

P02-134 – NAVARRO RESIDENCE

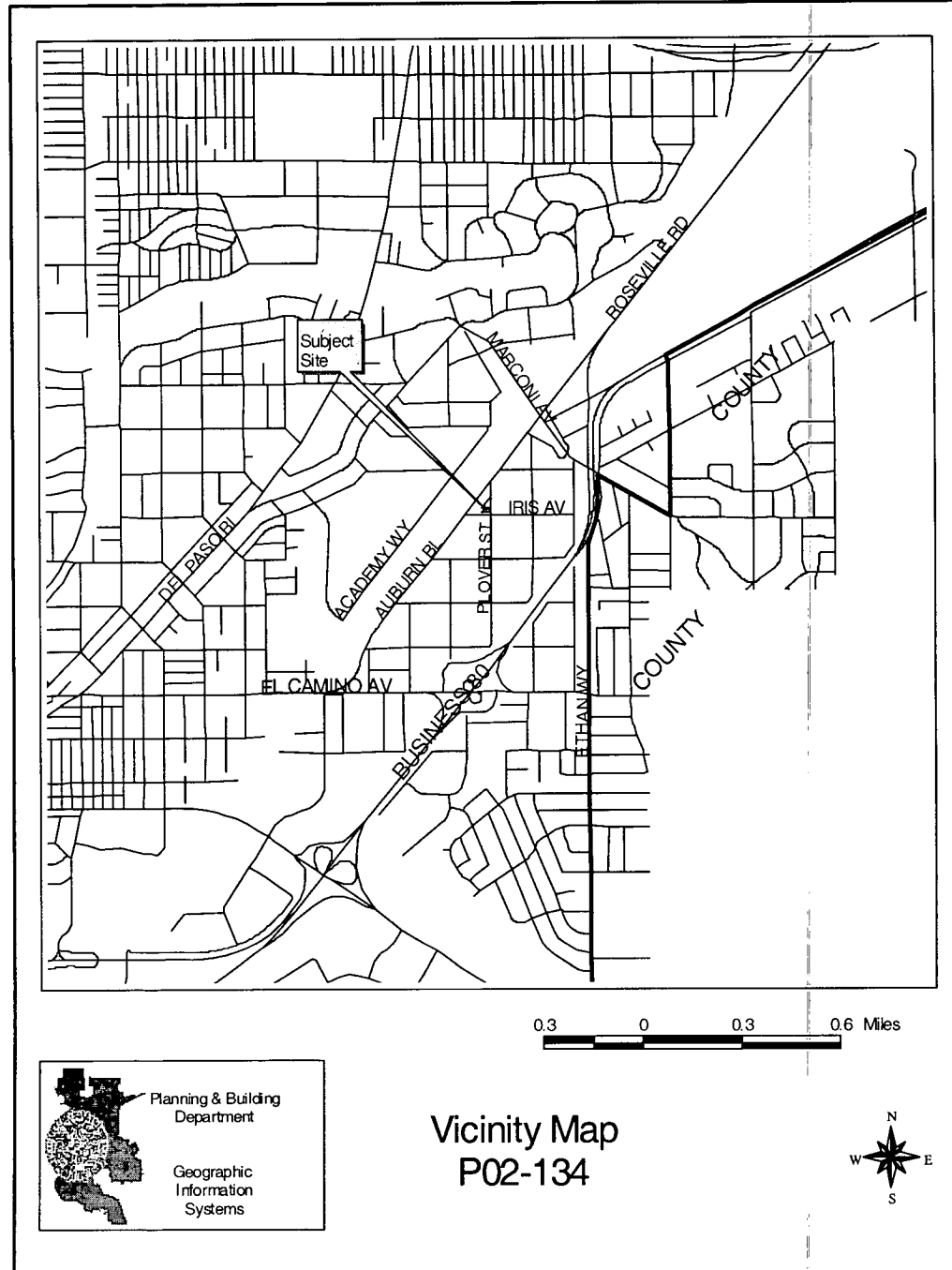
- REQUEST:           A.    **Environmental Determination:** Exempt (CEQA Section 15332)
- B.    **Special Permit** to develop a 1,500± square foot single family residence on .18± vacant acres in the General Commercial (C-2) zone.

LOCATION:           2901 Plover Street  
                          APN: 266-0202-003  
                          Council District 2

APPLICANT:	John Navarro 4748 Minaret Way Carmichael, CA 95608 916-730-7039
OWNER:	John Navarro 4748 Minaret Way Carmichael, CA 95608
PLANS BY:	Zaur Atnilov (Atnilov Consulting) 6335 Edgerton Way Carmichael, CA 95608
APPLICATION FILED:	September 19, 2002
STAFF CONTACT:	Michael York, (916) 264-8239

SUMMARY:

The applicant is requesting entitlements to allow a 1,000± square foot single family residence with a 450± square foot detached garage on a .18± acre vacant lot in the General Commercial (C-2) zone. The home will be moved from a storage yard and will be renovated once located on the project site. The project site is located in a mixed use area of residential and commercial uses. The project requires Design Review action for the building move and review of the house elevations, since the lot is located in the North Sacramento Expanded Design Review area. Staff has no issues with the development of a residence on this commercial site.



RECOMMENDATION:

**Staff recommends approval of the project, subject to conditions.** This recommendation is based on the conclusion that the proposed single family residence will not negatively affect the site. The proposed single family residence will blend in and enhance the existing neighborhood by utilizing a vacant lot. The proposed development of the lot would eliminate the potential for nuisance activities, such as illegal dumping on the vacant lot. Furthermore the project site is located in an area that has a mix of residential and commercial uses and the site was formerly occupied with a residential unit. The project is consistent with the City's adopted Policies for redeveloping existing neighborhoods.

PROJECT INFORMATION:

General Plan Designation:	Mixed Use
Community Plan Designation:	N/A
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	General Commercial (C-2)

## Surrounding Land Use and Zoning:

North: Single Family, Trailer Sales; C-2 zone  
 South: Warehouse; M-1 zone  
 East: Mobile Home Park; R-2A zone  
 West: Single Family; C-2 zone

Property Dimensions:	Irregular
Property Area:	.18± acres
Square Footage of House:	1,000± square feet
Square Footage of Garage:	450± square feet
Height of Residence:	24 feet, one story
Height of Garage:	19 feet, one story
Exterior Building Materials:	Horizontal siding
Roof Material:	Laminated dimensional comp (30yr)
Topography:	Flat
Street Improvements:	Existing on Iris Ave, none on Plover St.
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

BACKGROUND INFORMATION:

According to building records a residential structure was built on the project site in 1986. Records indicate the residential structure was a tri-plex. The structure was subsequently demolished in 1996 and has been vacant since that time. A review of the entitlement history for the project site revealed no other activity.

STAFF EVALUATION: Staff has the following comments:A. Policy Considerations

## 1. The General Plan

The General Plan designates the site as mixed use. The zoning is C-2 which allows a single family residence subject to a Planning Commission Special Permit. The project is consistent with the following General Plan policies:

"maintain and improve the quality and character of residential neighborhoods in the City" (Sec. 2-1).

"Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources" (Goal C, Sec. 2-15).

"Promote infill development as a means to meet future housing needs" (Policy 4, Sec. 2-16).

"Continue to support redevelopment and rehabilitation efforts that add new and reconditioned units to the housing stock while eliminating neighborhood blight and deterioration" (Policy 6, Sec. 2-16).

B. Site Plan Design/Zoning Requirements

## 1. Special Permit

A Planning Commission Special Permit is required to allow a single family detached residence in the General Commercial zone. The project site is also located in the Expanded North Area Design Review District. In this District, submitted house plans can normally be approved at the counter if the 'Residential Design Principles' checklist is met. This proposed project involves moving an existing house from a storage yard to the project site, which requires a building move application and elevates the Design Review from over-the-counter to Staff level (ER02-098). The project is consistent with the guidelines as described in the City Residential Design Principles, such as having a clearly identified front entry with active use windows facing

the street and having a usable front porch that will accommodate chairs to provide an opportunity for increased interaction among neighbors.

