

P95-070 - COTTAGE HOUSING

REQUEST: A. Variance to reduce the court requirements from 10 feet to a minimum 6 feet for various units on 2.6± vacant acres in the Heavy Commercial Special Planning District (C-4{SPD}) zone.

LOCATION: Southeast corner of A and North 14th Streets
Parcel Numbers: 002-0041-028, 029, 033 & 002-0052-001, 002 & 003
Central City Community Plan Area/Richards Boulevard
Sacramento City Unified School District
Council District 1

APPLICANT:	Sacramento Cottage Housing Inc., Greg Hancock, 446-2541 PO Box 2906, Sacramento, CA 95812
OWNER:	Southern Pacific Transportation Company One Market Plaza, Ste 912, San Francisco, CA 94105
PLANS BY:	Brent M. Smith, 1812 J Street, #10, Sacramento, CA
APPLICATION FILED:	June 29, 1995
STAFF CONTACT:	Jeanne Corcoran, 264-5317

SUMMARY/RECOMMENDATION: The applicant proposes to develop low-cost transitional housing opportunities in the form of cottage units on the site. The project consist of 60 housing units, office, laundry facilities/meeting hall and an outdoor pavilion. The site is located in the Richards Boulevard Redevelopment project area and is zoned Heavy Commercial Richards Boulevard Special Planning District (C-4{SPD}). In order to meet the applicant's objectives the project requires the discretionary planning entitlement described above. In evaluating the project, the basic issue is site development. **Staff recommends approval of the project subject to conditions.** This recommendation is based upon the projects consistency with the Richards Boulevard Redevelopment Plan, the Richards Boulevard area plan and previous actions of the City Council.

PROJECT INFORMATION:

General Plan Designation:	Special Planning District
Central City Community Plan Designation:	Service Commercial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	C-4(SPD)

Surrounding Land Use and Zoning:

North: Warehouse; C-4(SPD)
 South: Railroad Levee; C-4(SPD)
 East: Industrial/Warehouse; M-2(SPD)
 West: Wrecking Yard/Salvation Army Social Services; C-4(SPD)

Setbacks: Required Provided

Front:	10'	6'
Side(Int):	0'	10'
Rear:	0'	0'

Property Dimensions (Entire Site):	288' x 1680'
Cottage Site (Parcel 2):	288' X 401'
Property Area:	10.28± gross acres
Cottage Site:	2.65± net acres
Density of Development:	23 dwelling units per net acre
Square Footage of Building:	320 s.f. (54 units)
	394 s.f. (6 units)
Height of Building:	20 feet, 1 story
Exterior Building Materials:	Ship-lap Hardi Board Siding Non-combustible cement board
Roof Matériel:	30 year composition shingles (High Definition)
Parking Provided:	11 spaces
Parking Required:	11 spaces
Bicycle Parking Provided:	40
Bicycle Parking Required:	1

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>
Certificate of Compliance	Public Works, Development Services
Encroachment Permit	Public Works, Development Services

Driveway Permit
Building Permit

Public Works,
Building Division

*Requires a public hearing.

BACKGROUND INFORMATION: On September 22, 1992, the City Council approved the acquisition of Southern Pacific property for the relocation of the public inebriate facility, development of a social services complex for the homeless and low-cost housing opportunities. At this time, the report included a conceptual plan to develop low-cost housing opportunities in the form of cottage housing and a single room occupancy (SRO) residential hotel on the site. On December 14, 1993, the City Council certified the Railyards and Richards Boulevard EIR and approved General Plan and Community Plan Amendments for the Richards Boulevard Redevelopment Project Area (M93-108). These approvals identified land uses for the area consistent with the objectives of the Redevelopment Plan. On September 20, 1994 the City Council approved the selection of Sacramento Cottage Housing Inc. as sponsor of the cottage housing project and approved a predevelopment agreement and loan for the cottage housing complex. On December 14, 1994, the City Council certified the EIR, adopted the Railyards Specific Plan, the Richards Boulevard Area Plan, the Richards Boulevard Special Planning District, and rezoned various properties in the Richards Boulevard planning area consistent with the community plan land use designations (M93-117, M93-118, M93-119, M93-121 & M93-123). The Richards Boulevard Area Plan identifies the site of the Social Service Campus, provides policy on the consolidation of social service providers and provisions for transitional housing. On February 23, 1995, the Planning Commission approved a special permit, variance and lot line adjustment to develop 60 cottage units on the proposed site (P94-134).

