

# Somerville Garage and Remodel

Minor Landmark Alteration, LMA23-006

522 Orchard Street

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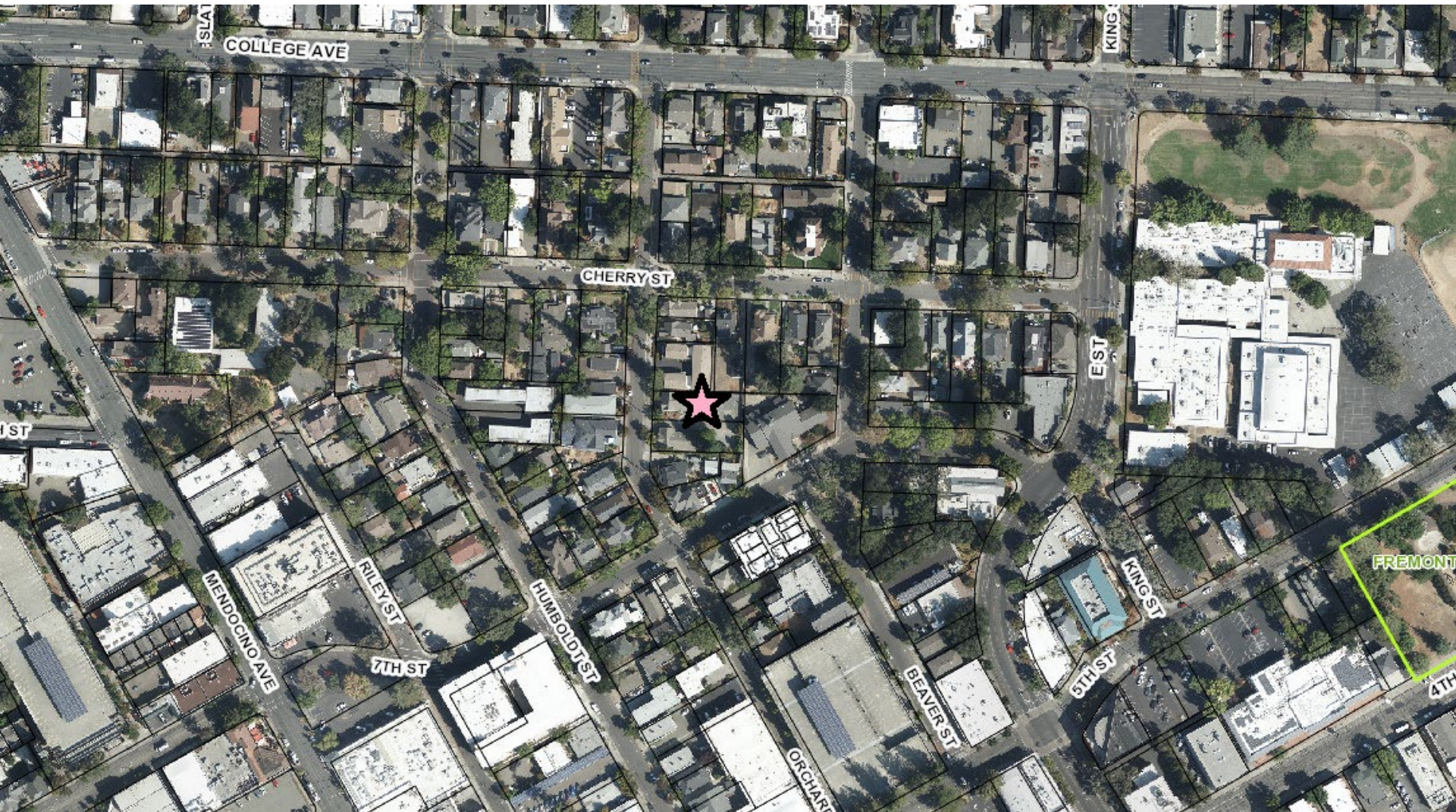
August 1, 2024

Sachnoor Bisla, City Planner  
Planning and Economic Development

- Expand garage to include unconditioned space to the rear and a loft above
- New bathroom and covered patio to the rear of the existing home



