



Legislation Text

File #: 21-1082, **Version:** 1

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.