

P96-112 - E STREET DUPLEX

- REQUEST:
- A. Special Permit to construct a duplex on 0.07± vacant acres in the Single Family or Two Family (R-1B{SPD}) zone.
 - B. Variance to reduce the front setback from 15.75 feet to 9 feet for a duplex in the R-1B{SPD} zone.
 - C. Variance to reduce the rear setback from 15 feet to three feet for a duplex in the R-1B (SPD) zone.

LOCATION: 2730 E Street, Southwest corner of 28th & E Streets
003-0152-010
Central City Community Plan/Marshall School Neighborhood
Sacramento City Unified School District
Council District 3

APPLICANT:	Ron Vrilakas/Benjamin Meyer, 441-4685 1714 18th Street, Sacramento, CA 95814
OWNER:	Leslie V. Harper/Glenn Wong 3853 Garden Hwy., Sacramento, CA 95834
APPLICATION FILED:	11-8-96
STAFF CONTACT:	Jeanne Corcoran, 264-5317

SUMMARY: The applicant proposes to construct a two story duplex on a 40' X 80' corner lot in the Single Family or Two Family (R-1B) zone. Each unit will be a two-bedroom, two bath unit totaling 1,250 square feet. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above.

RECOMMENDATION: Staff recommends approval of the project. This recommendation is based on consistency with the housing policies of the General and Central City Housing Strategy.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Central City	
Community Plan Designation:	Low Density Residential
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1B

Surrounding Land Use and Zoning:

North: Residential; R-1B
 South: Residential; R-1B
 East: Residential; R-1B
 West: Residential; R-1B

Setbacks:	Required	Provided
Front:	15.75' (avg. of the two nearest building)	9'
Side(St):	3'	3'
Side(Int):	3'	3'
Rear:	15'	3'

Property Dimensions:	40' x 80'
Property Area:	0.07 _± net acres
Density of Development:	28 dwelling units per net acre
Height of Building:	25 feet, 2 stories
Exterior Building Materials:	Stucco
Roof Material:	25 yr. dimension composition
Parking Provided:	2 spaces
Parking Required:	2 spaces

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Design Review	Design Review Staff
Driveway Permit	Public Works, Development Services
Building Permit	Development Services Division

BACKGROUND INFORMATION: Under the 1980 Central City Community Plan this area was rezoned from Multi-Family (R-4) to Single Family or Two Family (R-1B) zone. The objective of the rezone was to bring the zoning closer to the existing density for the area and to eliminate the incompatible development of dense apartments in what is primarily

a single-family area. The zoning change was also viewed as a tool in preserving the neighborhood character of the area. Also, the proposed project is within the Alhambra Corridor Special Planning District adopted in 1991.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed project is consistent with General Plan, Central City Community Plan and Central City Housing Strategy housing policies. Typical development in the low density residential land use designation consist of single family detached units, duplexes, halfplexes, etc. (GP Sec 2-4).

B. Site Plan Design/Zoning Requirements

1. **Special Permit**

The Zoning Ordinance permits two family development in the R-1B zone subject to a special permit. The Special Permit allows the Planning Commission to review the appropriateness of the use and site development. The applicant proposes to locate a duplex on a 40' X 80' corner lot. The surrounding land uses are a mixture of single family and multiple family uses. Furthermore, duplexes are encouraged on corner lots with units oriented towards individual streets. Therefore, staff supports the special permit to construct a duplex on the site.

2. **Setbacks**

The applicant is requesting a front and rear setback variances for the proposed duplex. The Zoning Ordinance requires a front setback of 25 feet or the average of the two nearest buildings on the same block face. The two nearest building are setback 13.5 feet and 18 feet permitting a front setback of 15.75 feet. The plans indicate a 9 foot setback to the wall of the courtyard and 11 feet to the face of the building. The lot is a substandard lot measuring 40' x 80', the applicant intends to maximize the living space of the units by reducing the setbacks. Furthermore, the portion of the building adjacent to the residential property to the west will be setback 17.5 feet from the property line and will not encroach into the setback established by this residential structure. Therefore, staff supports the request to reduce the front setback.

The rear setback is required to be 15 feet. The purpose of a rear setback is to provide a minimum open space or outdoor area for the residential unit. The applicant is proposing to provide two entry courtyard areas measuring approximately 143 and 156 square feet. In the recently adopted Railyards and R Street Special Planning districts residential development is required to provide a minimum of 50 square feet of private open space per unit. This private open space

includes balconies, decks, yards, patios and porches. Taking into account the balcony area of each unit, added to the entry courtyard area, 186 to 196 square feet of open area is provided for each unit. Staff believes that the open area provided for these units are adequate and supports the rear yard setback.

The R-1B zone allows 60% lot coverage. The lot coverage for the proposed project is 58 percent. Therefore, while staff supports the reduced setbacks, any expansion or additions of the structure into the established setback areas to maximize the setbacks may require an entitlement to exceed the lot coverage.

C. Building Design

The proposed duplex is a 25 foot high, two story building. The building material will be stucco with a 25 year dimension composition roof. The architectural design is a Spanish style in keeping with the Alhambra Corridor Design Guidelines. The building is compatible to surrounding residential structures in height, design and materials. The project is located in the Alhambra Corridor Design Review District and requires review and approval of the Design Review staff prior to issuance of a building permit. The applicant has submitted a Design Review application (DR97-100). Initial comments from Design Review staff indicate support of the design and materials.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(a) & 15305(a)).

B. Public/Neighborhood/Business Association Comments

The project has been routed for review to Marshall School Neighborhood Association, New Era Neighborhood Association, Central City Alliance of Neighborhoods (CCAN) and Sacramento Old City Association (SOCA).

The following comments have been received:

CCAN: general opinion is that the design is outstanding and support the project.

SOCA: good project and encourage the city to move forward on the project.
(Phone call 1-8-97- Ed Cox)

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received: .

1. Public Works Department

The driveways require a variance from Chapter 38 of the City Code (length less than 20 feet). This variance shall be considered approved upon approval of the special permit.

Remote controlled garage door openers shall be required on both garages.

2. Utilities Department

There is no water distribution main adjacent to this parcel. The applicant shall show how this parcel is to receive a domestic water service. A water extension may be required. The applicant is working with the Utilities Department and Tree Services Division to provide water to this site. Tree Services is involved due to the concern of street trees and where the connection to the water supply will occur.

3. Police Department

Rearyard and sideyard setbacks should be fenced at garage to fence points to prevent unauthorized access.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the entitlements. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact approving a Special Permit to construct a duplex on 0.07 \pm vacant acres in the Single Family or Two Family (R-1B{SPD}) zone.
- B. Adopt the attached Notice of Decision and Findings of Fact approving a Variance to reduce the front setback from 15.75 feet to 9 feet for a duplex in the R-1B(SP) zone.

- C. Adopt the attached Notice of Decision and Findings of Fact approving a Variance to reduce the rear setback from 15 feet to three feet for a duplex in the R-1B (SPD) zone.

Report Prepared By,

Report Reviewed By,

Jeanne Corcoran, Associate Planner

Steve Peterson, Senior Planner

Attachments

Attachment A	Notice of Decision and Findings of Fact
Exhibit A-1	Site Plan, Floor Plan and Elevation Plan
Exhibit A-2	Floor Plan and Elevation Plan
Attachment B	Vicinity Map
Attachment C	Land Use and Zoning Map

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ATTACHMENT A

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**NOTICE OF DECISION AND FINDINGS OF FACT FOR
(E STREET DUPLEX), LOCATED AT 2730 E STREET,
SACRAMENTO, CALIFORNIA IN THE
SINGLE FAMILY OR TWO FAMILY (R-1B{SPD}) ZONE. (P96-112)**

At the regular meeting of January 23, 1997, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Approved a Special Permit to construct a duplex on 0.07 \pm vacant acres in the Single Family or Two Family (R-1B{SPD}) zone.**
- B. **Approved a Variance to reduce the front setback from 15.75 feet to 9 feet for a duplex in the R-1B(SPD) zone.**
- C. **Approved a Variance to reduce the rear setback from 15 feet to three feet for a duplex in the R-1B (SPD) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15303(a) & 15305(a) of the CEQA Guidelines.

