

P93-140 - New Loft at 3410 Ivy Street

- REQUEST:**
- A. Special Permit Modification to allow an additional 251 square feet of floor area to an existing second residential unit in the Standard Single Family (R-1) Zone;
 - B. Variance to allow an additional 251 square feet of floor area to an existing 640 square foot second residential unit in the Standard Single Family (R-1) Zone.

LOCATION: 3410 Ivy Street
AP#252-0262-018
North Sacramento Community Plan Area
Hagginwood Neighborhood
Grant Joint Union School District
Council District 1

APPLICANT:	Anthony and Adrienne Monarrez (916) 323-6622 3410 Ivy Street Sacramento, CA 95838
OWNER:	Anthony and Adrienne Monarrez 3410 Ivy Street Sacramento, CA 95838
APPLICATION FILED:	September 24, 1993
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION:

In 1987, the applicant was granted approval to construct a 640 square foot second unit. After the Building Division final approval, the applicant illegally modified the approved second unit to include a 251 square foot loft. This addition results in a 891 square foot second residential unit. Therefore, the applicant has requested a Special Permit Modification and a Variance to allow a second residential unit that exceeds 640 square feet.

Staff recommends approval of the project. This recommendation is based on the fact that the proposed use is compatible with the existing second residential unit on the site and second residential units in the area. An expansion of the footprint of the existing structure will not result from the subject proposal. The proposed loft does not encroach on the surrounding residential properties. The project is based on sound principals of land use in that there is sufficient area on the subject site to accommodate a detached second residential unit with a loft. The Special Permit Modification and the Variance will not be detrimental to public health, safety or welfare, nor result in the creation of a nuisance. Adequate parking on the site has been provided. The proposed project is consistent with the 1984 North Sacramento Community Plan and the City of Sacramento General Plan land use designations.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 dwelling units per net acre)
Community Plan Designation:	Residential (4-8 dwelling units per net acre)
Existing Land Use of Site:	2 Residential Units
Existing Zoning of Site:	Standard Single Family (R-1)

Surrounding Land Use and Zoning:

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

Setbacks:	Required	Provided
Front:	23'	70±'
Side(Int):	5'	7±'
Rear:	15'	15±'

Property Dimensions:	85' x 140'
Property Area:	.27± gross acres .27± net acres
Square Footage of Second Unit:	891 square feet
Height of Building:	18 feet, 1 story
Exterior Building Materials:	Stucco and Wood
Roof Material:	Fiberglass shingle
Parking Provided:	2 spaces
Parking Required:	2 spaces
Topography:	Flat

Street Improvements:
Utilities:

Existing
Existing

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:

Permit
Building Permit

Agency
Building Division

BACKGROUND INFORMATION:

On August 27, 1987, the project applicant received permission from the Planning Commission to allow a 640 square foot second residential unit behind an existing 1,000 square foot single family residential unit on the subject site (P87-324). The lot size met the requirements for a second residential unit. On October 16, 1987, the second residential unit (640 square feet) received final building inspection and a building permit was issued by the Building Division. After the Building Division approval, the applicant modified the second unit to include a 251 square foot loft without obtaining a building permit. Recently, the City Planning and Development Department was notified of the expansion by an individual interested in purchasing the site. In order to legitimize the additional square feet, the applicant is requesting a Special Permit and a Variance.

STAFF EVALUATION:

A. Policy Considerations

The General Plan designates the subject site as Low Density Residential (4-15 dwelling units per net acre) and the North Sacramento Community Plan designates the site as Residential (4-8 dwelling units per net acre). The proposed loft is consistent with the General Plan and North Sacramento Community Plan land use designations. The General Plan has a specific goal which states "Maintain and improve the quality and character of residential neighborhoods in the City." The existing second unit is an enhancement to the quality of the neighborhood in which it exists.

