

REPORT TO PLANNING COMMISSION

SUBJECT

..Title

Public Hearing: Action on a Rezone for the Development of Three Single-family Dwellings Located at 1444 Madison Street and 1411 Lewis Street

..Report

REPORT IN BRIEF

Project: Rezoning to Planned Development (PD) and subdivision of a parcel into three parcels to support the construction of three new single-family dwellings

Applicant: Greg Mussallem

General Plan: Very Low Density Residential

Zoning: Medium-density Multiple Dwelling (R3-36D)

Site Area: 13,175 square feet (0.3 acres)

Existing Site Conditions: Developed with a two-story single family house with a detached garage (1411 Lewis Street), and a duplex (1444 Madison Street)

Surrounding Land Uses

North: Multifamily apartments

South: One- and two-story single-family residences

East: One- and two-story single-family residences

West: Multifamily apartments

Issues: Consistency with the City's General Plan, Zoning Ordinance and Design Guidelines

Staff Recommendation: Alternative 1: Recommend that the City Council approve the Rezone from Medium-density Multiple Dwelling (R3-36D) to Planned Development (PD) for the development of three detached single-family dwellings on the property located at 1444 Madison Street.

BACKGROUND

The site is at the northwest corner of Madison Street and Lewis Street. The project site is currently developed with two primary structures, a two-story single family house with a detached garage (1411 Lewis Street), and a duplex (1444 Madison Street). A number of smaller sheds are also situated on the property. The proposed development would demolish all existing structures.

Prior to submitting the current applications, the project site was reviewed for historical significance by the Historical and Landmarks Commission (HLC) based on the age and Vernacular style of the residence on 1411 Lewis Street. At a noticed public hearing on April 5, 2018, the HLC reviewed the historical eligibility of the existing structures on the property for listing on the City's Historical Resource Inventory (HRI) and made a recommendation that the City Council deem the site ineligible for listing on the HRI and also recommended that the City require submittal of a replacement plan prior to granting

approval of demolition. Subsequently at the May 29, 2018 Council meeting the City Council deemed the site ineligible for listing on the HRI, allowing the applicant to conduct demolition of the existing residence in conjunction with a development proposal for the site without additional analysis for historical impacts.

The current application for rezoning and subdivision of the property was also subsequently reviewed by the HLC on October 4, 2018 because the property is located within 200 feet of three listed resources on the HRI. The HLC determined the current proposal to be compatible with the neighborhood and adjacent historic resources and consistent with the City's Design Guidelines as they pertain to historical compatibility. Excerpts of the HLC meeting minutes are attached to this report.

DISCUSSION

The primary issues for consideration are the consistency of the proposed rezoning with the City's General Plan, Zoning Ordinance and Design Guidelines. Pursuant to Santa Clara Code Section 17.05.110, the proposed Parcel Map application is referred directly to the City Council for consideration and the Planning Commission does not make recommendation on minor subdivisions of four or fewer lots.

General Plan:

The 2010-2035 General Plan land use designation for the subject property is Very Low Density Residential and the property is zoned for Medium-Density Multiple Dwelling. The project data, aerial map, zoning map, and General Plan map are provided in the attached Project Data Sheet.

The proposed development is consistent with the General Plan land use in that the proposal is within the density range of up to 10 dwelling units per acre and is compatible with the immediate neighborhood that has a mix of residential types including multi-family apartments, mixed-use development and single-family residences. The proposal would provide three new homeownership residences for the City's housing stock and activate the northwest corner of Madison Street and Lewis Street with new landscape and sidewalk improvements.

The proposed single-family home is consistent with other General Plan Transitional Goals and Policies (Goals 5.5.2-G2 and 5.5.2-G3; Policies 5.5.2-P5 and 5.5.2-P6) that focus on preserving neighborhood identity, ensuring continuity in design, and providing an appropriate transition between existing land uses.

Zoning Ordinance

The existing development standards for the R3-36D zoning district do not allow three detached single-family residences to be developed on the project site. The proposed PD zoning district would allow flexible development standards such as lot size, setbacks, and height to integrate the proposed residential development to implement the General Plan's vision for residential development.

