

P03-056 – 15th and F Housing

- REQUEST:
- A. Environmental Determination: Exempt, Section 15332
 - B. Plan Review Major Modification for a new duplex on 0.15± net developed acres in the Multi-Family Residential (R-3A) zone
 - C. Variance to reduce the side setbacks for multi-family units from five feet to zero on 0.15± net developed acres in the Multi-Family Residential (R-3A) zone
 - D. Variance to reduce the courtyard requirement from 10 feet to 4'-9" on 0.15± net developed acres in the Multi-Family Residential (R-3A) zone

LOCATION: 1519 F Street
APN: 002-0132-018
Central City Community Plan
Sacramento Unified School District
Council District 3

APPLICANT:	Greg Taylor (916) 442-6264 Gregory Taylor Architecture 1024 22nd Street Sacramento, CA 95814
OWNER:	Tammy Kornfeld & Rich Wilks, et al. P.O. Box 1094 Ross, CA 94957
APPLICATION FILED:	May 13, 2003
STAFF CONTACT:	Ted Kozak, (916) 808-1944

SUMMARY:

The applicant proposes to construct a 2,822 square foot, two-story duplex containing an attached 438 square foot, four-car garage, located at the rear of the subject parcel. There is an existing 2,954 square foot duplex located at the front of the lot. The exterior of the existing duplex will not be altered as a part of this project.

RECOMMENDATION:

Staff recommends approval of the project, subject to conditions. This recommendation is based on the proposed use, which is consistent with the General Plan and Central City Community Plan land use, which designates the site as Neighborhood/ Community Commercial & Offices and Multi-Family Residential, respectively. Furthermore, the project is consistent with the Central City Housing Strategy, which encourages the development of varied and quality housing opportunities in the Central City.

PROJECT INFORMATION:

General Plan Designation: Neighborhood/ Community Commercial & Offices
 Community Plan Designation: Multi Family Residential
 Existing Land Use of Site: Duplex
 Existing Zoning of Site: R-3A zone

Surrounding Land Use and Zoning:

North: Residential; R-3A zone
 South: Commercial/ Residential; C-2/ R-3A zone
 East: Commercial; C-2 zone
 West: Residential; R-3A zone

Setbacks:	Required	Provided
Front (F St.)	25**	18' (building 1, existing)
Sides:	5'	4'-9" (building 1, existing)
	5'	0' (building 2, proposed)
Courtyard:	10'	4'-9" (building 1, existing)
Bldg. Separation:	10'	30'-6 1/4"
Rear:	6***	6'

*or average of two adjacent parcels

** driveway requirement

Property Dimensions:	40' X 160'
Property Area:	0.15± acres
Square Footage of Existing Building:	2,954 square feet
Square Footage of Proposed Building:	2,822 square feet
Square Footage of Attached Garage:	438 square feet
Total Square Footage:	6,214 square feet
Total Lot Coverage:	3,452 square feet
Lot Coverage Proposed:	54%
Lot Coverage Allowed:	60%

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
Off-Site Improvements	Public Works, plan check

BACKGROUND INFORMATION:

On May 8, 2003, The City Council approved the Multifamily Streamlining Ordinance (M00-069). The ordinance allows Multi-Family development to be reviewed and approved by the Planning Director. Previously, all multifamily projects required a Plan Review approved by the Planning Commission, unless the project was located within a design review district or a Planned Unit Development (PUD). The Housing Element identifies the review process for multi-family development as a potential governmental constraint to the development of affordable housing. The Planning Director's Plan Review (PDPR) utilizes the Multifamily Residential Design Guidelines to assure compliance with design standards. The current project requires Planning Commission approval since there are other concurrent entitlements requiring Planning Commission approval.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project is consistent with the General Plan and the Central City Community Plan land use designations of Neighborhood/ Community Commercial & Offices, and Multi-Family Residential, respectively. The site is zoned Multi-Family Residential (R-3A). The proposed density (26 units per acre) is consistent with the maximum 36 units per acre density allowed for the R-3A zone and the Central City Community Plan.

