PLANNING COMMISSION DESIGN REVIEW

415 South Guadalupe Avenue

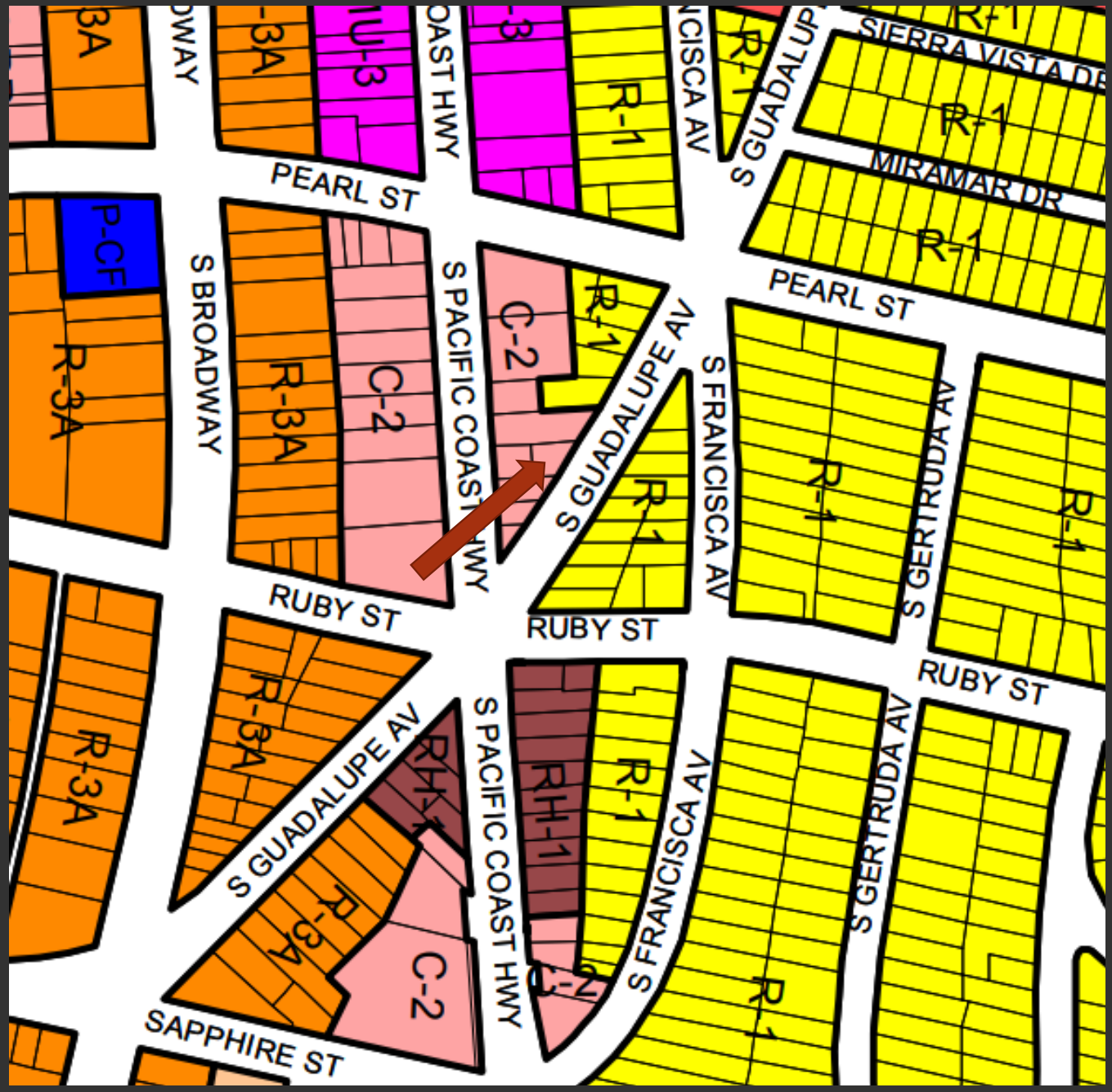
May 19, 2022

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


PEARL ST
S BROADWAY
S PACIFIC COAST HWY
S GUADALUPE AV
S FRANCISCA AV
S GERTRUDA AV
RUBY ST
SAPPHIRE ST
MIRAMAR DR
SIERRA VISTA DR
P-CF
R-3A
C-2
R-1
RH-1









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"