- A. Special Permit to construct a duplex: A Special Permit to construct a duplex on 0.07 \pm vacant acres in the Single Family or Two Family (R-1B{SPD}) zone is **approved** subject to the following findings of fact and conditions of approval:
 - 1. The project is based upon sound principles of land use in that:
 - a. the proposed use is compatible to the existing single family and multiple family units in the neighborhood; and,
 - b. the proposed use supports the City policies to develop residential uses with the Central City.
 - 2. The project will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that:
 - a. Adequate setbacks and open space are being provided, and
 - b. Adequate on-site parking is provided.

3. The project is consistent with the General Plan and the Central City Community Plan which designate the site as residential.
- B. Variance to reduce the front setback : Variance to reduce the front setback from 15.75 feet to 9 feet for a duplex in the R-1B(SPD) zone is **approved** subject to the following findings of fact and conditions of approval:
1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
 2. Granting the variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the front setback is consistent with existing setbacks in the area and does not encroach on the property to the west.
 3. Granting the variance does not constitute a use variance in that residential uses are permitted in the R-1B zone.
 4. The project is consistent with the General Plan and Central City Community Plan which designate the site as residential.
- C. Variance to reduce the rear setback: Variance to reduce the rear setback from 15 feet to three feet for a duplex in the R-1B (SPD) zone is **approved** subject to the following findings of fact and conditions of approval:
1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
 2. Granting the variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate open space is provided in the form of courtyards to compensate for the reduction in rear yard area.
 3. Granting the variance does not constitute a use variance in that residential uses are permitted in the R-1B zone.
 4. The project is consistent with the General Plan and Central City Community Plan which designate the site as residential.

CONDITIONS OF APPROVAL

- A. The Special Permit to construct a duplex on 0.07 \pm vacant acres in the Single Family or Two Family (R-1B{SPD}) zone (Exhibit A-1 & A-2) is hereby approved subject to the following conditions:

- A1. The applicant shall work with the Utilities Department and Tree Services Division to provide domestic water service to the site.
- A2. Driveways shall not be less than 16 feet. The required driveway variance through Public Works Department is deemed approved with the approval of this Special Permit.
- A3. Should a fence be constructed along the property line, the rearyard and sideyard setbacks shall be fenced at garage to fence points.
- A4. The project shall be reviewed and approved by the Design Review staff prior to issuance of a building permit.
- B. Variance to reduce the front setback from 15.75 feet to 9 feet for a duplex in the R-1B(SPD) zone (Exhibit A-1 & A-2) is hereby approved subject to the following conditions:
- B1. The duplex shall be constructed per the plans submitted. Any expansion or additions into the approved front setback area may require additional entitlements to exceed lot coverage.
- B2. A remote-controlled roll-up garage doors shall be required for both units.
- C. Variance to reduce the rear setback from 15 feet to three feet for a duplex in the R-1B (SPD) zone (Exhibit A-1 & A-2) is hereby approved subject to the following conditions:
- C1. The entry courtyards is designated as private open space for the units and enclosure of this area is prohibited.
- C2. A remote-controlled roll-up garage doors shall be required for both units.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P96-112)

