

P03-035 – Elvas Avenue Rezone

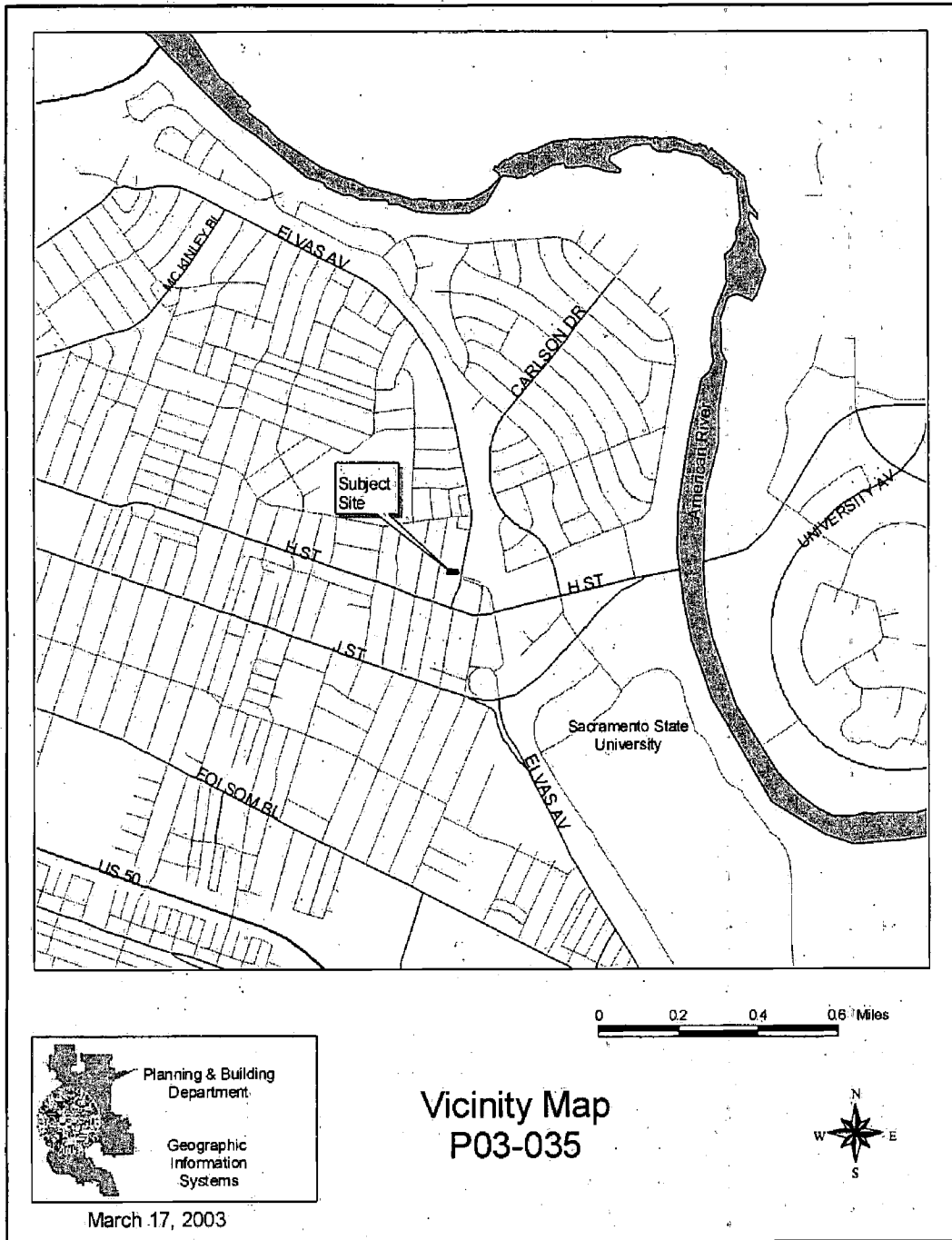
- REQUEST:
- A. Environmental Determination: Exempt (CEQA Section 15332)
 - B. Rezone 0.16± acres from Single Family (R-1) to the Residential Mixed Use (RMX) zone.

