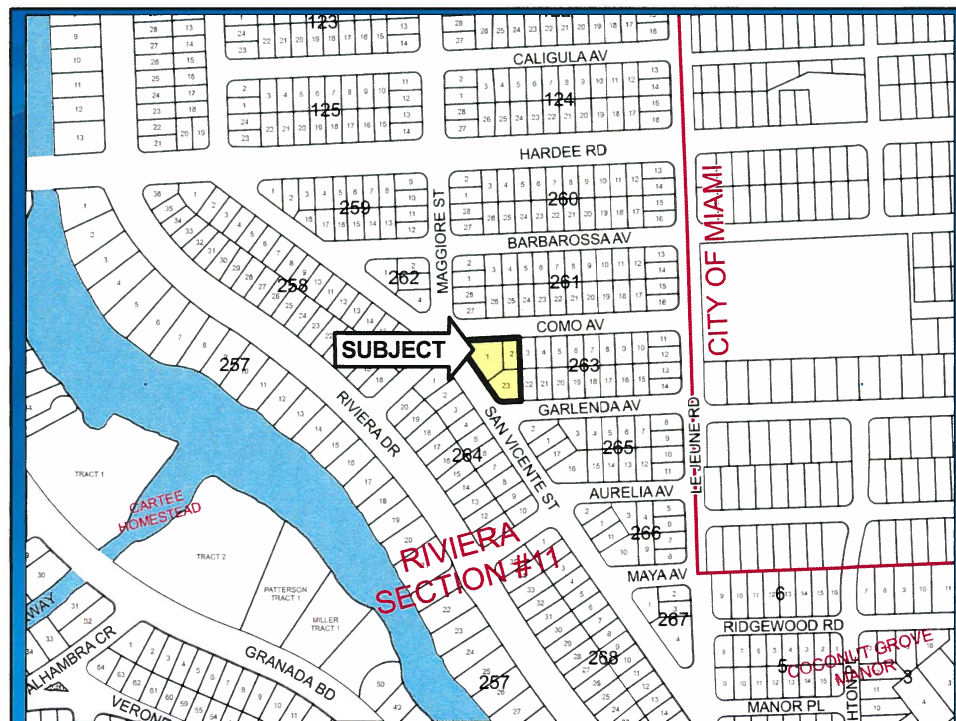
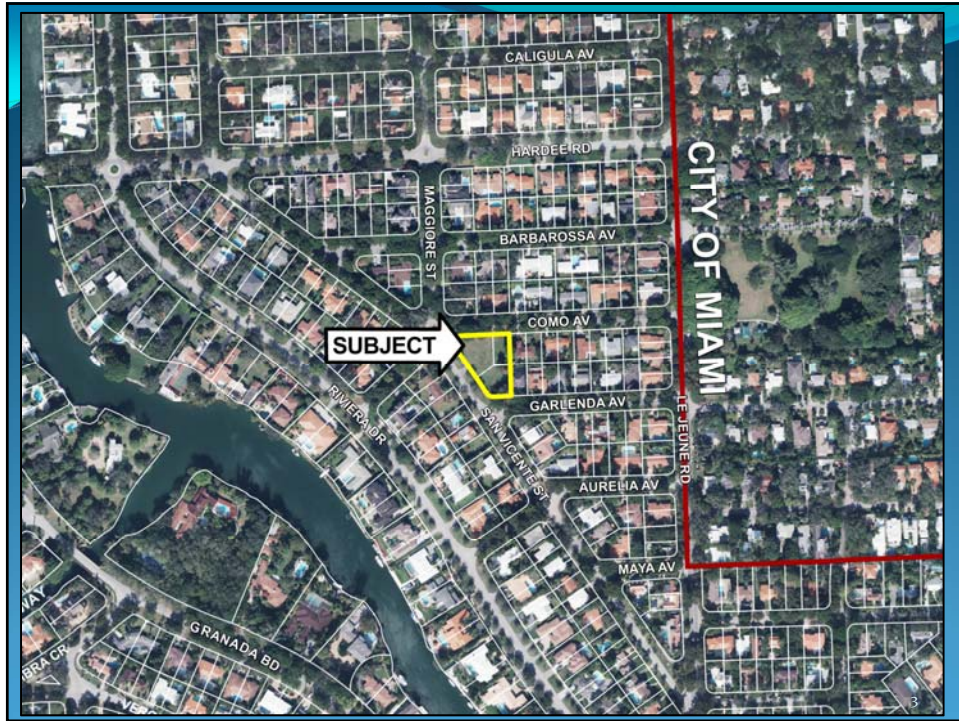


  
**City Commission**  
**450 Como Avenue**  
Separation of a Building Site and  
Conditional Use Site Plan Review  
August 25, 2015





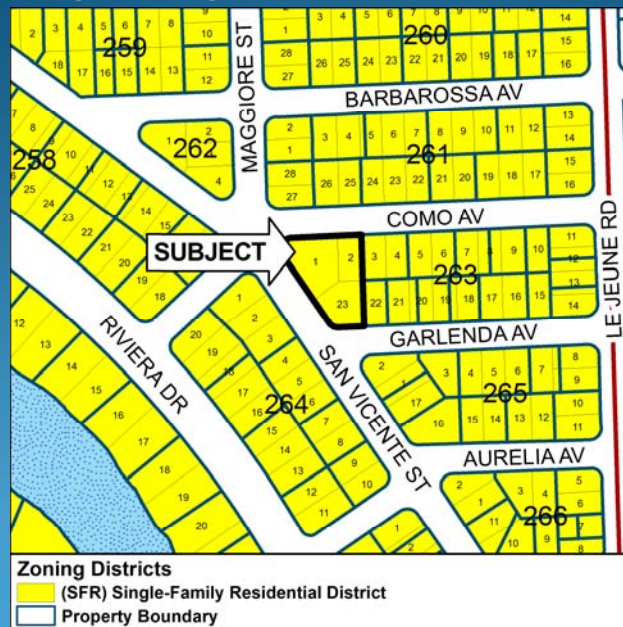


## Request: Separation of a Building Site and Conditional Use Site Plan Review

- ❖ Separate an existing 0.60 acre (25,989 square feet) building site with 176.75' of street frontage on San Vicente Street into two (2) building sites
- ❖ Proposed building sites:
  1. 0.38 acre (16,712 square feet) building site with 150.57' of street frontage proposed on Como Avenue
  2. 0.21 acre (9,277 square feet) building site with 55.32' of street frontage proposed on Garlanda Avenue

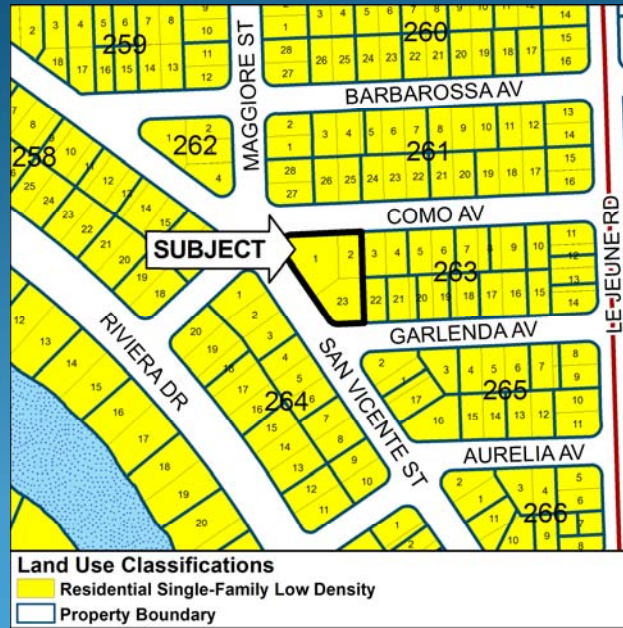
5

## Existing Zoning Map



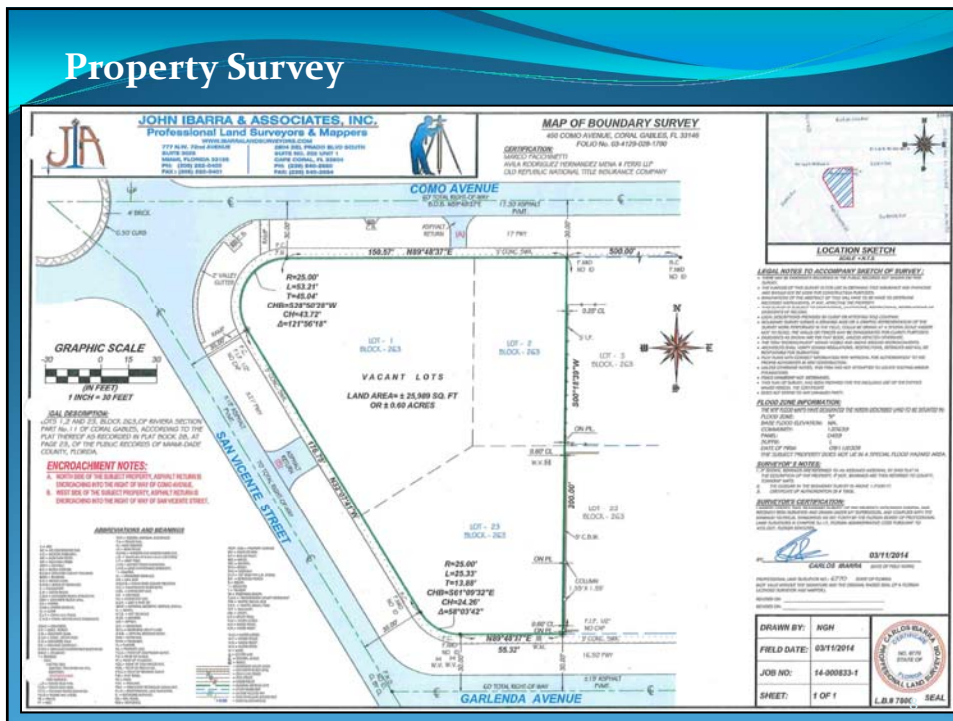
6

## Existing Land Use Map

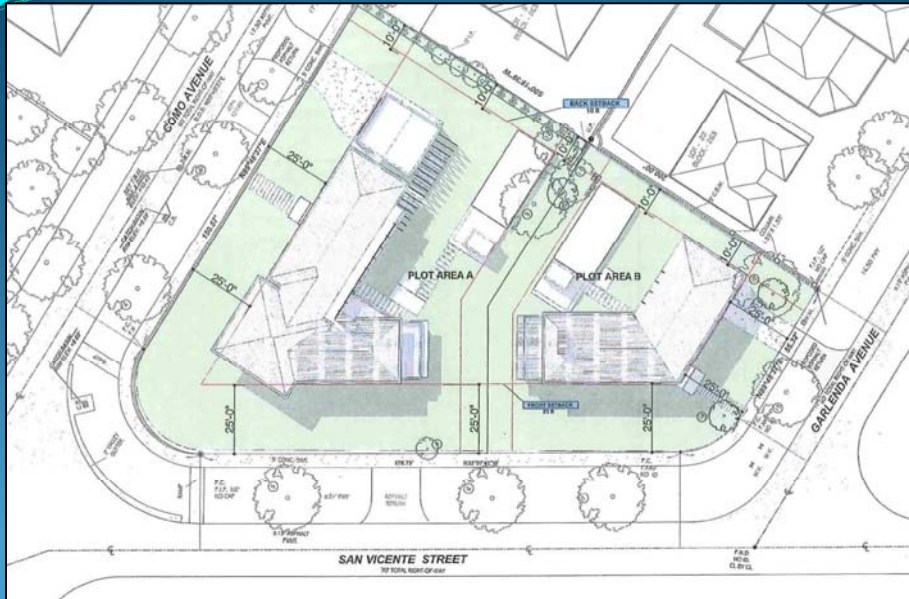


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## Property Survey



### Conceptual Site Plan (not tied to Application)



### Rendering View from San Vicente Street





Rendering View from Como Avenue



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Rendering View from Garlenda Avenue



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## Application History

- ❖ February 27, 2015: Application presented to Development Review Committee (DRC)
  - ❖ Applicant has satisfactorily resolved all DRC comments
- ❖ July 29, 2015: Application presented to Planning and Zoning Board (PZB)
  - ❖ Planning and Zoning Board recommended approval (vote: 4 yes – 1 no) with conditions

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## Public Notifications

- ❖ The following has been completed to solicit input and provide notice of the application:

Type	Date
Public information meeting	05.18.15
Courtesy notification – mailed to property owners within 1,000 feet of the property	07.17.15
Posting of property	07.17.15
Legal advertisement	07.16.15
Posted PZB agenda on City web page/City Hall	07.21.15
Posted Staff report on City web page	07.24.15
City Commission agenda posted on City web page	08.21.15

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### Site Plan Information

Type	Existing San Vicente St Building Site	Proposed Como Ave Building Site	Proposed Garlenda Ave Building Site
San Vicente St Building site frontage	176.75'	Approx. 105'	Approx. 72'
Como Ave Building Site frontage	150.57'	150.57'	N/A
Garlenda Ave Building Site frontage	55.32'	N/A	55.32'
Building site depth	Approx. 130'	Approx. 100'	Approx. 100'

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### Site Plan Information

Type	Existing San Vicente St Building Site	Proposed Como Ave Building Site	Proposed Garlenda Ave Building Site
Total site area	25,989 sq. ft.	16,712 sq. ft.	9,277 sq. ft.
Building floor area (FAR)	Max. 8,947 sq. ft.	Max. 6,164 sq. ft.	Max. 3,897 sq. ft.
Building height (max. permitted)	2 stories/29'-0" above est. grade	2 stories/29'-0" above est. grade	2 stories/29'-0" above est. grade
Setbacks:			
Front	Min. 25'-0"	Min. 25'-0"	Min. 25'-0"
Side interior	N/A	Min. 10'-0"	Min. 5'-6"
Side street	Min. 25'-0"	Min. 25'-0"	Min. 25'-0"
Rear	Min. 10'-0"	Min. 10'-0"	Min. 10'-0"

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## Review of Zoning Code Criteria

*Zoning Code Section 3-206(F) provides that the application must satisfy 4 of the 6 building site determination criteria:*

1. *Exceptional or unusual circumstances exist, that are site specific such as properties having multiple facings.*
- ❖ The property has multiple facings with frontages on San Vicente Street, Como Avenue, and Garlenda Avenue.

The Application satisfies this criterion.

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## Review of Zoning Code Criteria

2. *Building site(s) created would be equal to or larger than the majority of existing building site frontages of the same zoning designation within 1,000 foot radius.*

### Building Site Street Frontage Analysis

Frontage	0' to 55'	55' to 150'	+150'	Total
No. of Sites	19	148	15	182
Percentage	10.44%	81.32%	8.24%	100%

Como Ave: 150.57' street frontage; equal to or larger than 91.76% of the building sites within 1,000'.

Garlenda Ave: 55.32' street frontage; equal to or larger than 10.44% of the building sites within 1,000'.

The Application does not satisfy this criterion.

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## Review of Zoning Code Criteria

3. *Would not result in any existing or previously demolished structures becoming non-conforming.*

- ❖ The previous residence that was demolished in 2003 was located approximately in the center of the property.

The Application **does not satisfy** this criterion.



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## Review of Zoning Code Criteria

4. *No restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site, including previously demolished structures.*

- ❖ Two Declaration of Restrictive Covenants exist from 09.09.2003 and 07.09.2008 requiring Lots 1, 2 and 23 be held together as one tract.
- ❖ An additional Restrictive Covenant exists as a part of a request from 07.16.2008 to allow for encroachments for a special driveway approach and irrigation system.
- ❖ Previous residence demolished in 2003.

The Application **does not satisfy** this criterion.

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## Review of Zoning Code Criteria

5. *Proposed building site(s) maintains and preserves open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.*

- ❖ Conceptual plans show both building sites can be developed in compliance with the Zoning Code.
- ❖ Average lot area for building sites within 1,000': 12,894 sq. ft.
- ❖ Lot area of proposed building sites: Como Ave: 16,712 sq. ft.; and, Garlenda Ave: 9,277 sq. ft.

The Application satisfies this criterion.

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## Review of Zoning Code Criteria

6. *That the building site(s) created was purchased as a separate building(s) by the current owner prior to September 17, 1977.*

- ❖ The property was purchased in 2014.

The Application does not satisfy this criterion.

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## Staff Recommendation

- ❖ Staff recommends **denial** of the request since the Application satisfies only two (2) of the six (6) criteria.

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## Planning and Zoning Board Recommendation

- ❖ July 29, 2015: Planning and Zoning Board recommended approval (vote: 4 yes – 1 no) with conditions recommended by Staff
  - ❖ Board's recommendation for approval included determination that the Application satisfied the following four (4) criteria:
    - ❖ Criterion #1: Exceptional circumstances exist
    - ❖ Criterion #3: Separation would not result in demolished structures becoming non-conforming
    - ❖ Criterion #4: No restrictive covenants exist preventing separation
    - ❖ Criterion #5: Neighborhood compatibility

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## Conditions of Approval

1. Both building sites shall meet all Zoning Code requirements; no variances shall be requested.
2. The building sites shall be deemed to face San Vicente Street. Main entrances shall face San Vicente Street and the driveways shall have access from Como Avenue and Garlenda Avenue. These conditions are based on the following:
  - ❖ Most single-family residences with property located on San Vicente Street face San Vicente Street
  - ❖ Original platting of the City has the shortest lot lines along San Vicente Street which determines facing of lots
  - ❖ Building frontages facing distinctive diagonal streets is consistent with George Merrick's plan

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## Conditions of Approval

3. A tree disposition plan and landscape plan shall be approved by staff prior to Board of Architects submittal.
4. A release of the restrictive covenants shall be filed prior to Board of Architects submittal.
5. Letters from all affected utility companies shall be obtained and any requests for easements must be complied with prior to Board of Architects submittal.
6. The total square footage of both residences shall be equal to or less than 8,947 square feet (maximum residence size if developed as one site).
7. Driveway aprons on Como Avenue and San Vicente Street shall be removed prior to Board of Architects submittal.

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## City Commission

### 450 Como Avenue

Separation of a Building Site and  
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