



# **Planning Commission**

**Item #2. 324 Madison Street**

**March 6, 2024**



# 324 Madison Street

## Request

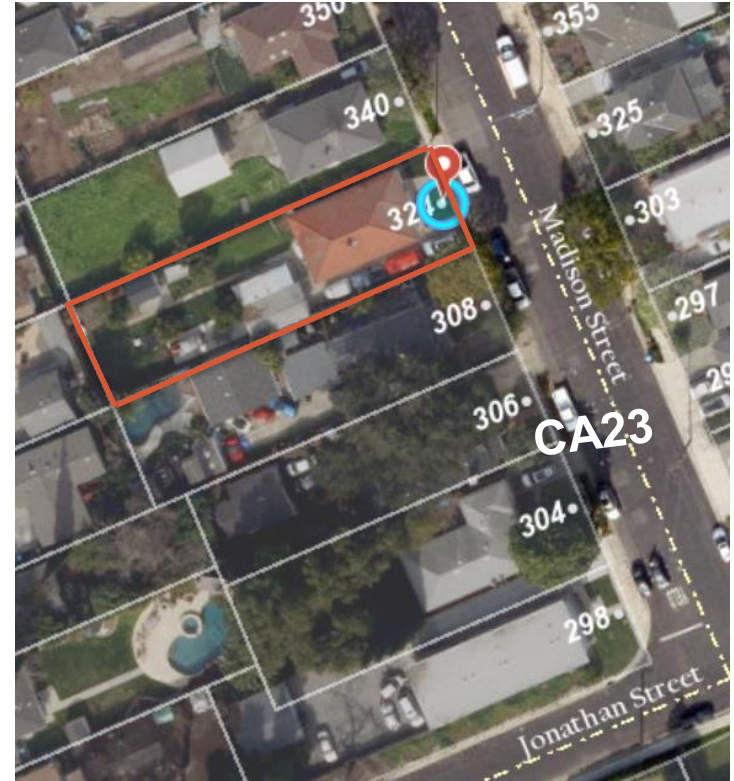
- **Significant Property Alteration Permit** for a 556 square foot basement addition and a 590 square foot first floor addition to a Mills Act residence and a **Minor Modification** for the construction of a new nonconforming detached garage at 324 Madison Street



# 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

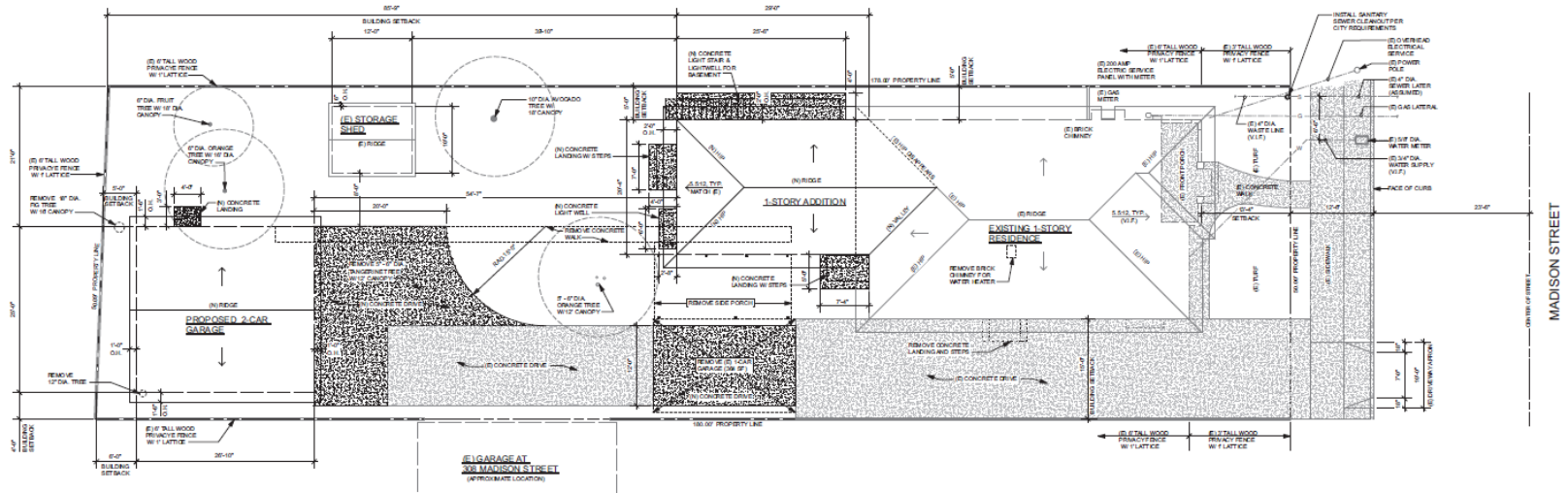
- Chapter 18.32 Residential Accessory Structures
  - Maximum square footage: 600 square feet, Maximum height: 16 feet
- Proposed Detached Garage
  - 671 square feet, 17 feet tall (no greater than 25% of the required standards)