LOCATION: 5676 Elvas Avenue
APN: 004-0342-003
Sacramento City Unified School District
Council District 3

APPLICANT:	Jim Donovan JD Development Co., (916) 454-2419 706 56 th Street, suite 150 Sacramento, CA 95819
OWNER:	Entezari/Koshfam, (916) 600-8011 3105 Root Avenue Carmichael, CA 95608
APPLICATION FILED:	March 10, 2003
STAFF CONTACT:	Michael York, (916) 808-8239

SUMMARY:

The applicant is proposing to rezone a 0.16± acre lot from the Single Family (R-1) zone to the Residential Mixed Use (RMX) zone. There is currently a neglected one story single family home on the site that the applicant is proposing to renovate into a 1600 square foot, two story structure. The new structure would have a 1,300 square foot two bedroom, two bath residential unit on the second floor and a 1,300 square foot retail area on the ground floor. The purpose of the rezone is to allow a mix use project on the site. The proposal is intended to create a transition between the existing commercial uses and single family residences to the north and clean up a blighted property. Staff supports the applicants proposal.



Planning & Building
Department

Geographic
Information
Systems

March 17, 2003

Vicinity Map P03-035



RECOMMENDATION:

Staff recommends the approval of the project. This recommendation is based on the conclusion that the proposed development will not negatively affect the surrounding area. The proposed project supports development in the City's infill areas, promotes efficient growth patterns where urban services are readily available, preserves a residential unit, and the development creates a transition between the existing commercial uses and single family residences. The building will be designed so as to positively enhance the existing neighborhood. The design is consistent with the City's Single Family Design Principles.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	N/A
Existing Land Use of Site:	Single Family Residence (vacant)
Existing Zoning of Site:	Single Family (R-1)

Surrounding Land Use and Zoning:

North:	Residential; Single Family (R-1)
South:	Commercial; General Commercial (C-2)
East:	Residential & Commercial; Single Family (R-1) & Heavy Commercial (C-4)
West:	Residential; Single Family (R-1)

Setbacks:	Required	Provided
Front:	25'	25'
S. Side(Int):	5'	16'
N. Side(Int):	5'	5'
Rear:	15'	65'

Property Dimensions:	149' x 60'
Property Area:	0.16± acres
Square Footage of Residential:	1,300± square feet (2 nd floor)
Square Footage of Retail:	1,300± square feet (ground floor)
Height of Building:	28 feet, two stories
Exterior Building Materials:	Stucco, and/or brick
Roofing Materials:	Composition (30 yr)
Parking Provided:	7 spaces (6 retail, 1 dwelling)
Parking Required:	7 spaces (6 retail, 1 dwelling)
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:

Permit
Off-Site Improvements
Building Permit
Driveway Variance

Agency
Public Works, Plan Check Section
Building Division
Public Works Department

BACKGROUND INFORMATION:

Research of the entitlement history revealed no activity. The applicant does have an interest to improve the proposed site in that they have a large financial interest in the adjacent 3/4± acre commercial property and would like to improve the project site and provide a transition from commercial to residential.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

1. General Plan

The General Plan designates the site as Low Density Residential (4-15 du/na). The project is consistent with the following General Plan policies:

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

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

"Provide adequate housing sites and opportunities for all households" (Goal 1, Sec. 3.10-2).

2. Smart Growth Principles

The project is consistent with the following Smart Growth principles:

"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. (Policy 12).

"Create a range of housing opportunities and choices" with a diversity of affordable housing near employment centers. (Policy 12).

B. Rezone

The applicant is proposing to rezone the site to Residential Mixed Use (RMX). The RMX zone is intended to allow moderate density residential and neighborhood serving commercial uses as a matter of right, and to preserve existing housing stock and residential character of the neighborhood. The zone permits residential, office and limited

commercial uses. The rezone will allow the proposed project for a two story structure with a residential unit on the second floor and retail on the ground floor. The RMX zone will not allow the retail or commercial uses to exceed 50% of the building square footage. With the proposed 2,600 square foot structure the commercial use cannot exceed 1,300 square feet.

The commercial property to the south which rehabbed a former auto body shop into an office building was constructed with the rear of its building on the south property line of the project site creating a 25-30 foot high masonry wall. Due to this existing condition adjacent to the project site, the site becomes a good location to create a transition zone from commercial to residential. The proposal for the 28 foot two story structure should create a subtle transition between the commercial and residential uses.

