

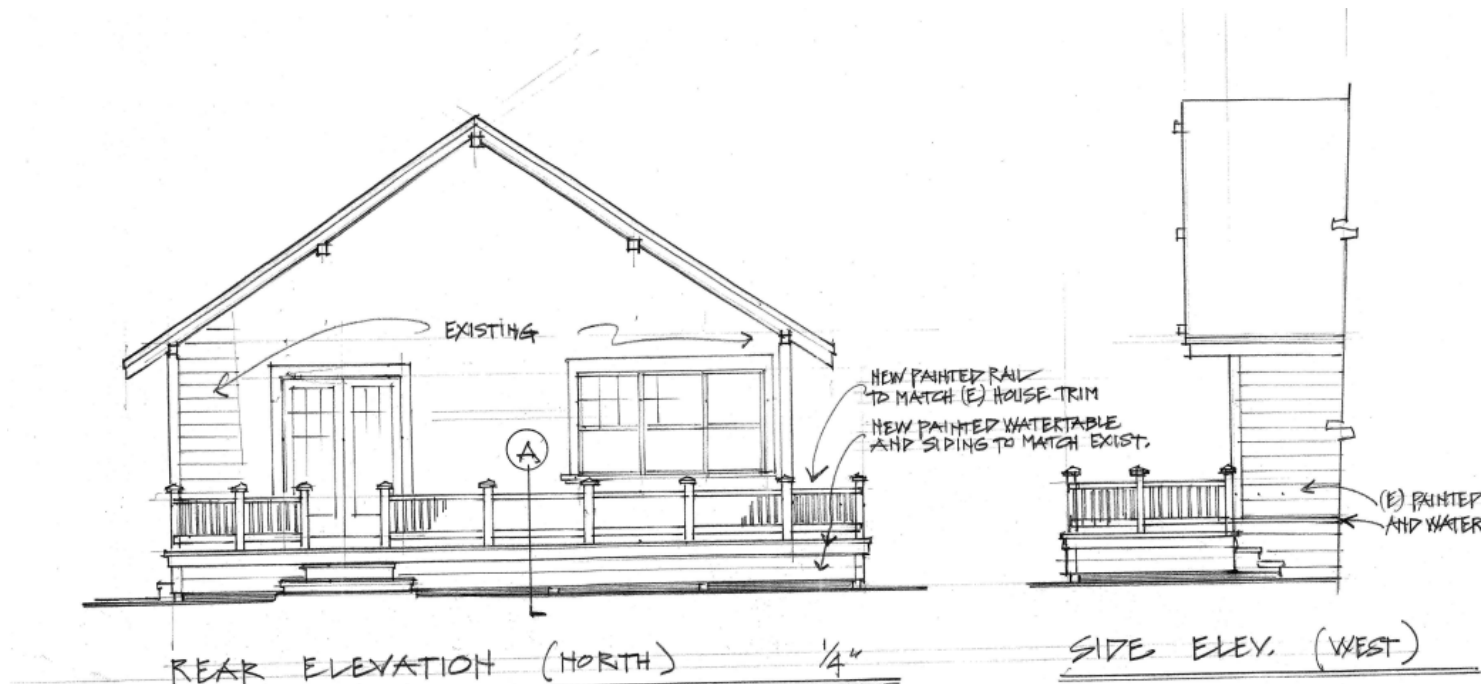
Patricia Hill Deck

653 Charles Street

April 18, 2024

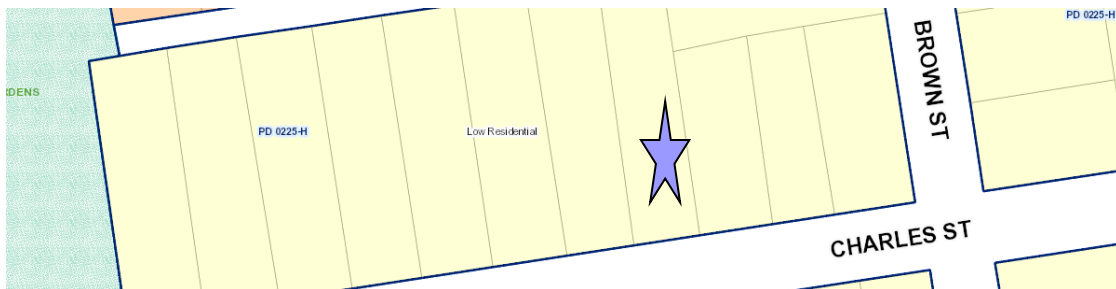
Jandon Briscoe, City Planner
Planning and Economic Development

- The applicant is proposing to build a 182 square feet deck at the rear of their house.

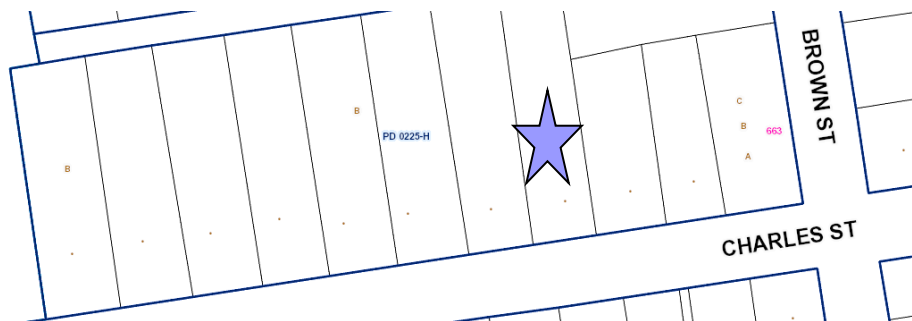


General Plan & Zoning

General Plan: Low Residential

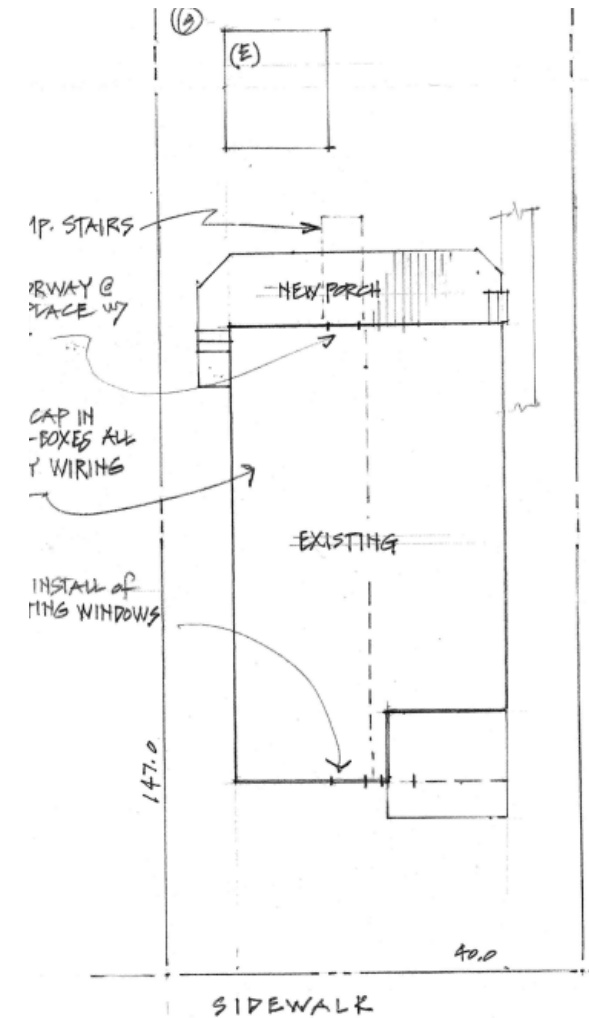
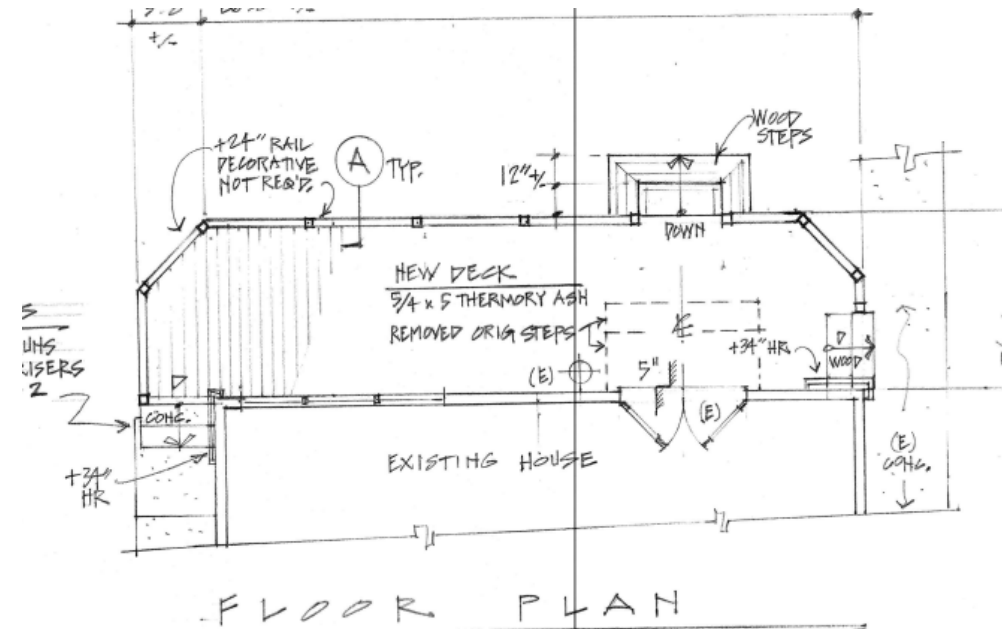


Zoning: PD 0225-H





Site Plan and Floor Plan



Required Findings

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Environmental Review

California Environmental Quality Act (CEQA)

- The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15302, (New Construction or Conversion of Small Structures) the project is categorically exempt from CEQA because the proposed project is a replacement of the existing deck.

- There are no unresolved issues as a result of staff review.

Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Landmark Alteration Permit to build a deck in the rear of the house.

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