

P95-001 - Habitat for Humanity Tentative Map

- REQUEST:
- A. Tentative Map to subdivide 0.14+ developed acres into 2 halfplex lots in the Standard Single Family Residential (R-1) Zone.
 - B. Variance to reduce the required driveway depth from 20 feet to 15 feet.

LOCATION: Northwest corner of Clay St. and Harris Ave.
APN: 251-0023-013
North Sacramento Community Plan Area
Grant Joint Union School District
Council District 2

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|--------------------|--|
| APPLICANT: | Merle Eli (916) 444-1442 455 Capitol Mall Suite 450 Sacramento, CA 95814 |
| OWNER: | Habitat for Humanity 890 Morse Avenue Sacramento, CA 95884 |
| APPLICATION FILED: | January 4, 1995 |
| STAFF CONTACT: | Hilary Perry, 264-5698 |

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to subdivide a developed 0.14+ acre site into 2 lots in the Standard Single Family (R-1) zone. Habitat for Humanity has already constructed a duplex on the project site. The proposed project will result in the creation of two halfplex lots. The proposed project is consistent with the 1984 North Sacramento Community Plan and with the General Plan designation for the site.

Staff recommends approval of the project. This recommendation is based on the fact that the proposed use is compatible with the existing residential land uses that are in the project vicinity. Furthermore, the site is already developed with a duplex and the proposed project will result in the creation of two halfplexes, thereby promoting an

affordable ownership opportunity.

PROJECT INFORMATION:

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|-----------------------------|---|
| 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: | Duplex |
| Existing Zoning of Site: | R-1 |

Surrounding Land Use and Zoning:

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

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|----------------------|--|
| Parking Provided: | 1 space per unit |
| Parking Required: | 1 space per unit |
| Property Dimensions: | 50' X 120' |
| Property Area: | 0.14 \pm gross acres 0.14 \pm net acres |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | 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:

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|---------------------------|------------------------------------|
| <u>Permit</u> | <u>Agency</u> |
| Final Map | Public Works, Development Services |
| | OR |
| Certificate of Compliance | Public Works, Development Services |

BACKGROUND INFORMATION:

The project site is within the Del Paso Heights Design Review District. On November 19, 1993, the Design Review Staff approved design for the existing structure on the project site (DR93-293). Habitat for Humanity, the project proponent, would like to split the existing lot into 2 lots in order to provide an affordable ownership housing opportunity. At the time that the Design Review Staff reviewed the project, there was an oversight regarding the driveway access for Parcel A. Therefore, it is necessary for the proponent

to request a Variance to reduce the driveway depth since the duplex has already been constructed.

STAFF EVALUATION:

A. Policy Considerations

The General Plan and the North Sacramento Community Plan designate the subject site for Residential development. The proposed Habitat for Humanity project is consistent with the General Plan and the North Sacramento Community Plan. The General Plan encourages the development of residential land uses in a manner which is efficient and utilizes existing and planned urban resources. The General Plan also states that residential development can only be approved where City services are provided in a manner which meets the needs of the proposed development. The North Sacramento Community Plan similarly encourages the provision of adequate housing opportunities and an increase in the supply of decent and safe ownership housing. Also, the proposed subdivision is consistent with the goals and policies of the General Plan and Community Plan in that it will provide additional housing on standard size lots that are easily served by City infrastructure.

Furthermore, the existing structure and the proposed halfplex lots are consistent with the City of Sacramento Zoning Ordinance for the following reasons:

- The project site is a corner lot.
- Each halfplex unit has its entrance and driveways off of different streets.
- The lots (combined) meet the minimum setback requirements for the Standard Single Family Residential (R-1) zone.
- Each unit has an enclosed garage and a driveway.

