



Planning Commission

Item #2. 324 Madison Street

March 6, 2024



324 Madison Street

Request

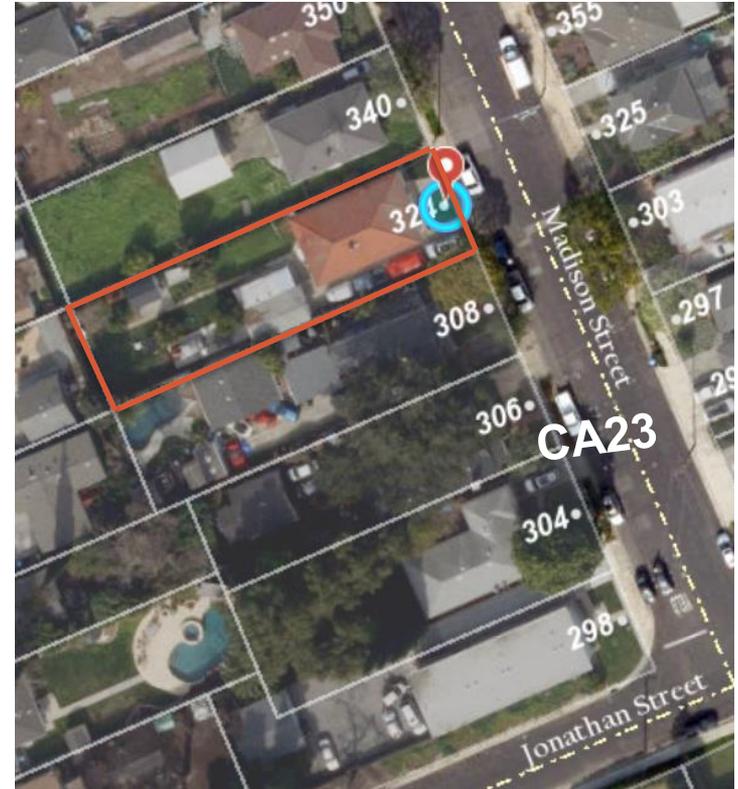
- **Significant Property Alteration Permit** for a 556 square foot basement addition and a 590 square foot first floor addition to a Mills Act residence and a **Minor Modification** for the construction of a new nonconforming detached garage at 324 Madison Street



324 Madison Street

Project Site

- Site Area: 8,950 square foot
- General Plan: Very Low Density Residential
- Zoning: Single-Family (R1-6L)
- Site Conditions: 1,393 square foot three-bedroom, one-bathroom one-story single-family residence





324 Madison Street

Background

- The property was added as a historic resource (a Mediterranean Revival constructed in 1936 or 1938) on the City's Historic Resource Inventory (HRI) and received a Mills Act Contract in 2022.
- The proposed project was heard by the Historical and Landmarks Commission on December 7, 2023.
- The applicant initially applied for a Variance to construct a new nonconforming garage (prior to the effectiveness of the City's updated Zoning Ordinance)
 - Request can be reviewed as a Minor Modification due to the increased allowable standards for residential accessory structures



324 Madison Street

Significant Property Alteration (SPA) Permit

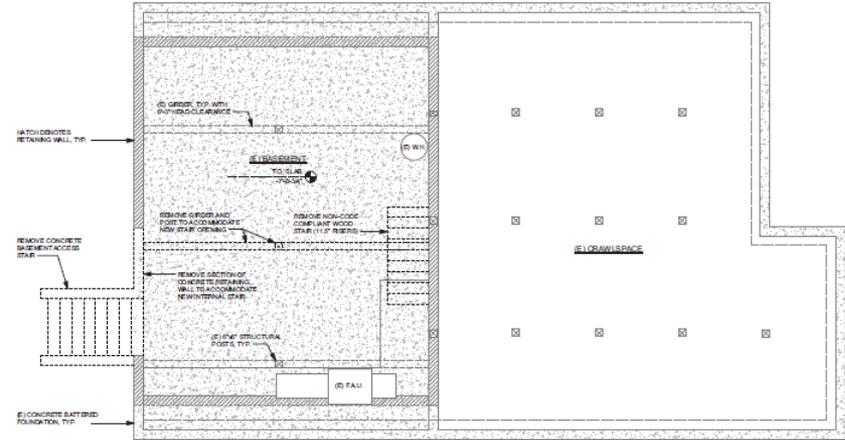
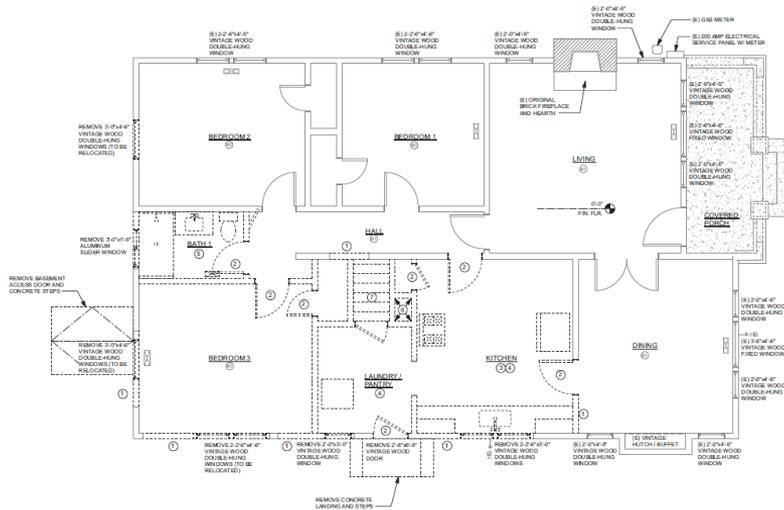
- Required for alteration proposals to an HRI property