The original proposal was to develop the site with 60 manufactured homes on approved foundations. This type of development would be regulated by the State as a mobile home park and as such the State issues permits and regulates site construction (i.e. orientation of buildings, setbacks from units, etc.). At the request of the City Council, the applicant put the project out to bid to determine whether it was less expensive to do manufactured housing or on-site construction. Due to the bidding process, the applicant proposes to change the type of construction from manufactured housing to on-site construction, thus returning the site development to the City's jurisdiction.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed project is consistent with the General Plan which designates the area as a Special Planning District. The proposed project is consistent with the General Plan Policies which promote:

- new development opportunities as a result of funded redevelopment

activities.

- affordable housing opportunities for all income household categories throughout the city (GP Sec 2-12)
- support existing programs which provide affordable housing opportunities for lower income households and seek new ways to increase this housing type (GP Sec. 2-13).
- provide affordable housing for all income groups (GP Sec. 3-49).

The Central City Community Plan designates the site as Service Commercial which includes warehouse, distribution and social service facilities with a special permit. The proposed project is also consistent with the Richards Boulevard Area Plan which provides for the consolidation of "existing social services and related service providers into a single campus". Furthermore, the project is consistent with previous City Council approvals and as proposed is substantially in conformance with the cottage proposal approved in concept in September 1992.

B. Site Plan Design/Zoning Requirements

1. Court Requirements

As noted above, this project was reviewed and approved by the Planning Commission in February 1995. At that time, due to the type of construction (manufactured housing) the city could only review and comment on the site design. The original report noted that the buildings did not comply with court requirements and that site development would be regulated by the State Department of Housing and Community Development and Fire Codes.

The current site design is the same as previously reviewed by the Planning Commission, due to the change in construction type the on-site project design is now under the jurisdiction of the City and requires a variance to reduce court requirements. The site plan indicates that the court requirements will be reduced from 10 feet to 8 feet in 34 areas and to 6 feet in 6 areas (Exhibit C-1).

The purpose of the court requirements is to ensure that an adequate amount of light, air and access is provided in residential developments designed around open court areas. As designed the majority of the areas in which the court area is reduced is where two building ends are adjacent to each other. As depicted in the elevations no windows openings are located on the ends of the buildings, therefore reducing the court requirement to 6 or 8 feet will have no affect on the light and air to the units. As designed the reduction in the court requirements will not impede access to the larger open court areas since all units are provided delineated walkways to these areas and the units will not encroach onto these

walkways. Staff, therefore, supports the request to reduce the court requirements to eight and six feet as illustrated on the plan since adequate light, air and access is provided for the units.

C. Building Design

There is no change in the design or building materials from the original approval of the cottages. The exterior building materials will be of ship-lap hardi board siding of non-combustible cement board with a 30 year composition shingles roof. Design Review have reviewed and approved the design of the units (DR94-357).

PROJECT REVIEW PROCESS:

A. Environmental Determination

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

B. Public/Neighborhood/Business Association Comments

Staff noticed the Richards Boulevard PAC, Alkali Flat PAC, Mansion Flats Neighborhood Association, The Neighborhood and Washington Park Neighborhood Improvement Group, due to the short turn around time of this project no comments have been received.

C. Summary of Agency Comments

The project has been reviewed by the Fire Department. The following summarizes the comment received:

1. Fire Department

No objections to proposal, since the units will have two automatic sprinklers.

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

RECOMMENDATION:

Staff recommends approval of the variance for the following reasons:

- The proposed project is consistent with the General Plan, the Central City Community Plan and the Richards Boulevard Area Plan and policies.

- Adequate light, air and access is provided between buildings located on the site.

Staff recommends the Planning Commission take the following actions:

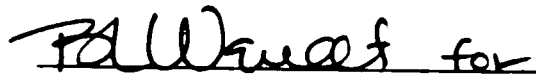
- A. Adopt the attached Resolution approving the variance, subject to conditions and based upon findings of fact.

