

SACRAMENTO CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Mark Giannini & Bruce Booher, 2011 I Street, Sacramento, CA 95814</u>		
OWNER <u>Bruce Booher, 1217 38th Street, Sacramento, CA 95816</u>		
PLANS BY <u>Mark Giannini, 2011 I Street, Sacramento, CA 95814</u>		
FILING DATE <u>01-08-93</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>Jeanne Corcoran</u>
ASSESSOR'S PCL. NO. <u>003-0102-010</u>		

APPLICATION:

- A. Negative Declaration
- B. Special Permit to allow a duplex on 0.07 ± vacant acres in the Single Family or Two Family (R-1B) zone.
- C. Special Permit to reduce the front setback from 9.5 feet to three feet for an infill lot in the Single Family or Two Family (R-1B) zone.
- D. Special Permit to reduce the side setback from five feet to three feet for an infill lot in the Single Family or Two Family (R-1B) zone.
- E. Variance to waive two required parking spaces for a duplex in the Single Family or Two Family (R-1B) zone.

LOCATION: 310 28th Street

PROPOSAL: The applicant is requesting the necessary entitlements to locate a duplex on a 40' x 80' lot in the R-1B zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)
1980 Central City
Community Plan Designation: Low Density Residential
Existing Zoning of Site: R-1B
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Office; OB	Front:	9.5'	3'
South:	Single Family; R-1B	Side(N):	5'	5'
East:	Residential, Church; R-1B	Side(S):	5'	3'
West:	Parking lot & Res.; OB & R-1B	Rear:	15'	15'

APPLC. NO. P93-002

MEETING DATE March 11, 1993

ITEM NO. 5

Parking Required: 2
 Parking Provided: 0
 Property Dimensions: 40' X 80'
 Property Area: 0.07± acres
 Square Footage of Building: 2,520± sq. ft.
 Height of Building: 35'
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Stucco
 Roof Materials: Composition Shingle

Background Information

On February 27, 1992, the Planning Commission reviewed and approved several entitlements to allow the construction of a 48 unit apartment complex and the relocation of the school playground area on the Saint Francis Church/School property located between 25th and 26th, K and L Streets (P91-125). The project was appealed to the City Council. In response to the appeal, the neighbors, parents and project proponent worked closely to develop an acceptable alternative to the approved project. On July 9, 1992, the Planning Commission reviewed and approved additional entitlements for the redesign of the apartment complex. As a condition of approval, the historic building located on the site (2519 L St) was to be designed into the project or relocated to another site and used for residential purposes only. The applicant is proposing to relocate the historic structure to the subject site (310 28th Street).

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consist of one lot totaling 0.07± vacant acres in the One Family or Two Family (R-1B) zone. The General Plan and the 1980 Central City Community Plan designate the site as Low Density Residential. The site is located in the recently adopted Alhambra Corridor Special Planning District and designated as an infill lot. The surrounding land uses and zones are office, OB to the North; church, single and multiple family residential, R-1B to the east; single family residential, R-1B to the south; and, parking lot and multiple family, OB and R-1B to the west.

B. Applicant's Proposal

The applicant proposes to relocate a historic structure located at 2519 L Street to the subject site. The structure when relocated to the site will be rehabilitated to a duplex. Each unit will be approximately 1,260 square feet of living area, consisting of two bedrooms, one bath, living and dining area.

The applicant is requesting a waiver of the two required parking spaces as well as special permits to reduce the minimum yard requirements. Due to the size of the lot (40' X 80') and the building configuration, the applicant is unable to provide the required parking or conform to the setbacks requirements.

Staff supports the request for a second unit since the structure to be located on the site is a historic structure (Exhibit E) which has some significance to the City of Sacramento, as well as providing larger affordable housing units in the area.

C. Policy Considerations

The project is consistent with the General Plan, Central City Community Plan and Alhambra Corridor Special Planning District land use designation and policies which encourage development of infill housing and preservation of existing structures (Sec. 2-12 to 2-16)

D. Setbacks

The site is located in the Alhambra Boulevard Corridor Special Planning District, which designates all residential sites as infill and allows infill provisions to apply to these lots. Under these provisions the Planning Commission may reduce the minimum yard requirements in order to encourage development on lots which may not otherwise occur due to economic or physical site constraints.

The required front setback for this site is 9.5 feet. This setback has been determined by averaging the setbacks of the two nearest buildings as provided for in the Zoning Ordinance. The proposed building will be located 18 feet from the front property line, however, the stairs will encroach six feet into the required front setback area providing for a three foot setback at the stairs. Along the south property line the building will be setback six feet three inches from the property line, however, a second story window projection encroaches two feet into the setback area. This projection provides additional floor space for the second story dining area. Although this projection is designated as a bay on the plans, this projection is not considered a bay since it adds floor space to the unit. Staff would also like to note that the property to the south is currently located 10 feet from this common property line. Staff supports the reduction of the minimum yard requirements since the main building walls are not encroaching into the setbacks areas only the necessary stairs and landing which provide access to the second unit and a second story projection which adds some interest to the south elevation and roof line. Staff also recognizes that this is a historic structure that is being relocated to this site in order to preserve some of Sacramento's heritage.

E. Parking

The applicant is also requesting a variance to waive the two required parking spaces for the proposed duplex. Staff has visited the site and the surrounding area and has determined that adequate on street parking is available. Staff has no objections to the request since the lot is substandard in area, width and depth. Furthermore, the structure which will be located on the site is an existing historic structure and not new construction.

Staff has been contacted by the owner and tenant of the office building to the north concerned with allowing the waiver of parking. The owner contends that adequate parking is not available and that the neighbors and tenants of the surrounding residential units park in their parking lot. Therefore, staff is recommending that a six to eight foot high fence be constructed along the rear and north side property lines of the subject site, which abuts the office use and that no access

to the parking lot be provided (Exhibit A). This will prohibit residents of the proposed residential building from parking in the lot. The Zoning Ordinance permits an eight foot high fence when a residential use abuts a non-residential use. Staff also recommends that the owner of the duplex units advise tenants that no parking is allowed in the parking lot at the rear of the site.

F. Building Design

The site is located in the Alhambra Corridor Design Review area and must be reviewed by the Design Review staff. The Design Review/Preservation staff is processing an application for the building relocation and its placement on the subject site (DR93-101). The applicant has also filed a concurrent "building move" application with the Design Review/Preservation staff (PB93-001).

The Design Review/Preservation staff had an initial concern that the structure might be inappropriate for the subject site in terms of architectural character and scale relative to the existing surrounding development. However, the nearby residential structures are varied in size and the building's placement on the vacant site will serve to offset the visual impact that the adjacent office structure causes at the edge of this residential neighborhood.

The applicant intends to reuse the clinker brick from the front stairs and porch in the reconstruction of those elements. This and other design issues will be considered under the preservation application.

G. Agency Comments

The project was reviewed by Traffic Engineering, Engineering Division, Development Services Department, Building Inspections and Community Services. The following comments were received:

Traffic Engineering

Traffic does not object to the variance for parking since plenty of on street parking exists.

Engineering Division

Water main is located in the alley and will require an off-site easement or a water main extension.

This project is located within an area of the City which is serviced by combination sewer and drainage system. The applicant may be required to share in the costs of improvements needed to upgrade the combination system.

Notice: Property to be improved in accordance to this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are

Architectural Analysis:

A Delta Type Craftsman house with a hip roof, stucco walls, and a clinker brick porch adorned with an urn. The house is part of a very imposing row of three on this block.

Historical Information:

The house was built in 1898 by Philip Wolf, Jr., a building contractor. During its early years, it was occupied by a blacksmith, a horseman, and a miner.

Present Zoning:

Assessed Value - Land:
Improvements:
Total:

Lot Size:

Additional Comments:



jr
2/75

98925-24

P93-002

3-11-93

ITEM NO. 5

contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Building Inspections

A fire hydrant is required within 300 vehicular feet of this new structure. One may need to be added.

H. Neighborhood Comments

The project has also been reviewed by the New Era Park Neighborhood Association. No comments have been received.

Environmental Determination: The Environmental Services Manager has reviewed the proposed project and has determined that the project will not have a significant effect on the environment and has filed a negative declaration.