The RMX zone is specific on the allowable uses, so although there is not a proposed tenant at this time, the retail use could be a florist, travel agency, barber, or something similar to serve the neighborhood. Should a restaurant or café choose to locate at this site, it would be limited to 18 seats, due to parking conditions. If for some reason this structure does not get built, staff would like the opportunity to review future proposals to be developed on this site. Therefore, staff will recommend to City Council the zoning for this site have a plan review designation (RMX-R). Structures less than 10,000 gross square feet, would be reviewed and approved by the Zoning Administrator.

Staff supports the rezone and development of the site with a mixed use structure, since it retains the residential unit, maintains the residential character of the street, and provides a transition from a commercial complex to residential uses to the north. The project enhances an existing neighborhood, and is consistent with existing development.

C. Site Plan Design

1. Site Design/Setbacks/Height

The 'RMX' zone is required to have setbacks of 25 feet in the front, 5 feet on the sides and 15 feet in the rear. The setbacks are similar to the single family zone setback requirements. The project complies with the required front and side setbacks. However, the rear setback, which is approximately 65 feet, is much greater than the required 15 feet. The applicant proposes to use the existing building pad for the project. The applicant has indicated that the building will be reused and a new floor added. The second floor residential unit will have windows on the north elevation. The adjacent property owner to the north may feel encroached upon in this situation. However, building code allows openings if setback requirements are being met. It has been determined that established setbacks are usually sufficient as not to create issues. This building is not any different than any other two story residential structure built in the city, therefore we can not restrict the applicant. The setbacks are considered adequate so as not to encroach on the adjacent properties.

In the RMX zone, as all residential zones, the height limit is 35 feet. This two story

structure is proposed to be 28 feet high. The proposed height should not impact the adjacent residential uses since several two story structures have been developed in the area. The large rear setback will further reduce any potential impacts the height may have on other adjacent properties to the west.

2. Parking/Landscaping

The project will be required to provide seven (7) parking spaces total, six spaces for the 1,300 square foot retail area (1 to 250 ratio) and one space for the residential unit. The applicant is indicating eight (8) spaces on their site plan. As shown the eight spaces do not provide adequate maneuvering area in the parking area. Removing one parking space will provide adequate maneuvering area and still meet the parking requirement of seven spaces.

The driveway to access the parking area is proposed to be 16 feet wide. The required width for driveways for commercial development is 24 feet. The proposed driveway does not comply with City Standards. The Public Works Department has stated they do not oppose the request to reduce the driveway width if the Fire Department does not have an issue with this request. The Fire Department has indicated that reducing the driveway width does not create an access issue to the site. The applicant will be required to obtain a driveway variance from the City Public Works Department.

A parking lot is required to comply with the landscaping requirement that in 15 years parking and maneuvering area is to be 50% shaded. The applicant did not provide a landscape plan, but there is sufficient area for planters to meet this requirement. A landscape plan will be required during the building permit stage. By City Code the project is to comply with this condition.

D. Building Design

The exterior design of the building will look like a two story residential home. The building materials for the structure will be a combination of stucco and wood with a composition roof. Standard construction methods will also be incorporated into the building to meet the acceptable noise levels. The 1,300 square foot retail area on the ground floor will be accessed from the front. The residential unit on the second floor will be accessed from the rear yard parking area. The residential unit will have two windows from living space area that face the street frontage which may provide a sense of added security. The structure is allowed by right in this zone, but is still required to meet all building code requirements.

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 was routed to the McKinley Elvas Neighborhood Alliance, East Sacramento Improvement Association, East Sacramento Chamber of Commerce, and the Friends of 'H' Street. Response cards were received from the East Sacramento Chamber of Commerce and the McKinley Elvas Neighborhood Alliance. Neither association had any objection to the project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Below is a summary of comments received:

1. Public Works

Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.

All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

Not opposed to reduced driveway width if Fire Department has no issues with it. Will require driveway variance.

2. Utilities

No requirements to flood proof.

3. Police

Any potential nuisance issues with new structure need to be addressed when structure is built.

4. Building

New structure must meet all building code requirements.

5. Fire

No objection to reduced driveway width, can access all parts of proposed structure from street.


PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to recommend approval or denial to City Council. The entitlements require City Council approval. Appeal of the Planning Commission action is not necessary since Planning Commission action is recommendation only.

RECOMMENDATION:

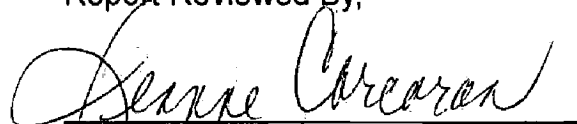
Staff recommends the Planning Commission take the following actions:

- A/B. Recommend approval and forward to City Council the Exemption and Rezone of 0.16± acres from the Single Family (R-1) zone to the Residential Mixed Use Review (RMX-R) zone.

Report Prepared By,


Michael York, Assistant Planner

Report Reviewed By,


Jeanne Corcoran, Senior Planner

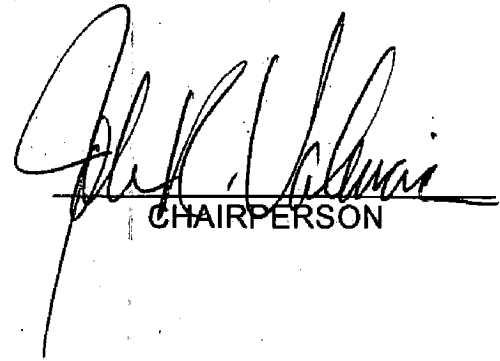
Attachments


Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Rezone Exhibit
Attachment 2	Site Plan
Attachment 3	Pictures of Site
Attachment 4	Land Use & Zoning Map

ATTACHMENT 1
NOTICE OF DECISION AND FINDINGS OF FACT FOR THE
ELVAS AVENUE REZONE, LOCATED AT 5676 ELVAS AVENUE SACRAMENTO,
CALIFORNIA IN THE PROPOSED RESIDENTIAL MIXED USE (RMX) ZONE. (P03-035)
(APN: 004-0342-003)

At the regular meeting of September 11, 2003 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:

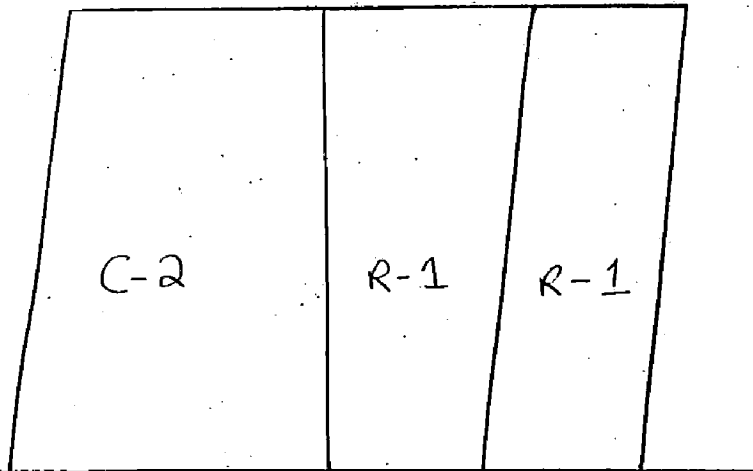
- A. Recommended approval and forwarded to City Council the rezone of 0.16± acres from the Single Family (R-1) zone to the Residential Mixed Use Review (RMX-R) zone.**
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 CHAIRPERSON

ATTEST

 SECRETARY TO CITY PLANNING COMMISSION
9/11/03
 DATE (P03-035)

REZONE EXHIBIT
5676 ELVAS AVE

SUBJECT



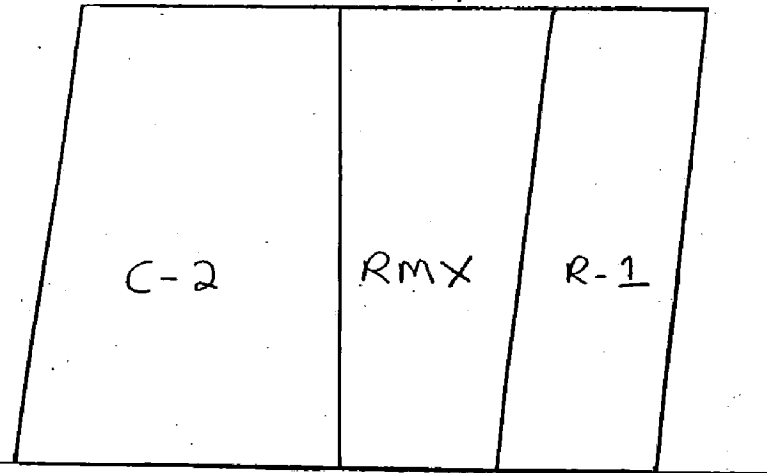
ELVAS AVE

EXISTING ZONING

SCALE 1" = 50'

REZONE EXHIBIT
5676 ELVAS AVE

SUBJECT



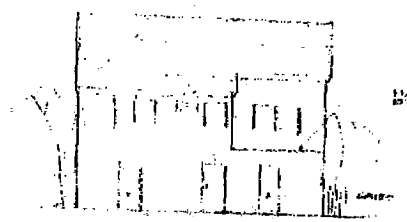
ELVAS AVE

PROPOSED ZONING

SCALE 1" = 50'



NORTH ELEVATION



WEST ELEVATION



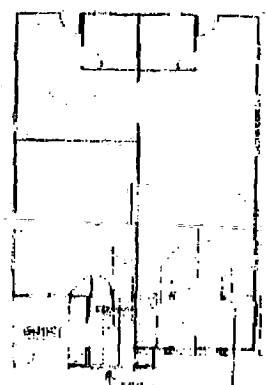
EAST ELEVATION



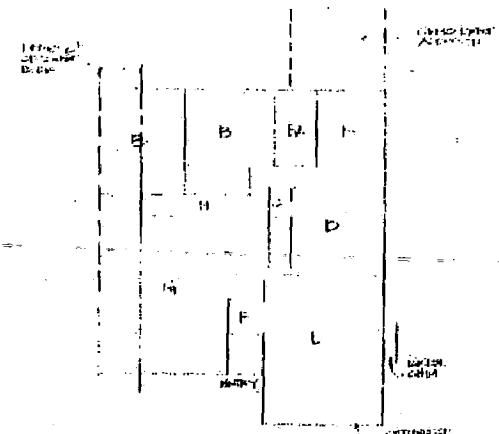
SOUTH ELEVATION



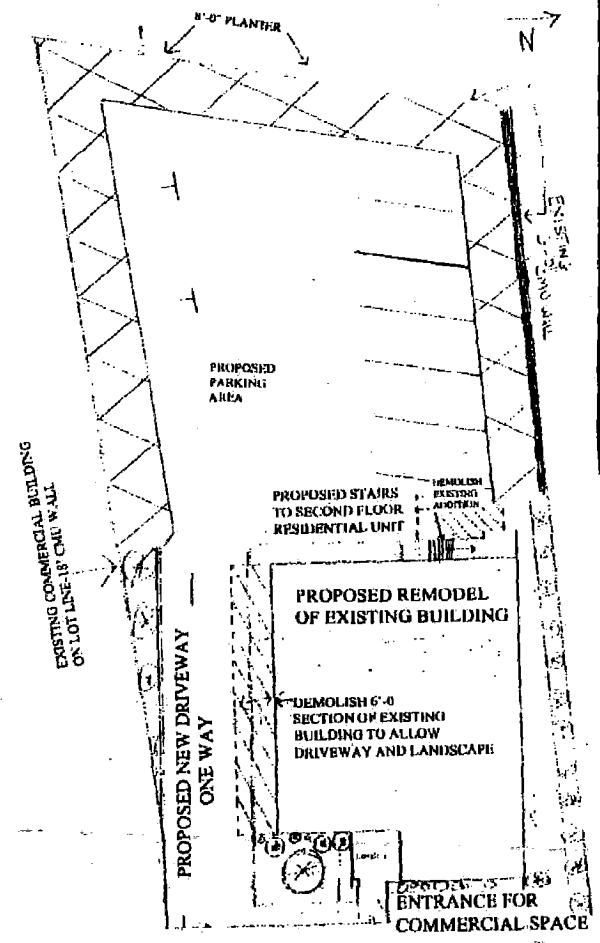
2nd FLOOR
