

# PLANNING COMMISSION DESIGN REVIEW

415 South Guadalupe Avenue

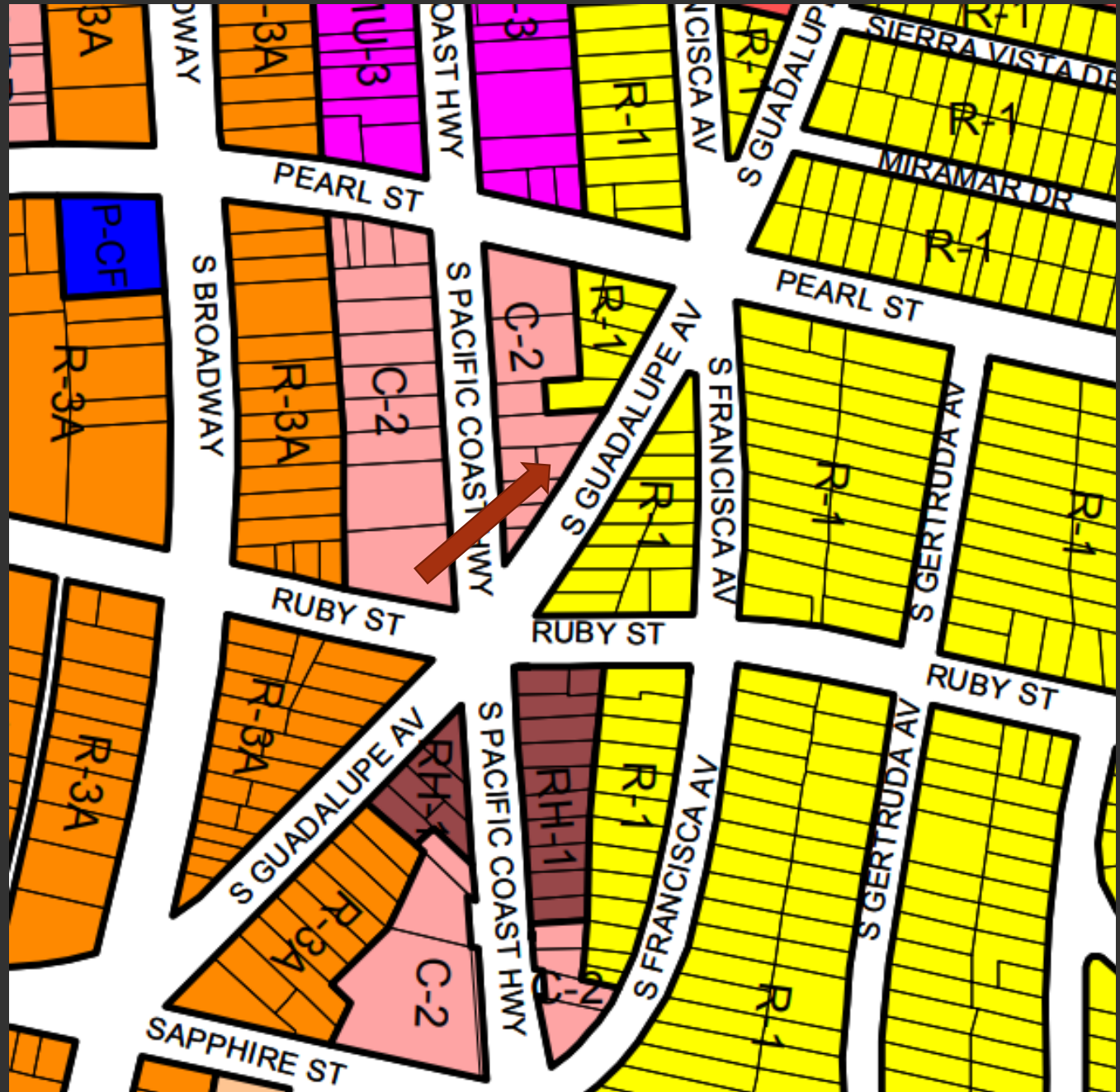
May 19, 2022

# PROJECT SITE



- Located on west side of South Guadalupe, east of PCH
- Lot is approximately 2,800 SF
- Total floor area - 1,397 SF
- CA Bungalow built in 1923
- Zoned C-2, Commercial
- Legal, nonconforming
- New balcony along north elevation
- Municipal Code Section 10-2.2002(b)

# ZONING MAP





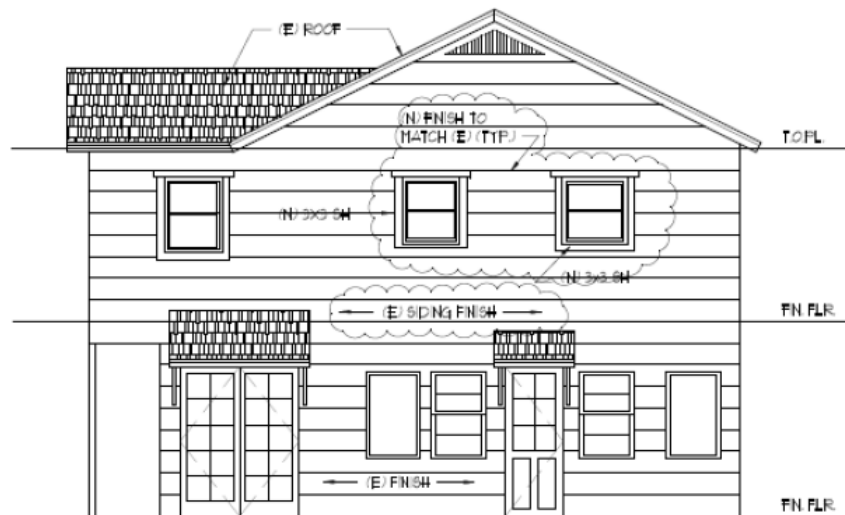




## FEATURES & REVIEWS

- Classic features for a small Craftsman home
- Character-defining features: Horizontal siding, wood double-hung windows, wood trim, gable roof elements with exposed rafter ends, and covered entry porch
- Excellent condition, no signs of disrepair
- Minor Alterations Subcommittee – January 25, 2022
- Preservation Commission – March 2, 2022

Minor Alterations Subcommittee – Elevation Drawings  
January 25, 2022



**RIGHT ELEVATION**

SCALE: 1/4"=1'-0"



**REAR ELEVATION**

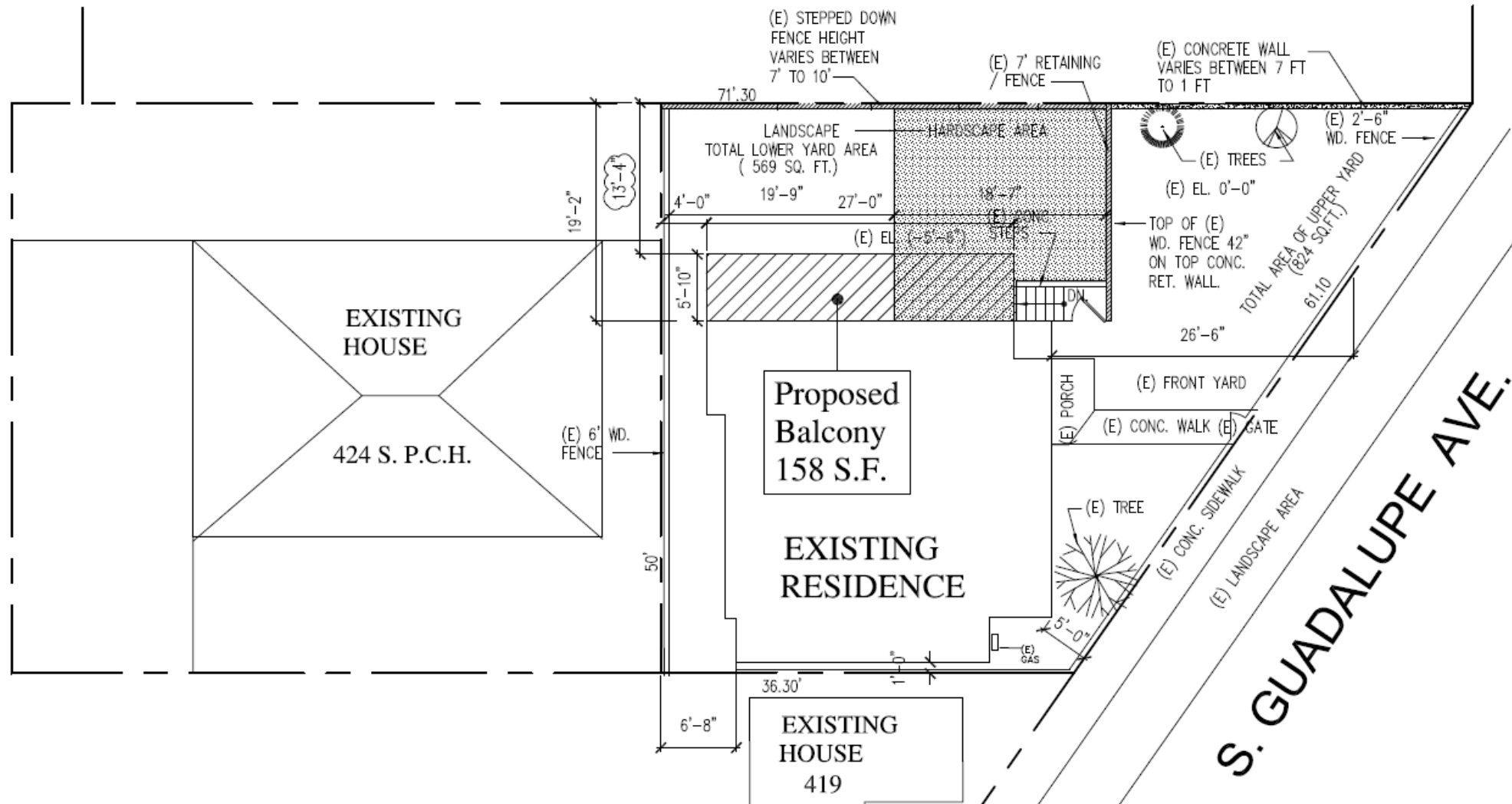
SCALE: 1/4"=1'-0"

