

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Ralph Solenne, 8248 Florintown Way, Sacramento, CA 95828
OWNER Richard Berti, 510 Castillo Street, Santa Barbara, CA 93101
PLANS BY Ralph Solenne, 8248 Florintown Way, Sacramento, CA 95828
FILING DATE 5-8-86 **ENVIR. DET.** cat ex. 15061(b)(3) **REPORT BY** DH:tc
ASSESSOR'S-PCL. NO. 274-232-10.11

APPLICATION: Variance to waive 24 of 79 required parking spaces for a Senior Citizen Housing Unit on 2.9 vacant acres in the Garden Apartment Multi-Family Review (R-2B-R) Zone.

LOCATION: 2360 and 2400 Northview Drive

PROPOSAL: The applicant is requesting the necessary entitlements to waive 24 of 79 required parking spaces.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1986 South Natomas Community Plan Designation: Medium High Density Residential 11-21 du/ac. 18 avg. max.
Existing Zoning of Site: R-2B-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single family residence; R-1
South: Vacant; R-2B-R
East: Shopping Center; SC
West: Child Care Center, Single family; R-1

Setbacks:	Required	Provided
Front:	25'	25'
Side (Int):	5'	15'
Side (St):	5'	15'
Rear:	15'	15'

Parking Required: 79 spaces
Parking Provided: 55 spaces
Property Dimensions: Irregular
Property Area: 2.9± acres
Density of Development: 27 d.u. per acre
Square Footage of Building: 35,506 sq. ft. in 7 buildings; 12 Unit A's at 648 sq. ft.; 43 Unit B's at 440 sq. ft.; 24 Unit E's at 500 sq. ft.
Height of Building: One and two story
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Materials: Stucco, wood siding, masonite
Roof Material: Composition shingle

APPLC. NO. P86-197 **MEETING DATE** June 12, 1986 **ITEM NO.** 23

BACKGROUND INFORMATION: On January 28, 1982, the Planning Commission approved a special permit for a 54 unit townhouse development. The Commission also recommended approval of a tentative map for the proposed condominium development and an amendment to the South Natomas Community Plan to reduce the average minimum density to 18 units per acre. On February 28, 1984, the City Council approved a one year extension on the tentative map which was due to expire on March 9, 1984.

A second special permit was approved by the Commission on March 22, 1984. Both approvals expired (P84-085).

On July 25, 1985, the Planning Commission approved a new special permit and tentative map for a 54 unit condominium project on one 2.9+ acres (P85-274). The density computed to 19 units per acre. Floor plans ranged in size from a one-bedroom unit of 662 square feet to a two-bedroom unit of 1,135 square feet. The applicant has determined that the project was not feasible and received the necessary entitlements to construct a 79 unit senior citizens apartment development with smaller units. (P86-107) on May 8, 1986.

As a condition of approval of the Special Permit P86-107, the Planning Commission directed the applicant seek a variance to allow a reduction of the parking to 0.7 spaces per unit for a total of 55 spaces from 79 spaces. The applicant has prepared revised site plans and elevations to reflect the conditions of P86-197.

PROJECT EVALUATION: Staff has made the following comments:

A. LAND USE AND ZONING

The subject site is designated for residential uses in the 1974 General Plan. The site is surrounded by residential and commercial development (see attached land use map). The 1986 South Natomas Community Plan designates the site for Medium High Density Residential, 11 to 21 du/acre with 18 dwelling units per acre average. The site is presently Apartment Multii-Family-Review (R-2B-R) zone, which allows a maximum of 63 units on the site. The applicant is requesting a 25 percent density bonus (16 units) to exceed the maximum allowed density to 79 units. The overall project density will be 27 dwelling units per acre with the density bonus for senior citizens. The project density is consistent with General Plan and community plan policy of encouraging housing for the elderly in the South Natomas Community Plan area.

B. Variance - Parking Reduction

The subject request to reduce the required parking for senior citizens' housing is consistent with the City's past policy of allowing parking reduction for senior's housing. The purpose of the reduction is to provide more common open area, less asphalt surface, and reflects the lower car ownership pattern of senior citizens. The Commission in the

past has approved parking variances from .9 to .7 spaces per unit for similar senior citizens's housing. Staff supports the proposed variance subject to conditions and based upon the Special Permit approval (P86-107).

AGENCY REVIEW: The proposed Variance was not reviewed by City Departments. On May 8, 1986, the Special Permit received comments from the City Engineer, Traffic Engineer, Fire Department, Water Division, and South Natomas Advisory Committee.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has determined the project as categorically exempt pursuant to CEQA guidelines.

STAFF RECOMMENDATION: Staff recommends the following action:

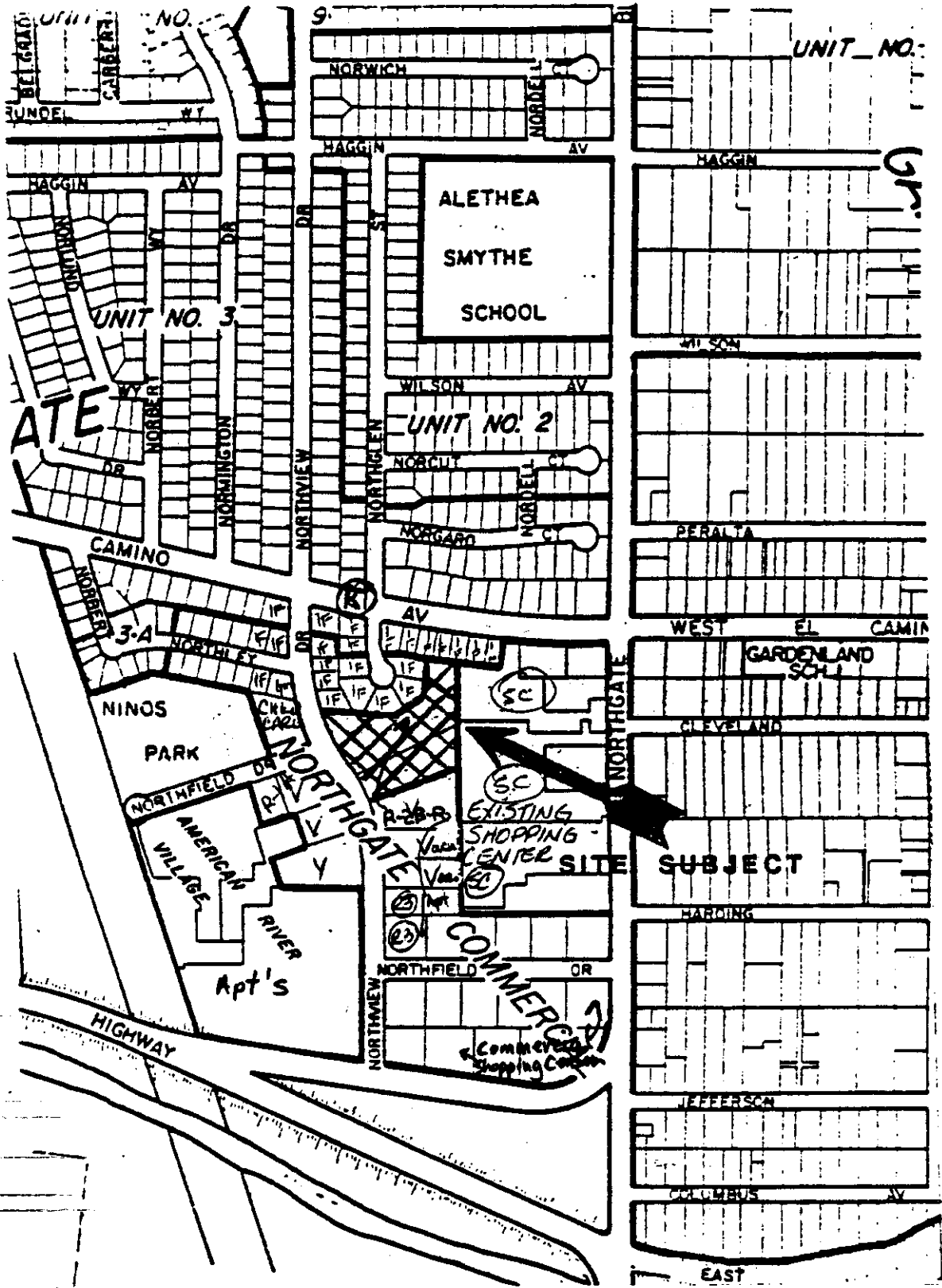
Approval of the variance, subject to conditions and based upon findings of fact which follow.

Variance - Conditions

1. The applicant shall comply with conditions of approval for P86-107 for the Seniors Citizens Housing Special Permit.
2. All vehicle parking is to be covered with carports.

Findings of Fact - Variance

1. Granting the variance will not be injurious to public welfare nor to property in the vicinity in that the reduced parking reflects the lower number of persons owning automobiles as seniors and that the variance will not alter the character of the neighborhood.
2. Granting the variance does not constitute a use variance in that apartments are allowed in the R-2B-R zone and the resident parking is permitted by right.
3. The project, as conditioned, does not constitute a special privilege to one property owner in that under similar circumstances the parking reduction variance for senior's housing has been warranted.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Medium - High Density Residential, 11 to 21 du/acre, on the 1986 South Natomas Community Plan and senior's housing is encouraged in the community plan and conforms with the policies of the plan designation.



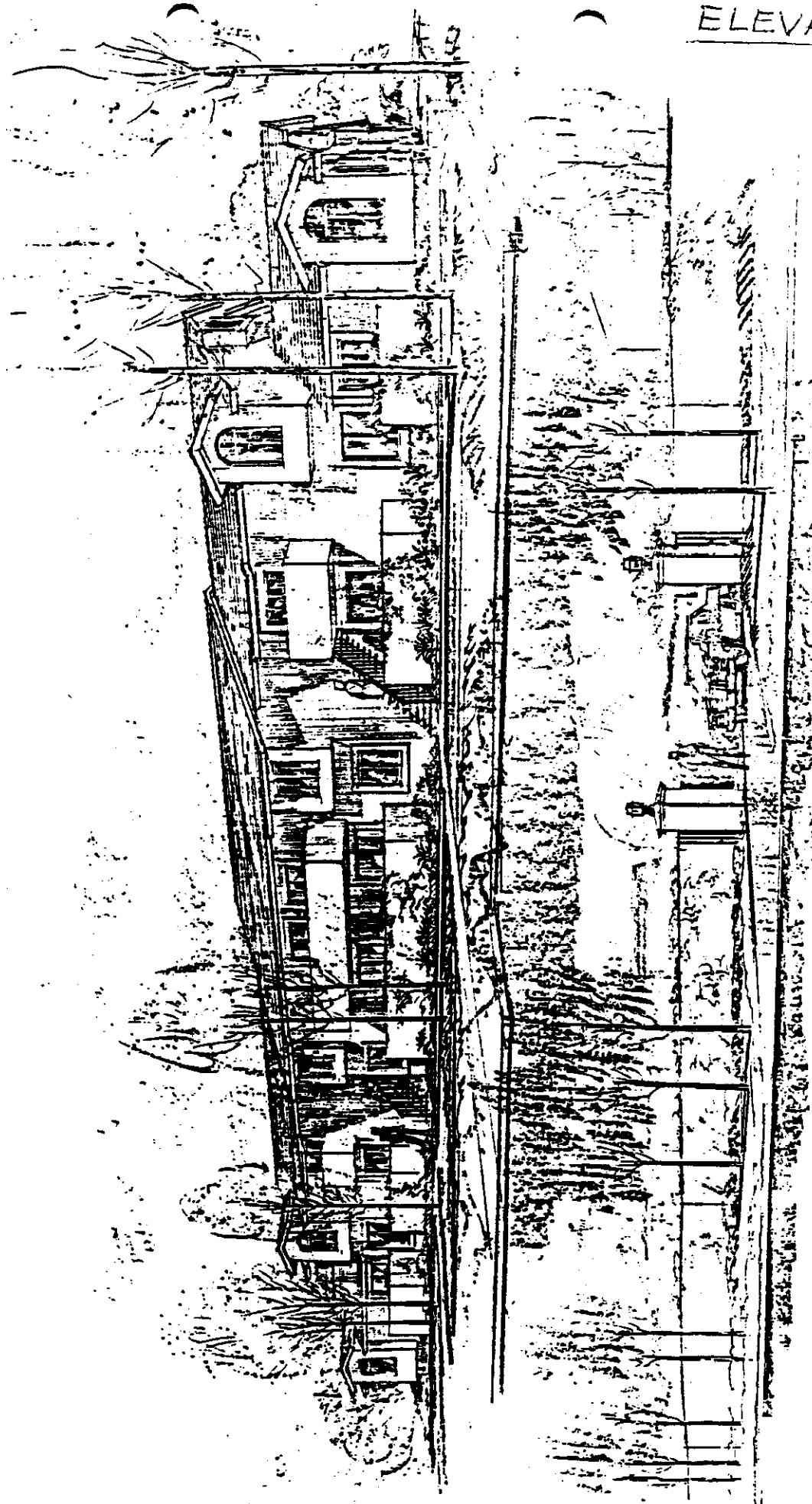
VICINITY - LAND USE - ZONING

~~P-86-107~~
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ELEVATIONS



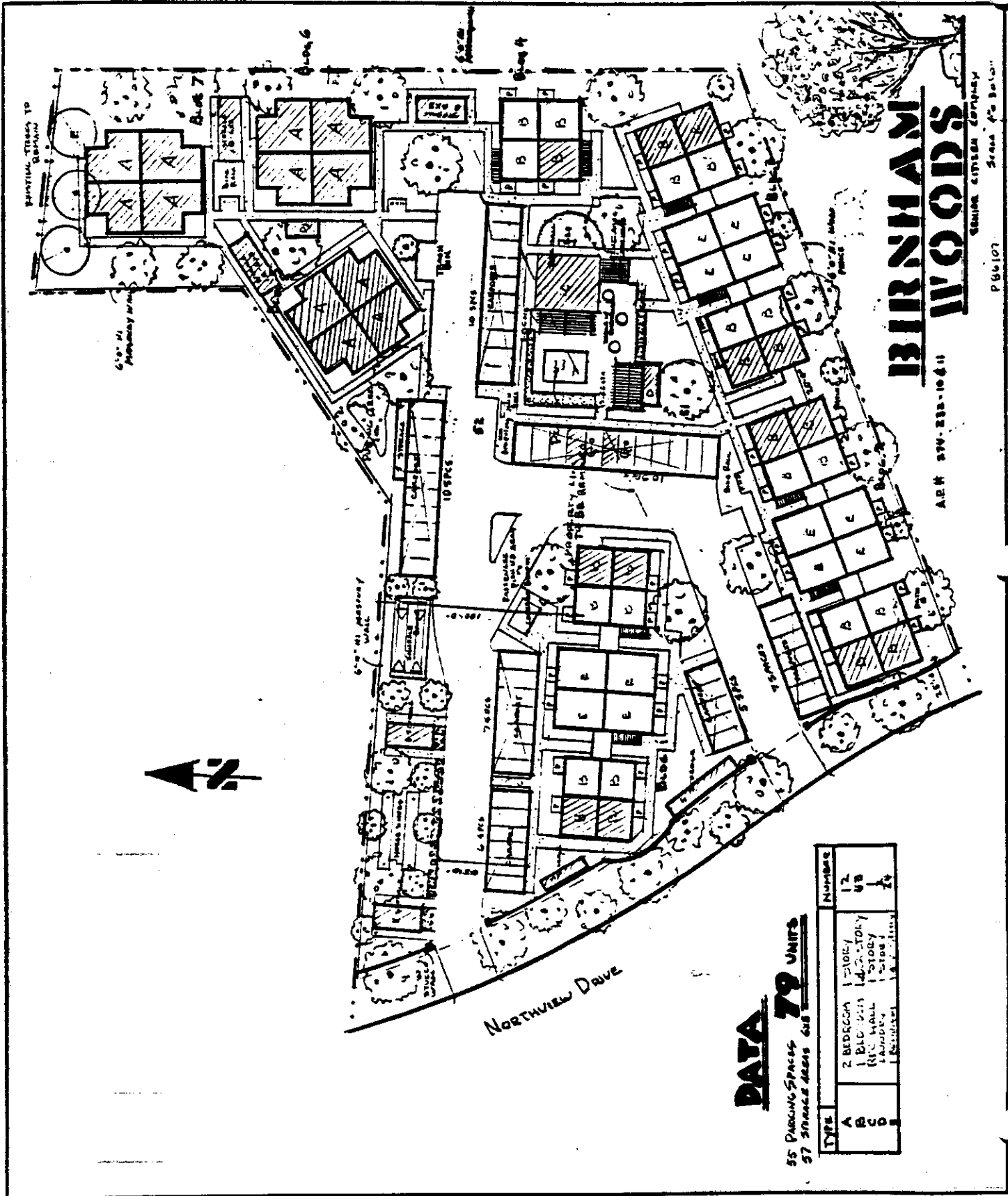
P-86-197

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item 23

REVISIONS	BY	DATE

DATE	7/2/86
SCALE	1" = 10'-0"
DESIGNER	
CLIENT	
PROJECT	
SHEET	1



BIRNHAM WOODS

ARCH 374-232-1041

CONSTRUCTION COMPANY
Sloan & Dalton
P 86107

DATA 79 UNITS
55 Parking Spaces
57 Storage Areas

TYPE	Number
A	2
B	48
C	24
D	5

REVISIONS	BY	DATE
	4/17/86	300
	2/15/86	02
	4/17/86	02

DATE	3/22/86
SCALE	1/8" = 1'-0"
BY	J. C. [unclear]
CHECKED	[unclear]
PROJECT	[unclear]
SHEET	2

