

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 8
March 22, 2001
PAGE 1

P00-140 - 2315 F Street Artist Live Work Project

- REQUEST:
- A. Environmental Determination: Exempt 15303
 - B. Tentative Map to subdivide one parcel into two parcels on .147± developed acres in the Single Family or two family (R-1(B)) zone.
 - C. Variance to create a landlocked parcel.
 - D. Variance to provide a main entrance not facing a public street.

LOCATION:	2315 F Street APN 003-0136-019 Central City Community Plan Area Council District 3
APPLICANT:	Dennis Greenbaum 700 Alhambra Boulevard Sacramento, CA 95816
OWNER:	Marirose Jelich 2315 F Street Sacramento, CA 95816

APPLIC. FILED: October 3, 2000

STAFF CONTACT: Mark Kraft, 264-8116

SUMMARY: The applicant is requesting the entitlements necessary to subdivide one parcel into two parcels; allow an existing duplex to remain on the southern parcel; and to build, on the northern parcel, an artist live work unit, with approximately 1350 square feet of studio and office space, and 1590 square feet of living space, at 2315 F Street. The project also requires a variance to create a landlocked parcel, and a variance to locate an entrance not facing a public

street.

RECOMMENDATION:

Staff recommends approval of the project, subject to conditions. The recommendation is based on the proposed use, density and housing type, which is consistent with the General Plan designation and zoning for the site, and which is allowed under existing zoning. This recommendation is also based upon the consistency of the proposed use with General Plan policies which encourage the development of quality housing opportunities and efficient development of infill housing sites in the City, and Central City Housing Strategy recommendations to increase housing supply in the Central City through development of housing units on alleys.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (15±du/na)
Central City Community Plan Des.	Single Family Residential
Existing Land Use of Site:	Duplex
Existing Zoning of Site:	Single Family and Two Family Residential (R-1(B).

Surrounding Land Use and Zoning:

North: Multiple Family Residential; R-1(B)
South: Single and Multiple Family Residential; R-1(B)
East: Single Family Residential; R-1(B)
West: Two Family Residential;(R-1(B)

Parking Required:	0 spaces
Parking Provided:	2 spaces
Property Dimensions:	40'x160' (Two 40' x 80' lots proposed)
Property Area:	±.147 acres total
Height of Building:	31.5 feet
Height Limit:	35 feet
Lot Coverage:	32% (on south parcel with existing duplex)
Maximum Lot Coverage Allowed:	54% (on north parcel with new unit)
	60%

<u>Setbacks</u>	<u>Provided</u>	<u>Required</u>
South Parcel (existing duplex)		
Frontyard	15'	NA (existing)
Sideyard (west)	4'	NA(existing)
Sideyard (east)	12.5'	NA(existing)
Rearyard	15'	15'
North Parcel (New Unit)		
Front Yard (Alley)	6'	6'
Sideyard(west)	3'	5'
Sideyard (east)	3'	5'
Rearyard	15'	16'

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>Requirement</u>	<u>Agency</u>
Building Permit	Planning and Building
Design Review	Planning and Building (Obtained March 8,2001)
Home Occupation Permit	Planning and Building

BACKGROUND INFORMATION:

The applicant is seeking entitlements to subdivide one parcel into two parcels, and to construct an artist live work unit on the northern parcel. The new unit would contain 1350± square feet of space on the first floor, which would include studio and office space in addition to one bathroom. The second floor would contain 1590± square feet of living space (a one bedroom, one bath unit). The third floor would provide a roof garden. The southern parcel would retain the existing 1850 square foot duplex. The project would involve the demolition of an existing two car garage on the northern boundary of the site, but would include a two car garage as part of the new unit. The applicant is seeking to provide an owner occupied live work unit on the site, while maintaining the opportunity for rental housing on the southern portion of the site.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project is consistent with the General Plan and Central City Community Plan designations for the site. The project proposed to create two 40' x 80' lots on the subject site. A 40' x 80' lot is considered to be a standard lot size in the Central City. Section 2-4 of the General Plan describes residential land use categories, and for Low Density residential, it states that typical development in these areas will consist of single family detached units, duplexes, halfplexes, townhouses, condominiums, zero lot line units and cluster houses. The project will maintain the existing duplex on the southern parcel, and provide one unit on the northern parcel. The project is therefore consistent with the housing types identified in the General Plan.

The project, in providing a residential infill housing units, is consistent with the following General Plan Goals and Policies:

Sec 1-31 Policy 2-

It is the policy of the City that adequate quality housing opportunities be provided for all income households and that projected housing needs are accommodated.....providing a variety of residential uses near major employment centers...can help insure housing opportunities for all income households employed in those areas.

Section 1-34 Policy 5-

Some neighborhoods are characterized by vacant land skipped over in the process of development. To more fully utilize this resource, efforts to promote infill and remove development constraints will be necessary.

Sec 2-13 Goal C

Develop Residential land uses in a manner which is efficient and utilizes existing and planned urban resources.

Sec 2-14 Policy 4

Promote infill development as a means to meet future housing needs...

Sec 3-47 Policy 1

Improve the infill incentive program to maximize housing development on urban vacant properties.

In proposing a new unit at the rear of the existing parcel, the project is consistent with the following recommendations of the Central City Housing Strategy:

Housing Production Rec. 12:

Modify zoning regulations governing development of additional units in the rear of residential

lots with existing residential development to allow rear units to front on alleys

Housing Production Rec. 13:

Modify the zoning ordinance to allow lot splits (to separate alley lots from front lots) to encourage more construction and homeownership in existing neighborhoods.

Housing Production Rec. 14

Modify the regulations of the R-1(B) zone to allow construction of up to three units on a 40-by-160 lot, providing that no more than one unit is located facing the street.

In developing a unit facing the alley adjacent to the site, the project is consistent with the following principle of the Central City Neighborhood Design Guidelines:

Principle 3.K.1.- Develop projects that face on alleys to enhance the general livability, visual quality, and safety of the alley.

B. Zoning Requirements

1. Zoning

The project site is zoned Single Family and Two Family Residential (R-1(B)). The zone allows for single family development by right. Duplexes are allowed by right on corner lots, and are allowed on interior lots subject to a Zoning Administrators Special Permit. The project proposes to create two 40' x 80' lots, which are considered by ordinance to be standard lots in the Central City. The existing duplex on site would occupy the southern parcel, and a single artist live work unit would occupy the northern parcel. The duplex, is considered an allowed use with a "deemed Special Permit" as it was constructed prior to enactment of a Special Permit requirement for the site. The proposed single artist live work unit is allowed by right in the R-1(B) zone, subject to criteria specified in the zoning ordinance.

Specifically, artist live work space is allowed in residential zones for arts activities involving the nonperforming arts: painting, sculpture, drawing, photography, film, video, small scale glass works, ceramics, textiles custom-made jewelry or apparel and woodworking. The proposed use of the space would be for sculpture. The other criteria is that no noise related art activities (machinery, instruments, etc.) shall be allowed outside the building. The project is conditioned to meet these criteria.

2. Height and Area Regulations

As detailed in the Project Information section of the report, the new unit proposed for the project complies with the height, setback, and lot coverage requirements of the zoning ordinance. The proposed subdivision also allows sufficient space so that the existing duplex complies with the 15 foot rear yard setback requirement. The project therefore requires no entitlements for height and area regulations.

3. Variances to Create a Landlocked Parcel to Provide an Entrance not facing the Public Street

Although the proposed new unit will have access from the alley adjacent to the parcel, it is technically a landlocked parcel, as defined in the zoning code, as it does not have access from a public street. Similarly, the alley oriented entrance of the new unit is not considered to be an entrance facing a public street, as defined in the zoning code. The project therefore needs variances from the zoning code.

Although alley development does not comply with the requirements of the zoning code in these respects, the development is consistent with General Plan policy and Central City Housing Strategy recommendations to promote infill development, and Central City Neighborhood Design Guidelines to promote livability, visual quality, and safety of alleys. The project will be conditioned to provide individual addressing and signage on the southern parcel indicating the existence of the alley unit. Additionally an access easement will be provided from the southern parcel to the northern parcel, thereby addressing safety and emergency access concerns. Staff therefore supports the requested variances.

4. Parking

The proposed lot split creates two parcels, each 40' X 80' in size. The zoning code does not require parking for residential uses on lots 3200 square feet or smaller. Therefore, by zoning code, the project does not require any parking spaces. The project proposes to demolish an existing two car garage on the site. However, the new unit will include a two car garage. Therefore, the project does not need an entitlement for parking.

5. Tentative Map

The project proposes to subdivide the existing 40' x 160' lot into two parcels. The project was heard and approved by the Subdivision Review Committee on February 21, 2001. The conditions of approval are included in the attached Notice of Decision.

6. Site/Building Design

The project was subject to staff level Design Review, and was approved on March 8, 2001. The project was found by Design Review staff to conform to the Sacramento Central City Neighborhood Design Guidelines in its use of quality materials and architectural detailing. The conditions of approval for the project were as follows:

1. Provide new plaster system with smooth finish.
2. Provide decorative metal lattice work where indicated on drawings.
3. Provide aluminum windows with baked enamel finish.
4. All windows shall have a window sill.
5. Front entry door shall have a raised panel design.
6. Garage door shall have a raised panel design.
7. Roofing shall be a minimum 25-year laminated dimensional composition shingle.
8. Gutters and downspouts shall be provided.
9. No roof mounted mechanical equipment is allowed.
10. Provide decorative light fixtures at front door and garage.
11. Landscaping and automatic irrigation shall be provided on all sides.
12. Colors and materials to be per approved drawings.
13. Provide tall, screening vegetation along north and south property lines to block views into adjoining lots. Submit landscape plan for Design Review staff approval.
14. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes.
15. No building permit shall be issued until expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
16. Applicant must obtain all necessary planning entitlements. Any required modifications to Design Review approved plans as a result of other planning conditions may be subject to an additional Design Review fee.

