

P02-173 – Sonn Residential Units

- REQUEST:
- A. Environmental Determination: Exempt per CEQA 15332
 - B. Special Permit to waive two parking spaces for two units on two parcels in the Multi-family (R-3) zone.
 - C. Variance to reduce the street sideyard setback from 25 feet to 12.5 feet for one parcel (Parcel B).
 - D. Variance to reduce the interior side yard setback between parcels from 3 feet to 0 feet (Parcels A and B).
 - E. Variance to reduce the required 10 foot interior sideyard (Court yard) setback on the eastern side of the site to 7'4" (for Parcel B).

LOCATION: 3501, 3511 J Street
APN: 007-0072-010, 011
Council District 3

APPLICANT:	Gregory Taylor Architects 1812 J Street, Studio 1 Sacramento, CA 95814
OWNER:	Sonn Properties P.O. Box 15379 Sacramento, CA 95851
APPLICATION FILED:	November 26, 2002
STAFF CONTACT:	Mark Kraft, (916) 264-8116

SUMMARY/ RECOMMENDATION:

The applicant is requesting entitlements to develop two additional units (one unit each) on two parcels which are currently developed with 8 units (four units each). The parcels total 106' x 160' for a total of .39+ acres and are zoned Multi-Family (R-3).

Staff recommends approval of the project. This recommendation is based upon the projects consistency with General Plan and zoning designations, and consistency with General Plan and Community Plan goals and policies, that promote infill development, provide affordable housing and utilize existing resources.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential
 Existing Land Use: 8 Residential Units
 Existing Zoning of Site: Multi-Family Residential (R-3)

Surrounding Land Use and Zoning:

North: Multi-Family Residential: R-1
 South: Multi-Family Residential ; R-3
 East: Multi-Family Residential; R-1/R-3
 West: Multi-Family Residential; R-1/R-3

Setbacks:	Proposed	Required
<u>3501 J (Parcel A)</u>		
Front:	26'	Existing
Side West:	12.5'	25'
Side East:	0'	3'
Rear:	6'	6'
Courtyard	11'	10'
<u>3511</u>		
Front:	27'	Existing
Side West:	0'	3'
Side East:	3'	3'
Rear:	6'	6'
Courtyard	7'4"	10'

Property Dimensions: 106' x 160'
 Property Area: 0.39± net acres
 Square Footage of Buildings: 4,678 sf. (existing)
 2,266 sf (proposed)

Height of Building: 17' to plate line
 29' to top ridge
 Height Limit 35'
 Lot Coverage 43%-3501 J
 41%-3511 J
 Exterior Building Materials: Stucco
 Roof Material: High Quality Composition
 Parking required: 12 spaces
 Auto Parking provided: 10 spaces

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:

The applicant is proposing to construct two new residential units above garages on two adjoining parcels. Each parcel is currently developed with four residential units and a four space detached parking garage. On each parcel, the applicant would demolish the existing garage and construct a new structure, with one two bedroom unit above a parking garage. The structure at 3501 J Street would contain a 1,029 square foot unit, with a four-car garage below, and one unenclosed parking space. The 3511 J Street structure would contain a 1,237 square foot unit with a five- car garage below.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project is consistent with the General Plan designation of Medium Density Residential (16-29 DU/NA). Subsequent to the addition of the proposed units, the sites will be at a density of 26 units per acre.

The project, in providing residential infill rental housing units in East Sacramento 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 2-12 Goal B

Provide affordable housing opportunities for all income household categories throughout the city.

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.

B. Zoning Requirements

1. Existing Zoning

The site is zoned Multi-Family Residential (R-3). This zone allows for a maximum of one unit per 1,500 square feet of land area. Therefore the project site is allowed to develop five units per parcel under existing zoning. The proposed use, housing type, and number of units could be allowed under existing zoning, with no entitlements. The entitlements sought by the applicant all involve setback regulations and parking regulations rather than use.

2. Height and Area Regulations

As described in the Project Information section, the proposed project requires several variances for setbacks. Although the project is requesting several variances from setback regulations, the overall project is well below the maximum lot coverage and height requirements of the City's Zoning Ordinance. The lot coverage for the project is totals 42% while zoning code allows 50% lot coverage. The project is measures 17 feet in height to the plate line, and 29 feet to the top ridge of the roof, as compared to the height limit of 35 feet in the R -3 zone.

