

P94-001 - 5531 CALLISTER AVENUE

- REQUEST:
- A. Special Permit to construct a 530± square foot second residential unit on 0.15± developed acres in the Standard Single Family (R-1) zone.
 - B. Variance to reduce the sideyard setback from 5 feet to 0 feet for a second residential unit.
 - C. Variance to reduce the rear yard setback from 15 feet to 11± feet for a second residential unit.

LOCATION: 5331 Callister Avenue
005-0121-035
Sacramento City Unified School District
Council District 3

APPLICANT:	Craig Smith, 731-4054 5331 Callister Avenue
OWNER:	Craig Smith 5331 Callister Avenue Sacramento, CA 95819
PLANS BY:	John Terry, 1915 24th Street, Sacramento, CA
APPLICATION FILED:	1-3-94
STAFF CONTACT:	Jeanne Corcoran, 264-5317

SUMMARY/RECOMMENDATION:

The applicant proposes to construct a second residential unit over and existing detached garage. The existing detached garage, which conforms to current code for detached accessory structures, is located on the side property line and is approximately 11 feet from the rear property line. In evaluating the project, at issue is the setback requirements for residential units. Staff recommends approval of the project which supports the General Plan goals of allowing secondary units on qualifying parcels and providing and encouraging a mixture of housing types and styles throughout the City.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)
 Existing Land Use of Site: Single Family Residential
 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

Setbacks:	Required	Provided	Proposed
		Existing Res.	2nd Res. Unit
Front:	25'	25'	87'
Side (N)	5'	13'	0'
Side(S):	5'	5'	25'
Rear:	15'	53'	11'

Property Dimensions: 54.8' x 125.8'
 Property Area: 6,894± sq. ft.; 0.15± net acres
 Density of Development: 13 dwelling units per net acre
 Square Footage of Building: 530 square feet (second residential unit)
 Height of Building: 27 feet (Top of Roof), 2 stories
 Exterior Building Materials: Stucco
 Roof Material: Tile or medium shake
 Parking Provided: 2 spaces
 Parking Required: 2 spaces
 Street Improvements: 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:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed project is consistent with the General Plan Residential Land Use, Housing and Circulation Elements. The Residential Land Use and Housing Elements promote secondary units on single family lots and encourages a mix of

housing types (GP 2-15 Policy 5, 3-48 Policy 4, 3-51 Policy 1). The Circulation Element promotes the continued use of parking standards which provide adequate off-street parking (GP 5-19 Policy 2).

B. Site Plan Design/Zoning Requirements

1. Setbacks

The subject site is developed with a 1200± square foot single family residence and a 360± square foot detached garage. The site is located in a single family residential area in which the standard setbacks for a residential unit are 25 feet in the front, 15 feet in the rear and five feet on the sides. This property as well as several properties in the area have detached garages. Detached garages if located more than 60 feet from the front property line may be constructed on the side property line and encroach up to 25% into the rear setback area. Currently, the existing detached garage conforms to these requirements, as it is 92 feet from the front (west) property line, 25' from the side (south) property line, 11 feet from the rear (east) property line and 0' on the side (north) property line.

The applicant proposes to construct the second residential unit over the existing detached garage. Because of the different setback for detached garages and second residential units, variances are required. Residential units are required to provide a five foot sideyard setback and a 15 foot rear yard setback and be a minimum of 15 feet from the main building if there is an entrance on either building. Since the garage currently exists on the property line and encroaches into the rear setback the applicant is unable to provide the required setbacks. Staff supports the variance requests to reduce the side and rear setbacks. The north elevation will be required (per UBC) to be constructed with a one hour fire wall and no windows or openings allowed. The 11 foot rear setback will be adequate to provide for light and air and adequate rear yard space.

C. Building Design

The exterior of the proposed unit will be constructed of stucco with a tile or medium shake roof. The proposed elevations is harmonious to the main structure. While the second unit deviates from the architecture of the main unit, it incorporates some of the existing elements of the main structure such as the window grid. The applicant has informed staff that within the next few years he will add on a second floor to the main structure incorporating the roof pitch of the second unit, thus tying the two structures architecturally together.

The applicant originally proposed a unit which would have a 23 foot wall height (north elevation) and measure 28 feet to the top of the roof (Attachment D-1). In reviewing the applicant's original plans, staff suggested that the height of the building on the property line was too high and asked the applicant to lower the

height of the structure. The applicant has revised his plans twice. The elevation on the north has been reduced to an 18 feet wall height and 27 feet to the top of the roof (Exhibit C-3).

The applicant has shown these elevations to the adjacent neighbor. The neighbor feels that these are an improvement but objects to the building being on the property line. The applicant is prepared to screen the structure by providing landscaping on the north and east elevations. The landscaping provided on the north elevation would require approval of the adjacent property owner since the landscaping would be on the adjacent property.

3. Parking

The parking provided by this project conforms to the standards of the Zoning Ordinance. The Ordinance requires one parking space per single family unit. The existing garage provides parking for two cars, therefore the parking is adequate.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sections 15301(e)(2) and 15305(a)).

