



DATE: February 10, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 29 Spanish Street - Design Clearance for the construction of the new Accessory Dwelling Unit and detached garage
(APN: awaiting new APN)
Zoning: R-1
Design Standard District: Historic District
Applicant: Peter Rossi

RECOMMENDATION:

Approve Design Clearance for a new Accessory Dwelling Unit (ADU) and detached garage at 29 Spanish Street, which is located within the Historic District.

BACKGROUND:

The applicant, Peter Rossi, is proposing to construct a 462 sf ADU and 352 sf detached garage. The new structures will be located on a lot with an existing SFR. The lot recently underwent a Boundary Line Adjustment (BLA), where three lots were consolidated into two. The BLA has not yet been finalized, and it must be completed before building permits for the proposed new structures can be issued.

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	R-1	R-1	Yes	
District:	Historic District			
Lot Size:	7,000 sf	13,181 sf	yes	
Set Back requirements:				
Front	25'	--	yes	
Side	5'	7'	yes	
Rear	4'	9'	yes	
Lot coverage	50%	14.6%	Yes	
Are there existing historic features?		Yes	Yes	The existing home has a Shotgun or National design, and the proposed structures will match.
Structure Type	Residential	Residential	Yes	
Max Building height	35 Ft.	14' 9"/16'6"	--	

DISCUSSION:

The proposed structures will match the existing SFR on the property. The existing home is a National or Shotgun style.

Design Standards

The City's Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Historic District. Both Chapter 2.0, Design Standards that Apply to all Project and Chapter 3.0 Historic District Design Standards, apply to this project.

Based on the scope of the project only certain standards apply and have been included in this report.

2.3. General Building Design Standards

2.3.2 Façade Design. The proposed structures will match the existing home. The ADU will have a front porch which is in keeping with the traditional design of a National or Shotgun style home.

2.3.4 Roofs and Rooflines. The applicant is proposing metal roofs.

2.3.10 Colors. The proposed color is in keeping with the style of the existing home.

Staff recommend that the Design Review Committee approve the proposed application as presented with the condition that no building permits be issued until the BLA has been finalized.