

CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Jonathan Harrison 5531 Millburn St Carmichael, CA 95608	
OWNER Marc Hall 5508 Oak Hills Ct Carmichael, CA 95608	
PLANS BY Jonathan Harrison 5531 Millburn St Carmichael, CA 95608	
FILING DATE 7-2-92	ENVIR. DET. Exempt 15301(e) REPORT BY B Williams
ASSESSOR'S PCL. NO. 266-0120-042	

APPLICATION: Planning Director's Special Permit to restore an existing non-conforming apartment unit by adding an additional 2,049 square feet of living area with a garage on 0.67± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 2957 Howe Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to allow the restoration of an existing apartment complex by demolishing a portion of the complex and replacing with additional square footage.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
 Existing Zoning of Site: R-1
 Existing Land Use of Site: 14 unit apartment complex

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	30'
South: Residential; R-1	Side(Int):	5'	5'- 30'
East: County			
West: Residential; R-1	Rear:	15'	50'

Parking Required: 21 spaces
 Parking Provided: 22 spaces
 Property Dimensions: Irregular
 Property Area: 0.67±

	<u>Existing</u>	<u>Proposed</u>
Building Square Footage:	Unit 1: 2,016 sq.ft.	1,152 sq.ft.
	Unit 2: 3,597 sq.ft.	897 sq.ft.

Total Building Sq.Ft. with additions:	Unit 1: 3,168 sq.ft. Unit 2: <u>4,494 sq.ft.</u> 7,662 sq.ft.
Height of Building:	Units 1 & 2: one story/two story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Material:	Stucco
Roof Materials:	Asphalt Shingle
Exterior Building Colors:	White w/Blue Trim

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of developed parcel on 0.67± acres in the Standard Single Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na). Surrounding land use and zoning includes single family residential to the north, south and west, in the R-1 zone; and a single family dwelling in the County.

B. Applicant's Proposal

The applicant is requesting a Planning Director's Special Permit to restore a non-conforming use. An apartment complex currently exists on the subject site which is prohibited in the R-1 zone. The applicant informed staff that the apartments have been located on the site for over 20 years, therefore, the use existed prior to the effective zoning prohibiting multi-family uses in the R-1 zone. The applicant is proposing to restore three apartment units on the west end of two apartment buildings on the subject site (unit 1 and unit 2 see attached Exhibit A). The restoration on Unit 1 will consist of approximately 1,152 square feet with a new one car garage extending onto the west end of the one-story unit. A second story will be added above the new extension and new garage. The purpose of this replacement is to restore the manager's quarters by adding two additional bedrooms and include an enclosed garage. The applicant is also proposing to construct roughly 897 square feet of additional living area on the west end of Unit 2. The second replacement will be an extension to the west end of the apartment unit and will result in the conversion of two existing one bedroom units to two three bedroom units. The restoration will occur on the lower level unit and immediately above the addition on the upper level unit (see attached floor plans). Both additions to units one and two are expansions of existing units and will not add to the number of units.

C. Staff's Analysis

Staff is not opposed to the applicant's request. The applicant is restoring three of the existing units in order to increase the living area and add additional bedrooms in the manager's unit and two additional one bedroom units. There are currently 14 units on the subject site housed in two buildings. Unit 1 contains four units and is a one-story building. Unit 2 contains four one-story units and six two-story units. The two story additions will not significantly impact the building's

character nor the aesthetics. The restoration will also match the existing buildings exterior color and materials. The property is surrounded by a six foot wooden fence. Usable yard area exists on the subject site which will not be affected by the new additions. There are dense shrubs and large trees along the south property line which adequately screens the existing apartment complex and proposed enlargement from adjacent properties. A trash bin exists on the subject site. Staff recommends that the trash container comply with the City's Trash Enclosure Ordinance prior to issuance of building permits.

D. Parking

There are a total of 28 parking spaces located on the subject site (eight fronting on Howe Avenue & 20 located at the rear). The Zoning Ordinance requires 1.5 parking spaces per dwelling unit. A total of 21 parking spaces are, therefore, required. The applicant intends to eliminate the eight parking spaces fronting on Howe Avenue and relocate three of those spaces at the rear (see Exhibit A) of the subject site. The applicant proposes to add additional striping at the rear of the site for the three new parking spaces. A total of 23 spaces will be located on the site (22 parking spaces at the rear and one parking space in the enclosed garage). The site plan also indicates that the existing parking area fronting on Howe Avenue will be replaced with lawn. Staff recommends that a landscape and irrigation plan be submitted to staff, of the new lawn area, for review and approval prior to issuance of building permits.

E. Neighborhood Comments

Staff has received three letters from adjacent neighbors in opposition of the applicant's proposal. The neighbors indicated that they are concerned with the loss of privacy and are not supportive of any expansions on the site.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 153019(e)(2)).

RECOMMENDATION: Staff recommends approval of the applicant's request subject to the following conditions and based upon findings of fact which follow:

Conditions:

1. All necessary building permits shall be obtained prior to restoration of the apartment complex.
2. The trash enclosure shall comply with the City's Trash Enclosure Ordinance prior to issuance of building permits.
3. A landscape and irrigation plan of the new lawn area fronting on Howe Avenue, shall be submitted to staff for review and approval prior to issuance of building permits.

- 4. No additional units shall be incorporated into the apartment complex as part of the restoration and enlargement.