Report Prepared By,

Report Reviewed By,



Jeanne Corcoran
Associate Planner



Steve Peterson
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving the Variance
Exhibit C-1	Site Plan
Exhibit C-2	Elevations

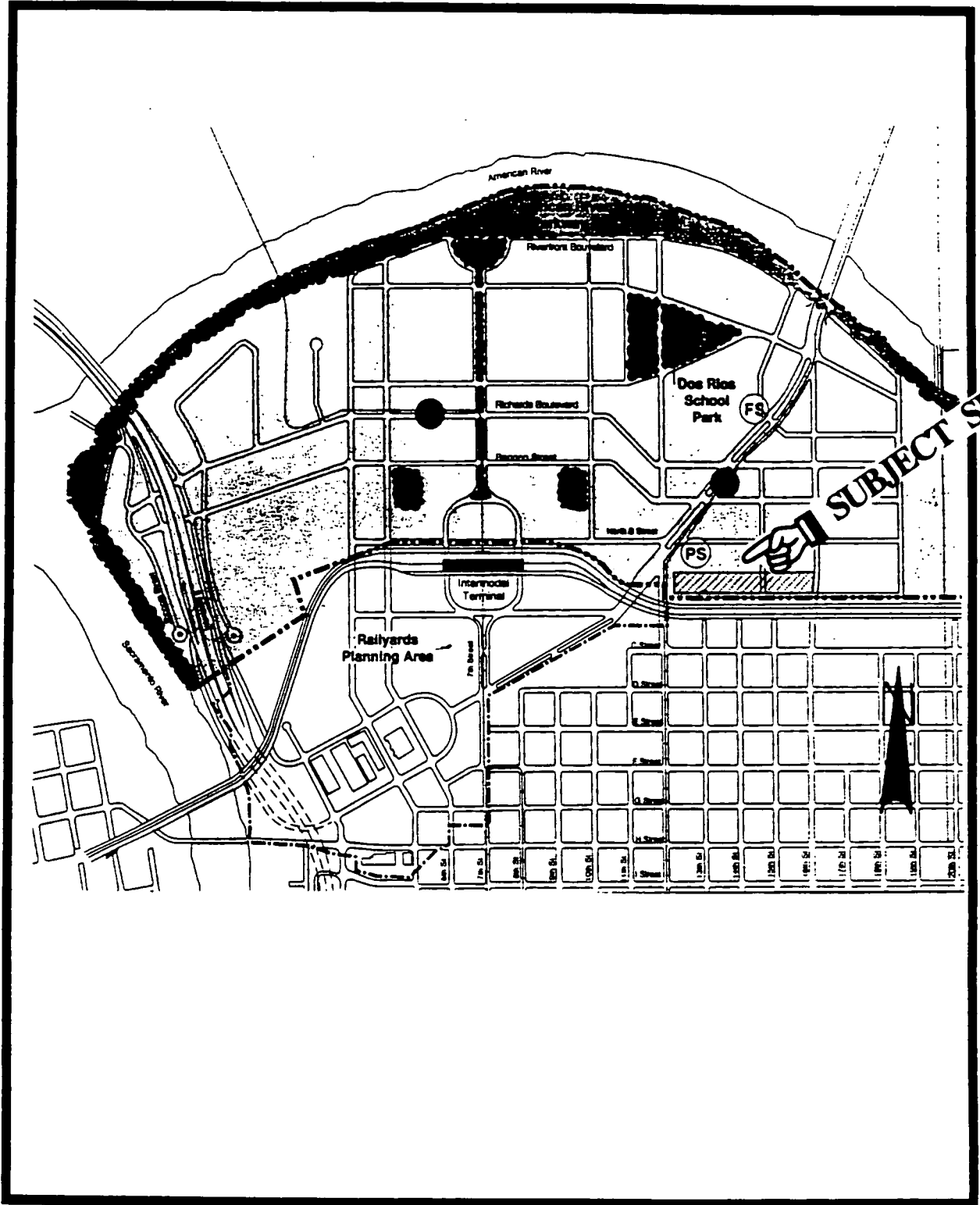
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ATTACHMENT A

