

REPORT AMENDED BY STAFF 11-12-87
CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Bob Erickson, 1608 I Street, Suite 100, Sacramento, CA 95814
OWNER Norman Montgomery, 3611 51st Avenue, Sacramento, CA 95823
PLANS BY Newby & Associates, 1610 Fulton Avenue, Sacramento, CA 95825
FILING DATE _____ ENVIR. DET. EX 15305(a) REPORT BY RL:sc
ASSESSOR'S-PCL. NO. 003-0171-003,004,005

- APPLICATION:**
- A. Development Plan Review for Revised Apartment Design.
 - B. Variance to reduce the rear yard setback from 15 feet to 11 feet.
 - C. Variance to reduce the courtyard setback requirement from 17 feet to 10 feet.

LOCATION: Southeast corner of 18th Street and F Street

PROPOSAL: The applicant is requesting the necessary additional entitlements to construct a 12-unit apartment complex with 13 required parking spaces on the corner site.

PROJECT INFORMATION:

1974 General Plan Designation: Multi-Family
1980 Central City Community
Plan Designation: Multi-Family
Existing Zoning of Site: R-4A-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Two-family; Multi-family; R-3A	Front:	14'	7'
South: Single & two-family; R-3A	Side(Int):	5'	5'
East: Multi-family; R-3A	Side(St):	5'	5'
West: Office & multi-family; R-3A	Rear:	15'	11'

Parking Required: 13 spaces Ratio Required: 1 space per unit & 1 guest space for every 15 required spaces

Parking Provided: 13 spaces
Property Dimensions: Irregular
Property Area: 9,750 sq. ft. (0.22+ acres)
Density of Development: 53 d.u. per acre
Square Footage of Units: 443+ x 479+
Height of Buildings: 2-story
Topography: Flat
Street Improvements: Existing
Utilities: Available
Exterior Building Materials: Horizontal masonite siding

APPLC. NO. P87-222 **MEETING DATE** November 12, 1987 **ITEM NO** 15

BACKGROUND INFORMATION

On June 11, 1987, the Commission took the following actions on the entitlements needed for a proposed 11 unit apartment project:

1. Recommended to City Council approval of the rezoning from R-3A to Medium Density Multiple Family-Review (R-4A-R) zone.
2. Approved a variance to reduce the front setback to seven feet subject to conditions and based upon findings of fact which follow.
3. Approved a variance to reduce the maneuvering area for compact stalls to 24 feet subject to conditions and based on findings of fact.
4. Approved a variance to allow two foot bay window projections in the front and side yard setbacks, subject to conditions and based upon findings of fact which follow.
5. Approved a variance to reduce the court requirement to 17 feet.

Subsequently, the project was submitted for review by the Design Review/Preservation Board. Design Review Preservation staff, noting the significance of the project site within Washington School District preservation area and its proximity to a number of priority structures on F Street, sought to improve the overall aesthetic of the project. Staff reassessed the architectural design and massing of the structures and the visual relationship of the parking lot with F Street. The changes proposed by staff and accepted by the applicant improved the overall appearance of the project and facilitated an increase in the number of units from 11 to 12. Necessary, however, is a variance to reduce the rear yard setback from 15 feet to 11 feet and a further reduction of the court requirement from 17 feet (previous variance) to 10 feet.

PROJECT EVALUATION: Staff has the following comments regarding the revised project:

A. Land Use and Zoning

The increase to 12 units would be consistent with the maximum density of 58 units per acre permitted in the R-4A-R zone. As many as 13 units would be permitted on the subject parcel. The 12 one bedroom/one bath units range in size from 443+ square feet to 474+ square feet.

B. Building Design

The building design has been modified to provide greater visual interest, with particular attention given to the street facing elevations. The 18th Street elevations are improved by the provision of a raised front porch and a balcony above it for each of the two fronting structures, consistent with the architecture of older structures in the neighborhood. The one F Street elevation is improved by the shortening of the building length and use of a hip roof design at the rear of the building. The ground floor unit was relocated and the 2nd floor laundry and storage scaled down to achieve the shortened elevation. Additionally, the jog in the alignment of the front units in two larger structures provides for a variation in the exterior building lines and the roof structures. The Board also specified the use of

a bay and the addition of bathroom windows to further enhance the appearance of the revised F Street elevation. The change in fenestration treatment has also improved the overall appearance of the structures and provided greater compatibility with the surrounding structures.

The third structure, comprised of the 11th and 12th units is located at the extreme rear corner of the parcel. A raised porch with a balcony above it is also featured on this structure, though the distance from F Street somewhat lessens the need for this architectural treatment.

The project was previously conditioned (Condition #2) to have bays that would not extend all the way to the ground. The revised building design alleviates the desirability of such a restriction on the bay design and therefore such restriction should be deleted.

C. Parking Design

The placement of the 11th and 12th units at the extreme rear corner of the site facilitated the redesign of the parking lot to be less expansive in size and less exposed to view from F Street. Gone is the openness that had served to further emphasize the stark appearance of the west elevation of the existing apartment building that abut's to the east. There will be three parking spaces that will be partially covered by the 2nd floor laundry/storage.

D. Rear Yard Setback Variance

Location of a two unit structure at the extreme rear of the site necessitates a variance of the 15 foot rear yard setback to 11 feet. Previously approved as the location for compact parking, the 30' x 40' area could accommodate that parking only with benefit of a one foot variance in the maneuvering width. The use of that area for the 11th and 12th apartment units serves to disperse the units more effectively throughout the site, and as previously indicated, accommodate a more aesthetically pleasing parking layout. The approval at the rear yard setback variance, alleviates the need for the previously approved maneuvering width reduction, and is justified on the basis of the irregularity in the parcel shape.

- E. Previously the Commission approved a variance to reduce the 20 foot courtyard requirement to 17 feet to allow the projection of the access balconies. The revised design does not reduce the distance between the balconies; however, the pair of stairs that replaces the single shared stairway will be located in the court area. As a result the access to the individual upstairs unit is much improved and the arrangement of stairs improve the overall appearance of the two larger structures.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends that the Commission take the following actions:

- A. Approve the Plan Review for the revised project design subject to conditions and based on findings of fact which follow.
- B. Approve the Variance to reduce the rear yard setback from 15 feet to 11 feet, based on findings of fact which follow. (staff added)

- C. Approve the Variance to further reduce the court requirement from 17 feet to 10 feet, based on findings of fact which follow. (staff added)

Conditions - Plan Review

1. A revised landscape, shading and irrigation plan shall be submitted for Planning staff review and approval prior to issuance of building permits. The landscape plan shall indicate courtyard landscaping, setback landscaping and landscaping in the area to the rear of the structure. Ground cover and a variety of shrubs shall be utilized. Tree(s) and shrubs which shall result in a four foot high hedge shall be planted in the five foot planter next to the parking lot.
2. The project is subject to the review and approval of the City's Design Review/Preservation Board. Bay windows, if they receive the approval of the Board, may project no more than two feet into the five foot street side yard and interior side yard setbacks, and into the seven foot front setback.
3. Any conditions of the Design Review/Preservation Board shall be complied with.

Findings of Fact - Plan Review

1. The project, as conditioned, illustrates sound principles of land use in that the project will be compatible with surrounding land uses which consist of single family, two family and apartments.
2. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for multi-family use by the 1980 Central City Plan and the proposed multi-family use conforms to the plan designation.

Conditions / Variances

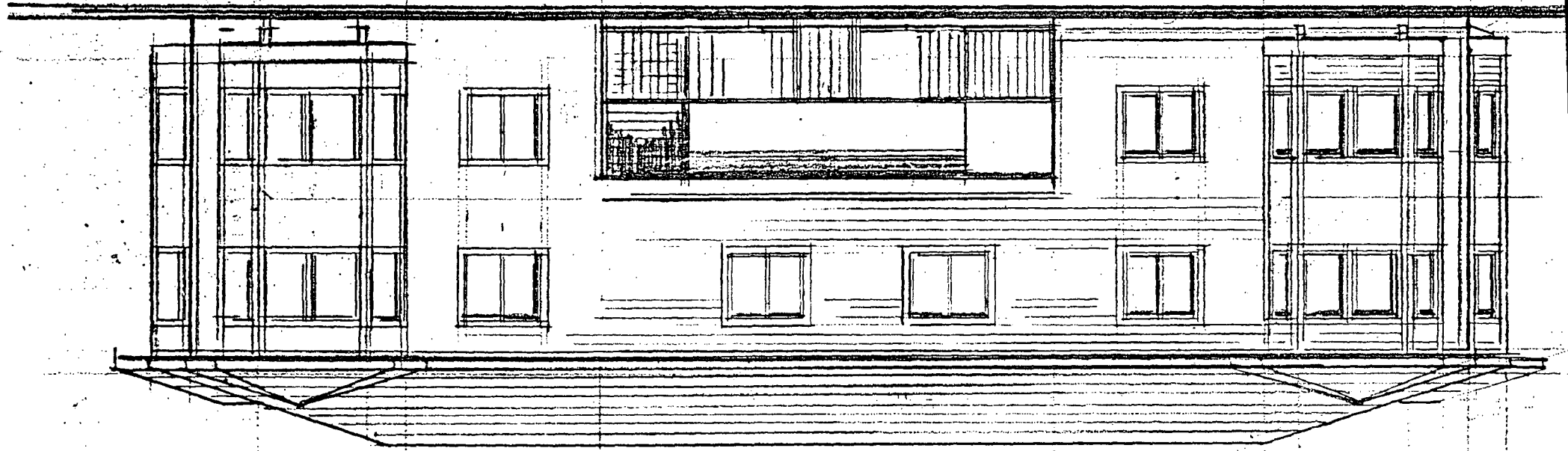
~~The project, as conditioned, will not be detrimental to public health, safety or welfare, nor result in the creation of a nuisance in that sufficient off-street parking and landscaping will be provided. (staff deleted)~~

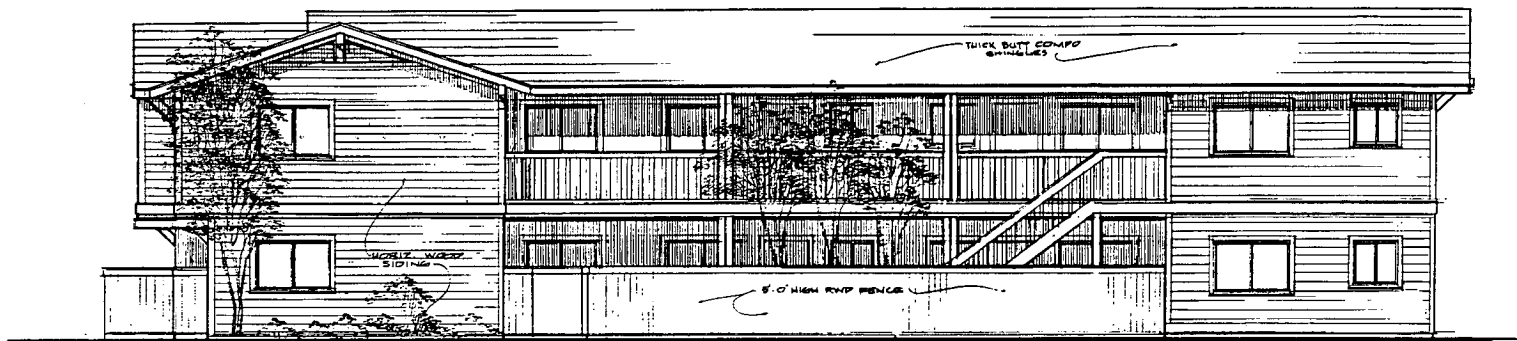
Findings of Fact - Variances

1. The project, as conditioned, does not constitute a special privilege extended to one property owner in that:
 - a. Give the configuration of the lot and the limited dimensions of the rear portion of the site, the effective utilization of that rear area justifies a reduction in the rear yard setback.
 - b. Given the need to be sensitive to the architectural character of the Washington School District Preservation Area and the nearby priority structures, placement of stairway within the required court area between the two larger structures is appropriate means of achieving a good overall project design.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, no result in the creation of a nuisance in that:
 - a. sufficient parking that is effectively screened from adjacent residential uses and the public streets will be provided;

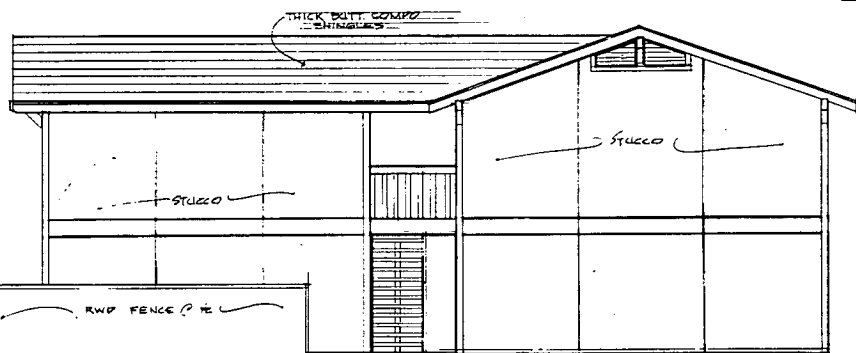
- b. landscaping that will enhance the appearance of the project will be provided;
 - c. the two unit structure at the rear of the site is designed and oriented to not have a appreciable impact on adjacent uses; and
 - d. prior to the lot line adjustment to merge the three former parcels that comprise the subject site only 9.5 foot interior side yard would have abutted the existing apartments to the east.
3. The requested variance does not constitute a use variance in that an apartment complex is permitted in the R-4A-R zone.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for multi-family use by the 1980 Central City Plan and the proposed multi-family use conforms to the plan designation.

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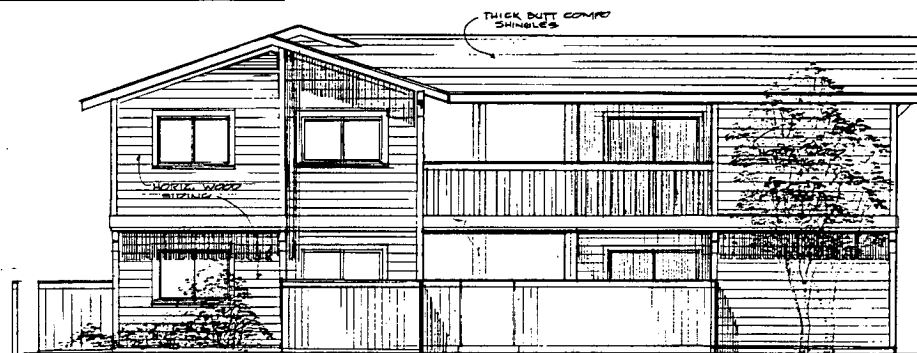




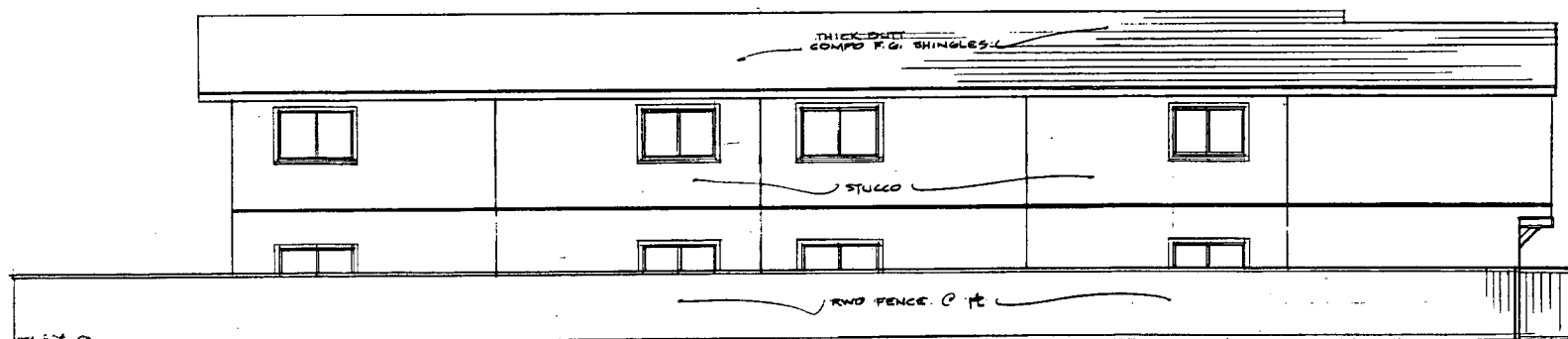
WEST ELEVATION 1/4"



SOUTH ELEVATION 1/4"



NORTH ELEVATION 1/4"



EAST ELEVATION 1/4"

061573

REVISIONS	BY

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ARCHITECTS AND PLANNERS
10000 WILSON BLVD.
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12 UNIT APARTMENT BLDG

FOR NORM MONTGOMERY
S.E. CORNER 16TH & F STREETS

DATE 2-27-87

SCALE

DRAWN

JOB

SHEET

NO. SHEETS