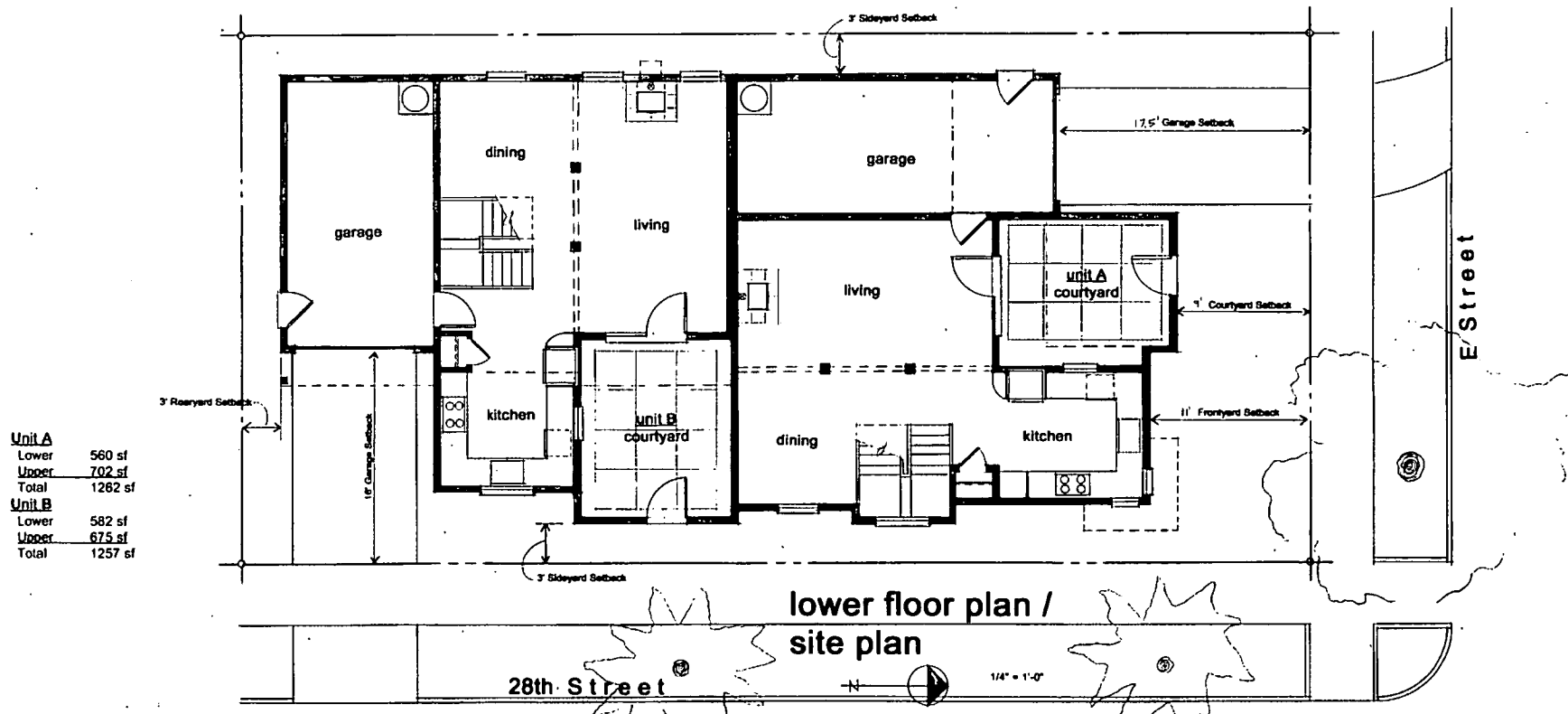
Exhibit	A-1	Site Plan/Floor Plan/Elevation Plan
Exhibit	A-2	Floor Plan/Elevation Plan