Street Side Yard Setback

The applicant is requesting to reduce the street sideyard setback along 35th Street from 25 feet to 12.5 feet for the new construction at 3511 J Street. Staff's position is that the setback variance is justified in that the required setback of 25 feet would be unattainable given the existing 53 foot wide lot. Also the project site is currently developed with a structure which is setback only 2 feet from the 35th Street property line, so the proposed 12.5 foot setback will not represent an incompatible encroachment into the side yard setback area.

Interior Side Yard Setback

The project proposes no setback along the interior property line which bisects the project site. The rear units on the site are proposed to be attached. Staff supports the variance to reduce the interior side yard setback to zero, as the proposed design does not result in an encroachment into the setback area of adjoining properties. The project will be designed to comply with all applicable building and fire codes. Staff's position is that the proposed attached units represent an appropriate style of development for the area.

Court Yard Area Reduction

The proposed project will result in a configuration which does not meet the courtyard requirements of the zoning ordinance. The ordinance states that when a unit has the main entrance from an interior side yard or court, the minimum interior side yard distance shall be ten feet. The existing house at 3511 J Street is setback only 7' 4" from the property line, making compliance with this requirement infeasible. Staff's position is that the existing side yard setback provides sufficient area for access, light, and air, and supports the variance to reduce the courtyard requirement.

3. Special Permit to waive 2 Parking Spaces

The project site is currently developed with four units on each parcel. Each parcel currently has a 4 space parking garage. The proposed project would add one unit on each parcel, and would add one parking space to each parcel. City zoning code requires that multi-family units provide 1.5 parking spaces per unit, therefore the parking provided is ".5 spaces" short on each parcel. This fraction is rounded up to one space per parcel, per the regulations of the zoning code. Staff supports the applicants request to waive one required parking space per parcel (2 spaces total) for the following reasons 1) The proposed project is providing additional housing units, consistent with existing zoning and General Plan designations and consistent with General Plan policy to provide additional housing units and to provide units available to all income levels. 2) the project site is not of sufficient size to provide additional parking on site. 3) The project does provide one parking space for each of the units provided. 4) The project is small in size, and will therefore not result in a significant effect to on street parking in the area. 4) Lastly, the project is well served by transit.

C. Building Design

The project is constructed with a smooth finish stucco exterior, with high quality composition roofs. The structures feature bay windows, with fenestration and entry treatment consistent with the design of the existing building at 3501 J Street. The project design is compatible with that of existing surrounding development in the area.

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

Application information was sent to the East Sacramento Improvement Association. Homeowners within a 500 foot radius were also notified of the project. Several calls of inquiry were received, but no written comments or expressions of opposition were received on the project as of the writing of this report.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Comments have been incorporated as conditions in the attached Notice of Decision.

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

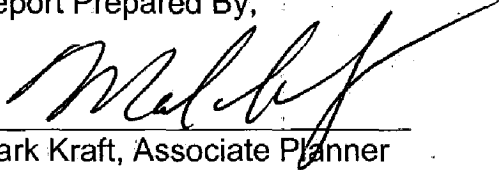
RECOMMENDATION:

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 waive two parking spaces for two units on two parcels in the Multi-family (R-3) zone.
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to reduce the street sideyard setback from 25 feet to 12.5 feet (Parcel B).
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to reduce the interior side yard setback between parcels from 3 feet to 0 feet (Parcels A and B).

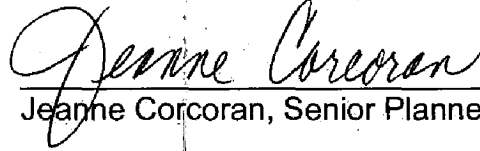
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to reduce the required 10 foot interior sideyard (Court yard) setback on the eastern side of the site to 7'4" (for Parcel B).

Report Prepared By,



Mark Kraft, Associate Planner

Report Reviewed By,



Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A-D	Site Plans, Floor Plans, Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
SONN RESIDENTIAL UNITS, LOCATED AT 3501 AND 3511 J STREET,
SACRAMENTO, CALIFORNIA IN THE MULTI-FAMILY RESIDENTIAL (R-3) ZONE.
(P02-173)**

At the regular meeting of March 13, 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. Environmental Determination: Exempt per CEQA 15332
- B. Special Permit to waive two parking spaces for two units on two parcels in the Multi-family (R-3) zone.
- C. Variance to reduce the street sideyard setback from 25 feet to 12.5 feet for one parcel (Parcel B).
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- E. Variance to reduce the required 10 foot interior sideyard (Court yard) setback on the eastern side of the site to 7'4" (for Parcel B).

