

**P95-030- 26TH STREET DUPLEX**

- REQUEST:
- A. Variance to exceed the maximum 50 percent lot coverage by four percent for two homes on 0.07± vacant acres in the Multi-Family (R-3A) zone.
  - B. Variance to reduce the required front yard setback from 6.33 feet to 3.17 feet.
  - C. Variance to reduce the required rear yard setback from 15 to 7.5 feet.
  - D. Variance to reduce the required driveway length from 20 to 10 feet.
  - E. Variance to reduce the required driveway length from 20 to eight feet.

LOCATION: Northwest corner of the alley and 26th Street (between G and H Streets)  
Assessor's Pcl. No. 003-0194-010  
Central City Community Plan Area  
Council District 3

|                    |  |
|--------------------|--|
| APPLICANT:         | Glen Wong/Les Harper, 451-0318<br>P.O. Box 22177, Sacramento, CA 95822 |
| OWNER:             | Same as Applicant  |
| PLANS BY:          | Rusconi Architecture, 441-1259<br>1812 J Street, Sacramento, CA 95814  |
| APPLICATION FILED: | November 18, 1994  |
| STAFF CONTACT:     | Sandra Yope, 264-7158  |

**SUMMARY/RECOMMENDATION:** The applicant is proposing to construct a detached townhome style duplex consisting of two 1,087 square foot units on a vacant parcel that is substandard in size located on 26th Street adjacent to the alley. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issue is the compliance of the townhome style duplex with setback and other site requirements of the Zoning Ordinance. **Staff recommends approval of the project.** This recommendation is based on the project's

consistency with the General Plan, the Central City Community Plan, and the Zoning Ordinance regarding the construction of residential units on small residential lots in the Central City.

**PROJECT INFORMATION:**

General Plan Designation: High Density Residential (30+ du/na)  
 Community Plan Designation: Multi-Family  
 Existing Land Use of Site: Vacant  
 Existing Zoning of Site: R-3A

**Surrounding Land Use and Zoning:**

North: R-3A; Single Family  
 South: R-3A; Multi-Family  
 East: R-3A; Multi-Family  
 West: R-3A; Multi-Family

Property Dimensions: 40 feet x 80 feet  
 Property Area: 0.07± acres  
 Square Footage of Buildings: 3,228 square feet  
 Height of Building: Two Stories, 26 feet  
 Exterior Building Materials: Stucco  
 Roof Materials: Composition Shingles  
 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:

| <u>Permit</u>   | <u>Agency</u>     |
|-----------------|-------------------|
| Building Permit | Building Division |
| Design Review   | Planning Division |
| Driveway Permit | Public Works      |

**BACKGROUND INFORMATION:** The project was originally submitted as a Zoning Administrator application for all Zoning Administrator Variances (Z94-123). The original project proposed removing a street tree adjacent to the north end of the parcel to provide a driveway for a garage. The City Arborist would not permit the removal or relocation of a healthy, mature street tree. Additionally, the Transportation Planning Division would not allow an eleven foot driveway for the proposed unit with access off of 26th Street (a maximum of an eight foot driveway or an 18-20 foot driveway was required). The applicant redesigned the project to meet the design constraints stipulated by the Arborist

and the Transportation Planning Division. The proposed eight foot driveway off of 26th Street required a Planning Commission Variance. All other entitlements could have been reviewed by the Zoning Administrator. Therefore, the project was withdrawn by staff as a Zoning Administrator project and assigned as a Planning Commission project.

The subject site is a vacant substandard lot with alley access. The area around the parcel is developed with single family and multi-family residential units. The setbacks for the existing structures on nearby parcels do not meet Zoning Ordinance current requirements and many have short driveways (less than ten feet). The parcel across the street from the site was also granted a variance for driveway depth (P91-030).

**STAFF EVALUATION:** Staff has the following comments:

A. Policy Considerations

The General Plan designates the subject site as High Density Residential (30+ du/na) and the Central City Community Plan designates the site as Multi-Family. The site is also located within the Alhambra Corridor Special Planning District (SPD). The proposed duplex is consistent with the land use designations. The proposed project is also consistent with the goals of the Alhambra Corridor SPD which include "Maintain the diverse character and housing opportunities provided in these urban neighborhoods."

B. Site Plan Design/Zoning Requirements

The site is a small parcel that has 80 feet of street frontage along 26th Street and is 40 feet in depth. The applicant proposes to construct a duplex consisting of two detached two story townhome style units totaling 3,228 square feet. The individual units will have two bedrooms and two baths with a single car garage. Each unit will have a patio area. Unit A (the southern unit) will have an entry court off of 26th Street and a garage entrance off the alley. Unit B (the northern unit) will have both entry and garage access off of 26th Street. Both driveways require a Variance for driveway depth. The Zoning Ordinance requires a 20 foot driveway. The driveways off the alley and off 26th Street will be ten feet and eight feet respectively, which addresses Traffic Engineering's concerns regarding the blocking of the sidewalk and alley way when parking in the driveway, since a car will be unable to park in the driveway without protruding into the street or alley.

The original townhouse design would have covered 54 percent of the lot. The Zoning Ordinance allows 50 percent lot coverage for the R-3A zone. The proposed redesigned project will cover approximately 51 percent of the lot. The proposed project also requires variances to the front and rear yard setback requirements. The Zoning Ordinance requires a front setback distance a minimum of the average of the two closest adjacent parcels on the same side of the street. The average of the two adjacent parcels is six feet-four inches. The proposed project indicates

a three foot- 2.5 inch front setback. The Zoning Ordinance requires a 15 foot rear yard setback and the proposed duplex will have seven feet-6.5 inches. The proposed project meets all other Zoning Ordinance requirements.

Staff recommends approval of the variances since the reduced setbacks, increased lot coverage, and reduced driveway depths will not create a detriment to the area as surrounding properties are developed in a similar fashion, and the lot is substandard in depth making it difficult to develop the site without requesting variances. Furthermore, the proposed project provides individual garages which exceeds the Zoning Ordinance requirements, and the development will provide affordable housing for the central city.

**PROJECT REVIEW PROCESS:**

**A. Environmental Determination**

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.

**B. Neighborhood Comments**

The site is located within the Boulevard Park Neighborhood Association and the Marshall School Neighborhood Association areas. The proposed plans have been submitted to the neighborhood association and no comments were received. The project has been noticed and staff has not received any calls.

**C. Summary of Agency Comments**

The proposed project has been reviewed by the City Utilities Division, the Public Works Transportation and Engineering Planning Divisions, the City Arborist, and the Building Division. The comments received have been included as conditions in the attached resolution.

The applicant has also submitted an application for review to the Design Review/Preservation Board staff. Design Review staff has indicated the revised project design is acceptable.

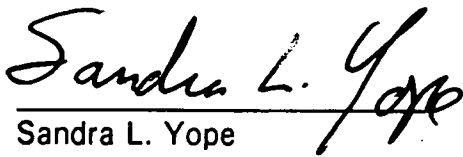
**PROJECT APPROVAL PROCESS:** Of the entitlements below, Planning Commission has the authority to approve or deny them all. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

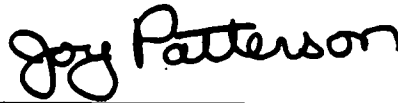
- A. Adopt the attached Resolution approving the Variance to exceed the maximum 50 percent lot coverage by four percent for two homes on 0.74 $\pm$  vacant acres in the Multi-Family (R-3A) zone.
- B. Adopt the attached Resolution approving the Variance to reduce the required front yard setback from 6.33 feet to 3.17 feet.
- C. Adopt the attached Resolution approving the Variance to reduce the required rear yard setback from 15 to 7.5 feet.
- D. Adopt the attached Resolution approving the Variance to reduce the required driveway length from 20 to 10 feet.
- E. Adopt the attached Resolution approving the Variance to reduce the required driveway length from 20 to eight feet.

Report Prepared By,

Report Reviewed By,



Sandra L. Yope  
Associate Planner



Joy Patterson  
Senior Planner

Attachments

- Attachment A Vicinity Map
- Attachment B Land Use and Zoning Map
- Attachment C Resolution for the Variance
- Exhibit C-1 Site Plan
- Exhibit C-2 Elevations/Floor Plans