

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

APPLICANT	Richard Bruce Van Dover, P.O. Box 2151, Sacramento, CA 95812			
OWNER	Richard Bruce Van Dover, P.O. Box 2151, Sacramento, CA 95812			
PLANS BY	Lex Coffroth			
FILING DATE	May 21, 1992	ENVIR. DET. Neg. Dec.	REPORT BY	Don Smith
ASSESSOR'S PCL. NO.	002-0163-025			

- APPLICATION:
- A. Negative Declaration;
 - B. Mitigation Monitoring Plan;
 - C. Planning Director's Variance to reduce the sideyard setback from five feet to 3'6" on the alley side;
 - D. Planning Director's Variance to reduce the sideyard setback from five feet to 3'6" on the interior side; and,
 - E. Planning Director's Variance to exceed 50 percent lot coverage (to 52%) on .011± vacant acres in the Multi-Family (R-3A) zone.

LOCATION: 619 13th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 2 story, four unit apartment building in the Multi-Family (R-3A) zone.

PROJECT INFORMATION:

General Plan Designation:	High Density Residential (30+ du/na)
Central City Community Plan:	General Commercial
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required:	Proposed:
North: Two Family Residential; R-3A	Front:	10'4"	10'4"
South: Multi-Family Residential; R-3A	Rear:	15'	15'
East: Parking for Apt. Complex; R-3A	Side(Int):	5'	3'6"
West: Single Family Residential; R-3A	Side(Alley):	5'	3'6"

Property Dimensions: 60' X 80'
Property Area: .11± gross acres; .11± net acres

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Lot Coverage:	52%
Building Height:	28.5 feet
Density of Development:	36 du/na
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Parking Required:	4 spaces
Parking Provided:	4 spaces
School District:	Sacramento Unified School District
Exterior Building Materials:	Horizontal Siding
Roofing:	Fiberglass Shingles

PROJECT EVALUATION: Staff has the following comments regarding this proposal.

A. Background Information

On June 27, 1991, the Planning Commission approved a request on the subject property which included: a special permit to allow a fifth dwelling unit; a variance to encroach into the required side yard by 18 inches (alley side); a variance to allow a trash enclosure in the required rear yard; and, a variance to exceed 50 percent lot coverage by two percent (P91-056). The special permit is valid until June 27, 1993. The proposed four unit project is on the same building footprint, and is the same height as the approved five unit project.

A. Land Use and Zoning

The property consists of a 60'X 80' parcel located at 619 13th Street. The subject site is designated High Density Residential by the General Plan. The Central City Community Plan designates the site General Commercial which encourages mixed land uses including high density residential uses in and around the Central Business District. This proposal is consistent with the Multi-Family (R-3A) zoning on the site as it would produce high density residential land uses. Surrounding properties are also zoned R-3A and consist of single family and multi-family residences.

B. Applicant's Proposal

The applicant is proposing to modify the approved project from a five to four unit apartment house in the R-3A zone. The applicant is requesting the Planning Director to approve three variances. One variance would allow the structure to be built 3' 6" from the sideyard on the alley side rather than the required five feet. The second variance would allow the structure to be built 3'6" from the interior sideyard property line rather than the required five feet. The third variance would allow the building to exceed the 50 percent lot coverage to 52 percent.

C. Staff Analysis

The R-3A zone permits four units on a 60' X 80' lot. As proposed, the four unit building would be constructed within the standard sideyard setbacks. On the alley side, the building would be 3'6" from the property line. On the interior side, the building would be 3'6" from the property. The applicant is also requesting to exceed the 50 percent lot coverage limitation by two percent (to 52 percent). The reason these variances are necessary are due to the size of the building proposed and the substandard size of the lot. Staff can support these variances as this proposal is typical of other development on Central City lots. The variances help accommodate at least three larger units (three at 1006 sq.ft., one at 513 sq.ft.) which are a more livable size. This concept can be considered consistent with the overall City goal to provide housing in the Central City.

Building Design and Materials- The overall design of the structure is a considered the Delta style with elevated porches and peaked roofs. The two story design is proposed in a way that would be compatible with the surrounding structures in the neighborhood. Because the project is within the Central City and is over \$100,000 in value, it is subject to the review and approval of the City Design Review Board prior to issuance of any building permits.

Parking- The applicant proposes four parking spaces. Two spaces are covered and two are uncovered. The proposed parking meets the one space per unit parking requirement for multi-family projects in the Central City.

D. Agency Comments

Drawings of the proposed project have been distributed to various departments and agencies for comment. The Building Department indicates that all projections within five feet of the side property line require a one hour firewall. The Sacramento Unified School District has indicated that the project is within an area where schools are impacted. A condition of approval is recommended that would require the applicant to obtain approval of the Sacramento School District prior to the issuance of any building permits on the property.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact

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to the environment; therefore, a Negative Declaration has been prepared. A mitigation monitoring plan has been prepared for this project (see Exhibit A).

RECOMMENDATION: Staff recommends the Planning Director take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Mitigation Monitoring Plan;
- C. Approve the Planning Director's Variance to reduce the sideyard setback from five feet to 3'6" on the alley side subject to conditions and based on findings of fact which follow;
- D. Approve the Planning Director's Variance to reduce the sideyard setback from five feet to 3'6" on the interior side subject to conditions and based on findings of fact which follow; and,
- E. Approve the Planning Director's Variance to exceed 50 percent lot coverage (to 52%) subject to conditions and based on findings of fact which follow on .011± vacant acres in the Multi-Family (R-3A) zone.