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 Section #15332 of the CEQA Guidelines.
- B. The Special Permit to waive two parking spaces for two units on two parcels in the Multi-family (R-3) zone is hereby approved based upon the following Findings of Fact:
 - 1. The project, as conditioned, is based upon sound principles of land use in that it is compatible with surrounding development, promotes infill, and is in an area well served by transit.
 - 2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that one additional parking space is provided for each of the new residential units proposed.
 - 3. The project is consistent with the existing General Plan designation and zoning as well as General Plan policy promoting infill residential development, and affordable housing.
- C-E: The Variances are hereby approved based upon the following Findings of 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, since the property owner proposes to add an additional unit above the garage.
2. The proposal does not constitute a variance to use in that residential units of this density are an allowed use in the R-3 zone.
3. The project will not be detrimental to the public welfare or result in the creation of a public nuisance, in that the units will provide for greater level of surveillance of the alley.
4. The project is consistent with the General Plan policies of promoting infill and utilizing existing resources..

CONDITIONS OF APPROVAL

C-E. The Variances to reduce setbacks (street side yard, interior side yard, and courtyard) are hereby approved based subject to the following conditions:

Public Works

C-E1. Repair or reconstruct any deteriorated curb, gutter and sidewalks fronting on 35th Street and J Street. The reconstruction of these improvements shall be per City codes and standards, and to the satisfaction of the Department of Public Works.

Building

C-E2. The roof overhang next to the property line shall have a full height property line wall per UBC Table5-A or a portion of the roof overhang shall be removed to comply with UBC Section 503.2

C-E3. Each bedroom shall have an emergency escape per UBC Section 310.4

Parks

C-E4. 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. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon hearing report which specifies the tax rate and method of apportionment.

Planning

C-E5. The project shall provide wall mounted lighting on the alley elevation of both new structures. Lighting shall operate on timers and shall provide lighting from one-half hour before dusk to one-half hour after dawn. All light fixtures are to be vandal resistant.

Advisory Notes:

Utilities

1. The proposed structures may be on top of the existing sewer and water services. The City's maintenance obligations of the sewer and water services are between the water and sewer mains and the point of service at the edge of the alley right of way. The applicant may wish to relocate the services from under the structures or reconstruct the services sleeved in a pipe under the structures for ease of repair in the future.
2. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (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.

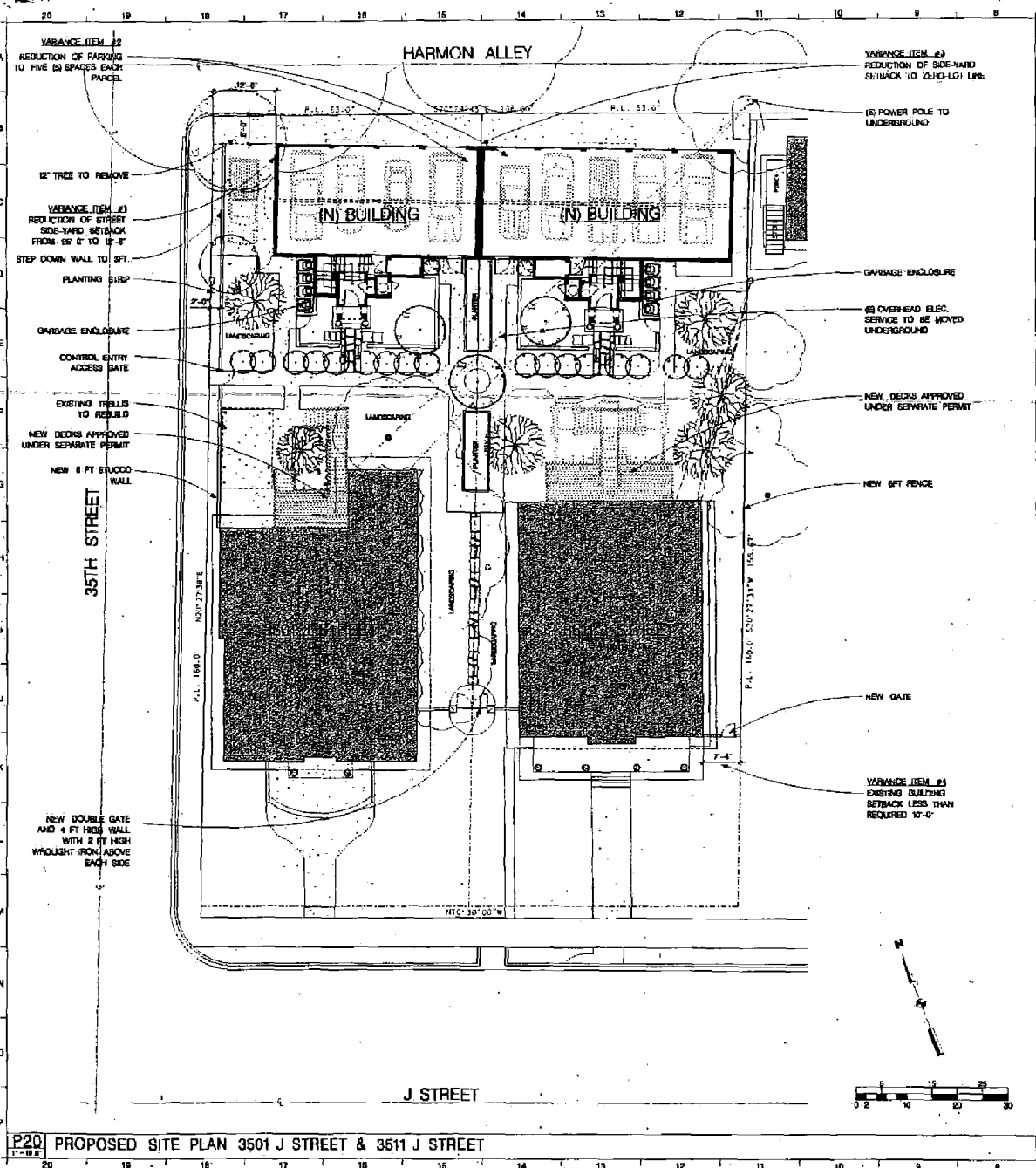
CHAIRPERSON

ATTEST:

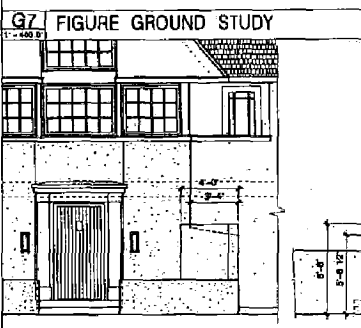
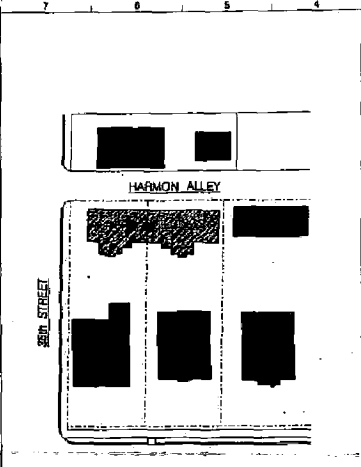
SECRETARY TO CITY PLANNING COMMISSION

DATE (P02-173)

EXHIBIT-1A SITE PLAN



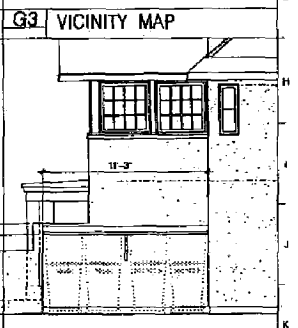
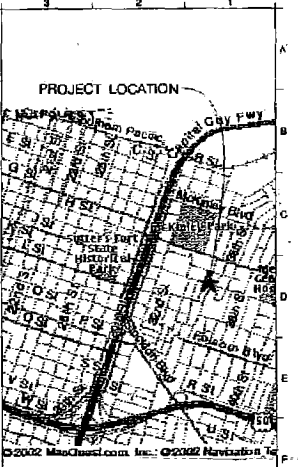
P20 PROPOSED SITE PLAN 3501 J STREET & 3511 J STREET



K7 TRASH & RECYCLING ENCLOSURE ELEVATIONS

BUILDING DESCRIPTION	3501 J STREET		3511 J STREET	
	EXISTING 4-FLEX	NEW BLDG	EXISTING 4-FLEX	NEW BLDG
BUILDING SQUARE FOOTAGES	2,150 S.F.	1,250 S.F.	2,540 S.F.	1,250 S.F.
DECK & STAIRS	260 S.F.	170 S.F.	580 S.F.	500 S.F.
NUMBER DWELLING UNITS	4	1	4	1
LOT AREA COVERAGE				
LOT AREA (SFT x 100FT)	8,480 S.F.	8,480 S.F.	8,480 S.F.	8,480 S.F.
(3) MAIN BLDG. (WEAVE PROJECT, +2 FT)	2,020 S.F.	-	1,940 S.F.	-
PROPOSED UNITS (GARAGES)	-	1,870 S.F.	-	1,280 S.F.
(3) TRELLIS	320 S.F.	-	00 S.F.	-
DECK & STAIR COVERAGE*	230 S.F.	-	278 S.F.	-
TOTAL COVERAGE	2,350 S.F.	1,870 S.F.	2,218 S.F.	1,280 S.F.
LOT COVERAGE PERCENTAGE (50% ALLOWABLE)	42%		41%	

P21 PROJECT DATA



K7 TRASH & RECYCLING ENCLOSURE ELEVATIONS

BUILDING DESCRIPTION	3501 J STREET		3511 J STREET	
	EXISTING 4-FLEX	NEW BLDG	EXISTING 4-FLEX	NEW BLDG
BUILDING SQUARE FOOTAGES	2,150 S.F.	1,250 S.F.	2,540 S.F.	1,250 S.F.
DECK & STAIRS	260 S.F.	170 S.F.	580 S.F.	500 S.F.
NUMBER DWELLING UNITS	4	1	4	1
LOT AREA COVERAGE				
LOT AREA (SFT x 100FT)	8,480 S.F.	8,480 S.F.	8,480 S.F.	8,480 S.F.
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TOTAL COVERAGE	2,350 S.F.	1,870 S.F.	2,218 S.F.	1,280 S.F.
LOT COVERAGE PERCENTAGE (50% ALLOWABLE)	42%		41%	

P21 PROJECT DATA

GREGORY TAYLOR ARCHITECTURE
ARCHITECTURE & URBAN DESIGN
1832 J STREET, SUITE 1
SACRAMENTO, CA 95811
PH: 916.442.6232 FAX: 916.442.3810

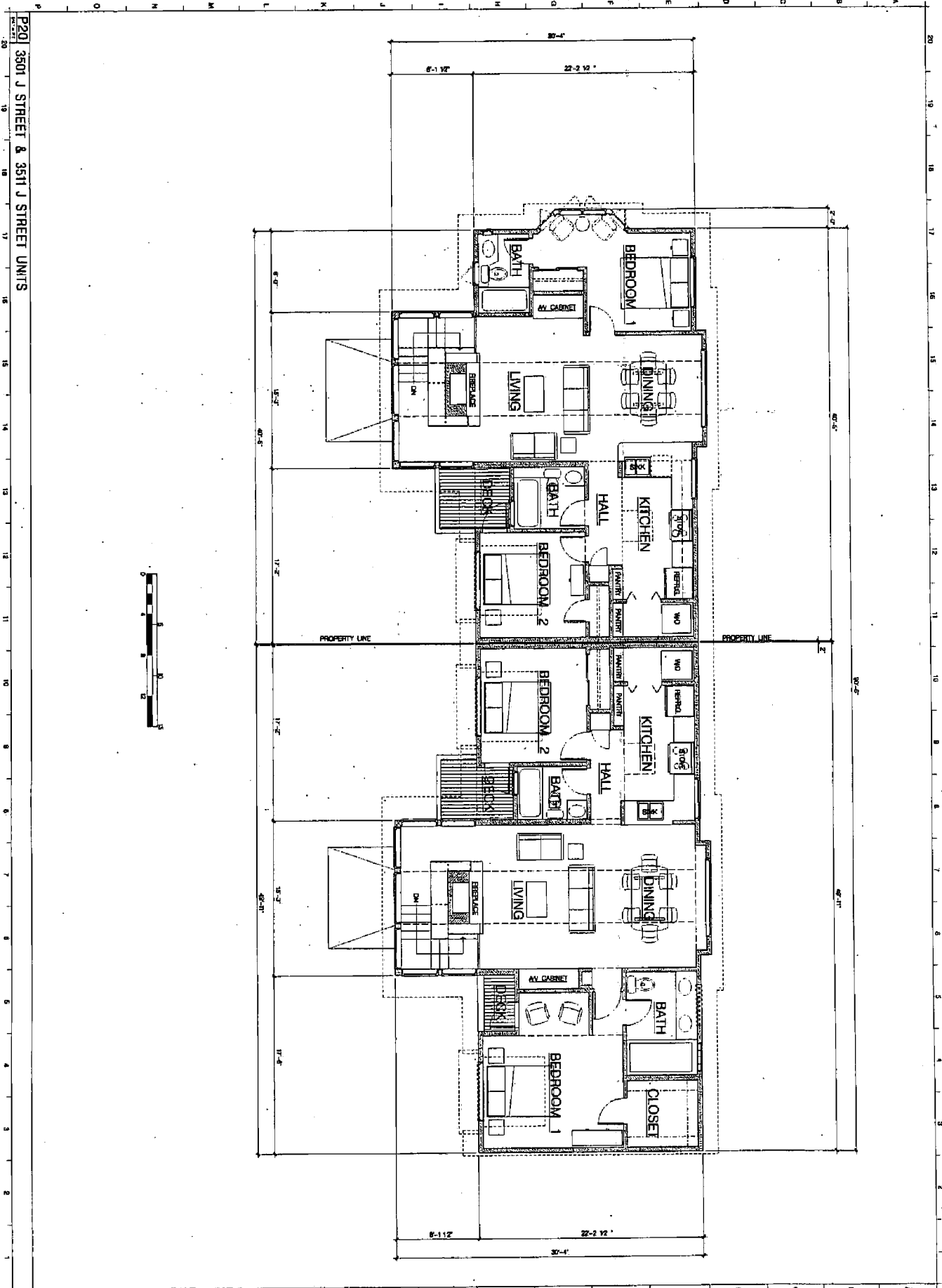
Project: **3501/3511 J STREET ALLEY UNITS**
NEW CONSTRUCTION
3501 & 3511 J STREET - SACRAMENTO, CA

Authorized for:
PLANNING COMMISSION

Date: 11.30.24
Scale: DWG/AS
Drawn: GJT
App No: 2188
Sheet: **A.1**
of 5 Sheets

EXHIBIT-1C- FLOOR PLAN

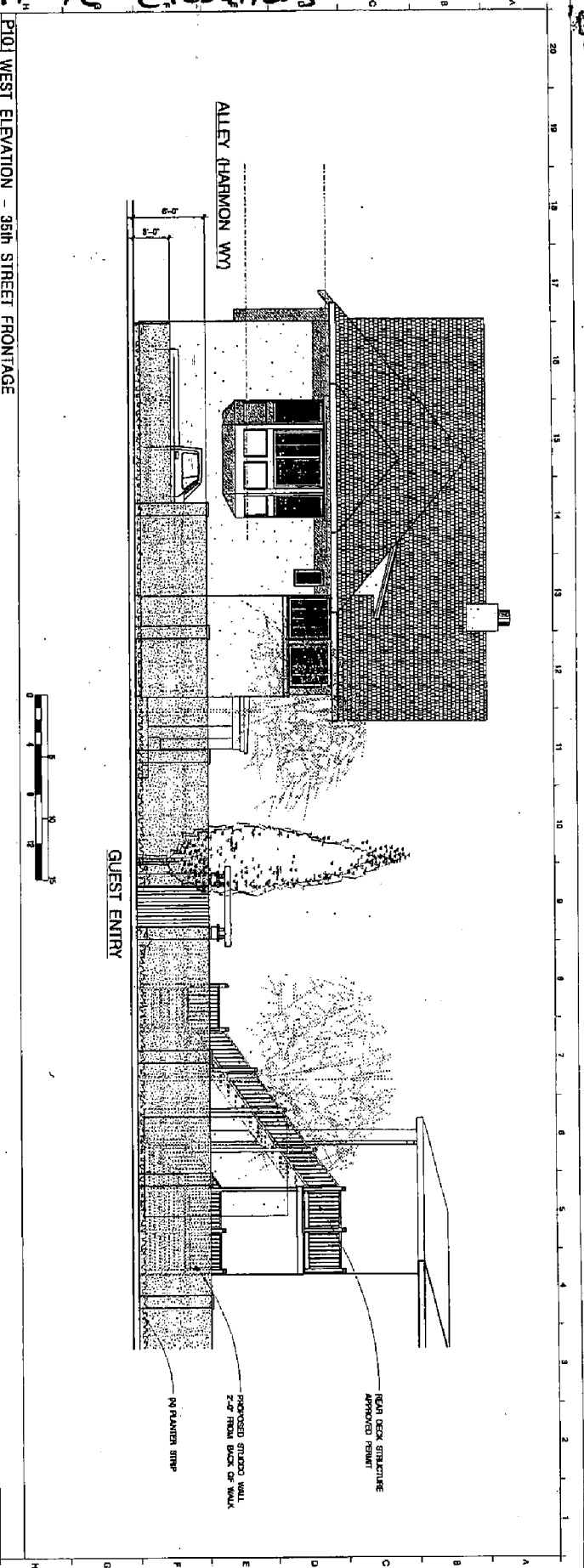
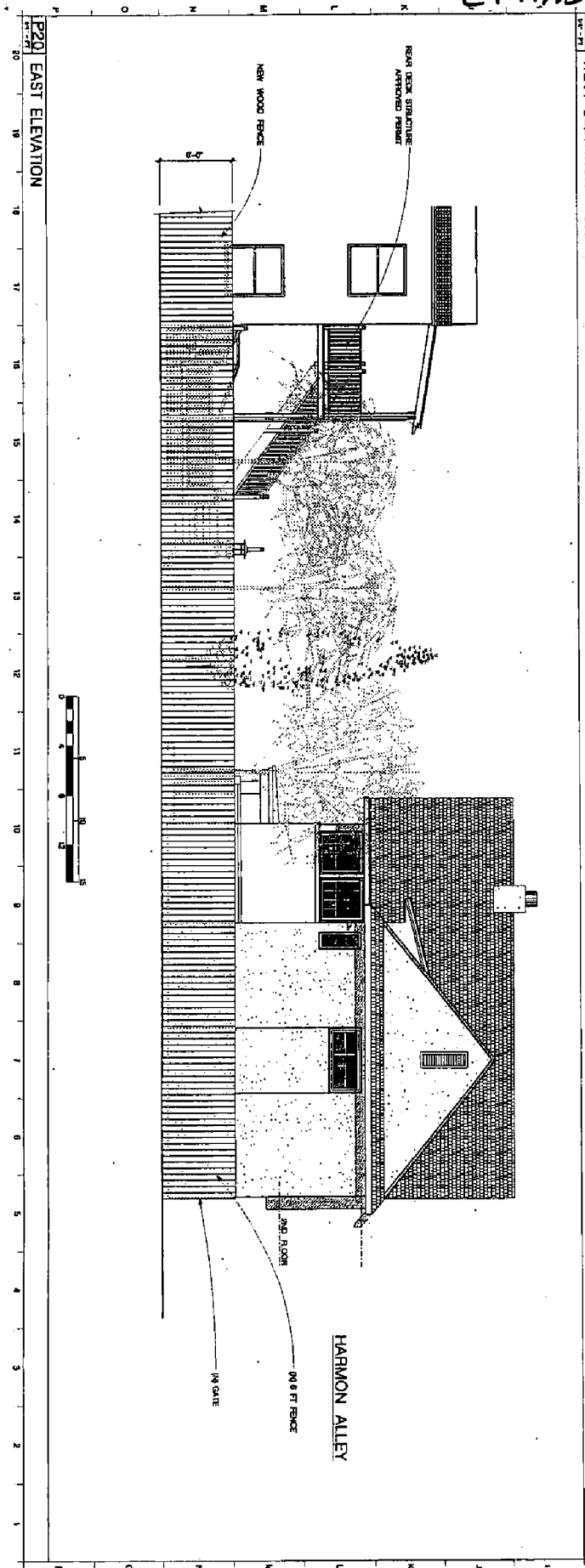
ITEM #12
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13



<p>Project: 3501/3511 'J' STREET ALLEY UNITS NEW CONSTRUCTION 3501 & 3511 'J' STREET SACRAMENTO, CA</p>	<p>GREGORY TAYLOR ARCHITECTURE ARCHITECTURE & URBAN DESIGN 1810 J STREET Suite 1 SACRAMENTO, CA 95814 PH. 916.442.8284 FX 442.3410</p>	<p>APPROVED FOR:</p> <p>PLANNING COMMISSION</p>
		<p>DATE: 11/20/02</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 08/01</p> <p>DATE: 7/1/02</p>

EXHIBIT 1E Elevations

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A.5
of 5 Sheets

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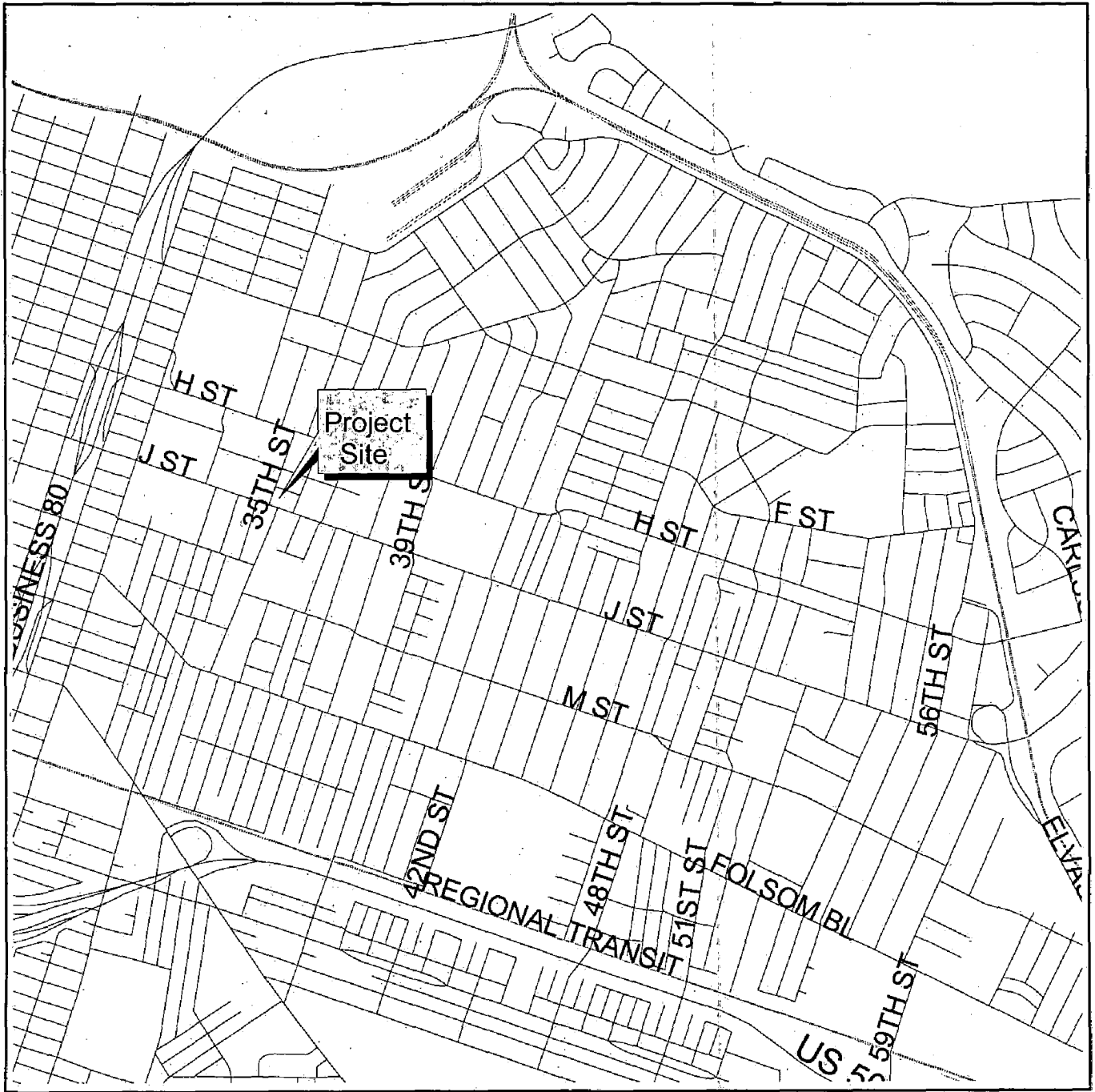
APPROVED BY:
PLANNING COMMISSION

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Project:
3501/3511 'J' STREET ALLEY UNITS
NEW CONSTRUCTION
3501 & 3511 'J' STREET SACRAMENTO, CA

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Attachment 2- Vicinity Map
P02-173--Sonn Residential Units



2000 0 2000 Feet



Attachment 3- Land Use and Zoning
P02-173 Sonn Residential Units

