



## Legislation Details (With Text)

<b>File #:</b>	20-1843	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearing	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	10/26/2020	<b>In control:</b>		Historic Preservation Commission	
<b>On agenda:</b>	11/4/2020	<b>Final action:</b>			
<b>Title:</b>	<p>2. Major Certificate of Appropriateness (MAJCOA 13258-2020) Project Address: 420 E. Alvarado Street Project Applicant: Kevin Lee Project Planner: Lynda Lara, Assistant Planner Council District: CC District No. 4 A request for a Major Certificate of Appropriateness to demolish an existing deck area to accommodate an interior remodel and the construction of a 590 s.f. addition consisting of a new family room, laundry room, two bathrooms and a second story balcony at a property located in the R-1-6,000 (Single Family Residential) Zone and Lincoln Park Historic District. The project also includes the demolition of an existing two-car garage and the construction a new 790 s.f. limited detached ADU (to be reviewed under a separate ministerial permit). The proposed project meets the criteria for a Class 1 (Existing Facilities) Categorical Exemption in that the project will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet.</p> <p>Recommendation: Staff recommends that the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 13258-2020), subject to findings and conditions.</p>				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Staff Report, 2. Attachment 1 - Draft HPC Resolution, 3. Attachment 2 - Location Map, 4. Attachment 3 - Site Photos, 5. Attachment 4 - Lincoln Park Historic Survey, 6. Attachment 5 - Proposed Plans, 7. Attachment 6 - PHN				

Date	Ver.	Action By	Action	Result
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### 2. Major Certificate of Appropriateness (MAJCOA 13258-2020)

Project Address: 420 E. Alvarado Street

Project Applicant: Kevin Lee

Project Planner: Lynda Lara, Assistant Planner

Council District: CC District No. 4

A request for a Major Certificate of Appropriateness to demolish an existing deck area to accommodate an interior remodel and the construction of a 590 s.f. addition consisting of a new family room, laundry room, two bathrooms and a second story balcony at a property located in the R-1-6,000 (Single Family Residential) Zone and Lincoln Park Historic District. The project also includes the demolition of an existing two-car garage and the construction a new 790 s.f. limited detached ADU (to be reviewed under a separate ministerial permit). The proposed project meets the criteria for a Class 1 (Existing Facilities) Categorical Exemption in that the project will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet.

### Recommendation:

Staff recommends that the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 13258-2020), subject to findings and conditions.