

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.

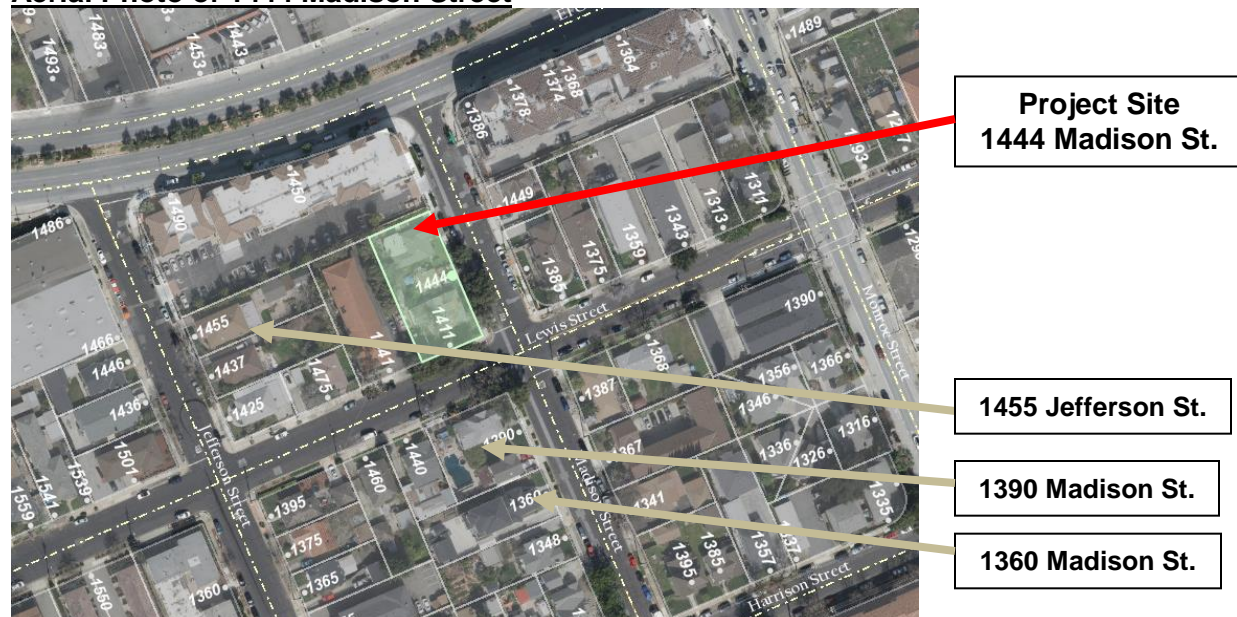
CEQA Determination: Categorically Exempt per Section 15332, In-fill Development