# 324 Madison Street

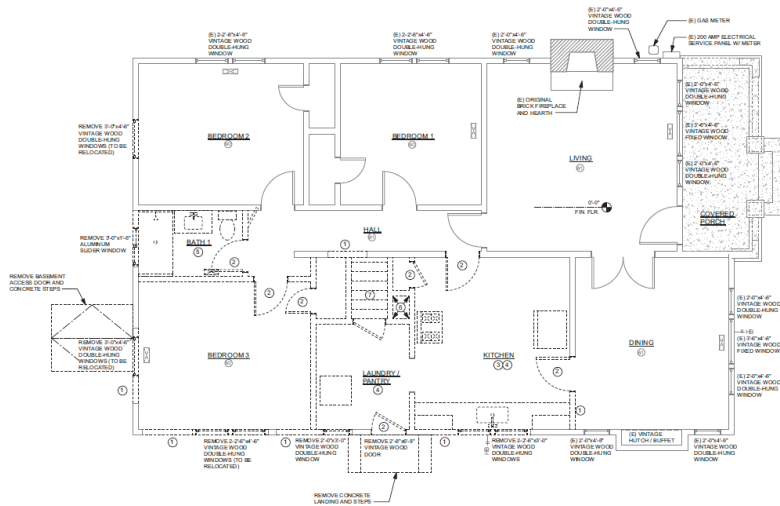
## Site Plan

- Existing: 1,393 square foot residence, one-car garage to be demolished
- Proposed: 2,539 square foot residence, new detached two-car garage