B. Tentative Map Design

The proposed project site is already developed with a duplex. Driveways have not yet been constructed. As a result of the proposed project, Parcel A would encompass 2,704 square feet with a 1,147 square foot structure. Parcel B would encompass 3,232 square feet with a 1,123 square foot structure. Parcel A has access onto Harris Avenue via an alley. This alley is presently unimproved; however, the applicant will be required to pave the alley to the satisfaction of the City Public Works Department, Streets Division. Parcel B has driveway access onto Clay Street. Because of the design of the map, the applicant is required to obtain a Variance to create a driveway for Parcel A that is 15 feet long (five feet

less than the Zoning Ordinance regulations which require a 20 foot driveway length). City services are readily available to serve the two proposed parcels, and standard subdivision improvements (i.e., curbs, gutters, sidewalks, etc.) are already provided to the project site.

C. Building Design

The design of the existing structure was subject to Design Review Staff Review because the project site is within the Del Paso Heights Design Review District. On November 19, 1993, the structure was reviewed and approved by Design Review Staff. This review ensured that the existing structure had adequate design, including building height, the use of acceptable exterior building and roof materials, and was compatible with the surrounding neighborhood.

PROJECT REVIEW PROCESS:

A. Environmental Determination

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315). The project is considered a minor land division that is in conformance with the General Plan and Zoning Ordinance designations. Utility service and access is provided to the subject site. The proposal is not anticipated to result in a significant physical impact upon the environment.

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the Heights Residents Working Together Neighborhood Association. The surrounding land owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received from the neighborhood association or the surrounding land owners.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. The following summarizes the comments received:

1. Public Works-Engineering Development Services

The comments which are specifically listed as conditions in the resolution address alley improvements, and infrastructure.

2. PG&E

The comments which are specifically listed as conditions in the resolution address dedication of an easement for underground facilities.

D. Subdivision Review Committee Recommendation

On February 15, 1995, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Habitat for Humanity Tentative Map subject to the conditions in the attached resolution.

PROJECT APPROVAL PROCESS:

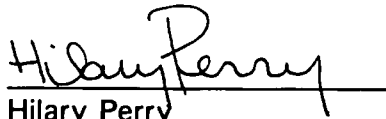
The Planning Commission has the authority to approve or deny the Tentative Map and the Variance. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Resolution (Attachment 3) approving the Tentative Map to subdivide 0.14± acres into two halfplex lots.
- B. Adopt the attached Resolution (Attachment 4) approving the Variance to allow a 15 foot driveway length.