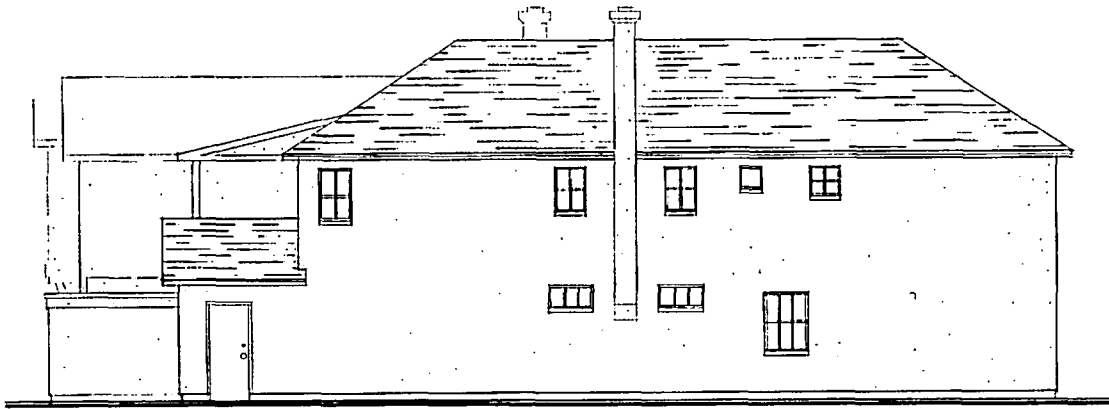
east elevation



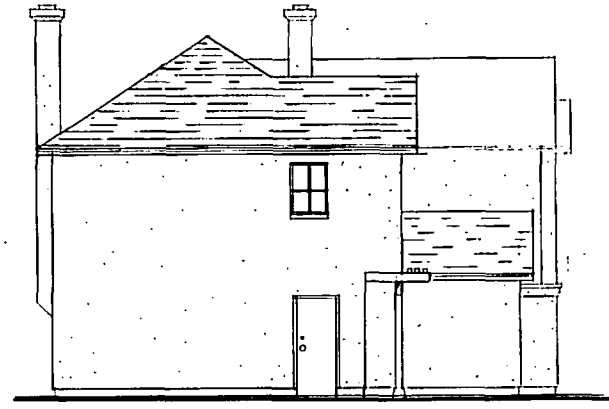
north elevation



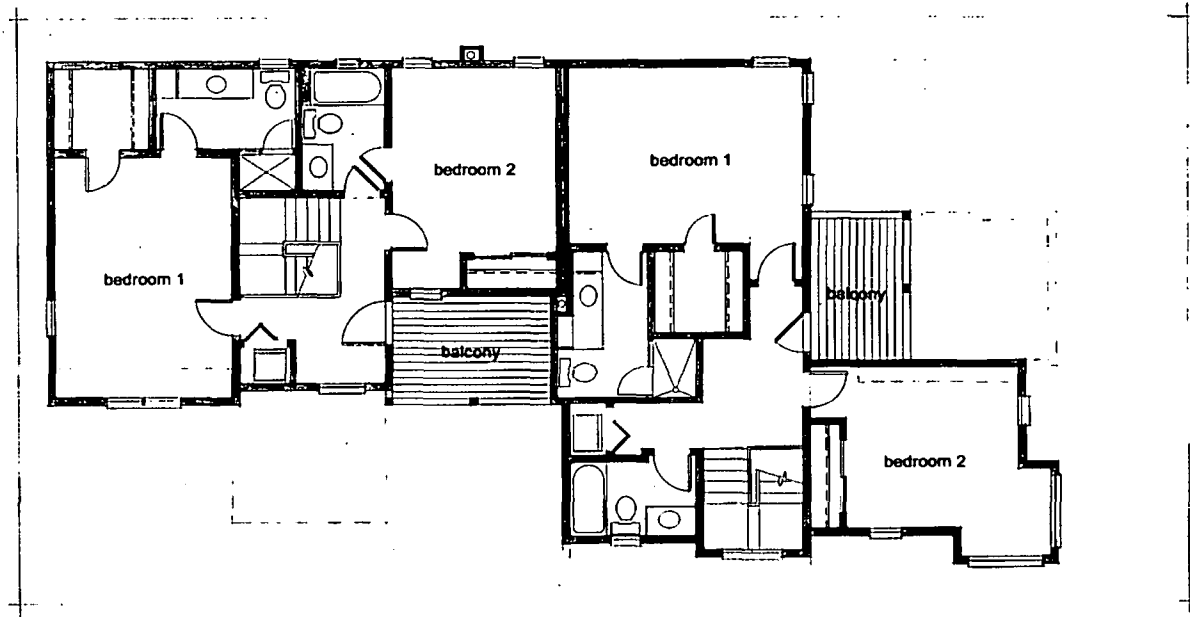
Unit A	
Lower	560 sf
Upper	702 sf
Total	1262 sf
Unit B	
Lower	582 sf
Upper	675 sf
Total	1257 sf



west elevation



south elevation



upper floor plan

1/4" = 1'-0"

