Project Data

Files: PLN22-00244

Location: **1184 Washington Street**, 10,096 square foot lot located on the west side of Market Washington Street, approximately 80 feet south of Fremont Street; APN: 269-15-043; property is zoned Single-family Residential (R1-6L).

Owner/ Applicant: Robert Mayer/ Robert and Julie Salinas

Subject: Request for a **Significant Property Alteration (SPA)** Permit to add an Accessory Dwelling Unit on a Historical Resource Inventory (HRI) property, and a **Variance** for a 22'-6" building height for the detached accessory dwelling unit (ADU) where 16 feet is the maximum building height allowed and a second variance for the three feet side setback where at least four feet setback is required for the ADU in the R1-6L, Single-Family Residential zoning district.

CEQA Determination: Categorically Exempt per Section 15301, Class 1, Existing Facilities

Project Planner: Nimisha Agrawal, Associate Planner

Staff Recommendation: Adopt a resolution approving SPA permit to add an Accessory Dwelling Unit on an HRI property, and a variance for a 22'-6" building height for a detached accessory dwelling unit (ADU) where 16 feet is the maximum height allowed and a second variance for the three feet reduced side setback where at least four feet setback is required for the detached ADU's in R1-6L, Single-family Residential Zoning District.

	Existing	Proposed
General Plan Designation	Very Low Density Residential	Same
Zoning District	R1-6L	Same
Lot Size	10,096 square feet	Same
Land Use	Single-family Residential	Single Family residence and ADU
Living Area	2,292 square feet	Same
Porch	0	Same
ADU	N/A	958 square feet
Garage	408 square feet	326 square feet (two-car garage)
Storage	First Floor: 512 Square feet Second Floor: 887 Square Feet	First Floor: 512 Square feet Second Floor: 0 Square Feet
Bedrooms/Bathrooms ADU	N/A	2/1
Total Height ADU	22'6"	Same
Storage (side)	227 square feet	Same
Pool Pump House	156 square feet	Same
Lot Coverage	2,588/10,096 = 25.6%	Same

Aerial Map

Street view of the existing main residence