

PLANNING APPLICATION SUMMARY

Location:	283 E 19 th Street	Application Number:	BC21-00147
Request:	Building Permit BC21-00147 is a request to construct a 1,072-square-foot second story addition above the existing residence and detached garage. The second story addition above the garage will be connected to the main residence by an enclosed bridge. The residence will include 4,567-square-feet of living space including 2,380-square-feet on the first floor and 2,187-square-feet on the second floor. The residence will feature 5 bedrooms, 4 full bathrooms and 1 half bathroom, a new library, new storage room, new laundry room, as well as an existing great room, living room, and office. The project also proposes to modify windows on the left and right facades.		

SUBJECT PROPERTY:**SURROUNDING PROPERTY:**

Zone:	R1	North:	R1 (Across E 19 th St)
General Plan:	LDR	South:	R1 (Across the alley)
Lot Dimensions:	50.44 FT x 129.08 FT (project site)	East:	R1
Lot Area:	6,561 SF	West:	R1
Existing Development:	Developed with an 3,495-square-foot, two-story single family residence with detached two car garage.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Required	Proposed/Provided
Minimum Lot Area	6,000 SF	6,561 SF
Minimum Lot Width	50 FT	50.44 FT
Maximum No. of Stories/Bldg. Height	2 Stories/27 FT	2 Stories/26 FT 7 IN
Minimum Open Space	40%	46.46%
Front Setback	20 FT	20 FT
Side Setback (Right/Left)	5 FT/5 FT	5 FT/5 FT
Average Second Story Side Setback (Right/Left)	10FT/10FT	(11FT/11FT-7IN)
Rear Setback	5 FT	10 FT
Parking		
Covered Parking	2 Spaces	2 Spaces
Open Parking	1 Space	1 Space
CEQA Status	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)	
Final Action	Planning Commission	