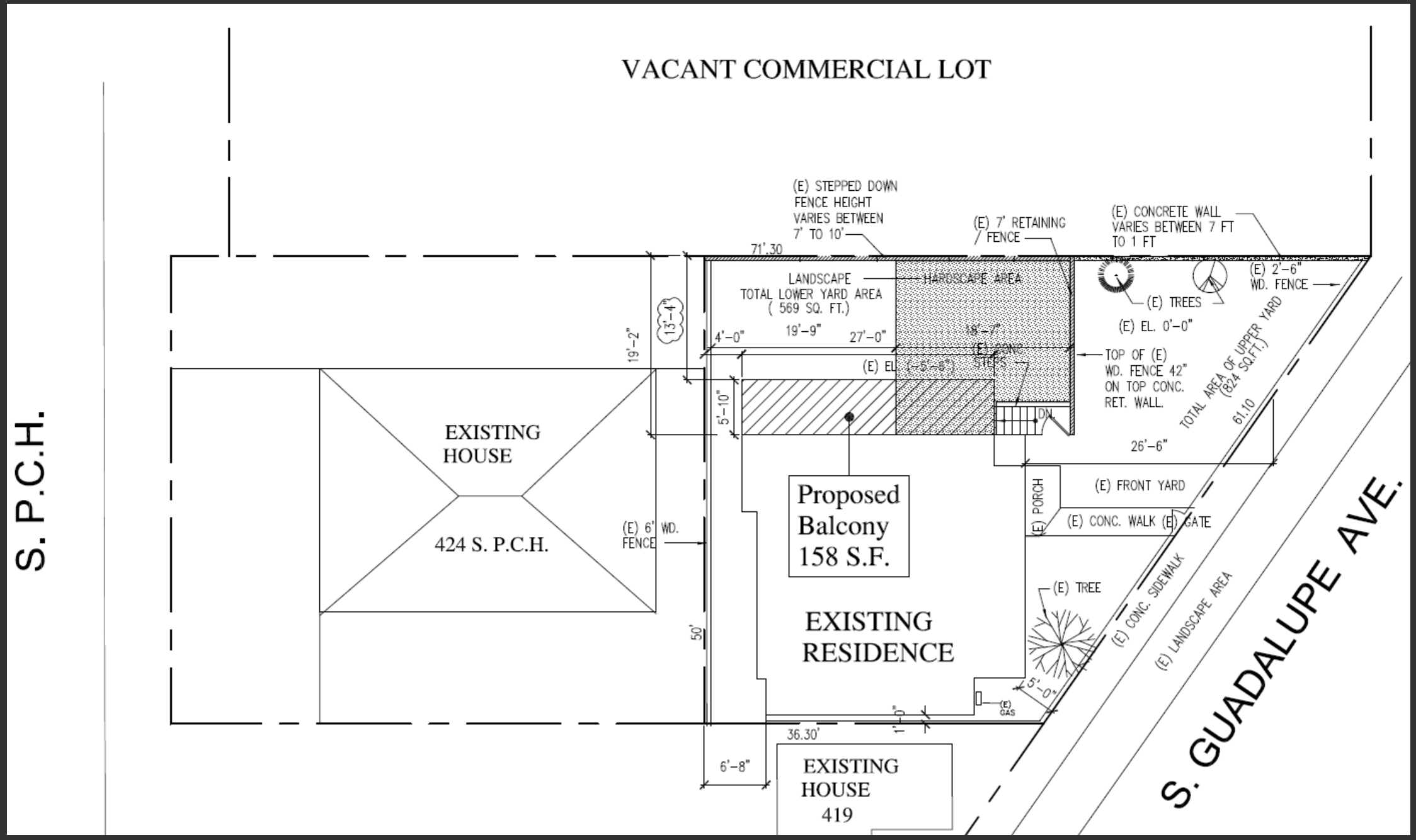


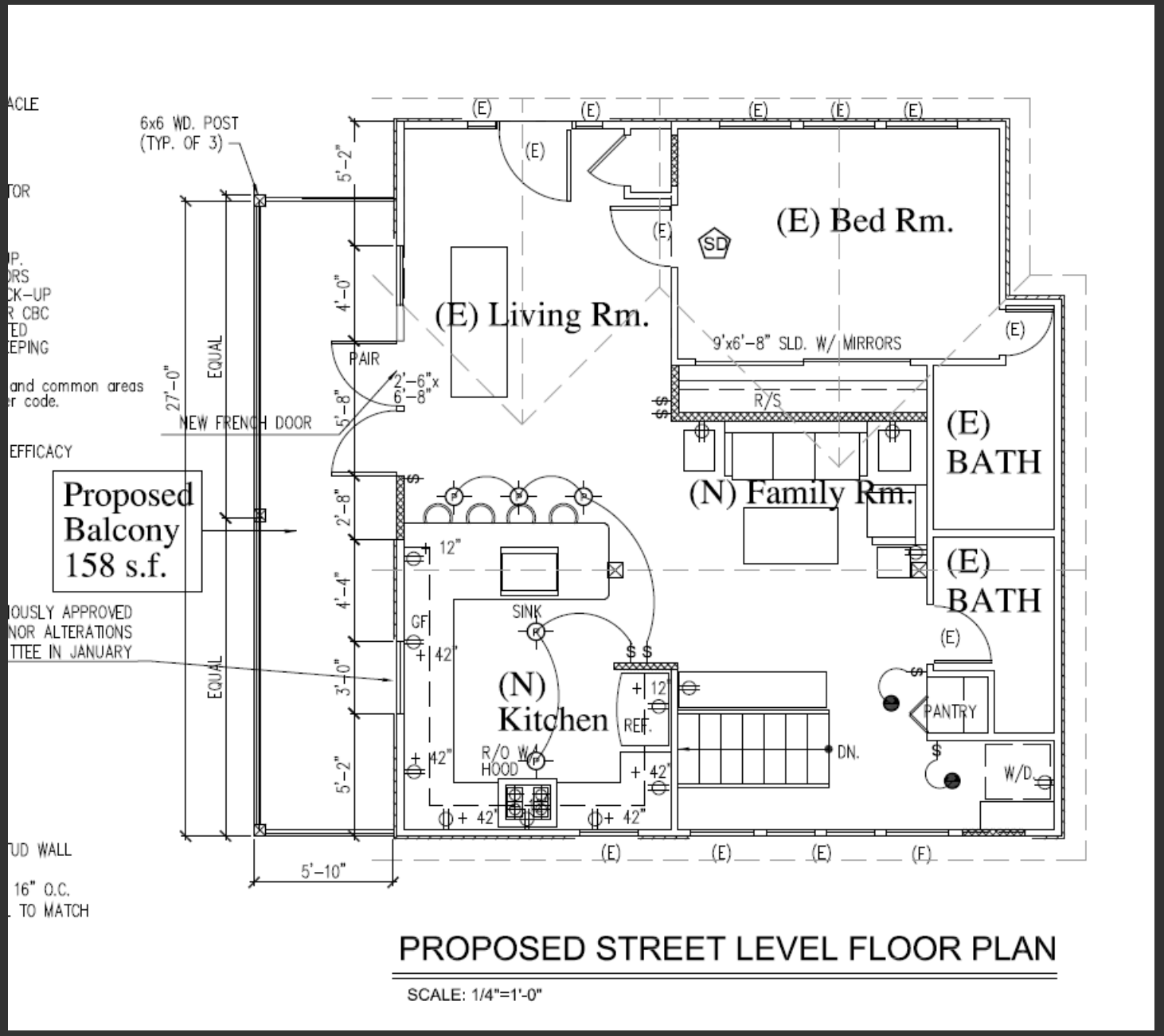
REAR ELEVATION

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

PROPOSED PROJECT

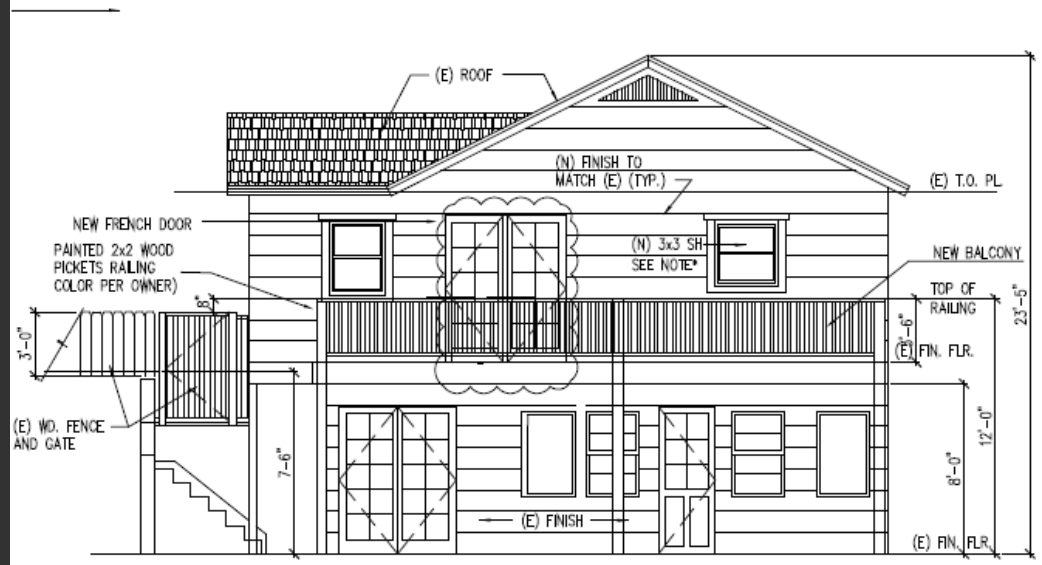
- Balcony addition along north elevation – 158 SF
- Remove one original window, add wood French Doors
- Remove two roof overhangs on lower level
- Balcony - Low visibility, approximately 8 inches
- Topography – Downsloping lot, one-story at street
- Outdoor living space – Lower yard approx. 734 SF
-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


VACANT COMMERCIAL LOT
S. P.C.H.
(E) STEPPED DOWN FENCE HEIGHT VARIES BETWEEN 7' TO 10'
(E) 7' RETAINING / FENCE
(E) CONCRETE WALL VARIES BETWEEN 7 FT TO 1 FT
71'.30
LANDSCAPE
TOTAL LOWER YARD AREA
(569 SQ. FT.)
HARDSCAPE AREA
(E) TREES
(E) 2'-6" WD. FENCE
(E) EL. 0'-0"
TOP OF (E) WD. FENCE 42" ON TOP CONC. RET. WALL.
TOTAL AREA OF UPPER YARD (824 SQ.FT.)
61.10
19'-2"
13'-4"
4'-0"
19'-9"
27'-0"
18'-7"
(E) EL. (-)5'-8"
STEPS
DN.
5'-10"
26'-6"
EXISTING HOUSE
424 S. P.C.H.
(E) 6' WD. FENCE
Proposed Balcony 158 S.F.
(E) PORCH
(E) FRONT YARD
(E) CONC. WALK
(E) GATE
(E) TREE
EXISTING RESIDENCE
50'
(E) CONC. SIDEWALK
(E) LANDSCAPE AREA
5'-0"
(E) GAS
1'-0"
36.30'
6'-8"
EXISTING HOUSE
419
S. GUADALUPE AVE.



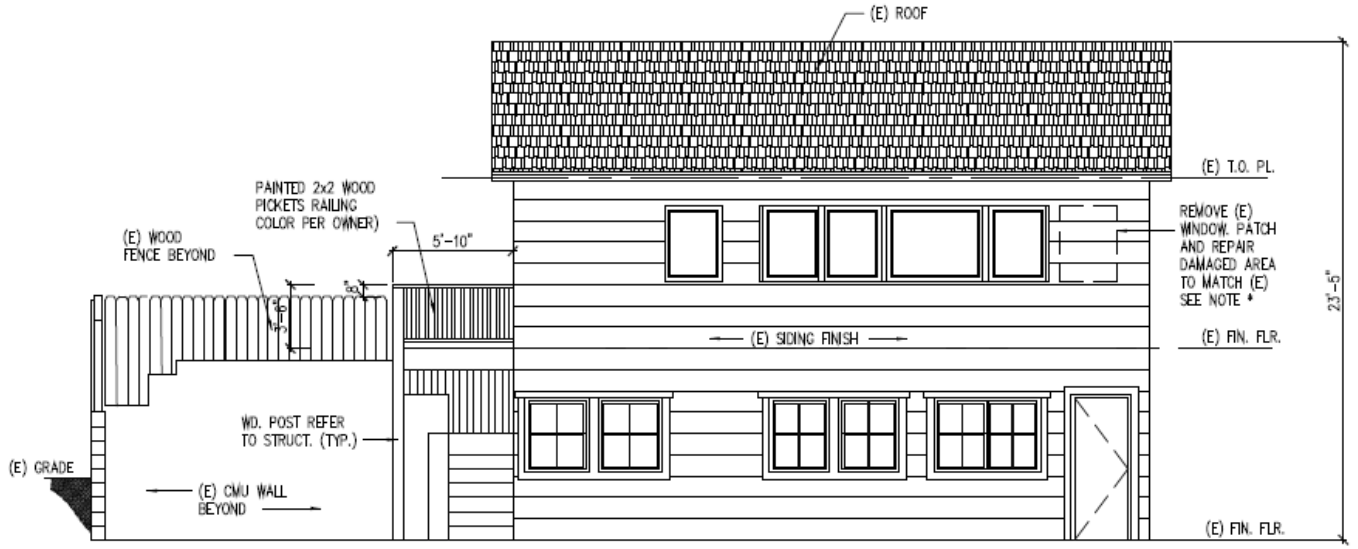
PROPOSED STREET LEVEL FLOOR PLAN

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



RIGHT ELEVATION

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



REAR ELEVATION

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

* PREVIOUSLY APPROVED BY THE MINOR ALTERATIONS SUBCOMMITTEE IN JANUARY 2022

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