Findings of Fact:

- 1. The project, as conditioned, is based upon sound principles of land use in that the project is a non-conforming residential use which is allowed with a Planning Director's Special Permit.
- 2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the existing apartment complex is setback at a distance from adjacent properties, therefore, the two story enlargement will not impact adjacent properties;
 - b. a six foot high wood fence is provided along the perimeter of the property which screens the driveway and units from adjacent properties;
 - c. shrubs and trees are located along the perimeter of the site to screen the second level apartment units from adjacent properties;
 - d. the enlargement of the units will create larger units that are affordable for existing and future tenants with families; and
 - e. the restoration will not significantly impact adjacent neighbors.
- 3. The proposed restoration will not further conflict with the existing zoning and General Plan land use designation, in that, the additions will not add to the number of units existing on the site.

REPORT PREPARED BY:

Bridgett Williams
 Bridgett Williams, Associate Planner

8-4-92
 Date

REPORT APPROVED BY:

Gary Stonehouse
 Gary Stonehouse, Planning Director

8-4-92
 Date

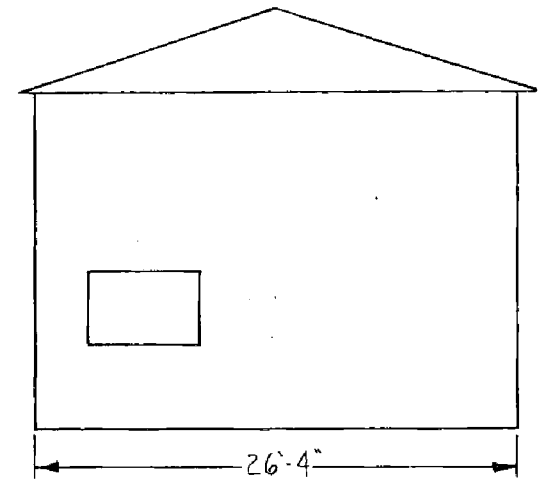
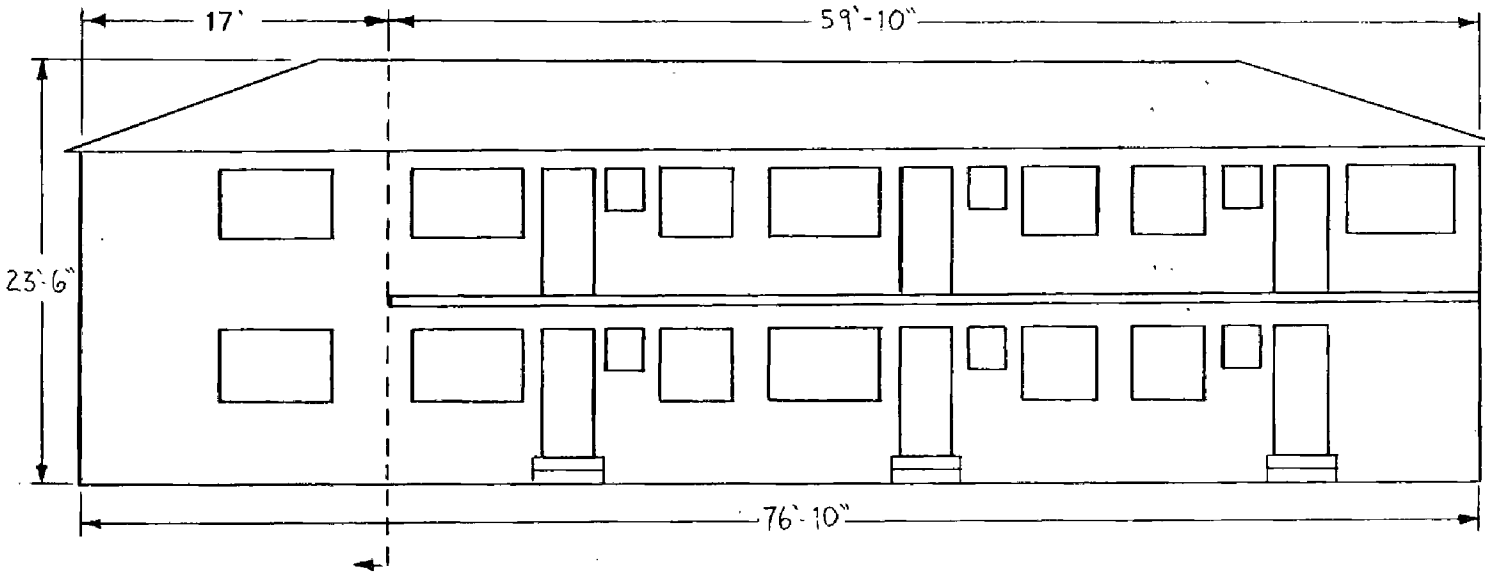
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HOWE AVE APARTMENTS
2-STORY BUILDING ADDITION
BUILDING ELEVATIONS
SCALE: $\frac{3}{32}'' = 1'$

PROPOSED
ADDITION

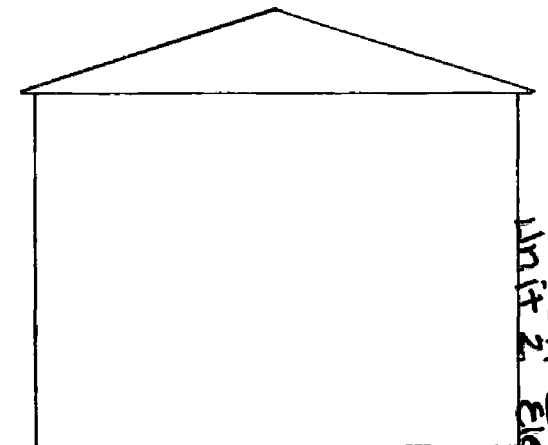
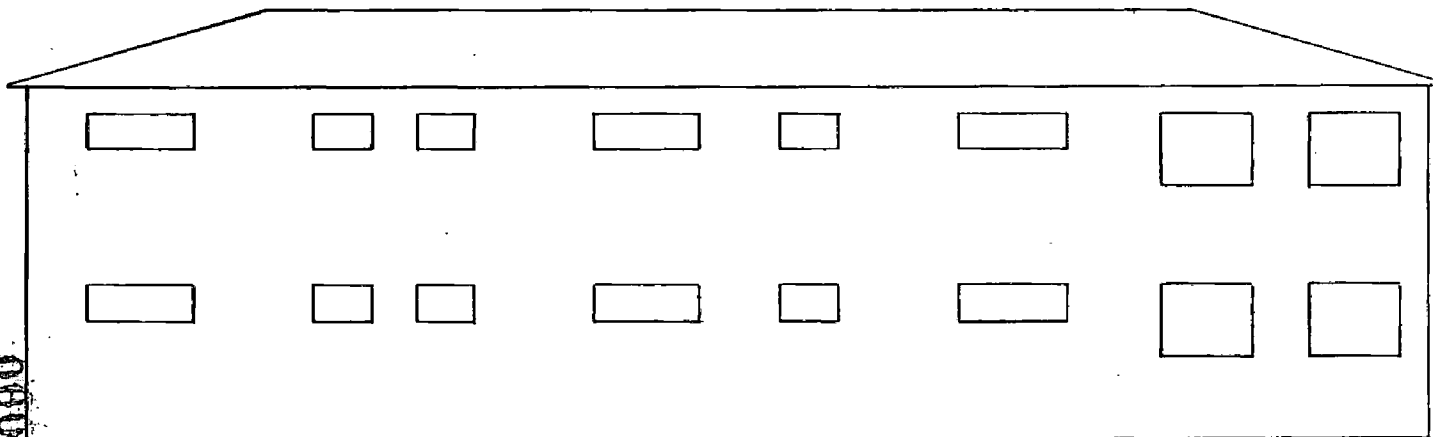
SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION



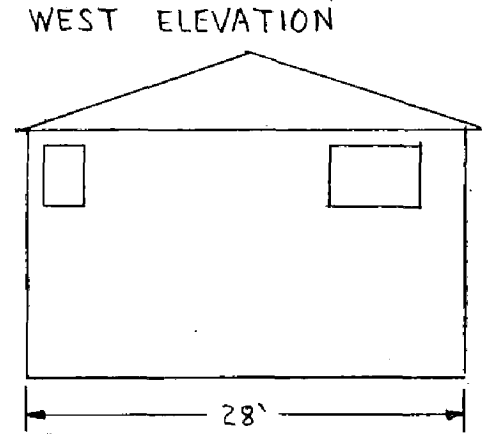
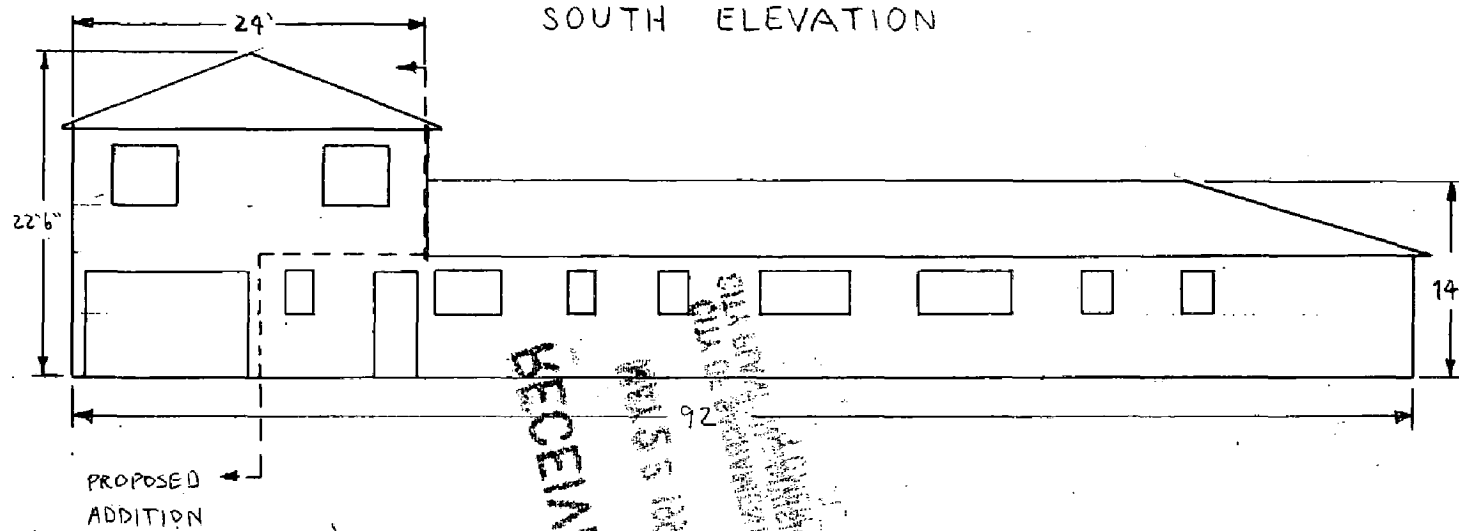
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Exhibit E
Unit 2 Elevations

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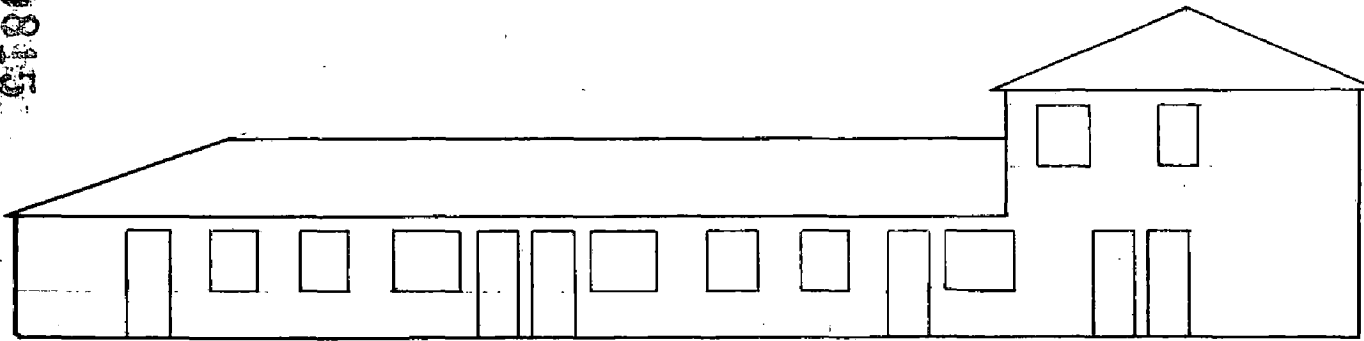
HOWE AVE APARTMENTS 2957 HOWE AVE., SACRAMENTO BUILDING ELEVATIONS

SCALE: 3/4" = 10'



Unit 1
Floor Plan
Elevations

NORTH ELEVATION



EAST ELEVATION

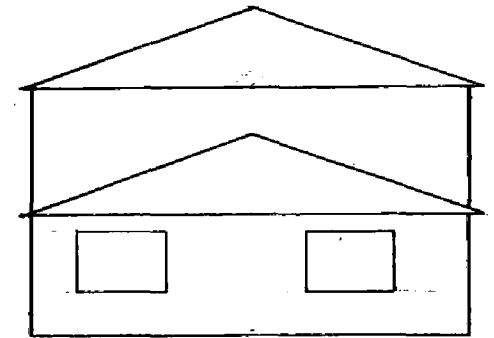
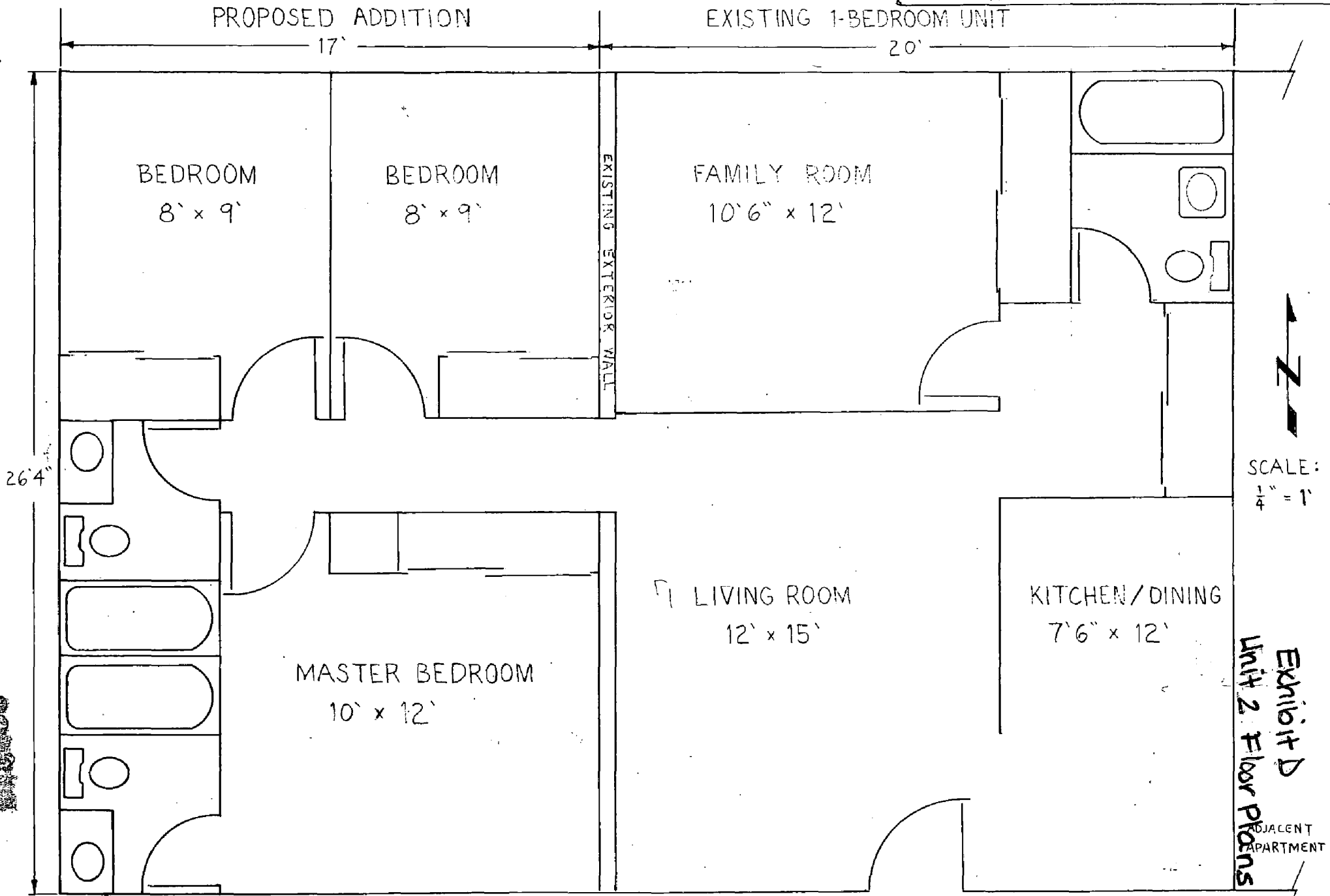


Exhibit C

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HOWE AVE APARTMENTS
FLOOR PLAN
2-STORY BUILDING ADDITION



26'4"

PROPOSED ADDITION
17'

EXISTING 1-BEDROOM UNIT
20'

BEDROOM
8' x 9'

BEDROOM
8' x 9'

EXISTING EXTERIOR WALL

FAMILY ROOM
10'6" x 12'

LIVING ROOM
12' x 15'

MASTER BEDROOM
10' x 12'

KITCHEN/DINING
7'6" x 12'

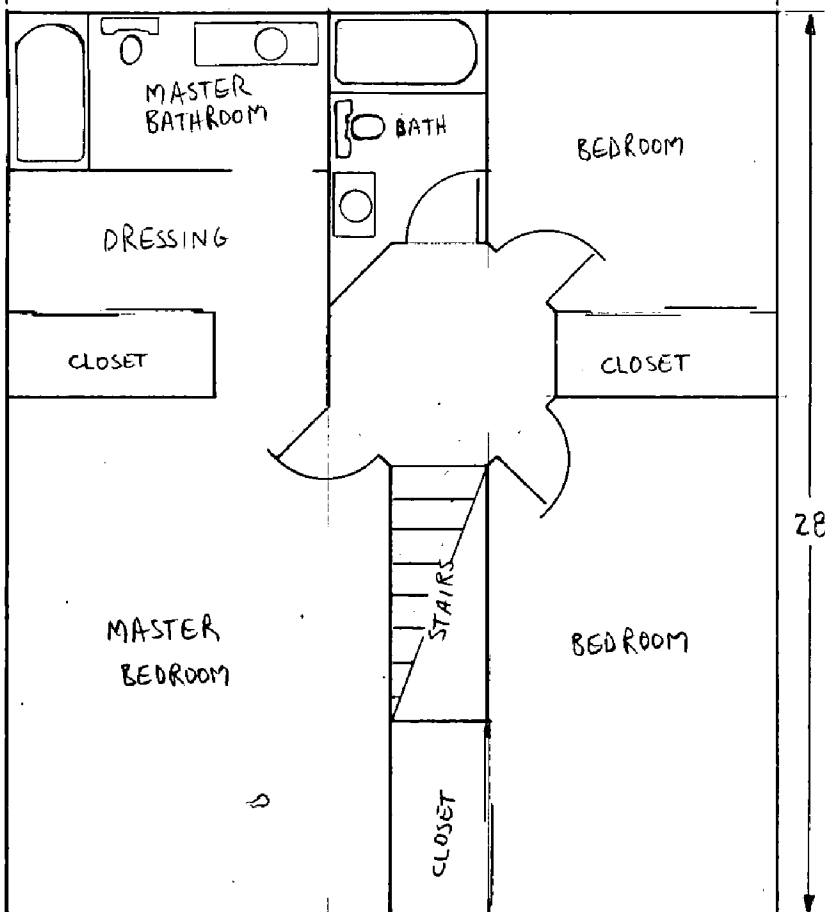
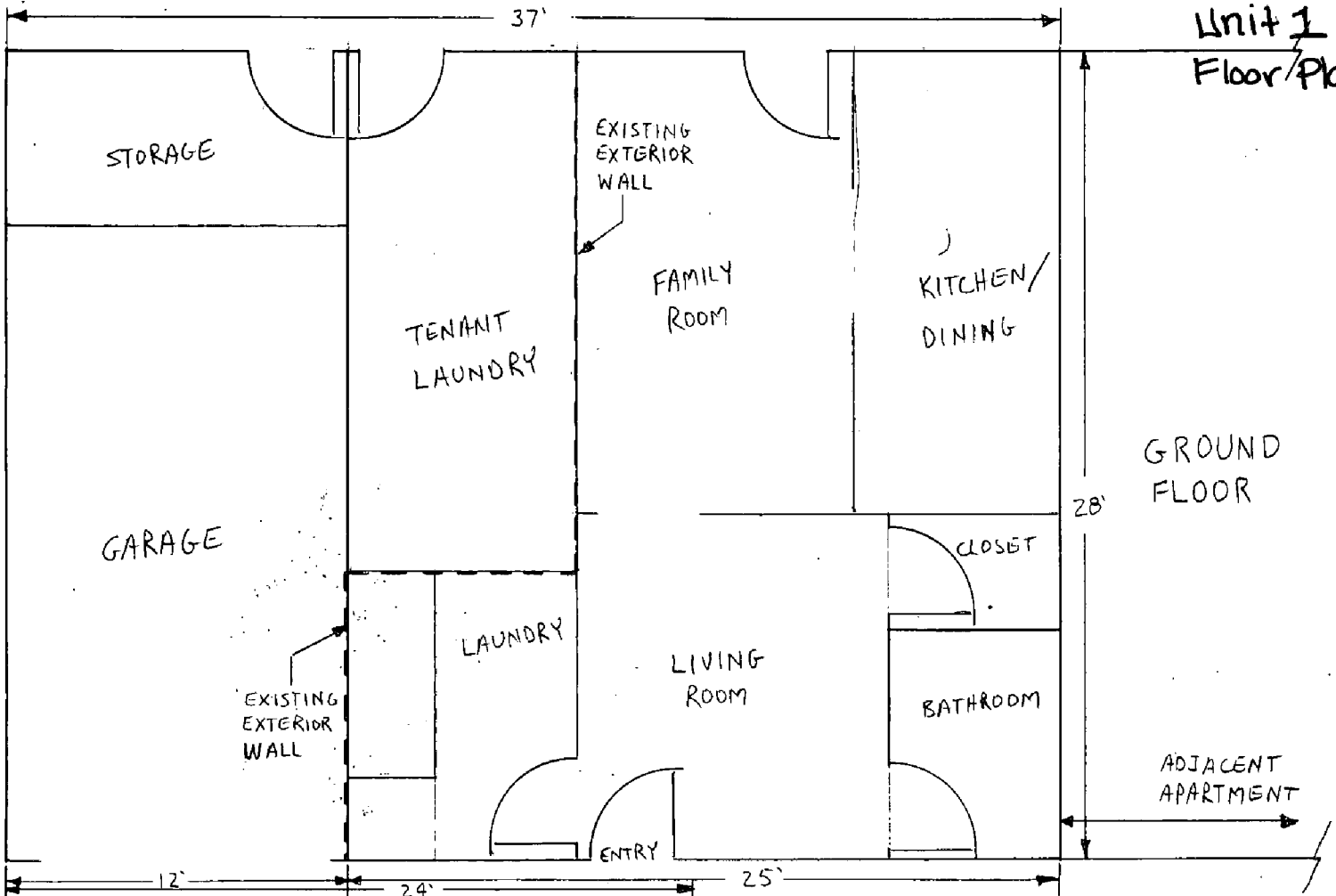
SCALE:
1/4" = 1'

Exhibit D
Unit 2 Floor Plans
ADJACENT APARTMENT

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Exhibit B

Unit 1 Floor Plan



HOWE AVE APARTMENTS
2957 HOWE AVE., SACRAMENTO
FLOOR PLAN

SCALE: 1" = 6'

ADDITIONAL S.F.

Ground Floor = 480 S.F.

2nd Floor = 672 S.F.

Total = 1152 S.F.



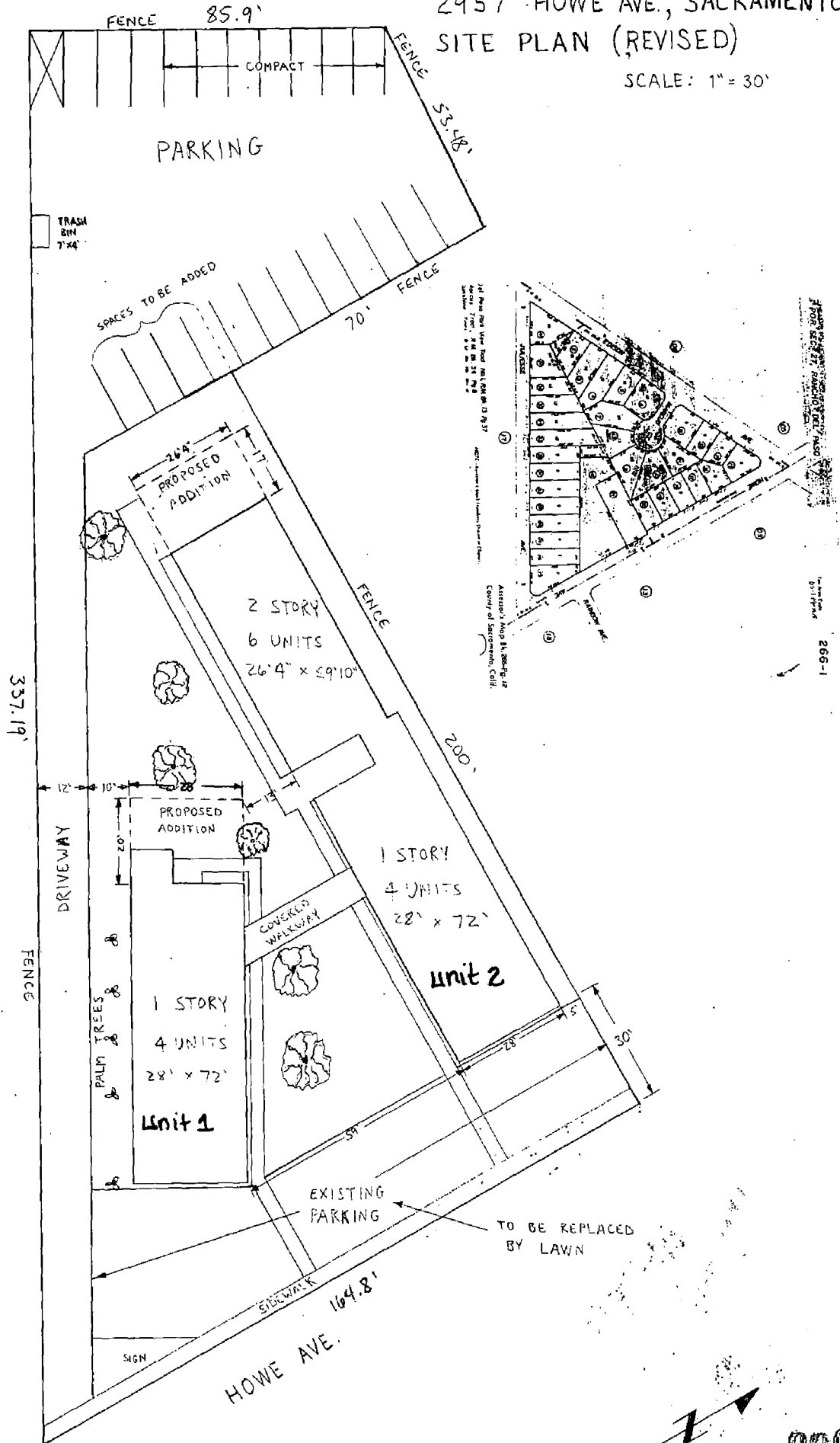
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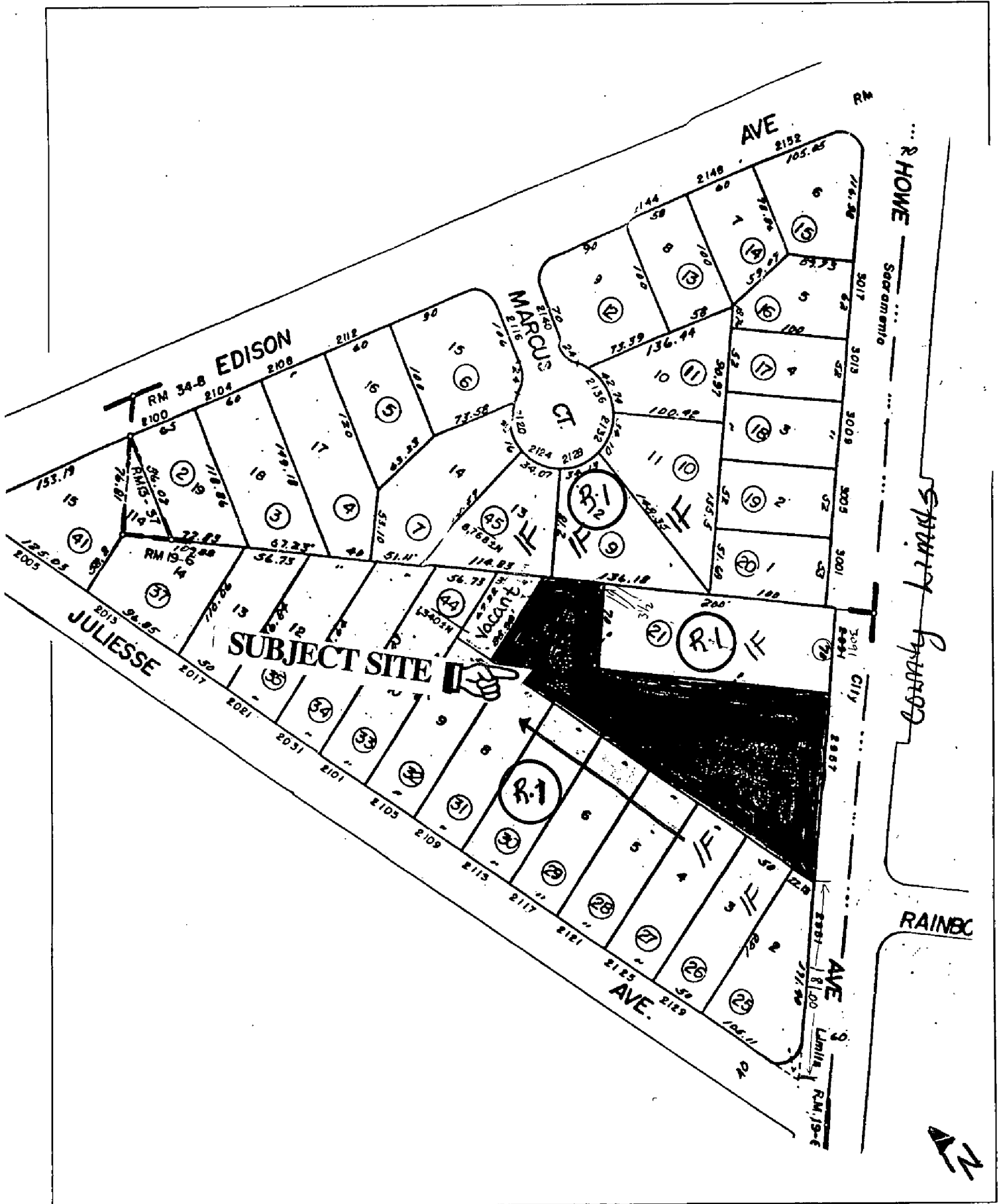
HOWE AVE. APARTMENTS. Exhibit A

2957 HOWE AVE., SACRAMENTO

SITE PLAN (REVISED)

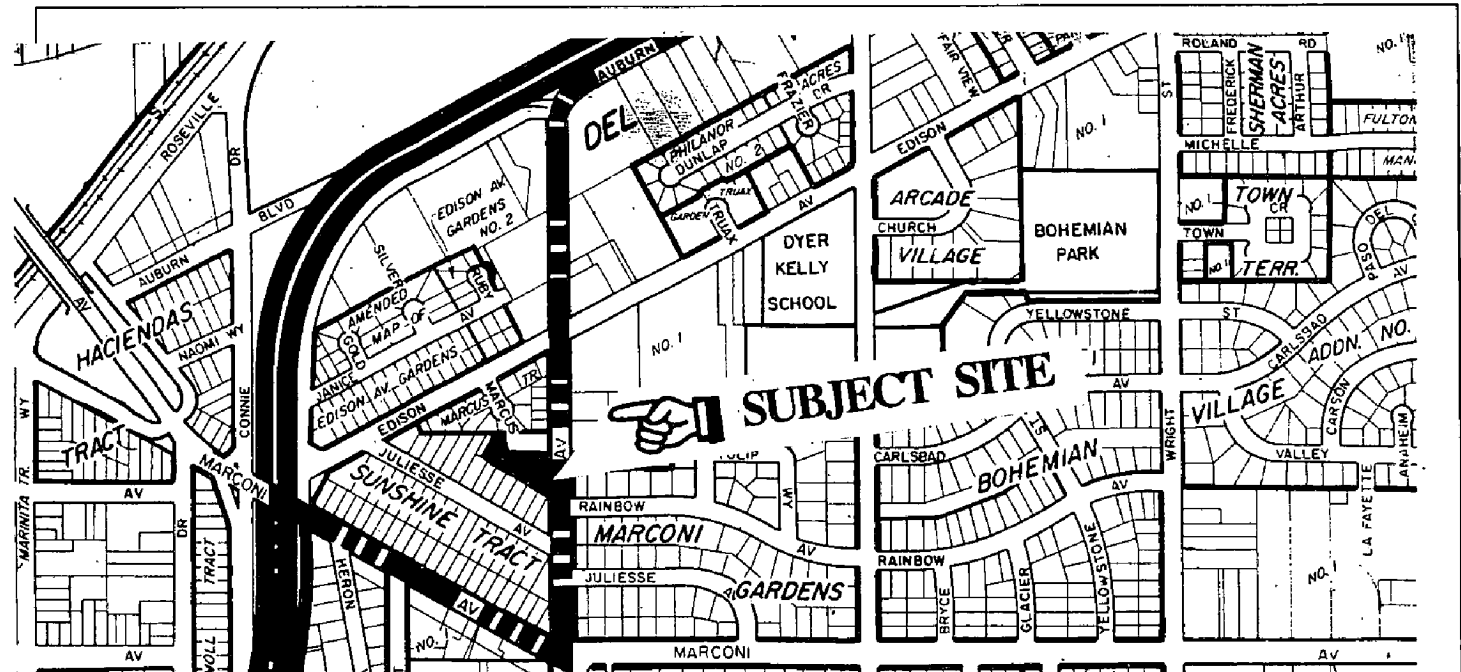
SCALE: 1" = 30'



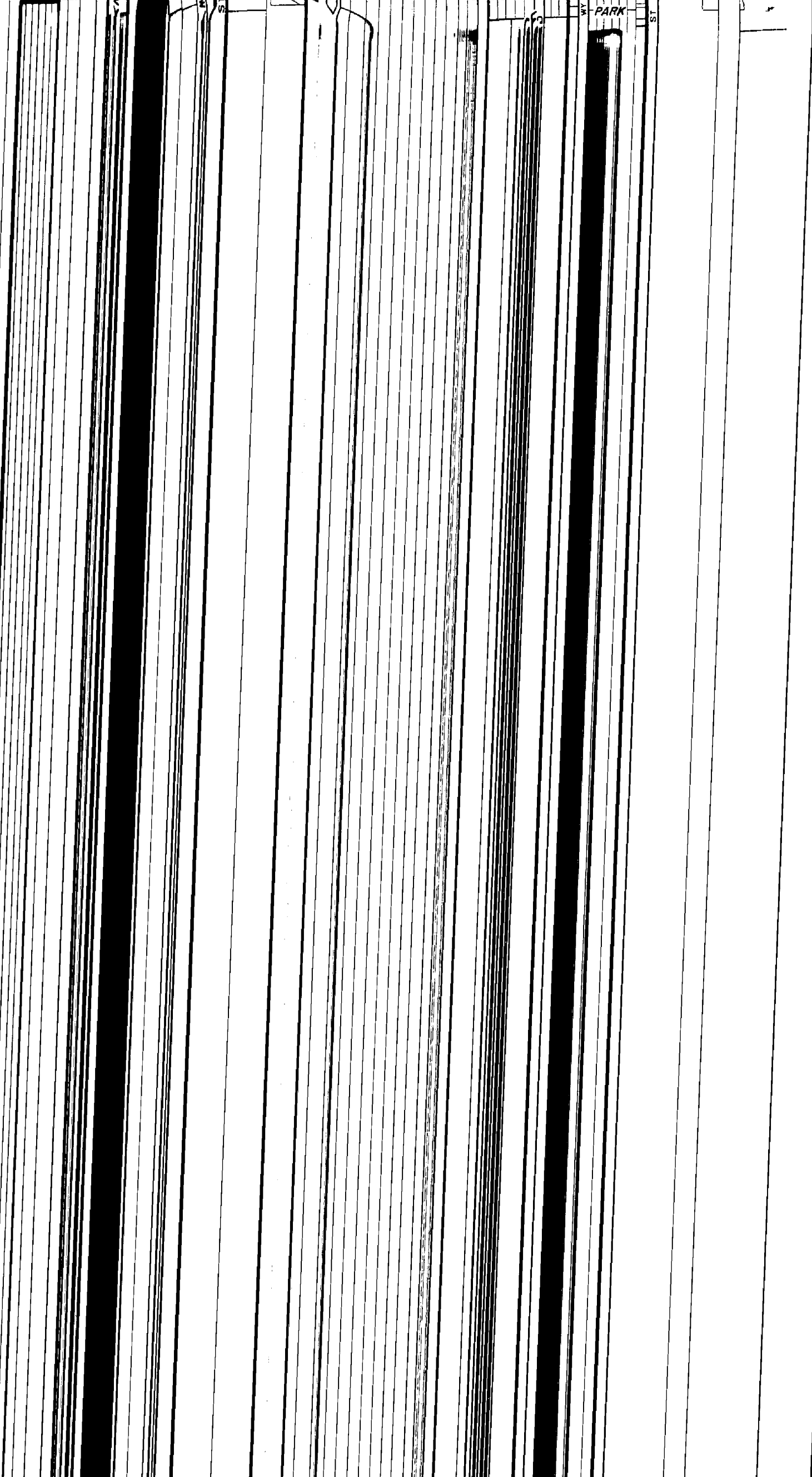


LAND USE & ZONING MAP

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 **SUBJECT SITE**





VICINITY MAP

000811