B. Public/Neighborhood/Business Association Comments

The proposed project was reviewed by the River Park Neighborhood Association. They had the following comment:

River Park Neighborhood Association

David Nakashima, president of the neighborhood association informed staff by phone, that the association would not make this project an issue. The association is leaving the decision to the neighbors adjacent to the project to voice their concerns, if there are any.

Neighbors

Several neighbors have contacted staff to voice their concern over the traffic that this project may generate as well as their opposition to granting the variance (Attachment E). Staff has explained to the neighbors that one unit will not increase traffic significantly. The Traffic Engineering Division would require a traffic study if the project would create a traffic impact. In regards to the variance

request, staff has explained that the policy of the city is to support second residential units and have worked with the applicant to reduce the size of the building on the property line.

The applicant has revised the plans and staff has spoken to the neighbors to the north, east and south, the ones most effected by the project. The neighbors to the east and south have informed staff that they still object to the project due to the concerns of the neighbor to the north but will not attend the hearing. The neighbor to the north objects to the unit on the property line and is concerned that her property values will decrease with this unit so close to her property.

C. Summary of Agency Comments

The project has been reviewed by Traffic Engineering, Engineering Division Development Section, Building Inspections, Councilmember Pane's Office and SMUD. The following summarizes the comments received:

Building Inspections

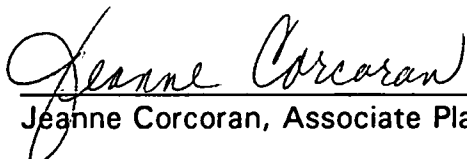
Wall on property line will be required to meet 1 hour fire rating with no openings.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the Special Permit and the Variances. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

Staff recommends the Planning Commission take the following actions:


- A. Adopt the attached Resolution approving the Special Permit to construct a 530 \pm square foot second residential unit, subject to conditions and based upon findings of fact in the Resolution.
- B. Adopt the attached Resolution approving the Variance to reduce the sideyard setback from 5 feet to 0 feet based upon findings of fact in the Resolution
- C. Adopt the attached Resolution approving the Variance to reduce the rear yard setback from 15 feet to 11 \pm feet based upon findings of fact in the Resolution.

Report Prepared By,



Jeanne Corcoran, Associate Planner

Report Reviewed By,



Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment E	Resolution Approving Special Permit and Variances
Exhibit C-1	Site Plan
Exhibit C-2	Floor Plans
Exhibit C-3	Elevations
Attachment D-1	Original Elevation Plan
Attachment D-2	Original Floor Plan
Attachment E	Petition From Neighbors
Attachment F	Letter From Neighbor

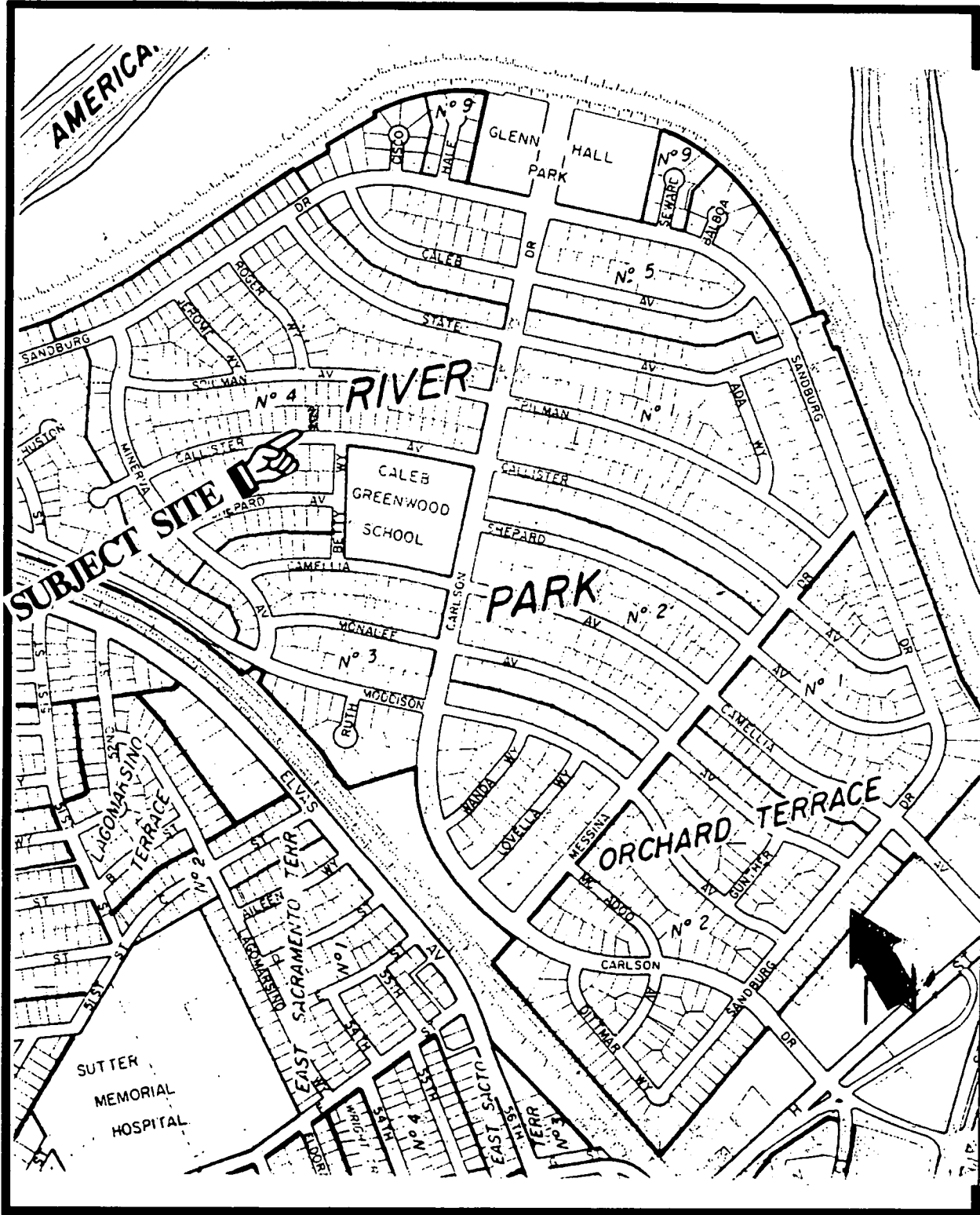
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ATTACHMENT A

P94-001

MARCH 17, 1994

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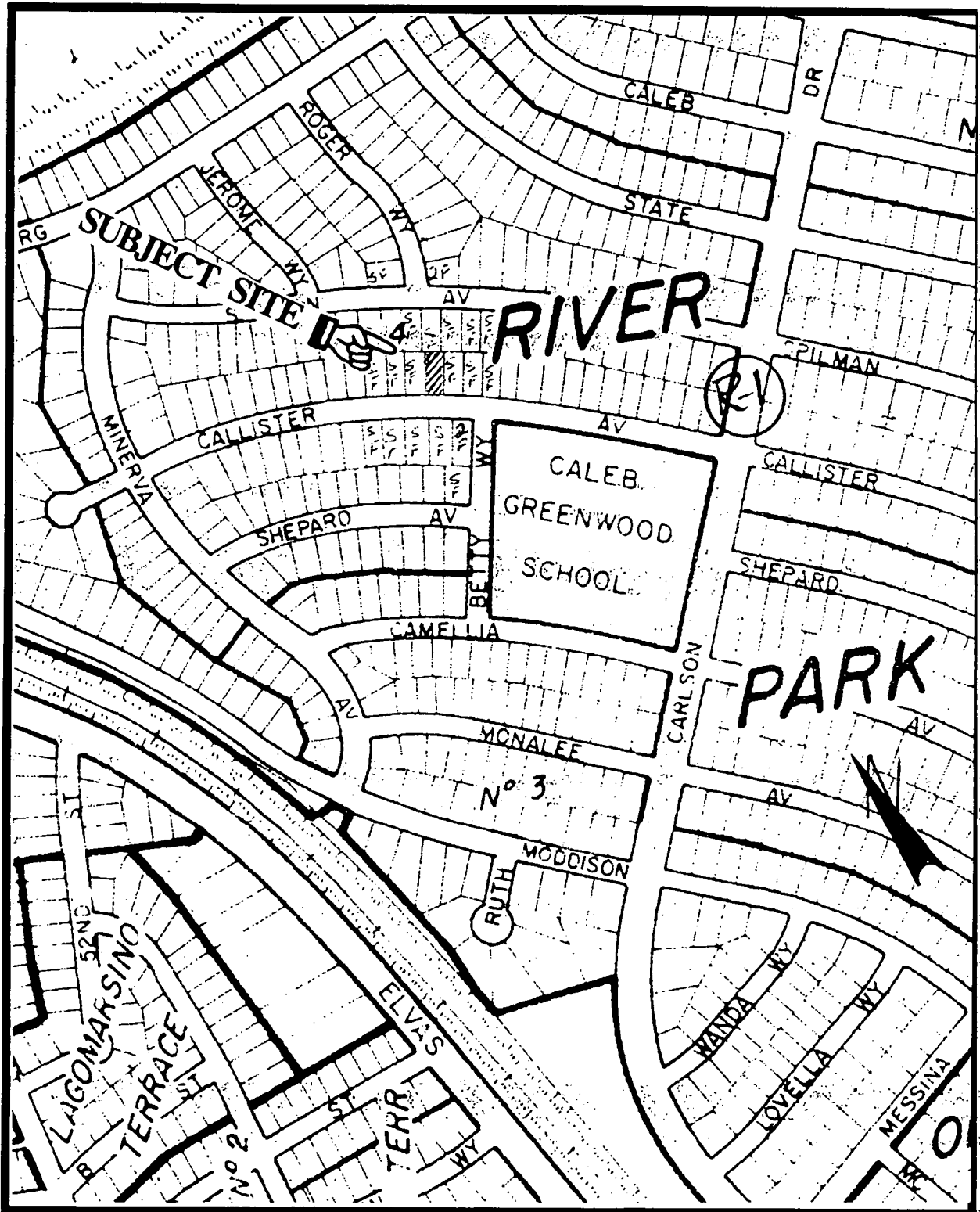
VICINITY MAP.

ATTACHMENT B

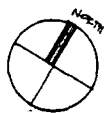
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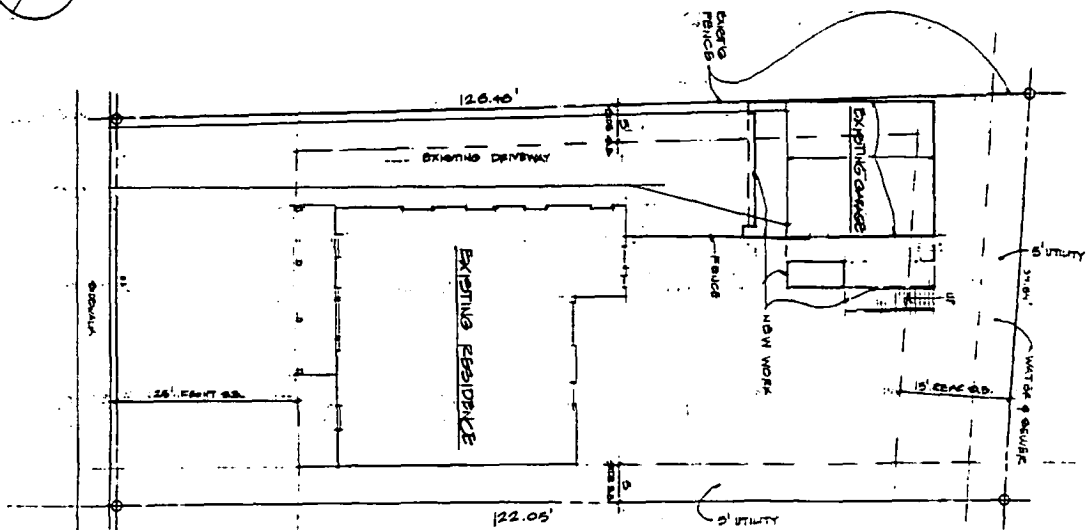
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LAND USE AND ZONING MAP



SITE PLAN - 5331 CALLISTER AVE
 6.11.03
 AN OBS. 10.08



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5331 CALLISTER AVE
 SAC, CA. 95819-1712

EXHIBIT C-1

JOHN
 TERRY
 ARCHITECT

1915 24th Street
 Sacramento, Ca.
 95816
 916-451-6744

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REVISIONS	BY
1	2/24/11

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 Sacramento, CA 95819
 916 486-1911

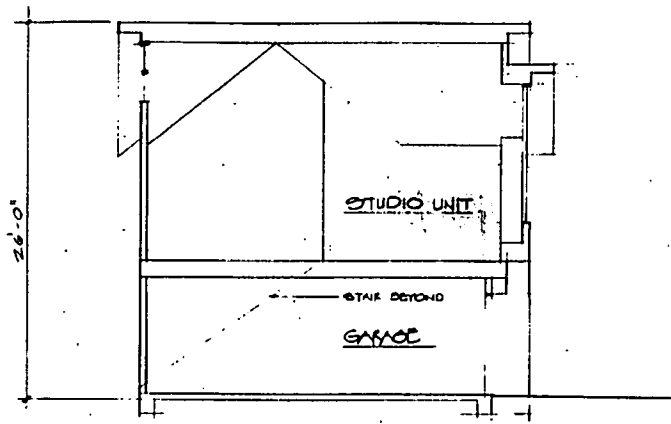
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EXHIBIT C-2

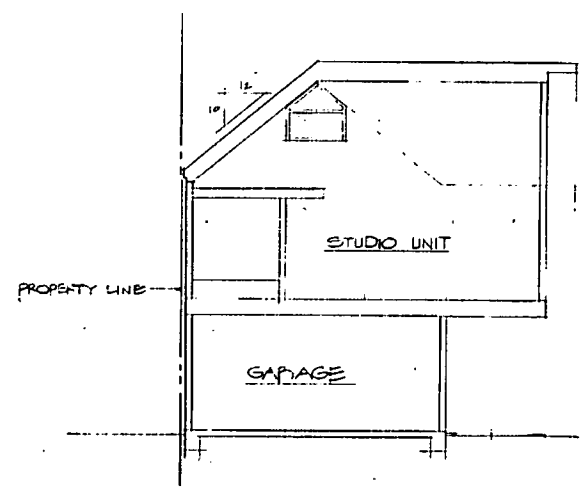
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 SACRAMENTO, CA 95833