Conditions:

1. The proposed building is subject to the review and approval of the Design Review Board prior to the issuance of any building permits.
2. Landscape, irrigation and wall plans shall be reviewed and approved by Planning staff prior to the issuance of any building permits. The wall shall be no higher than six feet.
3. School impacts shall be mitigated to the satisfaction of the applicant and school district prior to the issuance of any building permits.

Findings of Fact-Variance

1. Granting of the variances do not constitute a special privilege extended to an individual applicant in that:

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- a) project's design provides outdoor areas in porch and patio areas; and,
 - b) the variances would be granted to other property owners facing similar circumstances.
2. Granting of the variance does not constitute a use variance in that residential uses are allowed in the R-3A zone.
3. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
- a) the parcel and its size and the surrounding land uses are existing; and,
 - b) architectural elements shall be incorporated into the project that will contribute to the overall quality of the neighborhood.
4. The proposed project is consistent with the intent of the General Plan which designates the site for residential uses.

Report Prepared By:

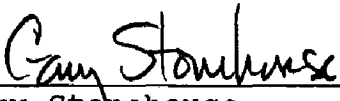


Don Smith,
Associate Planner

8-4-92

Date

Recommendation Approved By:



Gary Stonehouse,
Planning Director

8-4-92

Date

Attachments:

P92-142

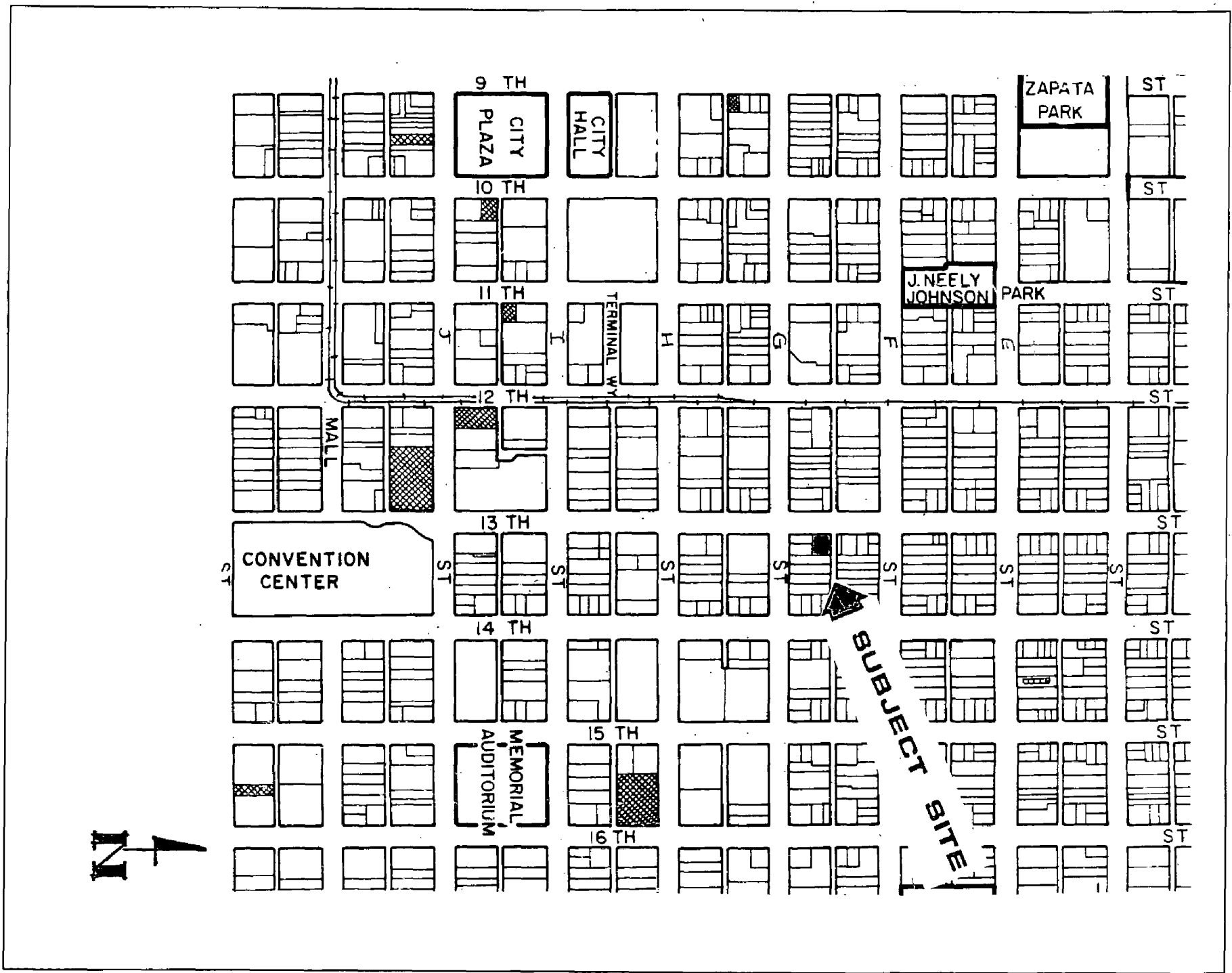
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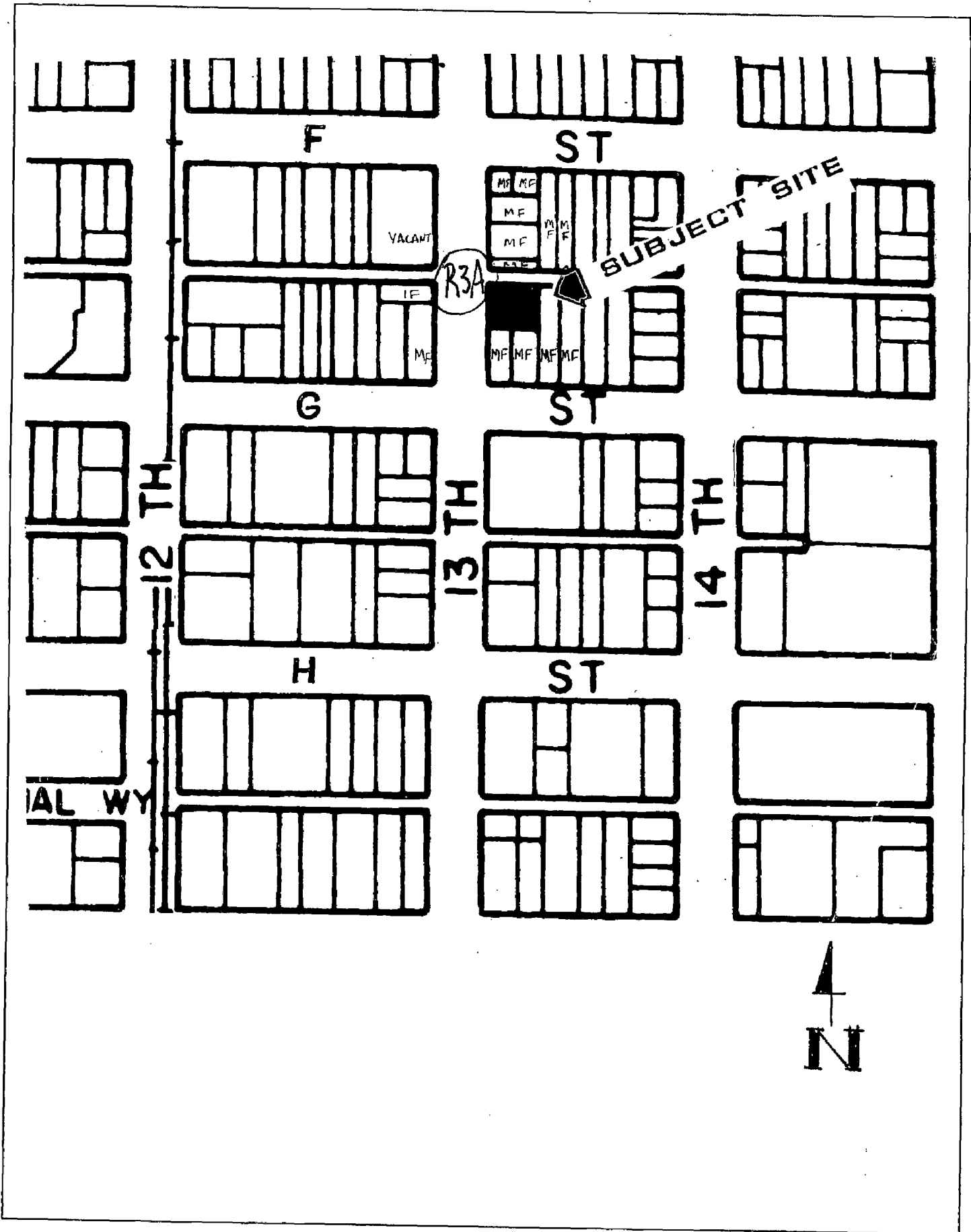
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VICINITY MAP