B. Site Plan Design/Zoning Requirements

1. Special Permit and Variance

The City's Zoning Ordinance allows second residential units subject to a Special Permit. Second units are required to not exceed 640 square feet; the unit shall not cover more than 25% of the rear yard area; and two parking spaces shall be provided on the lot. The existing second unit meets the requirements for lot

coverage and parking, however, the subject proposal exceeds 640 square feet by 251 square feet.

The subject site is in an area that is developed with predominately single family residential units. An informal survey of the neighborhood indicated that there are a number of second residential units with lofts in the vicinity of the proposed project (Site visit, 10-12-93). The applicant is proposing to allow a 251 square foot loft as an addition to a 640 square foot second residential unit. In addition, a variance to allow a second residential unit which exceeds the maximum 640 square feet by 251 square feet is requested by the applicant. The applicant has indicated to staff that these requests are necessary to allow the new second residential unit to become legal.

The proposed Special Permit Modification and Variance will be compatible with the existing residential development in the surrounding area. It is not anticipated that the additional square footage will increase the number of people living in the second unit. Furthermore, the second unit expansion does not encroach on the surrounding neighbors nor does it exceed the required setbacks. Because the project site is large enough to support the second residential unit and because the loft area does not increase the size of the second unit's footprint, staff supports the Special Permit Modification and the Variance.

2. Setbacks

The two residential units on the project site total 1,891 square feet. There is also a 720 square foot garage on the project site. Frontage is on Ivy Street. The submitted site plan indicates that the second residential unit with the addition of the 251 square foot loft does not exceed the required front setbacks, rearyard setbacks, or lot coverage.

C. Building Design

The exterior building materials consist of stucco and wood. The exterior colors are tan with green trim. The roofing material consists of grey fiberglass shingle. The second residential unit is consistent with the design of and the materials used for the primary residential unit. The building materials are compatible with the surrounding residential neighborhood. The City of Sacramento Zoning Ordinance allows a maximum height limit of 18 feet in the Standard Single Family (R-1) Zone. The second residential unit is in compliance with the 18 foot height limit. This structure has one floor and the subject loft.

PROJECT REVIEW PROCESS:**A. Environmental Determination**

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

B. Public/Neighborhood/Business Association Comments

The proposed project site is within the Hagginwood Neighborhood. The project application packet was sent to the East Del Paso Technical Advisory Committee and no comments were received. The proposed project application packet was also sent to the surrounding land owners within a 500 foot radius of the project site. Eight letters in support of the proposal were received by the Planning and Development Department from the adjacent neighbors..

C. Summary of Agency Comments

The proposal was routed to the City's Traffic Engineer, Engineering Development Section, Building Department, Police Department, and Utility Department. No comments were received.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Special Permit Modification and 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:

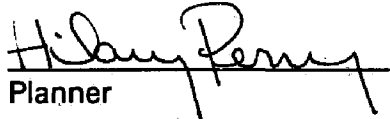
Staff recommends approval of the proposed development for the following reasons:

- The proposed project will be consistent with the General Plan and the North Sacramento Community Plan and policies.
- The proposed project meets the density for the site.
- The proposed project will provide adequate setbacks, landscaping, and is compatible with adjacent residential development.
- The proposed project does not result in an increase in the size of the second unit footprint as previously approved and does not exceed the maximum rearyard coverage.

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Resolution approving the Special Permit Modification to allow an additional 251 square feet of floor area to an existing second residential unit in the Standard Single Family (R-1) Zone.
- B. Adopt the attached Resolution approving the Variance to allow an additional 251 feet of floor area to an existing 640 square foot second residential unit in the Standard Single Family (R-1) Zone.

Report Prepared By,


Planner

Report Reviewed By,


Senior Planner

Attachments

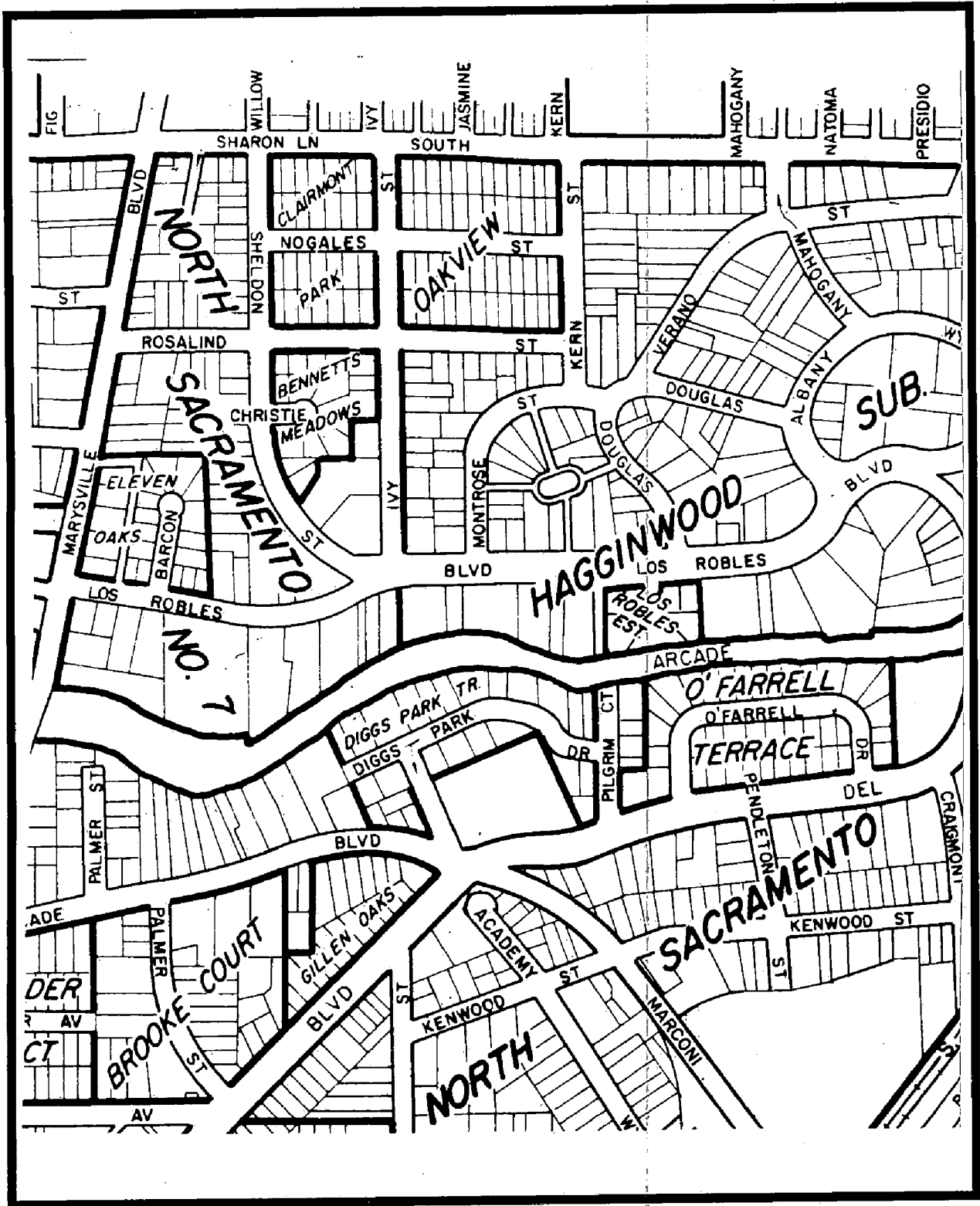
Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolutions
Exhibit A	Site/Floor Plan
Exhibit B	Elevations

Attachment 1

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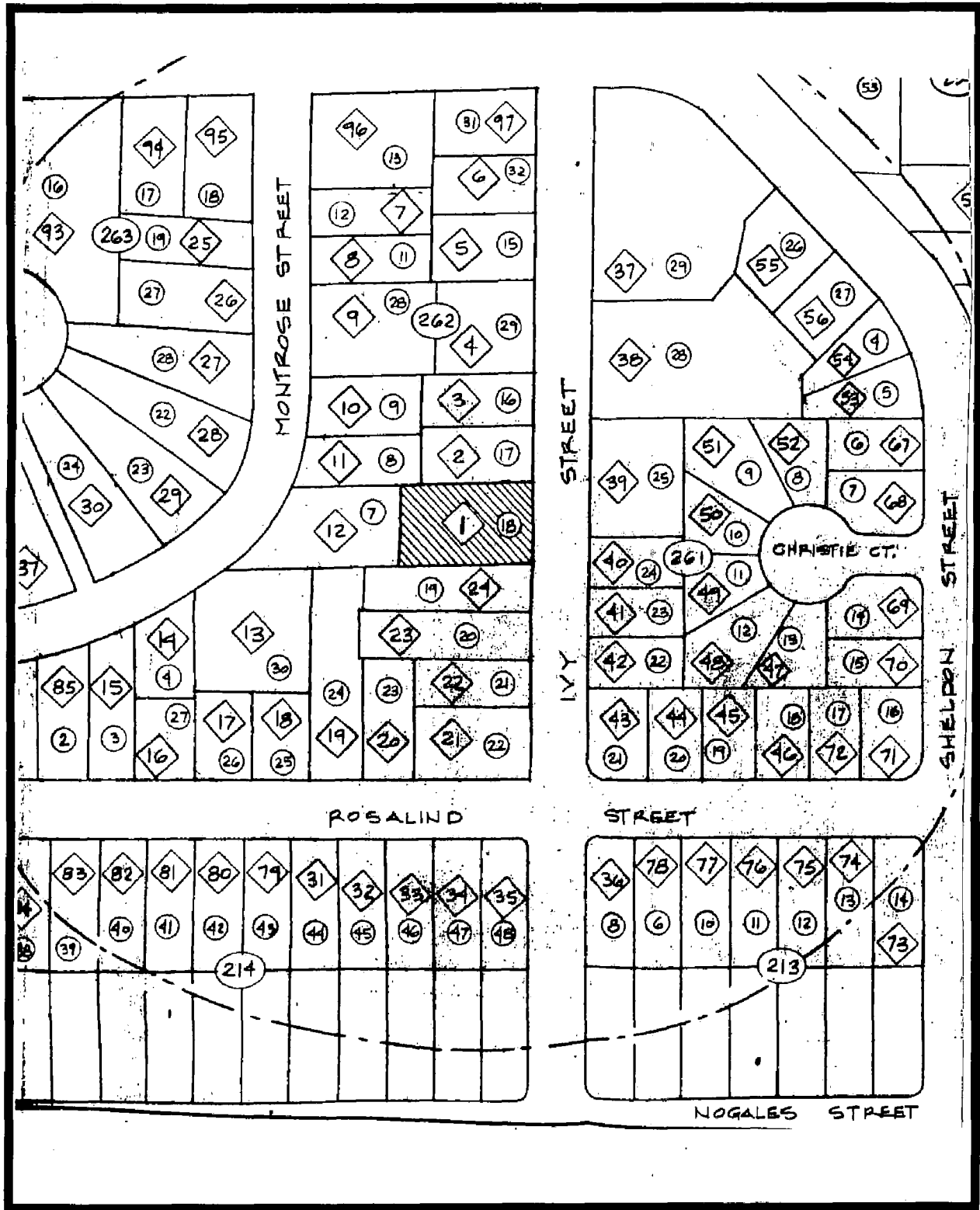
VICINITY MAP

Attachment 2

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LAND USE AND ZONING MAP

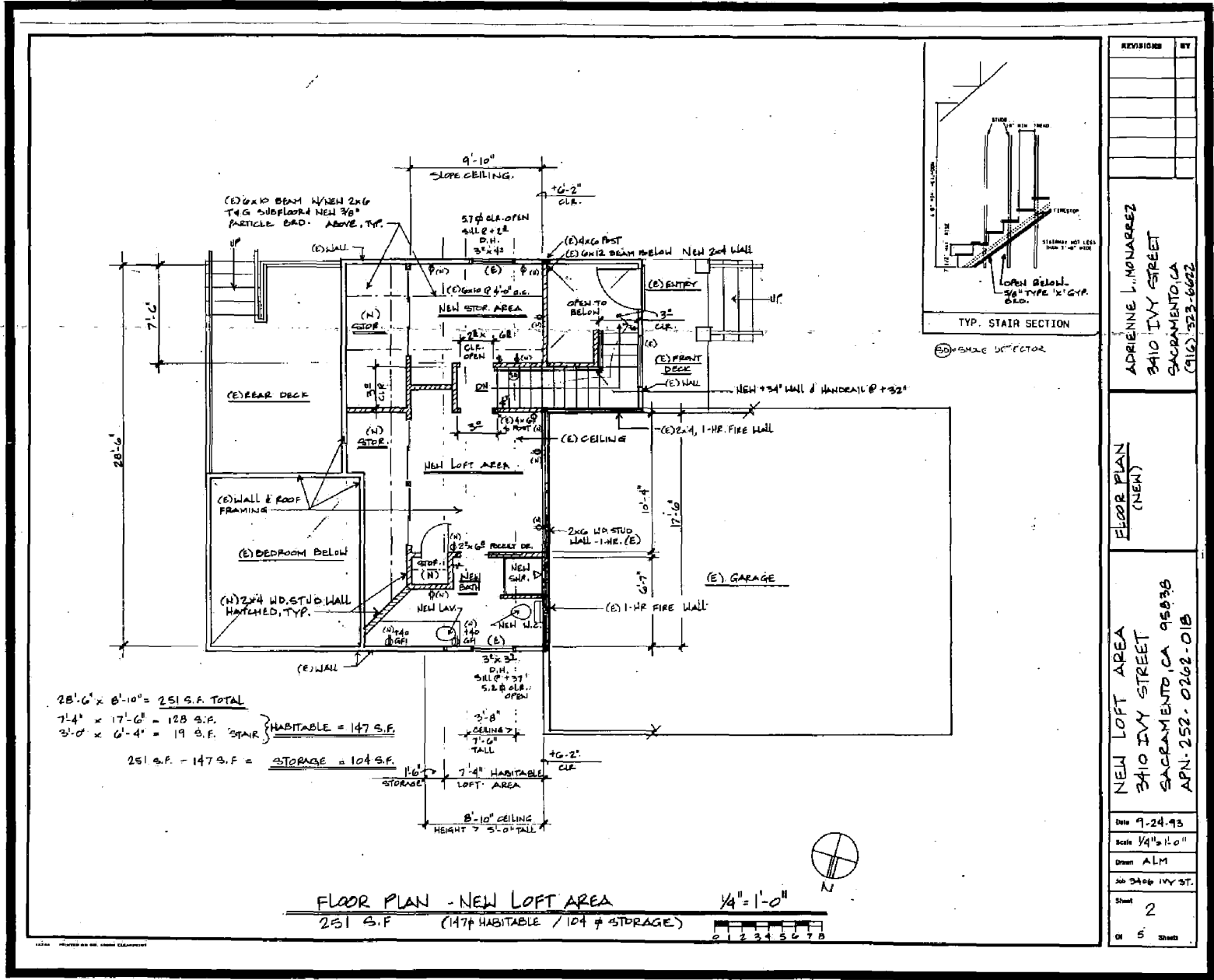