Recommendation: Staff recommends the Planning Commission take the following action:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to allow a duplex in the R-1B zone subject to conditions and based upon findings of fact which follow;
- C. Approve the Special Permit to reduce the front setback from 9.5 feet to three feet subject to conditions and based upon findings of fact which follow;
- D. Approve the Special Permit to reduce the side setback from five feet to three feet subject to conditions and based upon findings of fact which follow; and,
- E. Approve the Variance to waive two required parking spaces for a duplex subject to conditions and based upon findings of fact which follow.

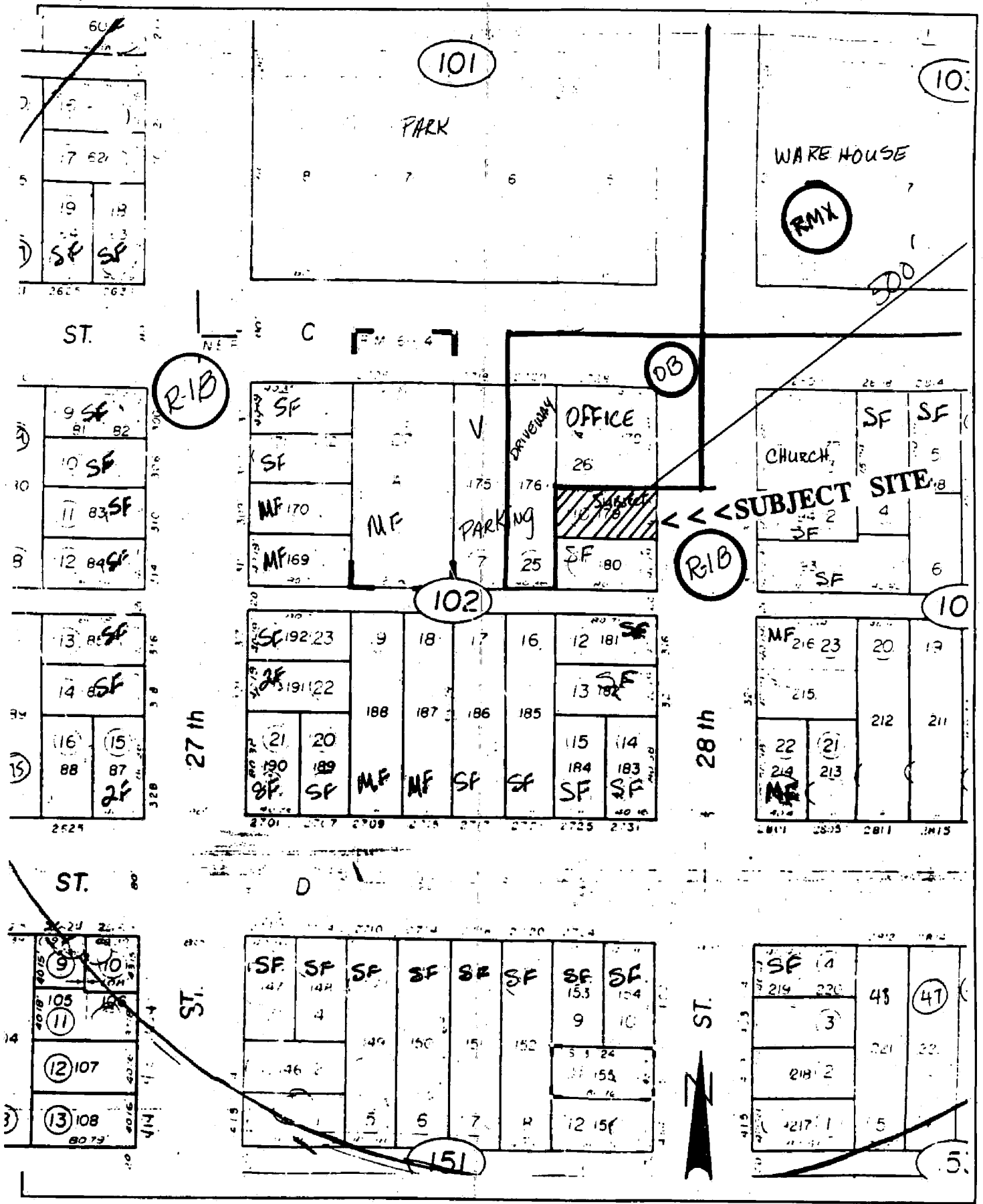
Conditions

- 1. The project shall be reviewed and approved by the Design Review staff prior to issuance of building permit.
- 2. The applicant shall construct a six to eight foot fence along the side (north) and rear (west) property lines, which abuts the office building. No access to the parking lot shall be allowed (i.e. gates). A building permit shall be required if the fence is higher than six feet.
- 3. The second floor window projection and the stairs shall be allowed to encroach into the setback areas per the submitted plan. No additional building encroachment shall be allowed in the front or side setback areas.

