

P98-052 2226 PORTOLA WAY

- REQUEST: A. Categorical Exemption (Section 15301); and,
- B. **Special Permit** to reconstruct a garage into a garage and second single family residential unit with reduced setbacks (from 5 feet to 3 feet on the sides, and from 15 feet to six feet in the rear), and to exceed the maximum 40% lot coverage to 60±%.

LOCATION: 2226 Portola Way
APN: 013-0074-004
Council District 5

APPLICANT/
OWNER: Andrea Rosen, 374-3661
2226 Portola Way
Sacramento, CA 95818

APPLICATION FILED: May 18, 1998

STAFF CONTACT: Don Smith, 264-8289

SUMMARY: The applicant is seeking the necessary entitlement to allow the reconstruction of a two car garage with a new second single family residence on its second floor. As proposed, the reconstruction would result in side and rear setbacks that are less than that required, and lot coverage that is greater than that required by the Zoning Ordinance.

RECOMMENDATION: Staff finds the architecture, proposed setbacks and lot coverage to be compatible with existing structures in the project area. Staff, therefore, recommends approval of the project.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 DU/NA)
Zoning: Standard Single Family Residential (R-1)
Existing Land Use of Site: Single Family Residence
School District: Sacramento Unified



Surrounding Land Use and Zoning:

North: Single Family Residential (R-1)
 South: Railroad Yard (M-2)
 East: Single Family Residential (R-1)
 West: Single Family Residential (R-1)

Property Area: .09 acres
 Property Dimensions: 40' X 108'
 Lot Coverage: 60% ±

Size of Primary Residence: First Floor: 950 ± sq.ft.
 Second Floor: 550 ± sq.ft.
 Total sq.ft.: 1,500 ± sq.ft.

Size of Existing Garage: 775 ± sq.ft. (To be demolished)

Size of Proposed Building: First Floor Garage: 675 ± sq.ft.
 Second Floor Residence: 620 ± sq.ft.
 Total sq.ft. 1,295 ± sq.ft.

Height of Primary Residence: 2 stories, approximately 25'
 Height of Existing Garage: 1 story, approximately 15'

Height of Proposed Building: 2 stories, approximately 25'

Materials of Existing Residence: Woodlap siding and shingle (on upper story)
 Material of Proposed Building: Woodlap siding

Roof Materials Existing Residence: Composition Shingle
 Roof Materials Proposed Building: Composition Shingle

OTHER APPROVALS REQUIRED: In addition to the requested entitlement, the applicant will be required to obtain the following permits or approvals, including but not limited to:

<u>Permits</u>	<u>Agency</u>
Demolition Permit	Development Services Division
Building Permit	Development Services Division

BACKGROUND: The home on the subject property was constructed in the craftsman bungalow style around the turn of the Century. A detached garage (also called a



carriage house) was constructed to the rear of the house around 1908. The detached garage was added onto later around the 1930's. The detached structure at that time extended to the south property line on the alley and to the east property line. It was approximately five feet from the west property line. The lot coverage of the structure was very close to the 60% ± that is proposed with the new structure.

The existing garage is in poor condition. The applicant proposes to demolish the existing garage and replace it with a new two story detached structure. Because of the relatively small lot size (40' X 108'), the new structure will be constructed approximately three feet from the side property lines and six feet from the alley. The northerly extension of the new garage and second unit will be about six feet from the existing deck, in the same location as the existing detached building.

The new structure will have a two car garage and a workshop on the first floor, totaling 675 sq.ft. A 620 sq.ft. residence with a living room, kitchen and bedroom are proposed on the second floor. The 620 sq.ft. unit is under the 850 sq.ft. zoning ordinance limitation for a second unit.

The neighborhood in which the project is located contains a number of existing detached garages that are located on the rear property lines along the alley. The property to the south is owned by the Union Pacific Railroad and is a large open space on the opposite side of the alley. Because there is limited activity and visibility of the alley, the buildings located there are continuously victims of graffiti and break-ins.

The proposed second unit will benefit the neighborhood by providing observation of activities in the alley. The second unit has several windows and a patio overlooking the alley. These features, plus added lighting, will offer a better opportunity to observe activities that occur in the alley, and may work to reduce the graffiti and break-ins.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

A second unit in the Standard Single Family Residential (R-1) zone is typically subject to a Zoning Administrator Special Permit. Those permits approved by the Zoning Administrator must be under 850 square feet in size and need to meet the required setbacks and lot coverage of the zone in which the second unit is located. In this case: the proposed unit is closer than the required five feet to the side property lines; it is also closer than the required fifteen feet to the alley; and, the structures on the property exceed the 40% lot coverage requirement. Because the proposed building does not meet the setback and lot

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coverage requirements, approval by the Planning Commission is required.

Features that support the project include the following:

- that the project does not substantially alter the current state of the property;
- the existing buildings on the site (and many of the other buildings in the neighborhood) were legally constructed but do not conform to today's setback and lot coverage requirements;
- the new building will only slightly alter the setbacks and lot coverage of the existing detached building that is located on the site;
- the project adds security to the alley and is considered to have a potential positive impact on the area;
- the applicant's proposal would not result in a change to the present or anticipated land use of the site or area; and,
- the proposal is considered to be compatible with the overall land use goals of the General Plan and zoning which have been applied to the site.