2. Setbacks

Setback requirements in the General Commercial (C-2) zone are intended to apply to commercial structures and not residential structures. Taking into account that this is a proposed residential use and it is adjacent to other residential uses, setback requirements more in line with typical single family development should try to be applied in this situation. The applicant is proposing the following setbacks:

- Front Yard – 16.5 feet
- Rear Yard – 21 feet
- Street Side Yard – 12.5 feet
- Side Yard – 5 feet
- Height – 24 feet
- Lot Coverage – 19 percent
- Detached Garage height – 19 feet

The setbacks the applicant is proposing are consistent with setbacks of the existing surrounding residential neighborhood. Staff therefore has no objections to these setbacks.

3. Landscape/Driveway

The project site contains three trees along the street frontages, one along Iris Avenue and two along Plover Street. The applicant proposes to build a 16 foot wide driveway for the residence between the two trees on Plover Street. According to the City Arborist, to preserve the trees the driveway needs to be a maximum of 12 feet wide between the trees. The driveway will gradually widen out to the proposed 16 feet as it gets past the trees. The applicant and City Arborist met and found this to be acceptable. Therefore, the project will be conditioned so that the driveway will be built to the satisfaction of Public Works and the City Arborist. The tree along the Iris Avenue frontage is unaffected and will remain. Additionally, preserving the trees will save the residence energy costs in the future.

Staff supports the development of the site as a residential site, since it supports policies promoting infill development. The proposal is utilizing an existing vacant lot, is enhancing an existing neighborhood, and is consistent with existing development.

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 subject project was routed to the Del Paso Heights Improvement Association, Dixieanne Area Neighborhood Association, and the SHRA Ben Ali Intervention Area. No responses were received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies, such as City Fire, City Utilities, and Public Works. All comments have been incorporated as conditions of approval for the project.

Utilities Dept.

Advisory Note: The proposed project is located in the flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

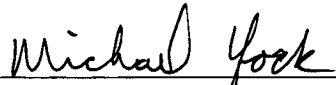
PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the **Special Permit**. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

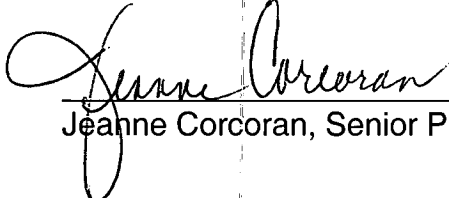
Staff recommends the Planning Commission take the following actions:

- 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 Special Permit to construct a 1,500± sf single-family residence on .18± vacant acres in the General Commercial (C-2) zone.

Report Prepared By,

  
Michael York, Junior Planner

Report Reviewed By,

  
Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Elevations
Exhibit 1C	Floor Plan
Attachment 2	Land Use & Zoning Map

**ATTACHMENT 1**  
**NOTICE OF DECISION AND FINDINGS OF FACT FOR**  
**NAVARRO RESIDENCE, LOCATED AT 2901 PLOVER STREET SACRAMENTO,**  
**CALIFORNIA IN THE GENERAL COMMERCIAL (C-2) ZONE.**  
**(P02-134)**

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At the regular meeting of December 12, 2002, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination, Exempt, Section 15332;**
- B. Approved the Special Permit** to construct a 1,500± sf single family residence on .18± vacant acres in the General Commercial (C-2) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section # 15332 of the CEQA Guidelines.
- B. Special Permit to construct a 1,500± sf single-family residence on .18± vacant acres in the General Commercial (C-2) zone. The Special Permit is approved based upon the following findings of fact:
  - 1. The project, as conditioned, is based upon sound principles of land use in that:
    - a. The project will utilize an existing vacant lot;
    - b. The single-family residence will be designed to blend in and enhance the existing neighborhood; and
    - c. The project will not adversely affect the surrounding land uses in that the housing unit is being located in a mixed use area.
  - 2. The project, as conditioned, will not be detrimental to the public welfare, safety, or and result in the creation of a public nuisance:
    - a. The proposed project would eliminate the potential for nuisance activities such as illegal dumping on a vacant lot;

- b. The proposed project supports redevelopment and rehabilitation efforts to eliminate neighborhood blight; and
  - c. The project is consistent with the Single Family Residential Design Principles, which provide for eyes on the street by utilizing prominent front entries and porch areas.
3. The project, as conditioned, complies with the General Policies that promote infill development to meet future housing needs, maintains and improve residential neighborhoods and to develop residential land that utilizes existing and planned urban resources.

