



ITEM IV-D: VARIANCE – 506 CORONADO AVENUE – RUSH SECOND UNIT –FILE# V-000015

REQUEST

The applicant requests approval of a Variance to convert an existing detached garage into a second dwelling unit at the rear of a lot that contains an existing 1,463 square foot, single story house. The garage addition/conversion will consist of 863 square feet of living quarters, a new driveway with access from the rear alley and associated landscaping. The proposed addition will encroach 13 feet into the required 20-foot rear yard setback.

Applicant – Fischer Construction, Richard Thompson
Owner– Brandon Rush

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission take the following actions:

- A. Adopt the three findings of fact for the Variance; and
- B. Approve the Variance subject to sixteen (16) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues. The applicant has reviewed and is in agreement with the conditions of approval.

SITE INFORMATION

Location: 506 Coronado Avenue, north of Atlantic/Vernon Street and east of Yosemite (see Attachment 1).

Roseville Coalition Of Neighborhood Associations (RCONA): This parcel is located within the Sierra Vista Neighborhood Association (19), which is currently active. A project notice was mailed to the board members of the neighborhood association. To date, no comments have been received from the association.

Parcel Size: 7,500 square feet (50' x 150')

Topography: The property has a stepped appearance where the main dwelling's grade is approximately five feet (5') higher than the grade where the existing garage is located. The rear property line abuts a 20-foot wide public alley. (All of the blocks in the neighborhood have east-west mid-block alleys.) The 7,500 square foot parcel is currently developed with a 1,463 square foot single-family residence, which is located on the front half of the property (Exhibit A).

History: The subject parcel is within the Sierra Vista Park subdivision, which is in the Infill area of the City. The Sierra Vista Park area is an older neighborhood where it is common to have both front access and rear alley access to the homes and detached garages (Attachment 2).

Figure 1: Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Single Family Residential, R1	Low Density Residential, LDR-5	Single Family Dwelling
North	R1	LDR-5	Single Family Dwelling
South	R1	LDR-5	Single Family Dwelling
East	R1	LDR-5	Single Family Dwelling
West	R1	LDR-5	Duplex

EVALUATION – VARIANCE

The applicant requests approval to convert a detached garage into a second dwelling unit at the rear of an R1 zoned lot. According to the Zoning Ordinance, a second dwelling unit is principally permitted in the R1 district and may be either attached to or detached from the existing single-family dwelling, subject to the following standards (Chapter 19.60, Second Dwelling Units):

Minimum Lot Area: A second dwelling unit may be established on lots of at least 5,000 square feet.

- The subject site is 7,500 square feet, consistent with the standard.

Maximum Coverage: The maximum combined building coverage shall not exceed 40 percent.

- The proposed second dwelling unit will result in 2,326 square feet of lot coverage, or 31 percent of 7,500 square feet, which is consistent with the standard.

Setbacks: A second dwelling unit shall maintain the setbacks required in the zoning district in which it is located. For a detached second dwelling unit in the R1 zone, a 10-foot building separation from the primary unit is required, a 5-foot setback from side property lines and a 20-foot rear yard setback is required.

- The proposed second dwelling unit will be detached from the primary unit and will meet or exceed the required setbacks for the sides and structure to structure.
- The proposed second dwelling unit will encroach 13 feet into the required 20-foot rear yard setback. The structure is existing and the conversion will not decrease the existing rear setback.
- A Variance is required to authorize this exception, however, many accessory structures and second units along the alleyway have reduced rear yard setbacks and therefore the request is consistent for this particular neighborhood.

Floor Area: The floor area of a detached unit shall not exceed 1,200 square feet.

- The proposed detached second dwelling unit will have 863 square feet of floor area, consistent with the standard.

Minimum Facilities: The second dwelling unit shall include permanent provisions for independent living, sleeping, eating, cooking and sanitation within the unit. The primary residence and the second dwelling unit may maintain separate utilities, subject to approval by the Environmental Utilities Department.

- The proposed second dwelling unit will have separate sleeping, eating, cooking and sanitation facilities, consistent with the standard.
- The application has been reviewed by Environmental Utilities and staff has determined that separate water and sewer service may be required. Additional information is needed from the applicant, which can be submitted to the City when building permits are requested. The applicant has been in contact with the Environmental Utilities department to discuss this issue further.

Fees: The owner shall pay to the City all applicable fees at the time the building permit is obtained for the second living unit.

- The City collects these fees prior to the issuance of a building permit, consistent with the standard.

Appearance: The unit shall be designed and constructed so as to be compatible with the existing neighborhood in terms of height, form, and materials and the unit shall be subordinate to the primary residence.

- The alleyway is populated with accessory structures and second units. The presence of the proposed second unit will blend in with the surrounding neighborhood.
- The proposed unit is subordinate to the primary residence in floor area and in location on the property.
- The second unit's design, as proposed, is subordinate to the primary structure, which is consistent with the standard. However, staff has conditioned this project to provide some additional architectural details, materials, colors and windows in order for the second unit to be compatible with and appropriate for the area.

Parking: Parking for a second dwelling unit shall be provided in addition to the parking required for the primary residence. A one bedroom or studio unit shall provide at least one off-street parking space. The required parking may be provided with one space located within the twenty foot front yard setback and may be in tandem with other on site parking. Additional parking may be required for additional bedrooms.

- The new concrete driveway that will be constructed as part of this project will be located beside the second unit. The driveway will provide room for four standard parking spaces, two inside of the 20-foot setback and two outside. The requirement for this project is two spaces.

FINDINGS

In accordance with Section 19.78.060.G of the Zoning Ordinance, three (3) findings must be made in order to approve a Variance. The required findings for a Variance are listed below in ***italicized bold*** print and are followed by an evaluation.

- 1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification.***

The subject property is located within a neighborhood where it is common for accessory structures and second dwelling units to be located adjacent to the rear alley. After conducting a site visit there are at least six structures located between three feet (3') and ten feet (10') from the property line on the subject block and therefore this is not a unique request for this neighborhood (Attachment 2).

The proposed second unit is to be located in an existing building. The existing garage structure is considered legal non-conforming related to setback and structure height for accessory structures. The existing structure is sixteen feet, six inches (16'6") high. The maximum height for an accessory structure is fifteen feet (15') with ten-foot (10') side and rear yard setbacks. However, the rear setback for the proposed conversion to a second unit is twenty feet (20') because according to the Zoning Ordinance, second units must conform to the standards called out for the R1 zone. While the second unit does not meet the rear yard setback, the structure itself is not proposed to be relocated and therefore the separation between the proposed second unit and the structures to the south is not reduced. Additional separation is provided by the 20-foot wide alley, which provides permanent open space and extends the effective depth of all abutting parcels by 10 feet. The proposed 7-foot setback from the alley provides adequate depth for vehicle turns in and out of the driveway and provides a greater setback than many other buildings adjacent to the alley.

Accordingly, because the second unit will be located in an existing building and because the property is located in an area that is characterized by a back alley development pattern this finding can be supported.

2. The granting of the Variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.

The proposed construction will occur in the location of an existing rundown garage. The new construction will improve the appearance of the alleyway. Staff has not identified any detrimental effects of this project upon the public health, safety and welfare; or upon property or improvements in the vicinity of the project site. The Planning Department sent notice to all property owners within 300 feet of this project. To date, one neighbor has requested information about the side yard setback and the location of the fence on the northeast property line. Staff has spoken with the neighbor and provided the project plans for review. As shown in Exhibit A, a "good neighbor" fence is proposed between 506 and 512 Coronado Avenue. Condition 6 has been placed on this project to ensure that the fence is constructed as a part of this project. No additional concerns have been raised by property owners in this area.

3. The granting of the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.

Detached garages and second units are structures and uses allowed in the R1 District. The Variance will allow construction on a building already located within the required rear yard setback, where other adjacent and nearby properties also have structures. The conversion of the garage to a living unit will increase the activity level of the building and the alley. However, as stated above this is not inconsistent with the existing character of the other properties in the vicinity. The proposed variance does not allow a use that is not otherwise authorized by the regulations of the Zoning Ordinance.

SUMMARY / CONCLUSION

Based on the evaluation and discussion above, staff believes that the Planning Commission can make the required findings to approve the application.

ENVIRONMENTAL DETERMINATION

The proposed project is exempt from environmental review pursuant to Section 15303(a) and 15305(a) of the California Environmental Quality Act (CEQA) Guidelines (New Construction or Conversion of Small Structures and Minor Alterations in Land Use Limitations).

RECOMMENDATION

The Planning Department recommends that the Planning Commission take the following actions:

- A. Adopt the three findings of fact for the Variance – Rush Second Unit, 506 Coronado Av – File #V-000015; and
- B. Approve the Variance – Rush Second Unit, 506 Coronado Av – File #V-000015 subject to sixteen (16) conditions of approval listed below.

CONDITIONS OF APPROVAL FOR VARIANCE #V-000015

- 1. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
- 2. The addition shall match the main dwelling in materials (including shutters) and color. (Planning)
- 3. The applicant shall provide a landscape plan for the two planters proposed facing the alleyway and the walkway. An irrigation system shall be provided for the planters to ensure that the landscaping is kept in good condition. (Planning)
- 4. Windows shall be added to the south elevation (facing the proposed driveway) to provide for additional architectural interest. (Planning)
- 5. The entryway shall be emphasized by the addition of a porch, a detailed door and/or details around the entryway. (Planning)
- 6. As depicted in Exhibit A, a “good neighbor” fence shall be constructed as a part of this project. (Planning)
- 7. Construction Documents submitted for plan check and permit shall comply with all applicable code requirements including the 2001 California Building Code, 2001 California Mechanical Code, 2001 California Plumbing Code, 2001 California Electrical Code, 2001 California Fire Code and all state and federal mandated requirements in effect at the time of submittal for building permit. (Building)
- 8. Exterior walls and openings shall be protected as required by Table 5A with regard to building location to property lines. (Building)
- 9. Exterior walls shall have the fire resistance and opening protection as set forth in Table 5-A and in accordance with such additional provisions as are set forth in Chapter 6. Projections beyond the exterior wall shall comply with Section 705 and as set forth in 503.2.1. (Building)
- 10. Occupancy separations shall be provided between the various groups and divisions of occupancies as set forth in Table 3-B and as provided for in Section 302.4. (Building)
- 11. The design criteria used in the City of Roseville is as follows:
 - a. Seismic zone 3
 - b. Exposure B
 - c. 75 mph basic wind speed
 - d. 4” per hour max. rainfall
 - e. No snow loading
 - f. Climate zone 11 (Building)

12. Construction documents submitted for plan check and permit must be signed by the preparer and all engineering must be wet stamped and signed by a licensed architect or engineer. (Building)
13. Only one service point is allowed per parcel. If developer plans to meter the second dwelling separately, he will be required to install both metered mains at one location and feed the other unit by way of a sub-panel. (Electric)
14. The electric service may be required to be converted to an underground feed. This will be determined when the applicant submits for building permits. (Electric)
15. The applicant shall pay water and sewer connection fees for the second dwelling unit. (Environmental Utilities)
16. A separate water and sewer service for second unit may be required. This will be determined when the applicant submits for building permits. (Environmental Utilities)

ATTACHMENTS

1. Vicinity Map
2. Aerial Photograph

EXHIBITS

- A. Site Plan

Note to Applicant and/or Developer: Please contact the Planning Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing.