

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

..Title

Public Hearing: Consideration of a Rezone and Tentative Parcel Map for the Development of Three Single-family Dwellings Located at 1444 Madison Street

..Report

BACKGROUND

On July 24, 2018, the owner submitted a formal application requesting the rezone of the property at 1444 Madison Street from R3-36D to Planned Development, and a Tentative Parcel Map to subdivide one parcel to three parcels and construct three new single-family dwellings with two-car detached garages. The project is referred to the Historical and Landmarks Commission (HLC) for neighborhood compatibility and consistency with the City's Design Guidelines, as the property is located within 200 feet of three listed resources on the Historical Resource Inventory (HRI). The listed properties are located at 1390 Madison Street, 1360 Madison Street, and 1455 Jefferson Street.

Prior to the formal application, the applicant went before the HLC at the noticed public hearing on April 5, 2018. The Commission reviewed the historical eligibility of the property to consider historical eligibility determination and proposed demolition. An excerpt of the HLC meeting minutes and the prior justification packet are attached to this report. Subsequently at the noticed public hearing of May 29, 2018, the City Council deemed the site ineligible for listing on the HRI and allows the applicant to submit a demolition and development proposal for the site.

DISCUSSION

The project site is a 13,175 square foot site developed with two primary structures, a two-story single family house with a detached garage (1411 Lewis Street), and a duplex (1444 Madison Street). The single-family house constructed circa 1880 in a vernacular style of that period and the single-story duplex constructed in 1948 in the post-war minimal traditional style. A number of smaller sheds are also situated on the property. The evaluation report for the existing structures is provided as part of the attached justification packet.

The proposed project is consistent with the General Plan land use of Very Low Density Residential, in that the proposal is within the density range and is compatible with the neighborhood with mixed residential types including multi-family apartments, mixed-use development and single-family residences. The architectural styles in the immediate neighborhood vary with Craftsman, Vernacular Prairie, Queen Anne, and modern apartments.

Design:

The proposed development of three new single-family residences is consistent with the character of the existing block and the larger Old Quad neighborhood in that the project proposes two-story residences of like use and massing similar to the surrounding

single-family homes. Unit 1 at the corner of Madison and Lewis Street will be developed in the architectural style similar to the existing two-story building. Unit 2 and Unit 3 have similar design as Unit 1 with the differences on siding types and sizes. Unit 2 is comprised of hardy-plank shingle above the horizontal siding and Unit 3 has board and batten in similar areas. Unit 3 is also differentiated by a distinguish craftsman style column at the front porch.

Historical:

The property is not a listed historical resource and was deemed by City Council as ineligible for listing on the HRI. However, for development projects that require Architectural Committee review and located within 200 feet of an HRI property, the Historic Preservation Ordinance requires review by the Historical and Landmarks Commission for neighborhood compatibility and consistency with the City's Design Guidelines, and recommendation to the Architectural Committee. The project site does not immediately adjoin any historically listed properties, but is located within 200 feet of three listed resources: 1390 Madison Street (Queen Anne Cottage), 1360 Madison Street (Greek Revival Cottage), and 1455 Jefferson Street (Vernacular Prairie School).

The properties at 1390 and 1360 Madison Street are located directly south and across Lewis Street from project site. They both have frontages facing Madison Street while Unit 1 would retain the existing frontage towards Lewis Street. The property at 1360 Madison Street has a two-story single-family home and the property at 1390 Madison Street has two two-story residences that are currently operating as Madison Street Inn, a bed and breakfast inn. The single-family residence at 1455 Jefferson Street was built in 1915 and is located along Jefferson Street with an apartment separating the project site to the rear. The proposed development would not be visible from this historical resource. The images of the three HRI properties are included in the attached Project Data along with the historical evaluation surveys (DPR Form).

Public Outreach:

On Thursday, September 27, 2018, the applicant conducted an outreach meeting at the Senior Center on Fremont Street to get feedback on the proposed project.

Conclusion:

The project proposes three designs that are consistent with the character of the existing block and the larger Old Quad neighborhood in that the project proposes two-story residences of similar architecture and massing to the surrounding single-family homes. The proposed development would be partly visible from two listed properties on Madison Street and no visibility from the residence at 1455 Jefferson Street, and would therefore not have an adverse impact to the character of the block or the nearby HRI properties.

ENVIRONMENTAL REVIEW

As requested, the development proposal is exempt from the CEQA environmental review requirements per CEQA Section 15332, In-fill Development. The project is a .30 acre site that would be developed consistent with the General Plan land use of Very

Low Density Residential. |

PUBLIC CONTACT

The applicant sent notice letters to property owners within 500 feet of the project site for a community meeting at the Senior Center on Fremont Street on Thursday, September 27, 2018.

On September 21, 2018, the notice of public meeting for this item was posted at three conspicuous locations within 500 feet of the project site and was mailed to property owners within 500 feet of the project site. No public comments have been received at the time of preparation of this report.

ALTERNATIVES

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

RECOMMENDATION

..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. |

..Staff

Prepared by: Steve Le, Assistant Planner I

Approved by: Gloria Sciara, Development Review Officer |

ATTACHMENTS

1. Excerpt of Historical and Landmarks Commission Meeting Minutes of April 5, 2018
2. Project Data
3. Justification Packet
4. Development Plan
5. 1455 Jefferson Street DPR Form
6. 1390 and 1360 Madison Street DPR Form |