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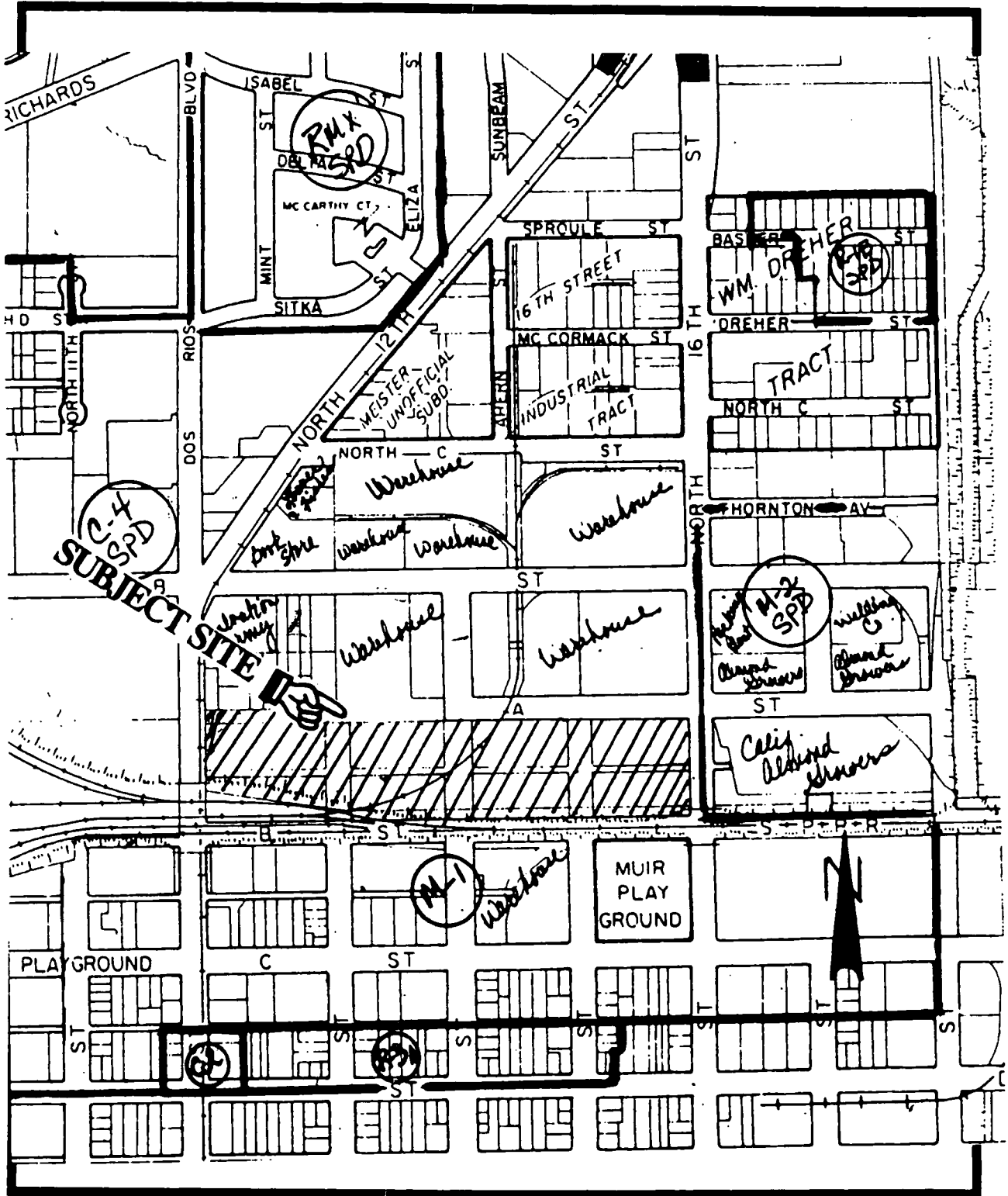
VICINITY MAP

ATTACHMENT B

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LAND USE AND ZONING MAP

ATTACHMENT C

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF AUGUST 24, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A VARIANCE FOR PROPERTY
LOCATED AT THE SOUTHEAST CORNER OF A
AND NORTH 14TH STREETS

(P95-070) (APN:002-0041-028,029,033 & 002-0052-001,002,003)

WHEREAS, the City Planning Commission on August 24, 1995, held a public hearing on the request for approval of a variance to reduce the court requirements for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the variance:

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 would not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate light, air and access is provided for the site with the reduced court requirements.
3. Granting the variance does not constitute a use variance in that transitional housing is allowed in the Heavy Commercial (C-4(SPD)) zone with a special permit.
4. The project is consistent with the General Plan which designates the site as Special Planning District.

