

Monroe House Additions

Minor Landmark Alteration Permit

File No. LMA22-012

1118 Monroe Ct

October 6, 2022

Christian Candelaria, City Planner
Planning and Economic Development

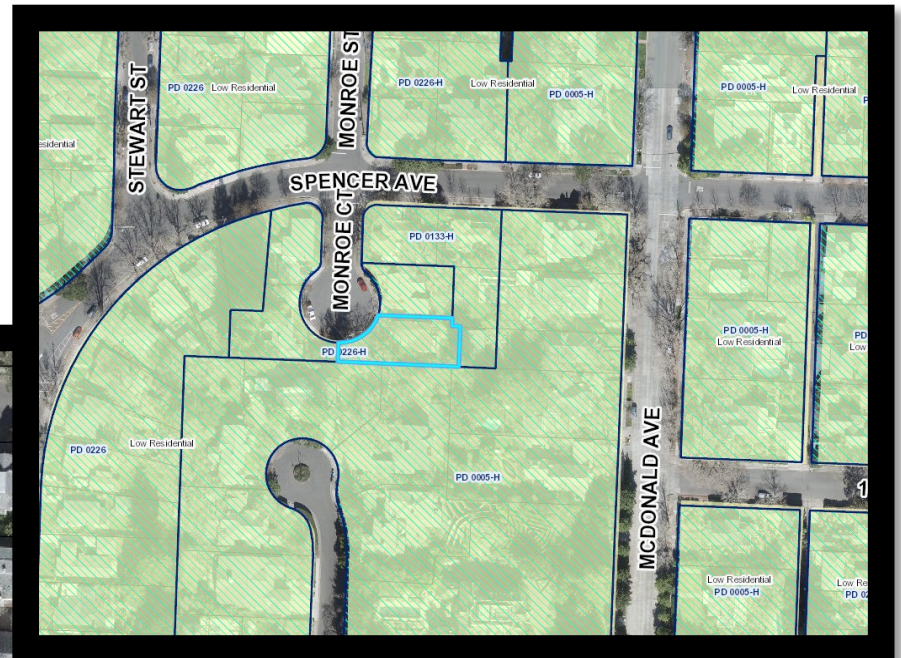
Minor Landmark Alteration to allow the applicant to construct a 293 square-foot addition for an extended bedroom with a bathroom, closet, and a new window, and a 16 square-foot addition for a laundry room at the side of the single-family dwelling. Project encroaches the rear yard setback by 20 square feet. Due to the irregularity of the easterly property boundary the project will be going 2 feet into the northerly rear setback and 10 feet into the easterly rear setback.

Neighborhood Context

Zone: PD0226-H

GP: Low Density Residential

McDonald Avenue Preservation District



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McDonald Avenue Preservation District



