

P05-037- Callecita Street Apartment Improvement

REQUEST: A. Environmental Determination: Exempt 15332
B. Special Permit to expand the living area of an existing Multi-family non-conforming use in the R-1 zone.

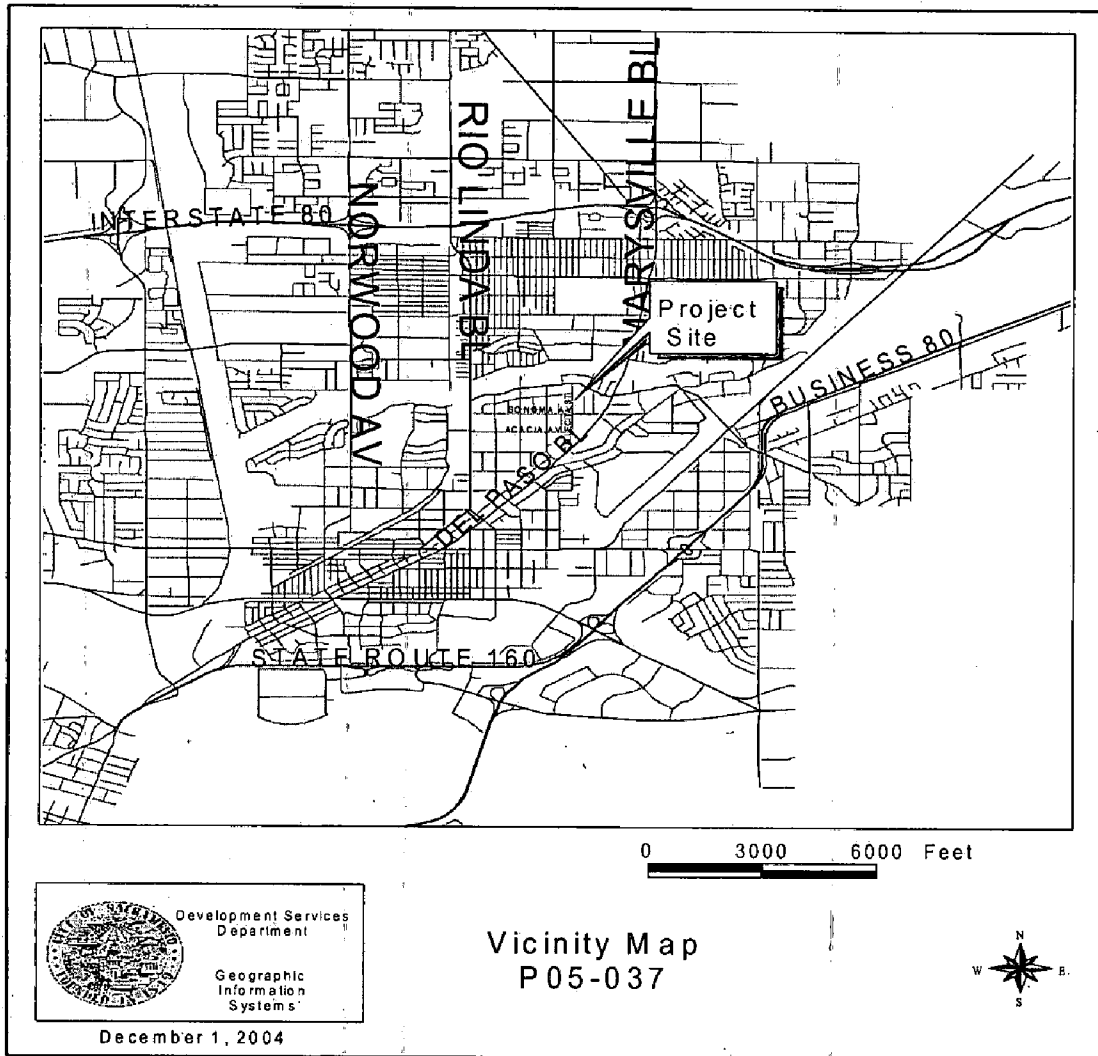
LOCATION: 3122 Callecita Street
APN: 265-0040-008
Council District 2
North Sacramento School District

APPLICANT:	Michael Lehmkuhl 6025 Shirley Ave Carmichael, CA 95608
OWNER:	Same as above
APPLICATION FILED:	March 7, 2005
STAFF CONTACT:	Mark Kraft, (916) 808-8116

SUMMARY/ RECOMMENDATION:

The property is currently developed with eight apartment units which consist of two - 640 sf two bedroom units and six- 500 sf, one bedroom units. The applicant proposes to convert storage area into living area of the structure at the rear of the site to create two-three bedroom one and 1/2 bath units of approximately 1,280 sf each. The applicant is also proposing to re-do the front parking area by adding additional landscaping. The property is zoned Single Family (R-1) and is approximately 0.4+/- developed acres. The existing use is a legal non-conforming use and requires a planning commission action to expand a non-conforming use.

Staff recommends approval of the project, subject to conditions. This recommendation is based upon the project's consistency with existing General Plan and North Sacramento Community Plan policies regarding the preservation and improvement of housing in the City.



PROJECT INFORMATION:

General Plan Designation:
North Sacramento Community Plan:
Existing Land Use:
Existing Zoning of Site:

Low Density Residential (4-15du/na)
Residential (4-8 du/na)
Eight unit residential complex
R-1

Surrounding Land Use and Zoning:

North: Single-Family Res: R-1
 South: Single-Family Res: R-1
 East: Single Family Res: R-1
 West: Multi-Family Res: R-1

Setbacks:	Required	Proposed	
Front :	25'	143'	(Existing)
North Side:	5'	5'	(Existing)
South Side:	5'	5'	(Existing)
Rear:	15'	20'	(Existing)

Property Dimensions:	290' x 62'6"
Property Area:	0.4+ net acres
Square Footage of Buildings:	5560 square feet
Height of Building	17'
Height Limit	35'
Lot Coverage	15%
Exterior Building Materials:	Stucco (Existing)
Roof Material:	Dimensional Comp(Existing)
Parking required:	12 spaces
Parking provided (on-site):	18 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 convert 1280 square feet of storage space into living space in an existing 2560 square foot structure. The project will involve converting the existing lower floor storage space to kitchen, living/family room area and a half bath, while remodeling the upstairs to include three bedrooms and one full bath. The project will also include new concrete slabs for rear patios for each unit, a new divider fence for the rear yards of the two units. Exterior work will include the removal of the existing exterior stairways and second floor entry doors, and the addition of first floor entry doors with porch covers. The project also includes landscaping of the existing parking lot, both at the entryway and with 3 foot landscape planters at the north and south edges of the lot. An enclosed dumpster will also be provided. The project site also includes a

3,000 sf structure to the west of the units to be remodeled, providing six 500 sf apartments. This six unit building is not being altered as a part of this project.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

In remodeling the existing multi-family structure to provide larger units and adding landscaping and fencing to the existing site, the project is consistent with the following General Plan policies:

GP 2-1 Goal A- Maintain and improve the quality and character of residential neighborhoods.

GP2-10 Goal A- Improve the quality of residential neighborhoods Citywide by protecting, preserving and enhancing their character.

B. Zoning

1. Current Zoning

The project site is located in the Single-Family Residential (R-1) zone. At 290 feet deep, the lot is considered a "deep lot" per the zoning code, and three units would be permitted on the site. In providing six units, the project site is an existing non-conforming use in the R-1 zone.

2. Special Permit to Expand an existing non-conforming use

The project seeks to expand an existing non-conforming use by converting existing storage space into additional living area. The project does not propose to add units, but rather to increase the size of existing units without expanding the existing building envelope. The proposal will result in more spacious units without increasing density, and the proposed site improvements will improve the appearance of the site. The proposed development meets height and area requirements, as well as parking requirements of the zoning code. Staff therefore supports the applicant's proposal to expand the living area of the existing development on the site to provide larger, more valuable units on the property.

3. Parking/Circulation

The project proposes to use the existing parking lot on site, but is making improvements to the lot, providing a 25 foot landscaped area at the street and a planter area along the north and south sides of the lot. After accounting for the 25 foot landscaped area, the parking lot is 96 feet deep, providing more than enough space for the proposed 18 parking spaces. Therefore staff is conditioning the project to provide 24 feet of additional landscaped area on the

eastern portion of the site, and to provide trees in the landscaped area. Additionally, the planters on the north and south sides of the lot must be reduced from three feet to two feet, to provide adequate maneuvering space for the parking spaces. The proposed dumpster can be relocated to be accessed by refuse collectors. A proposed parking lot layout is provided as Exhibit 1-D. The proposed project does not provide a masonry wall adjacent to the parking lot as required by zoning code. However, this is an existing parking lot, and therefore qualifies as an existing non-conforming use.

Building Design

The project proposes to maintain the existing stucco exterior, with exterior improvements involving the removal of the existing exterior stairway and the relocation of the second floor entry door to the ground floor. The project is located in the Expanded North Area Design Review District and will therefore be subject to compliance with the Multi-Family Design Review checklist. Given the constraints of the existing development the project complies with the requirements of the checklist.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to CEQA Section 15332(Infill).

B. Public/Neighborhood/Business Association Comments

Application information was sent to the South Hagginwood Neighborhood Alliance. Property owners within a 500-foot radius were also notified of the project. No comments 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.

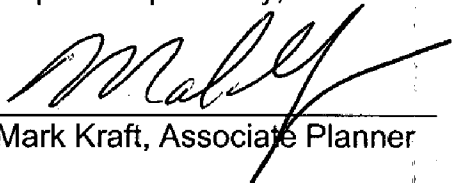
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all of the entitlements. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

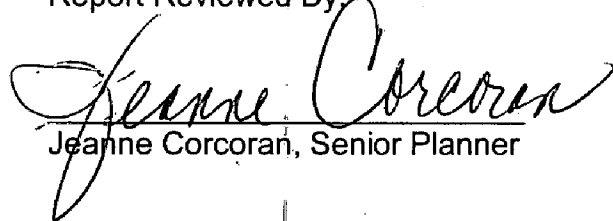
- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt Pursuant to CEQA Section 15332.
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to expand an existing non-conforming use in the R-1 zone.

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-C	Site Plans, Floor Plans, Elevations
Exhibit 1-D	Revised Parking Layout
Attachment	Land Use & Zoning Map

ATTACHMENT 2



Development Services
Department

Geographic
Information
Systems

December 1, 2004

Land Use & Zoning

P05-037