4. The special permits and variance shall expire two years from the date of approval unless a building permit is obtained within the variance term. A special permit and variance time extension for one year may be requested, in writing, 30 days prior to expiration.

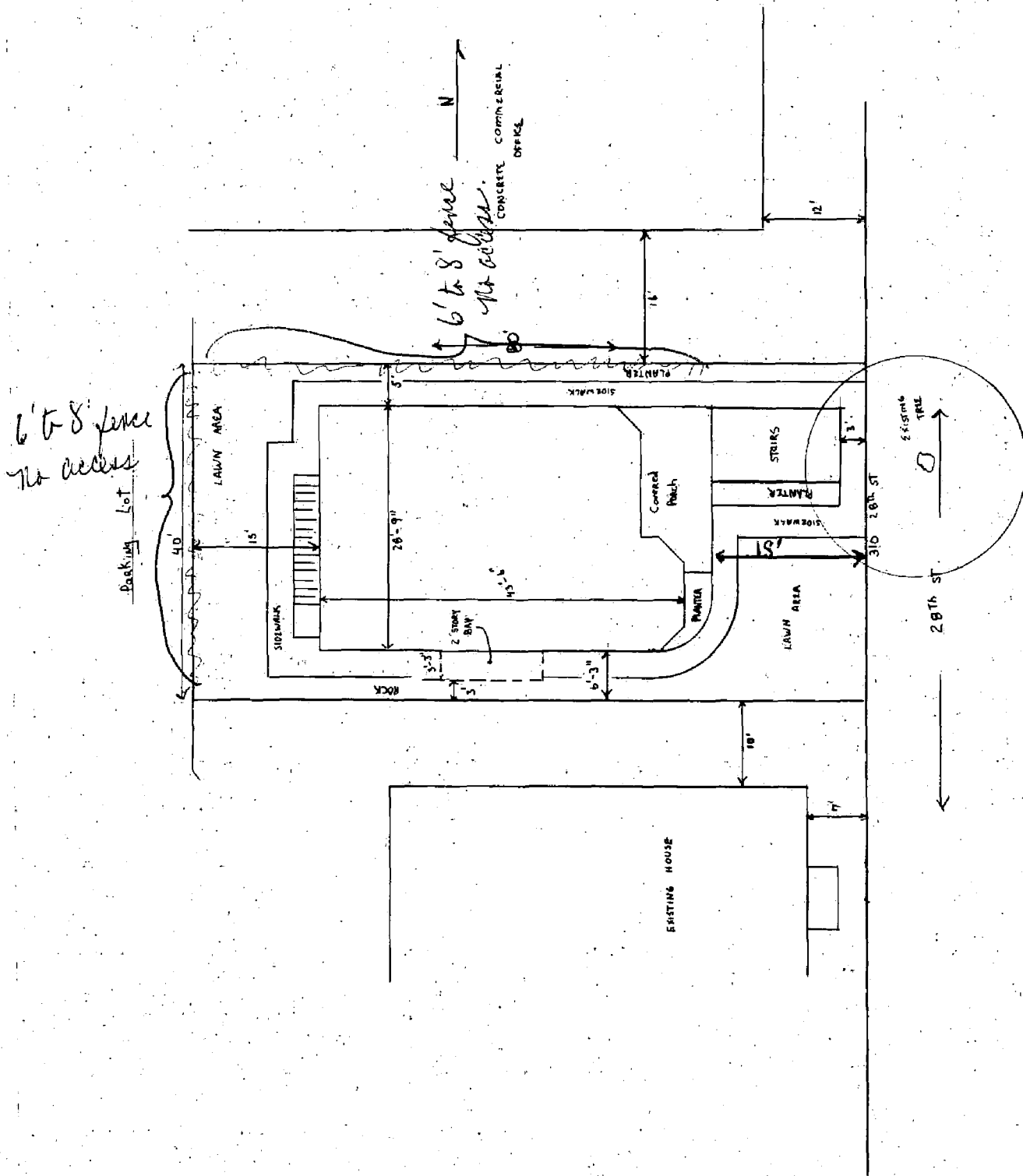
Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. a second residential unit is compatible with the existing neighborhood, which is a mixture of single and multiple units;
 - b. a historic structure will be preserved; and,
 - c. the units will provide larger affordable housing units in the area.
2. The project, as conditioned, is not detrimental to the public health, safety, or welfare nor result in the creation of a nuisance in that:
 - a. adequate setbacks and lot coverage is provided, and
 - b. adequate on street parking is available.
3. The project does not constitute a special privilege granted to an individual property owner, in that a variance would be granted to other property owners facing similar circumstances.
4. The project does not constitute a use variance in that a second residential unit is allowed subject to a special permit.
5. The project is consistent with the low density residential designation of the General Plan and the 1980 Central City Plan.



VICINITY, LAND USE AND ZONING MAP

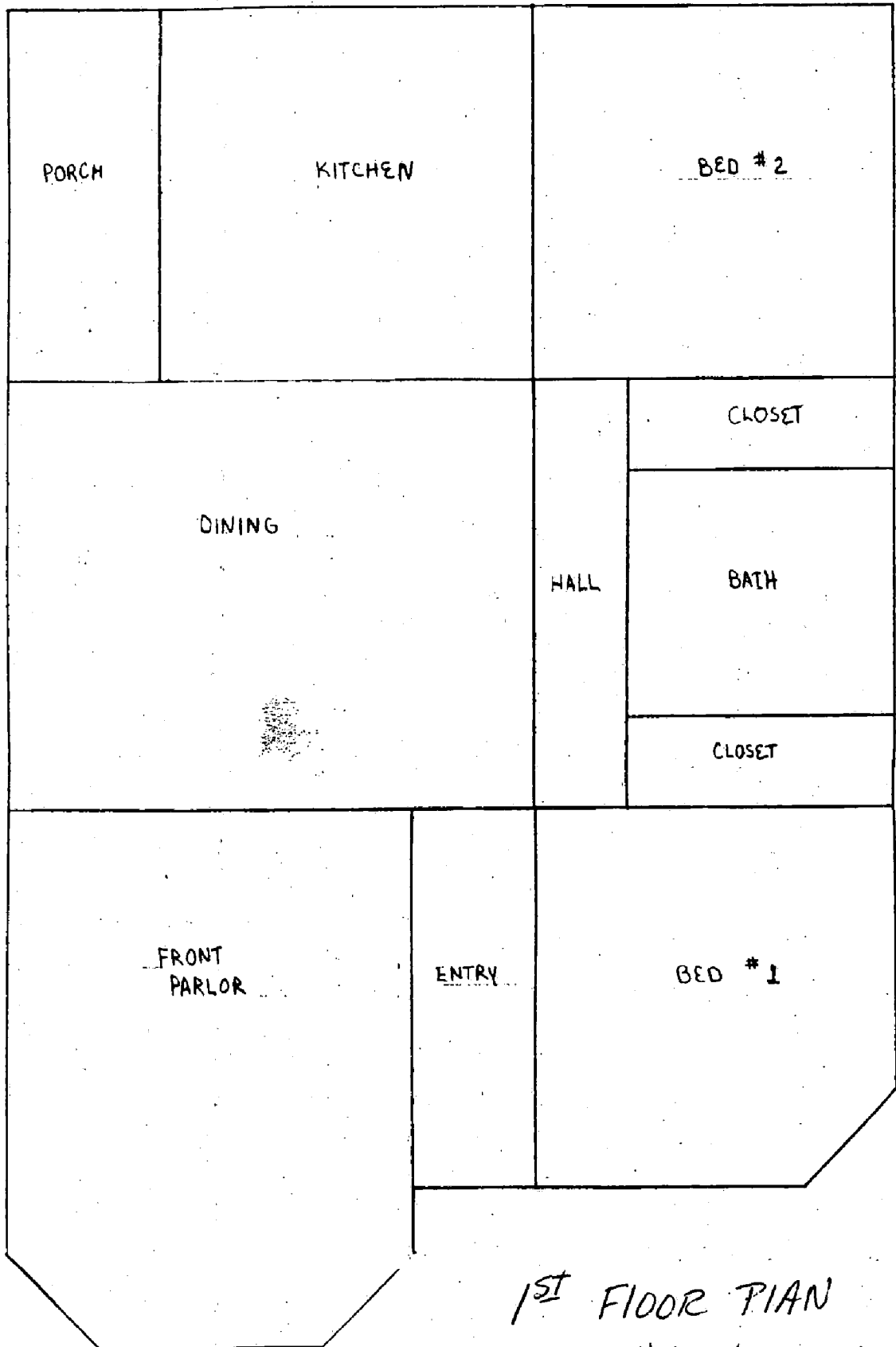
EXHIBIT A



SITE PLAN

310 28th St		House Move
SCALE: 1/8" = 1'	APPROVED BY:	DRAWN BY: <i>MARK</i>
DATE: 9-24-92		<i>GRAHAM</i>
GIANNINI BOOHER HOUSE MOVE		DRAWING NUMBER
		1

