



City of Santa Clara

**Historical and Landmarks
Commission
December 7, 2023**

324 Madison Street

**Public Hearing Item # 3
PLN23-00452**



324 Madison Street

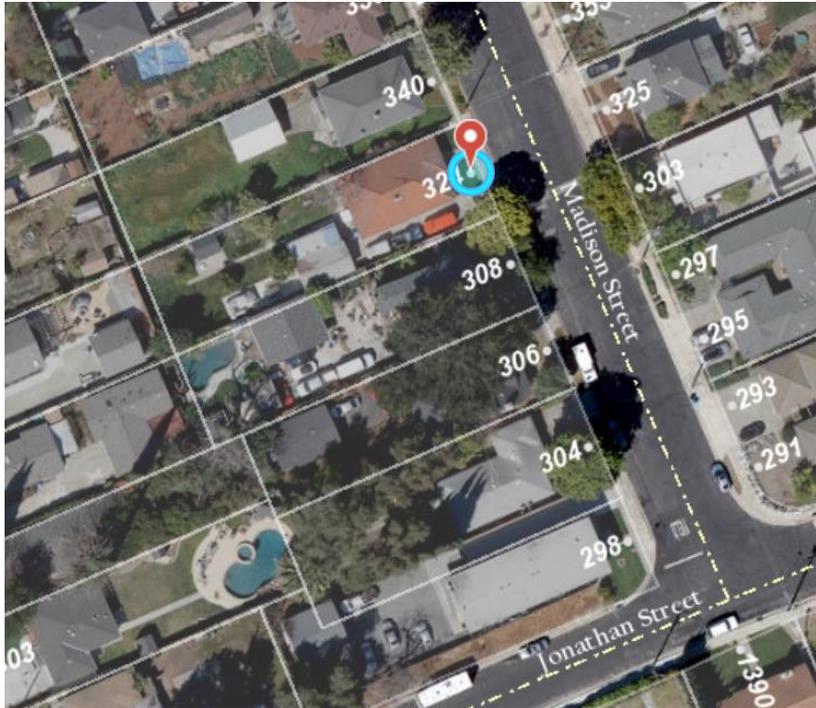
Request

- **Significant Property Alteration (SPA)** Permit for a 556 Square-Foot Addition to the Basement and a 590 Square-Foot Addition to the First Floor of a Mills Act Residence
- **Variance** for the Construction of a New Nonconforming Garage



324 Madison Street

Existing Site





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Existing Conditions

- Mills Act Residence
- Main House
 - Mediterranean Revival Architectural Style
 - Constructed in 1936 or 1938
- One-Car Garage
 - Built in 1955



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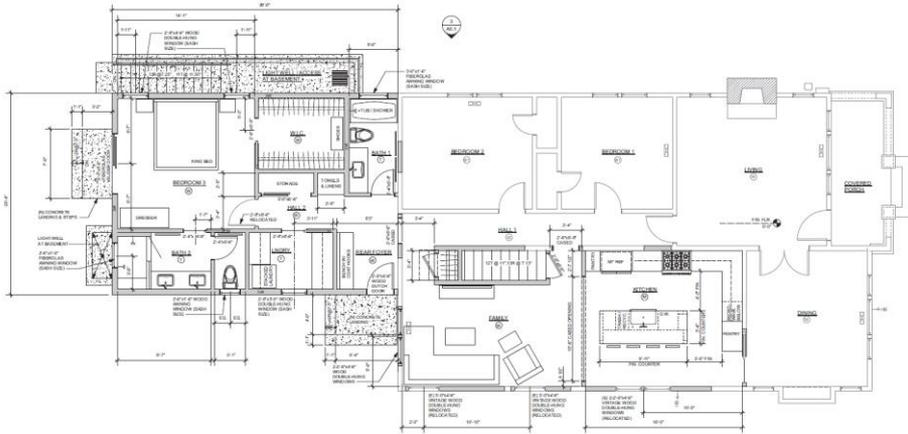
Significant Property Alteration (SPA) Permit

- Existing Residence: 1,393 Square Foot
- Proposed Residence: 2,539 Square Foot
 - 556 Square Foot Addition to the Basement
 - 590 Square Foot rear Addition to the First Floor

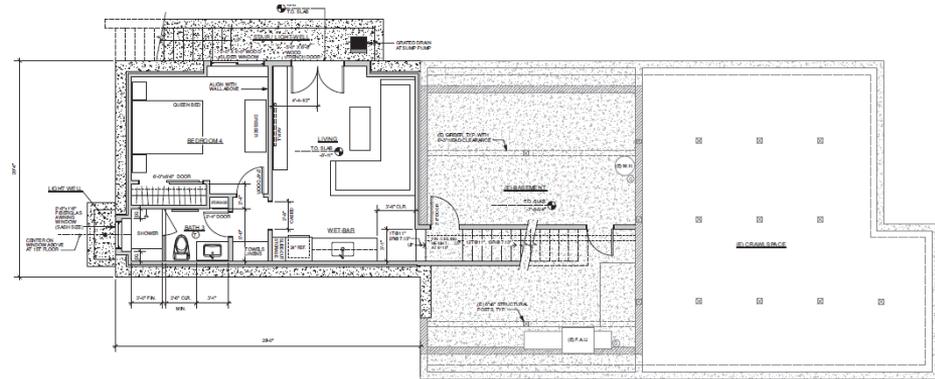


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Proposed Floor Plans



First Floor

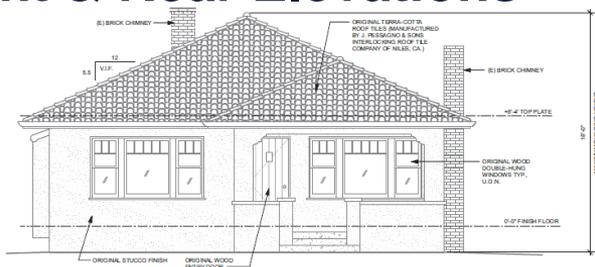


Basement

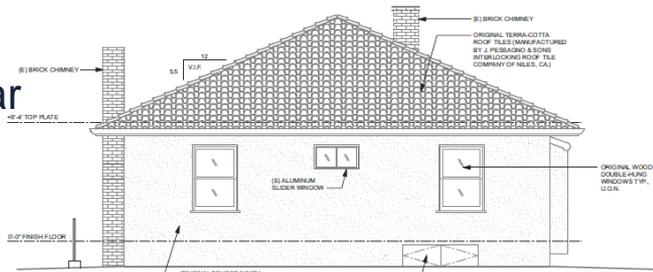
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Front & Rear Elevations

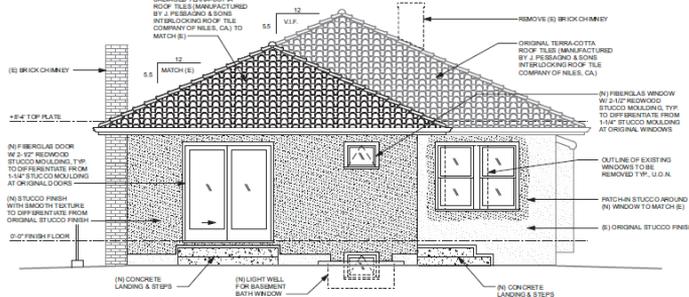
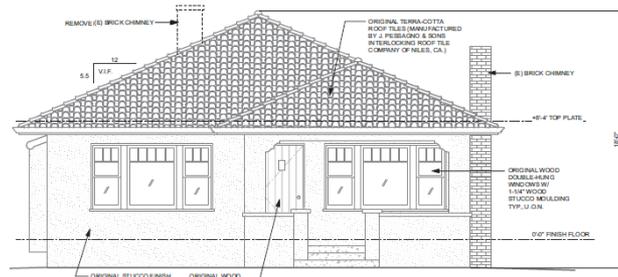
Front



Rear



Existing



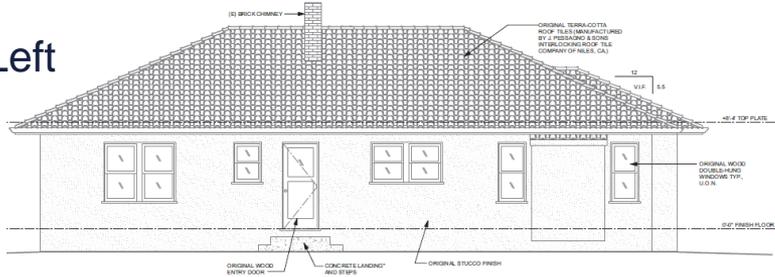
Proposed



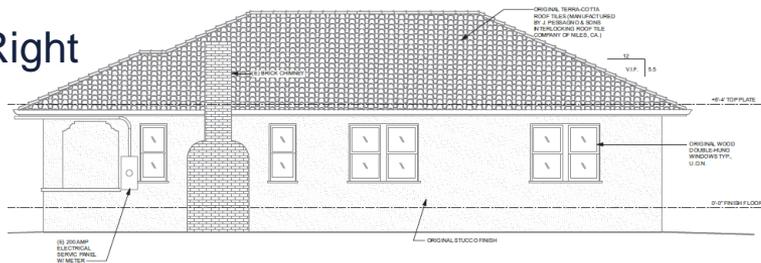
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Side Elevations

