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Project: 23 Granite Ave June Lake CA 93529
APN: 015105033000

LD TAC Review Request:

Zoned CL-H, the property features a 3 bed 4 bath 2 story structure and a large detached garage. On 0.34 acres, with a density allowance of 15 du/acre we would like to: create a duplex in the existing home and create 3 accessory dwelling units of equal size (416sq ft) in the garage. Additionally we would like to build a Manager's unit in the loft of the garage (approx 1200 sq ft). These alterations to the property will not increase lot coverage and will only retrofit existing interior spaces to 5 units plus 1 managers unit. Current lot coverage is estimated at 15% and provides sufficient parking for all units and for snow storage. Exterior will not be altered except to allow for entry and egress where applicable. With your help and guidance we are excited to provide 5 units of quality long term housing for the community of June Lake.

Plan for the 2 story home: Create 2 separate units, unit 1 downstairs (1st Story), unit 2 upstairs (2nd story)

-Remove spiral staircase and close the floor opening

Unit 1 alterations:

-The layout features a nice sitting area next to a dining room. The stairs currently occupy part of the dining room. We want to add 2 walls to enclose a bedroom in what is currently occupied by a dining room table and the stair case. Room would measure 143 sq feet (11 by 13 ft)

Unit 1 will be a 2 bedroom 1 full bath unit with full kitchen and 4 points of entry/exit.

Unit 2 Alteration:

Currently features a wet bar and large counter top with bar stools. We would turn this bar against the west wall and construct a kitchen in that space to service the 2 bedrooms/ 2 full baths on that floor. The Kitchen to occupy part of the area where the stairs are currently.

Garage Alteration:

Measuring 50 ft by 25 ft wide and constructed out of poured cell cinder block with a timber roof. (roof new in 2014).

There are 3 garage doors. We would like to create 3 equal sized spaces in the interior.

Currently a wall exists dividing 1/3 of the space at approx. 24 by 17 ft 416 sq ft. This wall and the ceilings throughout the garage are finished with dry wall.

The garage is plumbed with water, power, and it looks like its hooked up to the propane tank as well. In addition there is a loft space that runs the length and width of the garage. We wish to finish that space and create an additional dwelling unit there.

Ceiling height at center: TBD

Ceiling height at sides: TBD

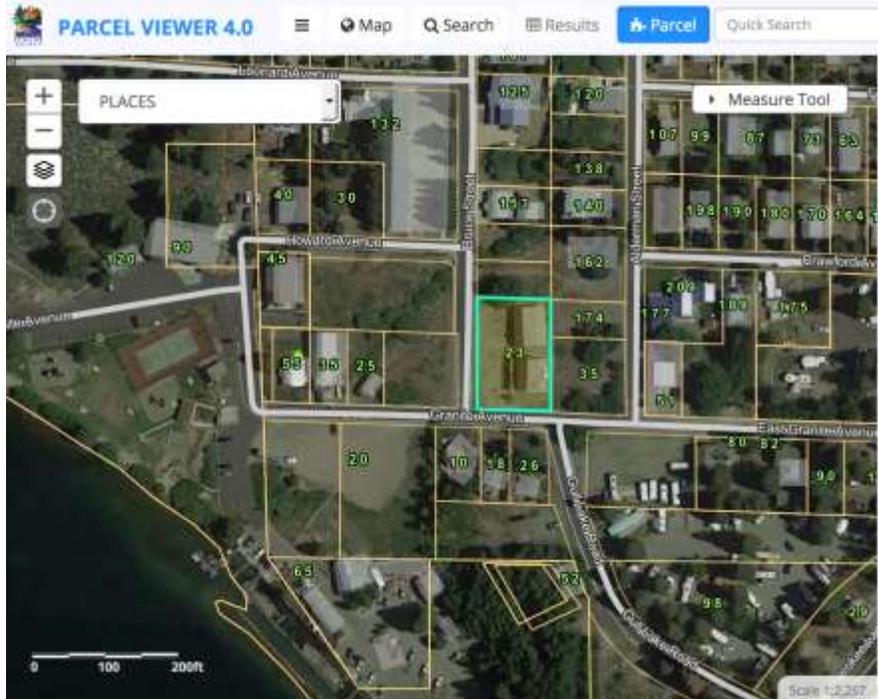
Roof Pitch: TBD

Please see attachments for reference to property

-I've included the county Parcel information

- Pictures of property from 2 different angles-

-Aerial view demonstrating parking and snow storage possibilities.



The screenshot displays the PARCEL VIEWER 4.0 interface. The main map area shows an aerial view of a residential neighborhood with yellow parcel boundaries and green area numbers. A specific parcel at 23 E Granite Avenue is highlighted with a green border. The interface includes a search bar, a map control panel, and a sidebar with property details.

23 E Granite Avenue
015-105-033-000

[View or Print Value Notice](#)

Address	23 E Granite Avenue
Community	June Lake
Complex	
Land Use Designation	CL-H
Transient Rental	To Be Determined
Zoning	NA
Voting Precinct	05 : June Lake
Supervisor District	Dist #3: Bob Gardner
Stated Area	Unknown
Calculated Acres	0.34
Previous Assessment #	001510533000000
Latitude/Longitude	37.778152, -119.078945

Broadband Services Located Here
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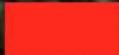




Legend



SNOW STORAGE



Parking

Bruce St

Google

Granite Ave