

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	S. D. Graham (Rainbow Developers), P.O. Box 667, Shingle Springs, CA 95682		
OWNER	Martin L. & Karol L. Mehan, 2147 Ocaso Camino, Fremont, CA 94539		
PLANS BY	S. D. Graham, P.O. Box 667, Shingle Springs, CA 95682		
FILING DATE	4-13-84	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
EX. 15303(c) NEGATIVE DEC	15305(a)	EIR	ASSESSOR'S PCL. NO. 007-025-01 (portion of)

APPLICATION: Variance to reduce rear yard setback from 15 to 6.5 feet (Sec. 3-B-4a) (P84-105)

LOCATION: East side of 23rd Street; north side of alley between 'H' and 'I' Streets

PROPOSAL: The applicant is requesting the necessary entitlement to develop a two-story duplex structure on a 3,200 square foot lot.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community

Plan Designation: Multi-Family

Existing Zoning of Site: R-3A

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family, Multiple Family; R-3A

South: Multiple Family; R-3A

East: Multiple Family; R-3A

West: Single Family; Multiple Family; R-3A

Parking Required: 2 spaces

Parking Proposed: 2 spaces

Parking Ratio: 1 space per unit

Property Dimensions: 80' x 40'

Property Area: 3,200 sq. ft.

Density of Development: 27 units per acre equivalent; 36.3 permitted

Square Footage of Units: 900±

Height of Structure: 26 feet (2 stories)

Street Improvements: Full improvements on 23rd St.; paved alley

Utilities: Available to site

Exterior Building Colors/

Materials: Gold/8 inch shiplap wood siding;
Brown trim; Brown compo shingle roof

BACKGROUND INFORMATION: On May 26, 1983, the Commission approved a tentative map (P83-120) dividing a 79' x 160' parcel into three smaller lots. One of those lots is a 80-foot wide by 40 foot deep parcel on which the applicant is presently requesting a variance of the rear yard setback requirement.

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At the time that the subject site was created, there was an existing duplex structure located on the south side of the site. It was subsequently destroyed by fire. Although that structure had zero setbacks on the front, rear and alley, the applicant could legally replicate the structure without having to apply for variances. However, the applicant proposes to replace the units with a new design and placement of the structure. As such, all provisions of the Zoning Ordinance are applicable.

STAFF EVALUATION: Staff has the following comments regarding the proposed project:

1. The subject property was created with a substandard depth. Therefore, development with standard setbacks would be difficult and would result in a smaller, longer and narrower structure. Staff has no objection to the reduction of the rear (east) setback from 15 feet to six and one-half feet.
2. The elevations (see Exhibit B) are greatly improved over those initially submitted with the application. Staff has no objection to the building design.
3. Open parking is proposed off the alley. Planting between the parking and the street is made only as a general reference on the site plan (see Exhibit A). Staff suggests that a five-foot wood screen be provided (per staff's comment on Exhibit A) as an effective means of buffering parked vehicles from public view.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review, pursuant to State CEQA Guidelines (Sections 15303(c), and 15305(a)).

STAFF RECOMMENDATION: Staff recommends approval of the variance, subject to a condition and based on the Findings of Fact that follow.

Condition - Variance

A. five-foot wood screen with shrubs in front of the screen shall be provided between the parking area and the public right-of-way as shown on Exhibit A. The design of the screen shall be subject to staff review and approval.

Findings of Fact

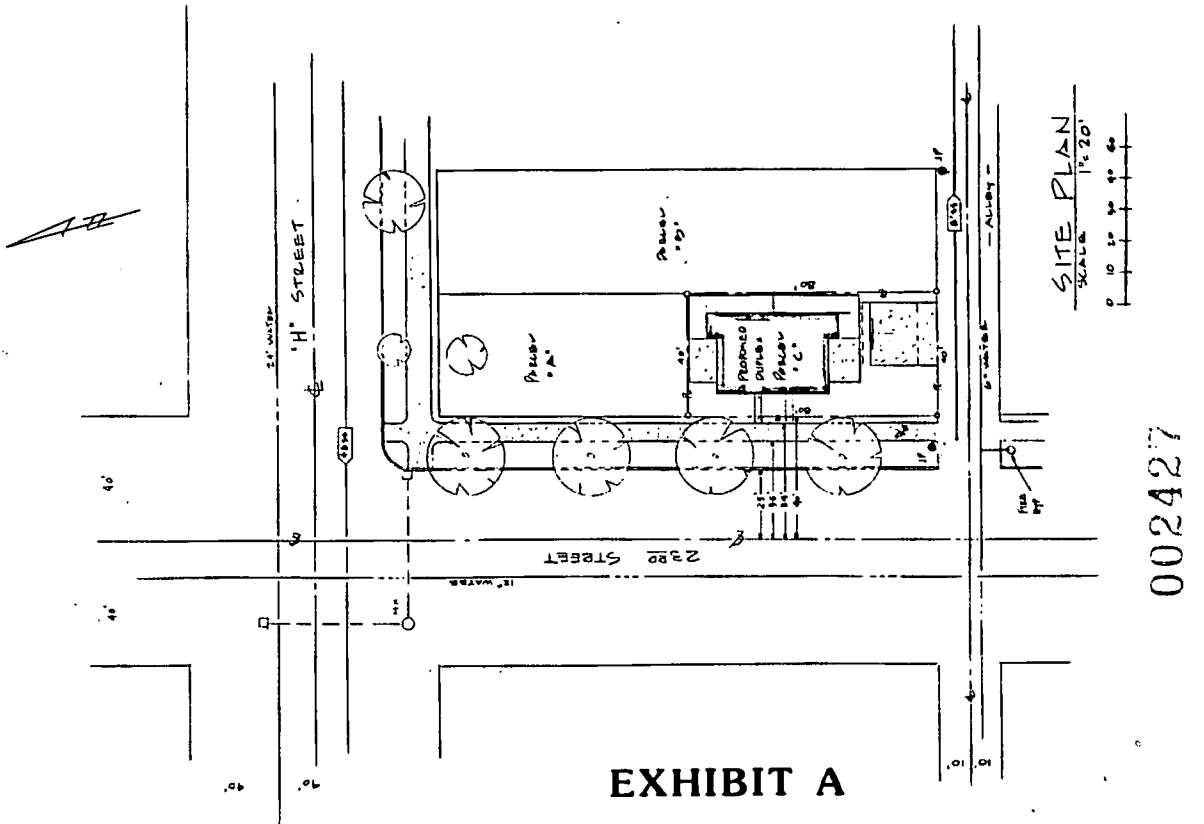
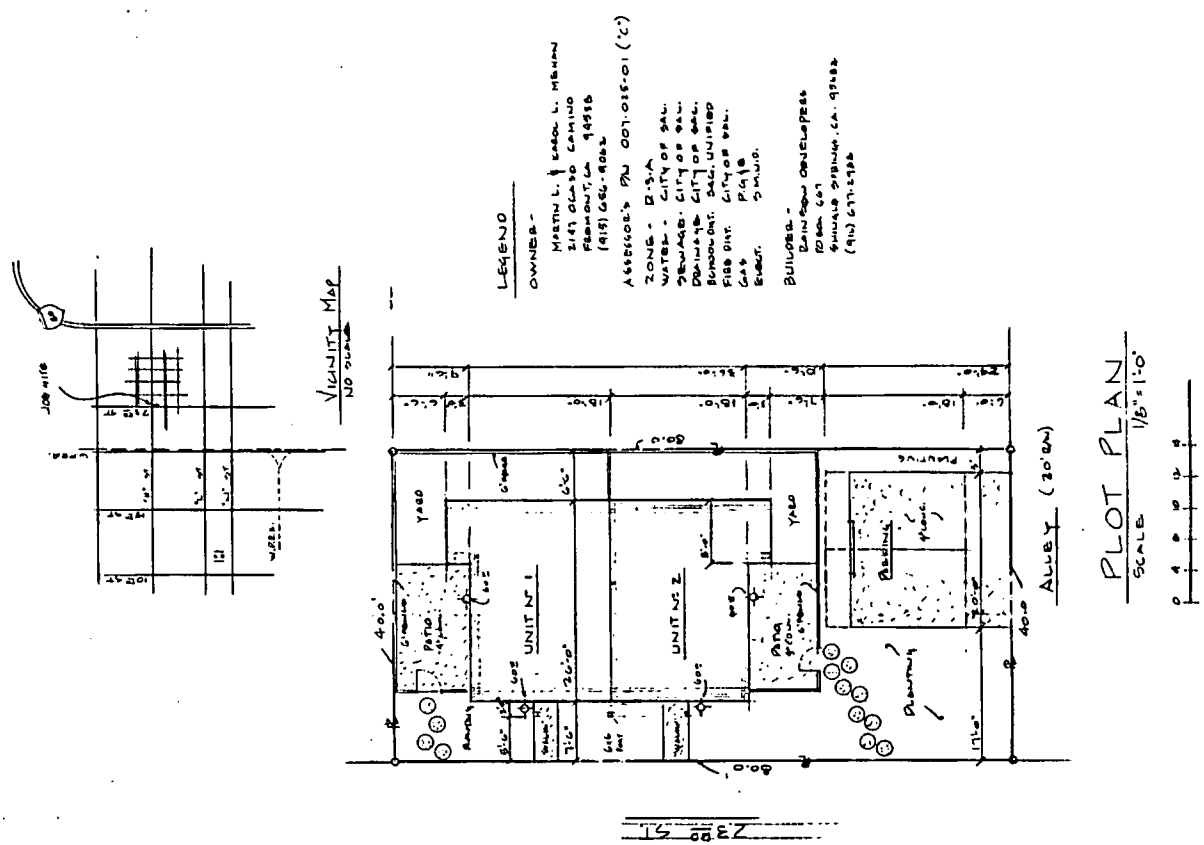
- a. The variance is not a special privilege granted to one individual property owner. It could be granted to other property owners facing similar circumstances where the lot has a substandard depth of 40 feet;
- b. The project is not a use variance in that the duplex is permitted in the R-3A zoned lot;
- c. The project, as conditioned, will not be injurious to the public welfare, nor property in the vicinity, in that:
 - 1) the design of the structure is compatible with one and two-family structures in the area;
- d. The project is in harmony with the 1980 Central City Plan in that the site is designated for residential.

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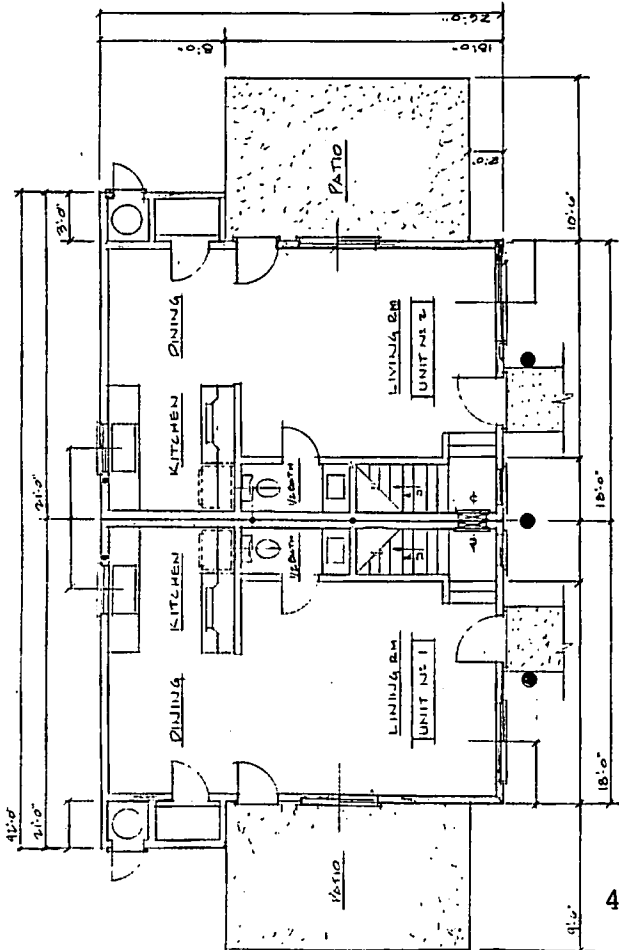
LAND USE & ZONING MAP 002428



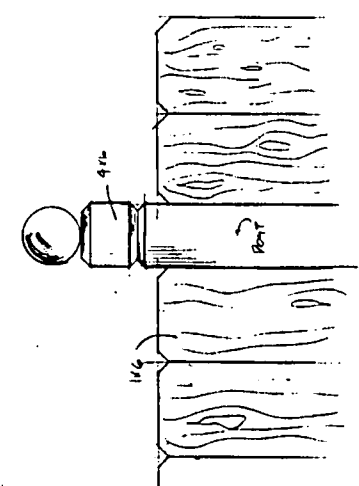
OWNER MR & MRS M.L. MEHAN 2147 OCASO CAMINO REMONT, CA. 94539	BUILDER RAINBOW DEVELOPERS GENERAL CONTRACTOR Lic # 56757K ELDORADO COUNTY, CA. (916) 677-2955
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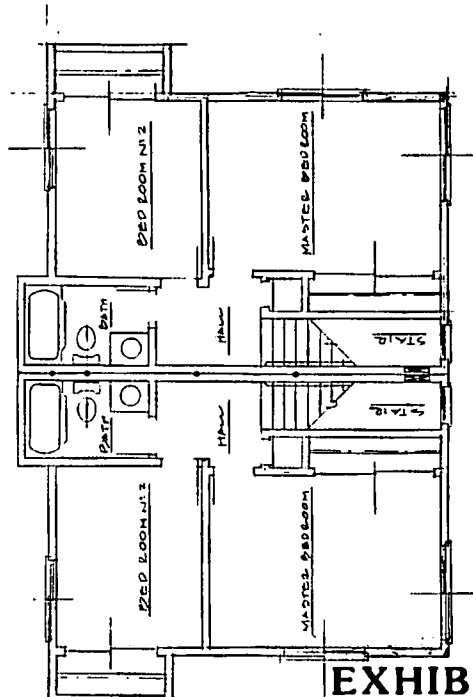
DATE	BY	SCALE
10/28/84	BT	1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



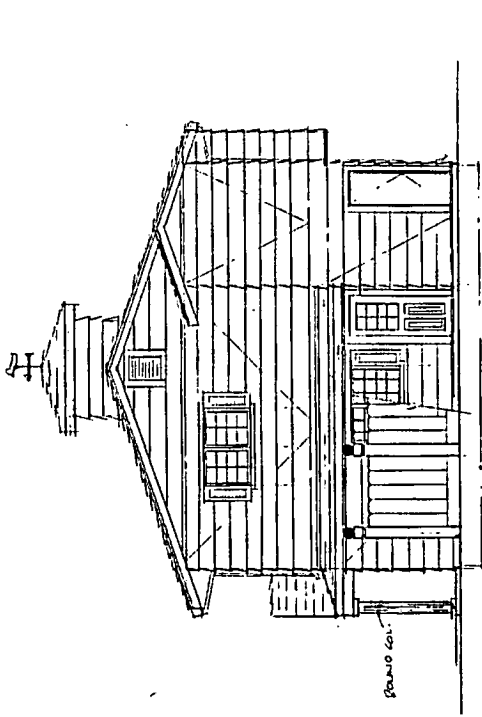
FENCE POST
No scale



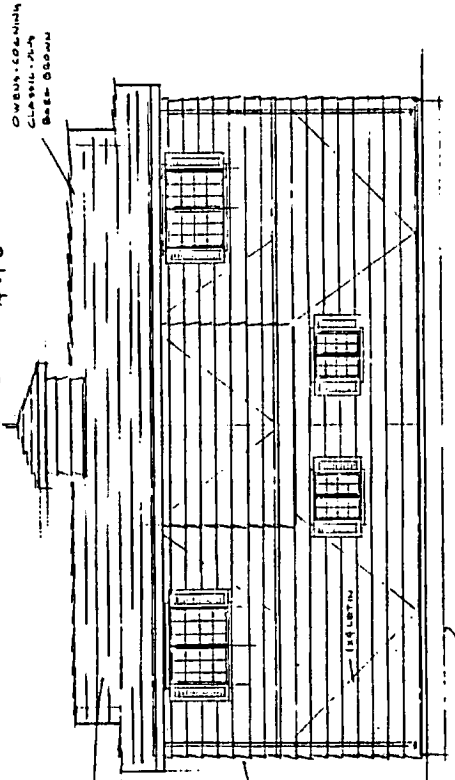
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"
House Area 908 sq. ft.

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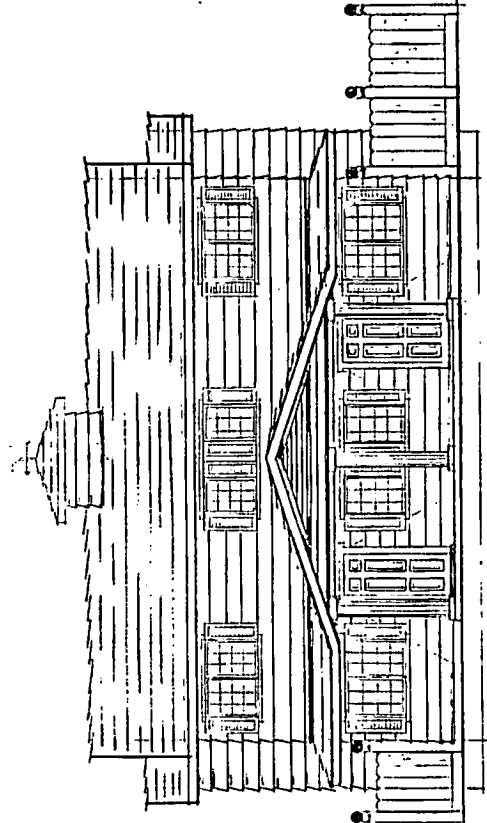
EXHIBIT C



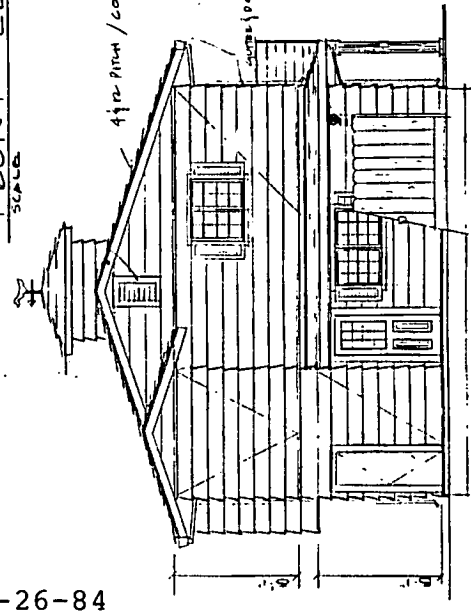
FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE
SCALE 1/4" = 1'-0"

- COLORS
- DOOR
- CHURCH-CRENNIN
- CLASSIC
- SHAW-WOOD
- WINDOOW-GUTTERS
- S.P.
- HEATHS BRONS
- WALLS
- WOODS
- SHAW-WOOD

4-26-84

002429

EXHIBIT B