1118 Monroe Court



Site Plan

309 sq ft in Additions

Current Total: 1,038 sq ft

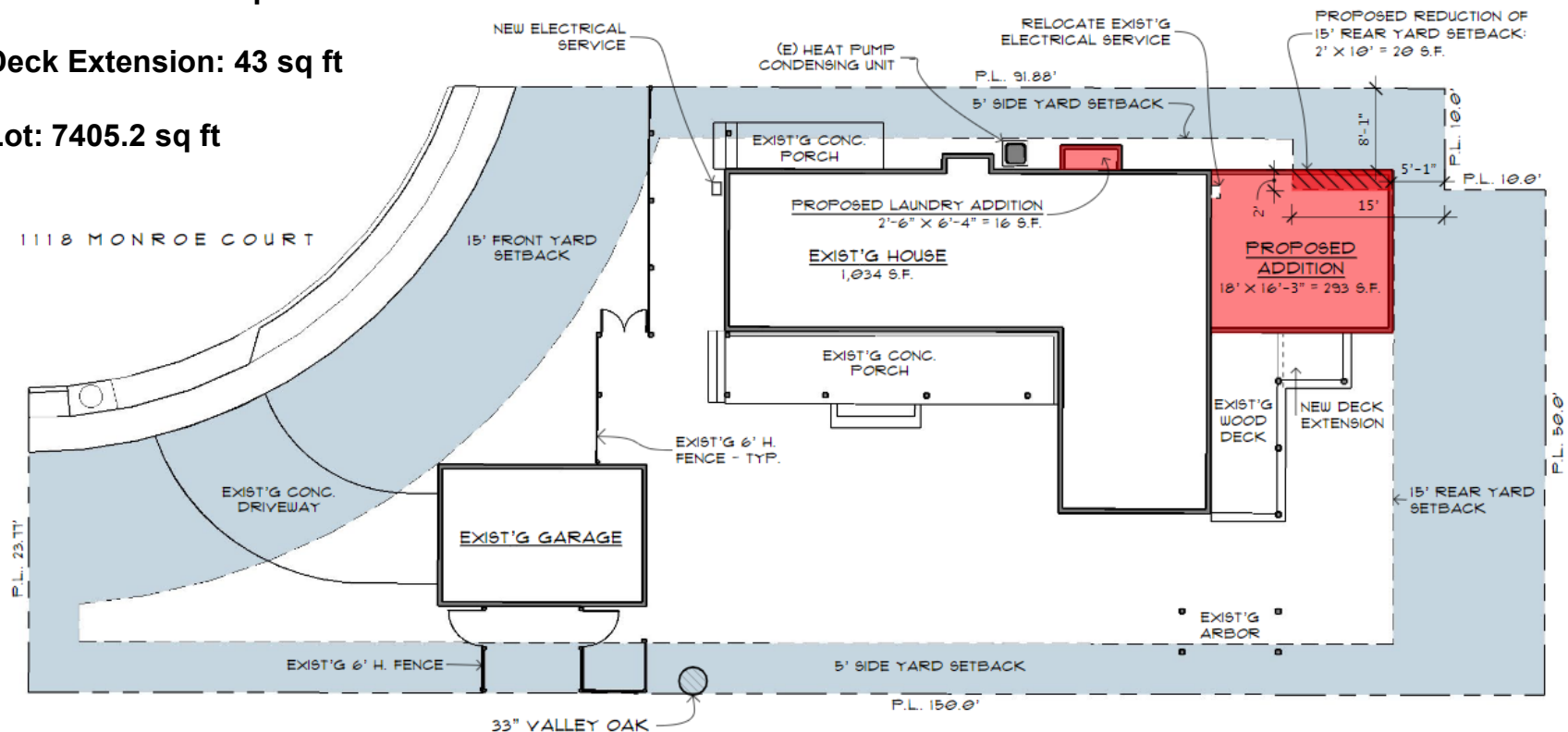
New Addition: 309 sq ft

- Laundry Room: 16 sq ft
- Bedroom: 293 sq ft

New Total: 1347 sq ft