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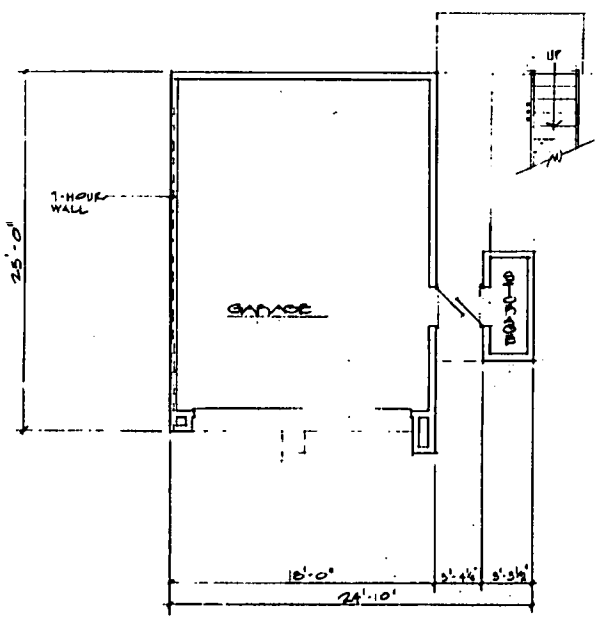
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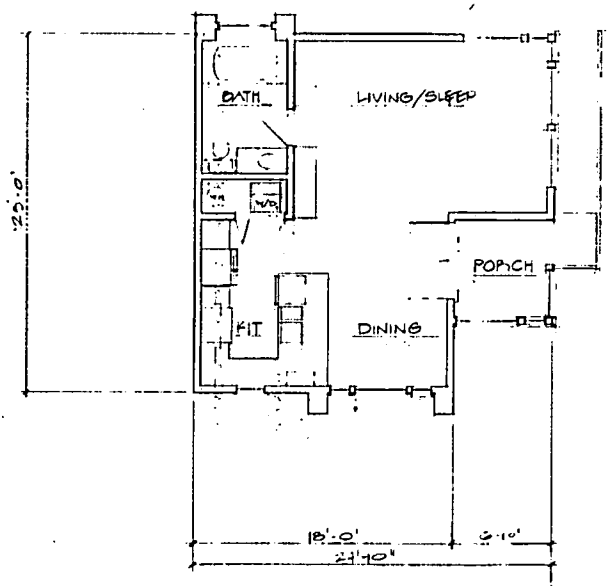
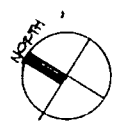
BUILDING SECTION
 $\frac{1}{4}'' = 1' - 0''$



BUILDING SECTION
 $\frac{1}{4}'' = 1' - 0''$

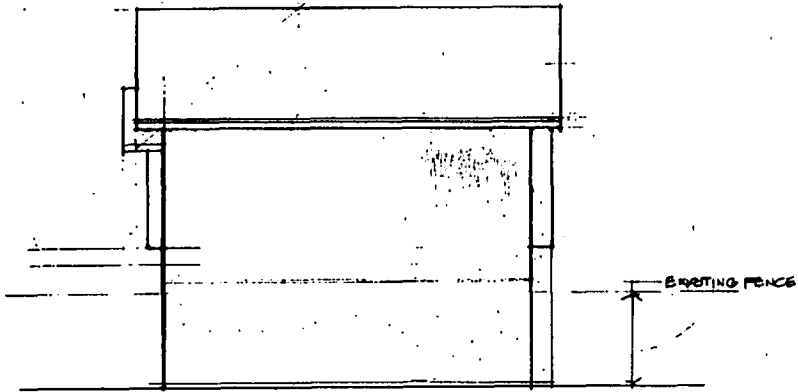


GARAGE PLAN
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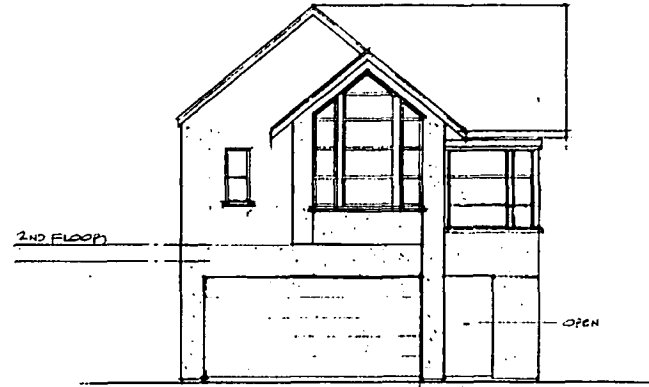
SECOND FLOOR STUDIO
 $\frac{1}{4}'' = 1' - 0''$

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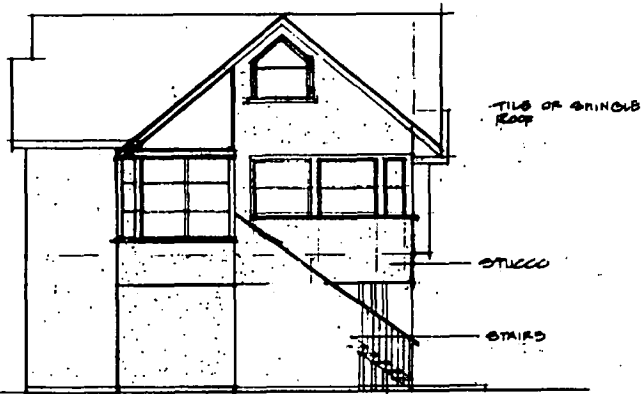
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1/4" = 1' - 0"



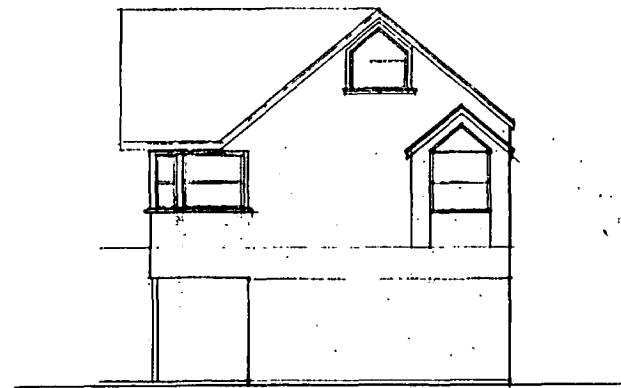
WEST ELEVATION

1/4" = 1' - 0"



SOUTH ELEVATION

1/4" = 1' - 0"



EAST ELEVATION

1/4" = 1' - 0"

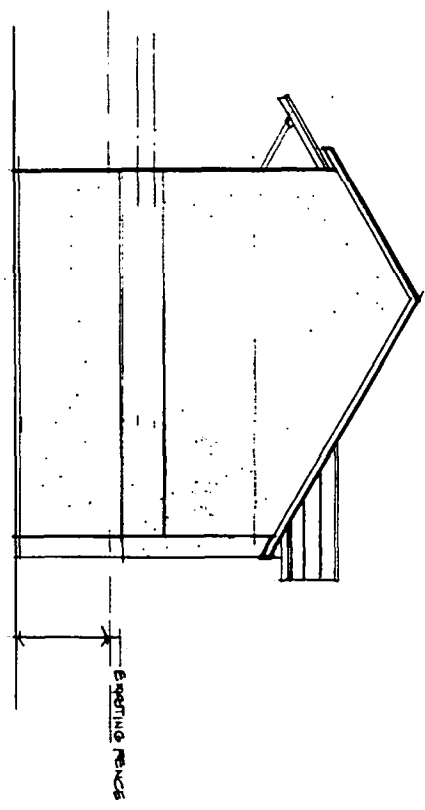
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EXHIBIT C-3

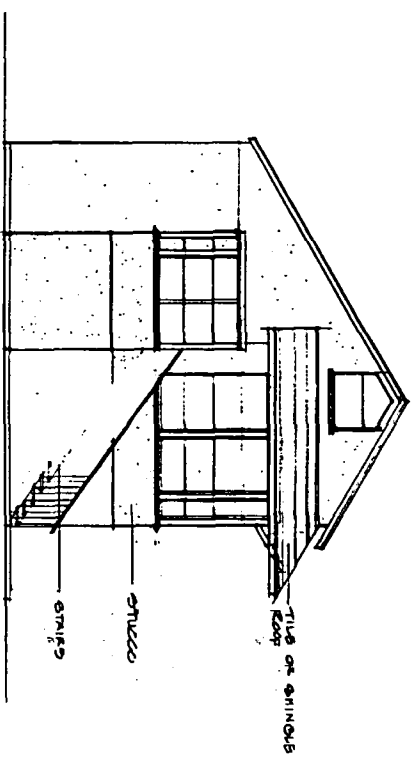
2331 CALLISTER AVE
SAN FRANCISCO, CA 94112

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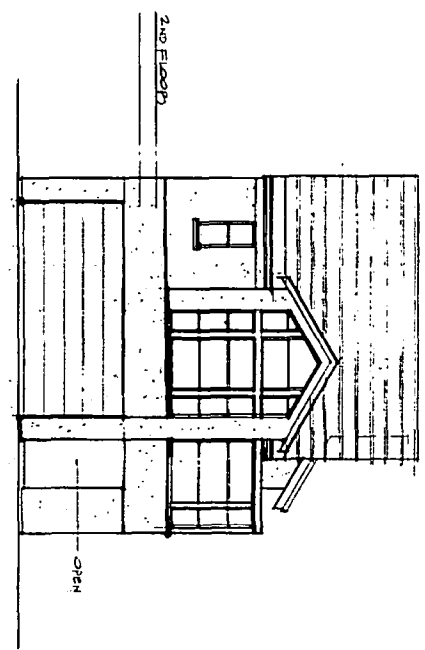
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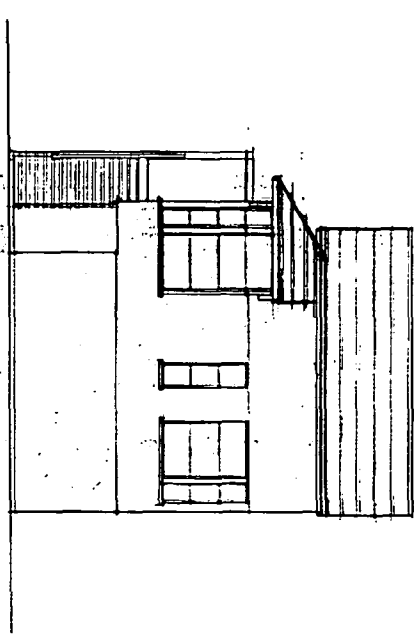
NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



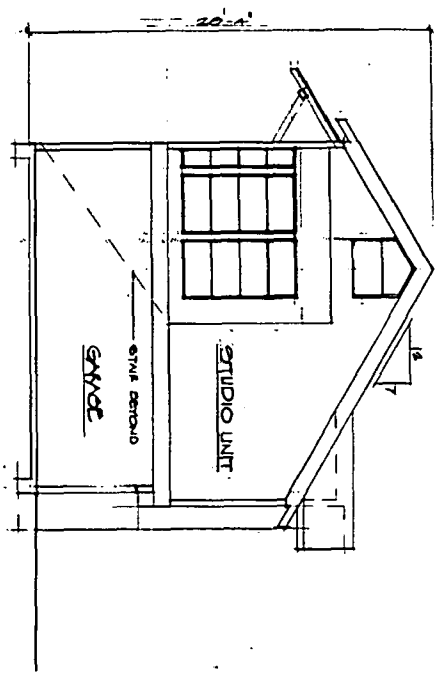
EAST ELEVATION
1/4" = 1'-0"

DATE	12/14/73	5331 CALLISTER AVE SAC. CA. 95819-1712	JOHN TERRY ARCHITECT	1915 24th Street Sacramento, Ca. 95816 916-451-6744	REVISIONS
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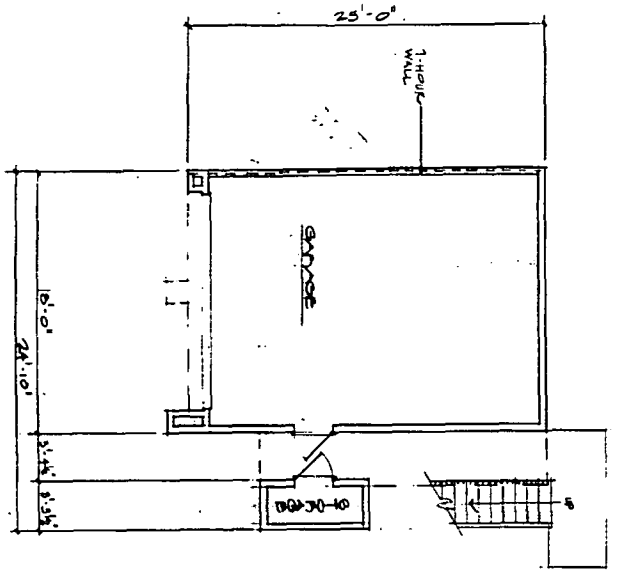
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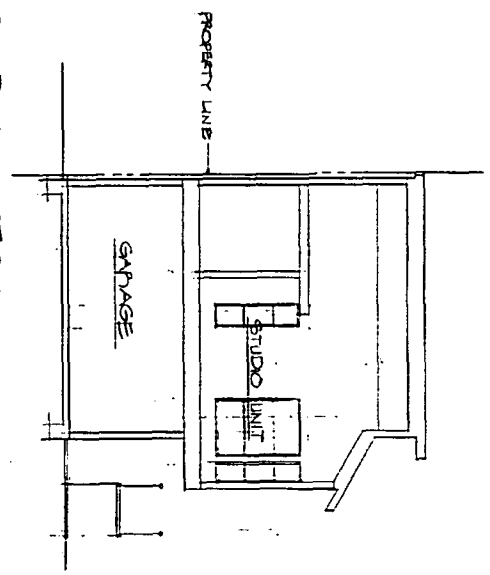
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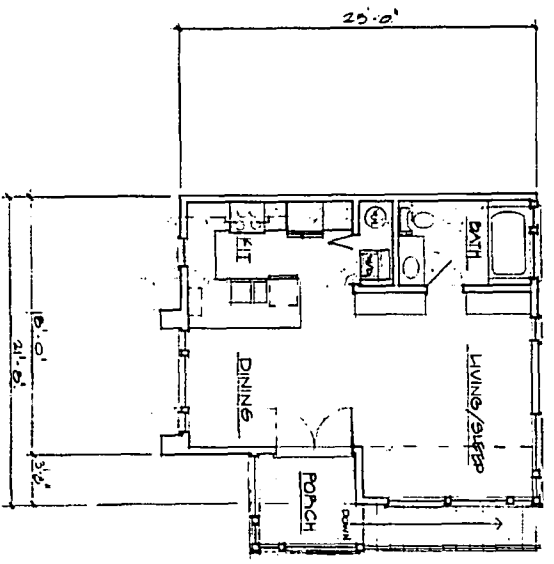
BUILDING SECTION
1/4" = 1'-0"



Garage Plan
1/4" = 1'-0"



BUILDING SECTION
1/4" = 1'-0"



SECOND FLOOR STUDIO
1/4" = 1'-0"

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NO.	2
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5331 CALLISTER AVE
SAC, CA 95819-1712

**JOHN
TERRY
ARCHITECT**

1915 24th Street
Sacramento, Ca.
95816
916-451-6744

NO.	1
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ATTACHMENT D-2

pg 001

ITEM NO. 8

February 16, 1994

CITY OF SACRAMENTO
PLANNING DIVISION

Ms. Jeanne Carcoran, Project Manager
City of Sacramento
City Planning Division
1231 I Street, Rm 200
Sacramento, CA 95814

FEB 22 1994

RECEIVED

Re: Project #P94-001
Construction permit, 2nd residential unit
5331 Callister Avenue, Parcel #005-0121-035
Applicant: Craig Smith

Dear Ms. Carcoran:

This application has been seriously considered and discussed by nearby and concerned neighbors. It is their feeling that the project referenced above should not be built.

1. Putting a multiple housing project into the neighborhood is placing housing onto a lot for which the lot or street was not designed. The lot size, street and driveway access do not allow for multi family residences.
2. The present zoning requirements are reasonable and just. A second residential unit right next to the neighbors back yard or as close as the garage is at present, is not good. A second residential unit with a 0 variance to the property line is not compatible with reasonable zoning. Such a second residential unit would be a denial of the variance in River Park. It would be incompatible with the current make-up of single family residences.
3. The zone variance calls for addition of a 2nd story level residential unit which would, as stated above, be on a 0 variance to the property line. Regardless of where windows are placed, all adjacent neighbors would lose significant privacy as currently exists. Also, said neighbors would lose view of the tree lines from that section of their property that makes River Park such a wonderful place to live.
4. Currently at 5331 Callister there are four cars and often a boat and trailer that need to be parked. This is already too much for what the single family residence was designed for. So many cars makes the streets too narrow and too crowded. Building an additional residential unit would undoubtedly make for more vehicles.
5. River Park with only one entrance and exit is a potential bottle neck for traffic and appears to have reached its maximum. Multiple housing will make for a larger population and greater traffic problems.

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STAMPED INFORMATION

6. A significant consideration for our River Park families is that of the safety of the children attending Caleb Greenwood School. The school, being within less than a block of 5331 Callister Avenue, makes for increased traffic as it is. During morning dropoff and afternoon pickup, both children's foot traffic, parent's foot traffic and parent's vehicle traffic creates significant problems and potential hazard areas. Increased traffic from additional housing would do nothing but compound current conditions.

The undersigned feel strongly that this zone variance is not compatible with what the River Park community stands for and ask that the request be denied.

<u>Irene S. Gorman</u> (Sign)	<u>Irene S. Gorman</u> (Print Name)	<u>2-16-94</u> (Date)
	<u>5329 Callister Ave</u> (Print address)	
<u>Victor Riolo</u> (Sign)	<u>VICTOR RIOLLO</u> (Print Name)	<u>2-16-94</u> (Date)
	<u>5332 SPILMAN AVE.</u> (Print address)	
<u>Elda M Brown</u> (Sign)	<u>5327 CALLISTER AV</u> (Print Name)	<u>2/16/94</u> (Date)
	<u>ELDA M. BROWN</u> (Print address)	
<u>Tom Watson</u> (Sign)	<u>Tom Watson</u> (Print Name)	<u>2/16/94</u> (Date)
	<u>5326 Callister Avenue</u> (Print address)	
<u>Barbara Watson</u> (Sign)	<u>Barbara Watson</u> (Print Name)	<u>2-16-94</u> (Date)
	<u>5326 Callister Avenue</u> (Print address)	
<u>Bob Del Chiaro</u> (Sign)	<u>BOB DEL CHIARO</u> (Print Name)	<u>2-16-94</u> (Date)
	<u>OWNER 5324 CALLISTER</u> (Print address)	
<u>Chris Del Chiaro</u> (Sign)	<u>Chris Del Chiaro</u> (Print Name)	<u>2/16/94</u> (Date)
	<u>OWNER 5324 Callister</u> (Print address)	
<u>Frank T. Bures</u> (Sign)	<u>FRANK T. BURESS</u> (Print Name)	<u>2/17/94</u> (Date)
	<u>5333 CALLISTER AVE.</u> (Print address)	

February 16, 1994

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Ms. Jeanne Carcoran, Project Manager
City of Sacramento
City Planning Division
1231 I Street, Rm 200
Sacramento, CA 95814

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CITY OF SACRAMENTO
PLANNING DIVISION

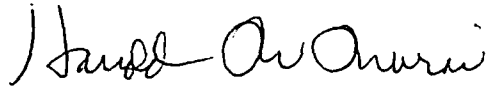
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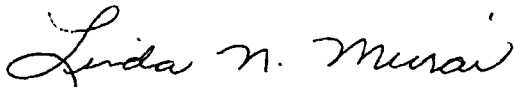
6. Those who laid out the original plans for the development of River Park did so with much forethought in terms of how to accommodate both single family residential units with multi-family units. Specifically corner lots have been utilized for duplexes and as such they don't impact the streets with parking as there are always two streets serving the duplex. The proposed second residence would undoubtedly increase the number of vehicles to park at the same house lot (even if the current residents do not, in the long terms the potential is there).

In summary, we feel strongly that this zone variance is not compatible with the density, lot size, and the development plans for River Park and ask that the request be denied.

Sincerely,



Harold M. Murai
Owner of property at 5330 Spilman Avenue
Directly behind property at 5331 Callister Avenue



Linda N. Murai
Co-owner of above property