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SUBJECT SITE



LAND USE & ZONING MAP

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June 27, 1991

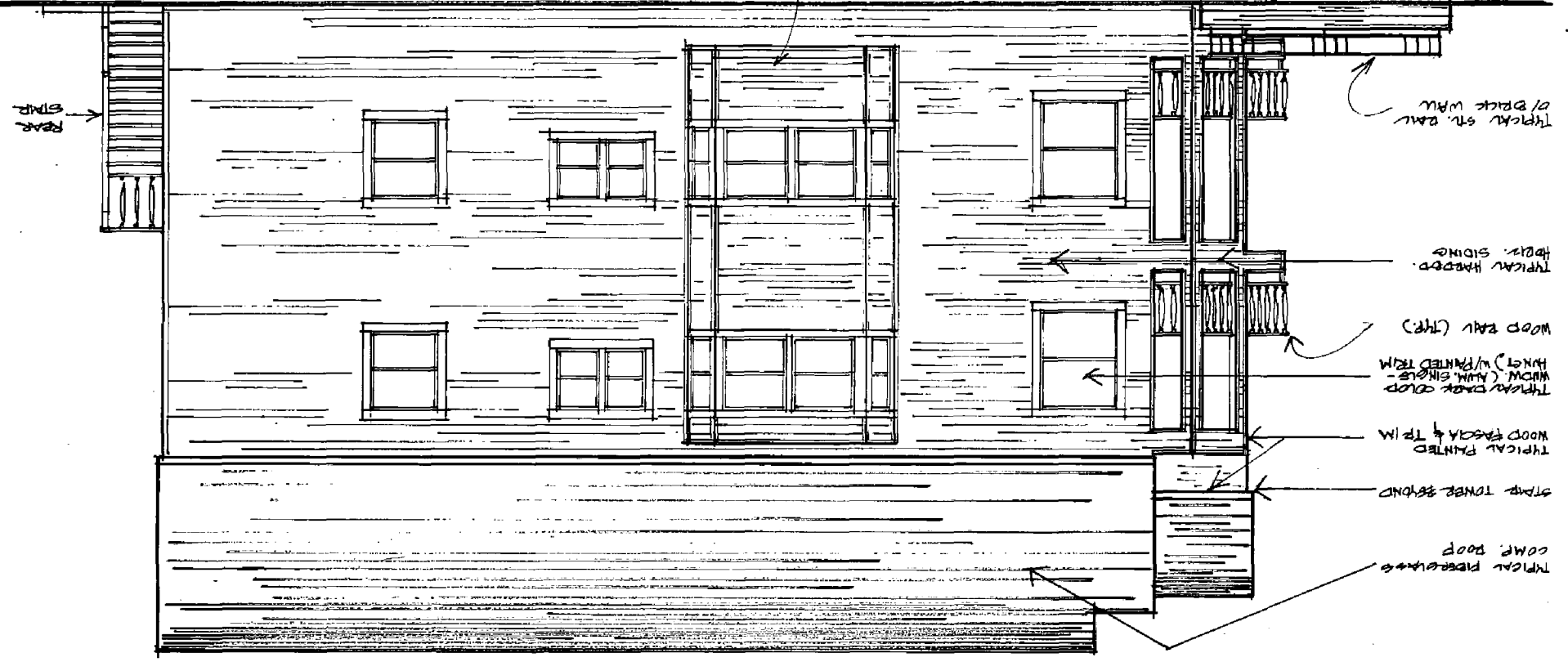
PLANNING DIRECTOR'S VARIANCE

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LEX COFFROTH - ARCHITECT
619 17th STREET
5/92

SOUTH ELEVATION (SIDE)

1/4" = 1'-0"



REAR STRIP

EXIT WINDOW

TYPICAL STR. BALU OF BRICK WITH

TYPICAL HANDED HORIZ. SIDING

WOOD BALU (TRP)

TYPICAL DARK OIL WOOD (MAY BE HUNG) w/ PAINTED TRIM

TYPICAL PAINTED WOOD FASCIA & TRIM

STRIP TOWER BEYOND

TYPICAL PRESERVE COMP. BOOP

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(E) 6' FENCE

REAR STAIRS: WOOD STRINGERS, RAILS, CONCRETE TREADS

DOOR TO GARAGE

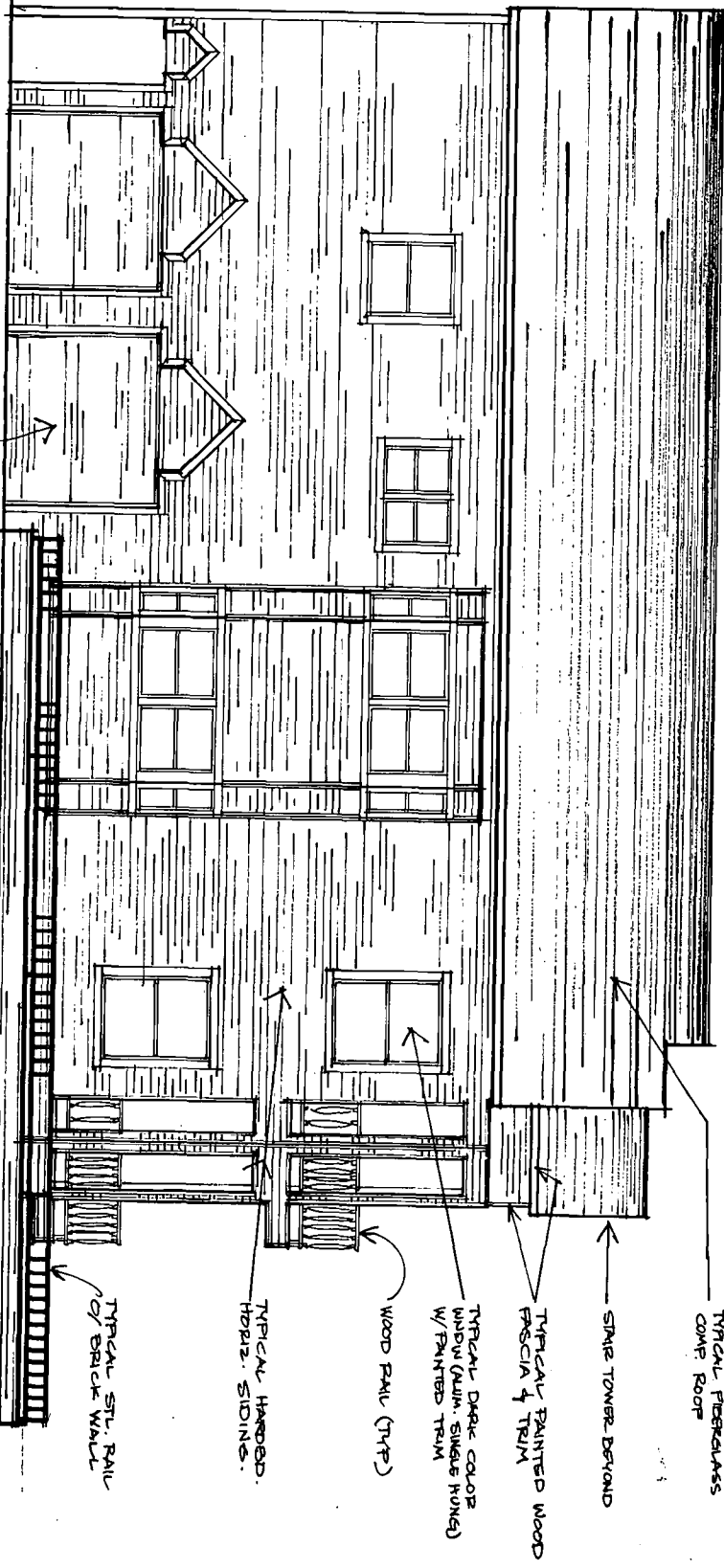
EAST ELEVATION (REAR)