Room

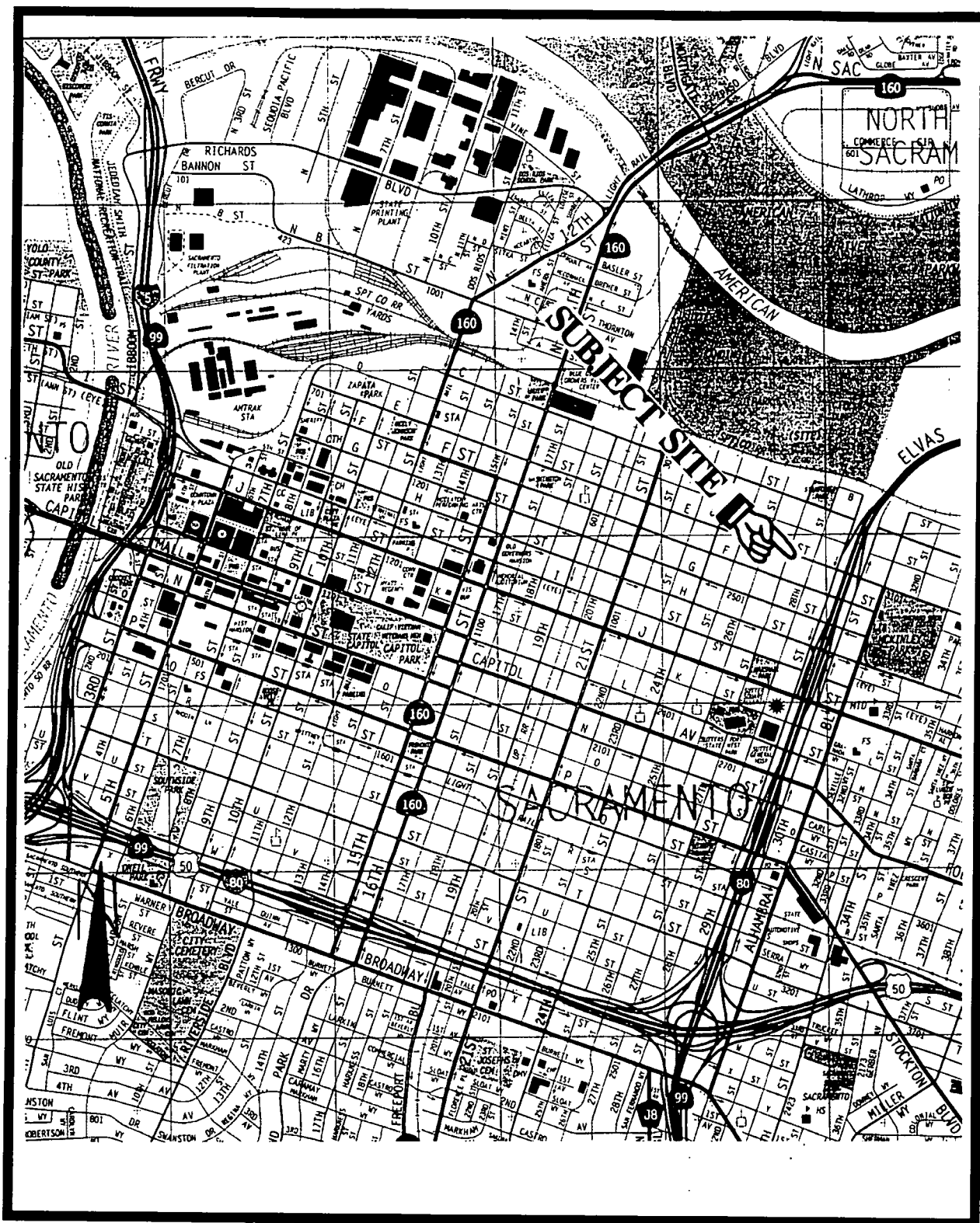
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EXHIBIT A-2

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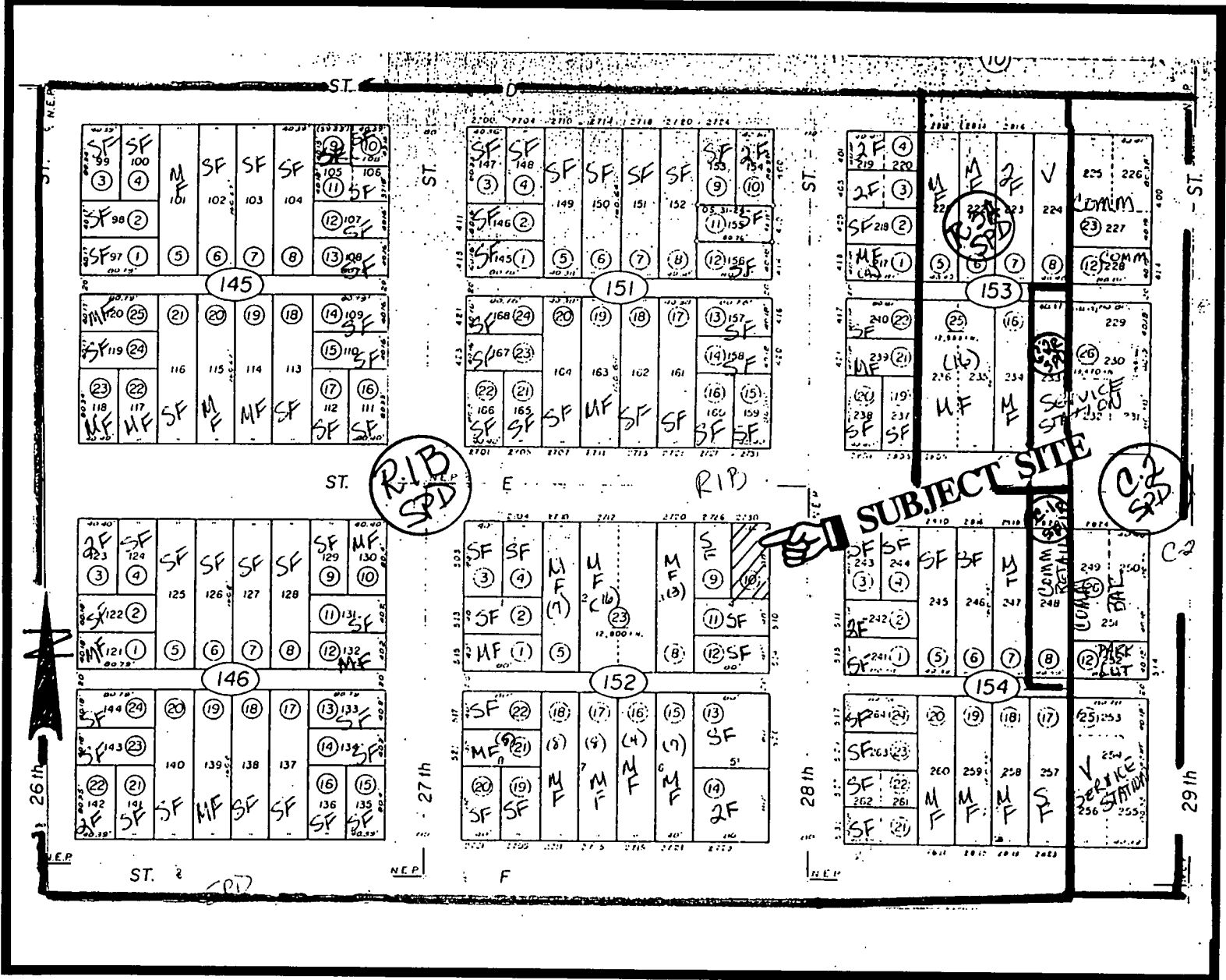
ATTACHMENT B



VICINITY MAP

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LAND USE AND ZONING MAP