



Legislation Details (With Text)

File #:	21-1082	Version:	1	Name:	
Type:	Public Hearing	Status:		Agenda Ready	
File created:	1/27/2021	In control:		Historic Preservation Commission	
On agenda:	2/3/2021	Final action:			
Title:	2. Major Certificate of Appropriateness (MAJCOA 13258-2020) (Continued from January 6, 2021) 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 85 s.f. deck area to accommodate the construction of a 391 s.f. first floor addition consisting of a new family room, laundry room and one bathroom, and a second story 70 s.f. bathroom and 74 s.f. second story balcony. Renovations to the interior and exterior will also be completed as part of the overall project. 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.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Staff Report, 2. Attachment 1 - Draft HPC Resolution, 3. Attachment 2 - HPC 1-6-21 Staff Report & Plans, 4. Attachment 3 - Location Map, 5. Attachment 4 - Site Photos, 6. Attachment 5 - Lincoln Park Historic Survey, 7. Attachment 6 - Proposed Plans 1-27-21, 8. Attachment 7 - PHN				

Date	Ver.	Action By	Action	Result
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2. Major Certificate of Appropriateness (MAJCOA 13258-2020) (Continued from January 6, 2021)

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 85 s.f. deck area to accommodate the construction of a 391 s.f. first floor addition consisting of a new family room, laundry room and one bathroom, and a second story 70 s.f. bathroom and 74 s.f. second story balcony. Renovations to the interior and exterior will also be completed as part of the overall project. 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.