Report Prepared By,



Hilary Perry
Associate Planner

Report Reviewed By,



Scot Mende
Senior Planner

Attachments

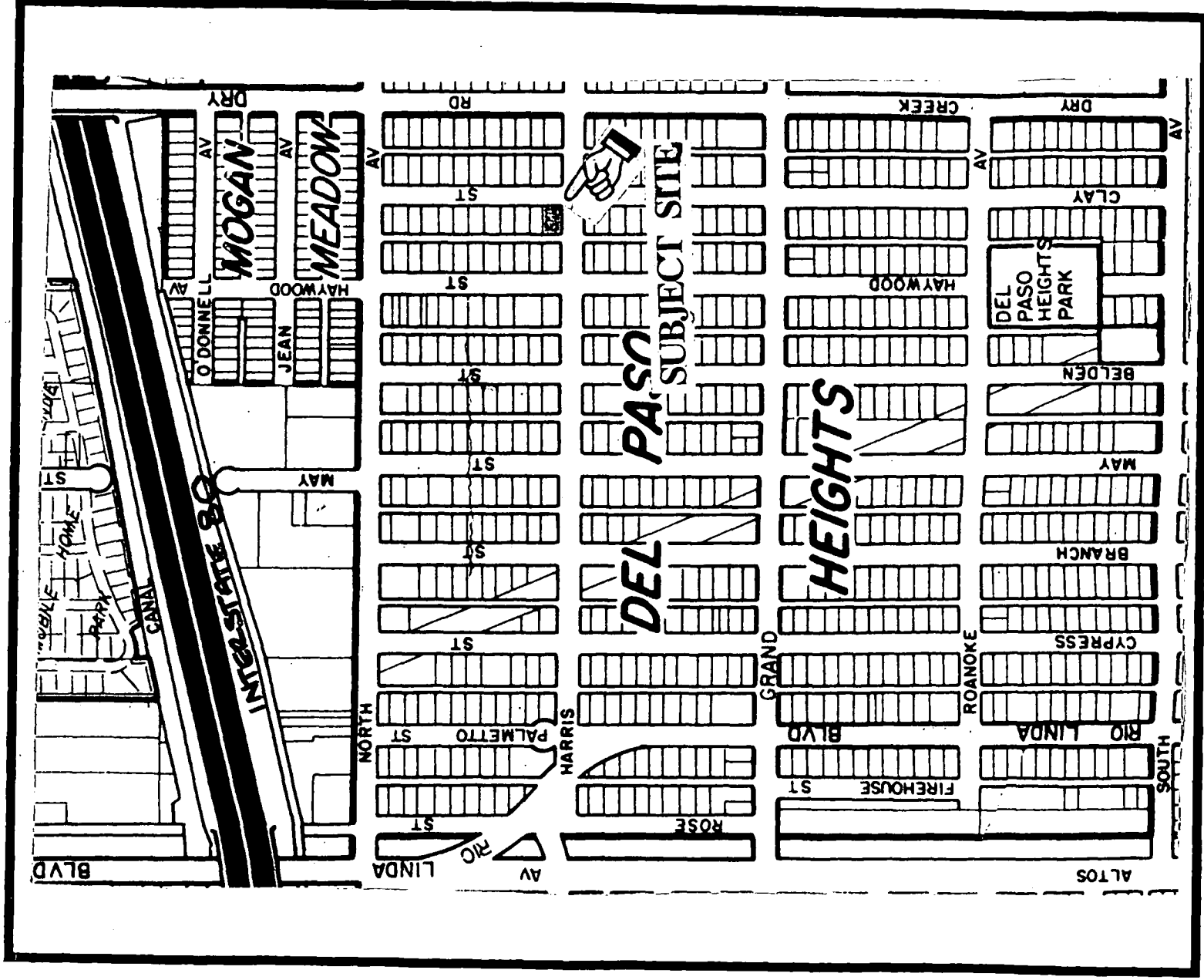
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| Attachment 1 | Vicinity Map |
| Attachment 2 | Land Use and Zoning Map |
| Attachment 3 | Resolution Approving Tentative Map |
| Attachment 4 | Resolution Approving Variance |
| Exhibit 4-A | Site Plan |