Minor Modification

- Chapter 18.32 Residential Accessory Structures
 - Maximum square footage: 600 square feet, Maximum height: 16 feet
- Proposed Detached Garage
 - 671 square feet, 17 feet tall (no greater than 25% of the required standards)

324 Madison Street

Existing Floor Plans



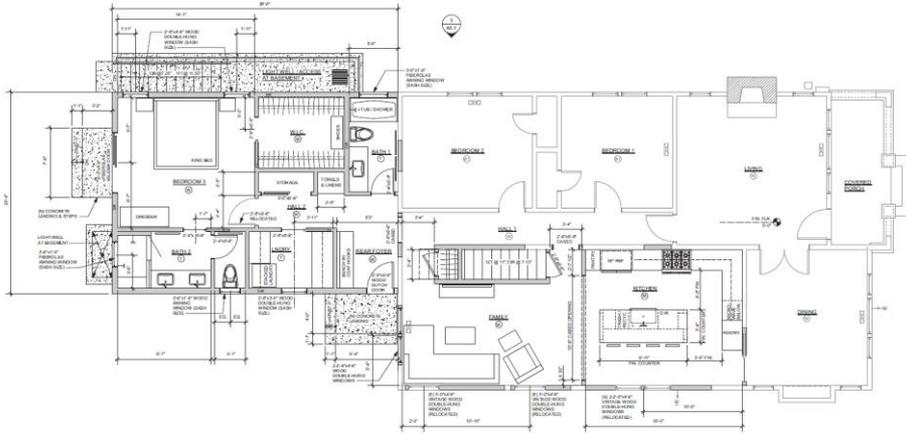
First Floor

Basement

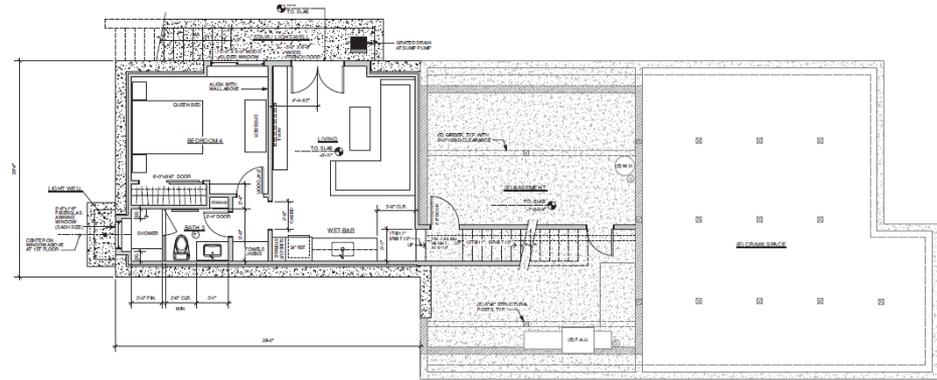


324 Madison Street

Proposed Floor Plans



First Floor

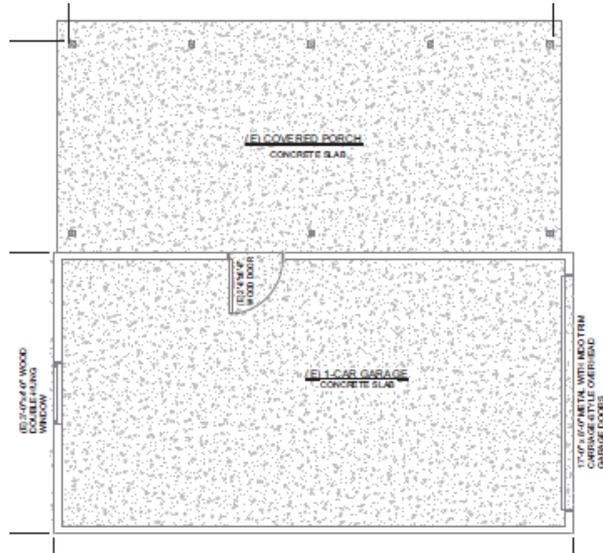


Basement

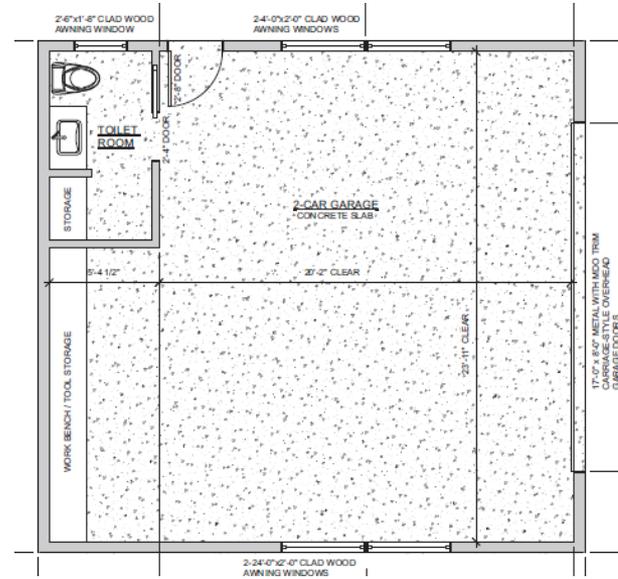


324 Madison Street

Garage Floor Plans



Existing

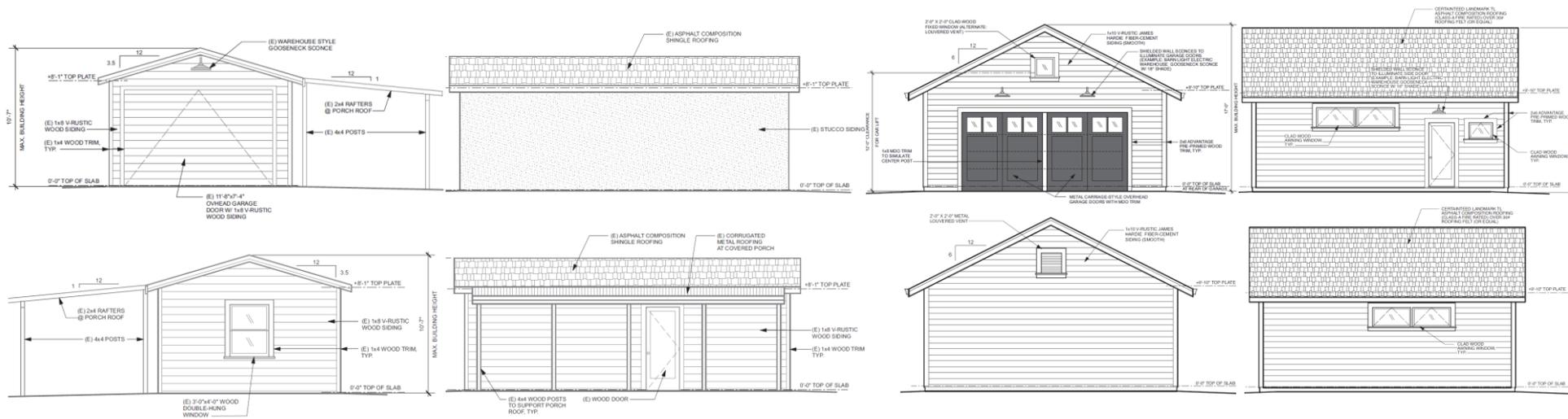


Proposed



324 Madison Street

Garage Elevations



Existing

Proposed



324 Madison Street

Analysis

- Secretary of the Interior's Standards (SIS) Review
 - Alterations and additions compatible with the historic character of the main residence
 - Will not destroy historic materials and features that characterize the property
- Zoning Conformance
 - 50-foot lot width where the Code requires 60-feet
 - Proposed garage would exceed the allowable maximum floor area by 12% and the maximum height by 6.25% (less than 25% deviation)
 - Adequate space on 8,950 square foot lot



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HLC Recommendation

- Approval with minor recommended changes

Staff Recommendation

- Determine the project is categorically exempt from formal environmental review under Class 1 (Section 15301, Existing Facilities) and Class 31 (Section 15331, Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines; and
- Adopt a Resolution to approve a Significant Property Alteration Permit for major alterations to the main historic resource and a Minor Modification for the new nonconforming garage, subject to findings and conditions of approval.



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