

Re:

412 S. Pixley St.

Regalado Residence

Design Review 5146

Plan Check comments #16 & #19

To whom it may concern:

The subject dwelling is 100+ years old. The living space is not livable by today's standards in its current size of 645 sf and configuration. Part of this proposal is to remodel / rehab the entire interior and add 340 sq. ft. of new construction for a total of 985 sq. ft. Thereby making the space a livable environment, more in line with today's standards.

There are five sub-standard / non-conforming R1-6 properties at the north corner of S. Pixley and W. Culver. The three lots on the west side of the street are all 2,880 SF. The two "lots" on the east side of the street are on the same parcel. Due being on the same parcel, there is a sq. ft. discrepancy between the parcel map (2,112 SF. Each) and the online property survey (2,069.1 SF.) = 86 SF. difference.

17.14.040 GENERAL PROVISIONS

These five non-conforming / sub-standard lots cannot comply with any of the provisions of Table 17.14.070.

Table 17.14.070

RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT R1-6

ADDRESS:	404-416	407-411
<u>REQUIREMENT</u>	<u>EXISTING</u>	<u>EXISTING</u>
Lot area 6,000 SF >	2,880	2,112 SF
Lot Frontage 60 ft >	32 ft	48 ft
Lot Depth 100 ft >	90 ft	44 ft
<i>Setbacks maintain existing historic preservation guidelines</i>		
<i>Height N/A</i>		
FAR (u) 60%	41%-34%	68%
<i>Usable Open</i>		
Space Area 900 SF >	360 sf – 465 sf	220sf – 390 sf
404	360sf / 2880sf = 12.5%	
412	465sf / 2880sf = 16.7% PROPOSED	
416	390sf / 2880sf = 13.5%	
407	390sf / 2112sf = 18.4%	
411	220sf / 2112sf = 10.4%	

The Variance request one;

Per section 17.10.040 Variances:

D. Variances Reviewed by Zoning Administrator. The Zoning Administrator shall have the authority to review the following applications for variances:

2. *Waiver of the following building site requirements for buildings constructed on a single lot or for buildings constructed on separate parcels of land provided there are less than five lots or parcels:*

b. Building site area; (usable site area open space)

c. Building site coverage;

As these five non-conforming / substandard lots cannot possibly comply with any other portion of Table 17.14.070 trying to comply with usable open area is also unrealistic. As the table requires the minimum lot area to have 900 SF of usable open space.

This is 15% of a 6,000 SF lot.

15% of the 2,880 sf lots is 432 SF.

The proposed Variance for the usable open space at 412 S. Pixley is 465 SF.

This exceeds the required percentage of lot for area of usable area when compared to a 6,000 SF lot.

See sheet S-3, Proposed Site / 100 FT. Radius.

412 S Pixley provides for the largest usable open space of five sub-standard lots.

The other four lots:

<i>Address</i>	<i>Usable Open Space</i>
<i>404 S Pixley</i>	<i>360 SF</i>
<i>416 S Pixley</i>	<i>390 SF</i>
<i>407 S Pixley</i>	<i>390 SF</i>
<i>411 S Pixley</i>	<i>408 SF</i>

Per section 17.10.040 Variance:

E. Requirements for Granting of a Variance.

The following findings must be made by the responsible reviewing body in granting a variance pursuant to Section 65906 of the California Government Code:

- 1. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; and*
- 2. That the variance granted shall be subject to such conditions which will assure that the authorized adjustment shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is located.*

Strict Application of Table 17.14.070 of 900 sf usable open space would not allow 412 S Pixley to enjoy the buildable size of the dwelling unit in relation to the size of the lots that 404, 407, 411 and 416 S. Pixley enjoy, that are directly adjacent to and have the identical zone classification: and

The variance of 465 sf usable open space as opposed to 900 sf at 412 S Pixley will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and in

the identical zone classification in which subject property is located. In fact all the other lots adjacent to and in the vicinity enjoy the privilege of a smaller percentage of square feet of usable space for the lot area and the privilege of a larger percentage of square feet of dwelling unit of the lot area.

There by satisfying the requirements for Granting of the Variance per section 17.10.040 E. 1. & 2.

The Variance request Two;

Per section 17.10.040 Variances:

D. Variances Reviewed by Zoning Administrator. The Zoning Administrator shall have the authority to review the following applications for variances:

5. Waiver of parking lot dimensional standards;

17.34.060 REQUIRED NUMBER OF PARKING SPACES

These five non-conforming / sub-standard lots cannot comply with any of the provisions of Table 17.34.060(A).

Table 17.34.060

REQUIRED NUMBER OF PARKING SPACES FOR
RESIDENTIAL USES
REQUIRED NUMBER OF SPACES
SINGLE FAMILY DWELLING
DISTRICT R1-6

ADDRESS: 404 412 416 407 411

REQUIREMENT

2 car garage 2 car 1 car 1 car 1 car no garage

12 ft. \times 20 ft. no no no no no

None of the sub-standard lots that to adjacent to and have the identical zone classification as 412 S Pixley have this 12 ft \times 20 ft accessway.