# PROPOSED PROJECT

- Balcony addition along north elevation – 158 SF
- Remove one original window, add wood French Doors
- Remove two roof overhangs on lower level
- Balcony - Low visibility, approximately 8 inches
- Topography – Downsloping lot, one-story at street
- Outdoor living space – Lower yard approx. 734 SF
- No new square footage
- All materials to be wood

S. P.C.H.

# VACANT COMMERCIAL LOT



ACLE

TOR

IP.  
ORS  
CK-UP  
R CBC  
ED  
EEPING

and common areas  
or code.

EFFICACY

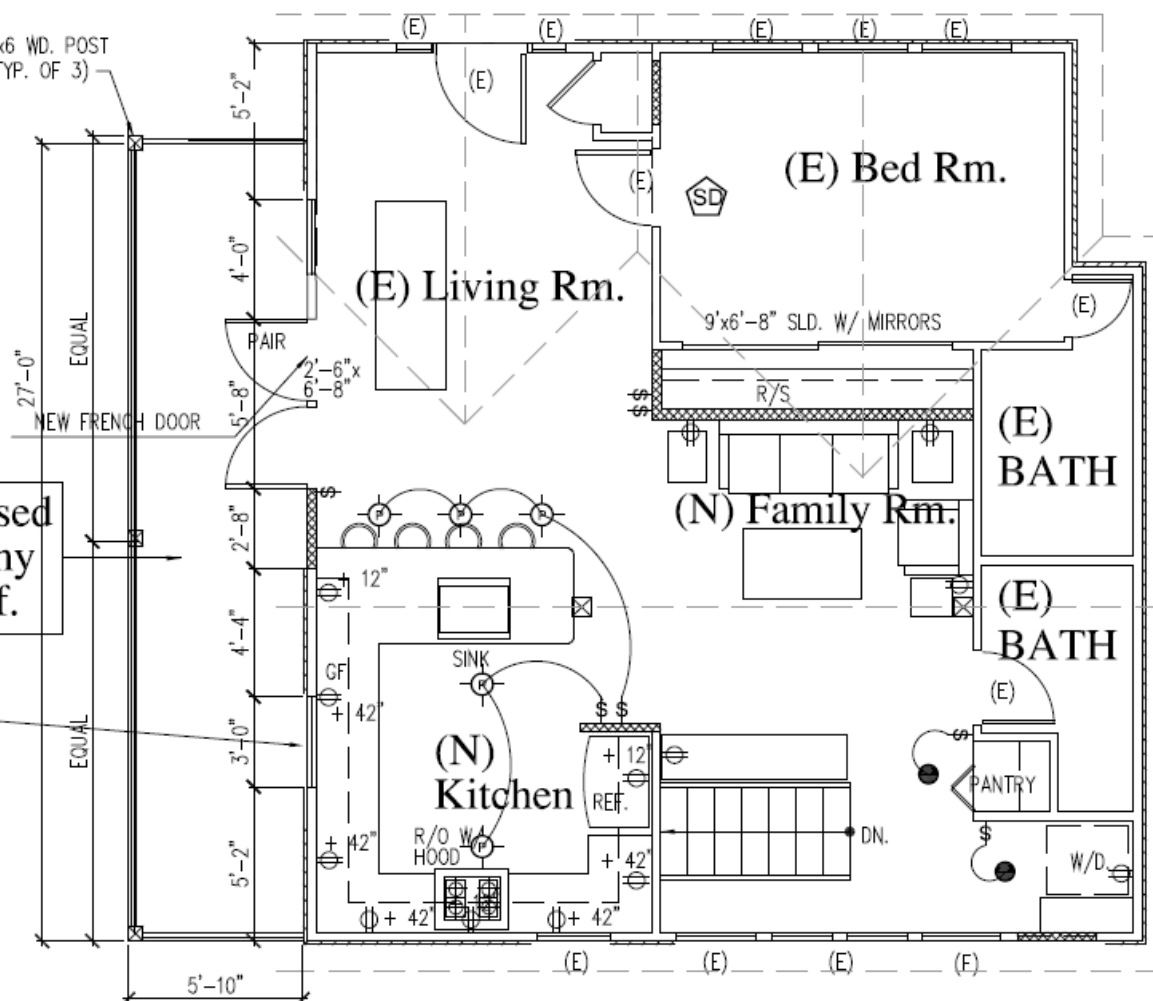
IOUSLY APPROVED  
NOR ALTERATIONS  
TTEE IN JANUARY