The project is also consistent with the following General Plan and Central City Community Plan goals and policies encouraging infill development, varied Central City housing opportunities, as well as the Smart Growth Principles, adopted by the City Council (Resolution 2001-805):

City of Sacramento General Plan

Section 1-33

Promote the reuse and rehabilitation of existing urban development as a means to meet projected growth.

Section 3-10-2 – Goal 1

Provide adequate housing sites and opportunities for all households.

Section 3-10-3 – Policy 1.E

The City shall continue to promote appropriate and compatible infill housing.

Section 3-10-20 – Policy 5.D

Promote quality residential infill development in infill areas or designated infill sites through flexible development standards.

Section 3-10-24 – Policy 6.A

Revitalize and improve the quality of existing Sacramento neighborhoods.

Section 5-20 – Goal D

Provide an adequate amount of parking to support continued downtown development prosperity, alternative modes of transportation, and the Central City Urban Design Plan.

Smart Growth Principles

- Take advantage of existing community assets by emphasizing joint use of existing areas.
- Concentrate new development and target infrastructure investments within the urban core of the region to allow for efficient use of existing facilities, infill, and reuse areas.
- Strengthen and encourage growth in existing communities by targeting infrastructure investments in infill and reuse areas.
- Higher-density, cluster development
- Multi-modal transportation and land use patterns that support walking, cycling, and public transit

- Streets designed to accommodate a variety of activities.

Strategic Plan

- Promote and support economic vitality.

B. Plan Review Major Modification

The project requires a plan review major modification for the site, rather than a new plan review, because the existing 2,822 square foot duplex contains a deemed approved plan review since it was constructed prior to an entitlement requirement. When approving a plan review major modification, the hearing body (the Planning Commission) must make the same findings as a new plan review application: The project is based upon sound principles of land use, the project will not be detrimental to the public health, safety and welfare, and the project is consistent with all applicable City policies and plans. Since the proposed duplex falls within the density range allowed by the R-3A zone, and the project is consistent with General Plan and Central City Community Plan goals and policies to encourage additional housing opportunities within the Central City, staff supports the construction of the additional duplex on the site.

C. Site Plan Design/Zoning Requirements

1. Setbacks

The duplex is proposed to be located at the rear of the units located at 1517 and 1519 F Street. The front setback is 18 feet (F Street) and will be unchanged by the project. For new construction, the City Code requires a front setback of 25 feet for residential units or the average of the two nearest buildings; however, since the 18' setback exists, and no new construction is proposed at the front of the lot, no modification to the setback is required. For the new duplex, there is a six foot rear setback provided, meeting the required five foot rear setback for parcels abutting an alley. The existing duplex contains 4'-9" interior side yard setbacks, and as a duplex, the structure complies with the Zoning Ordinance. With the addition of two new units, a five-foot setback is required. The proposed duplex at the rear contains no side-yard setbacks on either side, requiring an additional variance. Since the structure at the front contains existing setbacks, the five-foot setback cannot be provided without demolition of the building, which staff finds as prohibitive; therefore, a variance to reduce the setback is acceptable to staff.

Sideyard Variance

The proposed two unit structure provides a zero sideyard setback on the east and west property lines, requiring a variance. In order to get one enclosed car parking space per unit, the applicant proposes to construct a four garage from one side property line to the other with two units above the garage. Garaged parking is not a requirement for multi-family projects, but the applicant states that the residential market has demand for enclosed parking spaces.

The two, second floor residential units will be built over the garages, facing the alley. The applicant proposes a setback of 4'-1" from the property line, except for bedroom 2 (see Exhibit 1A and 1C), which will be built on the property line. The second floor residential units with windows facing the alley will provide "eyes" on the alley, a principle supported by the Central City Neighborhood Design Guidelines (page 3-58). Projects that face on an alley enhance the general livability, visual quality, and safety of the alley.

Staff supports the variances because the applicant has a constrained parcel that limits building options in that the parcel is only 40 feet wide, and the Central City Community Plan contains goals and policies which allow flexible development standards to encourage new housing opportunities in the Central City. The reduced setbacks provide an amenity to the units and safety for residents of the units, and will be mitigated by the fact that the majority of the second floor will be setback about four feet, the first floor garage built on the property line will be without window openings, and the building will be sprinklered for fire protection.

Courtyard Variance

In order to ensure an adequate amount of light, air, and access, the Zoning Ordinance requires a separation or court, between the existing and the proposed duplexes. The Zoning Ordinance requires a minimum ten foot court setback when there are door openings or one main entrance located along one side of the court area. The proposed structure will have its main entrance from the court area, while the existing structure has its main entrance from the street. The applicant proposes a 30'-6" separation between the two buildings, meeting the requirement.

Furthermore, a minimum ten foot court on one side yard is required to allow for access to the front door of the new duplex from the street. The applicant requires a variance to reduce the court requirement to 4'-9". Due to the location of the front structure, the 10 foot court requirement

cannot be satisfied. It would be an undue hardship to require the front unit to be relocated or demolished to accommodate the court requirement.

2. Parking/Circulation

Within the Central City, multiple family residential requires one parking space per unit which may be covered or uncovered. The applicant proposes to construct a four car garage for the residents, complying with the City Code for parking requirements.

D. Building Design

The proposed project is located within the Washington Park Preservation Area; therefore, a Preservation Director hearing is required. On August 4, 2003, the Preservation Director reviewed and approved the design of the duplex, with the following comments:

1. **Massing:** This large two-story mass is well articulated with many projections and planar changes. The various hipped roofs successfully break up the roofing mass. The one exception is the rear, alley-side elevation. This elevation appears flat in comparison. A projecting bay at the second floor doors would add visual interest and enliven the alley space.
2. **Fenestration:** Four 8' X 7' metal garage doors are proposed for the north elevation. These smaller doors nicely relate to the over scale of the alley. Doors should be of a decorative nature with a raised panel design. The proposed windows are either wood or vinyl. The proportions and placement is in keeping with fenestration patterns in the Central City.
3. **Detailing:** Awnings are shown over the south facing windows and provide necessary protection from the sun and visual interest to this dominant elevation. Porch detailing, columns and wood corbels add to the architectural appeal.
4. **Lighting:** No lighting is indicated. Lighting should be incorporated into the design. Decorative goose neck fixtures over each garage door would be beneficial. Flood lamps and wall packs are unattractive solutions to lighting. Decorative light fixtures are recommended.
5. **Materials:** Stucco and horizontal wood lap siding are the main materials proposed.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332).

B. Public/Neighborhood/Business Association Comments

The project has been routed and noticed to several public and business associations, including the Mansion Flats Neighborhood Association and the Washington Park Neighborhood Association. There have been no comments received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The Fire Department initially had concerns about the project, but staff has reviewed with Fire officials the request to reduce the court and side setback requirements. Fire has accepted the reduction of the court to 4'-9" stating that four feet should be adequate for fire equipment access, and the reduction of the side setback to zero since the building will require sprinklering. Comments from Fire, and other City Departments, have been incorporated as conditions of approval for the project.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the plan review, major modification 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.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15332;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Plan Review Major Modification for a new duplex on 0.15± net developed acres in the Multi-Family Residential (R-3A) zone;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to reduce the side setbacks for multi-family units from five feet to zero on 0.15± net developed acres in the Multi-Family Residential (R-3A) zone;

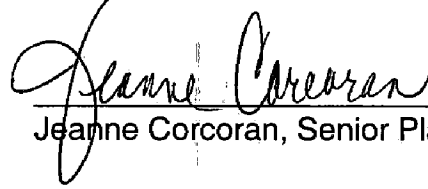
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to reduce the courtyard requirement from 10 feet to 4'-9" on 0.15± net developed acres in the Multi-Family Residential (R-3A) zone.

Report Prepared By,



Ted Kozak, Associate Planner

Report Reviewed By,


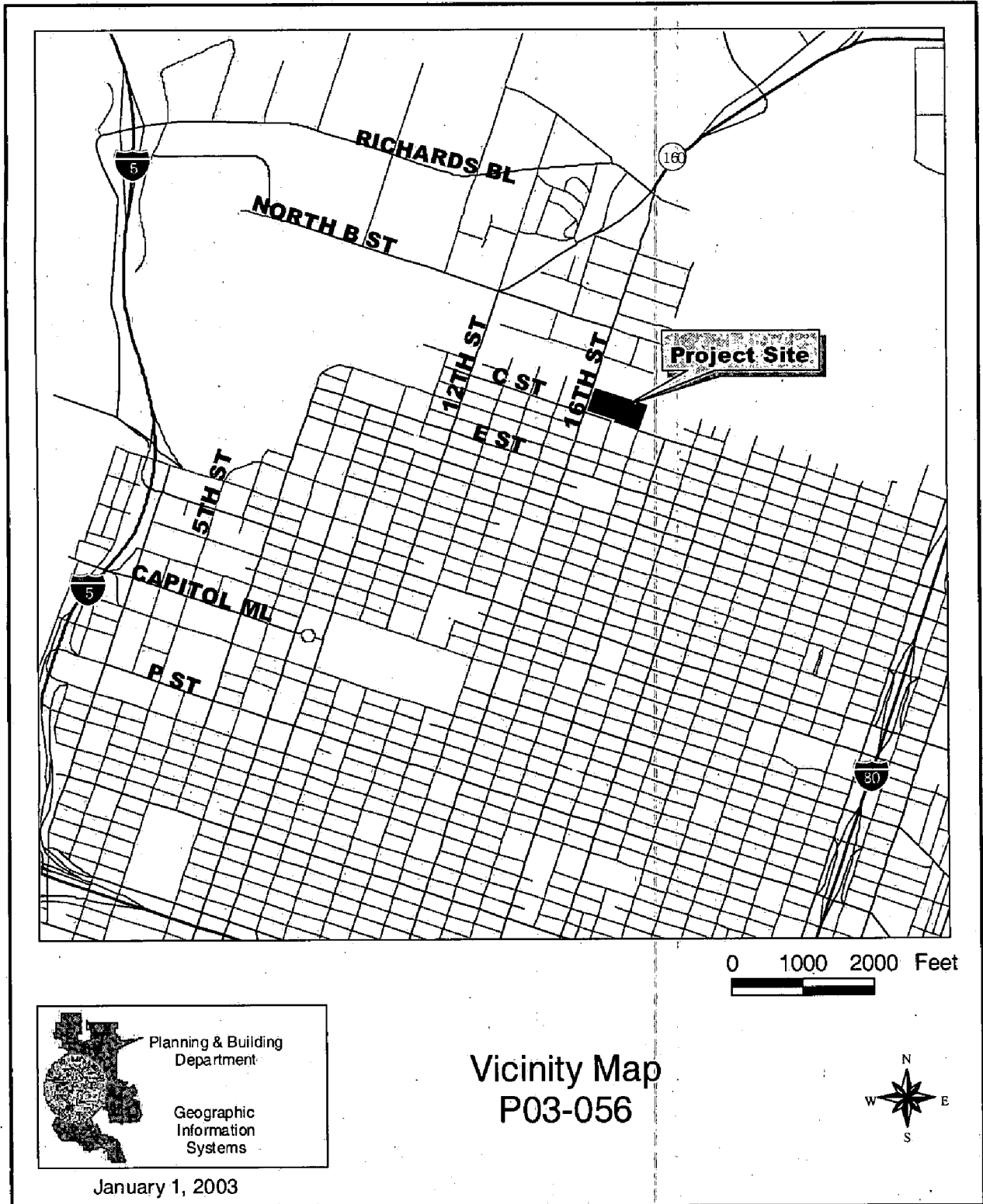


Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	First Floor Plan
Exhibit 1C	Second Floor Plan
Exhibit 1D	Elevations
Exhibit 1E	Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

Attachment 2
Vicinity Map

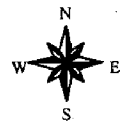


Planning & Building
Department

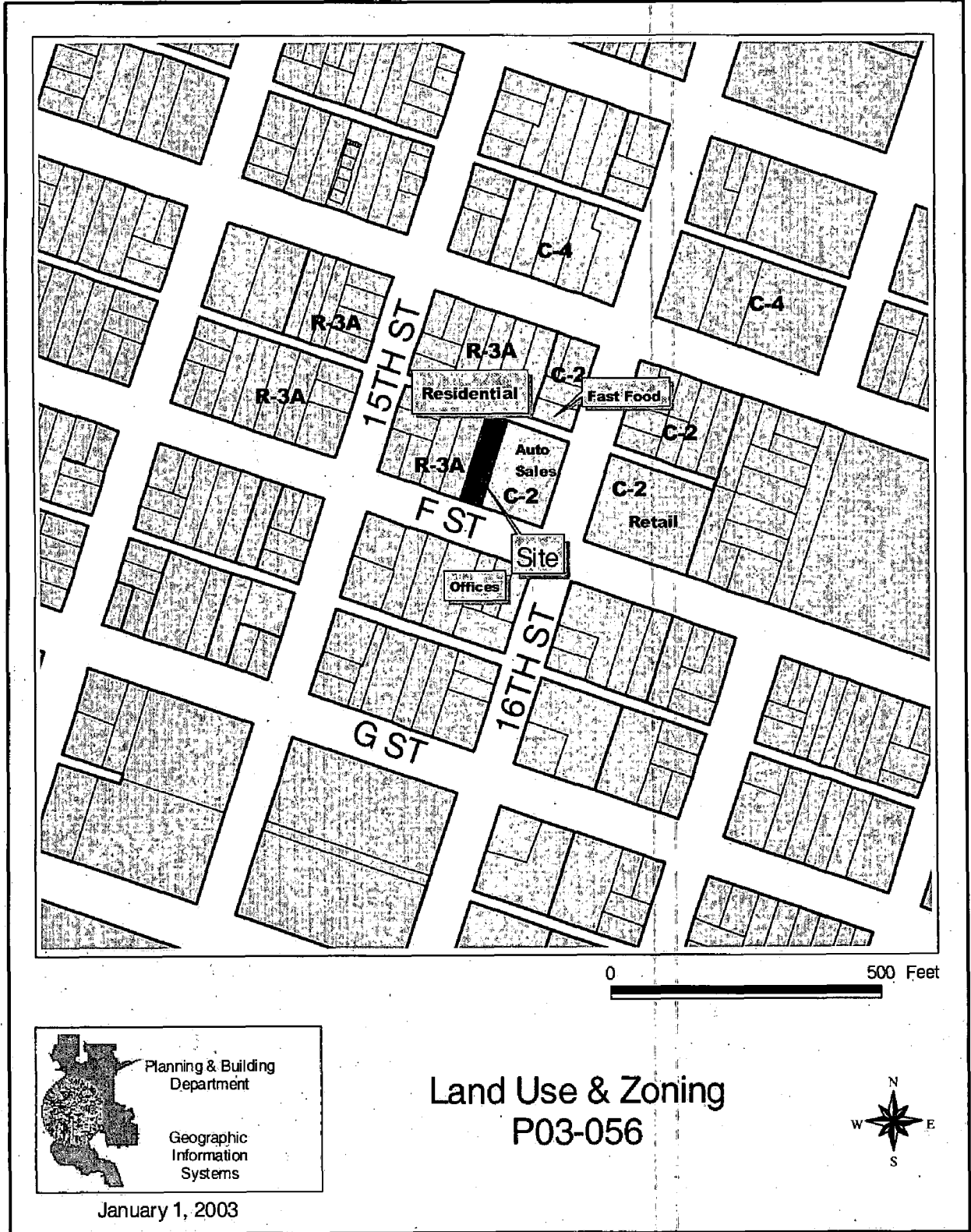
Geographic
Information
Systems

January 1, 2003

Vicinity Map
P03-056



Attachment 3
Land Use & Zoning



Planning & Building
Department

Geographic
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Land Use & Zoning
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