The proposed Variance to extend 8 ft wide \times 46 ft (368 sf) long driveway by 24'-8" (195 sf) for garage access way thereby creating a 563 sf garage access way at 412 S. Pixley.
(>2x's 240 sf)

See sheet S-3, Proposed Site / 100 FT. Radius.

412 S Pixley 563 SF access way provides for the largest garage access way space of five sub-standard lots.

The other four lots:

Address	Usable Open Space
404 S Pixley	00 SF
416 S Pixley	372 SF
407 S Pixley	00 SF
411 S Pixley	NO GARAGE

Per section 17.10.040 Variance:

E. Requirements for Granting of a Variance.

The following findings must be made by the responsible reviewing body in granting a variance pursuant to Section 65906 of the California Government Code:

- 1. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; and*
- 2. That the variance granted shall be subject to such conditions which will assure that the authorized adjustment shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is located.*

Strict Application of Table 17.34.06(A) of 12 ft x 20 ft long accessway space would not allow 412 S Pixley to enjoy the buildable size of the dwelling unit in relation to the size of the lots that 404, 407, 411 and 416 S. Pixley enjoy, that are directly adjacent to and have the identical zone classification: and

The variance the existing driveway extension as opposed a 12 ft x 20 ft access space at 412 S Pixley will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and identical zone classification in which

subject property is located. In fact all the other lots adjacent to and in the vicinity enjoy the privilege of a smaller percentage of square feet of garage access way – or have no garage - for the lot area and the privilege of a larger percentage of square feet of dwelling unit of the lot area.

There by satisfying the requirements for Granting of the Variance per section 17.10.040 D. 5.

Also of note:

All five of these sub-standard lots are of a size that would allow qualification of them under California Housing Opportunity and More Efficiency (HOME) Act, as it allows homeowners to build more housing on their properties.

All of these lots are located within 1 / 2 mile walking distance of either a high-quality transit corridor, a major transit stop, or within 1 block of a car share vehicle. No parking space shall be required for parcels within 1 / 2 mile walking distance of either a high-quality transit corridor, a major transit stop.

There are three transit stops with 0.3 mile of 412 S Pixley:

- *La Veta-Parker ID 5474- 0.2 miles*
- *La Veta-Parker ID 5461- 0.2 miles*
- *La Veta-La Veta Park ID 5462- 0.3 miles*

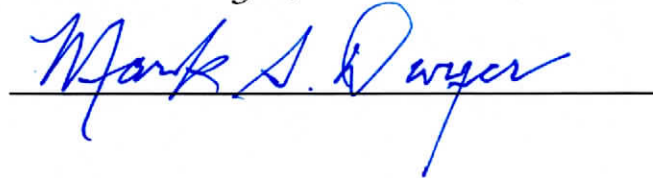
The prevailing pattern of open space in the front and side yards is being preserved.

The front street walkway, parkway and tree are being protected and preserved. The current driveway cut will also be protected and preserved.

The current driveway/parking area is badly cracked and unsightly. The driveway needs to be removed and replaced in its current side yard location and extended to the relocated garage. The overall width will be maintained. The parking area will be expanded. The proposal is to enhance the driveway/parking area with a center planting strip to be more environmentally friendly by reducing the square footage of non-pervious surfaces. The color and texture of the non-pervious surface will match the existing natural grey smooth concrete. The planting strip will match the existing front lawn grass. This proposed configuration will also maintain the streetscape pattern and allow for increased on site parking to relieve some street parking impact and be more environmentally friendly.

