

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE #CDDP23-03020;
HARPREET HANSRA (APPLICANT & OWNER)**

I. FINDINGS

A. Small Lot Design Review Findings

In approving a Development Plan in the R-10 Single-Family Residential District (R-10), findings are required that the proposed project is consistent with the intent and purpose of the R-10 district and is compatible with other uses in the vicinity, both inside and outside the district. For applications that are Development Plans for a Small Lot Design Review, the Development Plan compatibility findings are the Small Lot Design Review findings for compatibility with the surrounding neighborhood, in terms of its location, size, height, and design.

1. *Small Lot Design Review Findings.*

The proposed project is compatible with the surrounding neighborhood in terms of its (a) location, (b) size, (c) height, and (d) design.

a. Location: The project involves a 1,400-square-foot second story addition and a rear porch extension. The proposed project meets all-setback requirements and the height requirements of the R-10 Single-Family Residential District. The location of the addition is compatible as it is a vertical addition and fits within the footprint of the existing house. The location of the rear porch extension is compatible as it is extending an existing covered porch located in the rear and will be fully located underneath the second story addition. The proposed addition and rear porch extension do not exacerbate existing setback distances and is located in an area that will not be heavily intrusive to surrounding neighbors. The addition is designed to be step back from the front and side first floor which allows for the mass to be broken up at the second level. Additionally, the addition is not over the garage portion of the existing residence which allows for views to continue to be maintained behind the house. As a result, the project would be compatible with the surrounding neighborhood in terms of setbacks and design.

b. Size: Home sizes in this single-family residential neighborhood and immediate vicinity range between 2,500 square feet to over 5,000 square feet in size on lots that range between 7,000 to 15,000 square feet. The residence will have a total of 3,600 square feet of living space with the second story addition and an additional 85 square feet for the extension of the covered porch. This is well

between the range of size for surrounding residences who also have rear covered porches. The location of the addition will also be stepped back towards the rear of the house which will decrease the overall size and bulk. The extension of the rear porch will also be in the rear which will not increase the overall size and bulk of that area. Therefore, the addition would be compatible with the surrounding neighborhood.

- c. Height: The project meets the R-10 zoning height requirements. The project meets the maximum story requirement by proposing two stories (where two and one-half is the maximum) and the maximum height requirement by proposing a total height of 23'-8 ½" (where 35 feet is the maximum). Comparably, surrounding homes have heights starting from 15 feet to almost 33 feet tall. Staff has surveyed the surrounding streets including Freeman Road, Stanley Court, Melody Drive, Hilton Road, Hilton Court, Juanita Drive, Ponderosa Lane and Manzanita Court and identified numerous residences with second stories that reside on neighboring streets. Moreover, there are a few houses with design features that include a high roof pitch with large dormer windows at a higher roof height which give the impression of it being a two-story home.
- d. Design: The applicant has designed the project to match the overall characteristic of the neighborhood. The majority of the houses within this area are either simple craftsman/craftsman-adjacent or ranch style homes that incorporate various horizontal, vertical siding, shed and gable roofs with tapered and straight porch posts, wide trims and groupings of one, two or three window bays. Many homes in this area also incorporate composite shingle roofing while utilizing an earth rich/neutral color palette for the walls. Staff has reviewed the neighborhood and has identified that there is no one uniform or consistent design theme in the neighborhood, but rather houses share a few common design features with each other. The proposed project will match the roofing material of neighboring houses by using composite shingle roofing, will match the color scheme by using a white and blue paint with brown brick to match the earth rich/neutral color palette of this neighborhood and will incorporate the craftsman style such as utilizing horizontal lap siding which is a common siding material in this area and will match the window bay groupings of two and three which is a common window grouping style in this area. The project also matches the vertical siding at the gable ends of the roof which can be found on several homes in the surrounding neighborhood on Hilton Drive, Stanley Court, Melody Drive and Freeman Road. Lastly, the project is designed to be minimally intrusive as it will also incorporate existing design features of

the single-story such as continuing the shake style siding on one portion of the walls, will incorporate the same gable roof pitch and is installing a short eave where the rear porch extension is to soften the bottom edge of the master suite so the view of the rear appears to be less blocky, thereby making it one cohesive design.

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDDP23-03020

Project Approval

Development Plan for a Small Lot Design Review

1. This DEVELOPMENT PLAN for a SMALL LOT DESIGN REVIEW is APPROVED for the construction of a second story, approximately 1,400-square-foot residential addition and an approximately 85-square-foot rear porch extension to the existing single-family residence located at 3455 Freeman Road, Lafayette.
2. The Development Plan approval described above is granted as generally shown on:
 - The application and project plans received by the Department of Conservation and Development, Community Development Division (CDD) on July 3, 2023:
 - Supplemental application materials received on August 1, 2023.
3. Any change from the approved plans shall require review and approval by the CDD and may require the filing of an application to modify this Development Plan.
4. The applicant shall obtain a building permit for the work approved under this Development Plan permit.

Payment of Fees

5. This Development Plan Permit application is subject to an initial application deposit of \$3,000.00, which was paid with the application submittal, plus time and materials costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to issuance of a building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of

ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance.

Construction Period Restrictions and Requirements

All construction activity shall comply with the following restrictions, which shall be included in the construction drawings.

6. The applicant and his contractor shall make a good faith effort to park any construction related vehicles on the project driveway and existing asphalt parking area at the front of the parcel.
7. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
8. The project sponsor shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
9. Transportation of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 A.M. and 4:00 P.M. and prohibited on Federal and State holidays.
10. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
11. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
12. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
Lincoln's Birthday (State)
President's Day (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For specific details on the actual day the State and Federal holidays occur, please visit the following websites:

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov/policy-data-oversight/holidays-leave/federal-holidays/)
California Holidays: <http://www.ftb.ca.gov/aboutftb/holidays.shtml>

ADVISORY NOTES

ADVISORY NOTES ARE NOT CONDITIONS OF APPROVAL; THEY ARE PROVIDED TO ALERT THE APPLICANT TO ADDITIONAL ORDINANCES, STATUTES, AND LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES THAT MAY BE APPLICABLE TO THIS PROJECT.

- A. NOTICE OF OPPORTUNITY TO PROTEST FEES, ASSESSMENTS, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

Pursuant to California Government Code Section 66000, et seq., the applicant has the opportunity to protest fees, dedications, reservations or exactions required as part of this project approval. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and must be delivered to the Community Development Division within a 90-day period that begins on the date that this project is approved. If the 90th day falls on a day that the Community Development Division is closed, then the protest must be submitted by the end of the next business day.

- B. Prior to applying for a building permit, the applicant is strongly encouraged to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:
- Contra Costa County Building Inspection Division
 - Contra Costa County Environmental Health Division
 - East Bay Municipal Utility District
 - Central Contra Costa Sanitary District
 - Contra Costa County Fire Protection District