ATTACHMENT 1

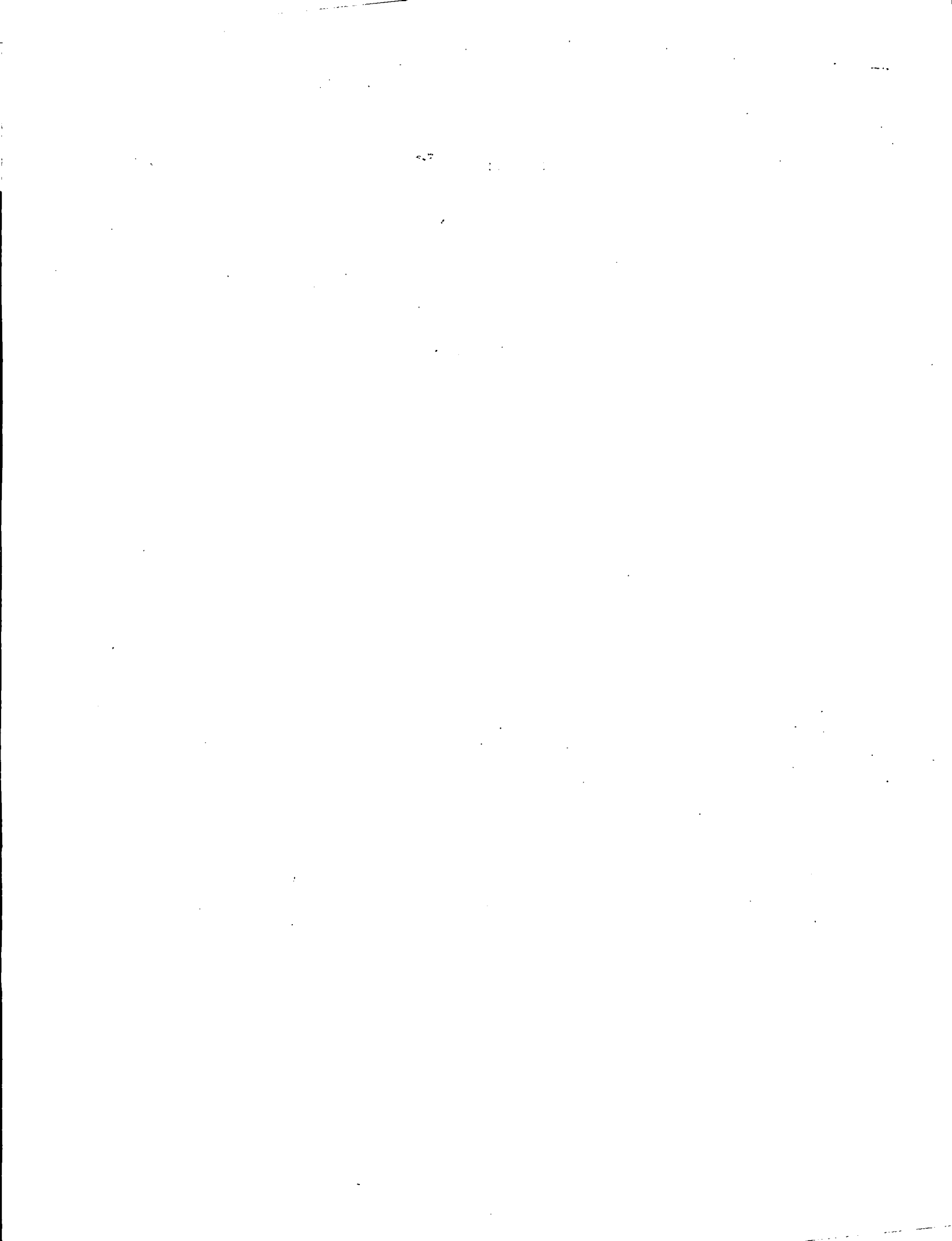
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VICINITY MAP

