

CITY PLANNING COMMISSION

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

APPLICANT	<u>Bennie and Joyce Rinehart, 2125 Shielah Way, Sacramento 95822</u>		
OWNER	<u>Bennie and Joyce Rinehart, 2125 Shielah Way, Sacramento 95822 phone no.454-1376</u>		
PLANS BY	<u>Bennie and Joyce Rinehart, 2125 Shielah Way, Sacramento 95822</u>		
FILING DATE	<u>10-14-83</u>	50 DAY CPC ACTION DATE	REPORT BY: <u>SD:lq</u>
NEGATIVE DEC.	<u>Ex 15103 e</u> <u>15105 b</u>	EIR	ASSESSOR'S PCL. NO. <u>002-132-21</u>

APPLICATION: 1. Variance to reduce side yard setbacks from 5' to 3.5'. (Sec.3-B-4a)
2. Variance to reduce front yard setback from 16' to 15' in the Light Density Multiple Family (R-3-A) zone. (Sec. 3-B-4a)

LOCATION: 1505 "F" Street

PROPOSAL: The applicant is requesting the entitlements necessary to relocate a duplex structure in a 40' X 80' lot located in the Light Density Multiple Family (R-3-A) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community
Plan Designation: Multiple Family Residential

Existing Zoning of Site: R-3-A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
North: Residential, R-3-A
South: Bar; C-2
East: Residential; R-3-A
West: Residential; R-3-A

Parking Required: 2 spaces Parking Provided: 2 spaces
Parking Ratio: 1 space/unit
Property Dimensions: 40' X 80' Property Area: .07 ± acres
Square Footage of Building: 1440 square feet
Significant Features of Site: substandard size width and depth
Topography: flat
Street Improvements: existing
Utilities: to be provided
Exterior Building Colors: Earth tones and blue
Exterior Building Materials: wood
Height of Structure: 30 feet; two (2) story

BACKGROUND INFORMATION: The applicant proposes to relocate a two-story, duplex structure currently located at 1108 "C" Street onto the subject site. The "C" Street property has been purchased by Crystal Creamery for a parking lot. The structure has been identified as a supportive structure located in a proposed Preservation area. On August 17, 1983, the Design Review Board approved a request to relocate the structure onto the subject site.

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STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The subject site is a 40' X 80' lot located in the Central City in the R-3-A zone. In order to relocate this particular structure onto the subject site, and provide each unit a parking space, a side yard setback must be reduced to 3.5 feet. In addition, in order to maintain a standard 15 foot rear yard setback, the established front setback must be reduced from 16 feet to 15 feet.
2. In order to provide two 8-foot wide parking spaces on the west side of the site, the 20.5' wide structure must be located 3.5 feet from the eastern property line. Staff finds justification for the request in that the lot is substandard in width. In addition, the structure is being relocated from a site which had no parking, thereby reducing parking impacts in the Central City. Finally, on-street parking would be difficult since the north side of "F" Street is a left turn lane onto 16th Street. Parking is not allowed on that side of the street. In addition, the subject structure is located on a lot that is 40 feet in width and 160 feet in depth. Also, this property had no on-site parking.
3. The average setback of the two adjacent residences is 16 feet. The applicant wishes to maintain a minimum private open space in the rear yard of 15 feet. The structure is 50 feet in length necessitating a one(1) foot reduction in the established front setback. Staff does not believe the continuity of the streetscape will be interrupted by reducing the front yard setback one (1) foot. Staff supports the request in that the subject site is also substandard in depth.
4. Staff has checked with Fire Prevention with regard to the reduced side yard setback. They have no objection to the request in that the proposed setback complies with fire regulations.
5. An existing curb cut on the east side of the property must be repaired to the satisfaction of the Traffic Engineer prior to approval of final inspection by the City Building Inspector.

STAFF RECOMMENDATION: Staff recommends:

1. Approval of the variance to reduce the side yard setback from five (5) feet to 3.5 feet subject to conditions and based upon findings of fact which follow.
2. Approval of the variance to reduce the front yard setback from 16 feet to 15 feet based upon findings of fact which follow:

Condition - Side Yard Setback Variance

1. The applicant shall repair the existing curb cut on the eastern portion of the site to the satisfaction of the City Traffic Engineer prior to approval of final inspection of the structure by the City Building Division.

Findings of Fact - Variances

1. Granting the variances does not constitute a special privilege extended an individual property owner in that the subject site is substandard in width and depth.

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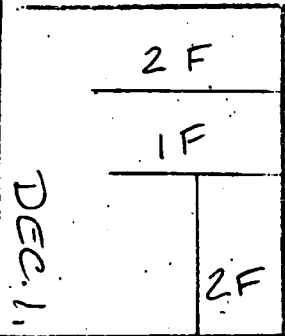
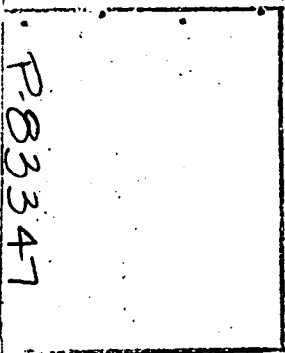
2. The request is not a use variance in that residential uses are permitted in the R-3-A zone.
3. Granting the variances will not create a disservice to the surrounding property in that:
 - a. adequate on-site parking will be provided.
 - b. fire setback regulations will be complied with.
 - c. the continuity of the streetscape will not be interrupted.
 - d. there will be adequate rear yard, private open space.
4. The project is in conformance with the 1980 Central City Plan and the 1974 General Plan which designate the site for residential uses.

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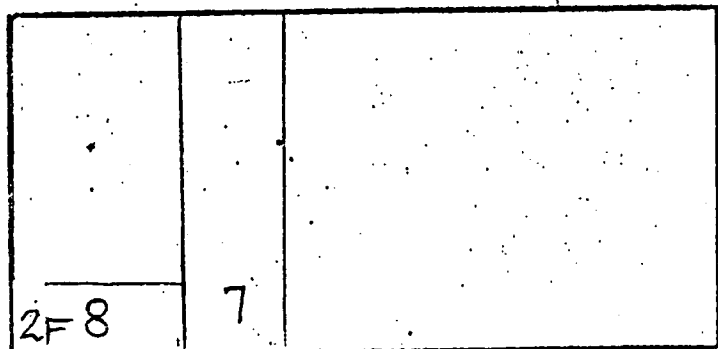
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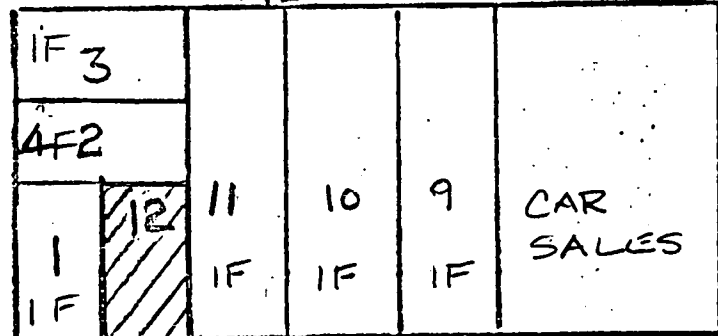
Item 19



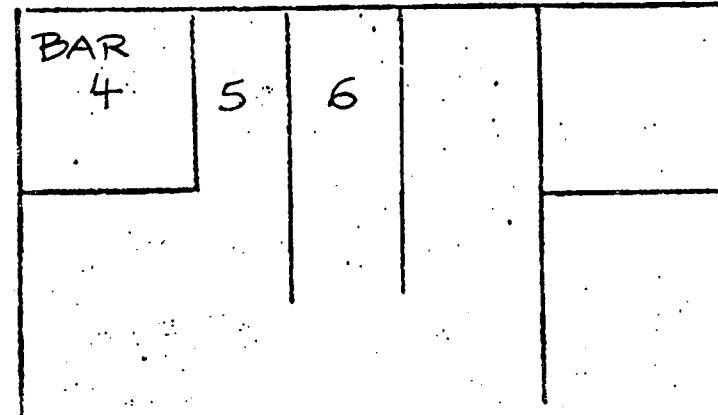
15 TH STREET



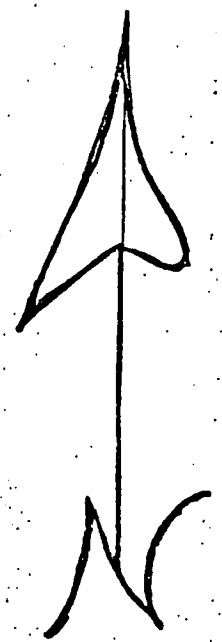
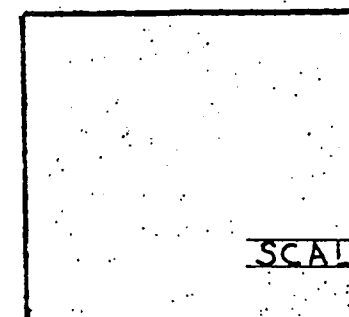
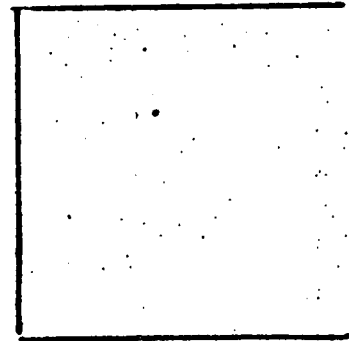
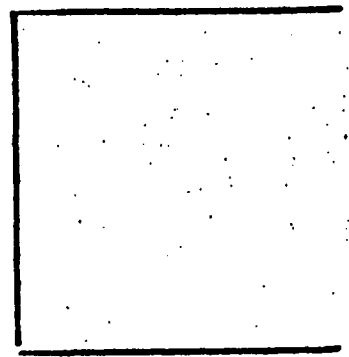
ALLEY



F STREET



16 TH. STREET



SCALE 1" = 100'

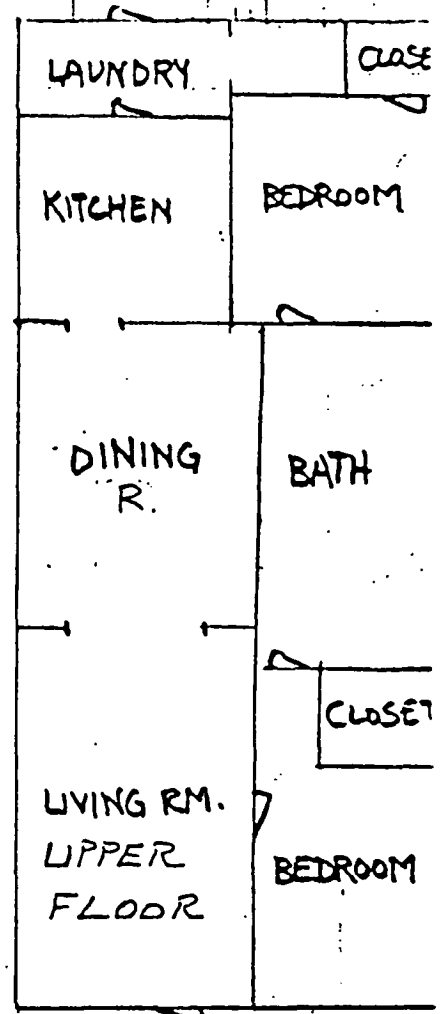
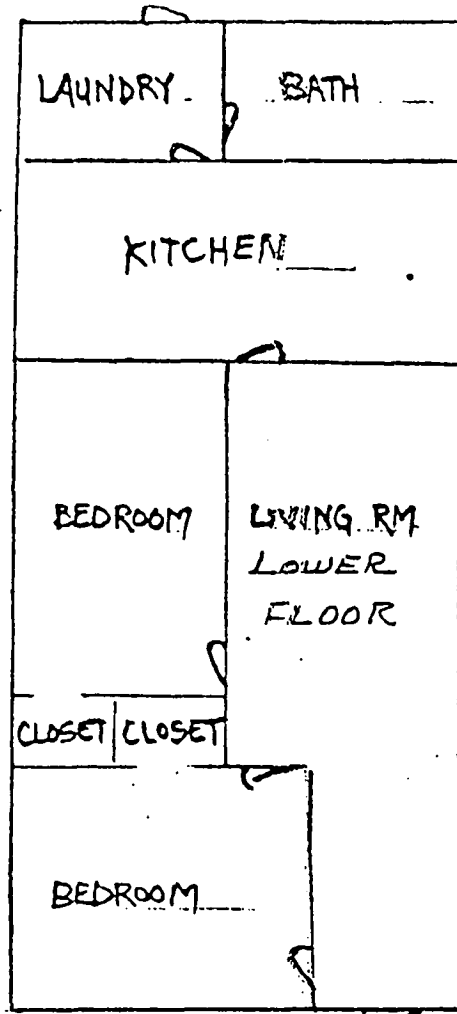
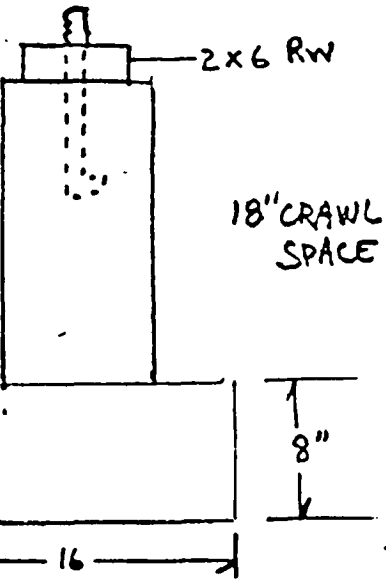
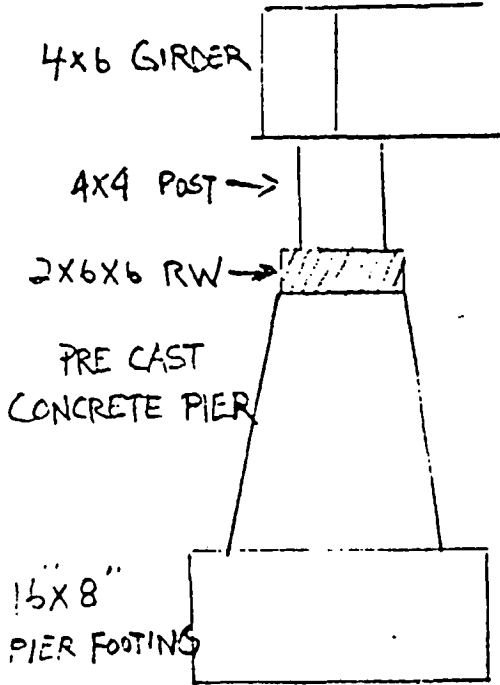
LOCATION AND LAND USE MAP

PROPERTY OWNERSHIP MAP

001682 SUBJECT CITY OF SACRAMENTO
 LOT AT 1505 F STREET NO. 12 AND
 8-9-10-11 OWNED BY BEN RINEHART

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FLOOR PLAN

HOUSE RELOCATION TO
1505 F STREET

R. RINEHART - PHONE 4480467

SCALE 1" = 8'

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FLOOR PLAN

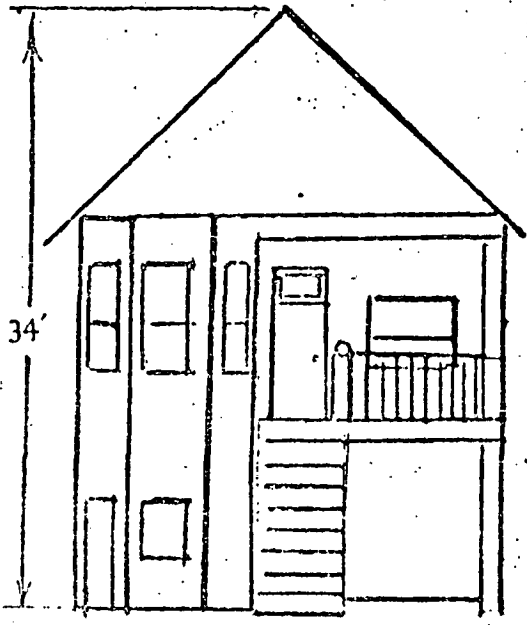
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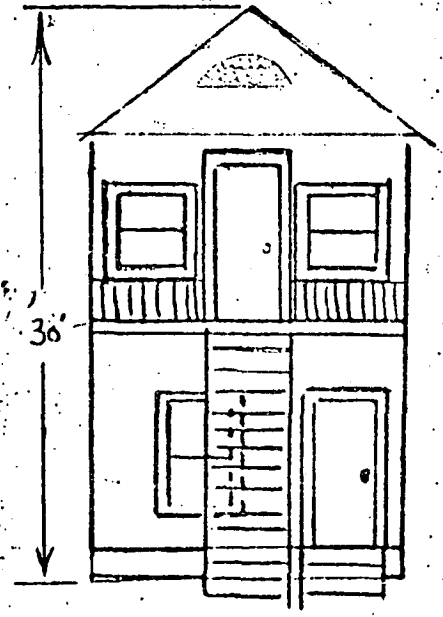
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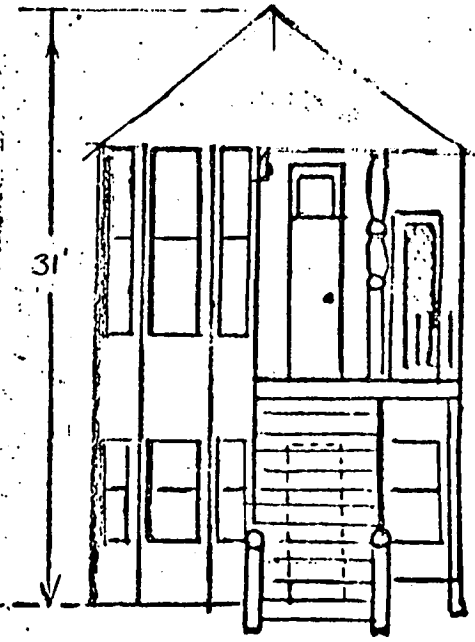
ELEVATION PLAN



SINGLE FAMILY DWELLING
1501 F STREET



SUBJECT
DUPLEX AT 1505 F ST.



DUPLEX AT 1511 F STREET

F STREET

001684

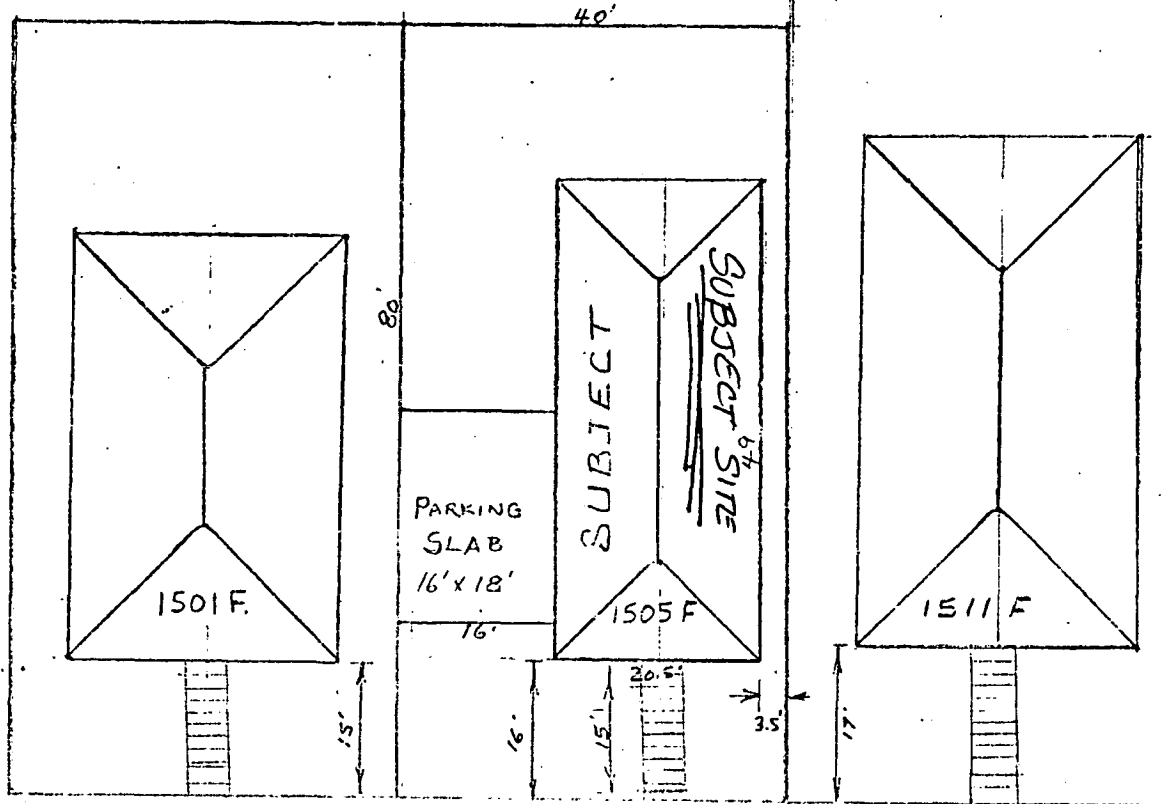
RELOCATION OF TWO STORY
HOUSE FROM 1109 C STREET
TO 1505 F STREET
BY ROBERT RINEHART AND
BEN RINEHART - PHONE 448 0467

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15151 S H I S I



PLOT PLAN PROPOSED FOR 1505 F ST. DUPLEX

E. ST.

001685

SUBJECT: VARIANCE FOR LOCATION

OF BUILDING 3.5 FT. FROM

PROPERTY LINE & STAIRWAY ENCRDACHMENT

B. RINEHART
2125 SHIELDH WAY
SACRAMENTO, CA 95822
PHONE 4480467

SCALE 1" = 20'

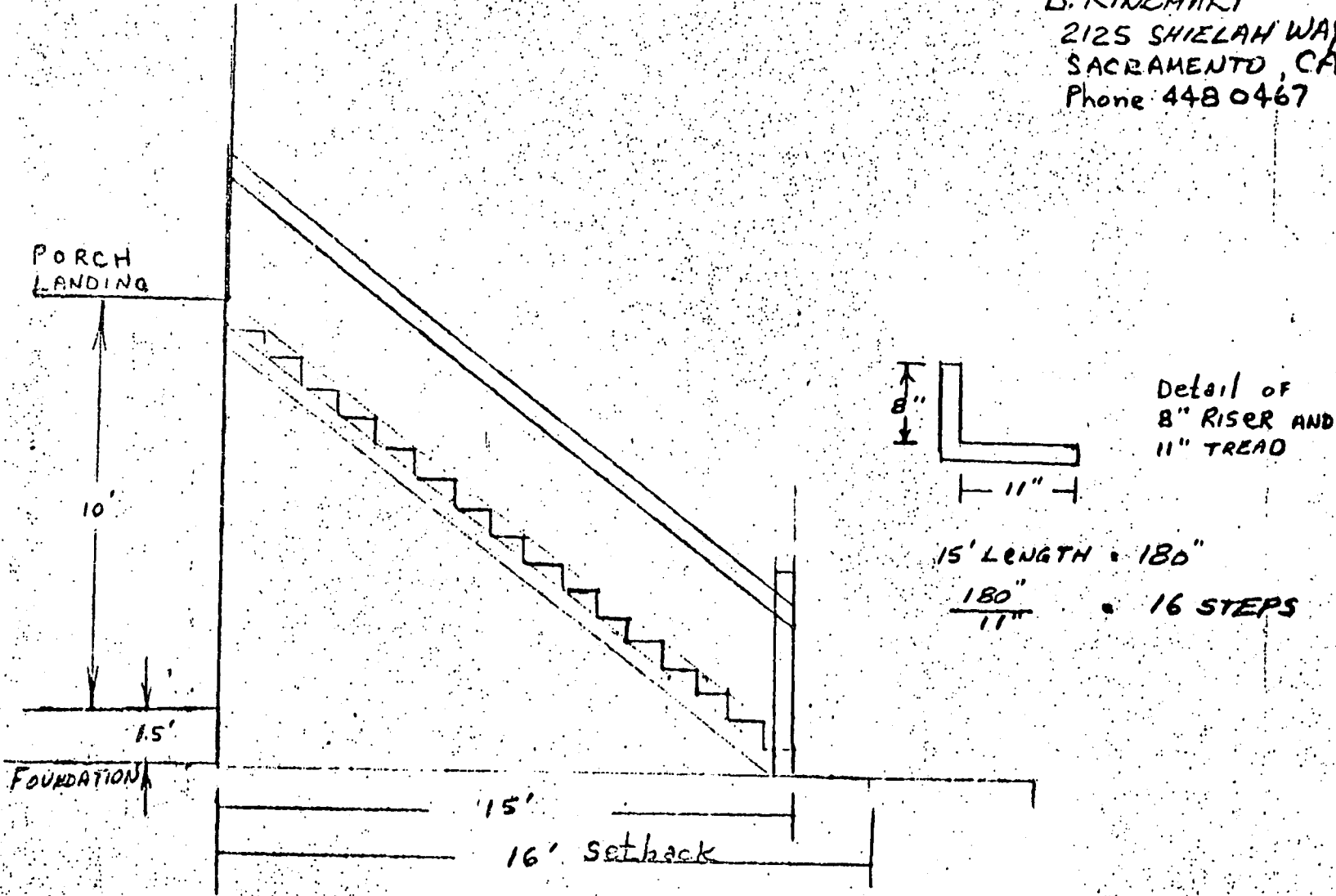
Site Plan

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B. RINEHIRT
2125 SHIELAH WAY
SACRAMENTO, CA. 95822
Phone 448 0467



SKETCH SHOWING PROPOSED
STAIRS AT 1505 F ST.

001686

Stair Case

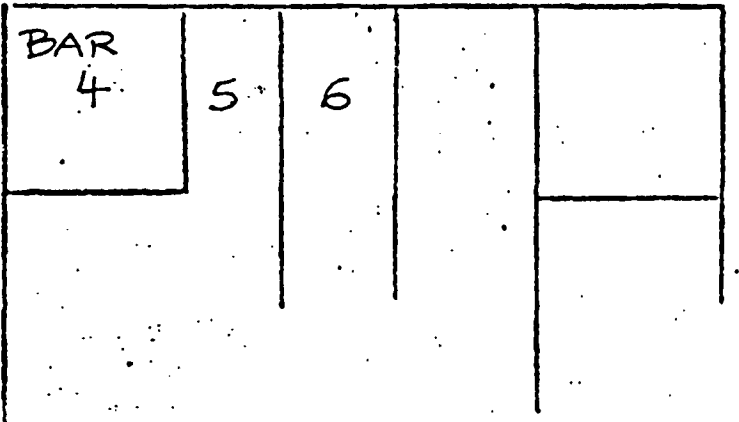
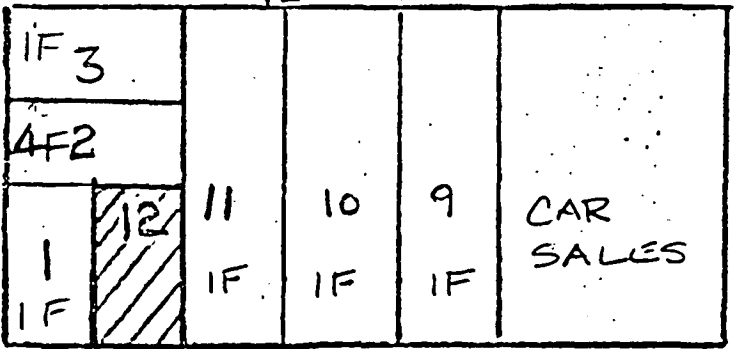
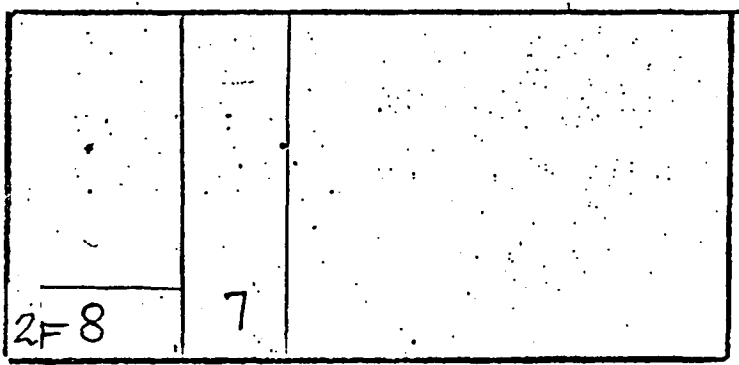
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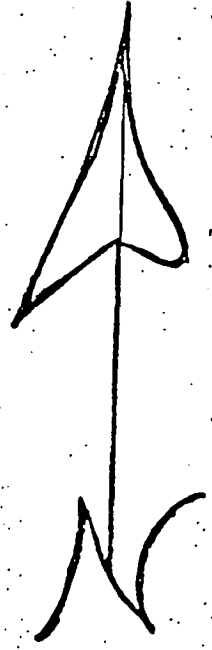
15TH STREET

16TH STREET



ALLEY


F STREET



SCALE 1"=100'

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