During the Design Review process, the applicant made several changes to the project to address the staff objective of making the project more residential in appearance. In addition to changing the roof from metal to composition, as conditioned. The applicant revised the window design to provide the project with a more residential feel. To address staff concerns regarding relationship to the alley, the entryway was revised to be 10 feet closer to the property line than originally proposed. The condition to provide screening vegetation was added to address privacy concerns of the neighbors.

PROJECT REVIEW PROCESS

A. Environmental Determination

The City Environmental Coordinator has determined that the proposed project is exempt from

environmental review pursuant to CEQA, Section 15303.

B. Public/Neighborhood Association Comments

The proposed project application was routed to the Boulevard Park Neighborhood Association. Land owners within a 500 foot radius of the project site were also notified of the project proposal. No written comments were received as of the time of this report. The landscape screening condition on the Design Review approval was imposed to address verbal concerns received regarding preservation of privacy.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies.

The following comments were received:

Solid Waste

We recommend that the party performing the demolition contact Solid Waste staff for information on cheaper recycling opportunities. We also request that the landlord initiate recycling service with the City for the unit when it becomes occupied.

Police

Provide separate addressing for the rear unit. Provide signage, facing F Street, indicating the presence of a rear unit and giving its address.

Public Works

Public Works conditions for the Tentative Map are included in the attached Notice of Decision.

Utilities

Utilities conditions for the Tentative Map are included in the attached Notice of Decision.

SMUD

SMUD's easement request has been included as a Tentative Map condition in the attached Notice of Decision.

The Fire Department, Public Works Lighting Division, and the Building Division provided written notice that they had no comment on the project.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny items A-D. 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 approving the Environmental Determination: Exempt 15303
- B. Adopt the attached Notice of Decision approving the Tentative Map to subdivide one parcel into two parcels on .147± developed acres in the Single Family or Two Family (R-1(B)) zone.
- C. Adopt the attached Notice of Decision and Finding of Fact approving the Variance to create a landlocked parcel.
- D. Adopt the attached Notice of Decision and Finding of Fact approving the Variance to provide a main entrance not facing a public street.

