

City of Brea Community Development Director

Staff Report

Meeting Date: 11.18.19

TO: David M. Crabtree, AICP, Community Development Director

FROM: Jennifer A. Lilley, AICP, City Planner

**SUBJECT: CONSIDERATION OF CERTIFICATE OF COMPATIBILITY NO. CC 19-02
FOR PROPERTY LOCATED AT 407 S. MAPLE AVE**

REQUEST

A request to consider the compatibility of land planning, architecture, aesthetics and economic cohesiveness of a proposed single family residence with a detached structure including an accessory dwelling unit (ADU) greater than 1,200 square feet within the R-1 Single Family Zone, in accordance with Chapters 20.208 and 20.408.050 of the Brea City Code).

RECOMMENDATION

Staff recommends the Community Development Director approve Certificate of Compatibility No. CC 19-02 subject to the conditions in the draft Resolutions.

BACKGROUND

The subject property is located at 407 Maple Avenue in the R-1 Single Family Residential zone (see Figure 1). The property is approximately 0.5 acres and is currently developed with a single family home and detached garage. The applicant, Brett Murdock, is proposing to demolish the existing buildings and rebuild a new, two story single family residence, a



Figure1 – Aerial Map

detached structure including a garage, home office, recreation room, and storage on the first floor and an ADU on the second floor. The Code requires a Certificate of Compatibility be obtained prior to submittal of an application for a building permit for any new single family dwelling and any ADU greater than 1,200 square feet.

DISCUSSION

The applicant is proposing a new 9,464 square foot primary dwelling unit and a 3,891 square foot accessory structure including a garage, home office, and recreation room on the first floor a 1,938 ADU on the second floor. The project meets all development standards for the R-1 Single Family Residential Zone as demonstrated in Table 1.

Table 1 – Development Standards

Development Standards	Required	Proposed
Front Yard Setback	25 feet	25 feet
Side Yard Setback	5 feet	17 feet, 21 feet
Rear Yard Setback (Primary Dwelling)	25 feet, main building may project to within ten (10) feet of the rear property line area.	74 feet
Rear Yard Setback (ADU)	10 feet	10 feet
Rear Yard Lot Coverage	25% maximum	24%
Lot Coverage	35% maximum	33.09%
Height	30 feet maximum	26 feet, 8 inches
Off-street parking	2 covered spaces (primary unit), 1 additional space, covered or uncovered (ADU)	4 covered parking spaces total

Certificate of Compatibility

The Certificate of Compatibility considers the compatibility of residential structures to the existing community character, architecture, aesthetics and cohesiveness within residentially zoned properties in the city. Lots in this neighborhood range from 9,900 square feet to 23,920 square feet. The project site is one of the larger lots in the neighborhood at 20,548 square feet.



Figure 2 – Existing Neighborhood



Figure 3 – Existing Neighborhood

The existing neighborhood features a mix of homes in various sizes including single story and two story structures. There are various

architectural styles including Mediterranean and Ranch style homes. There is no one dominant architectural theme (see Figures 2-4). The proposed project features smooth

finish stucco and charcoal grey metal roofing and incorporates wood-like castor stone accents. The architectural style is a blend of California modern and Ranch style (See Figure 5). The ADU is consistent with the color and material



Figure 4 – Existing Neighborhood

finishes of the primary dwelling, incorporating the same metal roofing, smooth stucco, and castor stone.

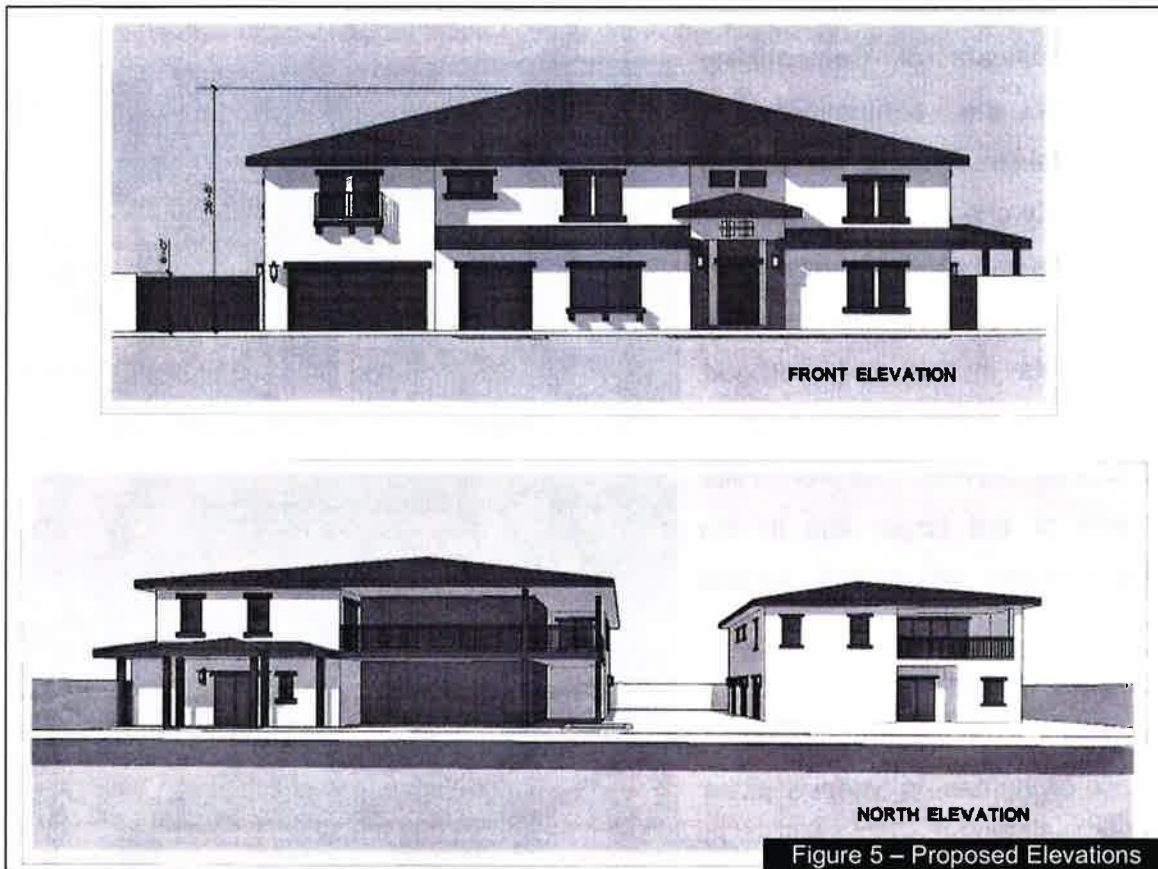


Figure 5 – Proposed Elevations



Figure 6 – Existing Conditions

The front yard is proposed to be improved with a new driveway entrance and decorative paving along the walkway and driveway and the existing trees along the perimeter of the property are proposed to be preserved. (See Attachment 5 – Plan Submittal Package). The existing masonry block wall along the front yard will remain and be incorporated into the project design (See Figure 6 – Existing Conditions). The Maple Avenue elevation

incorporates layered building setbacks and single-story elements, allowing for integration with the neighborhood. The project meets all applicable development standards and the design of the home is appropriate and consistent with the aesthetic of the neighborhood and is cohesive with the surrounding existing homes.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act, the proposed project is categorically exempt from the requirement of the California Environmental Quality Act (CEQA) pursuant to Section 15303.a (Class 3, New Construction) of said Act.

ALTERNATE PLANNING COMMISSION ACTIONS

- Approve with alternate conditions
- Deny
- Deny without prejudice
- Continue

Prepared by:

Paige Montojo
Assistant Planner

ATTACHMENTS

1. Technical Background
2. Vicinity Map
3. Public Hearing Notice
4. Draft Resolution CC 19-02
5. Plan Submittal Package

ATTACHMENT 1

TECHNICAL BACKGROUND

Case No: Certificate of Compatibility No. CC 19-02

Property Location: 407 Maple Avenue

Applicant: Brett Murdock, Owner
407 Maple Ave
Brea, CA 92821

General Plan Designation: Low Density Residential

Zoning Designation: R-1 , Single-Family Residential

Adjacent Zoning

North: R-3 , Multi-Family Residential

South: R-1 , Single-Family Residential

West: R-1 , Single-Family Residential

East: R-1 , Single-Family Residential

Site and Neighborhood Characteristics: The subject property is on the north end of Maple Avenue. The neighborhood is made up of single and multi-story single family homes with various architectural styles with no dominant theme.

Public Hearing Notices and Outreach: 67 notices were sent to all property owners within a 500-foot radius of the subject property.



SUBJECT PROPERTY AND VICINITY MAP

DATE: November 18, 2019

CASE NO:
Certificate of Compatibility No. CC 19-02

TO: Property Owners within a 500-Foot Radius
FROM: City of Brea, Community Development Department
SUBJECT: Consideration of Certificate of Compatibility No. CC 19-02

NOTICE IS HEREBY GIVEN, pursuant to State Law, that a public hearing will be held at a Planning Commission meeting to determine whether or not the subject request shall be approved under the provisions of State Law and the Brea City Code as follows:

DATE AND TIME OF HEARING: Monday, November 18, 2019, 4:00 p.m.
All interested persons may appear and be heard at that time.

PLACE OF HEARING: Brea Civic & Cultural Center, Executive Conference Room
1 Civic Center Circle, Brea, CA 92821

REQUEST: A request to construct a new 9,464 square foot single family residence and a 3,891 square foot accessory structure inclusive of a two car garage, recreation room and 1,938 square foot accessory dwelling unit.

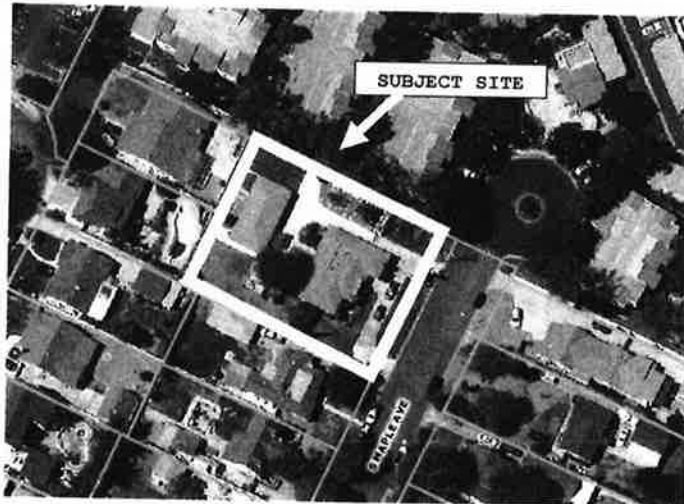
PROPERTY INVOLVED: 407 Maple Ave
Brea, CA 92821

APPLICANT: Brett Murdock
407 Maple Ave
Brea, CA 92821

PROPERTY OWNER: Brett Murdock
407 Maple Ave
Brea, CA 92821

ENVIRONMENTAL INFORMATION: The City of Brea has determined that the proposed project is exempt from requirements of the California Environmental Quality Act, Pursuant to Section 15303(a) of said Act.

AREA MAP:



IF YOU CHALLENGE THIS AMENDMENT TO CERTIFICATE OF COMPATIBILITY NO. CC 19-02 AND/OR THE RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

FOR FURTHER INFORMATION ON THIS SUBJECT, PLEASE CONTACT THE PLANNING DIVISION AT (714) 990-7674.

COMMUNITY DEVELOPMENT DEPARTMENT


Jennifer A. Lilley, AICP
City Planner

RESOLUTION NO. CC 19-02

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BREA APPROVING CERTIFICATE OF COMPATIBILITY APPLICATION NO. CC 19-02 FOR THE COMPATIBILITY OF A NEW 9,464 SQUARE FOOT SINGLE FAMILY RESIDENCE AND A 3,891 SQUARE FOOT ACCESSORY STRUCTURE INCLUSIVE OF A TWO CAR GARAGE, RECREATION ROOM AND 1,938 SQUARE FOOT ACCESSORY DWELLING UNIT.

A. RECITALS.

(i) The Community Development Director of the City of Brea has heretofore held a duly noticed public hearing, as required by law, on Certificate of Compatibility No. CC 19-02 to allow for the construction of a new 9,464 square foot single family residence and a 3,891 square foot accessory structure inclusive of a two car garage, recreation room and 1,938 square foot accessory dwelling unit. The project proponent, and property owner, is Brett Murdock, 407 Maple Ave, Brea, CA 92821.

(ii) The property is zoned R-1 Single-Family Residential, and designated as Low Density Residential in the General Plan Land Use Element.

(iii) All legal prerequisites to the adoption of this Resolution have occurred. The subject property is located at 407 Maple Avenue, in the City of Brea, and legally described as a portion of Map Book 248, Page 19, Block 191, Parcel 23 , as shown in the latest rolls of the County of Orange Tax Assessor.

(iv) The property is zoned R-1 , Single-Family Residential zone and designated as Low Density Residential in the General Plan land use element in accordance with Chapter 20.208 and 20.408 of the Brea City Zoning Code.

B. RESOLUTION.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Community Development Director of the City of Brea, as follows:

1. In all respects as set forth in Recitals, Part A, of this Resolution.
2. The Community Development Director hereby finds and determines that the project identified above in this Resolution is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and Guidelines promulgated there under pursuant to Section 15303 Class 3(a) of Division 6 of Title 14 of the California Code of Regulations.
3. The applications for the location set forth are authorized by Section 20.208 and 20.408.050, of the Brea Zoning Ordinance, as amended.
4. The Community Development Director further finds in consideration of Certificate of Compatibility No CC 19-02 as follows:

a. Finding: That the proposed structure, mobile or manufactured home is properly designed and complies with the requirements of the zone in which it is proposed.

Fact: The project meets all development standards for the R-1 Single Family Residential Zone. New single family residence and accessory dwelling units greater than 1,200 square feet are permitted in this zone subject to review and approval of a Certificate of Compatibility.

b. Finding: That the proposed structure, mobile or manufactured home, with any conditions to be imposed, is in harmony with the various elements or objectives of the General Plan and is not economically or aesthetically detrimental to

existing or previously approved uses, structures or mobile homes within the surrounding area.

Fact: The project fulfills General Plan policy 3.5 which encourages and facilitates the provisions of second units in existing and new development as a form of multi-generational housing. The project fulfills General Plan Goal 3.0 which provides adequate housing sites to accommodate towards Brea's share of Regional Housing growth needs. The proposed project, with Conditions as stated herein, is in harmony with the various goals, policies and objectives of the General Plan and is not economically or aesthetically detrimental to existing uses and structures with the surrounding area.

c. Finding: That the proposed structure, mobile or manufactured home is aesthetically compatible with the other uses, structures, and mobile homes in the surrounding area.

Fact: The proposed structures feature a mix of Ranch and California modern styles and complement each other in color and material finish. The surrounding neighborhood has no dominant architectural style and features homes in various sizes, heights, and styles ranging from Mediterranean, Spanish and Craftsman styles. The design, scale, massing and site layout is consistent with other homes in the neighborhood. The architectural style is complementary to the adjacent homes and is consistent with the various design styles found in the neighborhood.

5. Certificate of Compatibility No. CC 19-02 is hereby approved, subject to conditions as set forth herein:

a. The development at the site shall occur in substantial conformance with the plans as contained in Exhibit "A" of this application and dated November 18, 2019 which

includes a site plan, floor plans, elevations, colors & materials, and the conditions contained herein, any law, statute, ordinance, and all applicable City regulations, subject to changes of conditions. Any changes to the approved plans are subject to the review and approval of the Community Development Director.

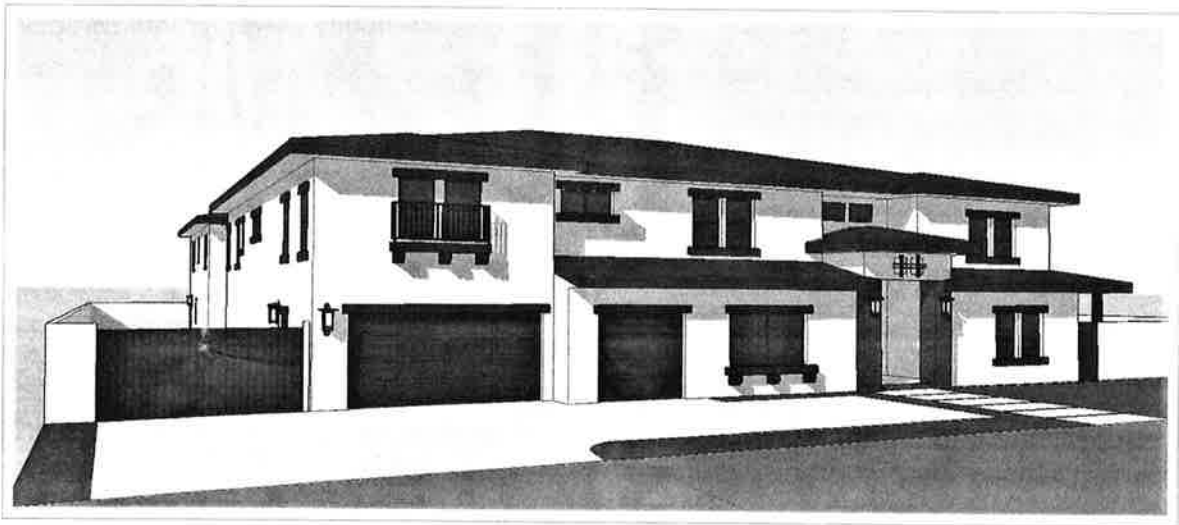
- b.** All designs shall comply with the Codes adopted at the time of permit submittal. Currently the 2016 California Building and Fire Codes have been adopted by Brea. The 2019 California Codes will apply starting January 2020.
- c.** Architectural Plans submitted for building plan check shall show the proposed buildings to contain sprinklers throughout.
- d.** The fire flow required for this property shall be a minimum of 1250 GPM at 20 psi for two hours, or as approved by the fire code official at the time of plan submittal.
- e.** At time of permit submittal, applicant shall provide complete sets of plans that include architectural details, structural calculations, Title 24 Energy Design, CA Green Code compliance.
- f.** The project shall be equipped with fire sprinklers in accordance with the 2016 CDC, Section 903.2.8. Fire sprinkler systems design shall conform to CFC 903.3.1.3 (NFPA 13D).
- g.** The fire flow required per 2016 CFC Appendix B, Table B105.1(1) is 1000 gpm at 20psi for 1 hour. A fire flow test demonstrating required fire flow shall be performed and witnessed by the Brea Fire Department prior to the issuance of any building permits.
- h.** Architectural plans submitted for building plan check shall demonstrate the exterior walls of all structures is no greater than 150 feet of hose lays.
- i.** Prior to the issuance of occupancy, the Property Owner shall install the following public improvements. Prior to installation for any public improvements, the Property owner shall obtain an encroachment permit through the Engineering Division. All construction in the public right of way shall be performed by a "C-8" or "A" licensed contractor
 - (i) The property owner shall replace the existing northerly driveway in its entirety with curb and gutter.
 - (ii) The proposed southerly driveway shall be constructed per latest City of Brea Standard.
 - (iii) The relocation of the water service meter shall be per the latest City of Brea Standard. The existing water meter and lateral shall be abandoned and approved in the field by the City Inspector.

(iv) The sewer lateral connection shall be installed per the latest City of Brea Standard.

6. The Community Development Director shall certify to the adoption of this resolution.

ADOPTED AND APPROVED this 18th day of November 2019.

David M. Crabtree, AICP
Community Development Director



MURDOCK RESIDENCE

407 S. MAPLE AVE. BREA, CALIFORNIA 92821



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