# Neighborhood Context

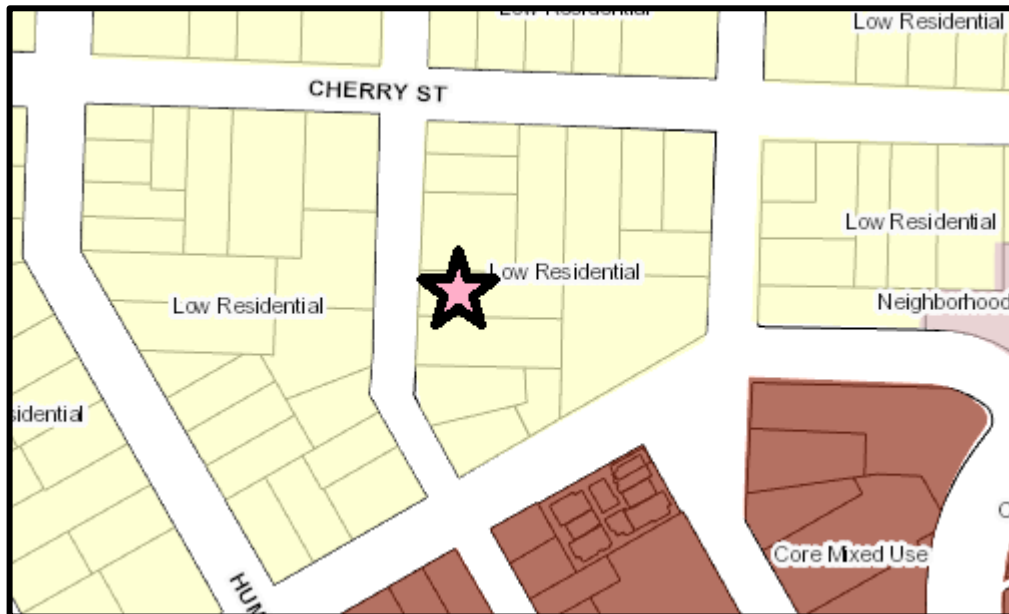




# 522 Orchard St



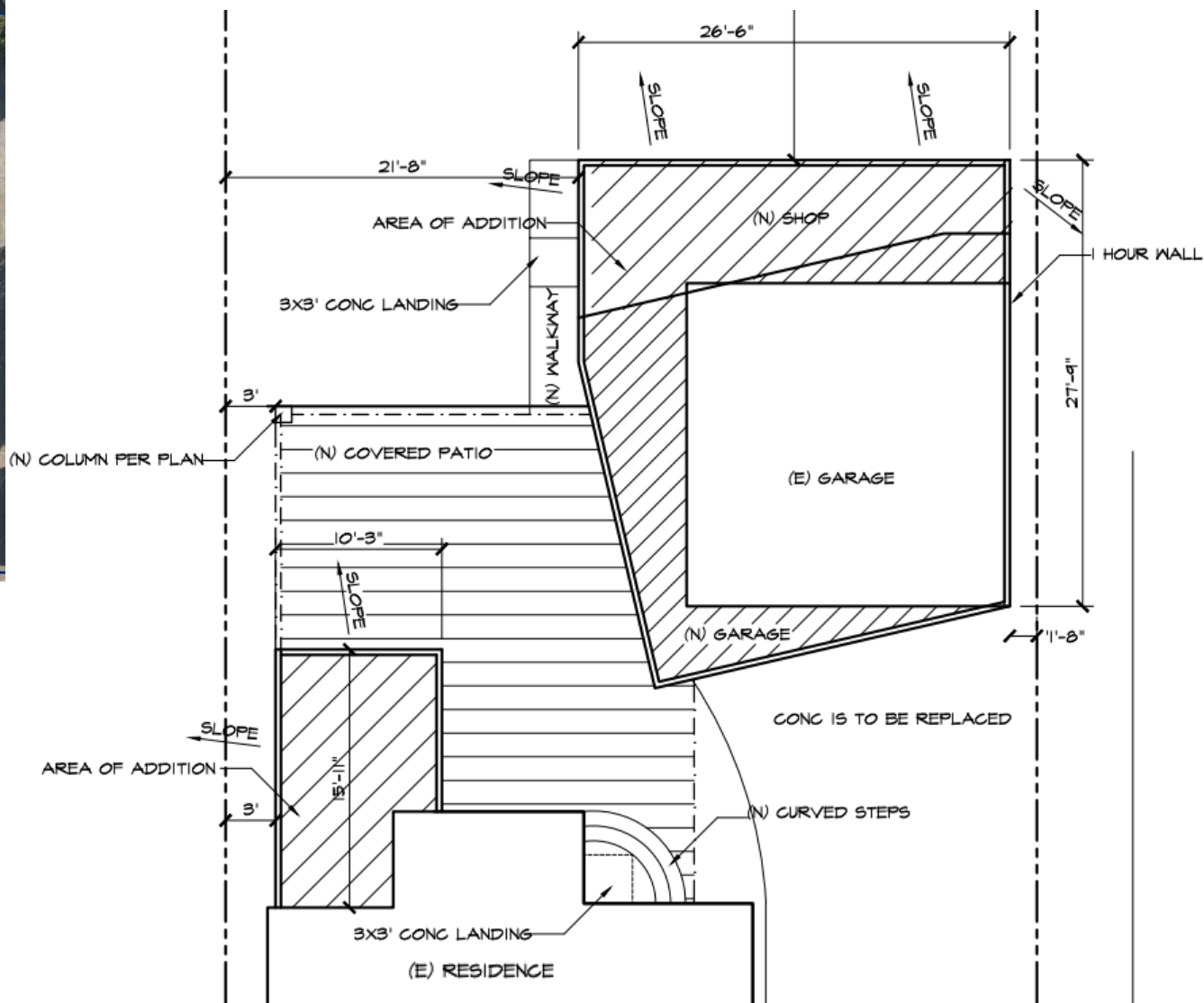
# General Plan & Zoning



General Plan: Low Density  
Residential

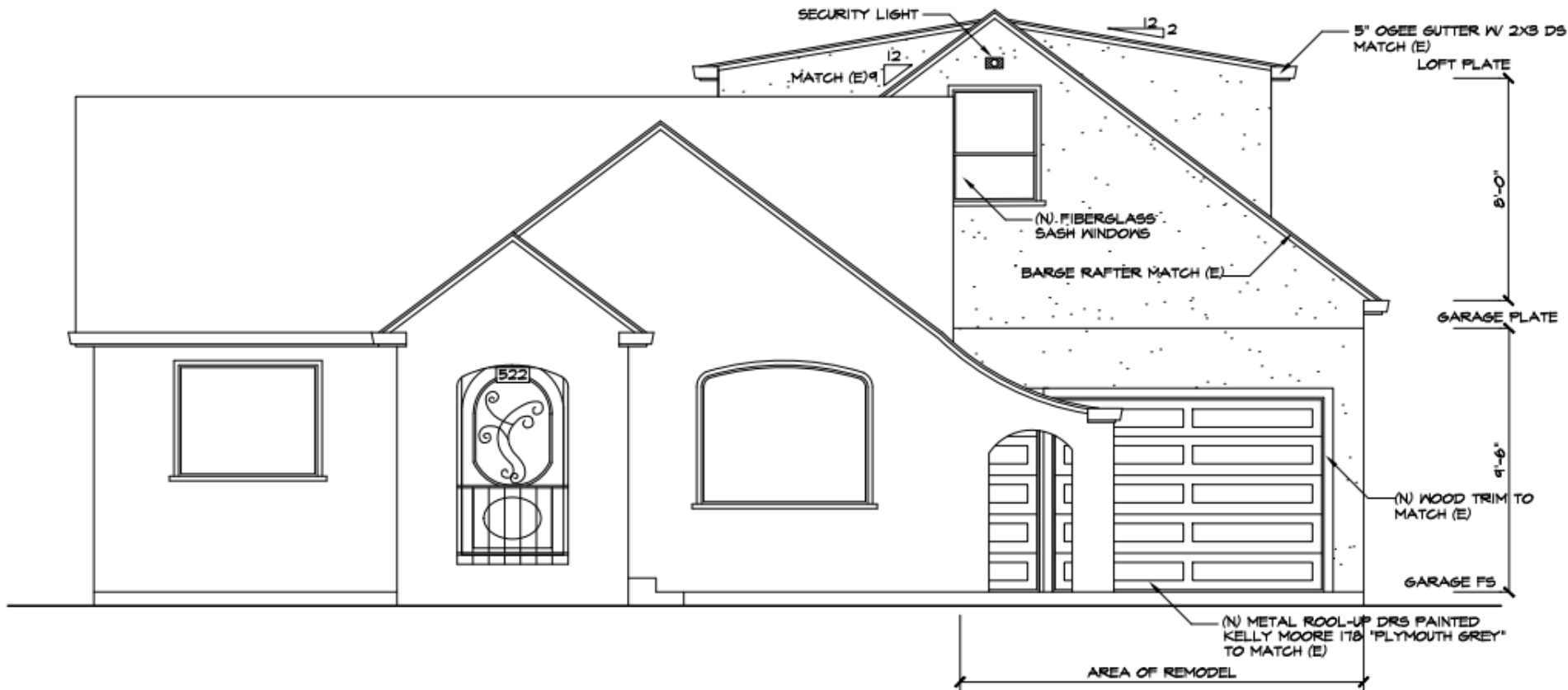
Zoning: R-1-6-H







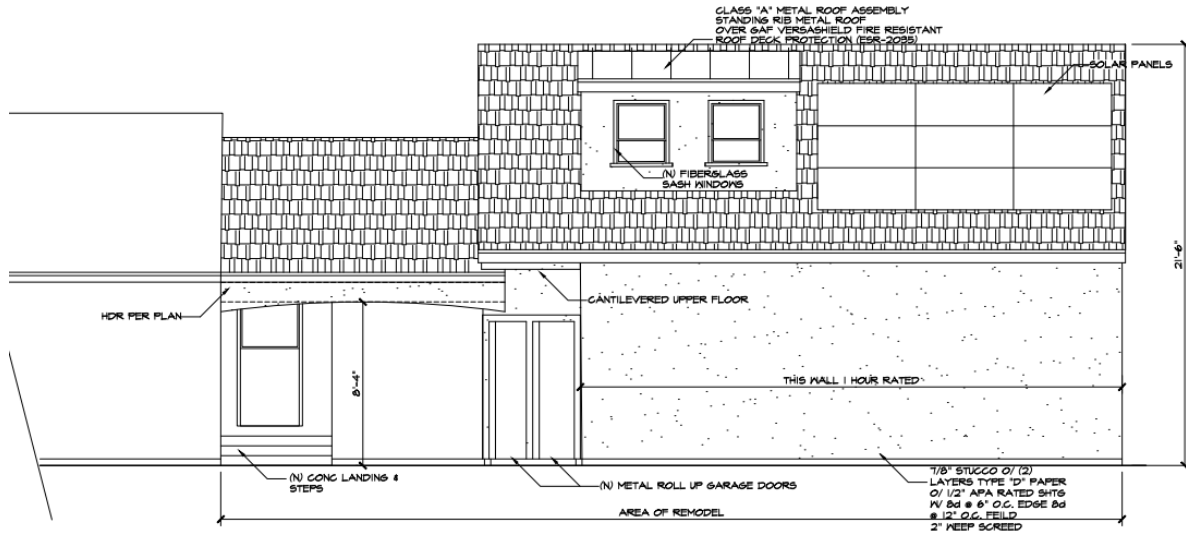