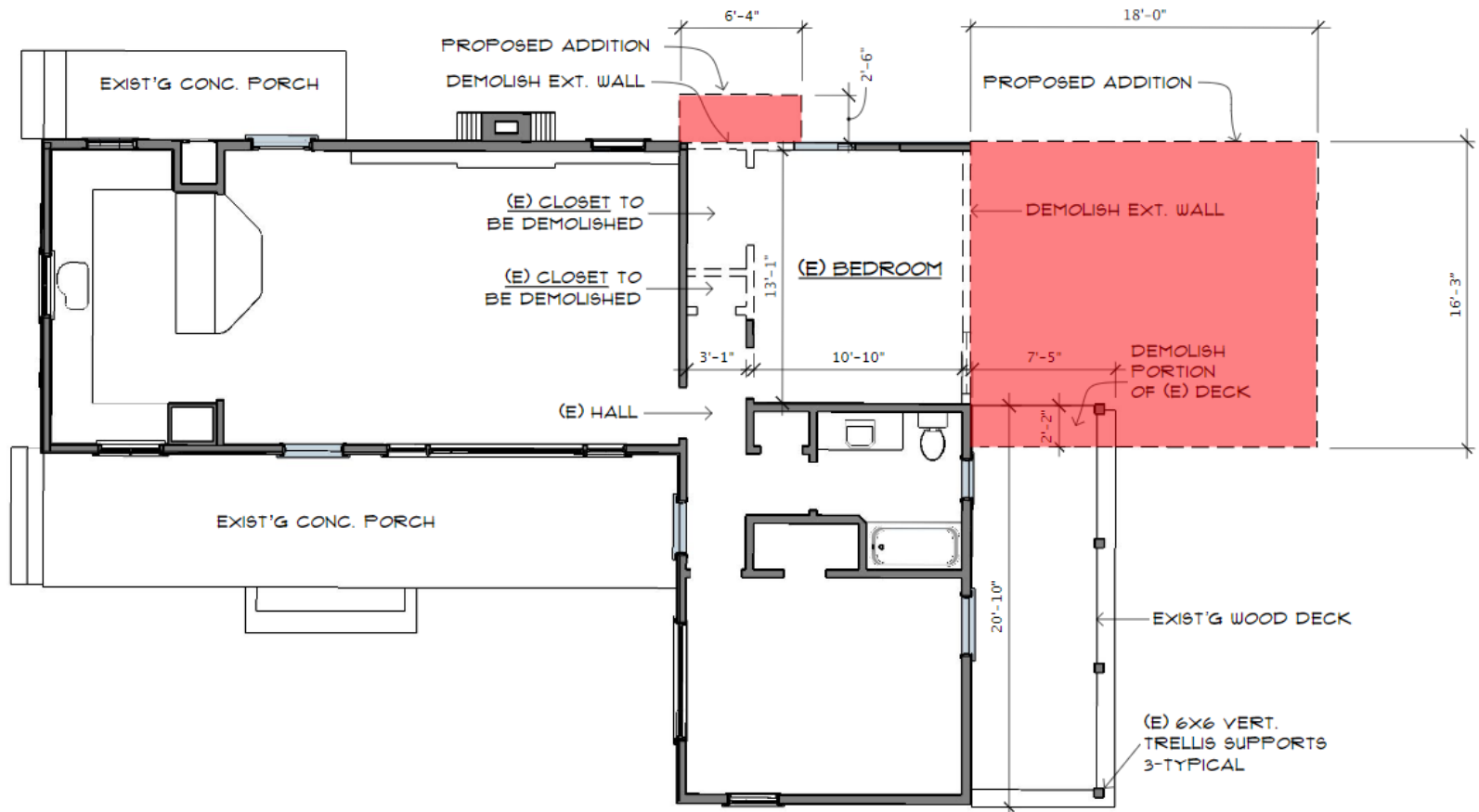
Deck Extension: 43 sq ft

Lot: 7405.2 sq ft



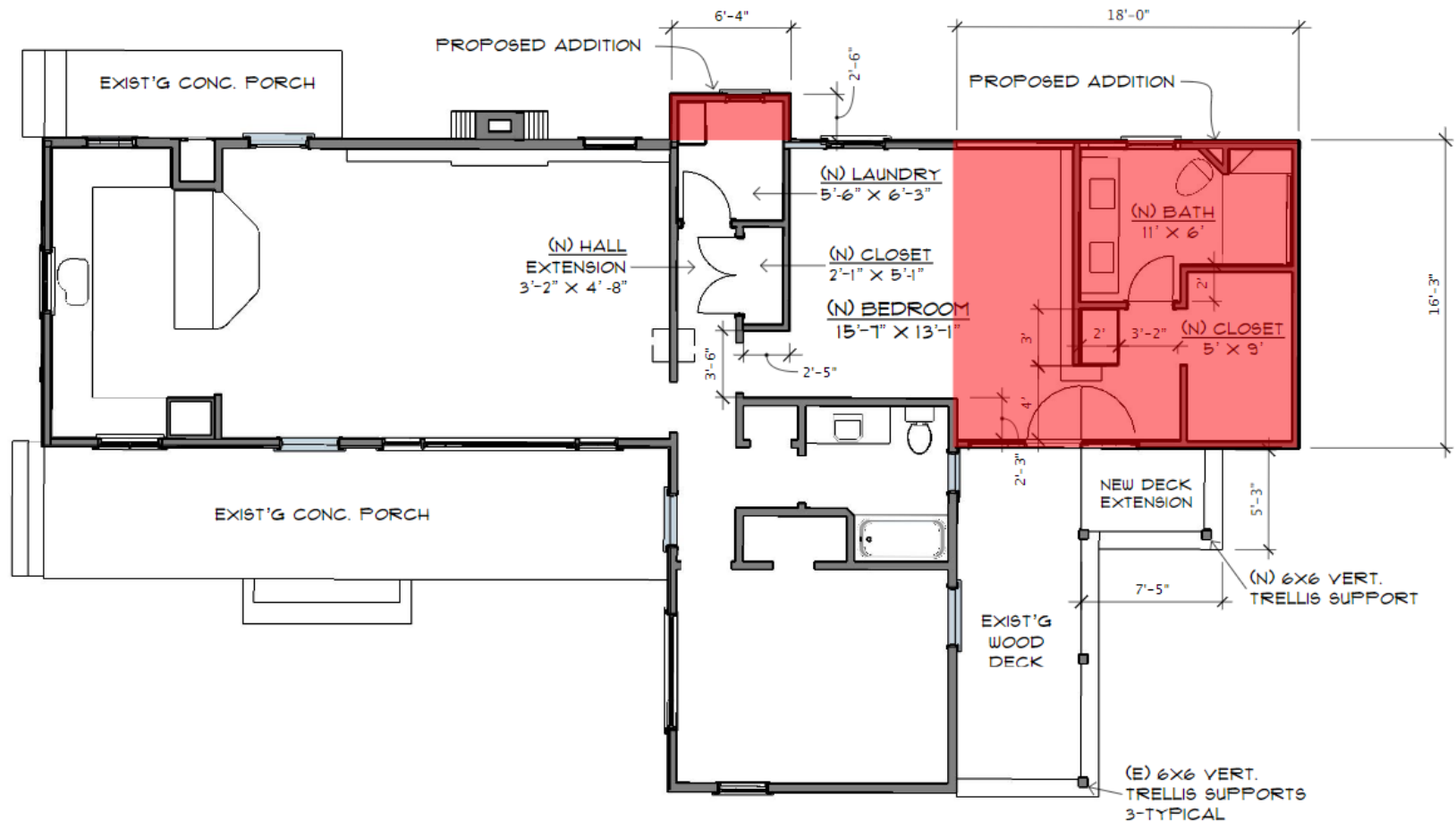
Existing/Demo Floor Plan

309 sq ft in Additions

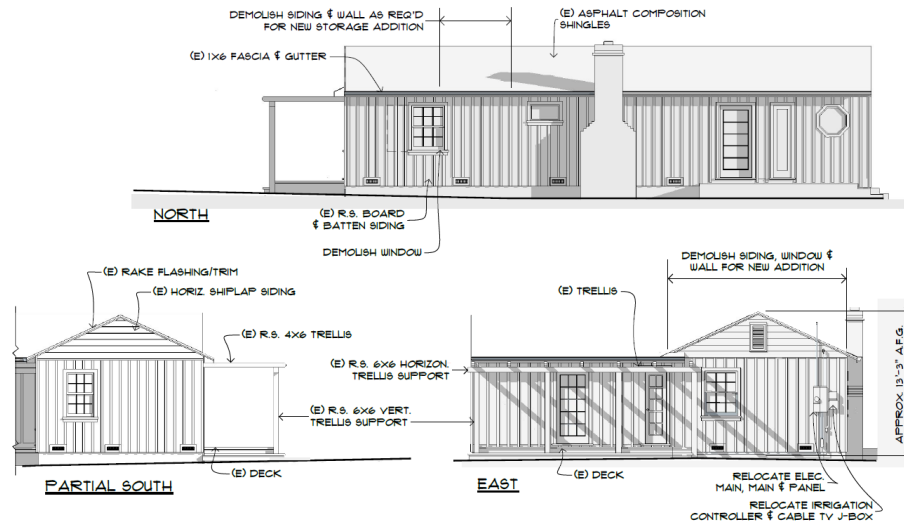


New Floor Plan

