

Neely Addition & Window Replacements

Minor Landmark Alteration Permit

File No. LMA22-008

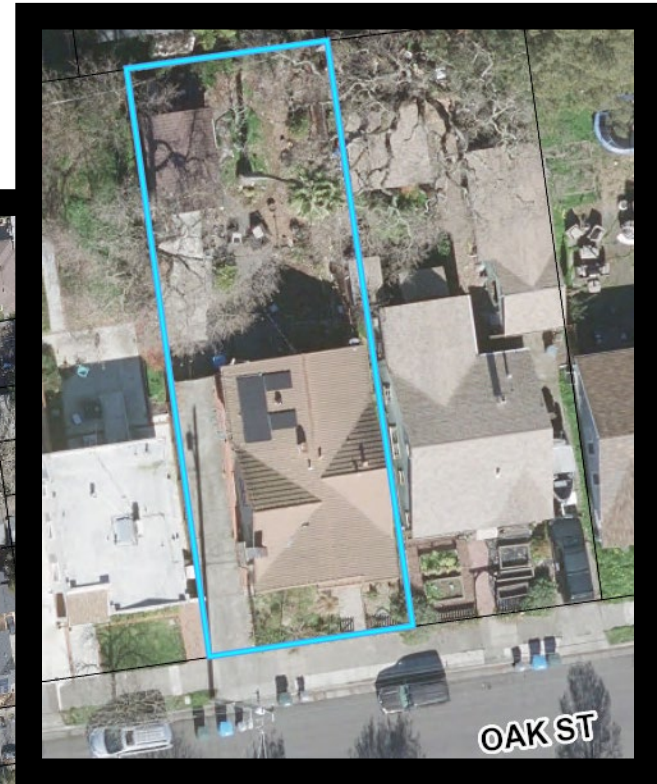
641 Oak St.

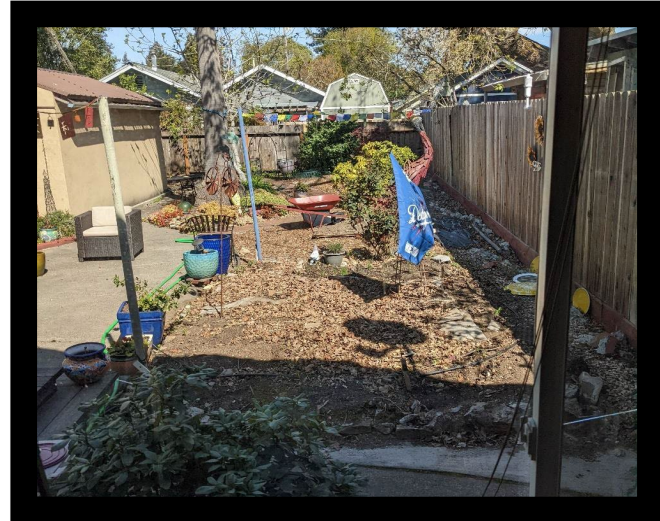
October 20, 2022

Christian Candelaria, City Planner
Planning and Economic Development

Minor Landmark Alteration Permit to add an additional bedroom and half bath to the house and expand the dining room out by 5 feet. There is a total 251.75 square-foot addition on an existing single-family. The addition will match the existing bungalow-style and keep all design elements of the existing single-family home. There will be a replacement of 3 existing vinyl windows to original historic wood style as part of CE20-0969.

