

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

An aerial map of a residential neighborhood. A specific lot is highlighted with a yellow rectangle and labeled with the number '1184'. A red location pin is placed on the highlighted lot, with a black arrow pointing from a white box labeled 'Project Site' to it. The map shows several streets: Main Street, Fremont Street, Washington Street, and Benton Street. Various house numbers are visible on the lots, including 1259, 1061, 1045, 1025, 1011, 908, 936, 948, 1152, 1195, 1185, 1159, 1141, 1075, 1124, 1118, 1116, 1111, 911, 990, 1105, 1125, 1114, 1176, 1158, 1142, 1196, and 908. The map also shows some green spaces and trees.

Project Site

Street view of the existing main residence