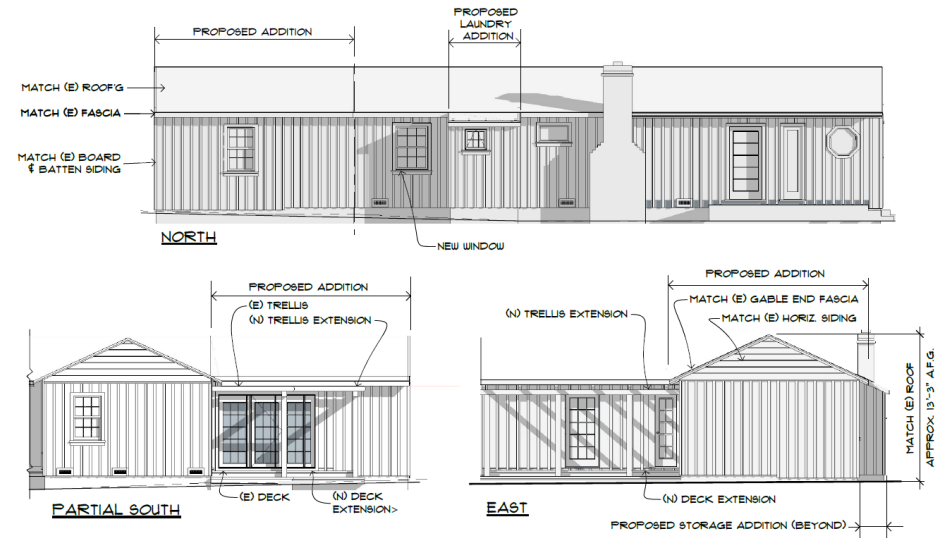
309 sq ft in Additions



Existing Elevations



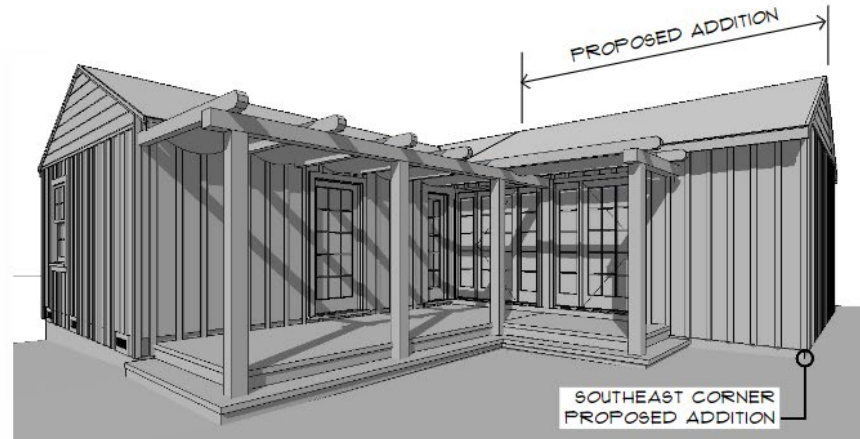
New Elevations



Photos of Proposed Location



REAR YARD : VIEW LOOKING NORTHWEST



REAR YARD : VIEW LOOKING WEST



REAR YARD : VIEW LOOKING NORTHEAST

Historic Style / Materials

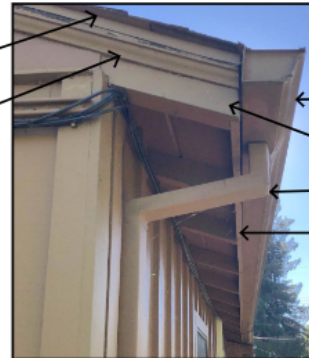


RAKE WALL DETAIL

SHINGLES & EDGE FLASHING

SHAPED 3-1/2" W. MOULDING

1X8 HORIZ. V-JOINT
SHIPLAP SIDING



FASCIA /GUTTER /D.S.

