



Meeting Date: March 6, 2019

File: PLN2018-13427

Location: 1444 Madison Street and 1411 Lewis Street, a 0.3 acre parcel at the northwest corner of Lewis and Madison Street; APN: 269-03-034; property is zoned Medium Density Multiple Dwelling (R3-36D).

Applicant: Holly Hartman

Owner: Greg Mussalem

Proposal: **Architectural Review** of three new two-story single-family residences with detached two-car garage. All existing structures will be demolished.

CEQA Determination: Categorical Exemption per CEQA Section 15303, New Construction or Conversion of Small Structures

Project Planner: Steve Le, Assistant Planner I

Staff Recommendation: **Approve**, subject to conditions

Project Data

Lot Size: 13,175			
	Existing Floor Area (sq.ft.)	Addition (sq.ft.)	Proposed Floor Area (sq.ft.)
Existing S.F.R	1,600	-	-1,600
Existing Duplex	1,840	-	-1,840

Lot Size	Lot 1: 4,675sf	Lot 2: 4,250sf	Lot 3: 4,250sf
First Floor	1,105	1,180	1,180
Second Floor	984	884	884
Gross Floor Area	2,089	2,064	2,064
Porch cover	95	59	59
Garage	400	400	400
Lot Coverage	1,600/4,675 = 34.2%	1,639/4,250 = 38.5%	1,639/4,250 = 38.5%
F.A.R.	2,584/4,675= 0.55	2,523/4,250 = 0.59	2,523/4,250 = 0.59
% of 2nd floor to 1st floor	984/1,105 = 89%	884/1,180 = 74%	884/1,180 = 74%
Bedrooms/Baths	4/3	4/3	4/3

Points for consideration for the Architectural Committee

Background:

- 1) 300-foot neighborhood notice was distributed for this project review. No public comment was received.
- 2) Staff has since researched City records and visited the project site, and has verified there are no current code violations.
- 3) Historical and Landmarks Commission recommended approval on October 4, 2018
- 4) Planning Commission recommended approval on December 12, 2018
- 5) City Council approved the rezone and parcel map request on February 5, 2019.

Considerations:

- 1) Multifamily apartments adjoin the project site to the north and west.
- 2) One- and two-story single-family residences are across the street from the south and east of the site.
- 3) The proposed single-family residences match the architectural character and materials of other homes in the neighborhood.

Findings

- 1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
 - The development provides the required two covered parking spaces for each residence.
 - The proposed project provides areas surfaced with all-weather materials for parking of vehicles.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
 - The proposed design/architecture/upgrades would improve the neighborhood's streetscape and property value. (Basic Principles (3), Pg. 2)
 - The proposed project would not intensify the use of the property that would cause increased traffic congestion or hazard as the property would continue to be utilized as a single-family residence and provide two covered parking spaces onsite.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
 - 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.
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
 - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.
 - 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.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*

- 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.

Staff Recommendation: Approve, subject to conditions.

Conditions of Approval:

- 1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage.
- 2) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
- 3) Rehabilitate the front yard landscaping, as well as the street side yard landscaping between the fence and sidewalk. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- 4) Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 5) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- 6) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits.
- 7) The proposed two-car garage shall be maintained clear and free for car parking use at all times. It shall not be used as storage.
- 8) Prior to issuance of a demolition permit, Applicant/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.
- 9) Site landscaping shall be maintained in good condition throughout the life of the Development and no trees shall be removed without City review and approval.
- 10) Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box, a 1:1 with 36" box specimen trees reviewed, or equal alternative as approved by the Director of Community Development.
- 11) Applicant shall provide additional street cleaning as required by the Community Development Department and provide neighbors with the applicant and code enforcement contacts during construction. Applicant shall work with the Community Development Department for additional site cleaning measures, if this condition is not being met.

Aerial Photo of 1444 Madison Street



Corner Elevation of 1444 Madison Street (Project Site):



Elevation from Madison Street (Project Site):

