

**Excerpt Historical and Landmarks Commission
1444 Madison Street (PLN2018-13427)
Meeting Minutes of October 4, 2018**

8.A.	File No.(s):	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:	Consideration of a Rezone and Tentative Parcel Map for the Development of Three Single-family Dwellings Located at 1444 Madison Street
	CEQA Determination:	Categorically Exempt per Section 15332, In-fill Development
	Project Planner:	Steve Le, Assistant Planner I
	Staff Recommendation:	Approved , subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 500 feet.

Recommendation: Staff recommends that the Commission forward a recommendation of approval of the Rezone and Tentative Parcel Map for the development of three single-family dwellings located at 1444 Madison Street.

Discussion: Assistant Planner Steve Le presented the project. The applicant gave a brief presentation and answered questions posed by the Commissioners. Two members of the public spoke on the project in regards to more notification effort such as posting community outreach meeting online and construction practices and conditions. Staff addressed comments on construction best practices, and need for coordinated enforcement between building, planning and code compliance.

Motion/Action: A motion was made by Commissioner Biagini and seconded by Commissioner Vargas-Smith to recommend approval of the proposal and further recommend monitoring of construction impacts and increasing community engagement (6-0-0-1, Standifer absent).