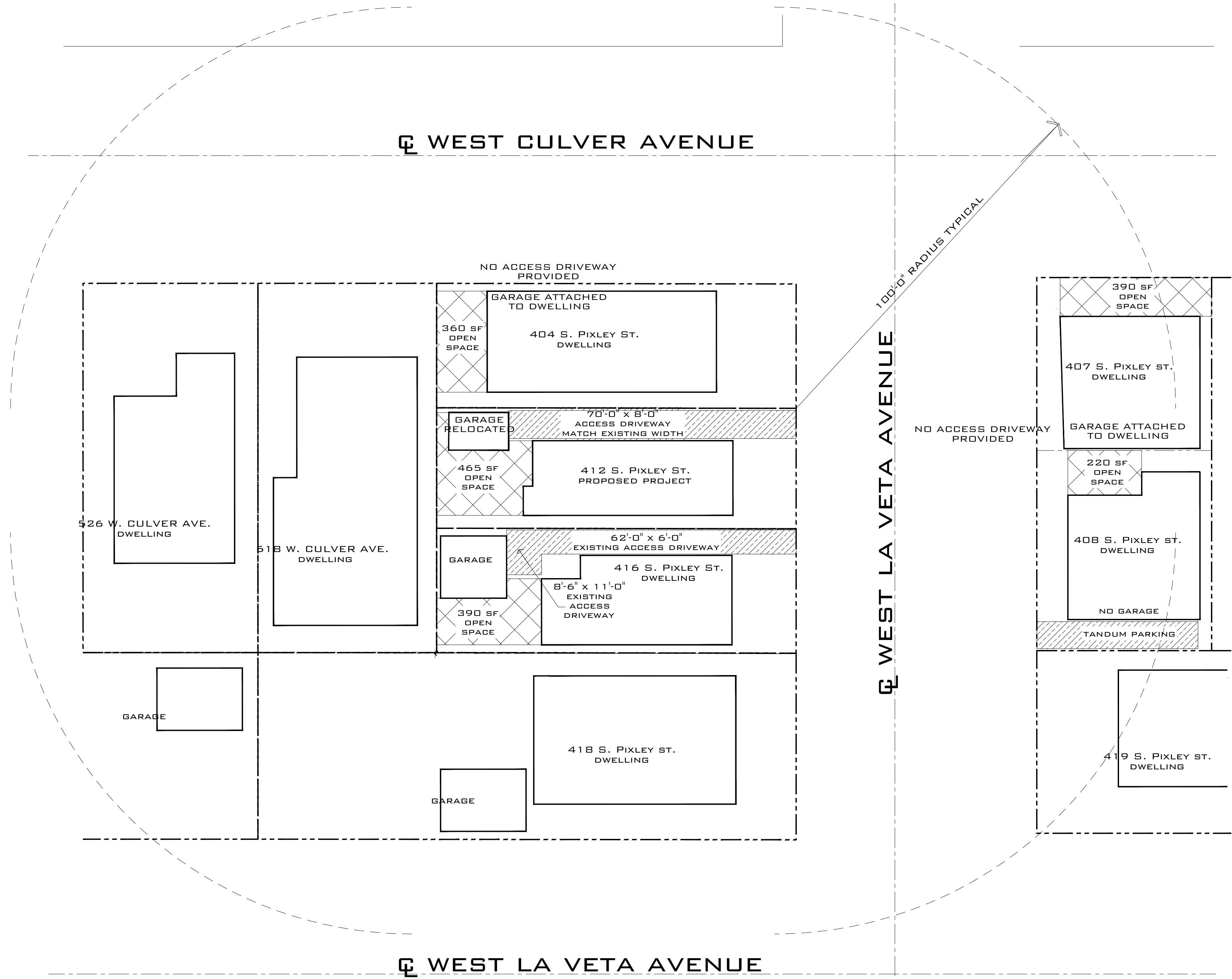
Thank you so much for your time and consideration of our proposal.

Mark S. Dwyer, Architect NCARB



Alonso Regalado, Owner





ARCHITECTURAL DESIGN SOLUTIONS
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412 S. PIXLEY ST.
 ORANGE, CA. 92868

ASSESSOR'S PARCEL NUMBER:
 APN 041-141-24
 TRACT 545 / LOT 24

GENERAL PLAN LAND USE:
 RESIDENTIAL

ZONING:
 R1-6

LAND USE:
 LOW DENSITY RESIDENTIAL

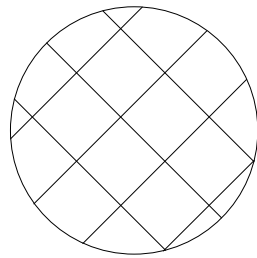
LOT SIZE:
 2,880 SQ. FT. (.066 AD)

FLOOR AREA:
 EXISTING:
 645 SQ. FT. DWELLING
 170 SQ. FT. GARAGE
 PROPOSED:
 985 SQ. FT. DWELLING
 170 SQ. FT. GARAGE

DENSITY:
 1/.066

PROPERTY LINES:
 NO CHANGE

BUILDING CODE:
 CALIFORNIA RESIDENTIAL CODE 2022 EDITION
 TYPE VN CONSTRUCTION
 R-3 OCCUPANCY
 ONE UNIT TWO BEDROOMS



USABLE OPEN SPACE
 17.04.034. "O" DEFINITIONS
 SPEN SPACE, USABLE" MEANS ANY SPACE ON A LOT NOT ENCLOSED BY BUILDINGS AND INTENDED FOR RECREATION AND LEISURE USES. USABLE OPEN SPACE INCLUDES YARDS, COURTYARDS, BALCONIES, DECKS, PORCHES, AND PATIOS BUT DOES NOT INCLUDE FRONT YARD SETBACKS, DRIVEWAYS, PARKING SPACES OR SIDE YARDS LESS THAN EIGHT FEET IN WIDTH.

PROPOSED SITE / 100 FT RADIUS
 SCALE: 1/16" = 1'-0"



REGALADO REMODEL
 412 S. PIXLEY STREET
 ORANGE, CA. 92868
 ARCHITECTURAL DESIGN SOLUTIONS

2025-03-7 S-3