#### CONDITIONS OF APPROVAL

- B. The Special Permit to construct a 1,500± sf single family residence on .18± vacant acres in the General Commercial (C-2) zone is hereby approved subject to the following conditions of approval:
- B1. Prior to issuance of building permit, the project shall be reviewed and approved by Design Review.
  - B2. Plans shall be consistent with Design Review approval conditions of project ER02-098.
  - B3. Any change in the design, materials, or colors shall be submitted to the Design Review Staff for review and approval.
  - B4. Remove and replace any existing deteriorated curb, gutter, and sidewalk along property frontage per City standards and to the satisfaction of Public Works.
  - B5. Construct curb, gutter, and sidewalk adjacent to Plover Street to match existing improvements at the northwest corner of Iris Avenue and Plover Street. Coordinate with traffic engineering to determine if a bulb out can be constructed to preserve the existing trees. As needed, relocate the sidewalk around existing trees and dedicate a pedestrian easement if the sidewalk leaves the public right of way. If traffic engineering determines the bulb out cannot be safely constructed, then remove trees and construct the remaining improvements to match existing.
  - B6. Construct residential driveway per City standards, to the satisfaction of Public Works. Do to site constraints the driveway shall be limited to 12 feet maximum width.
  - B7. Only one domestic water service per parcel will be allowed. Any new domestic water service shall be metered.

- B8. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban run-off pollution from the site during construction.
- B9. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project to an existing parks maintenance district prior to the issuance of any building permit. The applicant shall pay all city fees for formation of or annexation to special districts.

*Robert White 12/12/02*  
CHAIRPERSON

ATTEST:

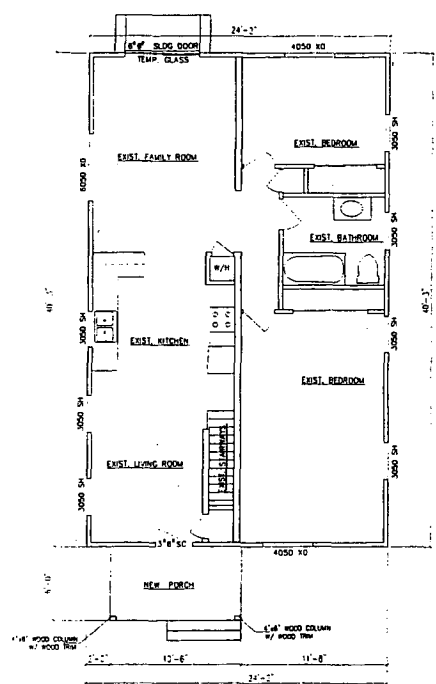
*Amy Gar*  
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SECRETARY TO CITY PLANNING COMMISSION

*12.12.02*  
\_\_\_\_\_  
DATE (P02-134)

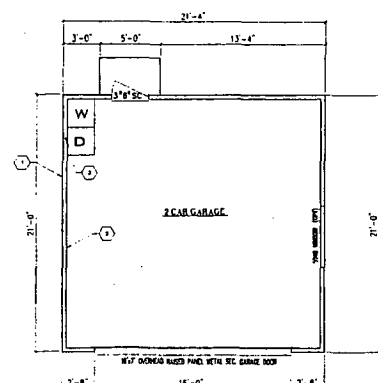
Exhibit 1A Site Plan  
Exhibit 1B Elevations  
Exhibit 1C Floor Plan



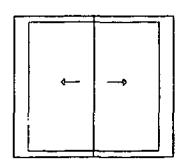




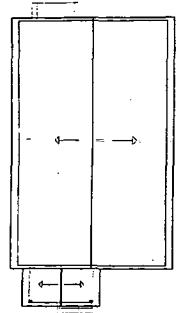
FLOOR PLAN  
SCALE 1/4" = 1'-0"



GARAGE PLAN  
SCALE 1/4" = 1'-0"