TUD WALL

16" O.C.  
TO MATCH

6x6 WD. POST  
(TYP. OF 3)

Proposed  
Balcony  
158 s.f.



## PROPOSED STREET LEVEL FLOOR PLAN

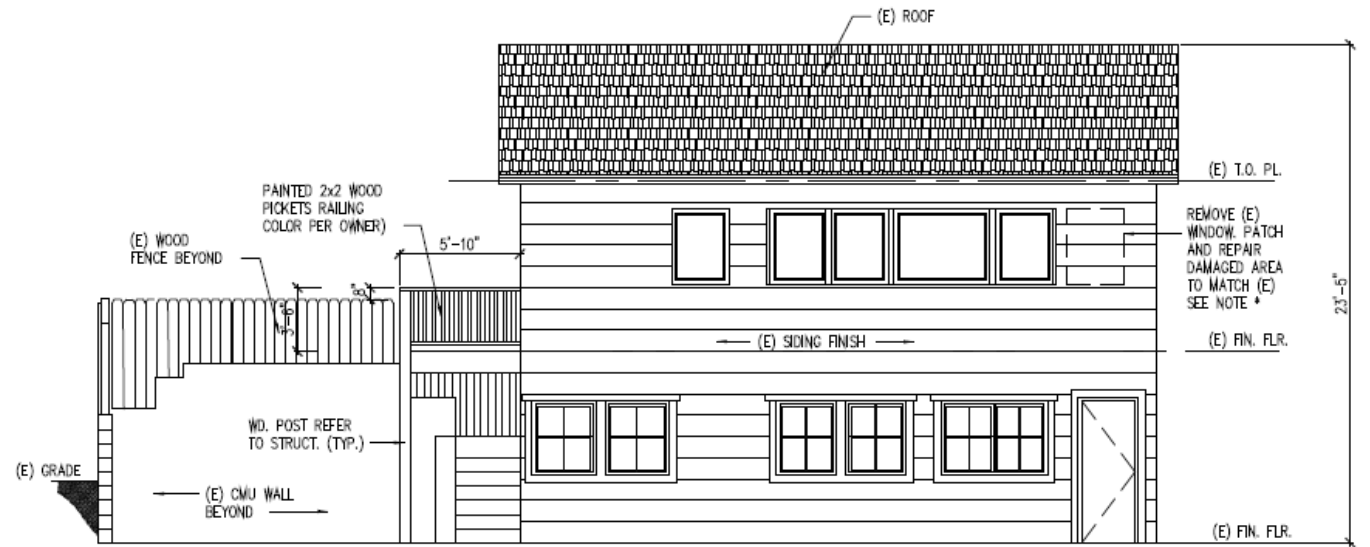
SCALE: 1/4"=1'-0"



## RIGHT ELEVATION

SCALE: 1/4"=1'-0"

♦ PREVIOUSLY APPROVED BY THE MINOR ALTERATIONS SUBCOMMITTEE IN JANUARY 2022



## REAR ELEVATION

SCALE: 1/4"=1'-0"

## NONCONFORMING USE

10-2.2002(b)

- Shall not adversely impact adjacent properties
- Shall not increase degree of nonconformity
- Shall not decrease future off-street parking
- Shall not cause/increase deficiency in parking
- Shall not increase the useful life of the structure
- Not inconsistent with General Plan

# PLANNING COMMISSION DESIGN REVIEW

10-2.2502 (b)

- User impact and needs
- Relationship to physical features
- Consistency with architectural style
- Balance and integration with neighborhood
- Building design
- Signs (No signage proposed)
- Consistency with residential design guidelines
- Conditions of approval

## STAFF RECOMMENDATION

If the Planning Commission finds that the application meets the criteria:

- Adopt the Exemption Declaration and Approve the Planning Commission Design Review for a balcony addition at the historic property located at 415 South Guadalupe Avenue