ASPHALT COMPOSITION
SHINGLES

4" OGEE GUTTER

1X6 FASCIA

1-3/4" X 2-3/4" D.S.

1X6 FASCIA



WINDOW/DOOR COLOR:

Benjamin Moore

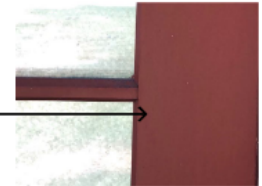
S1 1x 9.0000

W1 2x 21.0000

M1 3x 20.0000

R3 4x 17.0000

Base 4 N401 4X



SIDING/TRIM COLOR:

Kelly-Moore

B 0 Y 36.0000

C 2 Y 40.0000

F 1 Y 0.0000

KX 1 Y 24.0000

Base 1240-555



WINDOW/DOOR TRIM, SIDING DETAIL

1X SHAPED R.S. TRIM
& DRIP FLASH'G

1X4 R.S. TRIM

1X4 R.S. TRIM

HARDIE "CEDARMILL" CEMENT
FIBER SIDING BOARD - MATCHES
ORIGINAL R.S. REDWOOD SIDING

1X3 R.S. BATTENS @ 10" O.C.

WINDOW SCREEN

NEW WINDOWS/DOORS
MATCH EXIST'G STYLE

SHAPED 2X SILL

1X4 R.S. TRIM

TRELLIS COLOR:

Kelly Moore

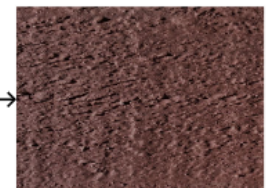
B 0 Y 36.0000

F 0 Y 23.0000

KX 0 Y 16.5000

V 0 Y 43.5000

Base 1245A-555



Zoning Code Section 20-28.040 Historic (-H) combining district.

4. Setbacks.

- a. Purpose. The historic development pattern is a unique and defining feature in each of the City's preservation districts and on each landmark property. Standard setback requirements may not be sensitive to such unique attributes and therefore it is important to allow flexibility in determining appropriate setbacks to preserve and enhance existing conditions or character.
- b. Applicability. Reduced setbacks may be applied to development within a designated preservation district or on a designated local landmark. The reduced setback may be applied to new buildings as well as the addition or expansion of an existing building.
- c. Reduced setbacks. A reduction of setbacks required by the primary zoning district may be approved provided that:
 - (1) The review authority first finds that the reduced setback will not significantly impair the residential privacy of the proposed structures or any adjacent existing or anticipated residential structures or use; and
 - (2) The review authority first finds that the reduced setback enhances and protects the historic development pattern of the preservation district or any adjacent contributing properties and that approving a reduced setback facilitates a superior project.

Zoning Code Section 20-28.040 Historic (-H) combining district.

The proposed project's reduced setback will not significantly impair the residential privacy of the proposed structures or any adjacent existing or anticipated residential structures or use.

- The addition does not abut any adjacent properties' residential structures.

The proposed project's reduced setback enhances and protects the historic development pattern of the preservation district and that approving a reduced setback facilitates a superior project.

- The proposed project will be keeping with the historical style and materials of the existing structure and as part of the McDonald Avenue Preservation District and the reduced setback will allow for an adequately sized bathroom inside the proposed addition.

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 subsection 'e' in that the new proposed addition is a minor alteration of an existing private structure. The addition is negligible and does not result in an increase of more than 2,500 square-feet or 50 percent of the floor area.

- There are no unresolved issues as a result of staff review.
- No comments have been received.



It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve, by resolution, approve a Minor Landmark Alteration Permit, LMA 22-012, to allow 309 square feet in additions for a master bedroom and a laundry room at 1118 Monroe Ct.

Questions:

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