

## Project Data Sheet

**File:** **PLN2020-14724**

**Location:** 1772 Main Street, a 6,969 square foot parcel at the southwest corner of Warburton Avenue and Main Street; APN: 224-24-111; property is zoned Single-Family Residential (R1-6L)

**Applicant:** Guillermo Segura

**Owner:** Guillermo Segura

**Request:** **Architectural Review** for a 1,082 square feet ground floor addition and interior remodel of an existing five-bedroom 1.5-bath 1,801 square feet single-family residence resulting in a five-bedroom four-bathroom 2,882 square feet single-family residence with a new detached 322 square feet garage within 200 feet of a Historical Resource Inventory (HRI) property

**CEQA Determination:** Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures

**Project Planner:** Nimisha Agrawal, Associate Planner

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

### Project Data

Lot Size: 6,969 sq. ft.				
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Revised Proposed Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
<b>First Floor</b>	1,290	939	1,082	2,372
<b>Basement (habitable)</b>	511	-		511
<b>Front Porch Cover</b>	69	-		69
<b>Garage</b>	-	485	322	322
<b>Gross Floor Area</b>	1,870	1,424	1,404	3,274
<b>Lot Coverage</b>	1,870/6,969= 27%			2,763/6,969= 39.6%
<b>Bedrooms/Baths</b>	5/1.5	0/2.5	0/2.5	5/4
<b>Flood Zone</b>	X			

**Aerial Photo of 1772 Main Street**



1795 Main St.  
HRI Property

Project Site

**Views from Main Street**