Project Planner: Steve Le, Assistant Planner I

Staff Recommendation: Approval

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

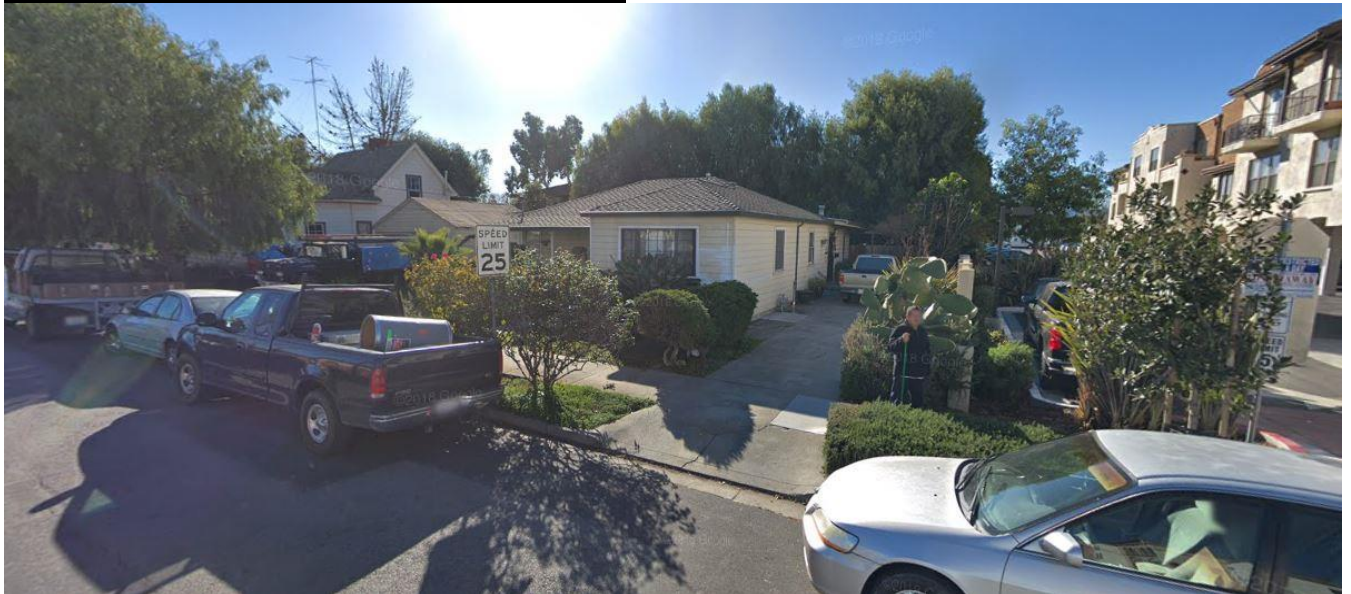
Aerial Photo of 1444 Madison Street



Corner Elevation of 1444 Madison Street (Project Site):



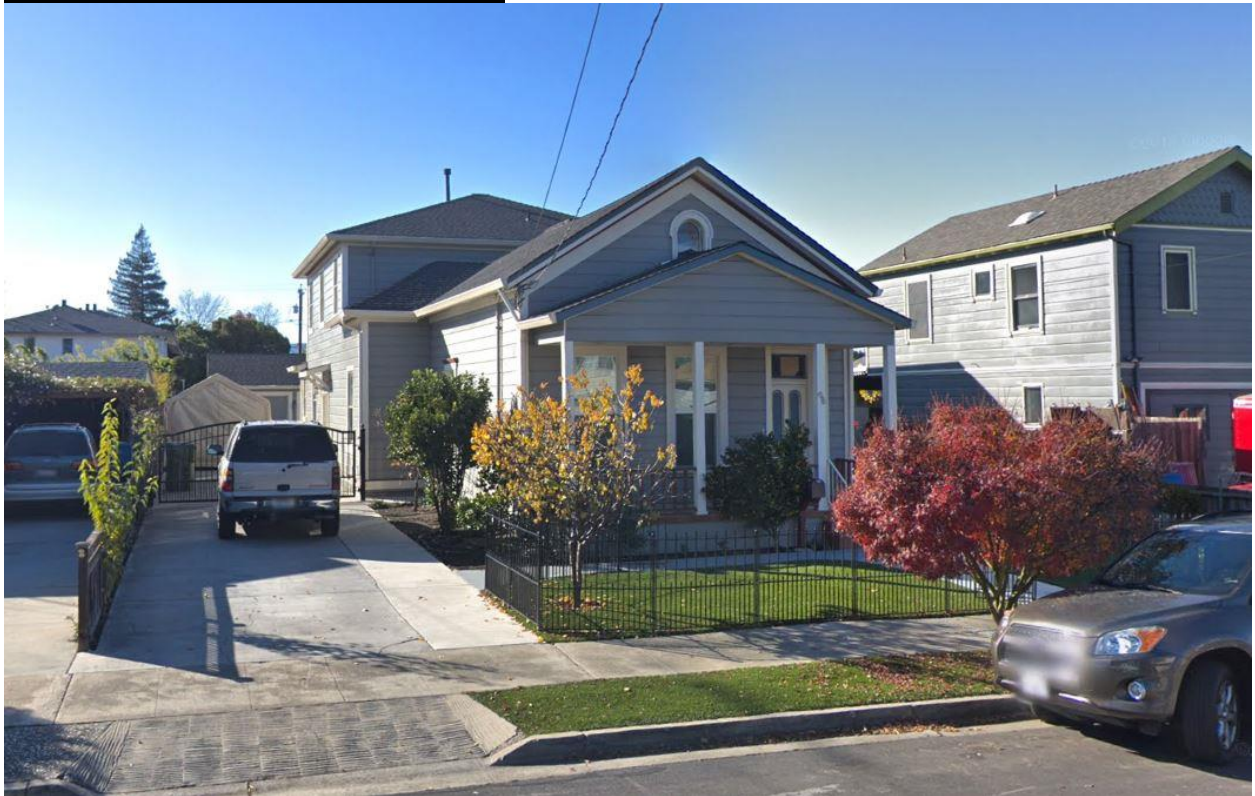
Elevation from Madison Street (Project Site):



1390 Madison Street (HRI Property):



1360 Madison Street (HRI Property):



1455 Jefferson Street (HRI Property):

