

PLANNING DIRECTOR'S VARIANCE
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Sacramento Mutual Housing Assoc. 2125 19th St. Sacto. CA 95818
OWNER Norwood Housing Assoc. 2125 19th St. Sacto. CA 95818
PLANS BY EPI Real Estate Group 25 Cadillac Dr. Sacto. CA 95825
FILING DATE 6-5-92 ENVIR. DET. Exempt 15305(a) REPORT BY B. Williams
ASSESSOR'S PCL. NO. 250-0314-017,018,019

APPLICATION: Planning Director's Variance to reduce the minimum required rearyard setback from 15 feet to 7 1/2 feet on 2.21± vacant acres in the Multi-Family (R-2B) zone.

LOCATION: 3335 Norwood Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the required 15 foot rearyard setback for the development of a 44 unit apartment complex.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
1984 North Sacramento Community Plan Designation:	Residential (11-29 du/na)
Existing Zoning of Site:	R-2B
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-2B	Front:	25'	25'
South: Multi-Family; R-2B	Side(Int):	5'	15'
East: Vacant; R-2B	Street Side:	25'	25'
West: Single Family; R-1	Rear:	15'	7' 1/2"

Property Dimensions:	227' x 427'
Property Area:	2.2± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Density of Development:	20 du/na

PROJECT EVALUATION: Staff has the following comments:**A. Land Use and Zoning**

The subject site consists of three vacant parcels totaling 2.2± acres in the Multi-Family (R-2B) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (11-29 du/na). The subject site is also within the Del Paso Heights Redevelopment Area. Surrounding land use and zoning includes single family to the north, in the R-2B zone; multi-family to the south, in the R-2B zone; single family to the west, in the R-1 zone; and a vacant lot to the east, in the R-2B zone.

B. Applicant's Proposal

The applicant proposes to construct a 44 unit apartment complex on the subject site. The applicant is requesting a Planning Director's Variance to reduce the minimum required rearyard setback from 15 feet to 7 1/2 feet (south property line). The applicant intends to construct an eight unit two-story apartment building and a community building for the apartment complex along the south property line of the subject site.

C. Staff's Comments

Staff has no objections to the applicant's request. The submitted site plan reflects a 7 1/2 foot rearyard setback for two of the proposed apartment complexes (Building 1 and 2) and the community building (see Exhibit A). A parking lot and apartment units are located on the parcel to the south of the subject site. A reduced setback along the south property line will not significantly impact the adjacent property since the existing parking lot and a six foot high fence will act as a buffer between the future apartments and existing apartments. The applicant also chose to locate the 15 foot rearyard setback along the interior sideyard (west) property line instead of the rearyard property line (south). One story single family units are adjacent to the subject site along the interior sideyard (west). The applicant wishes to reverse the rearyard area along the west property line since the two story apartment units will face a one story single family subdivision. The 15 foot setback along the west property line will allow greater distance between the future apartment units and the single family units. The applicant notified the adjacent property owners of the reduced setback, and there were no objections.

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

RECOMMENDATION: Staff recommends approval of the Variance request based upon findings of fact which follow:

Findings of Fact:

1. The requested Variance does not constitute a special privilege in that, a Variance would be granted to any other property owner facing similar circumstances.

- 2. Granting the Variance will not be detrimental to the public welfare nor to properties in the vicinity in that:
 - a. the reduced setback will not significantly impact the adjacent property since the proposed apartment complex and existing apartment complex are separated by a parking lot and a six foot high fence; and
 - b. the 15 foot rearyard setback is more appropriate along the west property line in order to create a greater distance between the proposed apartment complex and the existing single family development.
- 3. The requested Variance does not constitute a use Variance in that multi-family development is permitted in the R-2B zone.
- 4. The proposed project is consistent with the General Plan and North Sacramento Community Plan which designates the site for medium density residential.

Report prepared by:

Bridgette Williams
 Bridgette Williams, Associate Planner

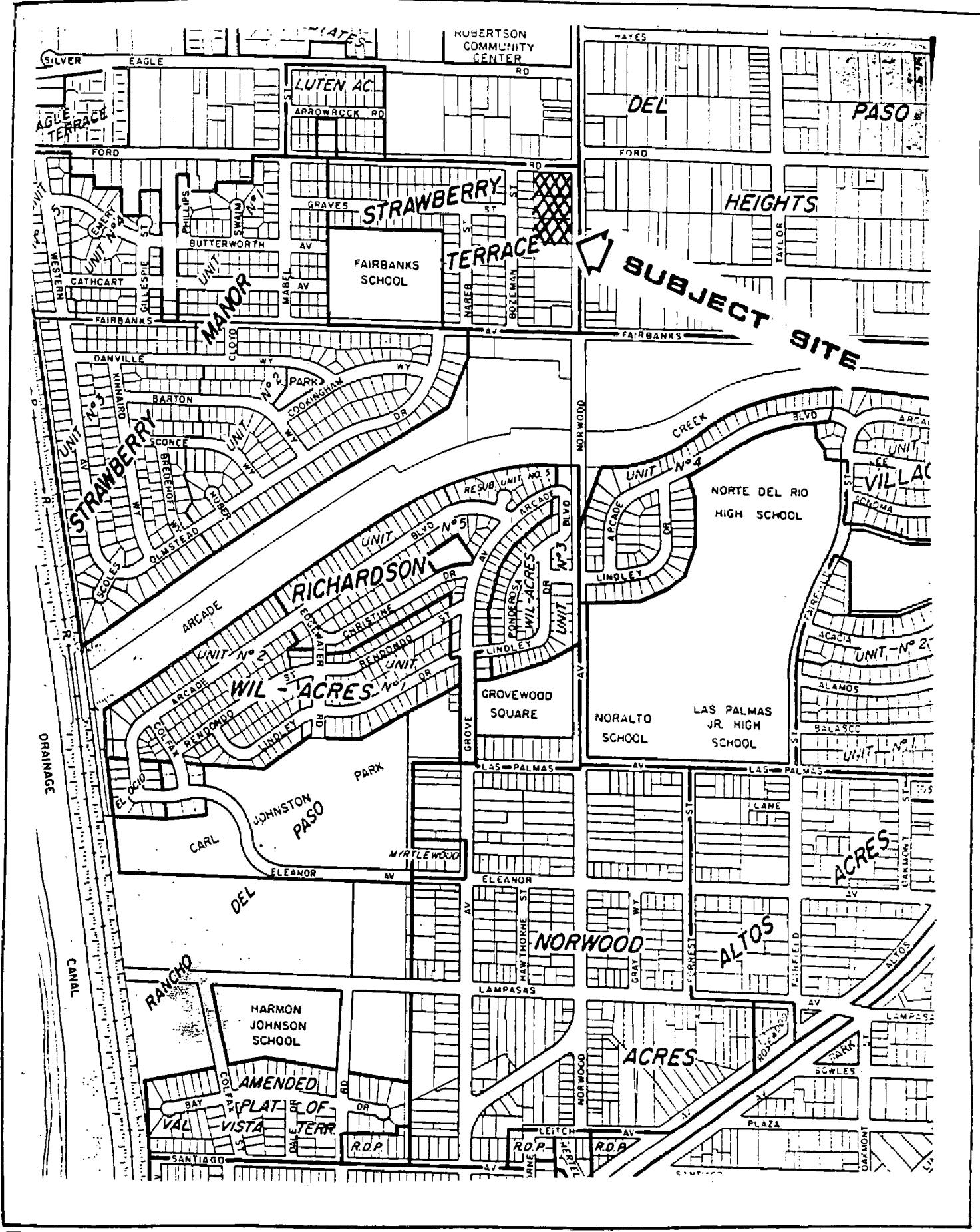
6-25-92
 Date

Recommendations approved by:

Gary Stonehouse
 Gary Stonehouse, Planning Director

6-29-92
 Date

001901



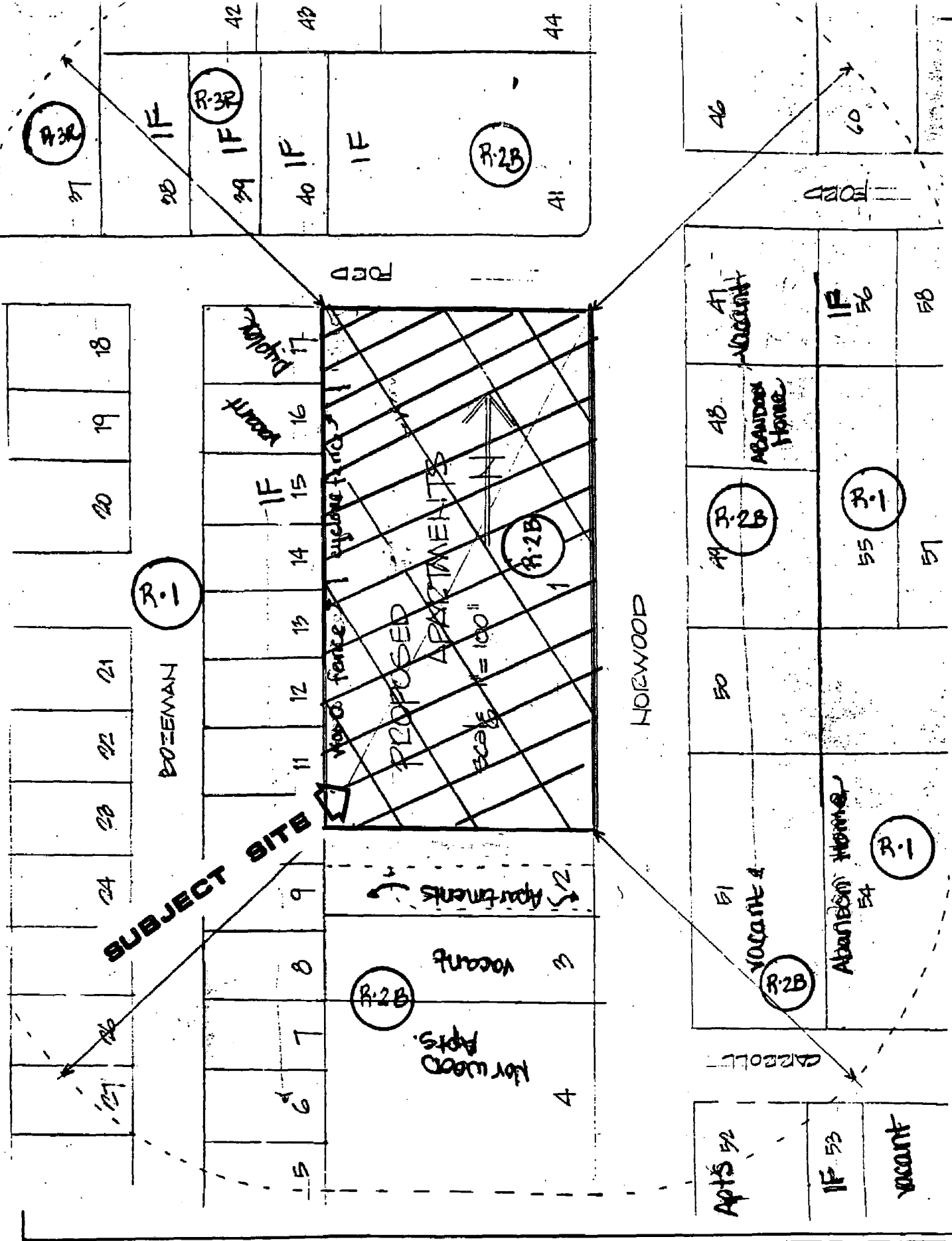
VICINITY MAP

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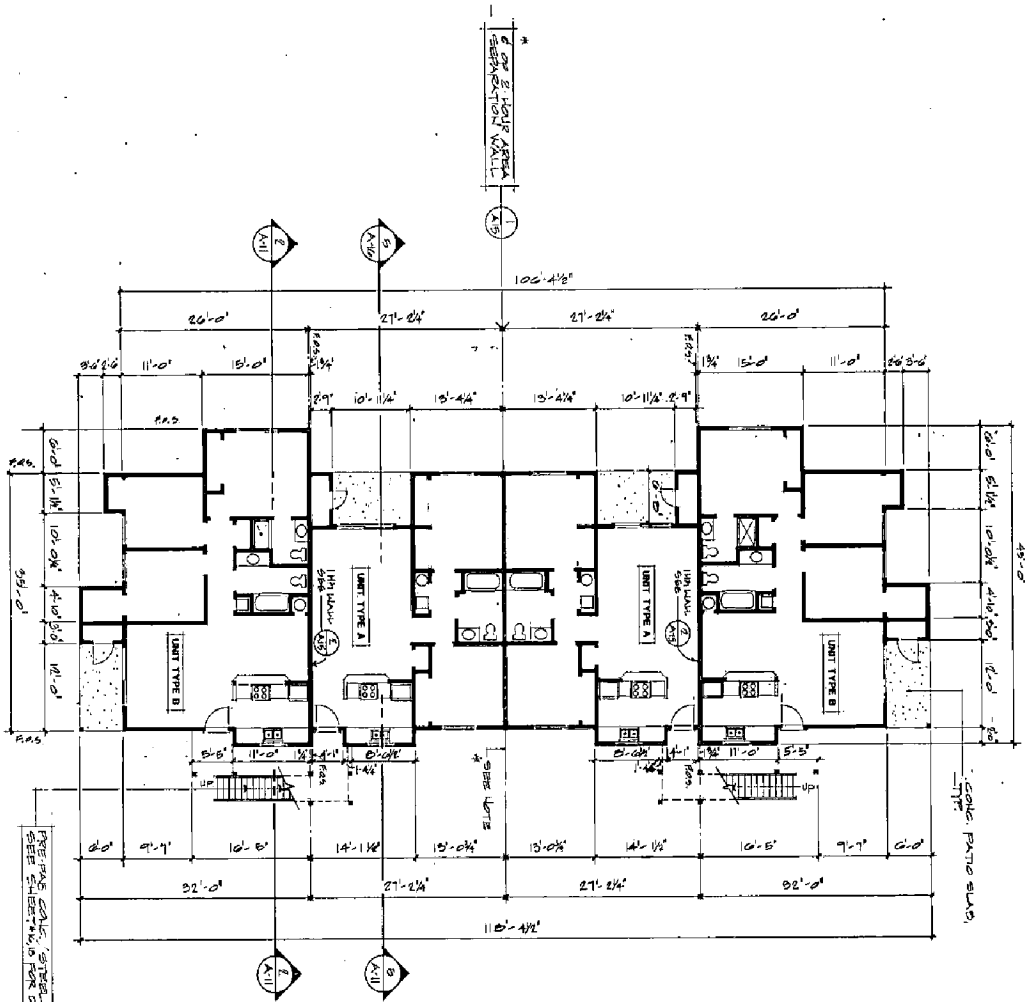
LAND USE & ZONING MAP



BUILDING A

FIRST FLOOR PLAN

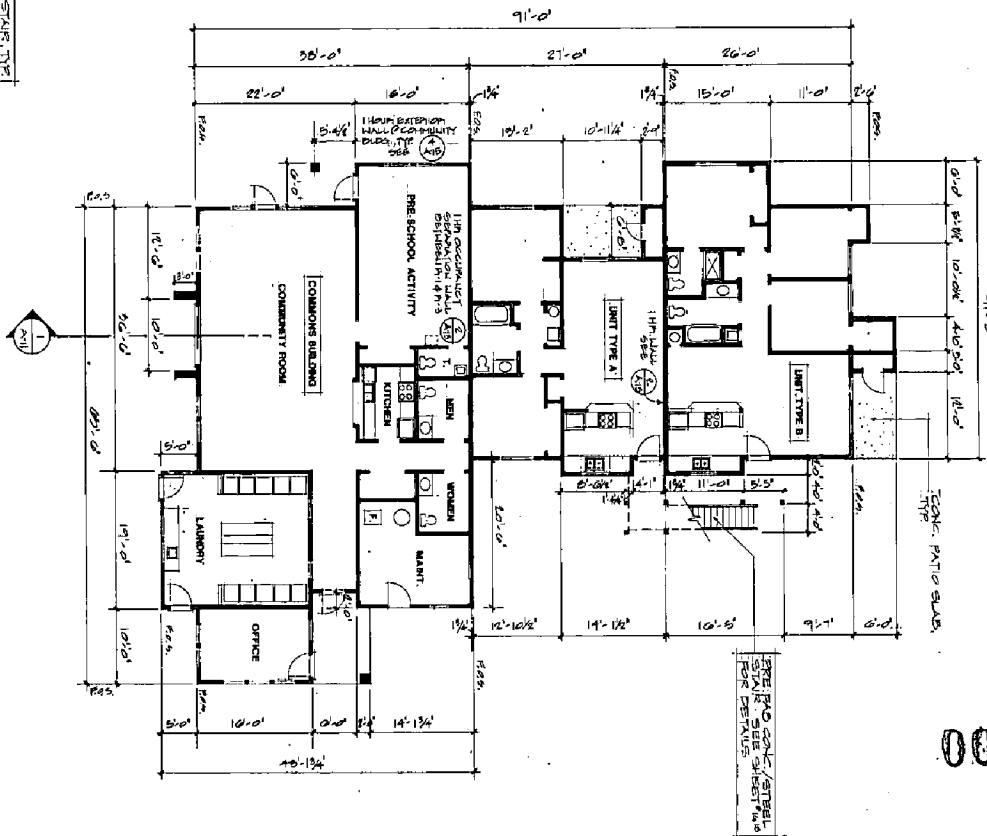
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BUILDING B

FIRST FLOOR PLAN

1/8"=1'-0"

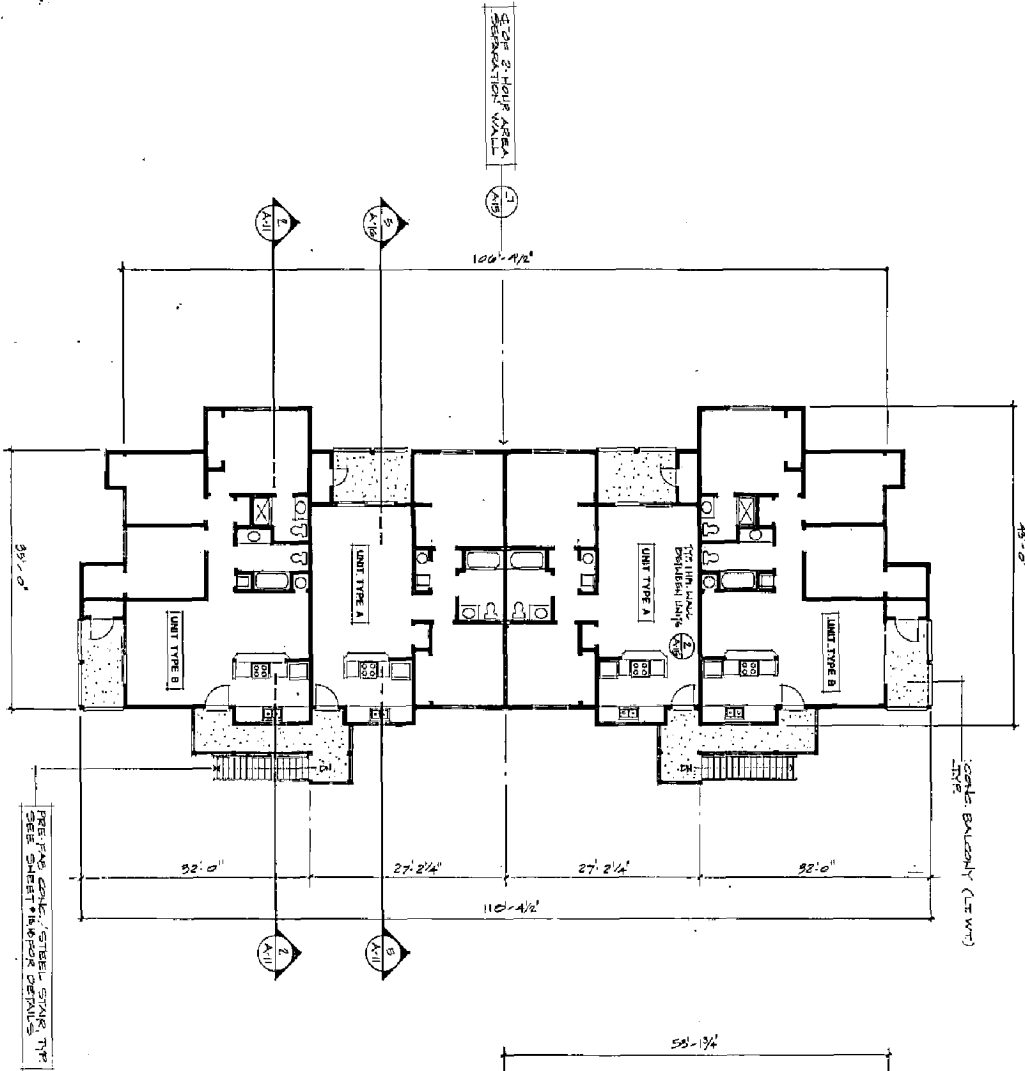


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BUILDING A

SECOND FLOOR PLAN

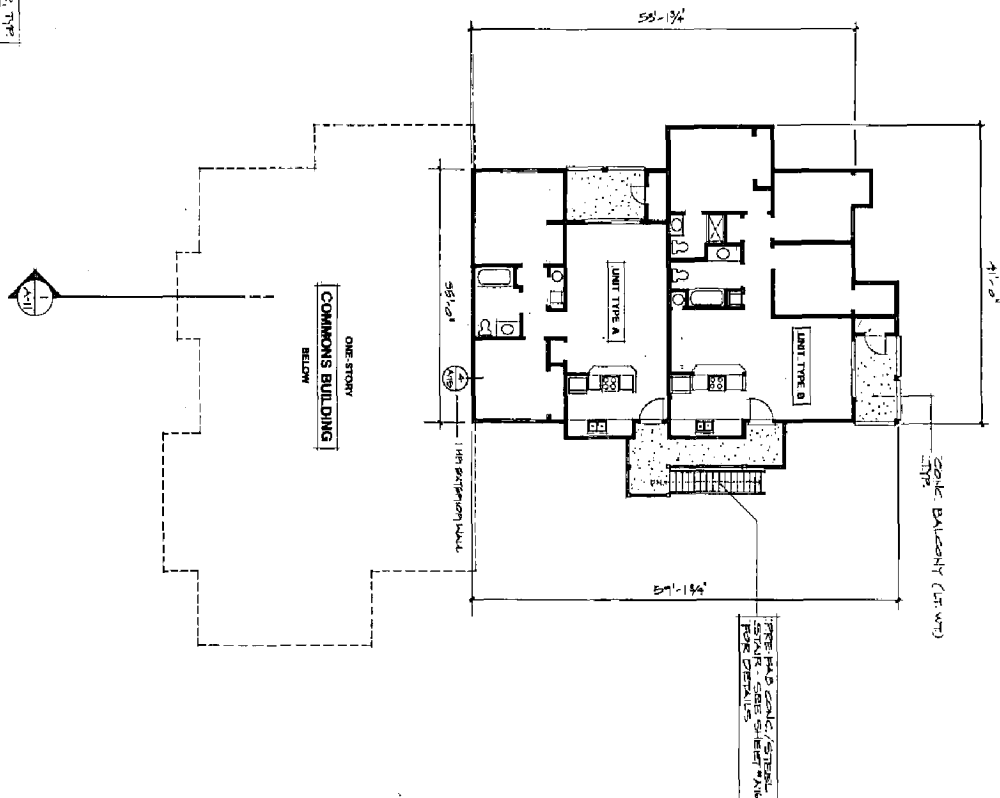
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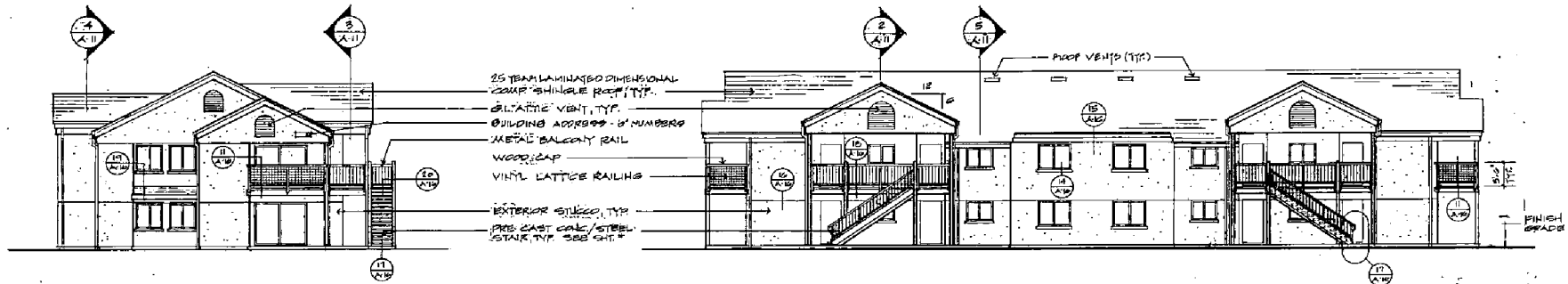
BUILDING B

SECOND FLOOR PLAN

1/8"=1'-0"



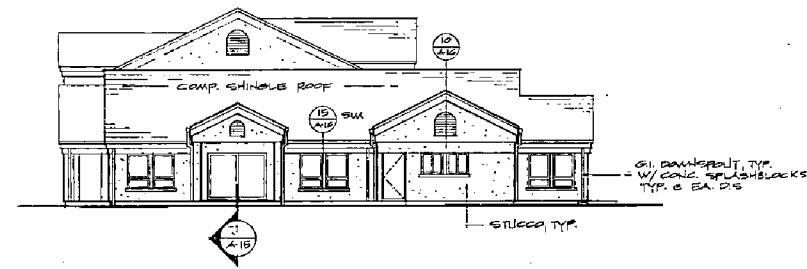
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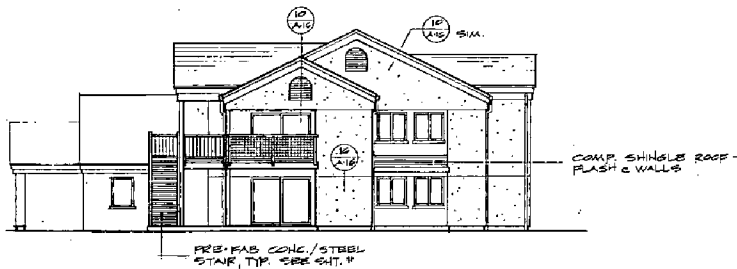
BUILDING A SIDE ELEVATION



BUILDING A SIDE ELEVATION



BUILDING B SIDE ELEVATION



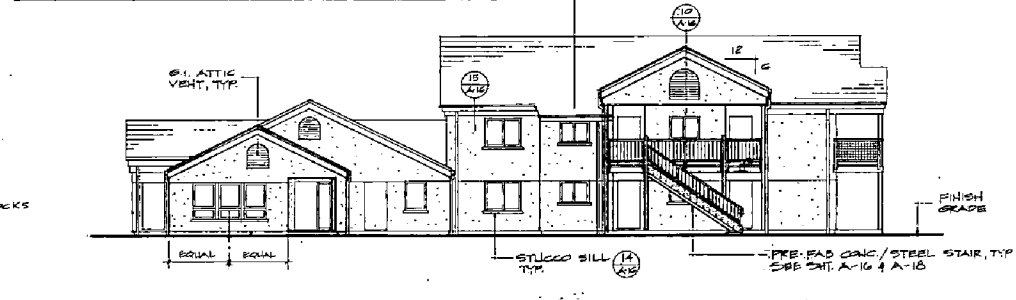
BUILDING B SIDE ELEVATION



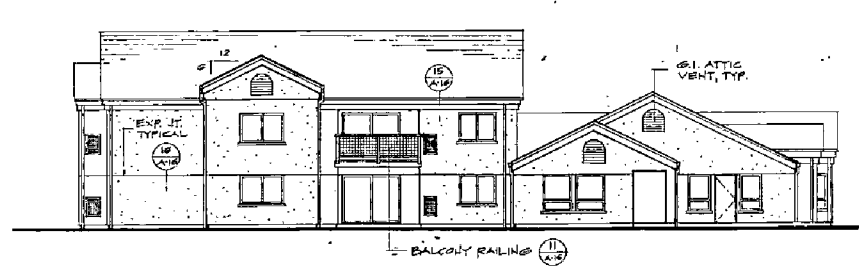
BUILDING A FRONT ELEVATION 1/8"=1'-0"



BUILDING A REAR ELEVATION 1/8"=1'-0"



BUILDING B FRONT ELEVATION 1/8"=1'-0"



BUILDING B REAR ELEVATION 1/8"=1'-0"

206100

REVISIONS

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NORWOOD ESTATES
 A 44-UNIT FAMILY APARTMENT COMPLEX
 NORWOOD AVENUE AT FORD ROAD
 SACRAMENTO, CALIFORNIA 95839

JOB
 SCALE
 DATE 3/17/92
 SHEET OF 21

A-10

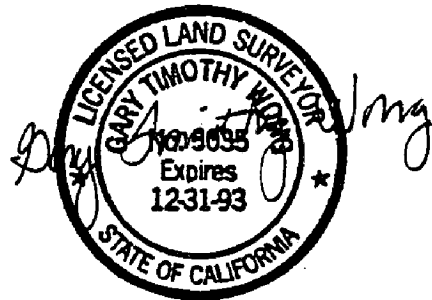
EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 102, 103 AND 104, AS SAID LOTS ARE SHOWN ON THAT CERTAIN PLAT ENTITLED "STRAWBERRY TERRACE" FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 64 OF MAPS, MAP NO. 18, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 102 LOCATED ON THE SOUTH RIGHT OF WAY LINE OF FORD ROAD AS SHOWN ON SAID PLAT; THENCE LEAVING SAID POINT OF BEGINNING AND ALONG SAID SOUTH RIGHT OF WAY LINE OF FORD ROAD AND THE NORTH LINE OF SAID LOT 102 NORTH 89°02'30" EAST 207.49 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 46°22'00" EAST 28.08 FEET TO THE WEST RIGHT OF WAY LINE NORWOOD AVENUE (FORMERLY SULLY STREET) AND THE EAST LINE OF SAID LOT 102 ; THENCE ALONG SAID WEST LINE OF NORWOOD AVENUE AND THE EAST LINE OF SAID LOTS 102, 103 AND 104 SOUTH 01°46'30" EAST 407.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 104; THENCE ALONG THE SOUTH LINE OF SAID LOT 104 SOUTH 89°02'30" WEST 227.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 104; THENCE ALONG THE WEST LINE OF SAID LOTS 102, 103 AND 104 NORTH 01°46'30" WEST 427.04 FEET TO THE POINT OF BEGINNING CONTAINING 2.225 ACRES.



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