



Legislation Text

File #: 19-1183, **Version:** 1

3. Major Certificate of Appropriateness (MAJCOA 11378-2019)

Project Address: 490 Preciado Street

Project Applicant: James Kercheval

Project Planner: Sandra Elias, Assistant Planner

Council District: CC District No. 6

Request for a Major Certificate of Appropriateness to allow the construction of a new 360 square foot garage and a request to remove a Mexican Fan Palm tree located in the rear yard. The proposed project includes a new, two-story 1,200 square foot accessory dwelling unit (approved under a separate ministerial permit) on a property with a contributing single-family residence located within the Hacienda Park Historic District in the R-1 7,200 zone. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15303(e), (Class 3 - New Construction of Small Structures) and Section 15304, (Class 4 - Minor Alterations to Land).

Recommendation:

Staff recommends that the Historic Preservation Commission approve Major Certificate of Appropriateness (MAJCOA 11378-2019), subject to conditions.