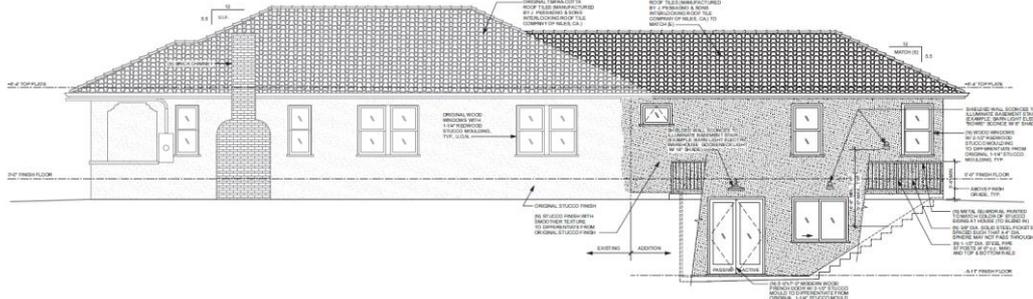
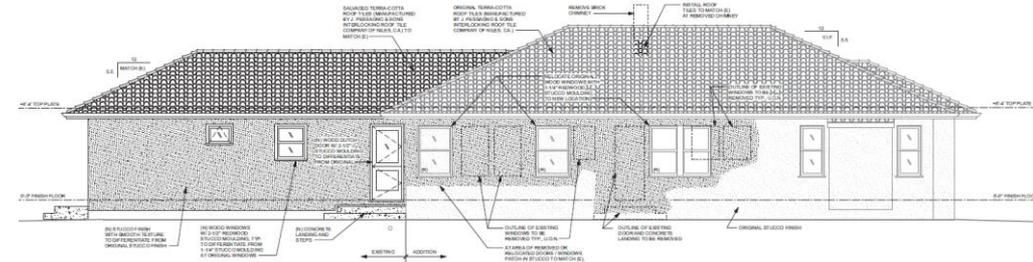
Left



Right



Existing



Proposed



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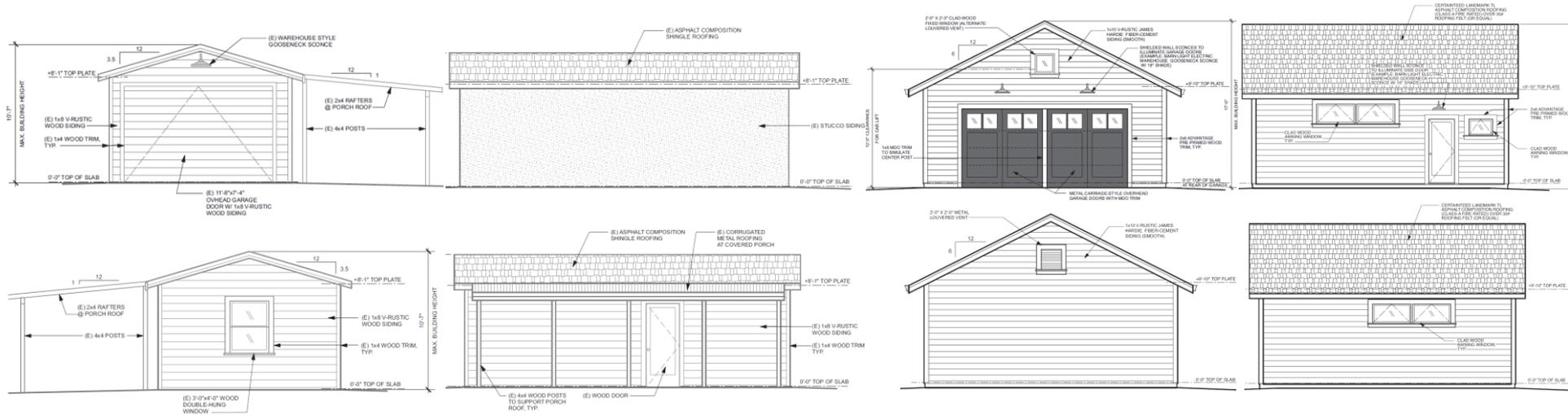
Variance

- Chapter 18.66 Special Regulations Applicable to Residential Accessory Buildings
 - Maximum square footage: 480 square feet
 - Maximum height: 12 feet
- Proposed Variances
 - 671 square feet (480 square feet is the current maximum, 600 square feet proposed in the new Zoning Ordinance)
 - 17 feet tall (12 feet is the current maximum, 16 feet proposed in the new Zoning Ordinance)



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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
- Size and Height of Proposed Garage
 - Exceeds the increased standards per the draft Zoning Ordinance



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Recommendation

- 1) Staff recommends that the Historical and Landmarks Commission recommend approval of the Significant Property Alteration (SPA) Permit to the Planning Commission for the proposed addition to the historic resource, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans; and,
- 2) Staff recommends the Historical and Landmarks Commission recommend the redesign of the proposed garage to the Planning Commission prior to approving the Variance to reduce the size of the garage to 600 square feet and to reduce the height of the garage to 16 feet.



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