B. Site Plan

The requested Special Permit includes the demolition of the existing garage. The Historic Preservation Officer has reviewed the request and does not oppose the demolition and reconstruction as proposed.

The existing garage sits on the east and south (alley) property lines. The proposed detached garage and second unit would sit approximately three feet from the side property lines and six feet from the alley. These setbacks are common in the area and reflect the setback and lot coverage requirements that were in effect at the time of original construction. For example, the existing garage was constructed on both the side property line and the rear (alley) property line.

In addition, the primary residence is approximately two feet from the west property line and an existing carport appears to be located very close to the east property line. Staff's investigation into the history of the property determined that the existing structures were legally constructed very close to the property lines.

The location of the addition is acceptable. There is still adequate open space and emergency access to the rear yard area.

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C. Design

The design of the new garage and second unit is compatible with the Craftsman Bungalow style of the main structure and with other structures in the neighborhood. The addition is not visible from Portola Way but may eventually be visible from future development on the railroad property.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project involves the minor alteration of an existing private structure involving no expansion of the use beyond that currently existing. The project therefore qualifies for a Categorical Exemption pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. No further environmental review is required.

B. Neighborhood Response

Public notice was sent to the Curtis Park and South Land Park Neighborhood Associations and properties within 500 feet of the subject site. No comments have been received.

C. Summary of Agency Comments

The Historic Preservation Officer has reviewed the request to demolish the existing garage and does not oppose the demolition and reconstruction as proposed. No specific concerns were received from other departments. Conditions of approval recommended by responding departments have been included on the attached Notice of Decision (Attachment 3).

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested entitlement(s). The Commission action may be appealed to the City Council within 10 days following the Commission's action. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.

3. 1.

RECOMMENDATION: Staff recommends that the Planning Commission take the following action:

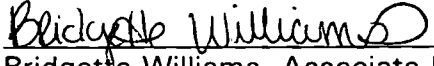
- A. Adopt the attached Notice of Decision and Findings of Fact with the environmental determination that the project is exempt pursuant to CEQA;
- B. Adopt the attached Notice of Determination and Findings of Fact approving the **Special Permit** to reconstruct a garage into a garage and second single family residential unit with reduced setbacks (from 5 feet to 3 feet on the sides, and from 15 feet to six feet in the rear), and to exceed the maximum 40% lot coverage to 60± %.

Report Prepared By,



Don Smith, Associate Planner

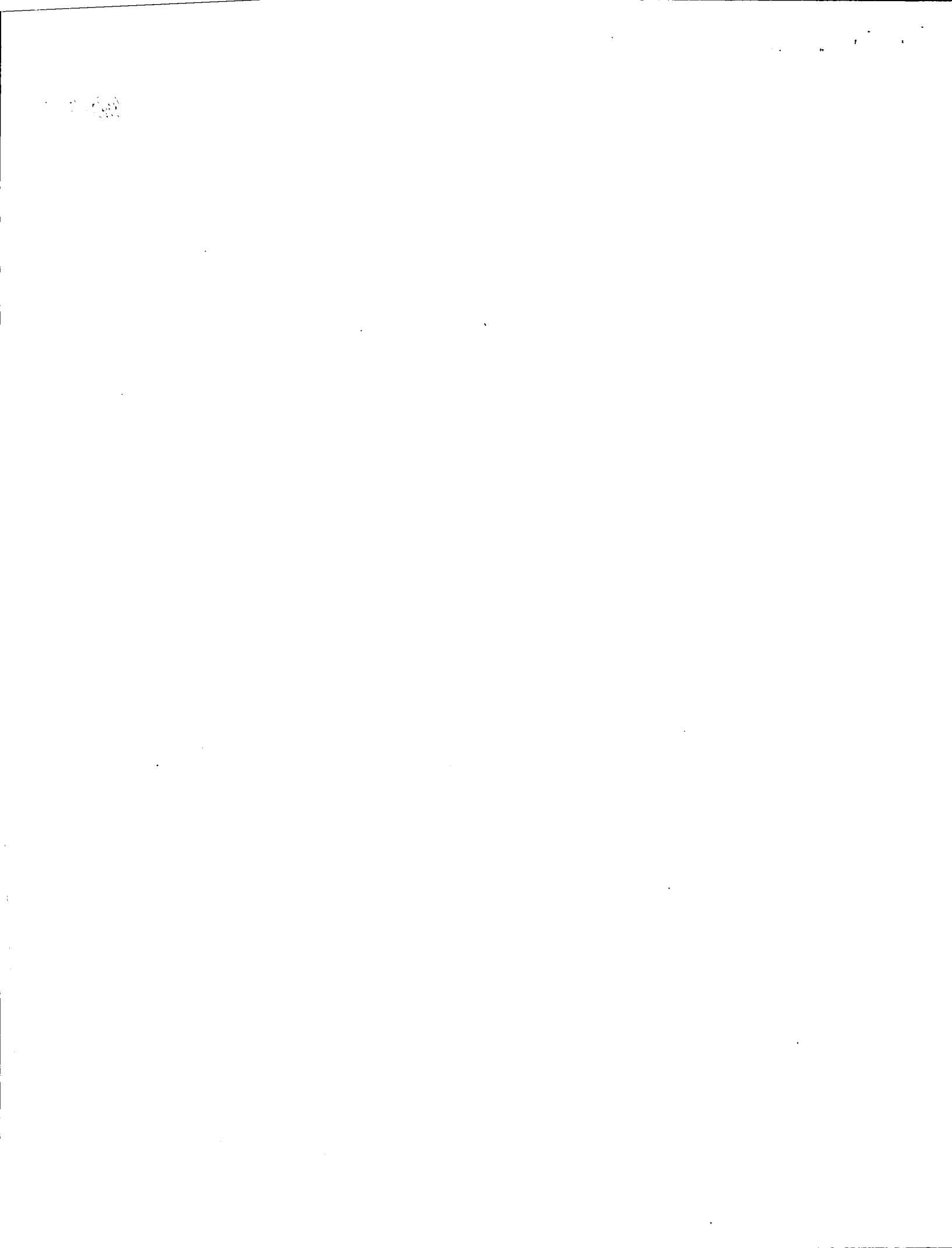
Report Reviewed By,

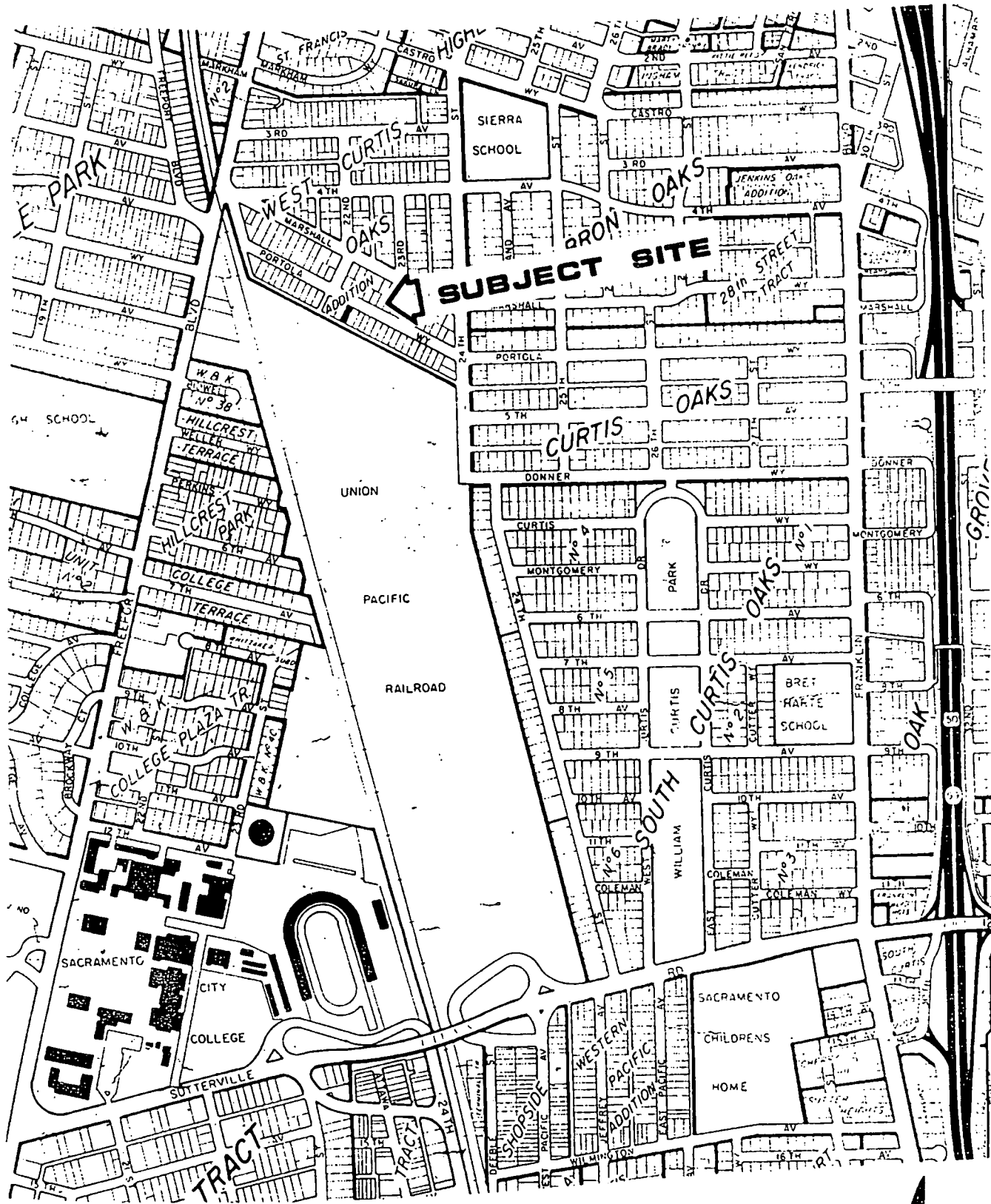


Bridgette Williams, Associate Planner

Attachments

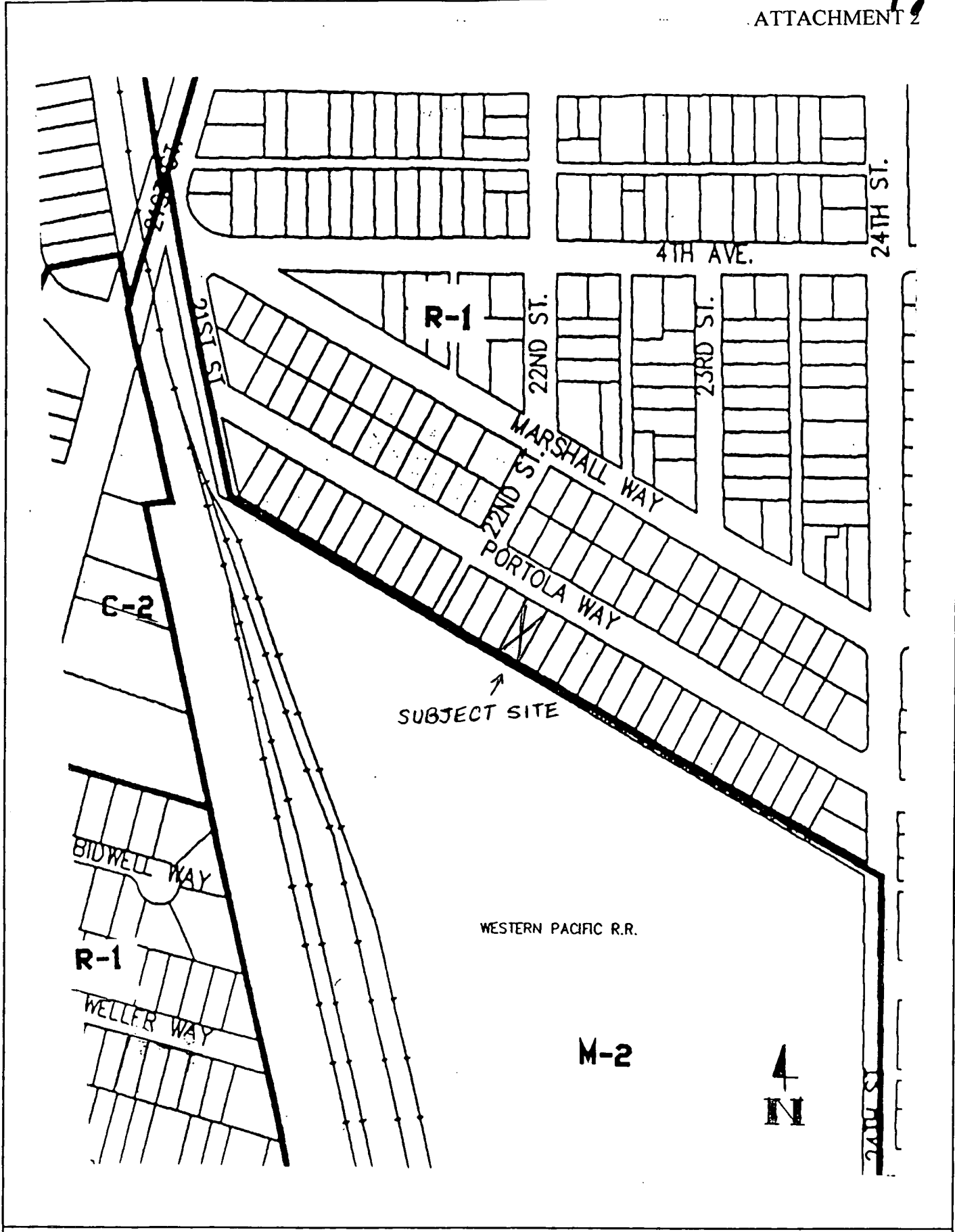
Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 2A	Floor Plan - Lower Floor Plan
Exhibit 2B	Floor Plan - Upper Floor Plan
Exhibit 3A	Elevations - West and North
Exhibit 3B	Elevations - East and South





VICINITY MAP





LAND USE AND ZONING MAP



ATTACHMENT 3:**NOTICE OF DECISION AND FINDINGS OF FACT FOR A SPECIAL PERMIT TO
RECONSTRUCT A GARAGE INTO A GARAGE AND SECOND UNIT
IN THE STANDARD SINGLE FAMILY RESIDENTIAL (R-1) ZONE.
AT 2226 PORTOLA WAY, APN 013-0074-004, SACRAMENTO, CALIFORNIA,**

At the regular meeting of June 25, 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 action for the location listed above:

- A. Categorical Exemption (Section 15301); and,
- B. **Special Permit** to reconstruct a garage into a garage and second single family residential unit with reduced setbacks (from 5 feet to 3 feet on the sides, and from 15 feet to six feet in the rear), and to exceed the maximum 40% lot coverage to 60 ± %.

These actions were made based upon the following findings of fact:

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 of the CEQA Guidelines.
- B. Granting the Special Permit is granted upon sound principles of planning in that:
 - 1. The detached structure will be constructed in a similar location as the existing unit.
 - 2. The second unit is consistent with the Standard Single Family Residential (R-1) zone.
 - 3. The second unit is compatible with other development in the area.

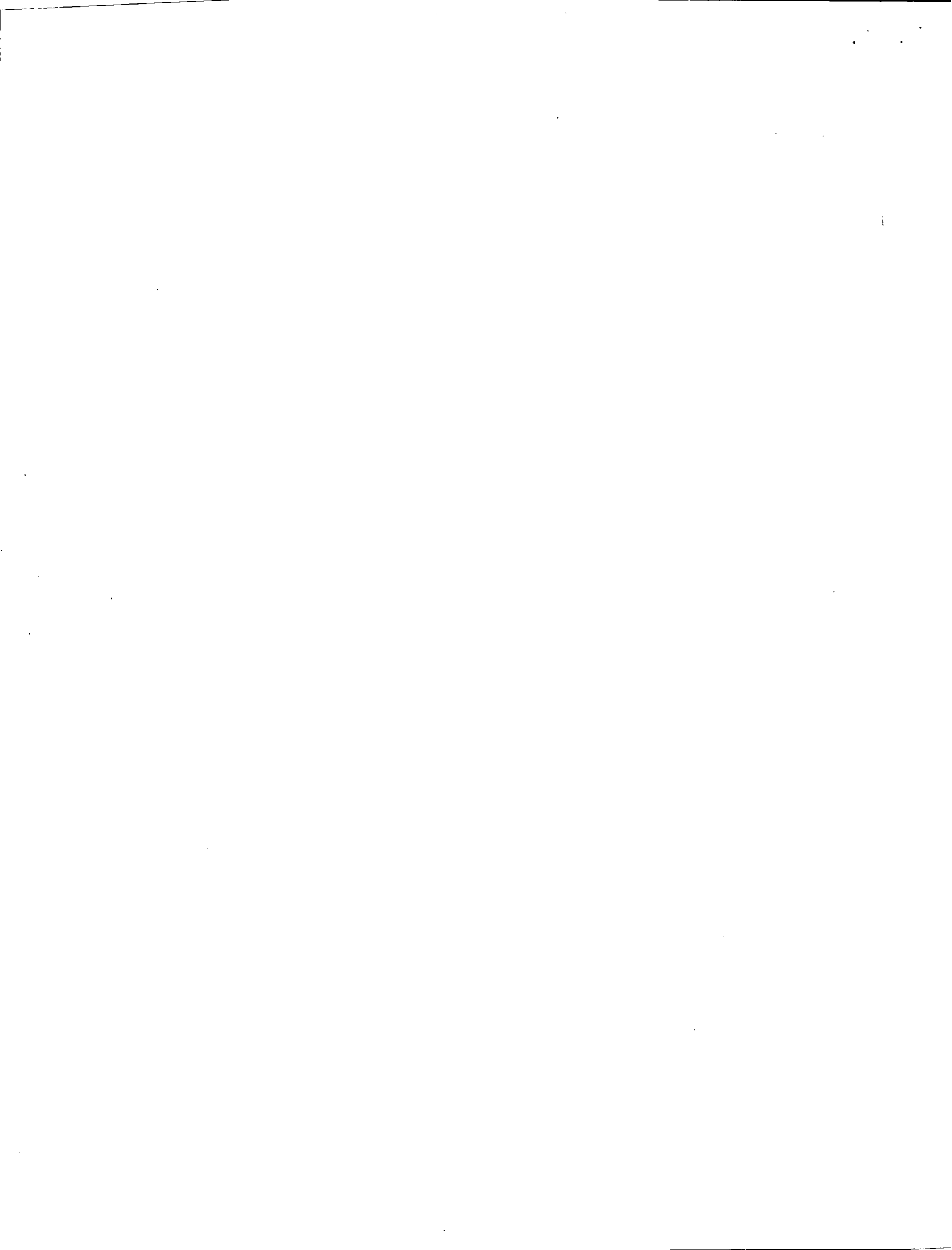


- C. Granting the Special Permit is not detrimental to the public health, safety or welfare in that:
1. The second unit will have windows and a porch that overlooks the alley to add to the security of the area.
 2. The second unit will provide activity to the area.
 3. The existing detached structure is considered to be of little historic value and may be demolished.
- D. Granting of the Special Permit will not create a nuisance in that:
1. Adequate parking is provided.
 2. The second unit will meet the provisions of the Uniform Building Code.
- E. Granting of the Special Permit complies with the objectives of the General Plan for the area in that:
1. The second unit is permitted in the Standard Single Family Residential (R-1) zone in which it is located.
 2. The second unit is consistent with the promotion of "granny" units per the policies of the General Plan.

These actions were made based upon the following conditions of approval:

CONDITION OF APPROVAL The requested Special Permit is hereby approved subject to the following conditions:

1. Applicant shall obtain necessary building permit(s) for the demolition of the existing garage and reconstruction of the garage and second unit.
2. Construction of the garage and second unit shall be in conformance to the submitted plans.
3. The combined sewer system is located within the alley. Caution should be taken to assure that the existing service to the house fronting Portola Way is not impacted.