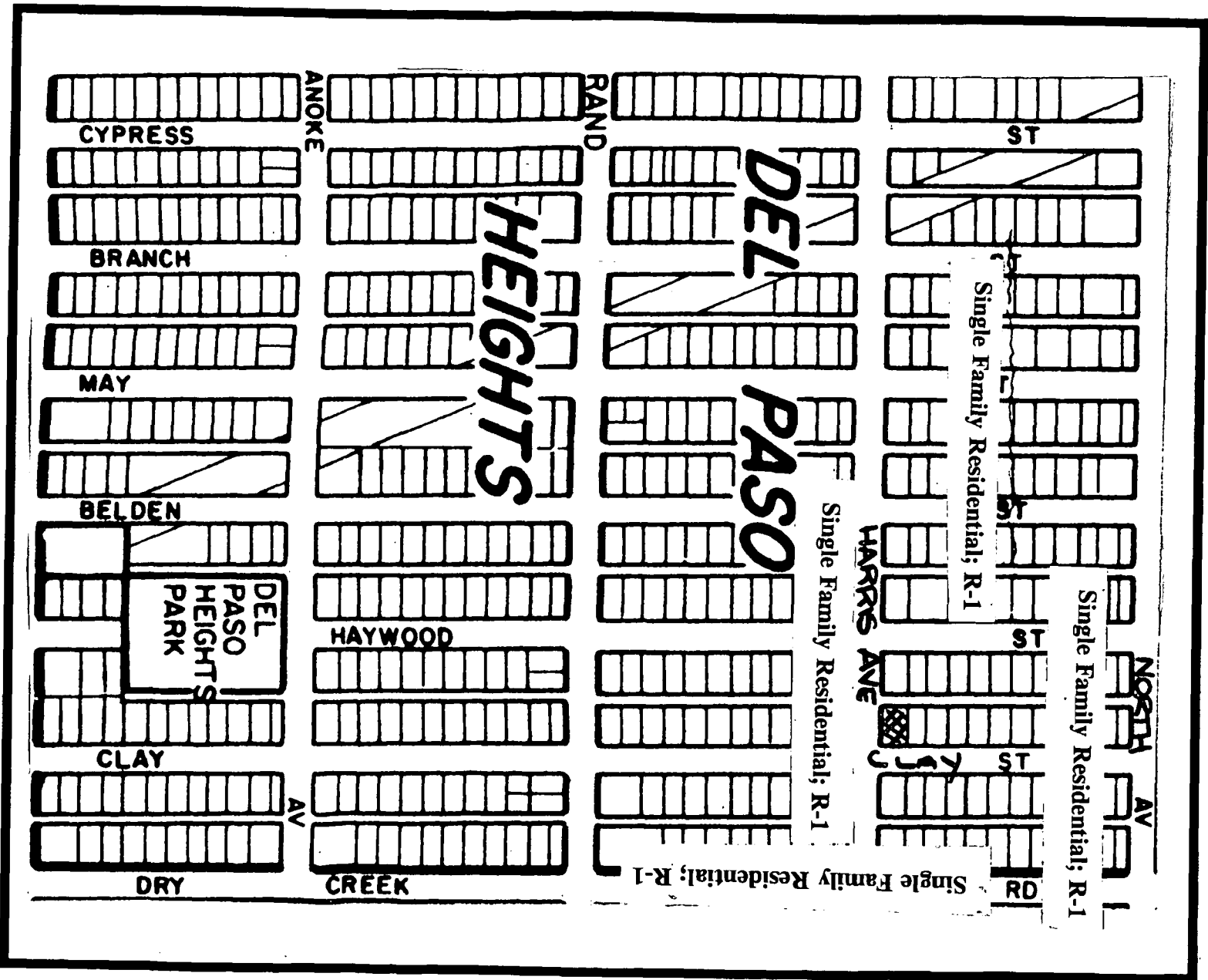


ATTACHMENT 2

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LAND USE AND ZONING MAP

RESOLUTION NO. 1748

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 30, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A VARIANCE FOR PROPERTY
LOCATED ON THE NORTHWEST CORNER OF
CLAY AND HARRIS AVENUES
(P95-001)(APN:251-0023-013)

WHEREAS, the City Planning Commission on March 30, 1995, held a public hearing on the request for approval of a Tentative Map and Subdivision Modification at property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration.

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

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

1. The Variance to allow the driveway depth to be reduced from 20 feet to 15 feet is hereby approved based upon the following findings of fact:
 - A. Granting of 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.
 - B. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the subject setback is existing.

- C. The requested variance from a twenty foot to a fifteen foot driveway depth is considered a minor change.
- D. The Planning Commission determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the Zoning Ordinance in that a structure is existing on the lot and it is not possible to provide a standard driveway.
- E. The granting of the Variance is in accord with the intent and purpose of these regulations and is consistent with the General Plan of the City in that the proposed subdivision conforms with the General Plan and North Sacramento Community Plan land use designations.