619 12th STREET

5/92
1/4" = 1'-0"

LEX COFFROTH - ARCHITECT

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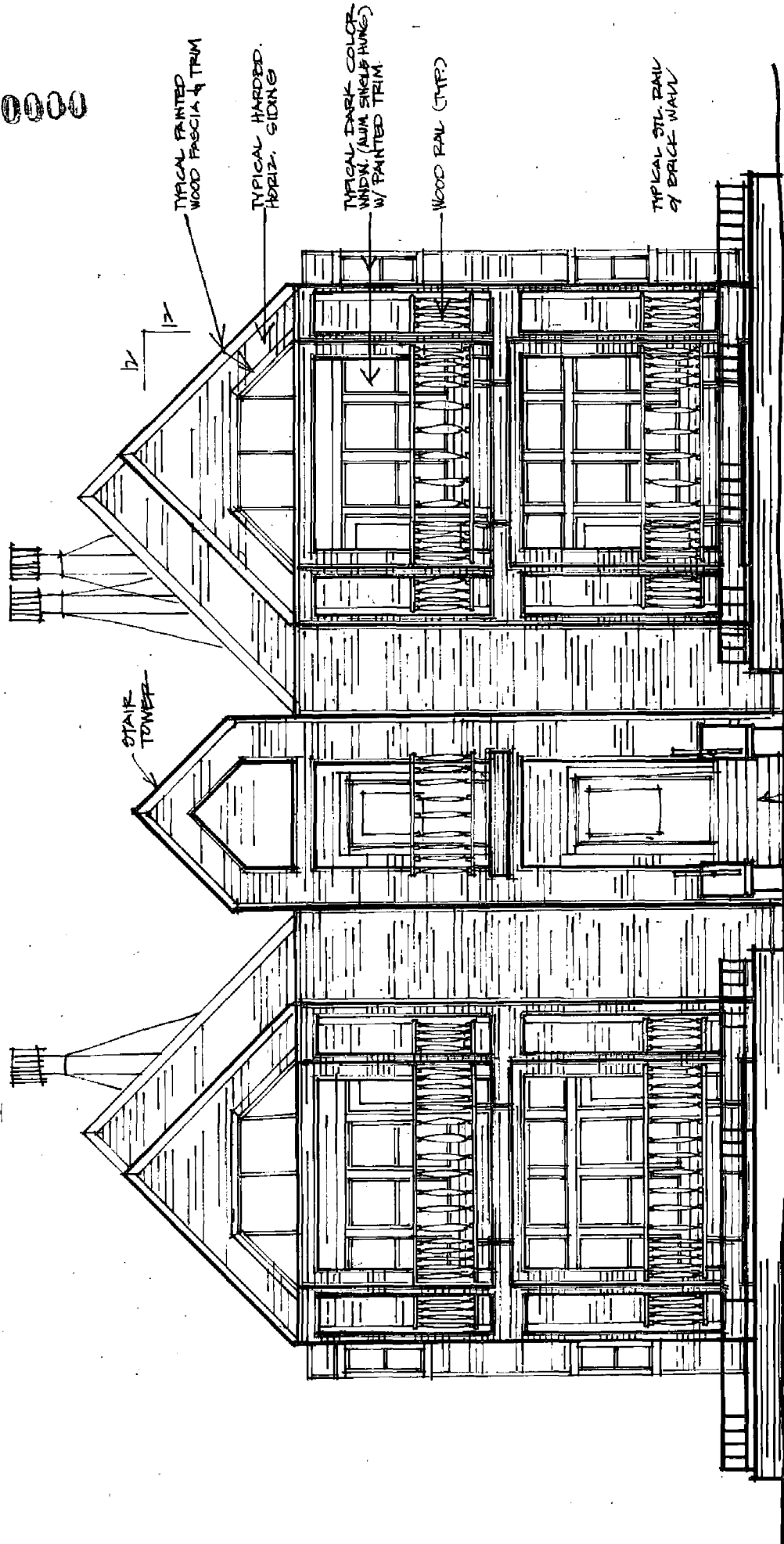


NORTH ELEVATION (ALLEY)
 619 13th STREET
 LEX COPFROTH - ARCHITECT

5/92
1/8" = 1/8"