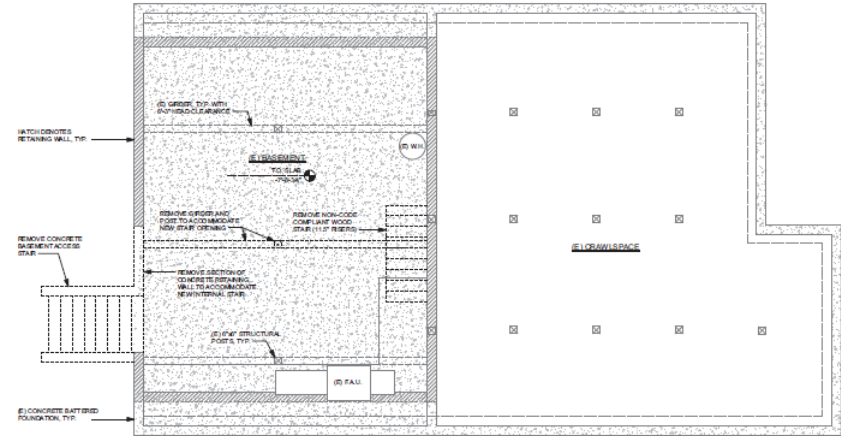


# 324 Madison Street

## Existing Floor Plans



First Floor

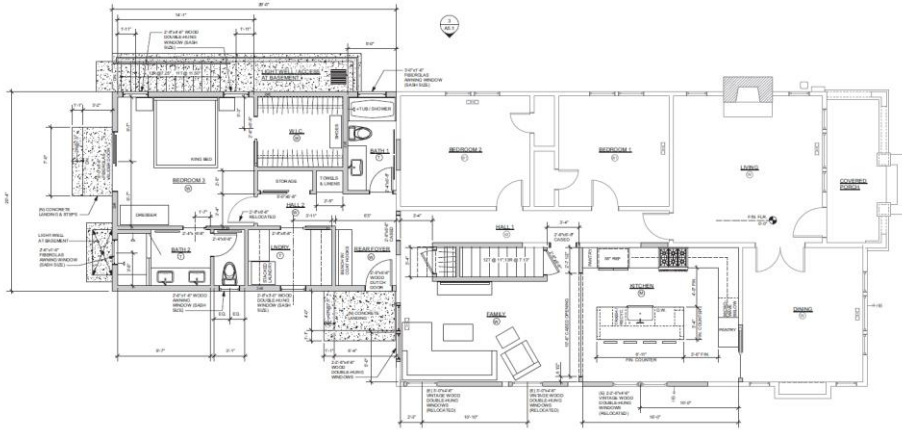


Basement

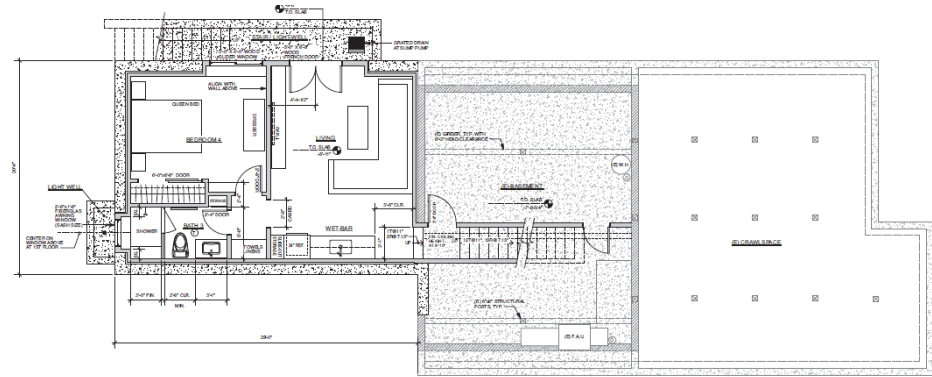


# 324 Madison Street

## Proposed Floor Plans



First Floor



Basement

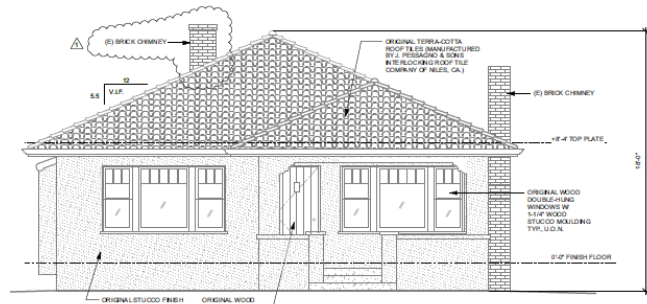
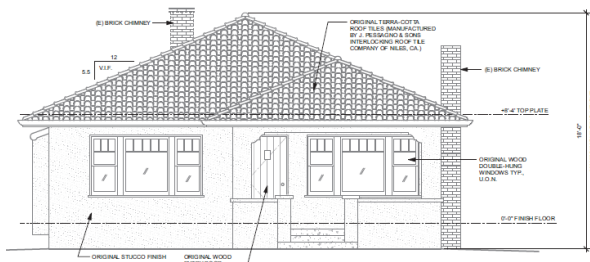




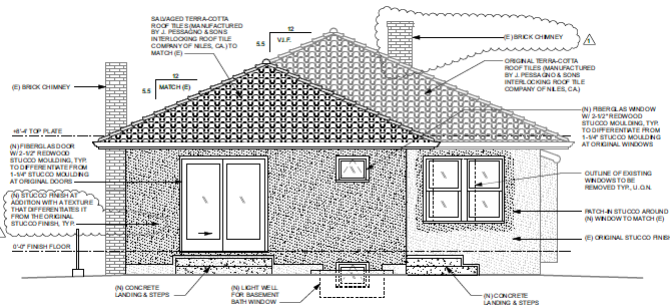
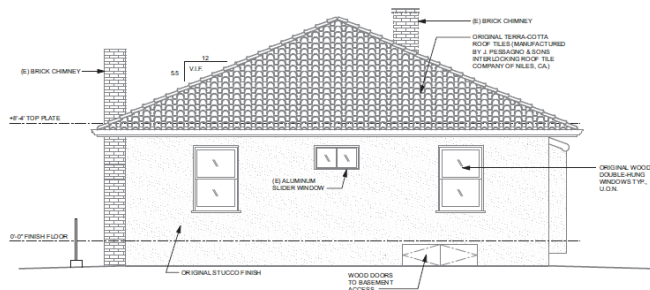
# 324 Madison Street

## Front & Rear Elevations

Front



Rear



Existing

Proposed



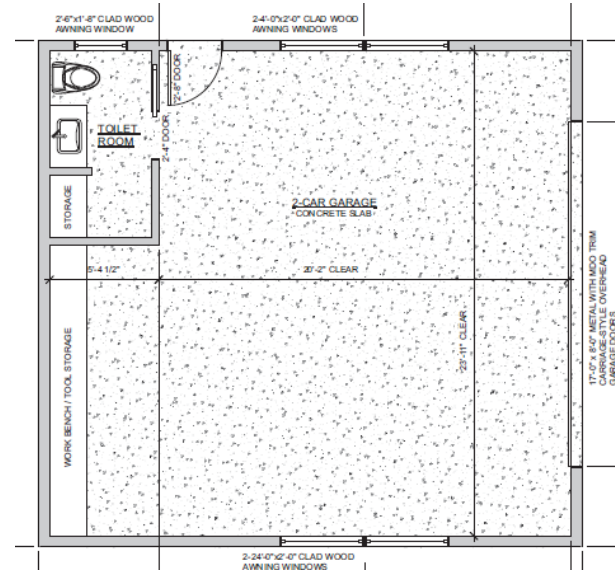


# 324 Madison Street

## Garage Floor Plans



Existing

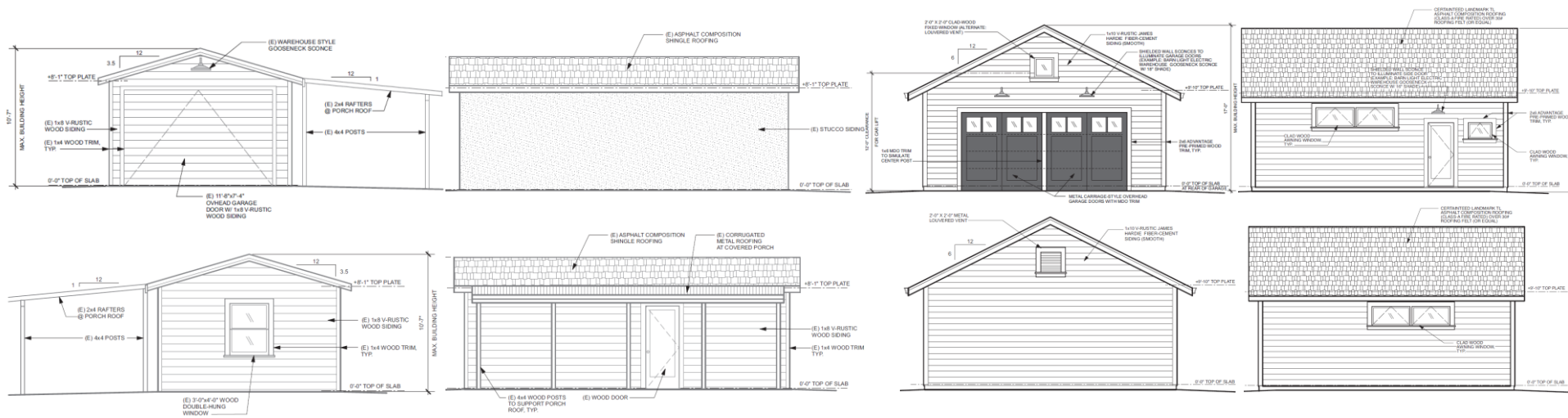


Proposed



# 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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