4. The water main is located in Portola Way. Service to the new dwelling shall be extended around the existing house on Portola Way.
 5. Roofing material shall consist of 25 year, dimensional composition roofing or better to match the main residence.
 6. A landscape planter with plants and irrigation shall be provided on the alley side of the second unit along the storage/ workshop portion of the structure (see Exhibits 2A and 3A).
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CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P98-052)

Attachments

Exhibit 1A	Site Plan
Exhibit 2A	Floor Plan - Lower Floor Plan
Exhibit 2B	Floor Plan - Upper Floor Plan
Exhibit 3A	Elevations - West and North
Exhibit 3B	Elevations - East and South



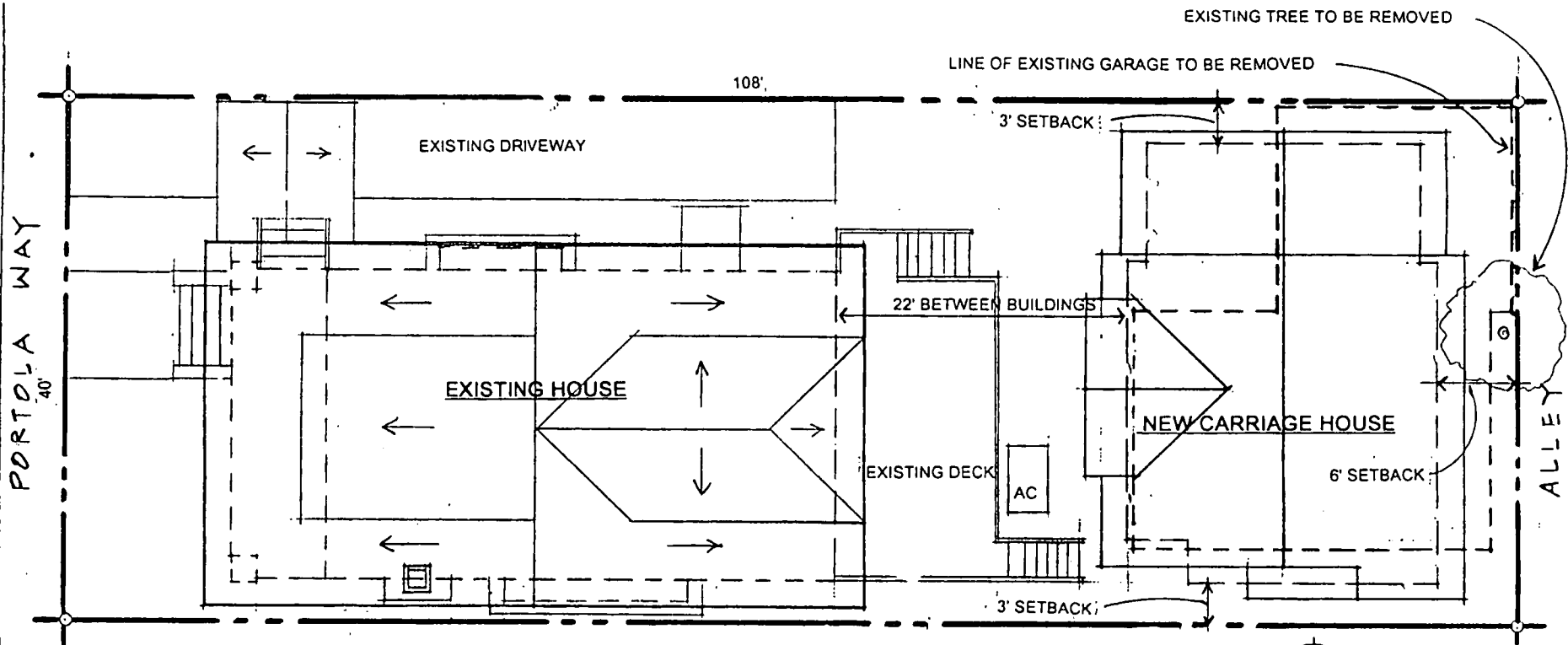


ROSEN CARRIAGE HOUSE
2226 PORTOLA WAY
SACRAMENTO, CA 95818

18 MAY 98

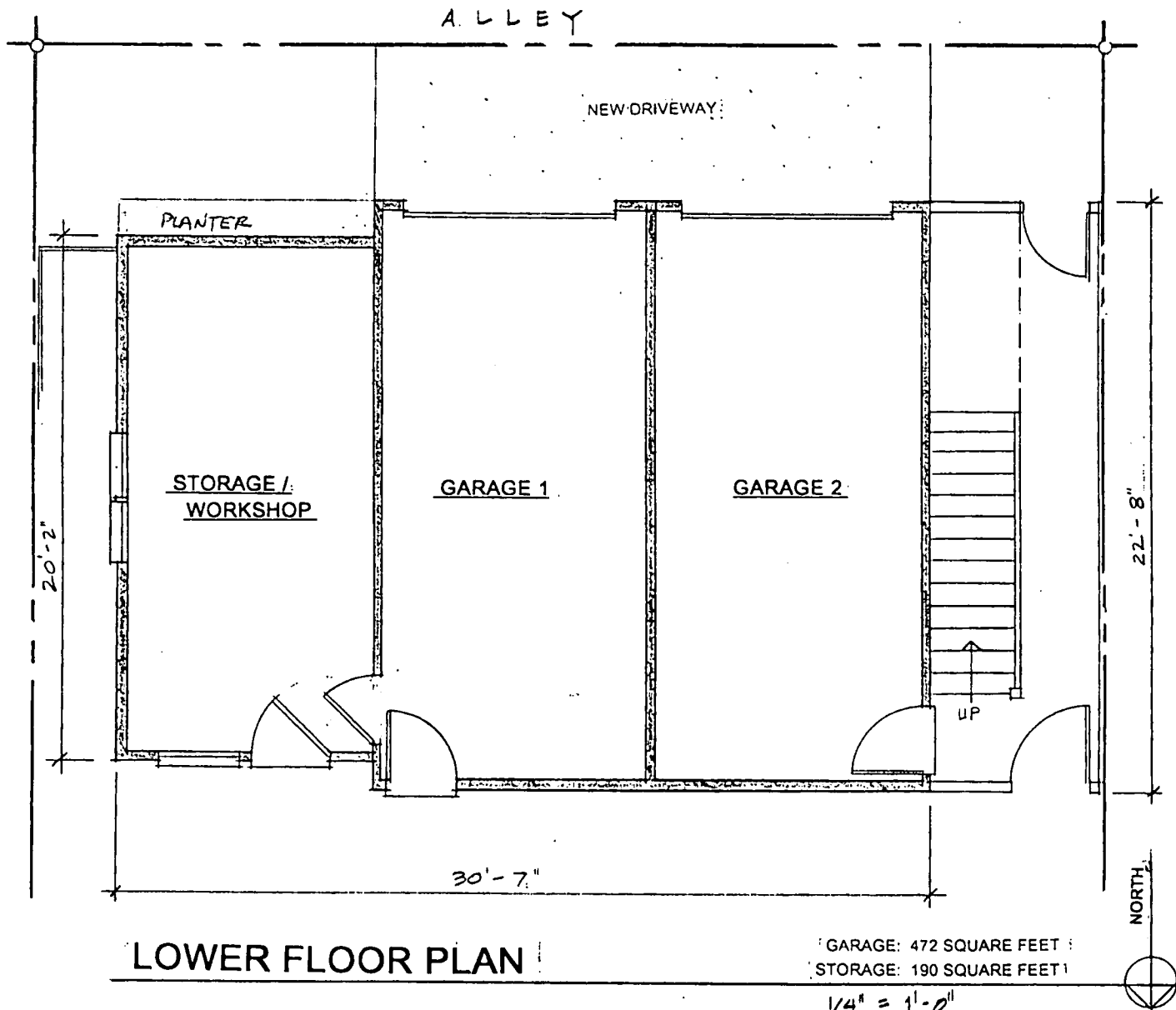
EXHIBIT 1A

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SITE PLAN

1/8" = 1'-0"



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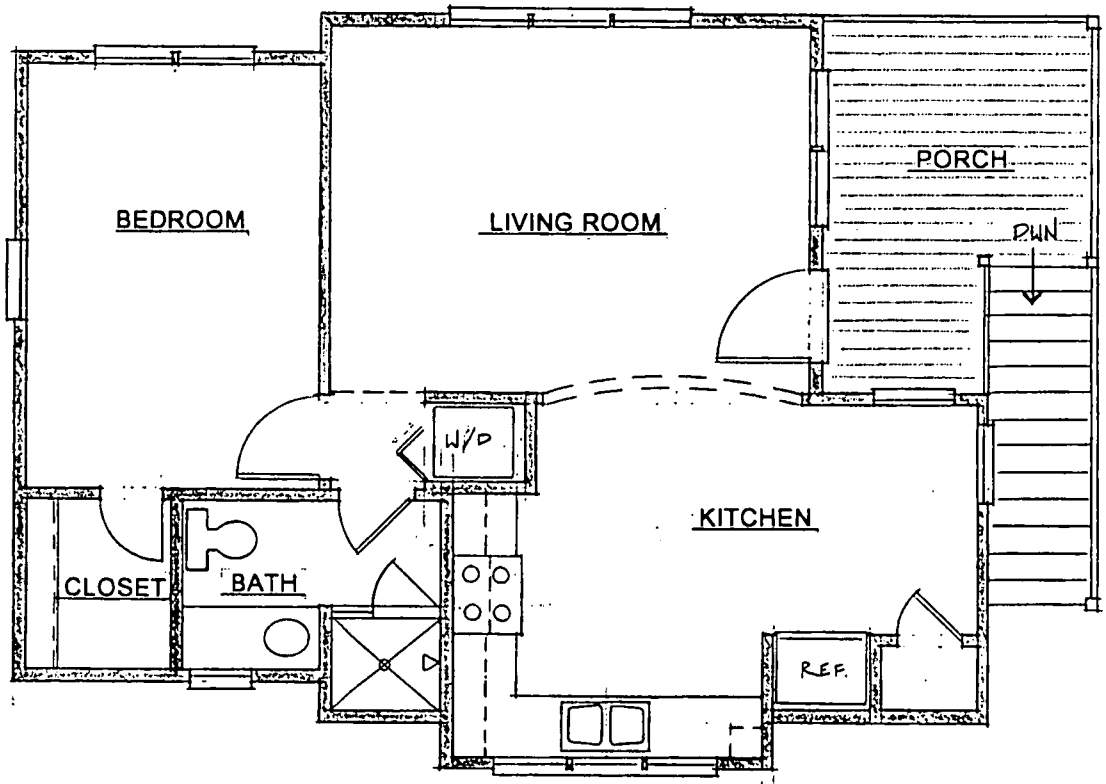
EXHIBIT 2.A