PROPOSED RESIDENTIAL



1st FLOOR
PROPOSED COMMERCIAL



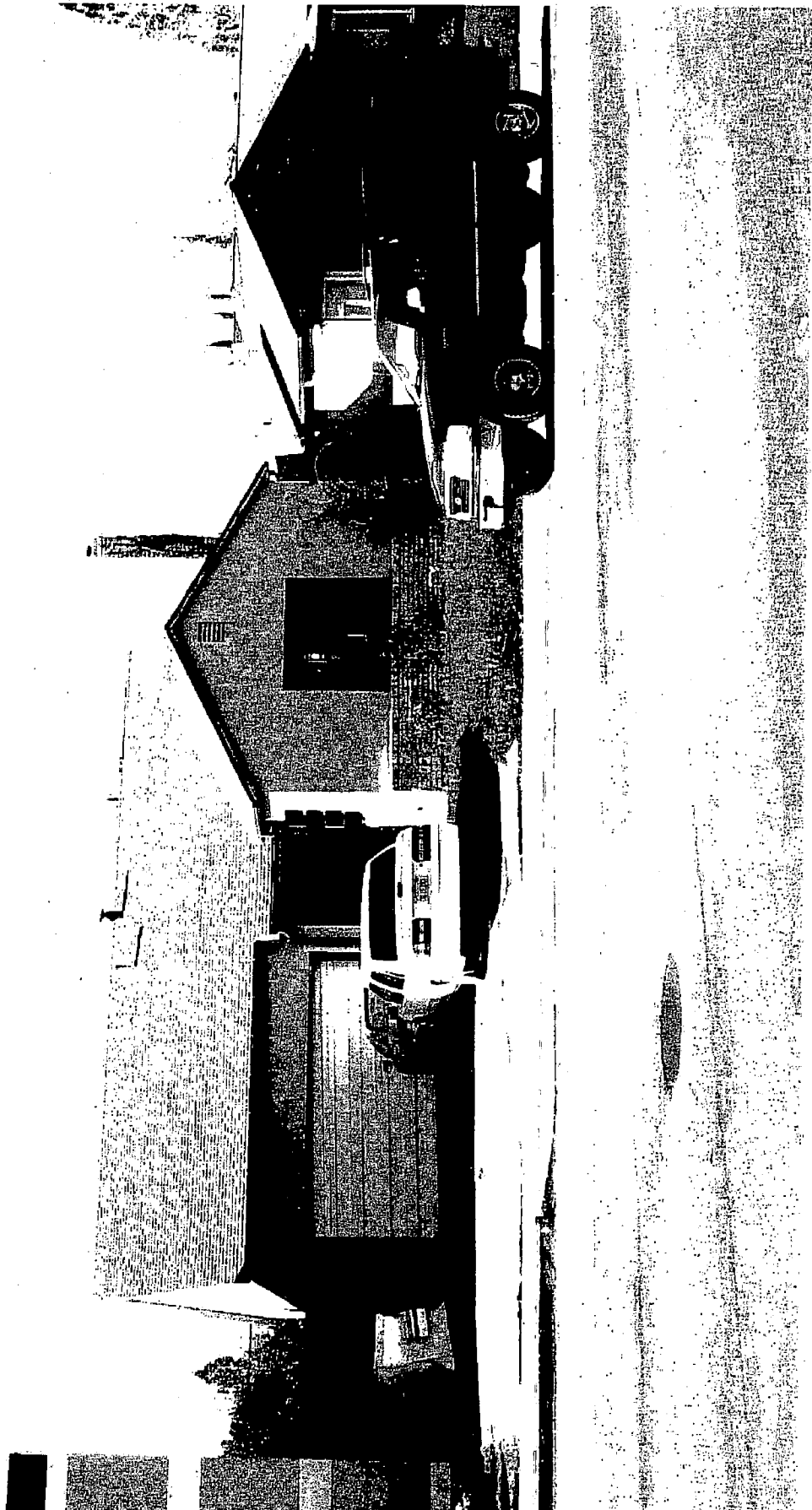
EXISTING BUILDING PLAN



SITE PLAN
PER PROPOSED REMODEL
1/8" = 1'-0"

P03-035
REC'D 3/10/03

Attachment 3 – Pictures of Site



EXISTING EAST ELEVATION

Attachment 3 – Pictures of Site



NORTH ELEVATION

Attachment 4 – Land Use & Zoning Map

