plan/Architectural Review Case No. 07-SPR-002 and Variance Request Case No. 07-VAR-001, staff has prepared draft Resolutions and conditions for the Planning Commission's approval.

#### **V. ATTACHMENTS**

- Draft Resolution and Conditions of Approval for Site Plan/Architectural Review
- Draft Resolution and Conditions of Approval for Variance Request
- Exhibit A: Vicinity Map
- Exhibit B: Reduced Photocopies of Plans
- Exhibit C: Planning Commission Minutes for May 3, 2007
- Exhibit D: May 3, 2007 Staff Report

Case Planner: Renee Madrigal, Assistant Planner