Zone: PD0225-H
GP: Low Density Residential
Burbank Gardens Preservation District





Site Plan

251.75 sq ft Addition

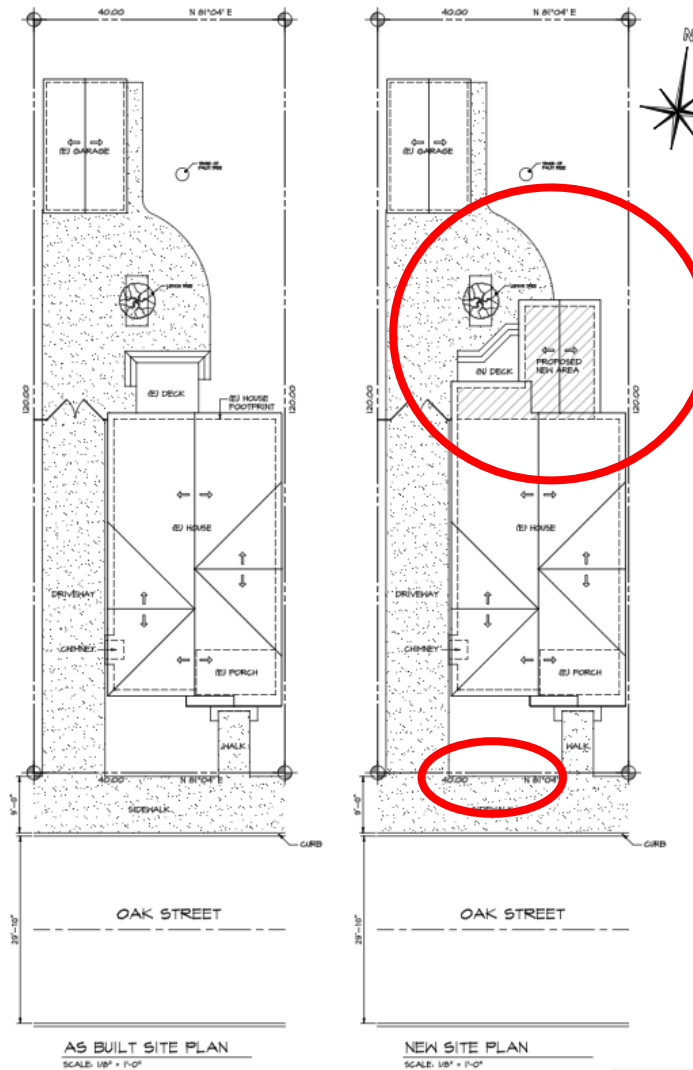
Current Total: 1,036 sq ft

New Addition: 251.75 sq ft

- Living Room: 52 sq ft
- Bedroom: 199.75 sq ft

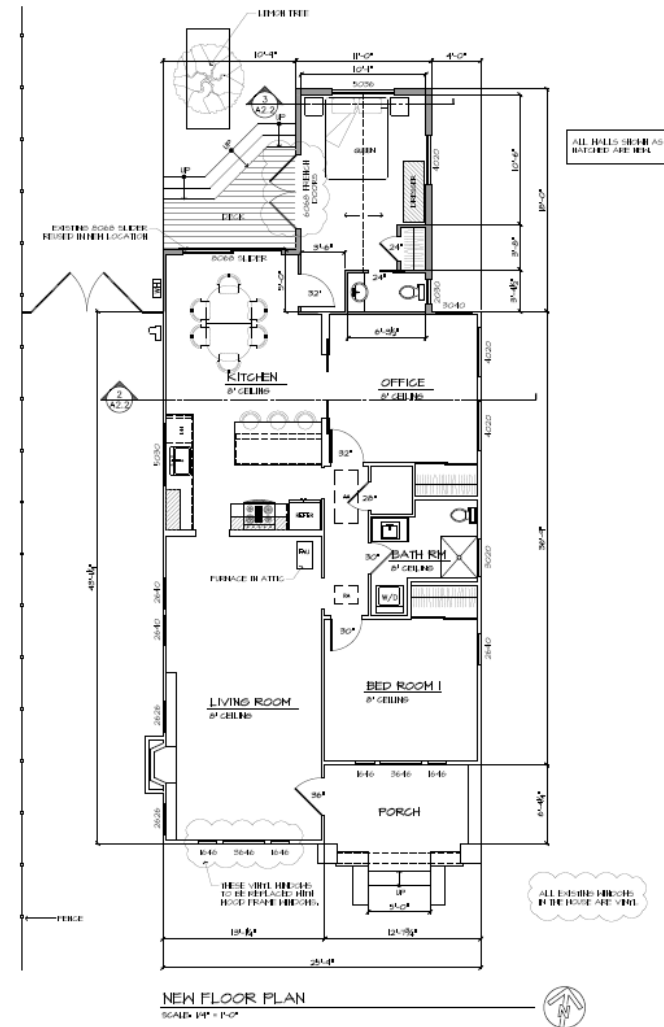
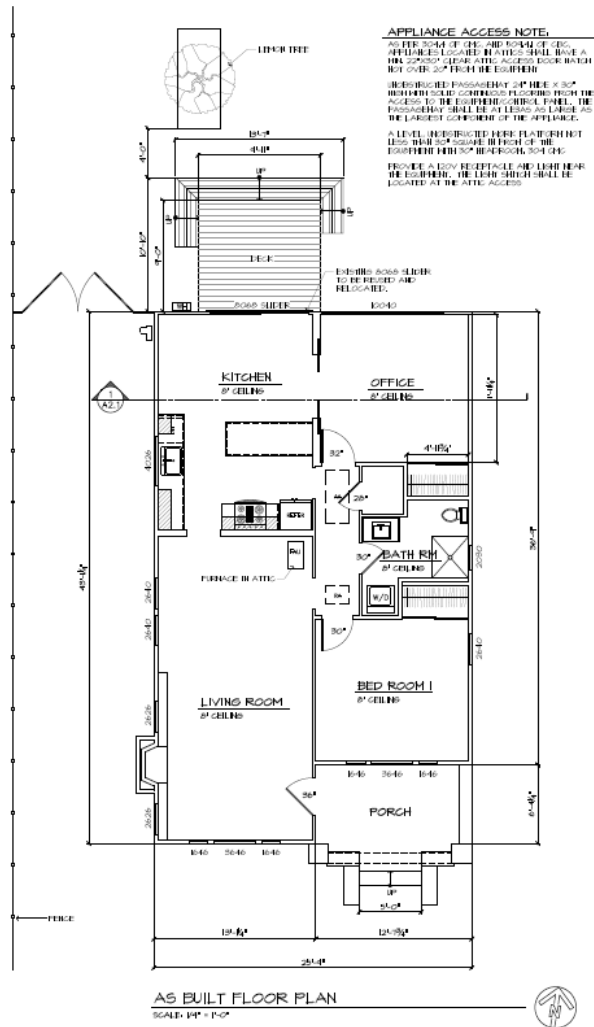
New Total: 1,287.75 sq ft

Lot: 4,791.6 sq ft



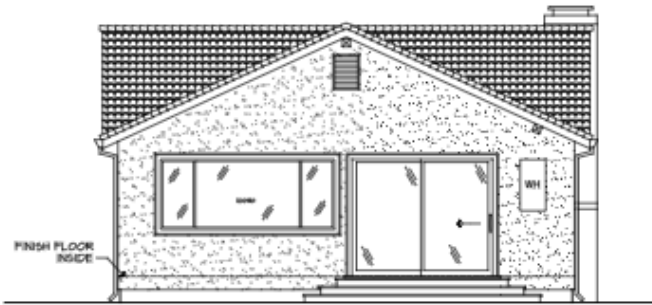
Floor Plan

251.75 sq ft Addition



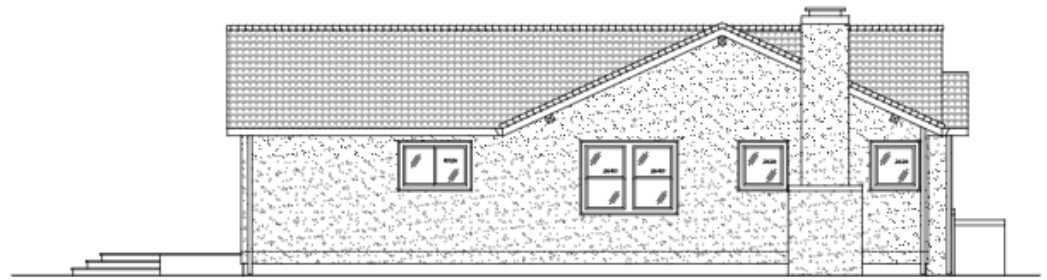
Elevations

251.75 sq ft Addition



AS BUILT NORTH ELEVATION

SCALE: 1/4" = 1'-0"



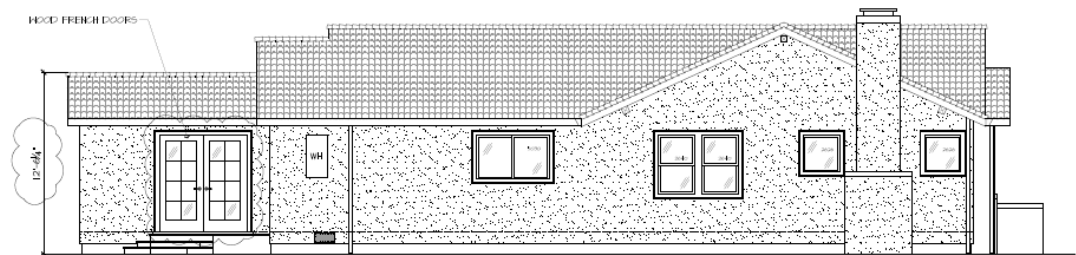
AS BUILT WEST ELEVATION

SCALE: 1/4" = 1'-0"



NEW NORTH ELEVATION

SCALE: 1/4" = 1'-0"



NEW WEST ELEVATION

SCALE: 1/4" = 1'-0"

Existing windows will be light brown stucco exterior with dark brown wood casement window frame and vinyl insert windows. All windows on the new addition as well as three front windows visible from public right of way will be wooden exterior windows and not vinyl inserts. The three front windows are being returned as part of CE20-0969. New exterior doors on the addition will be wooden French doors matching historic style of neighborhood. New addition will be light brown stucco exterior matching the existing home and historic style. The addition will be matching the existing style and materials of the home using stucco walls, roof tiling, single hung wooden exterior windows, and the same architectural style for the fascia and gutters on the roofing.



Environmental Review

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under CEQA Guidelines Section 15301 and subsection 'e' in that the new proposed addition is a minor alteration of an existing private structure. The addition does not result in an increase of more than 2,500 square-feet or 50 percent of the floor area.

It is recommended by Planning and Economic Development Department that the Zoning Administrator, by resolution, approve a Minor Landmark Alteration permit, LMA22-008, for the property located at 641 Oak Street.

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