The proposed zone change will conserve property values, protect or improve the

existing character and stability of the area in question, and will promote the orderly and beneficial development of such area. The proposal redevelops an underutilized property and visually improves the project site and surrounding neighborhood with physical and financial investment in the construction of an aesthetically pleasing residential subdivision development with on-site parking, site improvements, landscaping, and streetscape enhancements. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change provides residential development contemplated by the General Plan to provide Very Low Density Residential development and increase the City's housing stock. Finally, the proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to construct a high quality residential subdivision project that is compatible with existing residential neighborhood. The proposed project modifies zoning development standards to maximize the efficient use of the project site.

Design Guidelines

The proposal is consistent with the City's Single-family and Duplex Design Guidelines based on the following standards of architectural design.

- The development provides two covered parking spaces to meet the intent of the City's General Plan and Single-family Zoning District.
- The designs proposed for the new single-family residences are in keeping with the character of the existing block and the larger Old Quad neighborhood in that they all would have a two-story scale and massing similar to the surrounding single-family homes to the south and west.
- The architectural styles in the immediate neighborhood vary between Craftsman, Vernacular Prairie, Queen Anne, and modern apartments. The proposed project is designed to include similar vernacular architectural elements. Unit 1 at the corner of Madison and Lewis Street will be developed in the vernacular architectural style similar to the existing two-story building that it replaces. Unit 2 and Unit 3 have similar design as Unit 1 with variation on siding types and sizes. Unit 2 is comprised of hardy-plank shingle above the horizontal siding and Unit 3 incorporates board and batten. Unit 3 is also differentiated by craftsman style columns on the front porch.
- The second story windows will not create privacy concerns to the multi-family residence to the east among the proposed residences, in that the all proposed second-story windows are not directly facing one another or have at least a twenty-five feet distance apart from other second-story windows.

Community Meeting

On Thursday, September 27, 2018, the applicant conducted an outreach meeting at the Senior Center on Fremont Street from 7:00 pm to 8:30 pm to get feedback on the proposed project. No community members were present at the meeting.

Conclusion:

The project proposes three designs that are consistent with the character of the existing block and the larger Old Quad neighborhood by incorporating similar architecture and massing of the surrounding single-family homes. The proposed rezoning from the R3-36D to the PD zoning district would support the development of three new residences that are consistent with the City's Design Guidelines and be compatible with the character of the immediate neighborhood. The PD zoning district would allow unique setbacks and development standards that enable the project to provide new home ownership opportunities consistent with the General Plan's vision for a very low density development. Based upon the public outreach conducted for the project, the project appears to be consistent with community expectations for new development within the existing neighborhood context. |

FISCAL IMPACT

|There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant. |

ENVIRONMENTAL REVIEW

|The development proposal on the 0.3 acre site is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Class 3, Section 15303(a), "New Construction or Conversion of Small Structures," which exempts projects for the construction and location of limited numbers of new, small facilities or structures, as the activity consists of the development of not more than three single-family residences in an urbanized area. |

COORDINATION

This report has been coordinated with the City Attorney's Office.

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 November 30, 2018, the notice of public meeting for this item was posted at three conspicuous locations within 300 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

1. Recommend that the City Council approve the Rezone from Medium-density Multiple Dwelling (R3-36D) to Planned Development (PD) for the development of three detached single-family dwellings on the property located at 1444 Madison Street.
2. Recommend that the City Council deny the Rezone from Medium-density Multiple Dwelling (R3-36D) to Planned Development (PD) for the development of three detached single-family dwellings on the property located at 1444 Madison Street. |

RECOMMENDATION

..Recommendation

1. Recommend that the City Council approve the Rezone from Medium-density Multiple Dwelling (R3-36D) to Planned Development (PD) for the development of three detached single-family dwellings on the property located at 1444 Madison Street. |

..Staff

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager |

ATTACHMENTS

1. Excerpt of Historical and Landmarks Commission Meeting Minutes of April 5, 2018
2. HLC Staff Report of October 4, 2018
3. Excerpt of Historical and Landmarks Commission Meeting Minutes of October 4, 2018
4. Project Data
5. Justification Packet
6. Development Plans with Tentative Parcel Map
7. Resolution Recommending the Rezoning from R3-36D to PD
8. Conditions of Approval for Rezoning |