

City of Santa Clara

City Council Meeting of February 19, 2019

1444 Madison Street

Public Hearing Item # 3.0



**City of
Santa Clara**
The Center of What's Possible



1444 Madison Street

Request

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





1444 Madison Street

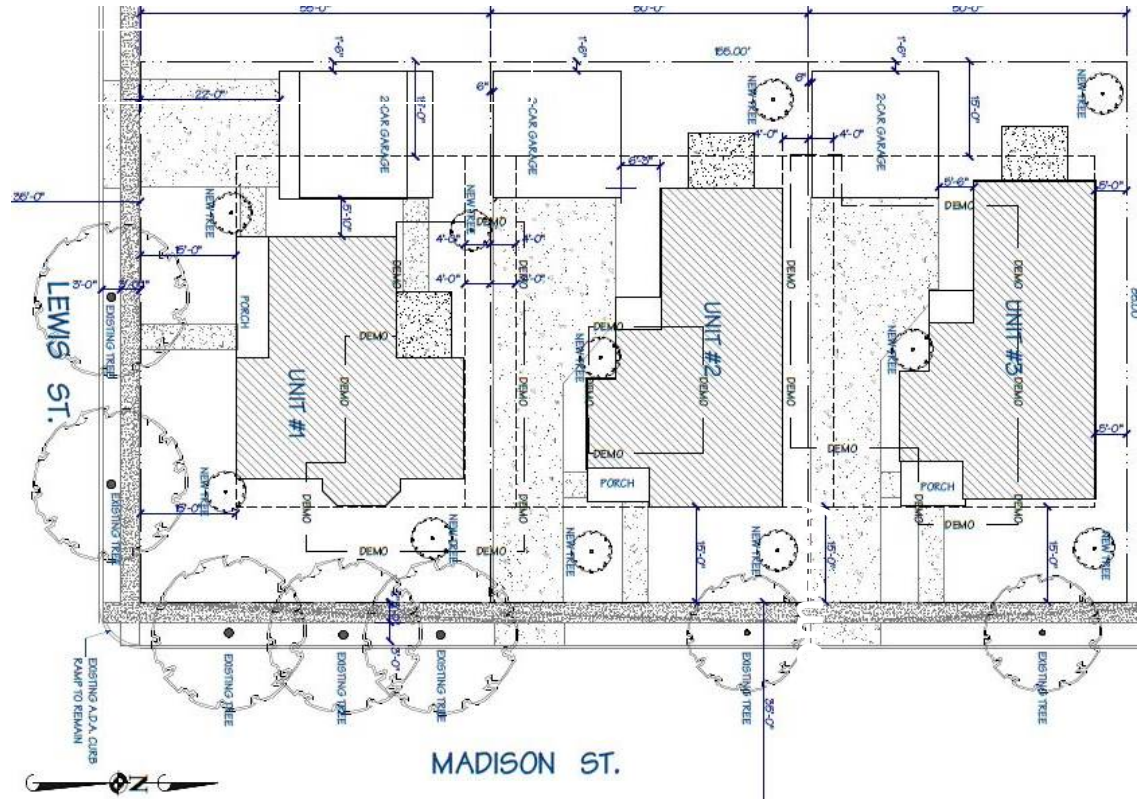
Street Views of the Single-Family House, Garage and Duplex





1444 Madison Street

Proposed Site Plan





1444 Madison Street

Unit 1 Elevation



from Lewis Street



from corner of Lewis St.
and Madison St.



1444 Madison Street

Unit 2 and Unit 3 Elevations



from Madison Street



1444 Madison Street

General Plan Consistency

The proposed project provides a density of 9.9 dwelling units per acre which conforms to the Very Low Density Residential density range of 1-10 dwelling units per acre.





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Community Outreach Meetings

Early Determination

- March 5, 2018 Community Meeting
- April 5, 2018 Historical and Landmarks Commission (HLC)
- May 29, 2018 City Council

Proposed Project

- September 27, 2018 Community Meeting
- October 4, 2018 HLC



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Considerations

- General Plan consistency – Vision, Goals & Policies
- Community engagement
- Historical resource criteria – historical survey
- HLC Recommendation
- Planning Commission recommendation
(added condition to address potential construction impacts)



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Staff Recommendation

Approve the Tentative Parcel Map to subdivide one lot into three lots and 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.

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Historical Survey Report Findings

- Both the duplex residence and the two-story single-family residence lack the architectural integrity and significant historical association that give them value as a historical resource.
- The structures lack association with heritage and cultural development of the Nation, State, and City.

Historical and Landmarks Commission Recommendation

Proposal is compatible with the neighborhood and adjacent historic resources and consistent with the City's Design Guidelines as they pertain to historical compatibility