

## Project Data Sheet

**File:** PLN21-15081

**Location:** 1037 Harrison Street, a 5,740 square foot lot on the north side of Harrison Street approximately 100 feet west of Washington Street; APN: 269-05-045; property is zoned Single-Family Residential (R1-6L)

**Applicant/Owner:** Tom Chan

**Request:** Special Alteration Permit to replace existing foundation, convert existing first floor basement and attic to living area, minor interior and exterior alterations and installation of a roof shed dormer at the rear of an existing historic single-family residence.

**CEQA Determination:** Categorically Exempt per Section 15301, Existing Facilities

**Project Planner:** Debby Fernandez, Associate Planner

**Staff Recommendation:** Approve, subject to conditions of approval

### Project Data

<b>Lot Size: 5,740 sq. ft.</b>			
	<b>Existing Floor Area (sq. ft.)</b>	<b>Proposed conversion (sq. ft.)</b>	<b>Proposed Floor Area (sq. ft.)</b>
<b>First Floor</b>	1,274 Basement	1,274	1,274 Living area
<b>Second Floor</b>	1,274		1,274 Living area
<b>Front Porch</b>	Pending info		Pending info
<b>Attic</b>	720	720	720 Loft
<b>Garage*</b>	Within existing basement		480 pending
<b>Gross Floor Area</b>	Pending info	1,909	Pending info
<b>Lot Coverage</b>	$1,274 / 5,740 = 22\%$		$1,754 / 5,740 = 31\%$
<b>Bedrooms/Baths</b>	2 / 1		4 / 3.5
<b>Flood Zone</b>	X		X

- Building permit issued for construction of two car garage. Construction pending