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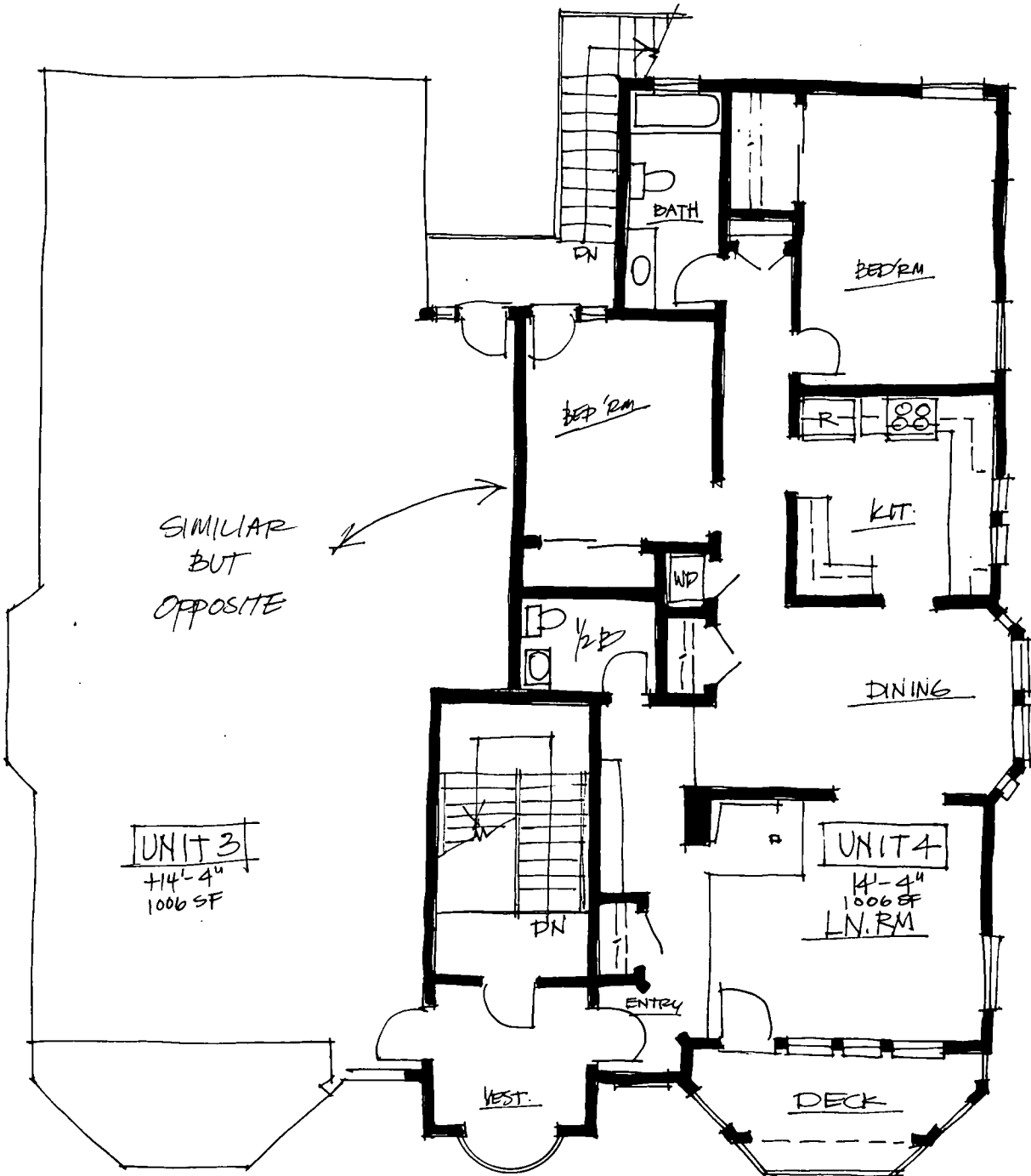


WEST ELEVATION (STREET SIDED) 6/92
 619 12th STREET 14' x 11'-0"

LEX COFFROTH - ARCHITECT

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SIMILAR
BUT
OPPOSITE

UNIT 3
14'-4"
1006 SF

UNIT 4
14'-4"
1006 SF
LN. RM.

619 13th STREET
SECOND FLOOR PLAN

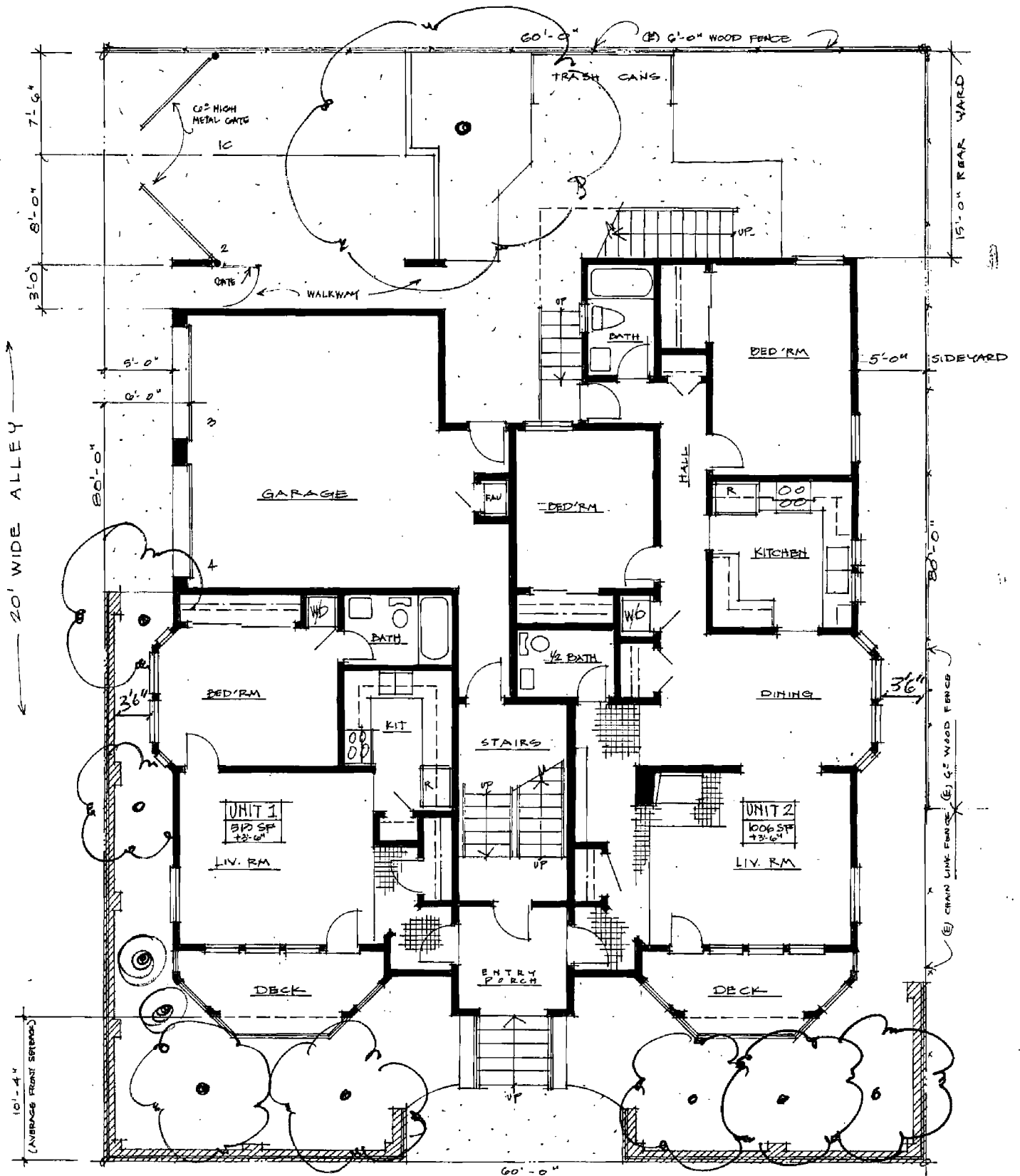
992
14'-1'-0" 