Report Prepared By,

Report Reviewed By,



Mark Kraft
Associate Planner

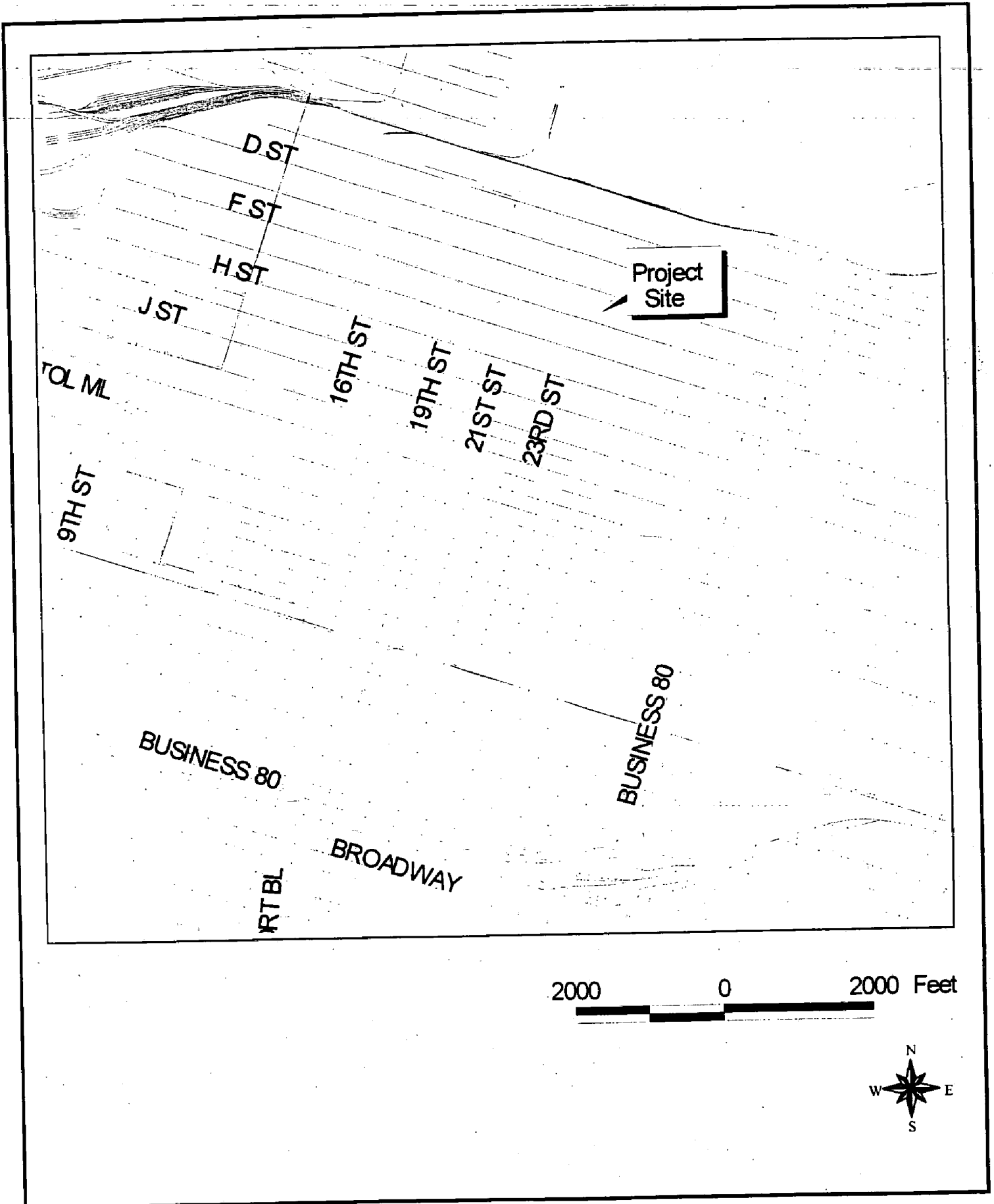


Joy Patterson
Senior Planner

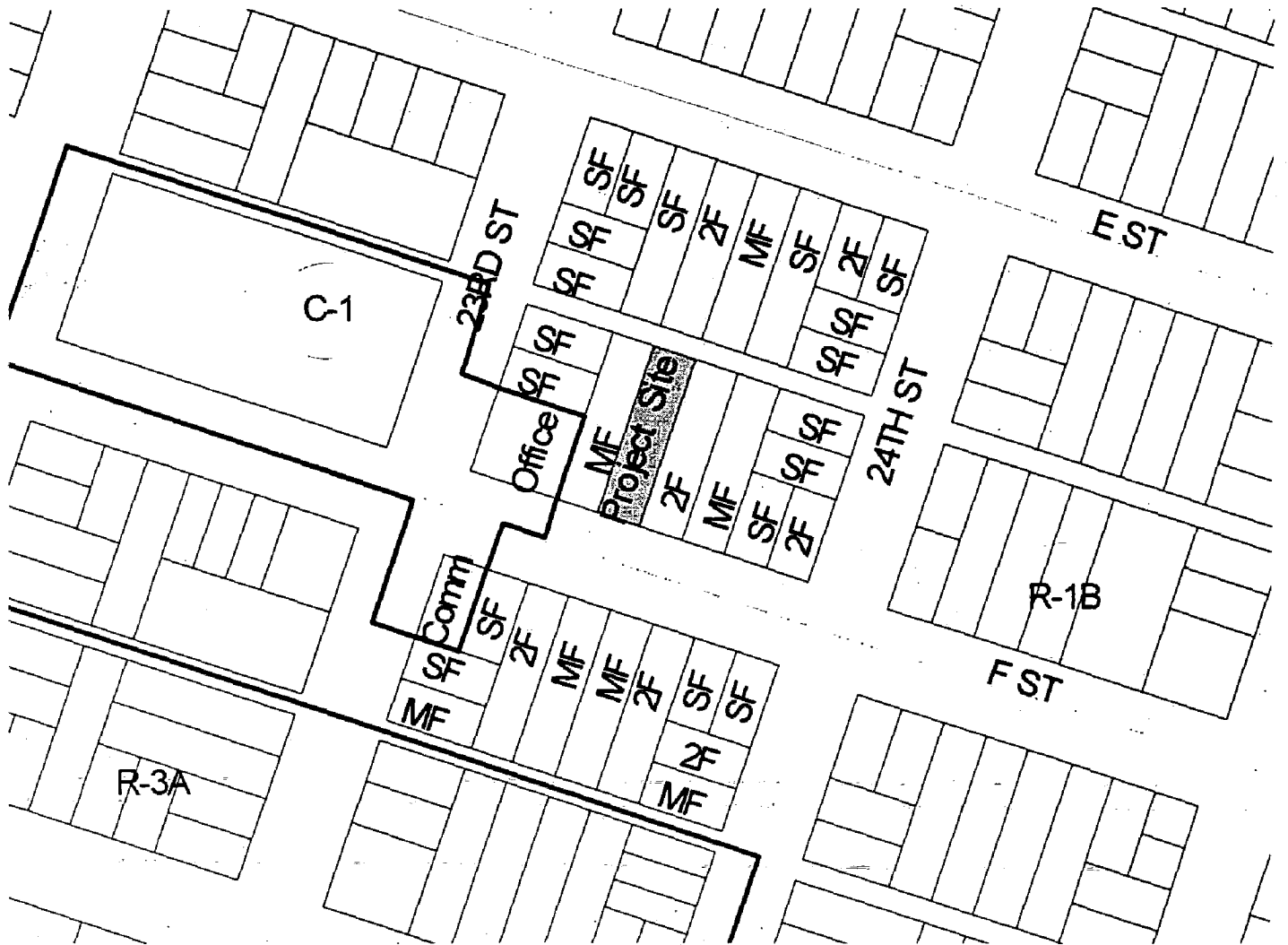
Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision
Exhibit C-1	Site Plans/Elevations

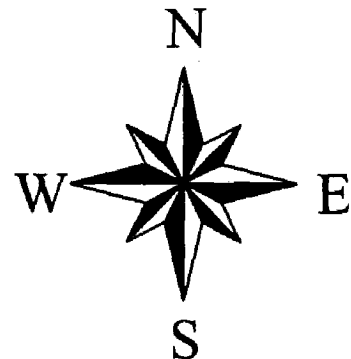
Attachment A- Vicinity Map
P00-140-2315 F Street Artist Live Work Project



Attachment B- Land Use and Zoning
P00-140 2315 F Street Artist Live Work Project



0.05 0 0.05 0.1 Miles



ATTACHMENT C
NOTICE OF DECISION AND FINDINGS OF FACT FOR
(2315 F Street Live Work Project), LOCATED At 2315 F Street.
SACRAMENTO, CALIFORNIA IN THE
Single Family or Two Family (R-1(B)) ZONE (P00-140)

At the regular meeting of March 22, 2001 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. Approved the Environmental Determination: Exempt 15303
- B. Approved the Tentative Map to subdivide one parcel into two parcels on .147± developed acres in the Single Family or Two Family (R-1(B)) zone.
- C. Approved the Variance to create a landlocked parcel.
- D. Approved the Variance to provide a main entrance not facing a public street.

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

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Sections 15303.
- B. The Tentative Map to subdivide one existing parcels into two parcels is hereby approved, based upon the following findings:
 - 1. The City Planning Commission, on March 22, 2001 held a public meeting on the request for approval of a Tentative Map at the property located at the above described location.
 - 2. All government and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond.
 - 3. The Environmental Services Manager has determined that the project, is exempt from environmental review per Sections 15303.

4. The Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision.
- C-D. The Variances to allow a landlocked parcel and to provide a main entrance not facing a public street are hereby approved subject to the following findings or fact:
1. The variances do not constitute a special privilege extended to an individual property owner in that the same variances would be appropriate for other property owners facing similar circumstances.
 2. The proposal does not constitute use variance in that the proposed residence is an allowed use in the R-1(B) zone.
 3. The project, as conditioned will not be detrimental to the public welfare or result in the creation of a public nuisance in that adequate access to the residence will be provided.
 4. The project, as conditioned is consistent with General Plan and Central City Community Plan Goals and Policies, the Central City Housing Strategy, and the Central City Neighborhood Design Plan.

CONDITIONS OF APPROVAL

- B. The Tentative Map to subdivide one existing parcel into two parcels is hereby approved, subject to the following conditions:
- B1. Remove and replace any deteriorated curb, gutter or sidewalk.
 - B2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
 - B3. In accordance with City Code Section 16.64.010, submit to the city an appraisal of the property to be subdivided and pay the required Parkland dedication in-lieu fees;
 - B4. Draining across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines, or the applicant shall provide easements as noted in condition B6.
 - B5. Separate water and sewer services shall be provided to each parcel from the water and sewer mains located in the E-F alley. Private easements for the water and sewer services shall be required to the satisfaction of the Department of Utilities. The applicant shall provide easements as noted in condition B6. Maintenance and repairs of service lines installed in the private easement are the owners responsibility. The water meter and/or city's point of service will be at the edge of the public right-of-way.

- B6. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that each parcel shall convey to the remaining parcels, as needed, private easements for (1) access, (2) storm drainage, (3) water, and (4) sanitary sewer at no cost at the time of sale or other conveyance of any parcel.
- B7. Dedicate the westerly 5 feet as a public utility easement (PUE) for underground and overhead facilities and appurtenances.

Advisory note:

1. Applicant may file a Certificate of Compliance in lieu of a Parcel Map to record this lot split if no subdivision Improvement Agreement is required.
 2. The proposed project is located in the 100-year floodplain, designated as an A99 zone in the Federal Emergency Management Administration (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.
- C-D. The Variances to create a landlocked parcel and to provide a main entrance not facing a public street is hereby approved subject to the following conditions:
- C-D1. The unit on the north parcel shall have a separate address from the duplex on the south parcel.
- C-D2. Signage indicating the presence of an alley unit shall be placed on the south parcel facing F Street. The signage shall indicate the address of the alley unit.

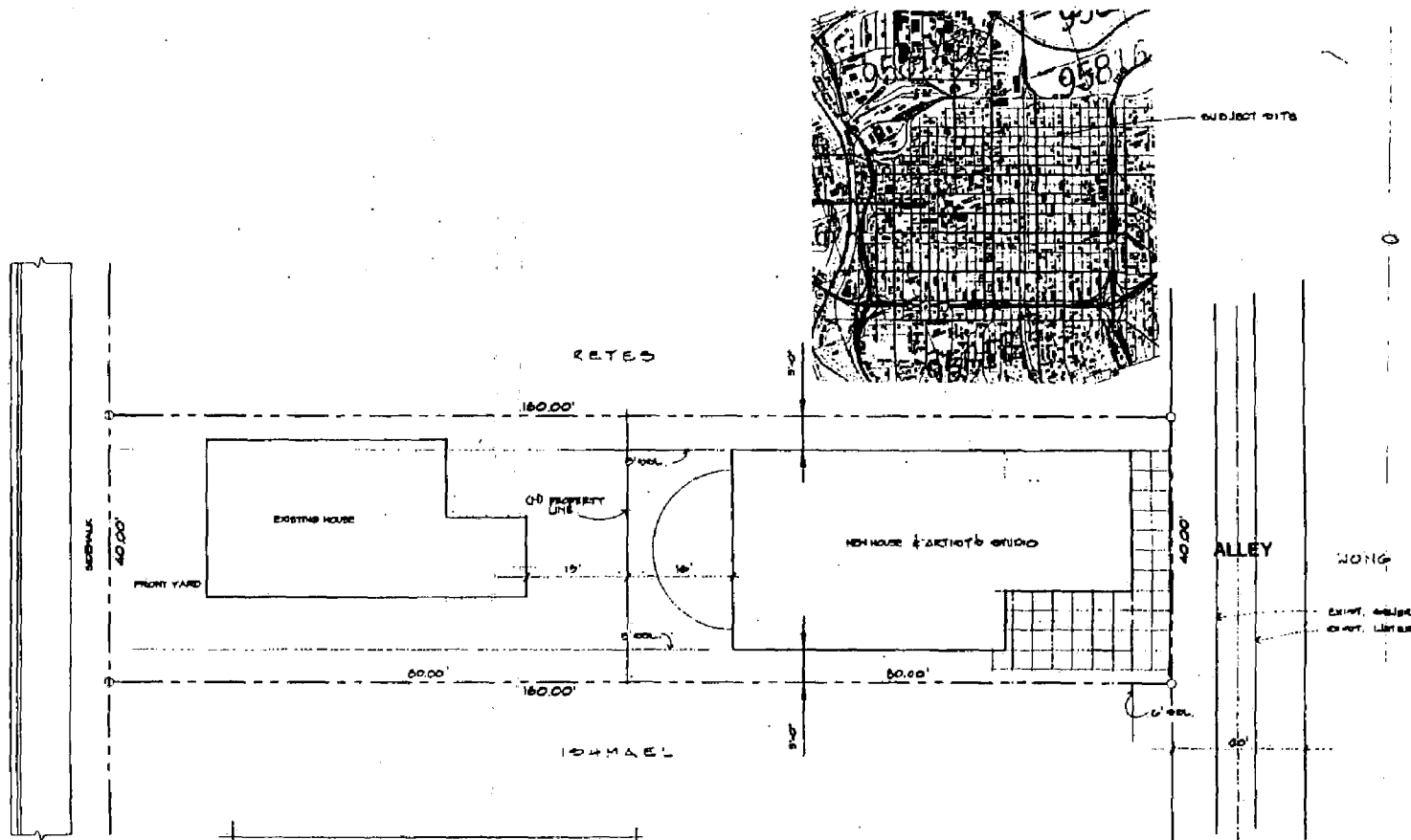
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P00-140)

F STREET



PROJECT INFORMATION	
OWNER OF RECORD:	MARJORIE JELUSCH 2815 1/2 ST. SAC. CA 95816-1576
PRESIDENT ZONING:	R10
PROPOSED ZONING:	R10
PRESIDENT USE:	R10
PROPOSED USE:	R10 & LIVE WORK
NUMBER OF LOTS:	2
NET BLDG AREA:	4,800 SQ. FT. + 2,200 SQ. FT.
SAC. CITY UNIFIED SCHOOL DISTRICT CITY OF SACRAMENTO WATER, SEWER, STORM DRAIN	



PREPARED BY *[Signature]* CNA ENGINEERING INC.

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CNA ENGINEERING, INC. 1000
1000 VILLY ROAD, SACRAMENTO, CA 95811

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GREENBAUM
& ASSOCIATES
ARCHITECTS

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1000 VILLY ROAD

EXHIBIT C-1

1000 VILLY ROAD
SACRAMENTO, CA 95811
TEL (916) 420-3740
FAX (916) 420-3740

ARTIST'S LIVE/WORK
STUDIO
2315 F STREET
SACRAMENTO, CA

1000 VILLY ROAD
SACRAMENTO, CA 95811
TEL (916) 420-3740
FAX (916) 420-3740

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GREENBAUM
& ASSOCIATES
ARCHITECTS

1000 S. G ST. SACRAMENTO, CA 95811
TEL. 441-1234 FAX 441-5678

1/4" = 1'-0"

EXHIBIT C-1

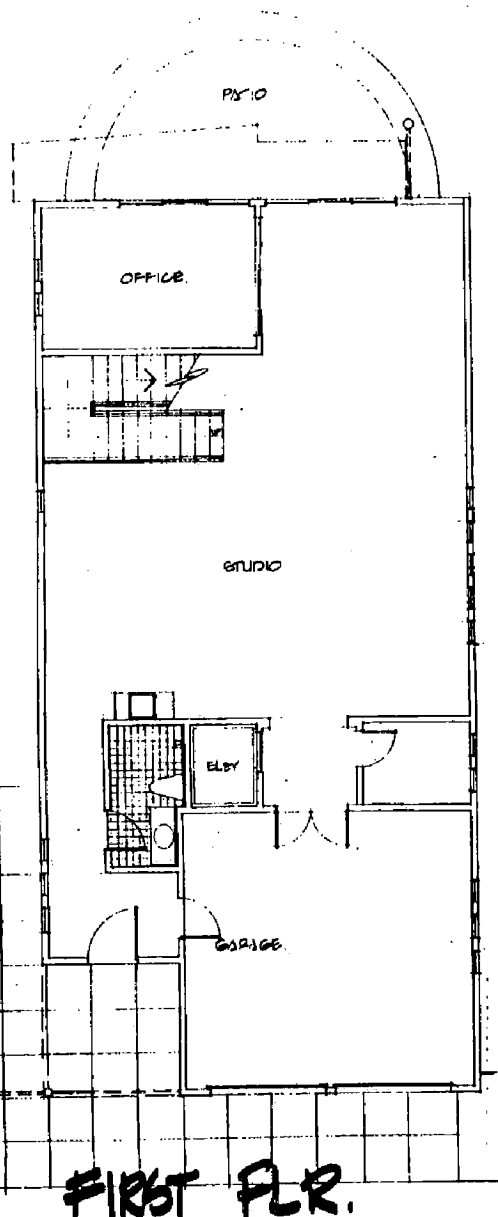
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ARTIST'S LIVE/WORK
STUDIO
2315 F STREET
SACRAMENTO, CA

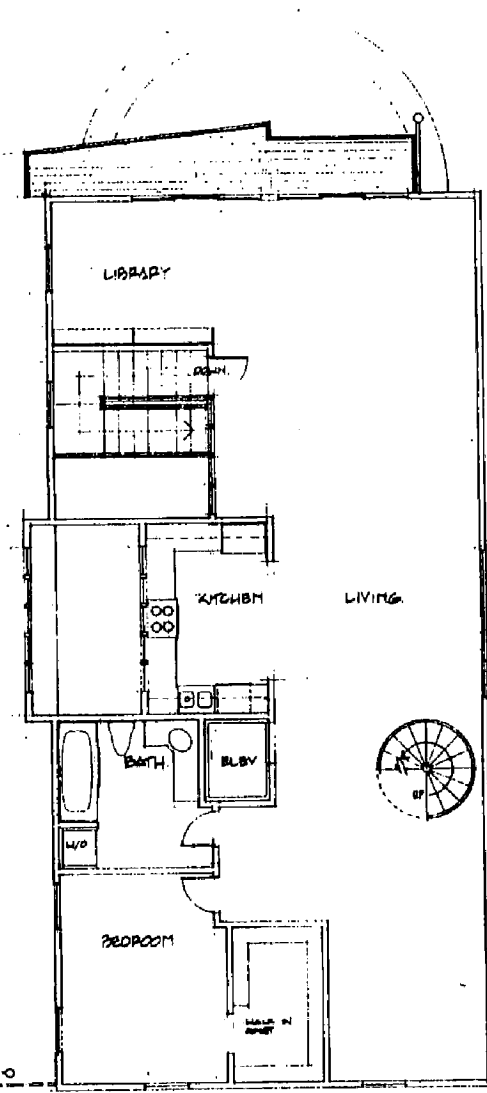
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1/4" = 1'-0"

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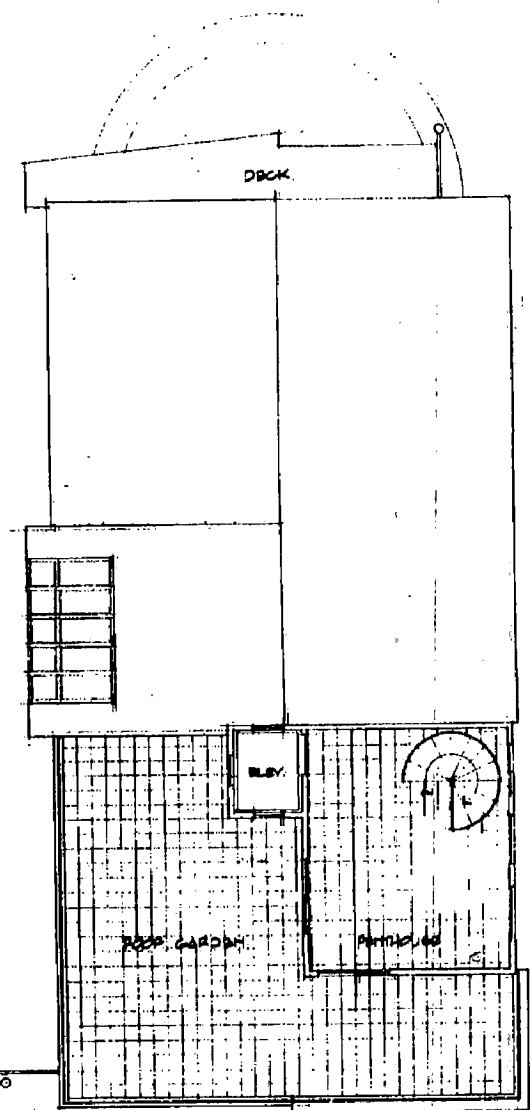


FIRST FLR.

