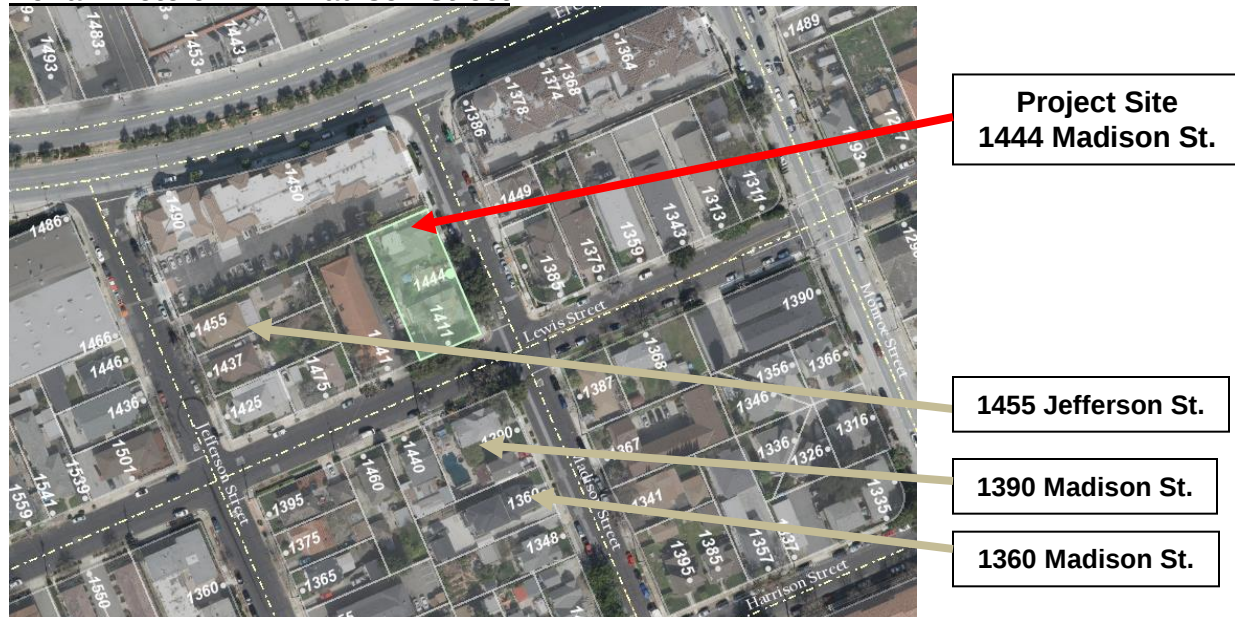


## Project Data Sheet

**File:** PLN2018-13427 and PLN2018-13428  
**Location:** 1444 Madison Street, a 13,175 square foot parcel at the northwest corner intersection of Lewis and Madison Street; APN: 269-03-034; property is zoned Medium Density Multiple Dwelling (R3-36D)  
**Applicant:** Holly Hartman  
**Owner:** Greg Mussallem  
**Request:** **Rezone** to Planned Development and a **Tentative Parcel Map** to subdivide one lot into three lots for the development of three new single-family residences with detached two-car garages. All existing structures will be demolished.  
**CEQA Determination:** Categorically Exempt per Section 15332, In-fill Development  
**Project Planner:** Steve Le, Assistant Planner I  
**Staff Recommendation:** Approval

|                                  | Existing                                  | Proposed                                       |
|----------------------------------|-------------------------------------------|------------------------------------------------|
| <b>General Plan Designation</b>  | Very Low Density Residential              | Same                                           |
| <b>Zoning District</b>           | R3-36D - Medium Density Multiple Dwelling | PD – Planned Development                       |
| <b>Lot Size</b>                  | 13,175 sf.                                | Lot 1: 4,675 sf.<br>Lot 2 and Lot 3: 4,250 sf. |
| <b>Land Use</b>                  | Single-family Residential                 | Same                                           |
| <b>Commercial Square Footage</b> | N/A                                       | N/A                                            |
| <b>Residential Units</b>         | 1                                         | 3                                              |
| <b>Bedrooms/Bathrooms</b>        | N/A                                       | 4/3                                            |
| <b>Public Open Space</b>         | N/A                                       | N/A                                            |
| <b>Stories / Total Height</b>    | One- and two-story                        | Two-story                                      |
| <b>Parking</b>                   | Two-car garage                            | Three new two-car garage                       |

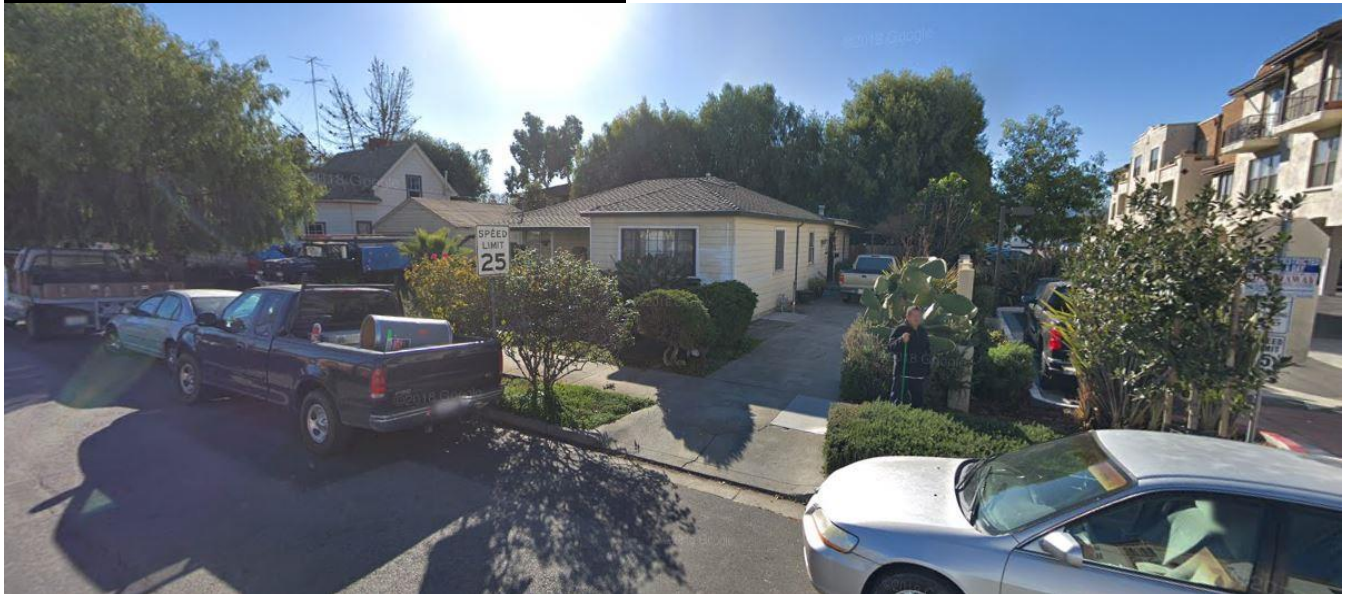
**Aerial Photo of 1444 Madison Street**



**Corner Elevation of 1444 Madison Street (Project Site):**



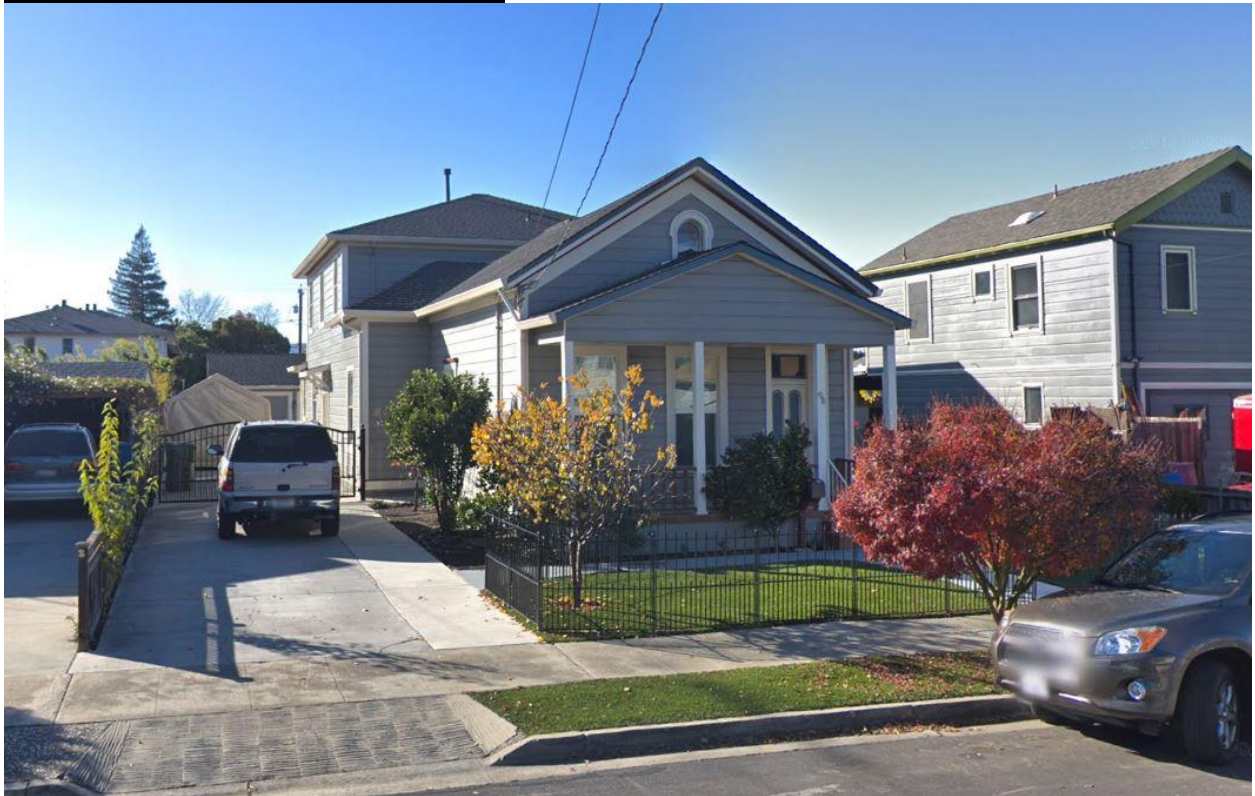
**Elevation from Madison Street (Project Site):**



**1390 Madison Street (HRI Property):**



**1360 Madison Street (HRI Property):**



**1455 Jefferson Street (HRI Property):**

