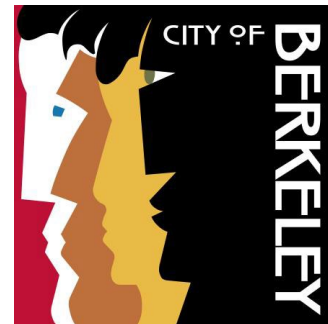


ZAB Appeal: 1643-1647 California Street

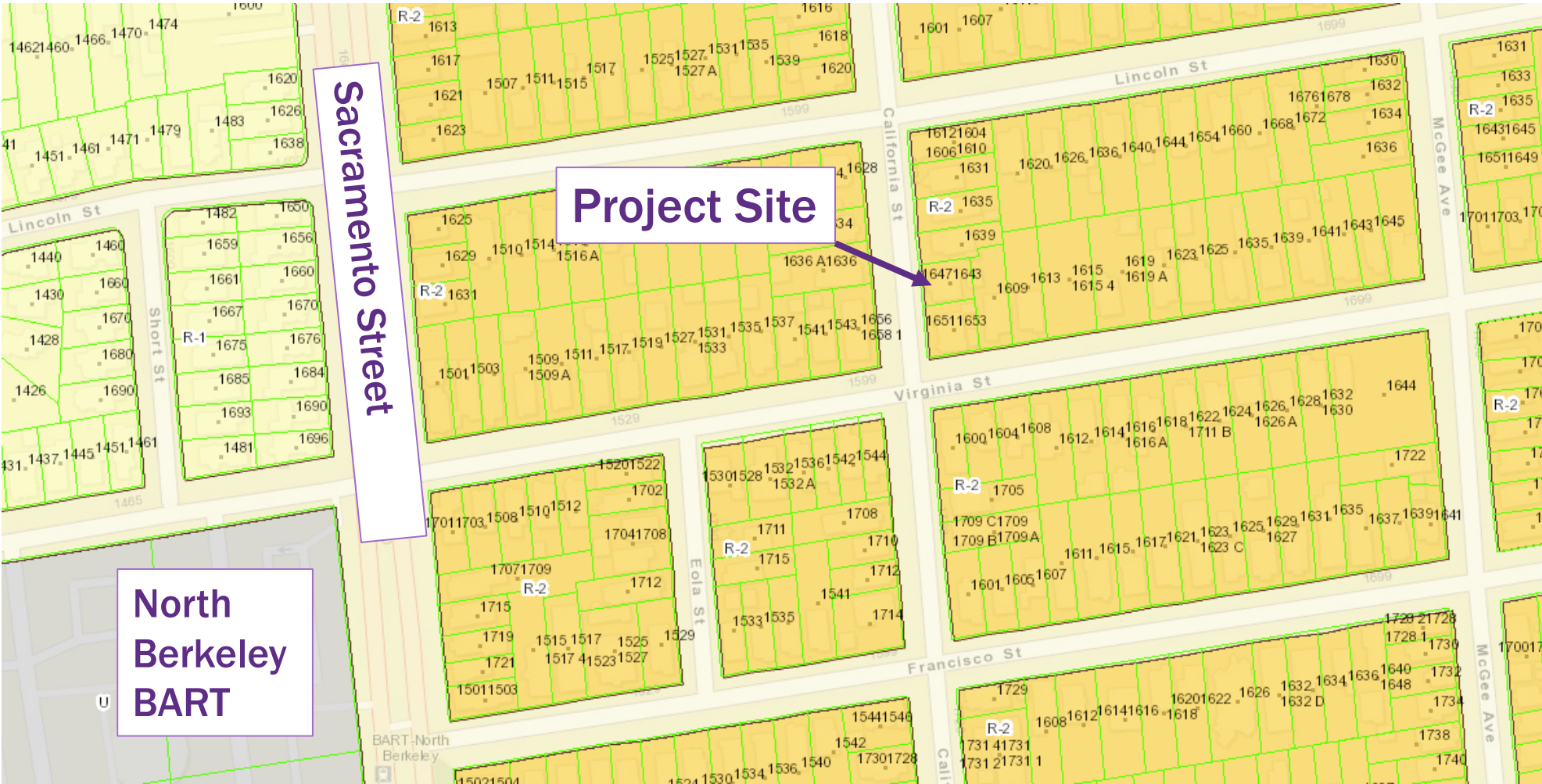
November 3, 2022

Use Permit #ZP2021-0001

Allison Riemer, Associate Planner, Land Use Planning Division



Vicinity Map



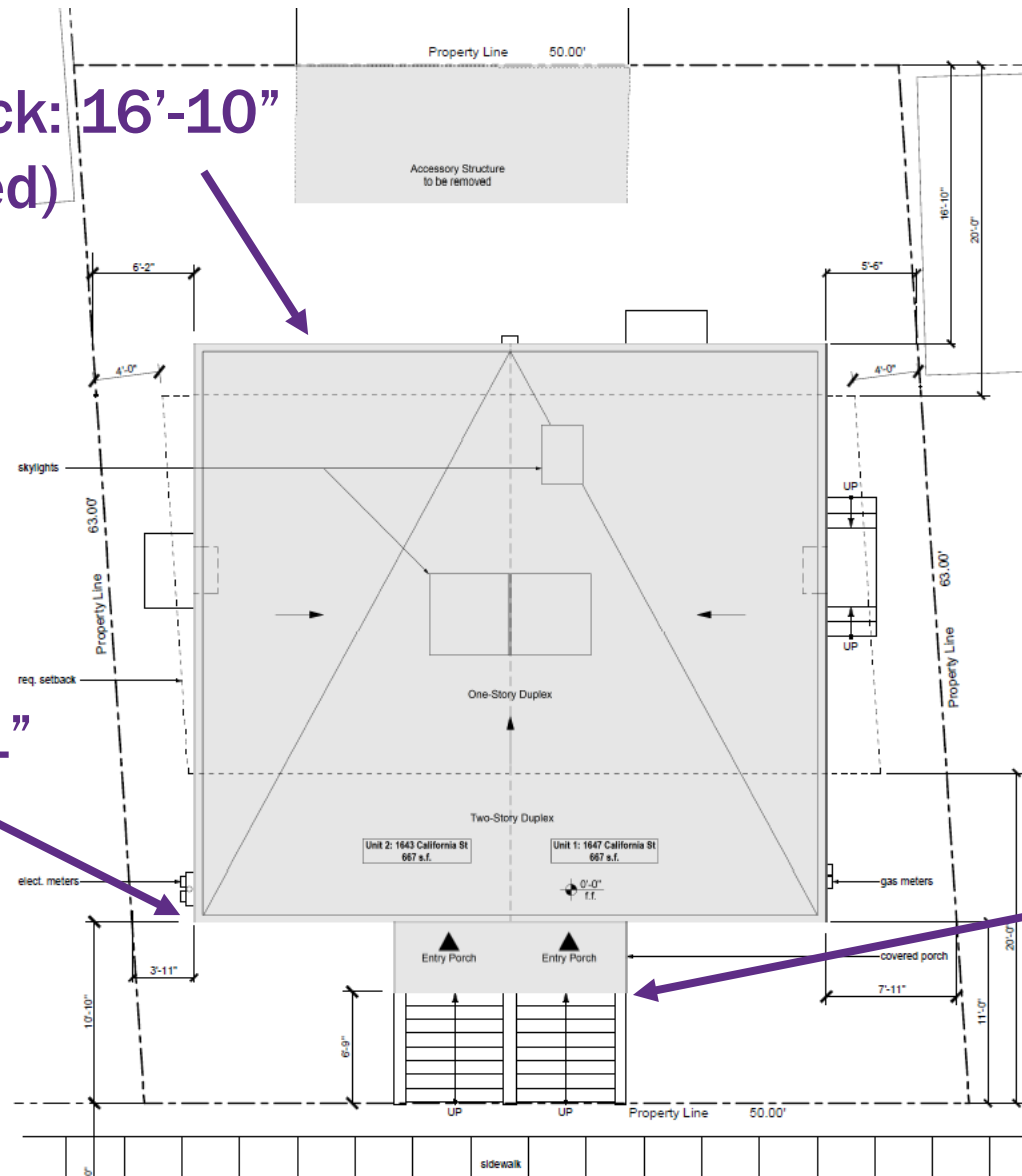
Existing Non-Conformities

- Exceeds allowable lot coverage by 5%
- 2 units, where only 1 is allowed for a lot less than 4,500 sq. ft.
- Front, rear, and left-side setbacks are non-conforming.

Rear setback: **16'-10"**
(20' required)

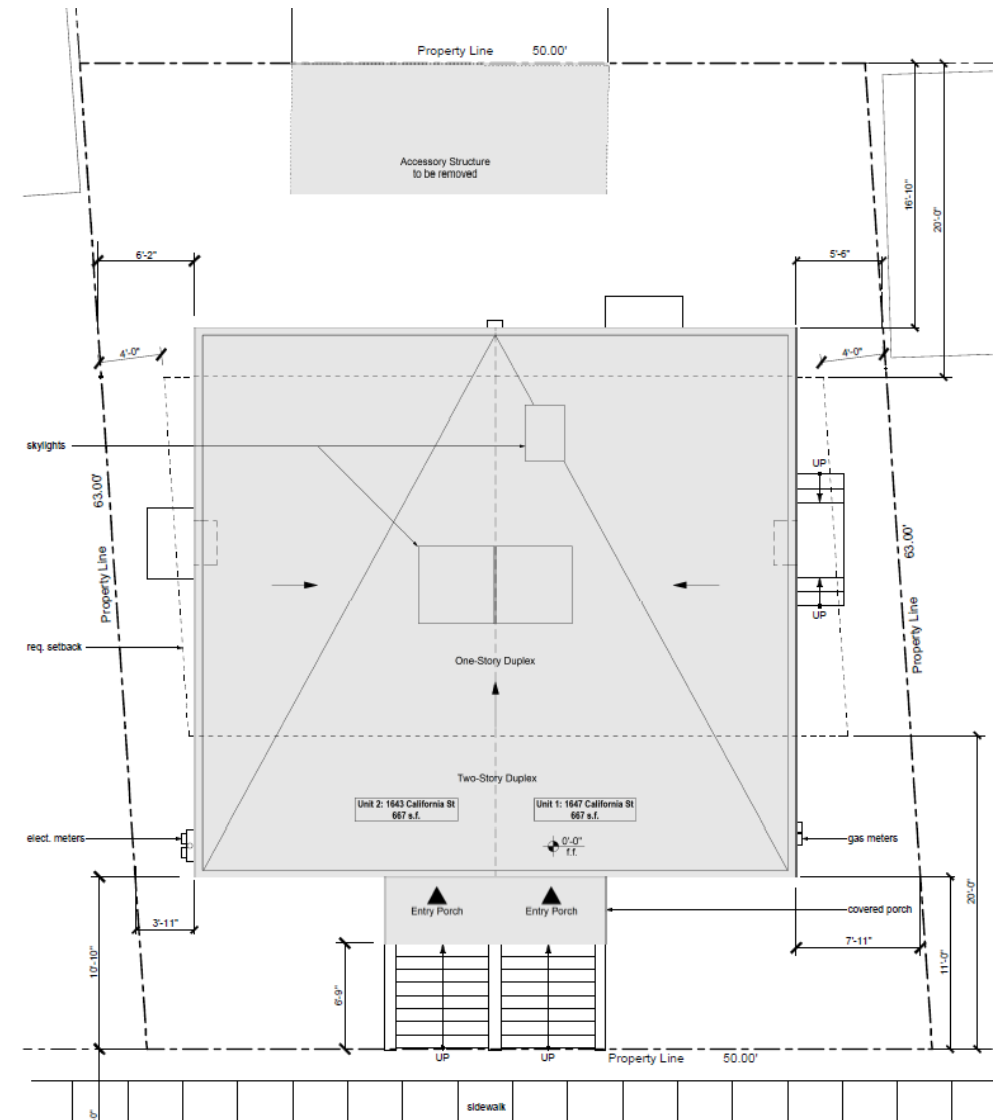
Left setback: **3'-11"**
(4' required)

Front setback: **6'-9"** to porch,
10'-10" to building
(20' required)



Zoning Permits Required

- Use Permit to enlarge a structure that is non-conforming for lot coverage
- Use Permit to enlarge a structure that is non-conforming for density
- Administrative Use Permit to extend two non-conforming setbacks (front and rear)
- AUP to permit a major residential addition
- AUP to allow an addition over 14 feet in height
- AUP to construct a fifth bedroom

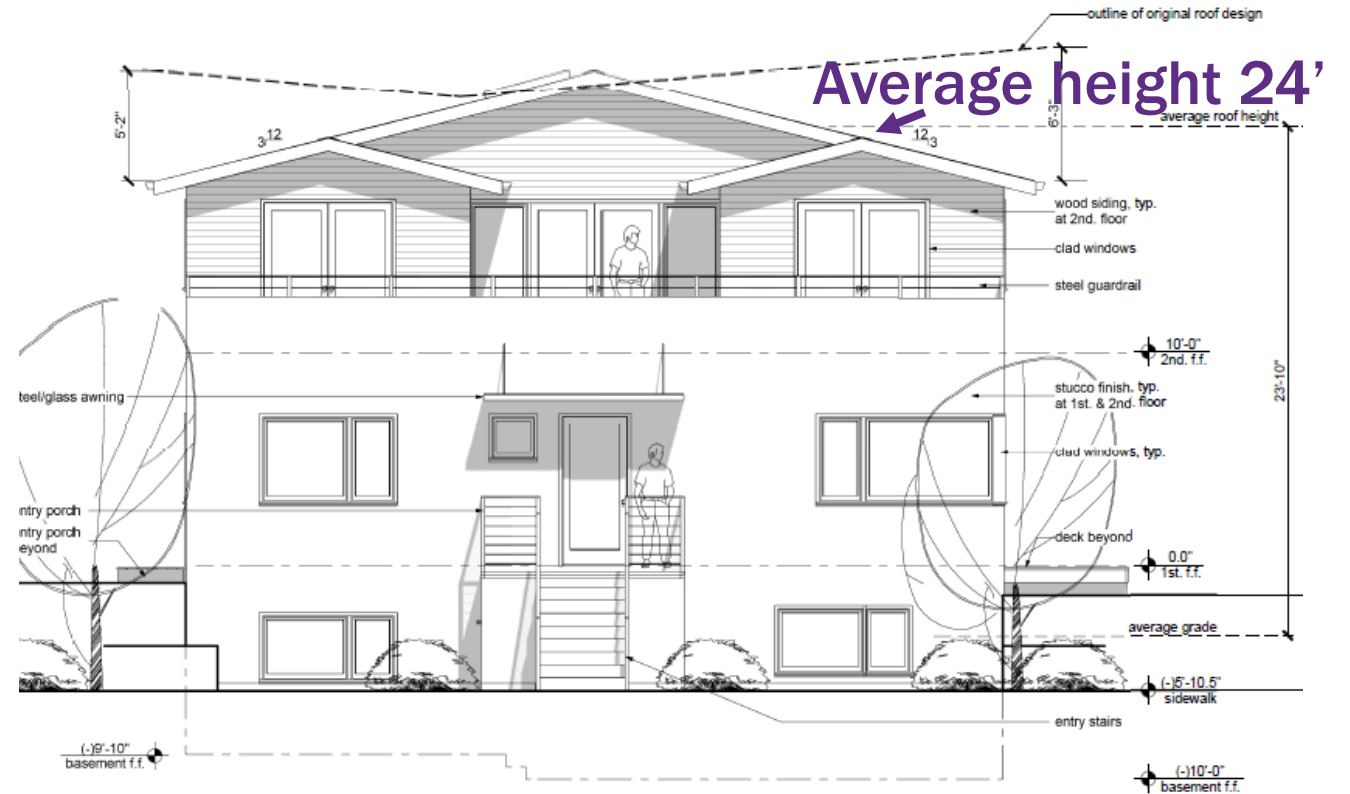


Proposed Project: Front Elevation

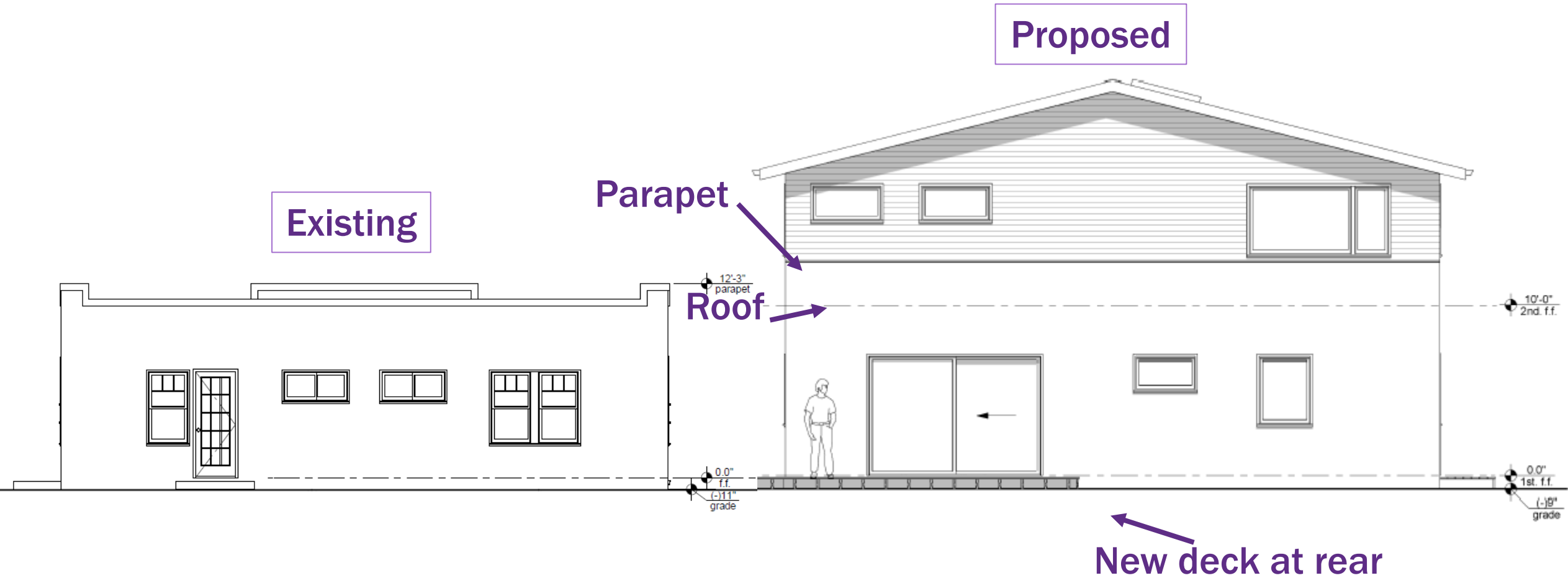
Existing



Proposed



Proposed Project: Rear Elevation



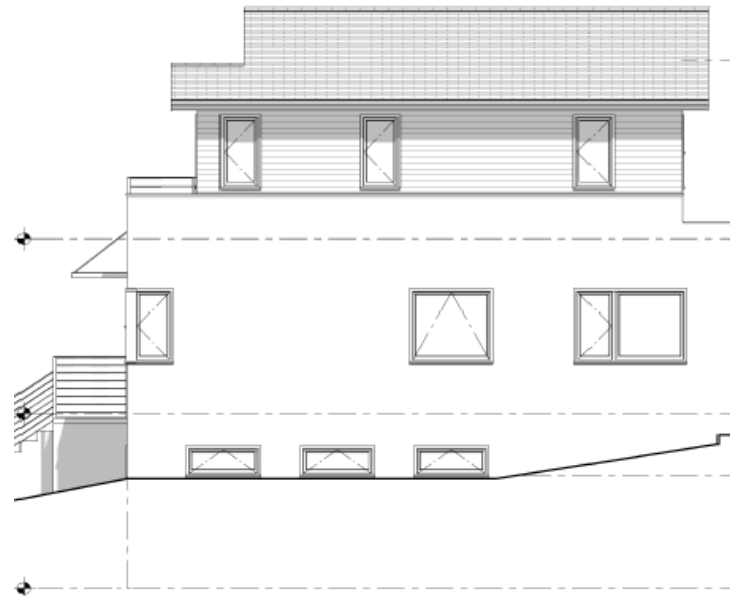
Design Changes

January
2021



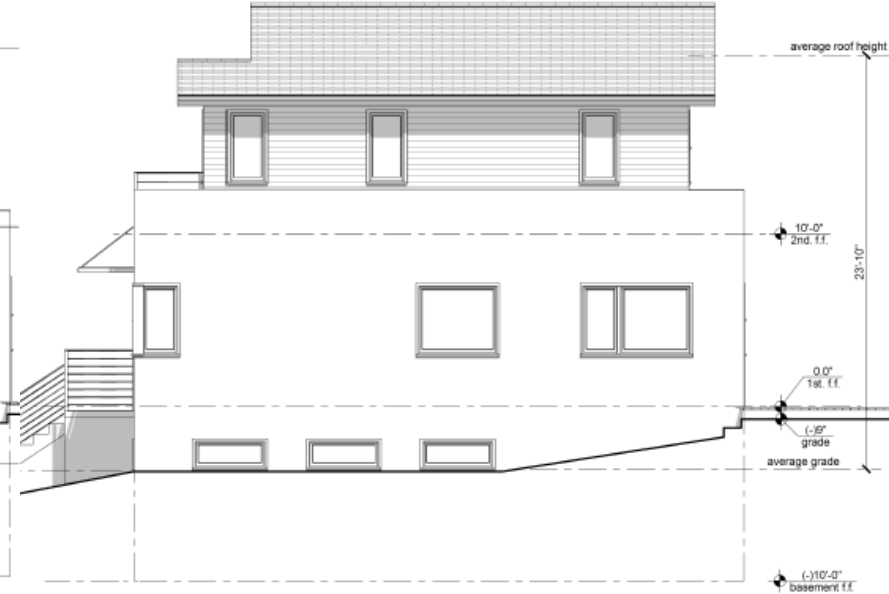
④ Proposed South Elevation - Right Side

May
2021



④ Proposed South Elevation - Right Side

July 2021



④ Proposed South Elevation - Right Side

Timeline

- **January 2021:** Application submitted
- **May 2021:** Revised
- **September 2021:** Application complete
- **December 2021:** ZAB approval
- **January 2022:** Appealed by neighbors
- **April 2022:** Council hearing and remand to ZAB
- **July 2022:** ZAB approval
- **August 2022:** Appealed again



ZAB decision and appeal issues

- ZAB considered sunlight, air, views, and privacy.
- Heard testimony from neighbors.
- ZAB found no detriment.
- Appellants remain concerned about privacy, the size of the addition, and the loss of affordable rental units.

Staff Recommendation

Staff recommends upholding ZAB approval and dismissing the appeal.

Alternative Actions

- **Continue the public hearing**
- **Modify the ZAB decision and approve the Use Permits**
- **Reverse the ZAB decision and deny the Use Permits**
- **Remand to ZAB for consideration of specified issues**