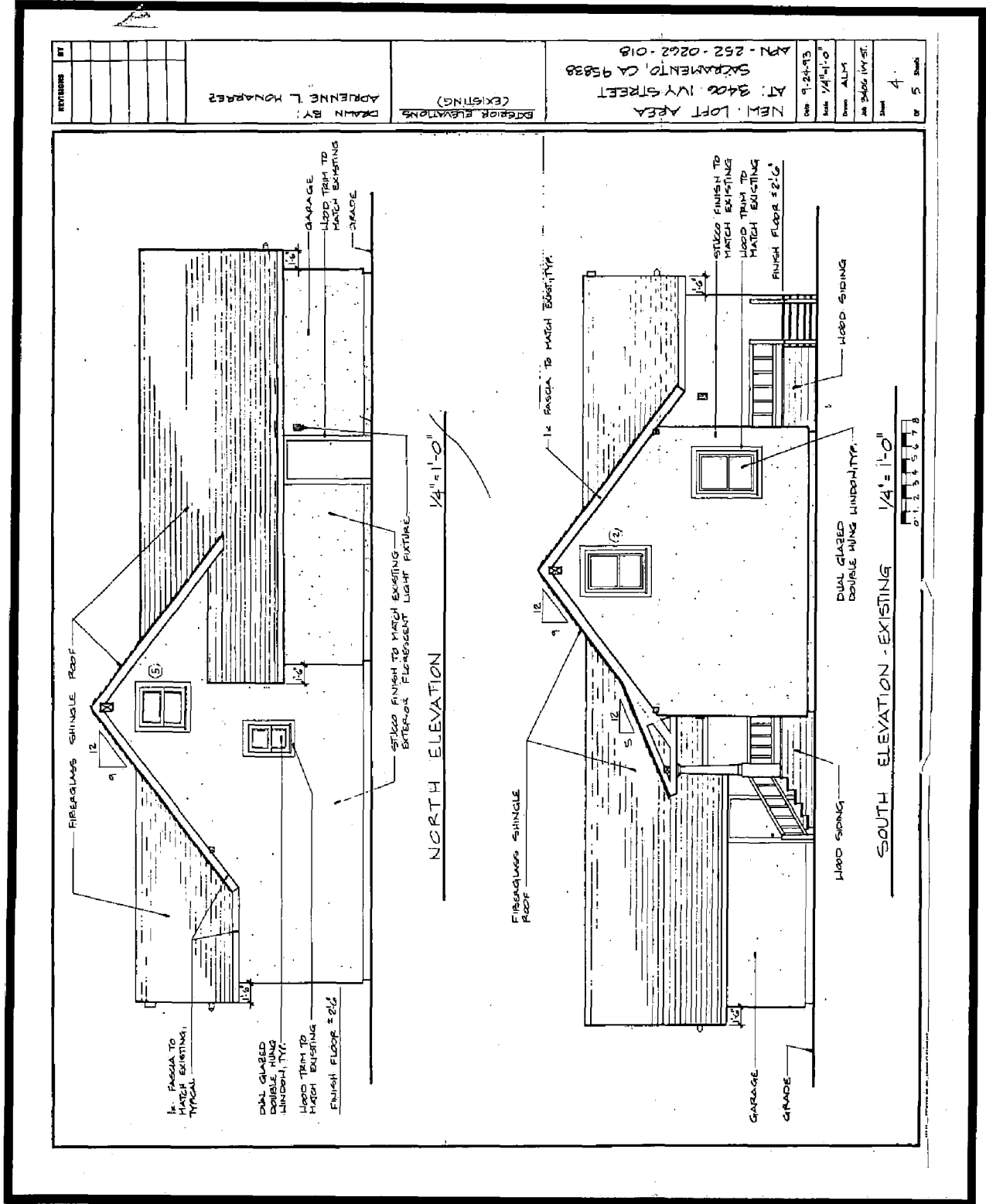


EXHIBIT B

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ELEVATIONS