

## DISCRETIONARY REVIEW ANALYSIS SUMMARY

### PROJECT INFORMATION

**HEARING DATE:** October 12, 2006  
**CASE NO:** 2006.0898D  
**ADDRESS:** 461 Chenery Street  
**ZONING DISTRICT:** RH-2, Residential House Two-Family District; 40-X  
**BLOCK/LOT:** 6718/022  
**APPLICATION No.:** 2005.09.22.3615  
**STAFF CONTACT:** Michael Smith, 558-6322

**PROJECT DESCRIPTION:** The proposal is to raise the existing building to construct a first floor garage, construct a rear horizontal addition and a one-story vertical addition with a stair penthouse, and add a second dwelling unit to an existing single-family dwelling.

**D.R. REQUESTOR:** Maya Dhillon, 455 Chenery Street, owner and resident of the adjacent property to the east of the subject property.

### NEIGHBORHOOD POSITION:

The neighborhood position is:	Support/Not Opposed	Opposed	No Position
The adjacent neighbor(s)		1	4
Other neighbors on the block			X
Neighborhood groups			X

### D.R. REQUESTOR CONCERNS:

The D.R. requestor wants an environmental analysis of the project's impacts, more specifically a shadow study and a wind tunnel analysis. She is also concerned that excavation on the subject property will cause damage to a tree on her property.

### ALTERNATIVE AND CHANGES; PROPOSED BY D.R. REQUESTOR:

To address her concerns the D.R. requestor does not want any excavation or vertical or horizontal addition to the building. No other alternative was suggested.

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**PROJECT ANALYSIS:**

The subject property is located mid block, is rectangular shaped, and measures 25-feet in width and 100-feet in depth. There is an existing two-bedroom, one-bath, single-family dwelling on the lot with approximately 980 square-feet of habitable area per Assessor's records with an undeveloped basement. The building was constructed in 1904. The existing building is set back 6'-6" from the front property line and has a 41' deep rear yard.

The vertical addition would be set back 10-feet from the front building wall and 12-feet from the rear-building wall with roof decks within the set back areas. It would measure 37'-9" in depth and increase the height of the building by 17' which includes raising the building 6'-6" to create the garage level. The addition would add eight-feet to the building depth, a second dwelling unit, two off-street parking spaces, and 1,945 square-feet of habitable area to a single-family dwelling with no off-street parking. The project seeks to add a dwelling unit and required parking and maintain the character of the building.

The D.R. requestor is concerned that the excavation may undermine the roots of the mature cedar tree located in her rear yard within three-feet of the side property. The applicant is willing to hire a certified arborist to assess the health of the existing tree and the extent to which its root system will be impacted by the proposed project. If the certified arborist determines that either: 1) the tree cannot be retained if the project proceeds as proposed, or 2) the proposed project after it is constructed could be adversely impacted by the remaining root system, the property owner agrees to split the cost to remove and replace the existing tree with a new tree. The goal is to preserve and provide for the long-term health and viability of the 36-inch-diameter Cedar tree in question but not prohibit the property owner from proceeding with the proposed project if the arborist determines that the tree cannot be retained as a result of the project.

The D.R. requestor is also concerned about the project's impacts on sun light access to her property. The rear of her house has unobstructed southern exposure. Though the proposed building would extend deeper and higher than the D.R. requestor's building it would not affect her southern exposure because it is located west of her property. The added building depth is also set back five-feet from the side property line allowing for sun light access between the buildings even though the side setback is partially obstructed by egress stairs. Shadow studies are only required for buildings that exceed 40-feet in height. The proposed building would be 32-feet in height above the curb. This project is categorically exempt from environmental review as an addition to a single-family dwelling, therefore it is also exempt from a wind study.

**RECOMMENDATION:**

The Department recommends that the Planning Commission not take Discretionary Review, and approve the permit because the owner is willing to hire an arborist to protect the tree and the project complies with the Planning Code, and conforms to the Residential Design Guidelines and the General Plan.