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Ron Vrilakas
architect
builder

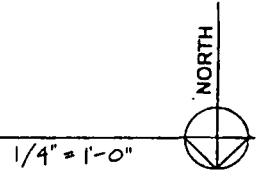
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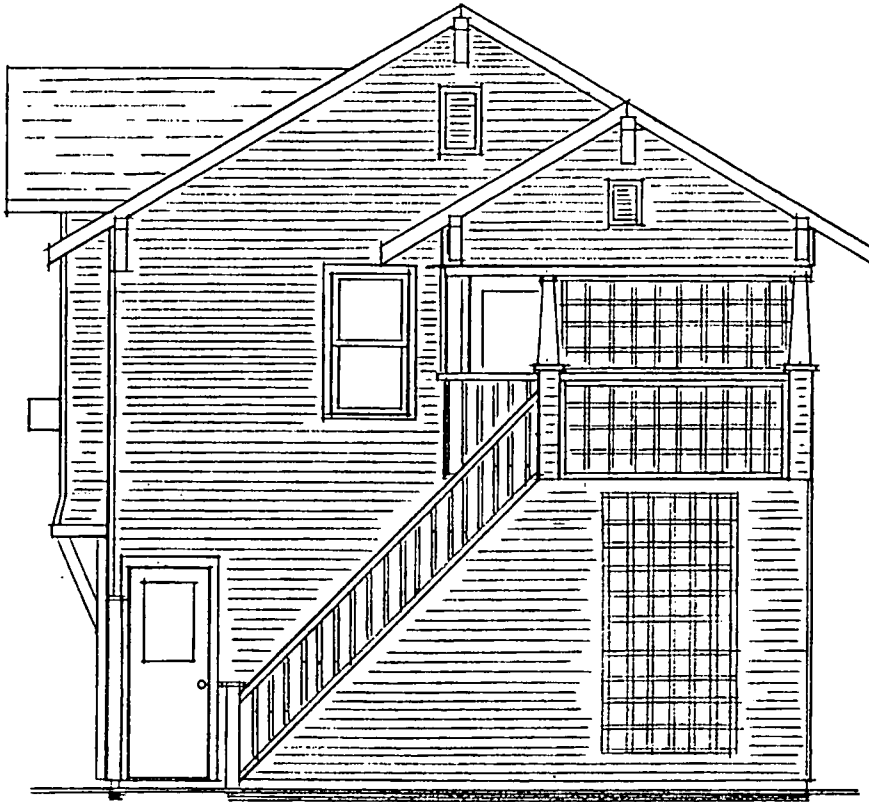
UPPER FLOOR PLAN

618 SQUARE FEET



18 MAY 98

EXHIBIT 2B
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WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

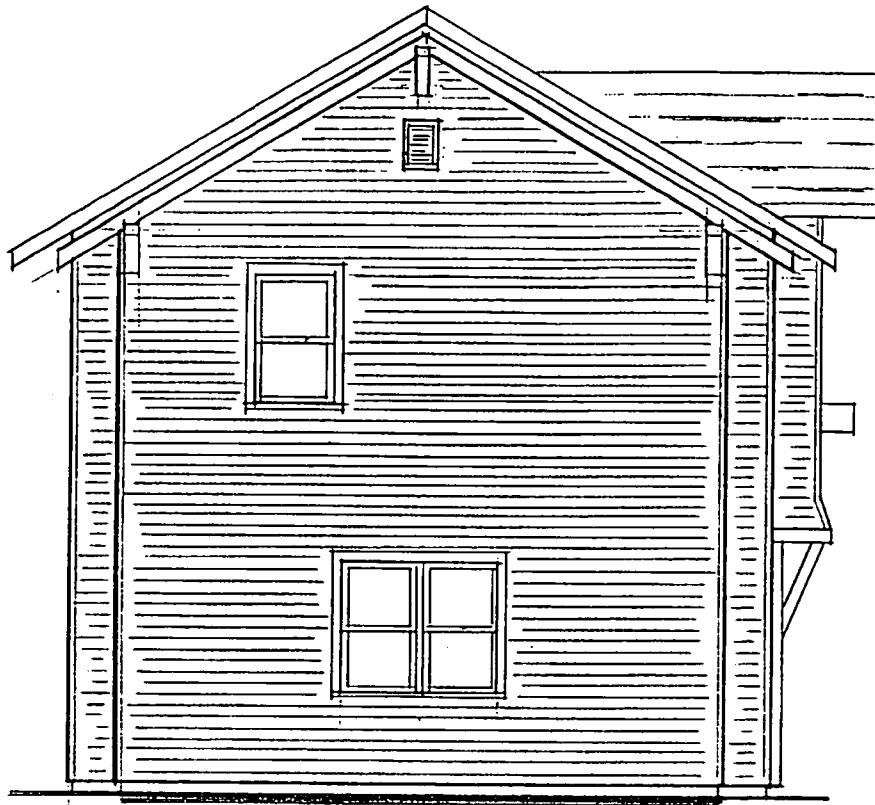
1/4" = 1'-0"

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EAST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

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