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION

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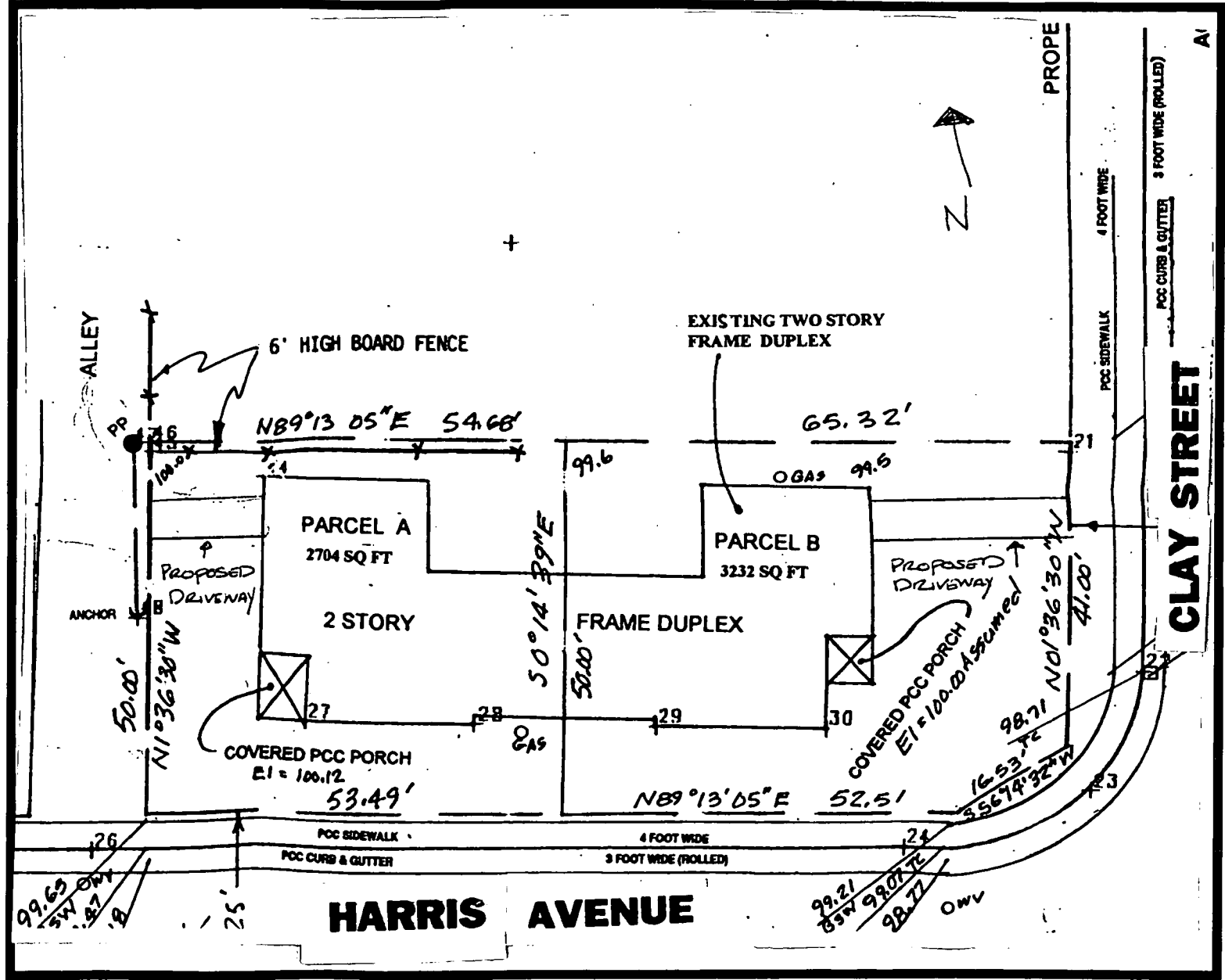
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EXHIBIT 4-A

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SITE PLAN