**FRONT ELEVATION**



## PROPOSED FRONT ELEVATION

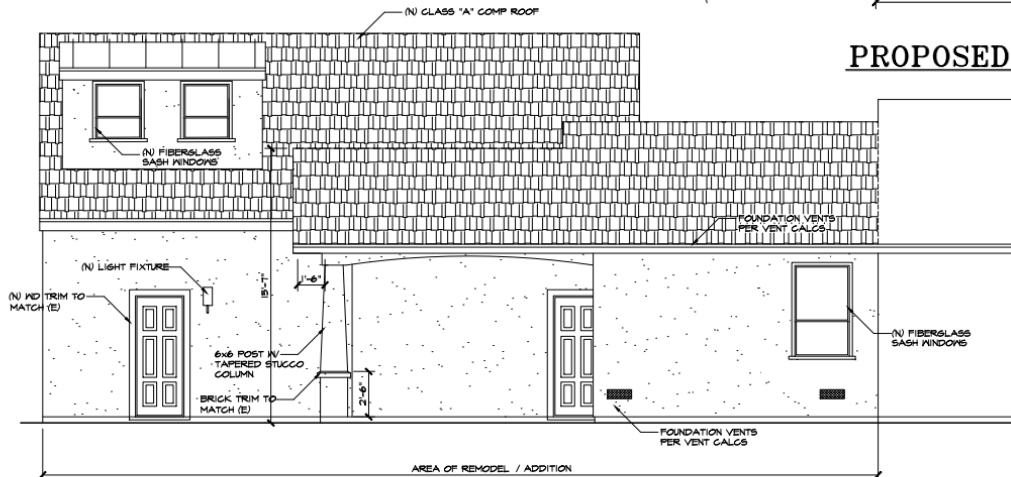
SCALE 1/4"=1'-0"





**PROPOSED RIGHT ELEVATION**

SCALE 1/4"=1'-0"



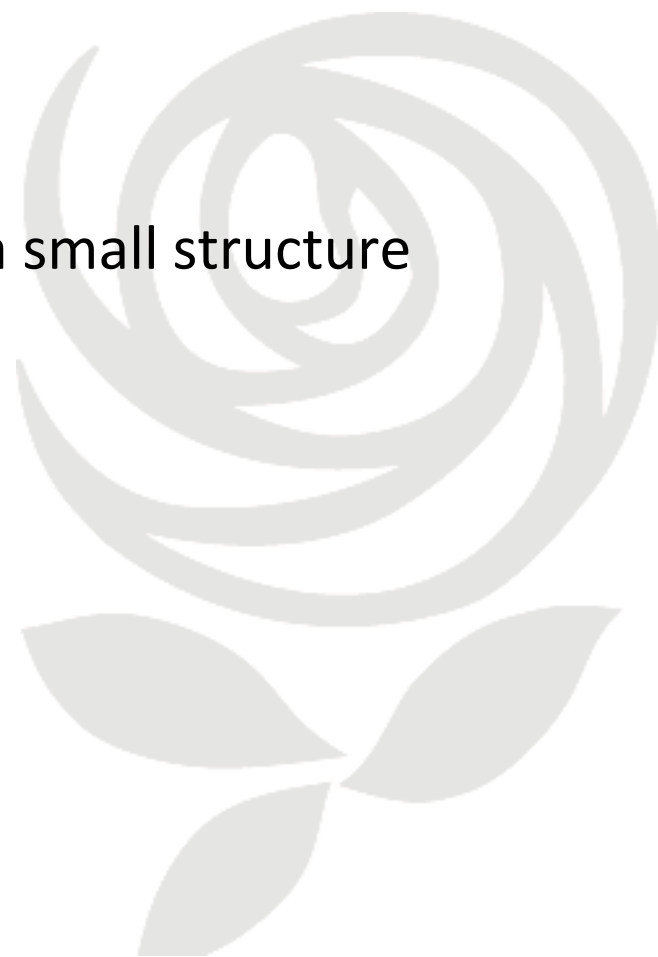
**PROPOSED LEFT ELEVATION**

SCALE 1/4"=1'-0"

# Environmental Review

## California Environmental Quality Act (CEQA)

- Categorically Exempt
  - 15302 – Remodel and expansion of a small structure



## Issues/Public Comment/Findings

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- There are no unresolved issues as a result of staff review.
- No public comment has been received for this project.
- Staff analysis has concluded findings can be met.



It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Landmark Alteration to allow the Somerville Garage and Remodel project at 522 Orchard Street.

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