EXHIBIT - B



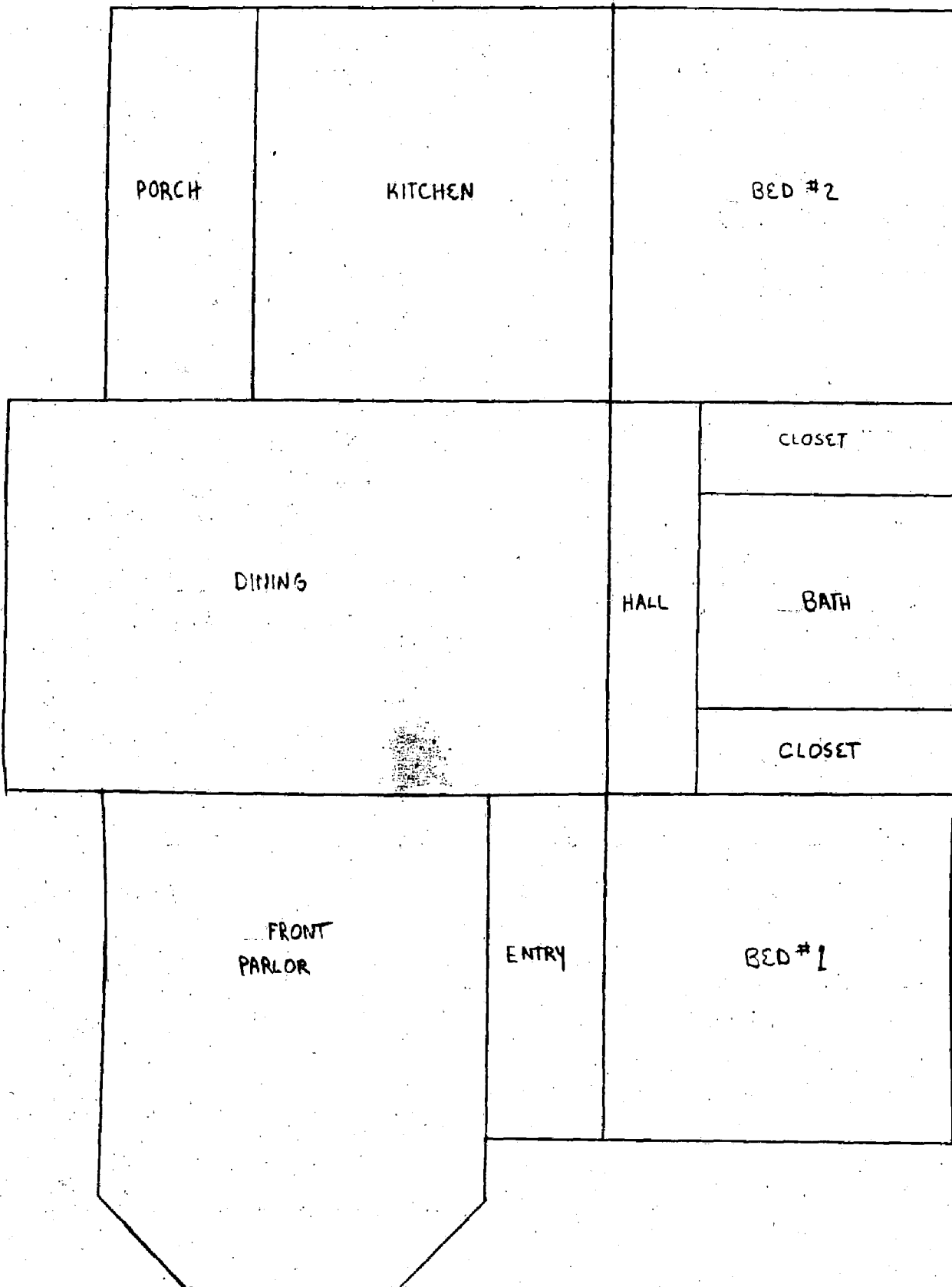
310 28TH ST

P93-002

3-11-93 **1ST FLOOR PLAN**
SCALE 1/4" = 1'

ITEM NO. 5

EXHIBIT C



2ND FLOOR PLAN

SCALE 1/4" = 1"
3-11-93

ITEM NO. 5

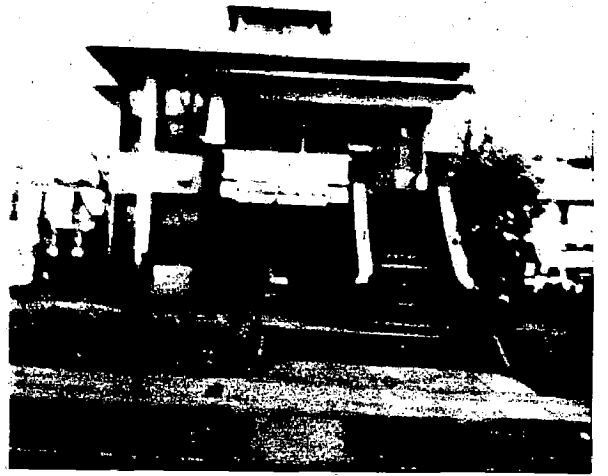
P43-002

ELEVATIONS

EXHIBIT D



WEST



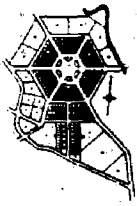
EAST



North



South



CHARLES HALL PAGE & ASSOCIATES

EXHIBIT E

Urban & Environmental Planning & Design

400 Montgomery Street • San Francisco, California 94104 • (415) 362-5154

HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 2517-49 L Street

Name of Structure:

Present Owner:

Original Owner: P. Wolfe, Jr.

Present Use: Res.

Original Use: Res.

Occupant(s):

Additions & Alterations:
None

Ancillary Structures:

None

Adjacent Land Uses:

School playground, res.

Intrusion on Neighborhood?:

File Number:

Date of Construction: 1898

Building Type: Two story wood frame

Building Material: Stucco

Builder: P. Wolf, Jr.

Architect:

Style: Delta Type Craftsman

Significant Architectural Features:
Hip roof with hip dormer, flaring clinker brick staircase, main roof overhangs front porch, decorative urns



98857-13

Date: 1/29/76 By: MC

P93-002

Checked: MC Mapped: X

EVALUATION

Historical/Cultural Significance

Exceptional	—	—
Major	—	—
Contributing	—	—
Non-Contributing	X	—

Architectural Significance

Exceptional	—	—
Major	—	—
Contributing	X	—
Non-Contributing	—	—

Environmental Significance

Exceptional	—	—
Major	X	—
Contributing	—	—
Non-Contributing	—	—

Design Integrity: Alterations

None or Little	X	—
Moderate	—	—
Considerable	—	—

Physical Condition

Good, or Minor Repairs	X	—
Major Repairs	—	—
Dilapidated	—	—

3-11-93

ITEM No. 5

Priority: