

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 6, 1996, the Zoning Administrator approved with conditions a variance to allow a porch addition to an existing apartment complex for the project known as Z96-128. Findings of Fact and conditions of approval for the project are listed on pages 3-4. The Zoning Administrator also approved a parcel merger by adopting the attached resolution (ZA96-025).

Project Information

- Request: 1. Zoning Administrator Variance to reduce the required front yard setback from 25 feet to 10.3 feet (15 foot existing setback) to add front porches for two apartment buildings totaling 5,136 square feet on 0.28_± developed acres in the Multi-Family (R-2A) zone.
2. Zoning Administrator Parcel Merger to merge two parcels into one parcel.

Location: 3649 and 3651 2nd Avenue (D5, Area 3)

Assessor's Parcel Number: 010-324-011, 012

Applicant: Sacramento Housing and Redevelopment Agency (Kevin Odell)
 630 I Street
 Sacramento, CA 95814

Property Same as Applicant
Owner:

General Plan Designation: Medium Density Residential (16-29 du/na)
Existing Land Use of Site: Vacant Apartment Complex
Existing Zoning of Site: Multi-Family (R-2A)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: R-4; Vacant	Front:	25'	15.3'	10.3'
South: R-2A; Single Family Residence	Side(E.):	25'	5'	5'
East: R-1; Single Family Residence	Side(W.):	5'	5'	5'
West: R-2A; Apartments	Rear:	5'	23'	23'

Property Dimensions: 80 feet x 150 feet
 Property Area: 0.28± acres
 Square Footage of Buildings: Existing apartments- 11,000 square feet
 Height of Building: Existing Apartments- Two Stories, 22 feet
 Exterior Building Materials: Stucco/Brick
 Roof Materials: Composition Shingles
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A-G

Legal Description: See Exhibit B

Previous Files: None

Additional Information: The applicant is requesting to merge two parcels into one parcel. An apartment building is located on each parcel. The apartment buildings are in a state of disrepair and the Sacramento Housing and Redevelopment Agency (applicant) is currently rehabilitating the structures. As part of the remodeling process the applicant proposes to create a courtyard between the two apartment complexes. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

The applicant also plans to add front porches to the southern facing apartments along 2nd Avenue. The porch addition will encroach into the existing front yard setback five feet. The applicant is requesting a variance to the front yard setback requirement.

The project is within the Oak Park RAC area and the RAC approved the project through the Design Review Process. The project has been noticed and staff has not received any calls. The project is in the Oak Park Design Review area and the applicant has received Design Review staff approval for the project (DR96-239).

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line adjustment have been included as conditions in the attached resolution.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15303(e) and 15305(a)}.

Conditions of Approval

1. There shall be no further expansion of the apartment complex into the front setback area.
2. Size and location of the porch additions shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The applicant shall complete the paperwork and pay all fees for the Parcel Merger prior to obtaining building permits.
5. Stairways shall not encroach into any existing easements without written consent from the owner's of each easement.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed porch addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variance request does not constitute a use variance in that the porches are permitted on apartments in the Multi-Family (R-2A) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there will be adequate front yard area;
 - b. the proposed porch additions will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - c. the existing apartment complex was originally constructed with a less than required front setback.

5. The project is consistent with the General Plan which designates the subject site as Medium Density Residential (16-29 du/na).

Joy D. Patterson

Joy D. Patterson
Zoning Administrator

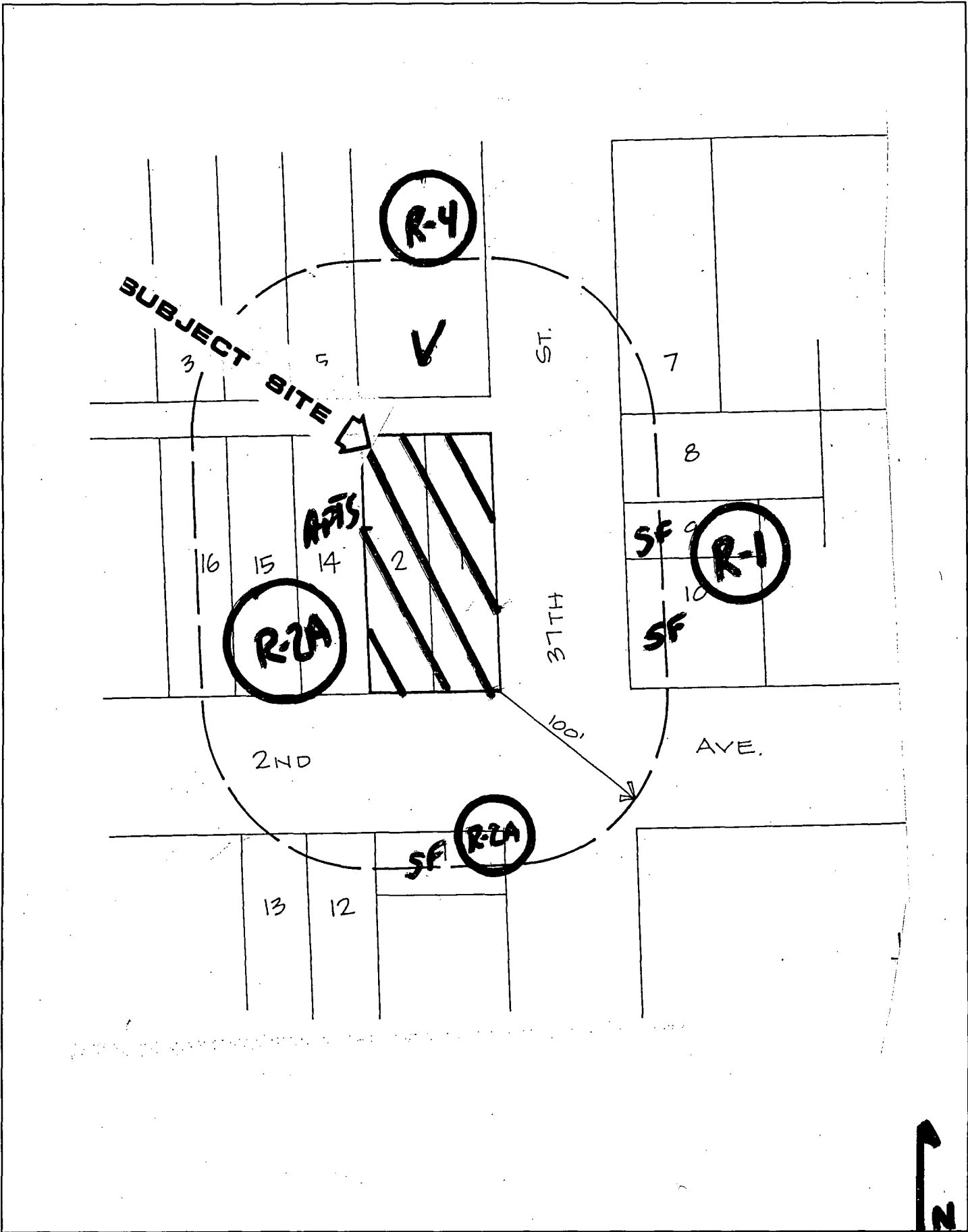
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓
Applicant ✓
ZA Log Book ✓
Resolution Book ✓

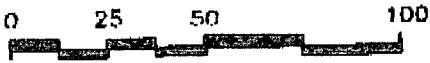


VICINITY MAP

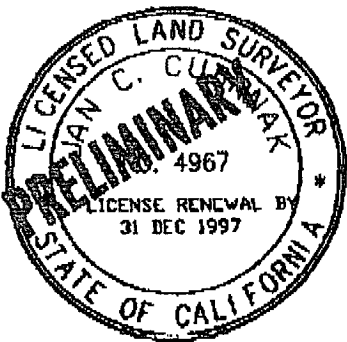
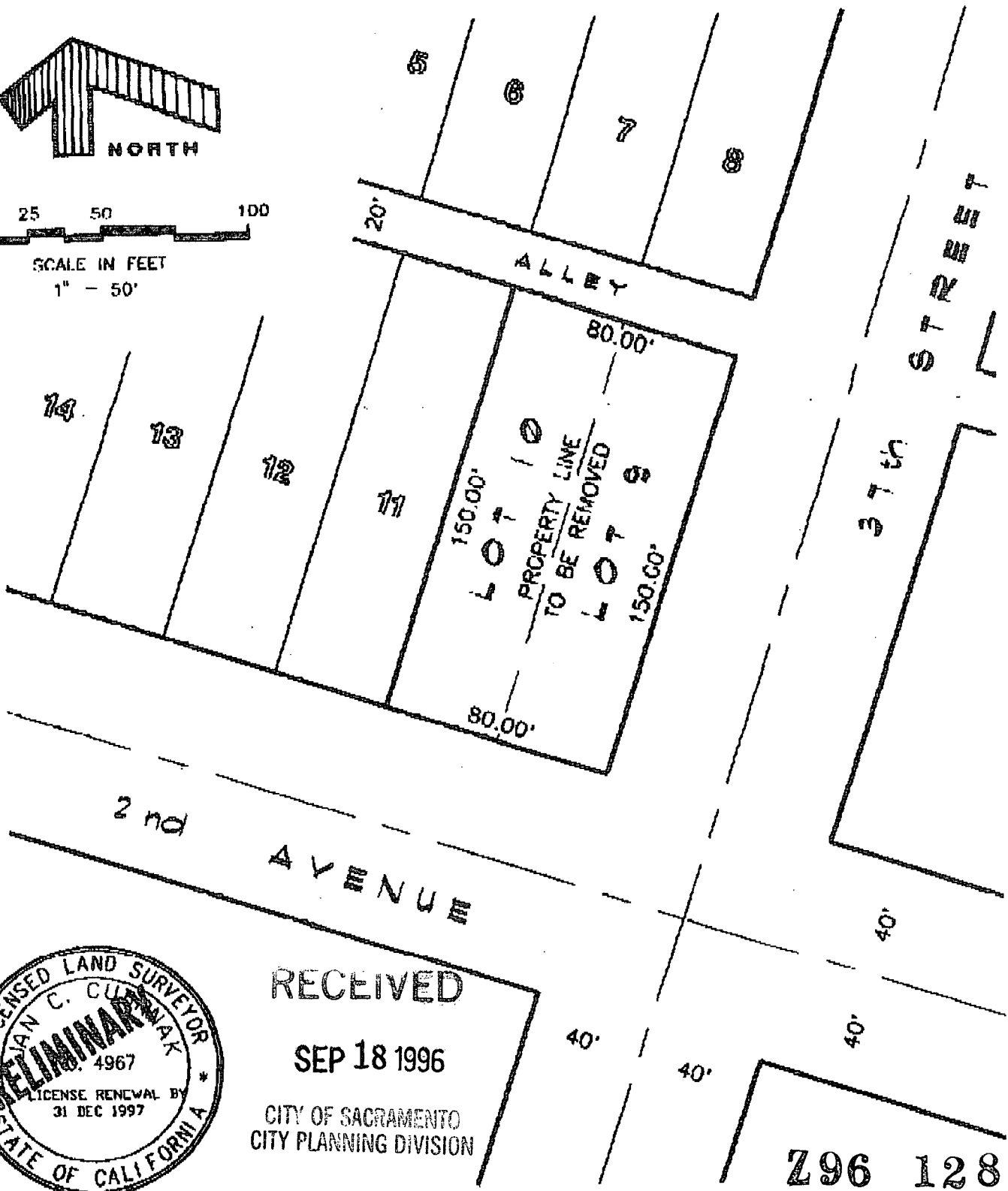


LAND USE & ZONING MAP

EXHIBIT A



SCALE IN FEET
1" = 50'



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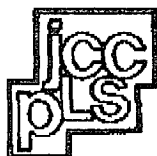
SEP 18 1996

CITY OF SACRAMENTO
CITY PLANNING DIVISION

296 128

CURRENT ASSESSOR'S PARCEL NUMBERS: 010-0324-011 & 012
NOVEMBER 6, 1996 ITEM #1

296-128



JAN C. CUZENJAK, L.S.
Professional Land Surveyor

6607 PERSHING AVENUE
FAIR OAKS, CA 95628
916.965.0710

EXHIBIT B
TO ACCOMPANY REAL PROPERTY DESCRIPTIONS
FOR CERTIFICATE OF COMPLIANCE (MERGER)
LOTS 9 AND 10 IN BLOCK 18
OF "OAK PARK AND SOUTH SACRAMENTO", 2 BM 26
CITY OF SACRAMENTO CALIFORNIA

MAR 1996
SHEET 1 / 1
DF

EXHIBIT B

EXHIBIT A

077220

**REAL PROPERTY DESCRIPTION FOR
CERTIFICATE OF COMPLIANCE (MERGER)**

ALL THAT PORTION OF LOTS 9 AND 10 IN BLOCK 18, AS SAID LOTS AND BLOCK ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED "OAK PARK AND SOUTH SACRAMENTO", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 2 OF MAPS, MAP NO. 26, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 9, SAID CORNER BEING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF 37TH STREET WITH THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE; THENCE FROM SAID POINT OF BEGINNING, WESTERLY ALONG THE NORTHERLY LINE OF 2ND AVENUE 80.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 10; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTHERLY, ALONG THE WESTERLY LINE OF LOT 10, 150.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 10, SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF A 20.00 FOOT ALLEY; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, 80.00 FEET TO THE NORTHEAST CORNER OF LOT 9 AND THE WESTERLY RIGHT OF WAY LINE OF 37TH STREET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2755 ACRES, MORE OR LESS.

End of description

THIS DESCRIPTION WAS PREPARED BY:
JAN C. CUDRNAK, L.S. 4967
LICENSE EXPIRATION 31 DEC 1997



RECEIVED

Z96 128

SEP 18 1996

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

296-128

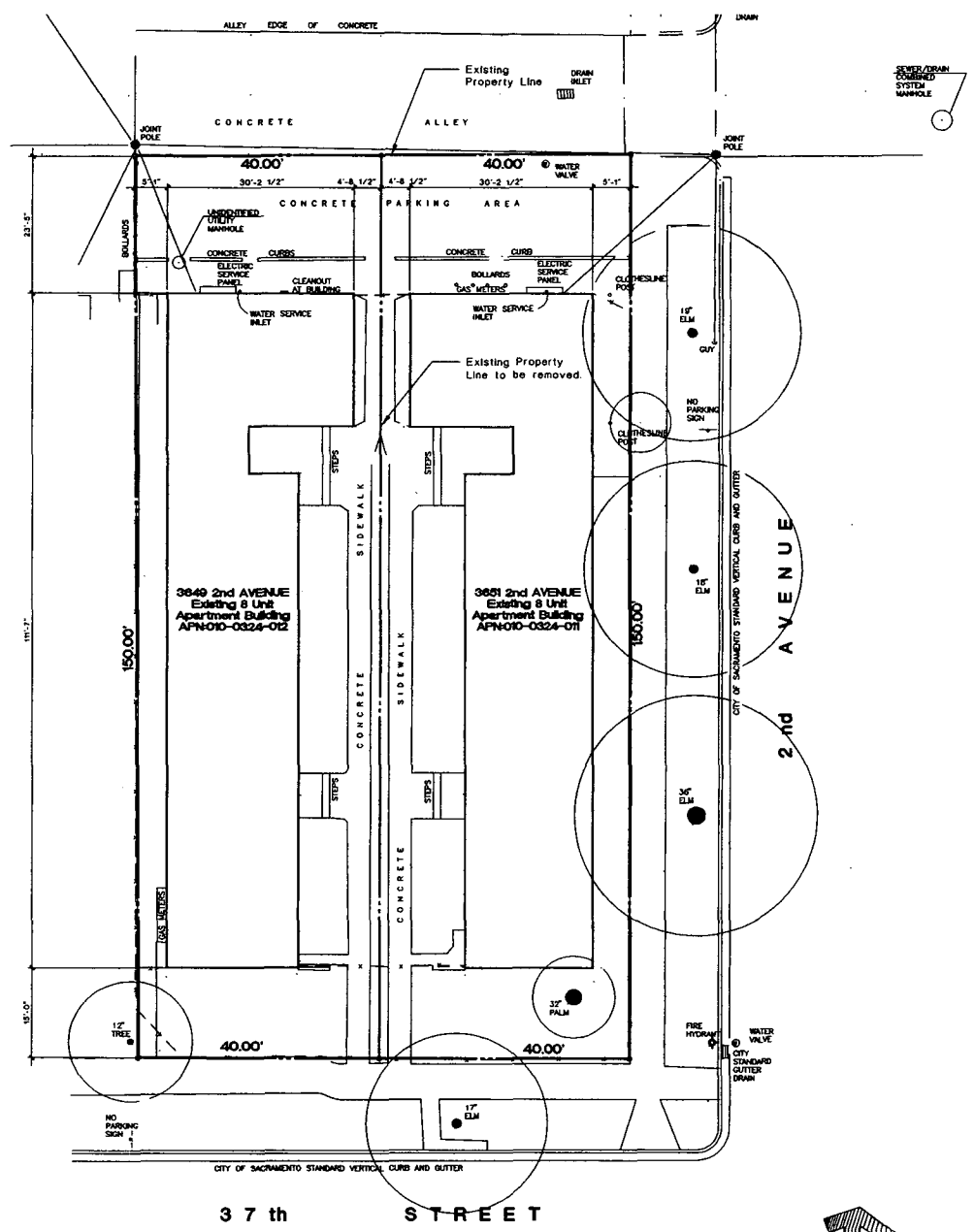
NOVEMBER 6, 1996

ITEM #1

296-128

NOVEMBER 6, 1996

ITEM #1



SITE PLAN
SCALE: 1" = 10'-0"

**MOGAVERO
NOTESTINE
ASSOCIATES**

2828 J Street
Sacramento
CA 95818
916 444 1488
Fax 444 1884

CONSULTANT

PROJECT NUMBER
95057
PROJECT
**GLENHAVEN
COURT
RENOVATION**

SHEET TITLE

DATE
22 MAY 96

REVISIONS

SHEET

X Of X

EXHIBIT C
received 9/18/96

296-128

NOVEMBER 6, 1996

ITEM #1

KEYNOTES

1. KEYNOTE LIST



MOGAVERO
NOTESTINE
ASSOCIATES

2222 F STREET
SACRAMENTO
CA 95816
916-442-1885
916-442-1223

Consultant
#

Project
Number
#

95057



230 I Street, Second Floor
Sacramento, CA 95814
(916)442-1200 ext. 300
Fax (916)442-1283

Project
#

GLENHAVEN
COURT
RENOVATION

Address
#

3649 & 3651 2nd AVE.
SACRAMENTO, CA

Sheet Title
#

SITE PLAN

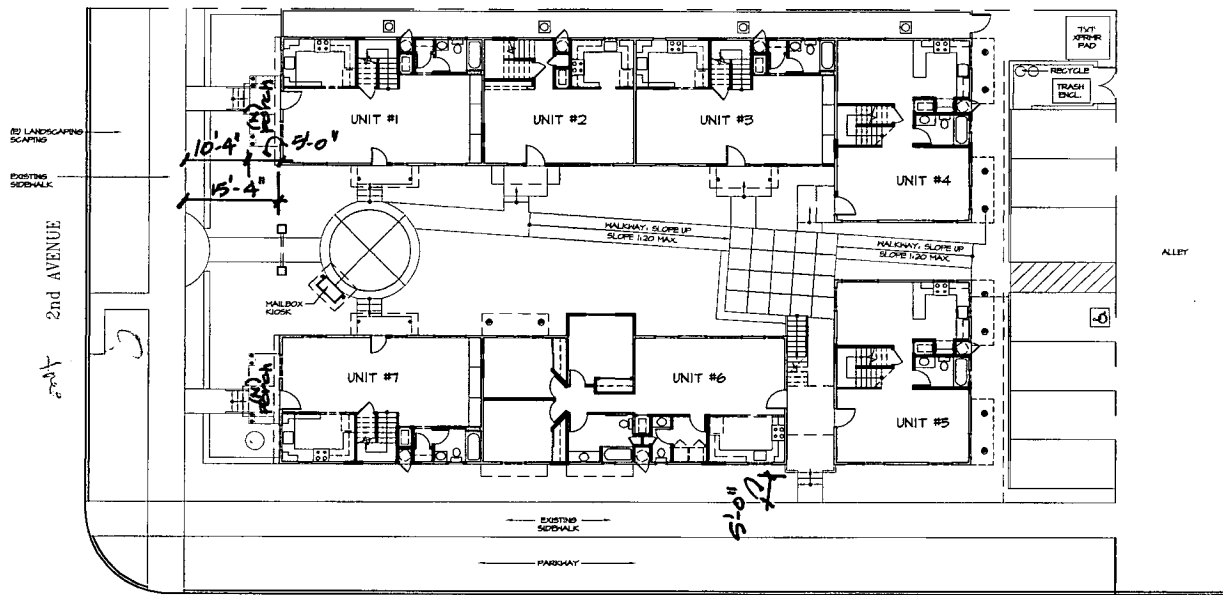
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21 June 1996

Revisions
#

Sheet
Number
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A2.1



SITE PLAN
1/8" = 1'-0"

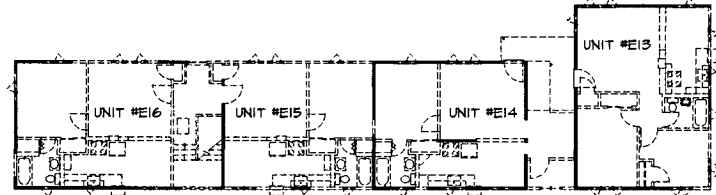
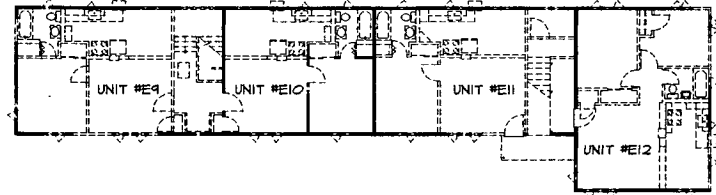


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82 EXHIBIT D

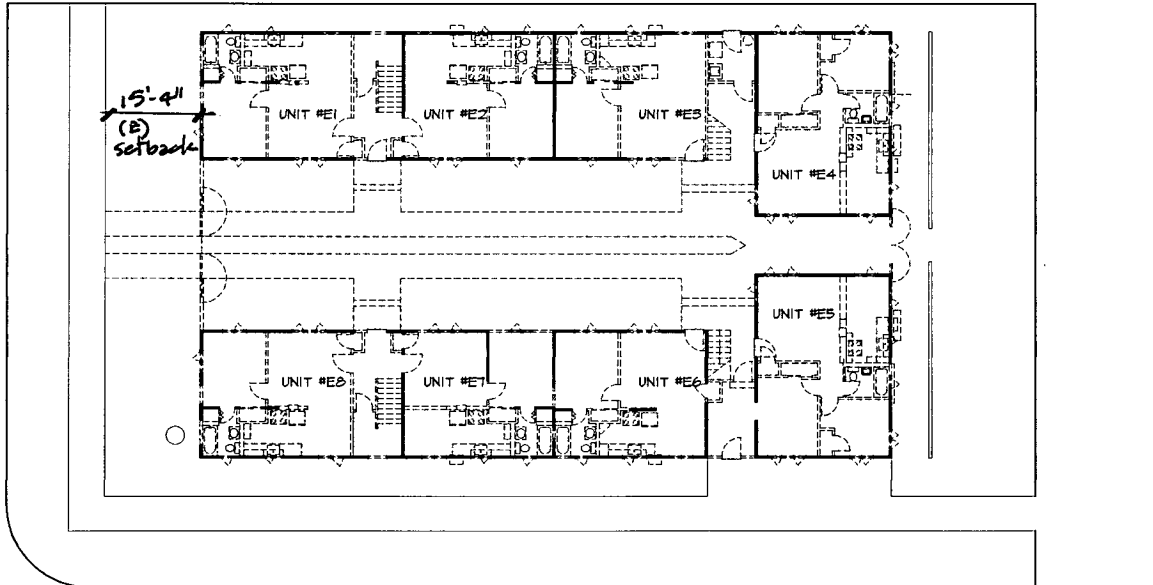
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NOVEMBER 6, 1996

ITEM #1



EXISTING / DEMOLITION PLAN - SECOND FLOOR
1/8" = 1'-0"



EXISTING / DEMOLITION PLAN - FIRST FLOOR
1/8" = 1'-0"



PROJECT DATA

APN: 010-0524-01 & 02
 ZONING: R3-A
 LOT AREA: 80' x 100' = 12,000 s.f. (0.271 acres)
 OCCUPANCY: R4 APARTMENTS
 EXISTING BUILDING AREA:
 FIRST FLOOR: 5,200 s.f.
 SECOND FLOOR: 5,200 s.f.
 TOTAL: 10,272 s.f.
 PROPOSED BUILDING AREA:
 FIRST FLOOR: 5,276 s.f.
 SECOND FLOOR: 5,504 s.f.
 TOTAL: 10,780 s.f.



**HOCAYERO
 NOTESTINE
 ASSOCIATES**

1219 J STREET
 SACRAMENTO, CA 95816
 916-441-1955
 FAX 916-441-7221

Consultant #

LEGEND

- EXISTING ITEMS TO REMAIN
- - - - EXISTING ITEMS TO BE REMOVED
- ▭ EXISTING FLOOR AREA TO BE REMOVED

EXHIBIT E

EN 1 Show
 Sacramento
 (916) 441-1955
 Fax (916)

PI

GLEN
 CO
 RENO

As

3649 & 361
 SACRAMENTO, CA

Sheet Title
 #
**EXISTING /
 DEMOLITION
 PLAN**

Date
 #
21 June 1996

Revisions
 #

Sheet
 Number
 #

A1.1

296-128

NOVEMBER 6, 1996

ITick #1

KEYNOTES
1. KEYNOTE LIST



MOCAYERO
NOTESTINE
ASSOCIATES

2222 J STREET
SACRAMENTO
CA 95816
916-441-1000
FAX 916-441-1000

Consultant
#

Project
Number
95057



600 J Street, Second Fl
Sacramento, CA 95
(916)442-1200 ext. 1
Fax (916)442-1210

Project
#

GLENHAVEN
COURT
RENOVATION

Address
#

3849 & 3651 2nd AVE.
SACRAMENTO, CA

Sheet Title
#

PROPOSED
2ND FLOOR

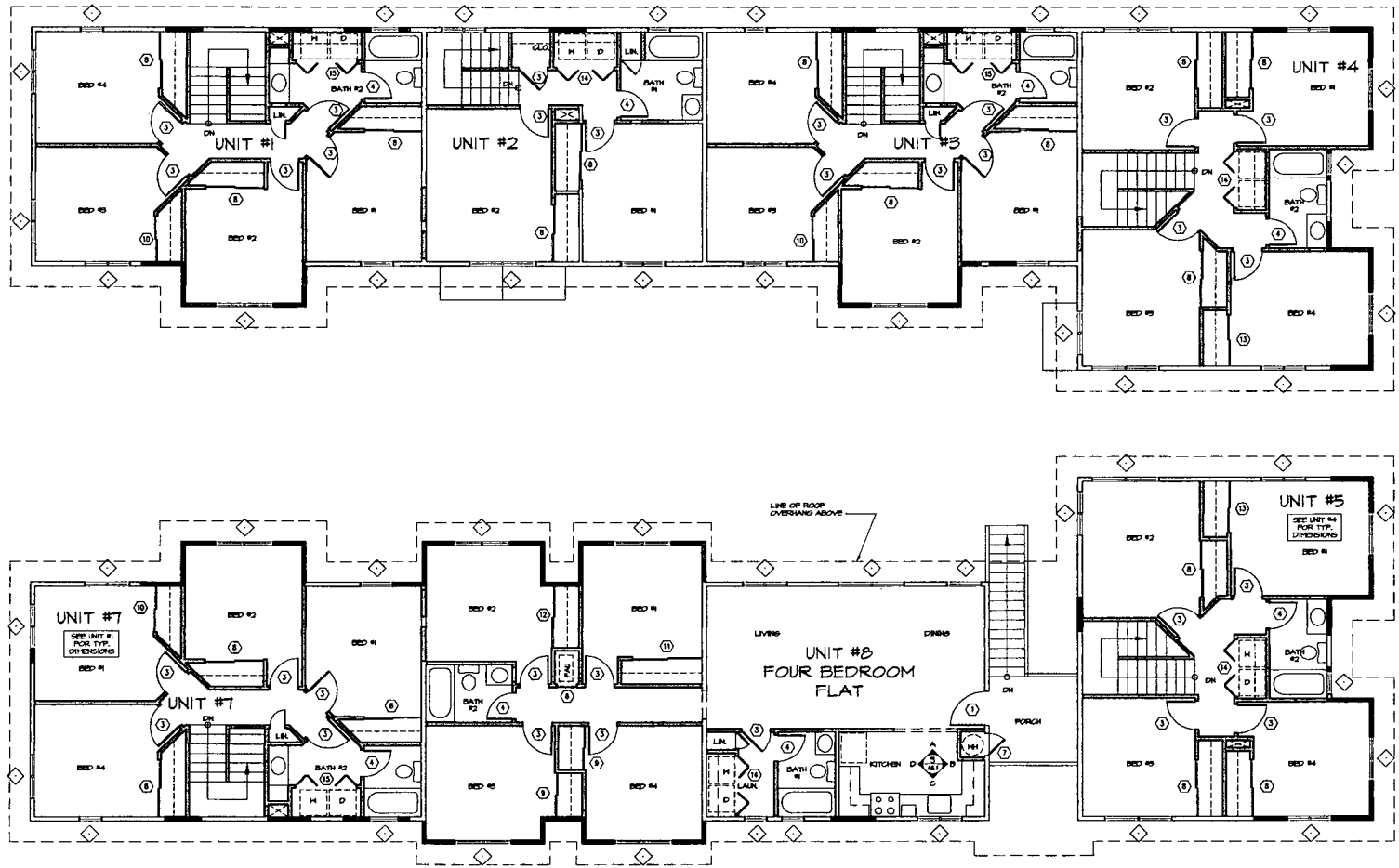
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21 June 1996

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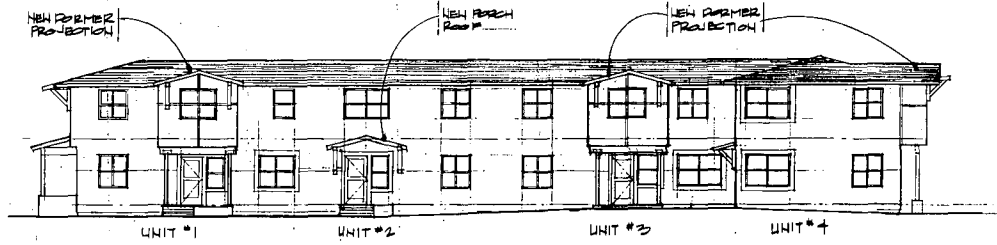
SECOND FLOOR PLAN
1/4" = 1'-0"



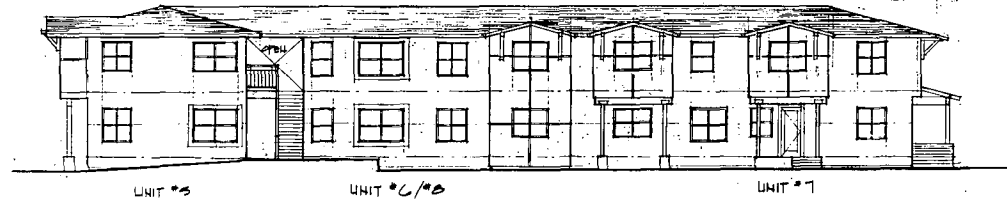
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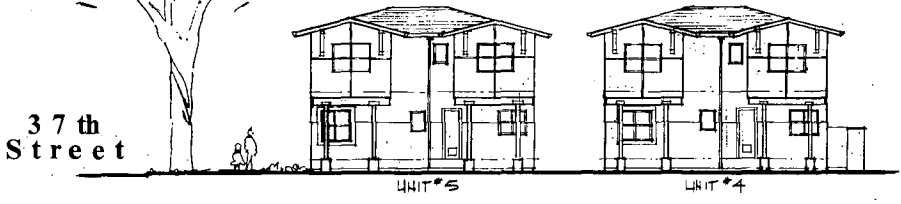
ITEM #1



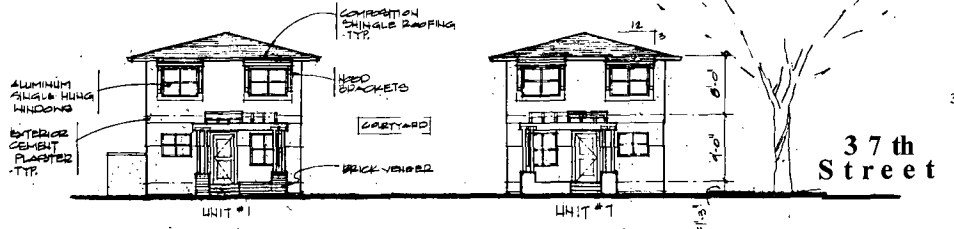
Courtyard Elevation - East



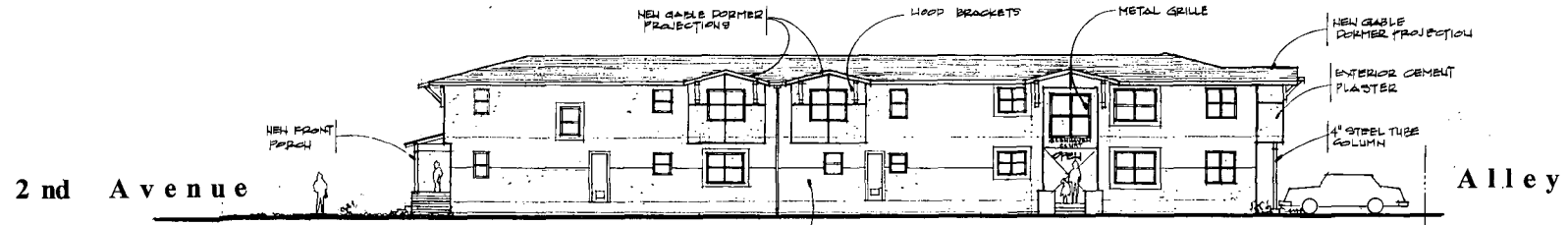
Courtyard Elevation - West



North Elevation - Alley



South Elevation - 2nd Avenue



East Elevation - 37th Street



MOGAVERO NOTESTINE ASSOCIATES

CONSULTANT

PROJECT NUMBER

15057

PROJECT

Renovatio
of
Glenhave
Court
Apartmen
Renovatio
3649 & 3651 2
Avenue
Sacramento
SHEET TITLE

EXHIBIT - G

DATE

MAY 13, 1996

REVISIONS

SHEET
sdA.4

OF

received
9-18-96