5. The project is consistent with the Central City Community Plan and Richards Boulevard Area Plan which designate the site for Service Commercial and identifies the site as a Social Service Campus.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variance for the proposed court requirements is hereby approved, subject to the following conditions:
- a. The project shall comply with all conditions and mitigation measures previously imposed under P94-134.

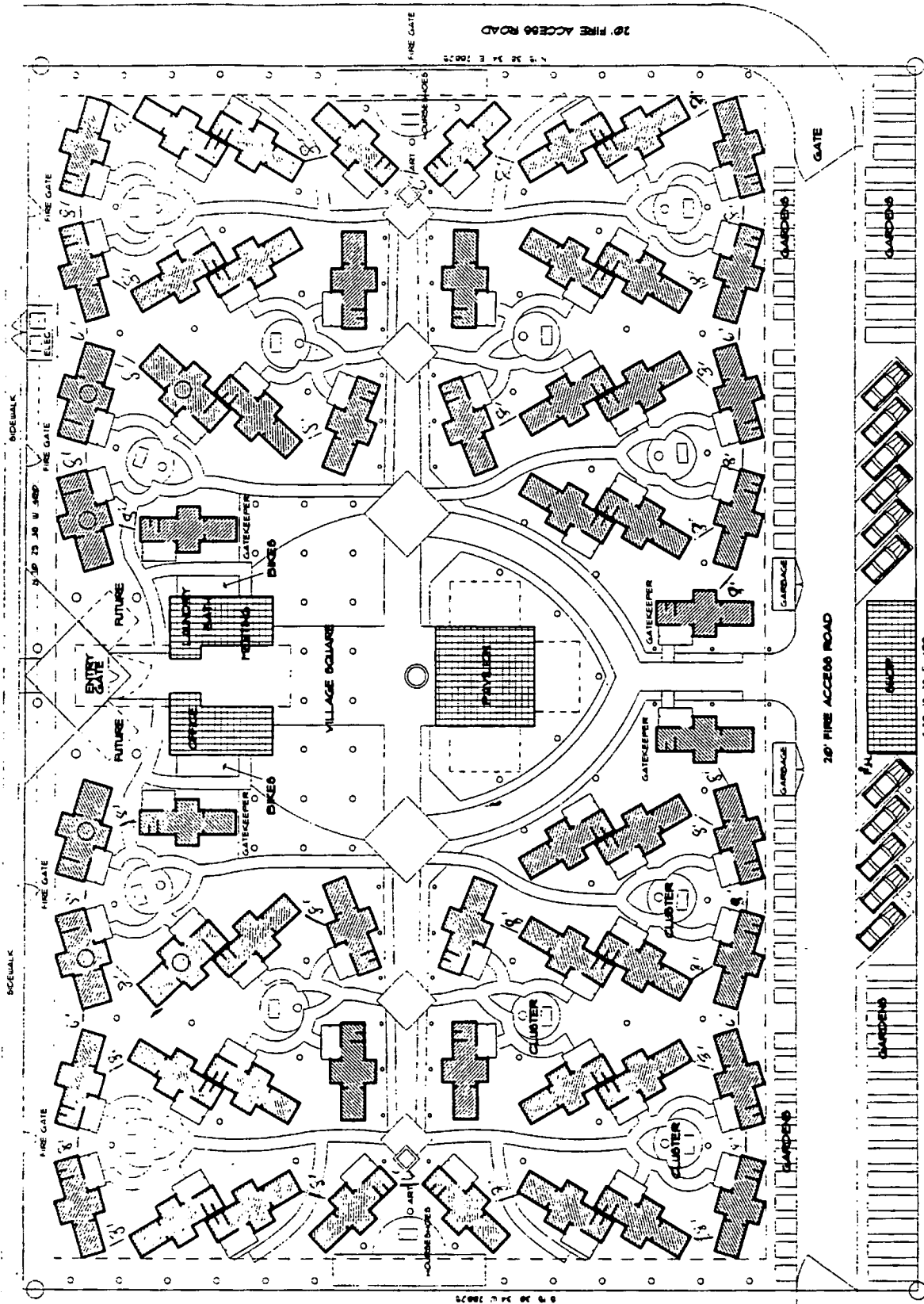
CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

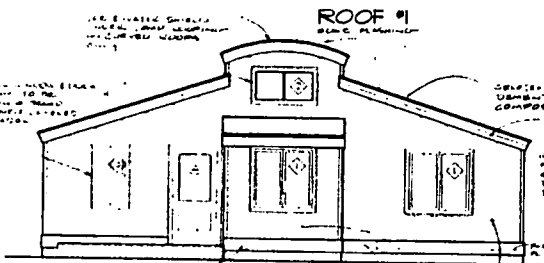
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NORTH "A" STREET



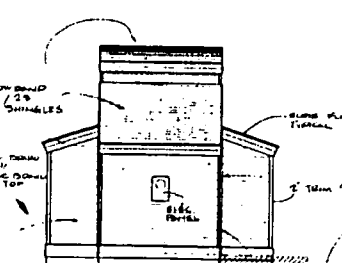
SITE PLAN SCALE 1:20'

SACRAMENTO COTTAGE HOUSING INC.
COTTAGE HOUSING VILLAGE

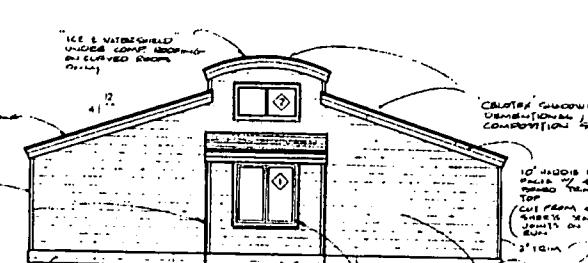


FRONT ELEVATION

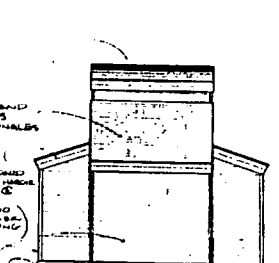
ROOF #1



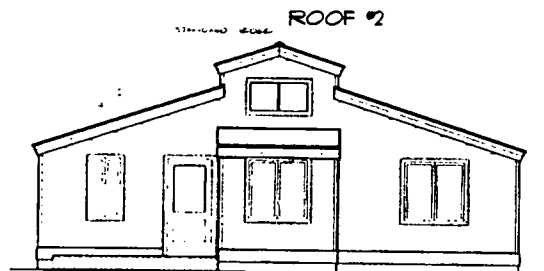
LEFT END ELEVATION



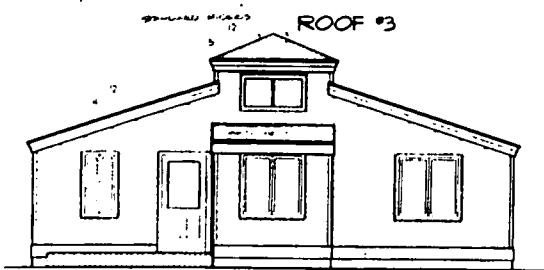
REAR ELEVATION



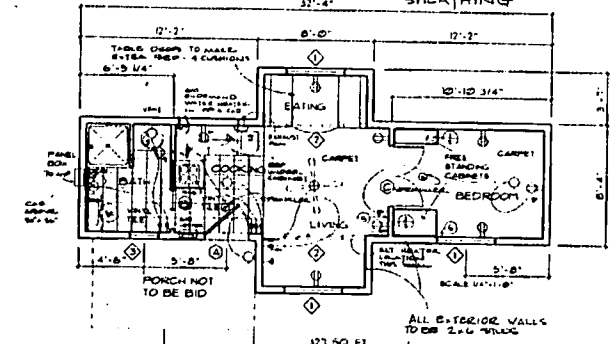
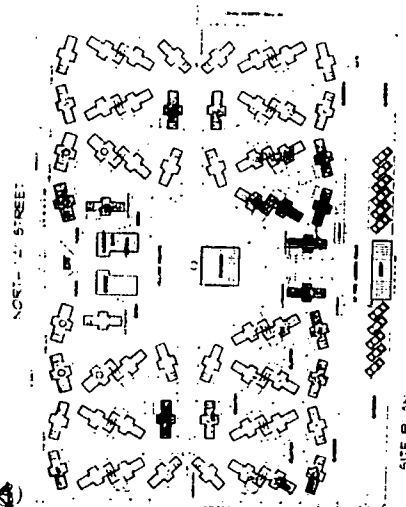
RIGHT END ELEVATION



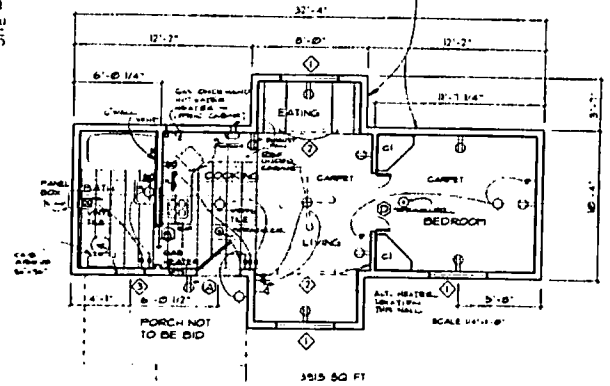
ROOF #2



ROOF #3



FLOOR PLAN - 8'-4" WIDE COTTAGE (54 UNITS)



FLOOR PLAN - 10'-4" WIDE COTTAGE (6 UNITS)

WINDOW SCHEDULE						
SYMBOL	NO.	SIZE	TYPE	MATERIAL	GLAZING	NOTES
W1	1	4'-0" x 6'-0"	DOUBLE HUNG	UPPER: 1/2" GLASS, LOWER: 1/2" GLASS	WHITE	SEE ELEVATIONS
W2	1	4'-0" x 6'-0"	DOUBLE HUNG	UPPER: 1/2" GLASS, LOWER: 1/2" GLASS	WHITE	SEE ELEVATIONS
W3	1	4'-0" x 6'-0"	DOUBLE HUNG	UPPER: 1/2" GLASS, LOWER: 1/2" GLASS	WHITE	SEE ELEVATIONS

DOOR SCHEDULE						
SYMBOL	NO.	SIZE	TYPE	MATERIAL	GLAZING	NOTES
D1	1	3'-0" x 7'-0"	PRE-FRAME	UPPER: 1/2" GLASS, LOWER: 1/2" GLASS	WHITE	SEE ELEVATIONS
D2	1	3'-0" x 7'-0"	PRE-FRAME	UPPER: 1/2" GLASS, LOWER: 1/2" GLASS	WHITE	SEE ELEVATIONS

GENERAL NOTES

1. ALL EXTERIOR WALLS TO BE 2x4 STUDS.
2. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD.
3. ALL FLOORS TO BE 1/2" GYPSUM BOARD OVER 1" INSULATION.
4. ROOFING TO BE 1/2" OSB SHEATHING OVER 1" INSULATION OVER 19" RAFTERS.
5. CEILING TO BE 5/8" GYPSUM BOARD.
6. ALL WINDOWS TO BE DOUBLE HUNG WITH 1/2" GLASS.
7. ALL DOORS TO BE PRE-FRAME WITH 1/2" GLASS.
8. ALL EXTERIOR FINISHES TO BE AS SHOWN ON ELEVATIONS.
9. ALL INTERIOR FINISHES TO BE AS SHOWN ON FLOOR PLAN.
10. ALL ELECTRICAL AND PLUMBING TO BE AS SHOWN ON FLOOR PLAN.
11. ALL MECHANICAL TO BE AS SHOWN ON FLOOR PLAN.
12. ALL MATERIALS TO BE AS SHOWN ON FLOOR PLAN.
13. ALL WORK TO BE IN ACCORDANCE WITH THE 1995 INTERNATIONAL RESIDENTIAL CODE.
14. ALL WORK TO BE IN ACCORDANCE WITH THE 1995 INTERNATIONAL MECHANICAL AND PLUMBING CODE.
15. ALL WORK TO BE IN ACCORDANCE WITH THE 1995 INTERNATIONAL ELECTRICAL CODE.
16. ALL WORK TO BE IN ACCORDANCE WITH THE 1995 INTERNATIONAL FIRE AND SAFETY CODE.
17. ALL WORK TO BE IN ACCORDANCE WITH THE 1995 INTERNATIONAL BUILDING DEPARTMENT CODE.
18. ALL WORK TO BE IN ACCORDANCE WITH THE 1995 INTERNATIONAL ENERGY CONSERVATION CODE.
19. ALL WORK TO BE IN ACCORDANCE WITH THE 1995 INTERNATIONAL SMOKE AND ALARM CODE.
20. ALL WORK TO BE IN ACCORDANCE WITH THE 1995 INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT.