

E Street Second Unit - P98-047

- REQUEST:
- A. **Environmental Determination:** Categorically Exempt (Section 15301 - 1(a))
 - B. **Special Permit** for a 1,518± total square foot duplex on an interior lot on 0.14± developed acres in the Single Family or Two Family (R-1B-SPD) zone in the Alhambra Corridor Special Planning District.
 - C. **Variance** to waive the garage requirement for a second unit.

LOCATION: 2609 E Street
APN: 003-0145-021
Central City Community Plan Area
Alhambra Corridor Special Planning District
Council District 3

APPLICANT:	Mervin Ott 2522 E Street Sacramento, CA 95816
OWNER:	Mervin Ott 2522 E Street Sacramento, CA 95816
APPLICATION FILED:	May 7, 1998
STAFF CONTACT:	Brad Shirhall, 916-264-7483

SUMMARY: The applicant is requesting the necessary entitlements to convert an existing single family residential home into a two family unit. The structure has already been constructed but needs a Special Permit to allow the conversion to a duplex. The basic issues include consistency with the general and community plans, and adequate supply of parking.

RECOMMENDATION: Staff recommends approval of the project subject to conditions of approval.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential
 Community Plan Designation: Low Density Residential
 Existing Land Use of Site: Single Family Residential
 Existing Zoning of Site: Single Family or Two Family Residential - Alhambra
 Corridor Special Planning District (R-1B - SPD)

Surrounding Land Use and Zoning:

North: Apartment; Single Family or Two Family Residential (R-1B - SPD)
 South: Single Family; Single Family or Two Family Residential (R-1B - SPD)
 East: Three single family units; Single Family or Two Family Residential (R-1B - SPD)
 West: Two fourplexes / Single family; Single Family or Two Family Residential (R-1B - SPD)

Setbacks: Required Provided

Front ¹ :	15'	15'
Side(St):	N/A	N/A
Side(Int):	3'	2' 6"
Rear:	15'	44'

Property Dimensions:	40' x 160'
Property Area:	6,400± square feet 0.14± gross acres
Square Footage of Building:	1,518± square feet
Height of Building:	17 feet, 1 story
Exterior Building Materials:	Stucco
Roof Material:	Composition
Parking Provided:	2 spaces
Parking Required:	2 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

¹The minimum front yard setback shall be the average of the two nearest buildings on the same side of the street on the same block. In no event shall the required front yard setback be greater than 25 feet.

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
Building Permit	Building Division

BACKGROUND INFORMATION: A review of the entitlement history for the project site revealed no historical activity. Building permits were reviewed to determine a construction history of the property. No building permit could be produced for the original structure or the detached garage. The earliest building permit produced was for a "playhouse near garage" issued in 1939. The addition to the original structure that will be used as a second unit was issued a building permit in 1945. The project is located in the Alhambra Corridor Special Planning District which was established by City ordinance in 1992.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan

- | | |
|-------------------------|--|
| GP Sec. 3-48 - Policy 5 | Allow additional units on qualifying parcels in excess of 160 feet of depth. |
| GP Sec. 3-49 - Goal | Provide affordable housing for all income groups. |
| GP Sec 3-51 - Goal | Provide a mixture of housing types and styles throughout the city. |

Community Plan

- | | |
|-------------------|---|
| CP - Pg. 3 - Goal | Provide adequate housing for all residents of the Central City at all socio-economic levels, and in particular provide the opportunity for low and moderate income persons to reside within the Central City. And further, provide a choice of housing types by developing new housing and conserving existing housing. |
|-------------------|---|

Alhambra Corridor Special Planning District

- Goal 2. Maintain the diverse character and housing opportunities provided in these urban neighborhoods.

The proposed project furthers these goals and policies in that it diversifies the existing housing stock.

C. Site Plan Design/Zoning Requirements

1. Setbacks

The original structure and the 1945 addition were both legally constructed and currently exist with a non-conforming 2½ foot sideyard setback. The minimum sideyard setback specified in Section 3 of the Zoning Ordinance is 3 feet. Otherwise, the existing structure meets all setback requirements. The conversion of the legally constructed rear portion of the existing structure to a second unit will not result in exterior modifications or changes to the existing setbacks. Therefore no setback entitlements are required.

Section 3 of the Zoning Ordinance limits the total lot coverage on R-1B zoned lots to 60 percent. The project site has and will continue to have lot coverage of 40 percent.

2. Accessory Structures

The detached garage for the first unit currently exists and was probably constructed with the original residential unit prior to 1939, although no building permit could be produced for either. The garage is located 4'8" away from the existing 1945 addition that will be the second unit.

Section Five of the Zoning Ordinance requires that detached accessory structures be placed at least six feet from the main structure. Since the detached garage with a nonconforming distance between buildings already exists next to the legally constructed 1945 addition, and predates the Zoning Ordinance requirements, no additional entitlements are necessary.

3. Parking

Section 2 of the City Zoning Ordinance requires that each unit of a duplex have an enclosed garage. The original structure has a detached garage. However, the proposed second unit has an existing carport with access off the alley. Staff supports the Variance to waive the garage requirement because the site includes adequate parking for both units; and the existing carport is contained on-site, is accessed through the backyard, is shielded from the view of the street, and has been conditioned to include a paved driveway from the alley.

D. Building Design

No changes to the existing exterior building design have been proposed. The existing building was originally constructed prior to 1945. In 1945 the three rooms that would now comprise the second unit were constructed. The building's total square feet is 1,518. Upon conversion the front unit will be 1,060 square feet and the back unit will be 456 square feet. To complete the legal conversion of this addition to a second unit the applicant will construct a kitchen within the confines of the existing walls.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 - 1(a)).

B. Public/Neighborhood/Business Association Comments

Staff requested comments from the New Era Park Neighborhood Association. They indicated by phone that they had no concerns with the project.

C. Summary of Agency Comments

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

1. Police Department

The Police Department requested that the rear driveway be paved and that

both addresses be clearly indicated from the street and on each unit. These issues have been addressed as conditions of approval.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A and B. 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 which finds that the project is Exempt pursuant to CEQA Section (15301 - 1(a));
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit for a 1,518± total square foot duplex on 0.14± developed acres in the Standard Single Family or Two Family (R-1A - SPD) zone of the Alhambra Corridor Special Planning District.
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to waive the garage for a second unit

Report Prepared By,



Brad Shirhall, Associate Planner

Report Reviewed By,



Steve Peterson, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1C	Site Plan
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR E STREET SECOND UNIT,
LOCATED AT 2609 E STREET, SACRAMENTO, CALIFORNIA IN THE SINGLE
FAMILY OR TWO FAMILY (R-1B-SPD) ZONE IN THE ALHAMBRA CORRIDOR
SPECIAL PLANNING DISTRICT (P98-047)**

At the regular meeting of October 8, 1998, 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. Environmental Determination:** Categorically Exempt (Section 15301 - 1(a))
- B. Special Permit** to allow a 1,518± total square foot duplex on 0.14± developed acres in the Standard Single Family or Two Family (R-1B - SPD) zone of the Alhambra Corridor Special Planning District.
- C. Variance** to waive the garage requirement for a second unit.

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

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15301 - 1(a) of the CEQA Guidelines.
- B. The Special Permit to allow a 1,518± total square foot duplex on 0.14± developed acres in the Standard Single Family or Two Family (R-1B - SPD) zone of the Alhambra Corridor Special Planning District is hereby approved subject to the following findings of fact:
 - 1. The Special Permit, as conditioned, is granted upon sound principles of land use in that:
 - a. the proposed use is compatible with the existing single family and multi-family residential units in the neighborhood;
 - b. the project will support city policies to develop residential uses in the Central City.
 - 1. Granting of the Special Permit shall not be detrimental to the public health, safety, or welfare, and it will not create a public nuisance in that:

- a. adequate on-site parking will exist;
 - b. adequate access from the street and the alley will exist
3. The proposed use will be compatible with the objectives of the general plan and community plan for the area in that they support the creation of affordable and diverse housing types.
- C. The Variance to waive the garage requirement for a second unit is hereby approved subject to the following findings of fact:
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 and not result in the creation of a public nuisance in that;
 - a. adequate screening of the carport from view of the street will be achieved in that the carport is located in the backyard;
 - b. the carport already exists, and as conditioned, will have an adequate driveway for access to the alley.
 3. granting the variance does not constitute a use variance in that the proposed land use is allowed in the Single Family or Two Family (R-1B-SPD) zone.

CONDITIONS OF APPROVAL

- A. The Special Permit to allow a 1,518± total square foot duplex on 0.14± developed acres in the Standard Single Family or Two Family (R-1B - SPD) zone of the Alhambra Corridor Special Planning District is hereby approved subject to the following conditions:
- A1. Any modification to the project shall be subject to review and approval by Planning Department staff prior to issuance of any building permits.
 - A2. The applicant shall obtain all necessary building permits prior to construction.
 - A3. Applicant shall pave, using either portland cement concrete or asphaltic

concrete, a standard 10 foot wide driveway from the alley to the rear yard carport.

A4. Applicant shall clearly indicate, visible from E Street, a rear unit separate address.

A5. Applicant shall clearly indicate address for second unit at entry door.

B. The Variance to waive the garage requirement for a second unit is hereby approved subject to the following conditions:

B1. Any modification to the project shall be subject to review and approval by Planning Department staff prior to issuance of any building permits.

B2. The applicant shall obtain all necessary building permits prior to construction.

B3. Applicant shall pave, using either portland cement concrete or asphaltic concrete, a standard 10 foot wide driveway from the alley to the rear yard carport.

B4. Applicant shall clearly indicate, visible from E Street, a rear unit separate address.

B5. Applicant shall clearly indicate address for second unit at entry door.


CHAIRPERSON

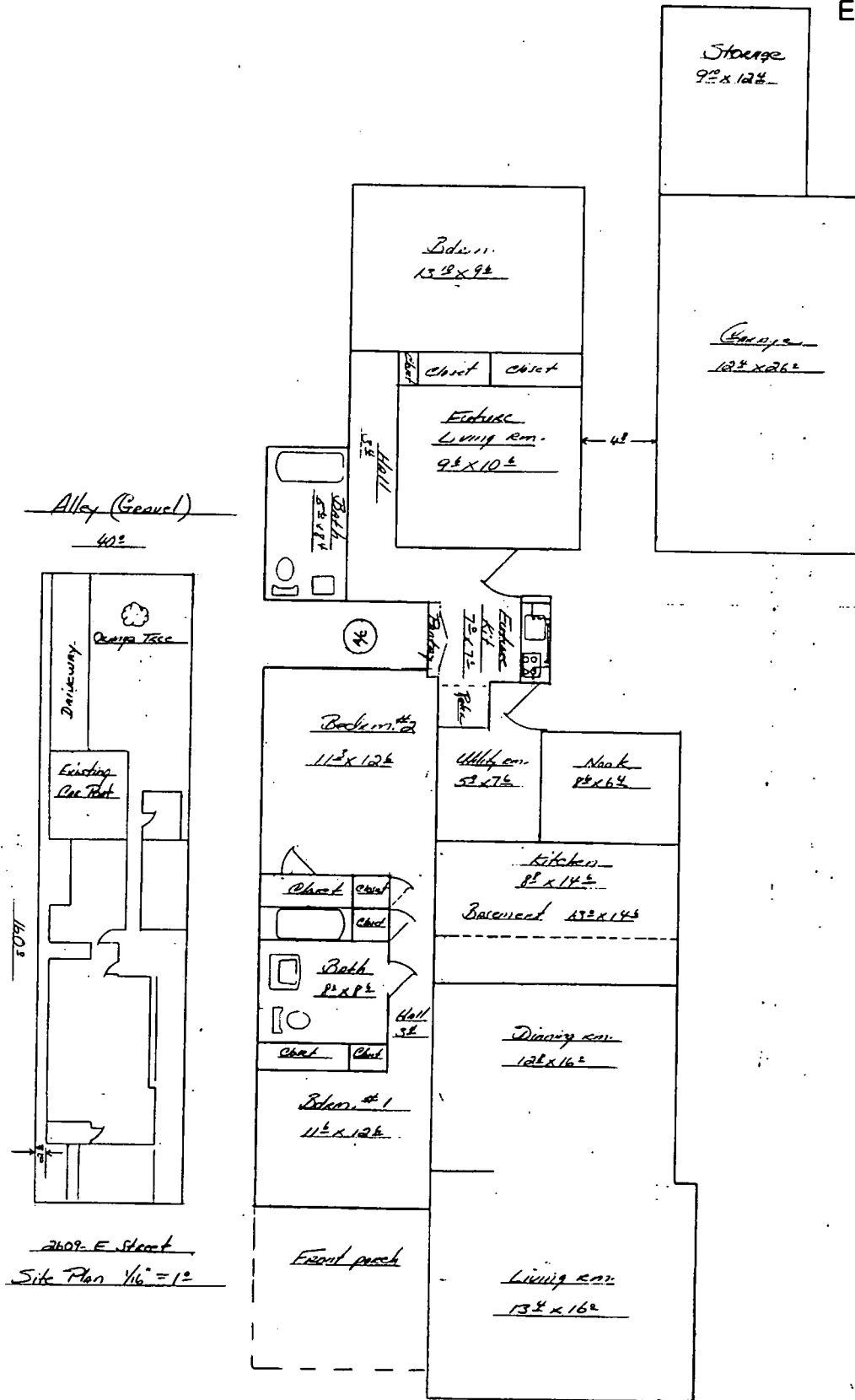
ATTEST:



SECRETARY TO CITY PLANNING COMMISSION
10-8-98
DATE (P98-047)

Exhibit 1A Site Plan

Exhibit 1A - Site Plan



M. & M. OTT
1/4" = 1'

P98-047

