

**Project Data**

**Files:** PLN2019-13733

**Location:** 450 Monroe Street, between located on west side of Monroe Street, approximately 180 feet south of Bellomy Street. The site is zoned R-1-6L Single-Family. APN: 269-41-092

**Owner/ Applicant:** Laura and Paul Esber

**Subject:** **Variance** to allow construction of a new detached 797 square foot ADU with an attached 311 square foot garage with an increased height of 22'-6", where a maximum of 14' height is permissible for ADU and to allow a two-story detached structure, where only a one-story is permissible.

**CEQA Determination:** Exempt per CEQA Guidelines Section 15303(a) (Class 3 – New Construction or Conversion of Small Structures)

**Project Planner:** Nimisha Agrawal, Assistant Planner

**Staff Recommendation:** Adopt a resolution denying the variance to allow construction of a new detached 797 square foot ADU with an attached 311 square foot garage with an increased height of 22'-6", where a maximum of 14' height is permissible for ADU and to allow a two-story detached structure, where only a one-story is permissible.

	<b>Existing</b>	<b>Proposed</b>
<b>General Plan Designation</b>	Very Low Density Residential	Same
<b>Zoning District</b>	R1-6L	Same
<b>Lot Size</b>	7,625 square feet	Same
<b>Land Use</b>	Single-family Residential	Single Family residence and ADU
<b>Living Area</b>	1,310 square feet	same
<b>Basement storage</b>	527 square feet	same
<b>Shed/water heater closet</b>	170 square feet 26 square feet	- 26 square feet
<b>Porch</b>	102 square feet (front) 63 square feet (side) 80 square feet (rear)	same
<b>ADU</b>	N/A	797 sq. ft.
<b>Garage</b>	none	311 sq. ft (One car garage)
<b>Bedrooms/Bathrooms ADU</b>	N/A	2/1
<b>Total Height</b>	22'-0"	22'-0" Main Residence 22'-6" Proposed ADU and garage
<b>Gross Floor Area</b>	2,278 square feet	3,216 square feet
<b>Lot Coverage</b>	1,751/7,625 = 23%	2,689/7,625 = 35.3%

**Aerial Map**



**Project Site**

**Street view of the existing main residence**



**Project Site**

**General Plan Map**



Very Low Density Residential

**Zoning Map**



Single Family Zoning District