GARAGE ROOF PLAN



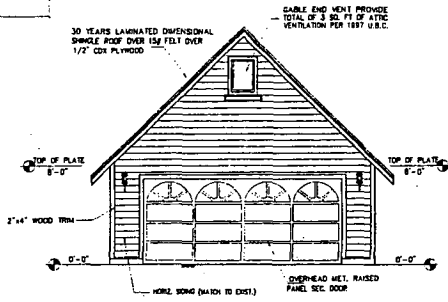
HOUSE ROOF PLAN

GENERAL NOTES

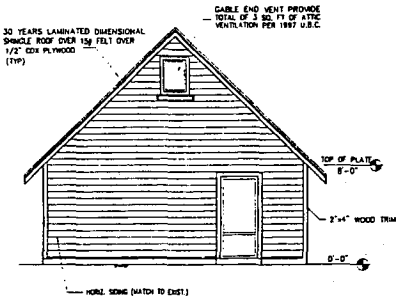
1. DIMENSION SHALL BE VERIFIED IN FIELD PRIOR TO THE START OF THE CONSTRUCTION
2. PROVIDE R-13 INSULATION AT ALL EXT WALLS.
3. PROVIDE R-38 INSULATION AT CEILING OF ALL LIVING AREAS. U.N.D.
4. WHERE FIRE-RESISTIVE CONSTRUCTION REQUIRES PENETRATION, COMPLY WITH U.B.C. SECTIONS 709.6, 709.7, 710.2, AND 710.3.
5. REFERENCE PUBLICATIONS FOR THIS PROJECT ARE: 1997 U.B.C., U.M.C., U.P.C., AND 1988 N.E.C., AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

ADDITIONAL FLOOR PLAN NOTES

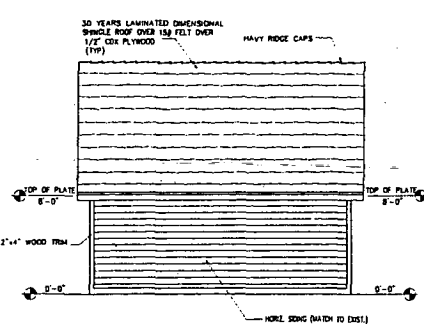
1. (READING AND EXTERIOR WALL FRAMING SHALL BE MIN. 2" x 4" STUDS SPACED AT NOT MORE THAN 16" O.C. - DRILL TOP PLATE S'ALL BE #2 DF-L WITH (24) - 154 ON EACH SIDE OF PLATE LAP SPICE, U.N.D. - ALL WALL FRAMING SHALL CONFORM TO USC, SECTION 2328.11, U.N.D.
2. PROVIDE ONE-HOUR OCCUPANCY SEPARATION PER USC SECTION 302.4, EXCEPTION NUMBER 3. USE 5/8" TYPE "X" GYPSUM WALLBOARD AT THE GARAGE E.L.C. & AT ALL GARAGE WALLS, FLOOR & BEAMS. FASTEN GYPSUM WALLBOARD TO WOOD SUPPORTS AT 16" O.C. WITH #4 COOLER/WALLBOARD NAILS AT 7" ON CENTER. IF CEILING SUPPORTS ARE SPACED AT 24" O.C. PROVIDE (2)-LAYERS OF 5/8" TYPE "X" GYPSUM WALLBOARD PER USC-TABLE 7-C ITEM #21-1.1.
3. PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT TO OUTSIDE AIR. INSTALL PER UNIFORM MECH. CODE AND PER MANUFACTURER'S SPECIFICATIONS.



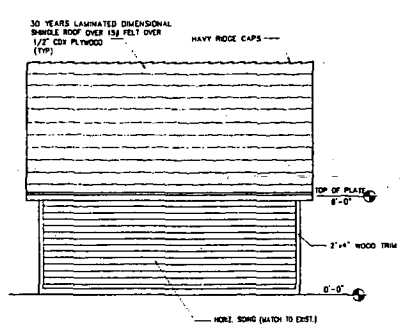
FRONT ELEVATION  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE 1/4" = 1'-0"



LEFT ELEVATION  
SCALE 1/4" = 1'-0"

ATNIILOV CONSULTING  
ARCHITECTURAL DESIGN AND DRAFTING  
6355 REDSTONE WAY CARLSBAD, CA 92008  
TEL: (919) 885-0289 FAX: (919) 887-7141

NEW JOHN NAVARRO RESIDENCE

DATE: 09/03/02  
DRAWN BY: ZAUR ATNIILOV

SHEET  
3  
OF  
3

Attachment 2 - Land Use & Zoning Map

