



Planning Commission

**Item #2. 1277 Jackson
Street**

February 21, 2024



1277 Jackson Street

Request

- **Significant Property Alteration Permit** for a 1,207 square foot addition to a historic residence and a **Variance** to eliminate the requirement for a two-car garage at 1277 Jackson Street



1277 Jackson Street

Project Site

- Site Area: 3,813 square foot
- General Plan: Very Low Density Residential
- Zoning: Single-Family (R1-6L)
- Site Conditions: 1,207 square foot two-bedroom, two-bathroom one-story single-family residence





1277 Jackson Street

Background

- The property is a listed historic resource (a Queens Anne Cottage constructed in 1899) on the City's Historic Resource Inventory (HRI).
- The proposed project was heard by the Historical and Landmarks Commission on December 7, 2023.
- Project deemed complete prior to the effectiveness of the updated Zoning Ordinance and therefore subject to the provisions of the previous zoning code.



1277 Jackson Street

Significant Property Alteration (SPA) Permit

- Required for alteration proposals to an HRI property

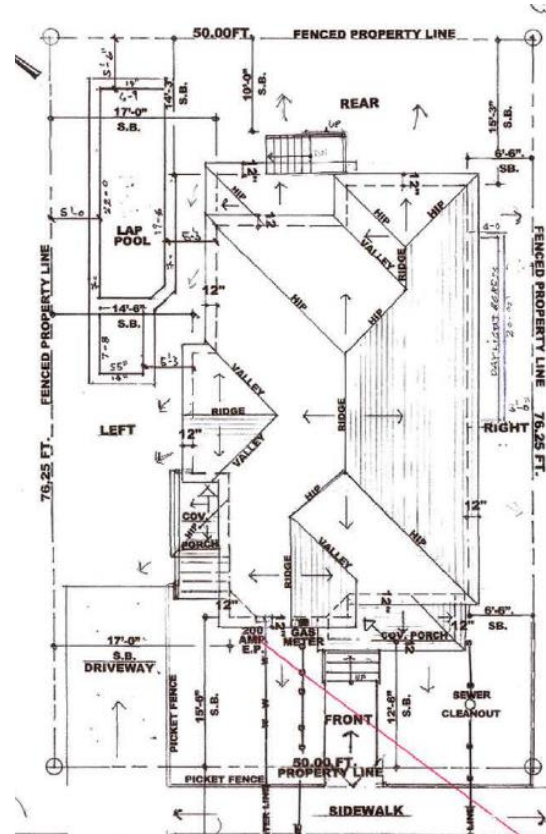
Variance

- Chapter 18.12.120 Minimum Parking Requirements
 - Each single-family dwelling shall have two garage or carport parking spaces
- Existing legal nonconforming site
- Proposed variance to eliminate parking requirement

1277 Jackson Street

Site Plan

- No existing garage or covered parking on-site
- Existing Residence: 1,207 Square Foot
- Proposed Residence: 2,414 Square Foot
 - 1,207 Square Foot Addition to the Basement

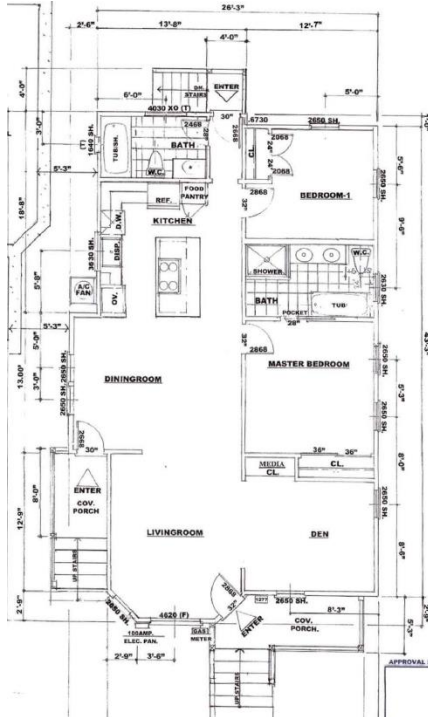




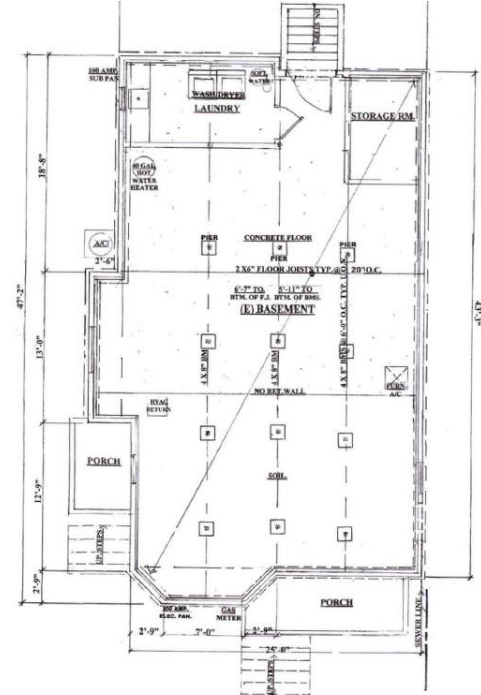
1277 Jackson Street

Existing Floor Plans

First Floor



Basement

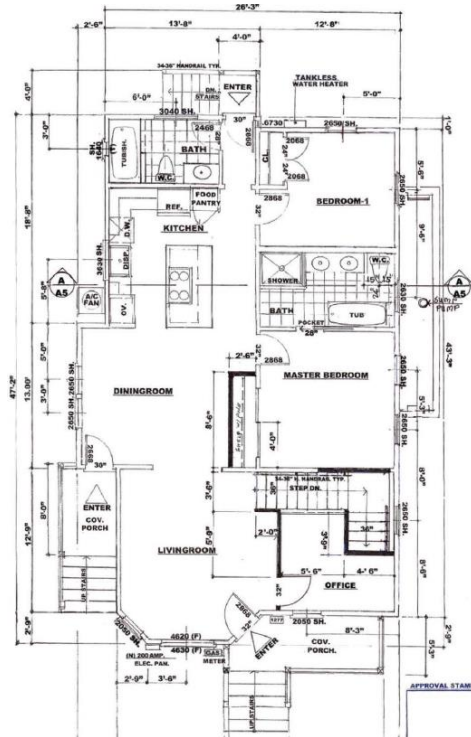




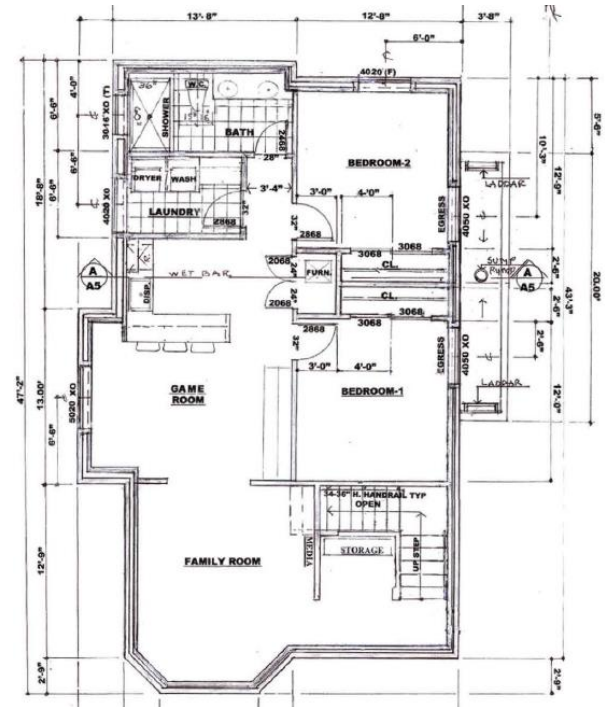
1277 Jackson Street

Proposed Floor Plans

First Floor



Basement

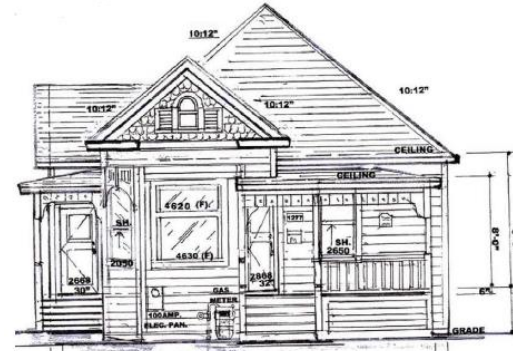
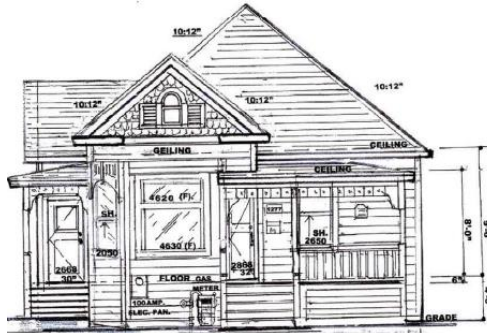




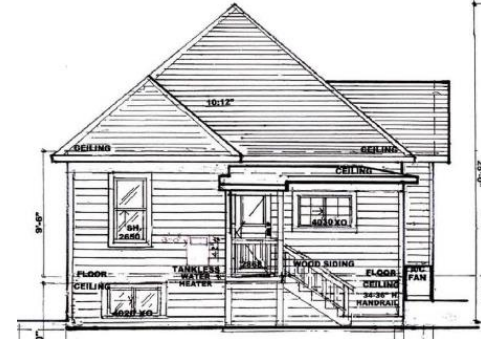
1277 Jackson Street

Front & Rear Elevations

Front



Rear



Existing

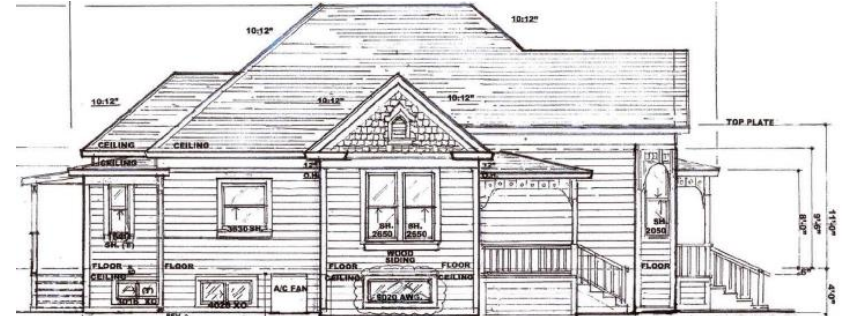
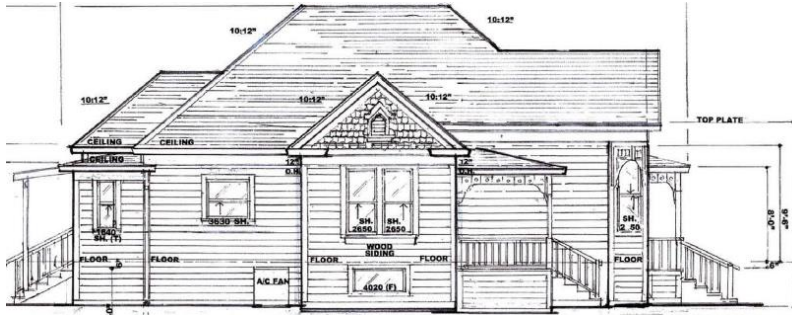
Proposed



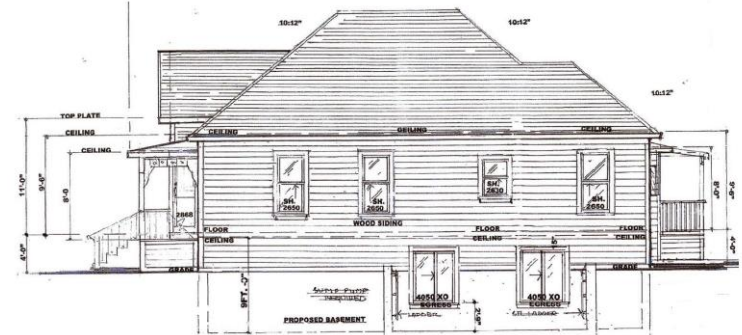
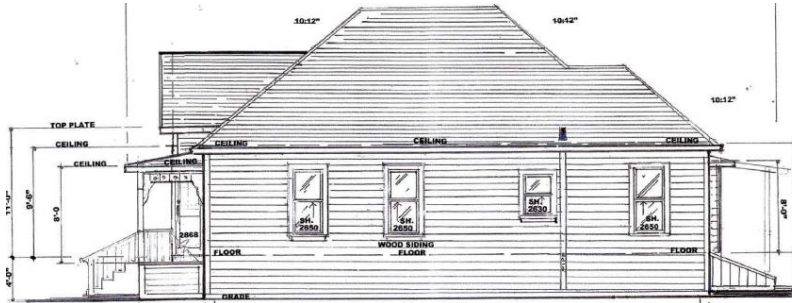
1277 Jackson Street

Side Elevations

Left



Right



Existing

Proposed



1277 Jackson Street

Analysis

- Secretary of the Interior's Standards (SIS) Review
 - Architectural features will be retained, no distinctive features removed
 - Proposed modifications are compatible and protect the integrity of the property
- Zoning Conformance
 - Substandard lot: 3,183 square feet lot, 50 feet in width
 - Existing house configuration would not be able to accommodate a two-car garage (20 feet by 20 feet)



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HLC Recommendation

- Approval of both SPA Permit and Variance with minor recommended changes

Staff Recommendation

- Approve the use of the Class I Categorical Exemption per Section 15301, Existing Facilities of the CEQA Guidelines; and
- Adopt a Resolution to approve a Significant Property Alteration Permit for alterations to the main historic resource and a Variance to eliminate the requirement for a two-car garage at 1277 Jackson Street, subject to findings and conditions of approval.



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