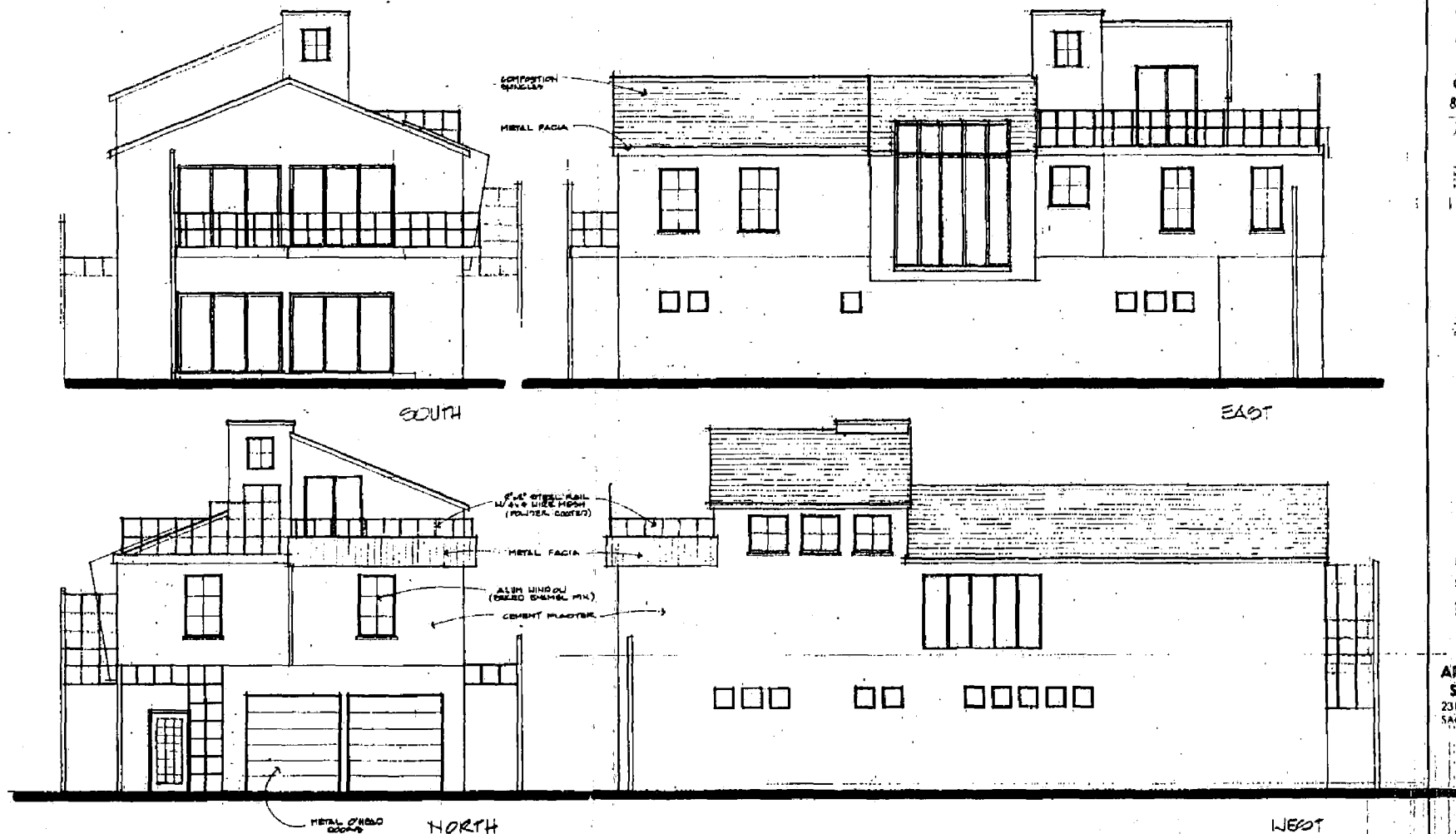


SECOND FLR.

AREA	
FIRST	1800
SECOND	1800
TOTAL	3600



ROOF LEVEL



GREENBAUM
& ASSOCIATES
ARCHITECTS

100 GREENBAUM AVENUE
SACRAMENTO, CALIF. 95811
TEL. 442-1111
FAX 442-1111

100 GREENBAUM AVENUE

EXHIBIT C-1

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ARTIST'S LIVE/WORK
STUDIO
2315 F STREET
SACRAMENTO, CA

DATE: 10.14.00
SCALE: 1/8" = 1'-0"

ELEVATIONS
1/8" = 1'-0"

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