



REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
August 11, 2011

To: Members of the Planning Commission

Subject: Grand Avenue Duplex (P07-093)

A request to construct a duplex on approximately 0.16 acres in the General Commercial (C-2) Zone at 2265 Grand Avenue. This request requires the following entitlements:

- A. Environmental Determination: Categorical Exemption pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion); and
- B. Special Permit to construct a duplex on approximately 0.16 acres in the General Commercial (C-2) zone.

Location/Council District:

2265 Grand Avenue, Sacramento, CA 95838

Assessor's Parcel Number 252-0092-045

Council District 2

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A and B above, and its decision is appealable to City Council. **At the writing of this report, staff has not received any opposition to the proposal from the surrounding neighborhood and the project is considered to be non-controversial.**

Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Lindsey Alagozian, Senior Planner, (916) 808-2659

Applicant: Fred Arastoo, Aras Design and Construction, 2533 Sierra Boulevard, Sacramento, Ca 95825

Owner: Gary Dahlbeck, 8700 Lake Front Drive, Granite Bay, CA 95746

Summary: The applicant is requesting a Special Permit to construct a duplex consisting of two 1,567 square foot residential units. The subject site is a vacant parcel located at 2265 Grand Avenue in the General Commercial (C-2) Zone. Duplex development in the C-2 zone requires the approval of a Special Permit.

Table 1: Project Information
General Plan designation: Suburban Center (0.25 Floor Area Ratio (FAR))
Existing zoning of site: General Commercial (C-2)
Community Plan Area: North Sacramento
Design Review Area: North Sacramento Alternative Design Area
Existing use of site: Vacant
Property area: 0.16± acres (0.12 acres net – 5,379 Square feet)

Background Information: The subject site consists of a vacant parcel of 0.16± gross acres (0.12 acres net). There is a single family home to the east and vacant lots to the west. To the south is a mix of single and multi-family residential uses. To the north is the Interstate 80 right-of-way, with an off ramp approximately 100 feet to the north of the subject property. While the subject site is zoned C-2, the nearest commercial use is 300 feet to the west of the subject site. There have been no prior entitlements approved for the subject site.

The original application was submitted as a detached duplex in June of 2007 (see attachment 3). At the time the project was submitted, an interim ordinance that established more restrictive design requirements for single and two-family dwellings in North Sacramento had just been approved. Staff had reviewed the original project with respect to the design requirements and determined that the design was not compliant. The applicant was given several options to proceed with the project including:

- Redesign the project as a traditional attached duplex or halfplex.
- Redesign the project as a triplex. Doing so would still meet the density requirements, but the triplex would not be required to meet the design review standards.
- Redesign the project as a single-family home.

For much of the processing time of the application, staff worked with applicant to determine if a triplex would work on the subject site. Due to the size of the lot, staff informed the applicant that we would entertain minor variances to setback and lot coverage requirements if a well-designed triplex project were proposed. Several iterations of a triplex plan were submitted to staff. Staff reviewed each proposal, but could not support any of the triplex designs proposed. As residential market conditions changed, staff asked the applicant to revisit the duplex design and recommended the applicant propose a duplex that was consistent with the North Sacramento Alternative Design requirements. The plans requested for approval with this report are compliant with the requirements.

Public/Neighborhood Outreach and Comments: Staff routed the proposal to various neighborhood advisory groups including the North Hagginwood Neighborhood Alliance and the Del Paso Heights Improvement Association. Property owners within 500 feet of the site have also notified of the public hearing. As of the date of this report, no comments have been received.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section number 15303 as the project consists of the construction of a new residential duplex.

Policy Considerations:

General Plan

The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan Update designation of the subject site is Suburban Center which is reserved predominantly for commercial uses. However, residential uses area allowed at densities between 15 and 36 units per net acre. The proposed duplex meets the General Plan development standards with a FAR of 0.58 and a net density of approximately 17 units per acre. Furthermore, the proposed duplex is consistent with Goal LU 1.1.5 of the General Plan in that the project promotes the infill development of an underutilized site served by existing facilities.

Staff supports the construction of a duplex on the subject site. The size and location of the parcel will not allow for the development of any substantial commercial uses. The proposed use is consistent with the surrounding residential neighborhood and will create less of an impact on adjacent uses that if the site were developed with a commercial use.

Project Design:

Site Plan/Height, Bulk and Setbacks

Height and Area Standards			
Standard	Required	Proposed	Deviation
Height	20' to plate, 30' overall	20' to plate, 27' overall	no
Front setback	18"	18"	no

Side setbacks	0'	5'	no
Rear setback	15'	15'	no
Lot coverage	40%	40%	no

The subject site is currently vacant with a vacant lot to the west and a single family residence to the east. The proposed duplex will be located on the north side of Grand Avenue. Each unit will have a garage and driveway off of Grand Avenue. The duplex building has been sited to meet all setback and lot coverage requirements.

Design

The applicant has designed an attached duplex to be consistent with the North Sacramento Alternative Design Guidelines. The duplex will have two 1,567 square foot units that will be mirror images of each other. Each unit will have a kitchen and great room on the ground floor with three bedrooms on the second floor. Each unit will also have a single-car garage. The exterior of the building will be finished with stucco and dimensional composition roofing.

The Alternative Design Guidelines direct design by requiring a number of design standards that affect the massing of new single and two-family homes. The standards include requirements for step backs to the second floor, and allowances for dormers, porches and balconies. Staff has determined that the current plans are consistent with the design guidelines and are compatible with the surrounding single-and multi-family housing.

Land Use

The Zoning Code requires a Special Permit for a duplex in the General Commercial zone (section 17.24.020). In considering the Special Permit, the following guidelines are observed:

A. Sound Principles of Land Use. A Special Permit shall be granted upon sound principles of land use.

Staff finds that approval of the Special Permit is appropriate as the subject parcel is more suited for residential development than commercial development. The subject site is only 0.16 gross acres and is surrounded by residential uses. The construction of a duplex is compatible with the adjacent uses

B. Not Injurious. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The approval of the Special Permit will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that the use consists of a duplex in a residential neighborhood. This is considered a compatible land use and will not create any negative impacts that will result in a nuisance

C. Must Relate to a Plan. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed use provides a residential use and is consistent with development standards for the General Plan Suburban Center Designation.

Conclusion:

Staff recommends the Planning Commission approve the requested entitlements for a duplex with the conditions shown in Attachment 1. The proposed project meets the General Plan goals and policies for the Suburban designation and meets the North Area Alternative Design Guidelines for single and two-family homes. Additionally, the proposal, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood.

Respectfully submitted by: 

ANTONIO ABLOG
Associate Planner

Approved by: 

LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:


for GREGORY BITTER
Principal Planner

Attachments:

- | | |
|--------------|---|
| Attachment 1 | Recommended Findings of Fact and Conditions of Approval |
| Exhibit 1A | Site Plan |
| Exhibit 1B | Floor Plan |
| Exhibit 1C | Second Floor Plan |
| Exhibit 1D | Elevations |
| Attachment 2 | Land Use & Zoning Map |
| Attachment 3 | Original Site Plan/Elevations |

Recommended Findings of Fact and Conditions of Approval
Grand Avenue Duplex (P07-093)
2265 Grand Avenue

Findings of Fact

A. Environmental Determination: Exemption

1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act, as follows:
 - a. This project consists of the construction of a new residential duplex.

B. The **Special Permit to construct a duplex on approximately 0.16 acres in the General Commercial (C-2) zone is approved based on the following Findings of Fact:**

1. The Special Permit is granted upon sound principles of land use in that the subject parcel is more suited for residential development than commercial development. The subject site is only 0.16 gross acres and is surrounded by residential uses. The construction of a duplex is compatible with the adjacent residential uses.
2. The approval of the Special Permit will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that the use consists of a duplex in a residential neighborhood. This is considered a compatible land use and will not create any negative impacts that will result in a nuisance
3. Approval of the Special Permit complies with the objectives of the General Plan in that the proposed use provides a residential land use consistent with development standards for the General Plan Suburban Center Designation.
4. The proposed use is compatible with the surrounding residential neighborhood, and its design is consistent with the North Sacramento Alternative Design Guidelines for new single and two-family residences.

Conditions of Approval

- B. The **Special Permit** to construct a duplex on approximately 0.16 acres in the General Commercial (C-2) zone is hereby **approved** subject to the following conditions:

Planning:

- B1. Development of this site shall be in compliance with the attached exhibits (Exhibits 1A through 1D), except as conditioned. Any modification to the project shall be subject to review by Community Development staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.
- B2. Obtain all necessary building permits prior to construction.
- B3. No roof mounted HVAC units are allowed, all exterior HVAC units shall be ground mounted.
- B4. All windows shall provide decorative trim as shown in Exhibit 1D, the project elevations.
- B5. Minimum 30-year dimensional composition shingle shall be provided.
- B6. Decorative garage and front entry doors shall be provided as shown in Exhibit 1D, the project elevations.

Fire:

- B7. Provide at least a 5' setback for second story bedroom egress windows to allow for fire ladder rescue operations. Provide a secondary access.
- B8. Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department.

Utilities:

- B9. Only one (1) metered domestic service is allowed per parcel.
- B10. There is an existing sewer manhole #108 per Utilities Drainage/Sewer Book Page S22 located in Grand Ave. Sewer service connection shall be connected into the existing sewer manhole #108.
- B11. There is an existing 12" storm drain main in Grand Ave. New lot shall be graded to drain from back of house to front into street.

Exhibit 1A: Site Plan



VICINITY MAP
NORTH

PROJECT DATA

ALLENDALE, CA 91701
 ALL RIGHTS RESERVED
 PROJECT NO. 107-093

DATE	08/11/11
DESIGNER	107-093
PROJECT NO.	107-093
PROJECT NAME	107-093
PROJECT ADDRESS	107-093
PROJECT CITY	107-093
PROJECT STATE	107-093
PROJECT ZIP	107-093

PROPERTY OWNER / ADDRESS

107-093
 107-093
 107-093

PROJECT ADDRESS

107-093

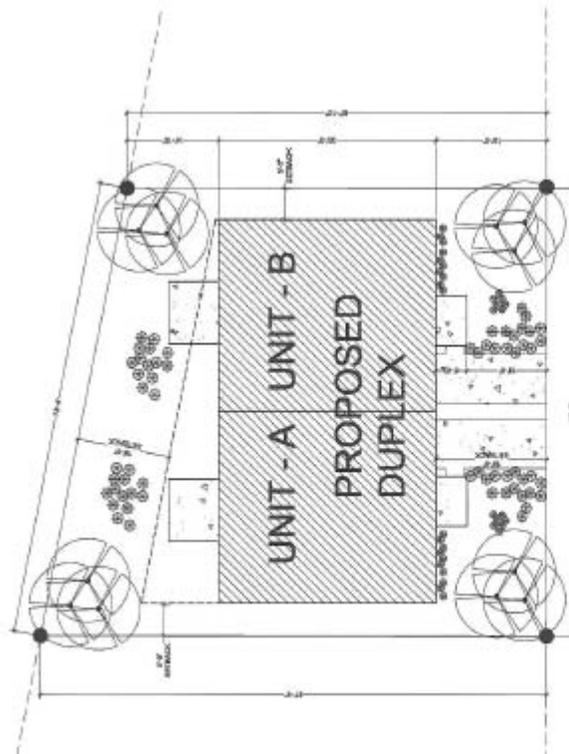
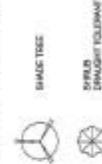
PREPARATION

ARAS DESIGN AND CONSTRUCTION
 107-093

SHEET INDEX

107-093	107-093
107-093	107-093
107-093	107-093

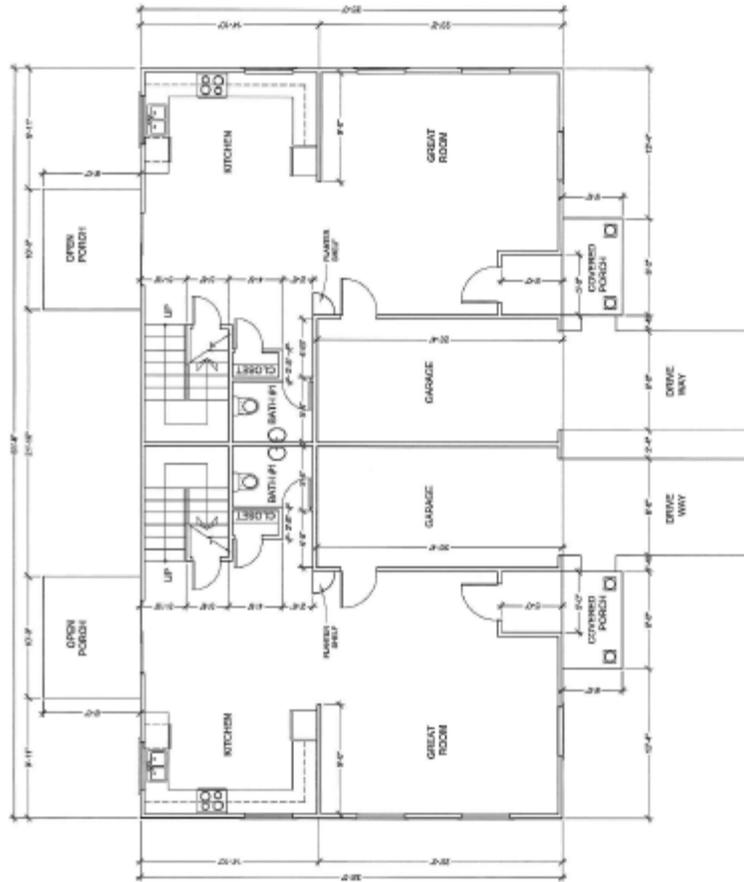
LANDSCAPING LEGEND:



GRAND AVE.

SITE PLAN
 LANDSCAPE PLAN
 107-093
 NORTH

Exhibit 1B: First Floor Plan

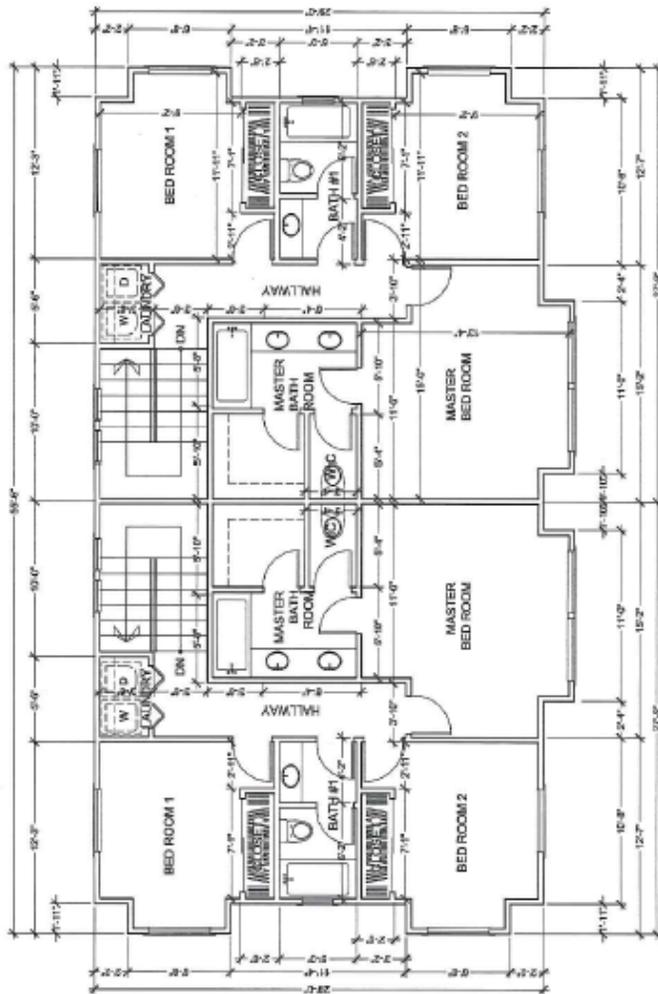


FLOOR AREA:

	SQ. FT.	SQ. FT.
FIRST FLOOR	841	841
SECOND FLOOR	726	726
TOTAL	1,567	1,567
GARAGE	313	313
FRONT COVERED PORCH	25	25
REAR PORCH	40	40
OPEN PORCH	80	80



Exhibit 1C: Second Floor Plan

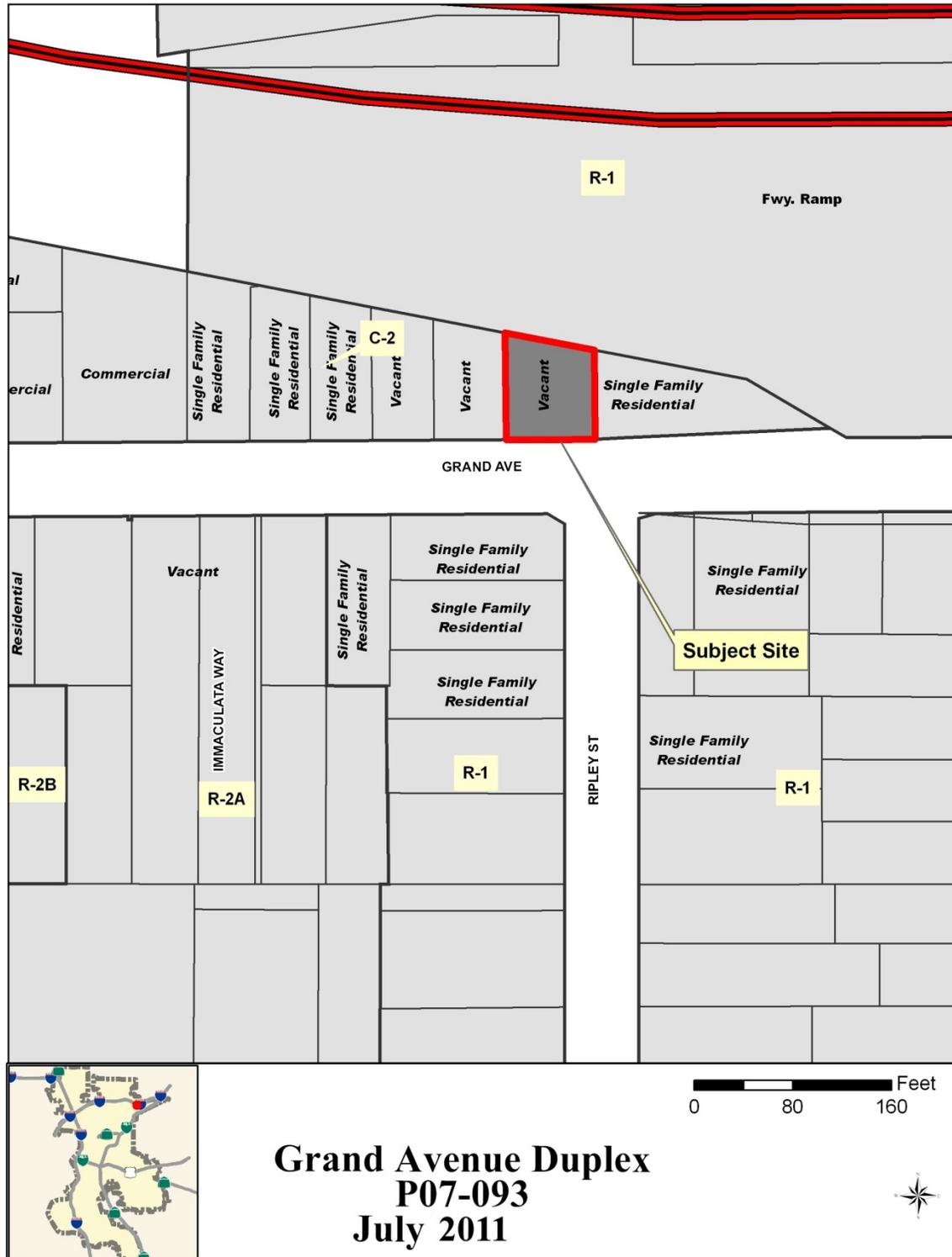


FLOOR AREA:

	SQ. FT.	SQ. FT.
FIRST FLOOR	841	
SECOND FLOOR	726	
TOTAL:	1,567	
GARAGE	213	
FRONT COVERED PORCH	25	
ENTRY PORCH	40	
REAR OPEN PORCH	80	



Attachment 2: Land Use & Zoning Map



Attachment 3: Original Site Plan/Elevations