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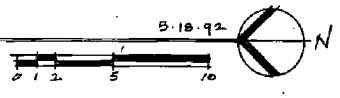
PLANNING DIRECTOR'S VARIANCE

SITE PLAN - 1ST FLOOR PLAN



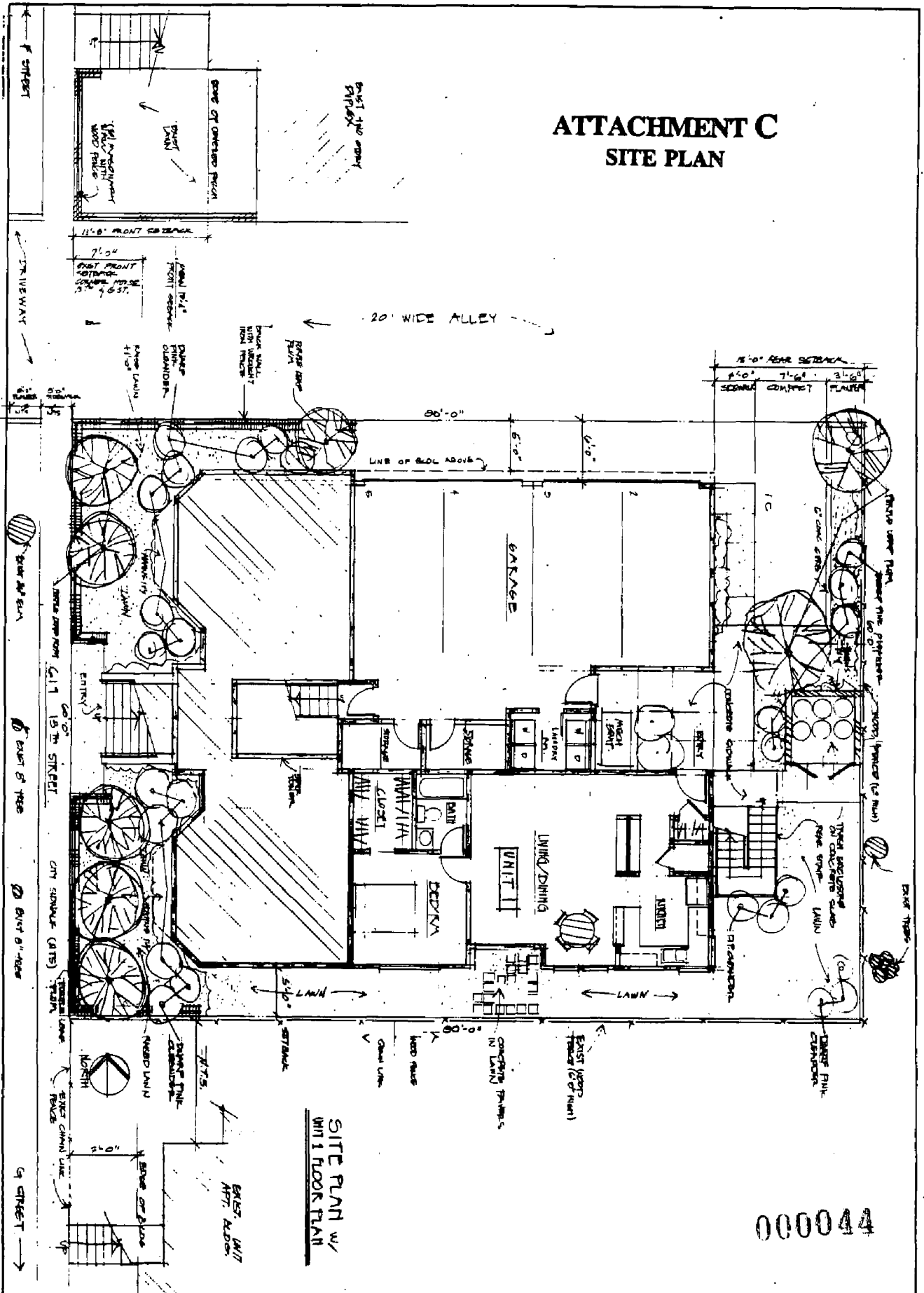
619 17th STREET
 APARTMENT BUILDING

SITE / FLOOR PLAN
 OWNER - BRUCE VAN DOVER
 LEX COPPROTH - ARCHITECT



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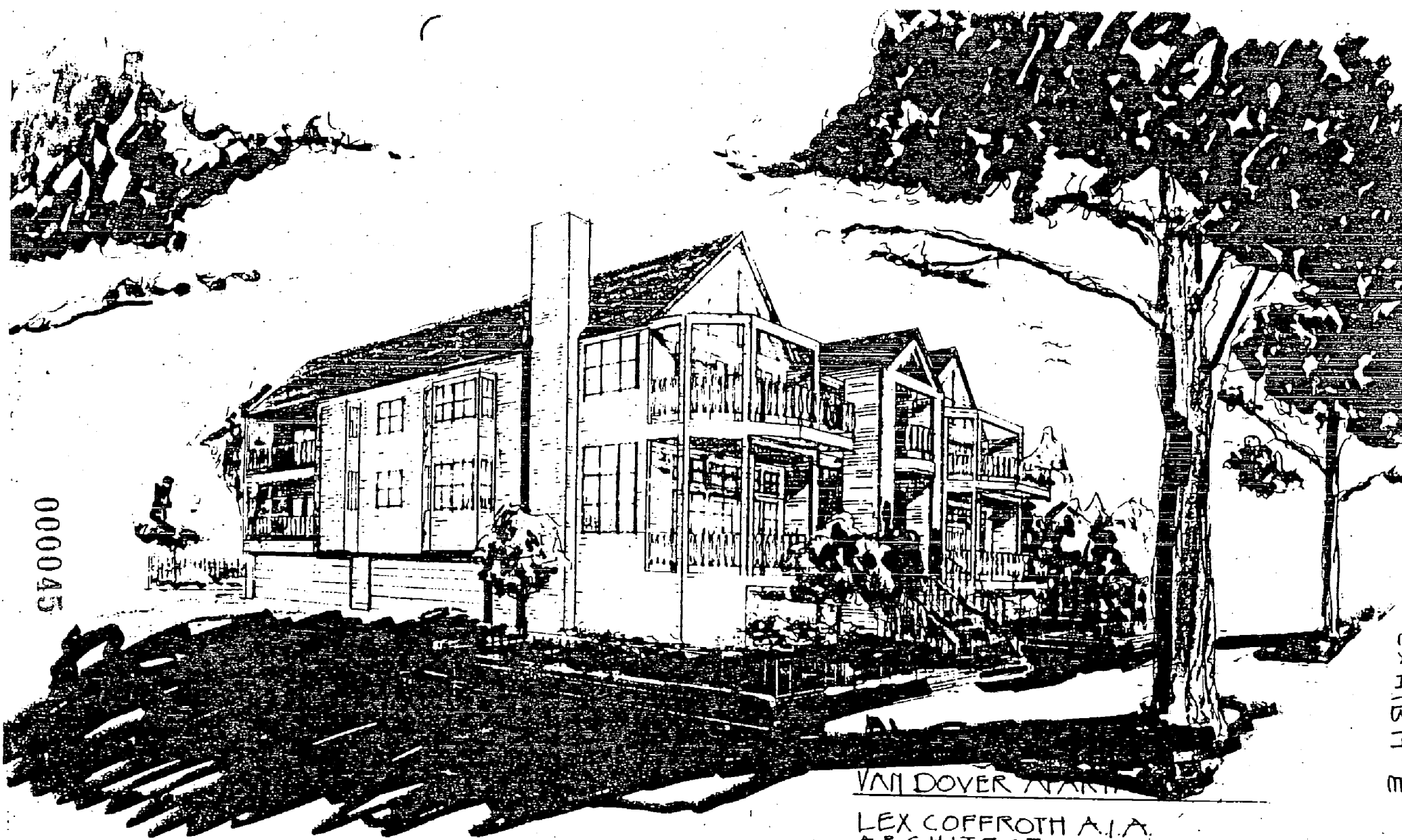
ATTACHMENT C SITE PLAN



SITE PLAN w/
UNIT FLOOR PLAN

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<p>DATE: 01/07/02 DRAWN BY: [Signature]</p>	<p>3 UNIT APT BLDG 619 15TH STREET SAC, CA.</p>	<p>OWNER: BRUCE VAN DOVER</p>	<p>LEX COFFROTH ARCHITECT 1126 15TH ST. SAC, CA. (916) 442-2262</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>															



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VAN DOVER VARIETY

LEX COFFROTH A.I.A.
ARCHITECT



FORM A
RECEIVED

MAY 21 1992
CITY OF SACRAMENTO
CITY PLANNING DIVISION

APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: 619 13th STREET

PROPERTY OWNER'S NAME: RICHARD BRUCE VAN DOVER
Mailing Address: P.O. BOX 2151, SAC, CA Zip Code 95812
Telephone: Business (916) 442-3779 Home (916) 441-1821

APPLICANT'S/AGENT'S NAME: LEX COFFROTH - ARCHITECT
Mailing Address: 4001 SEAFORT BLVD, W. SAC, CA Zip Code 95691
Telephone: Business (916) 371-2841 Home ()
Contact Person's Name: LEX Phone ()

PROJECT SITE INFORMATION LEGAL DESCRIPTION MUST BE ATTACHED
Property Address or Location 619 13th STREET
Property Assessor Parcel Number(s) 02-0163-0025
Property Dimensions: 60 FT x 80 FT
Property Area: Square Footage (gross) 4800 SF (net) 4800 SF
Acreage (gross) 0.11 (net) 0.11
Land Use: Undeveloped/Vacant Developed (give bldg. sq. ft.)
Existing Zoning of Project Site: R-3A Proposed Zoning: R-3A

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	<u>R-3A</u>	<u>TWO FAMILY</u>
South	<u>R-3A</u>	<u>MULTI-FAMILY (6 UNITS)</u>
East	<u>R-3A</u>	<u>SURFACE PARKING FOR MULTIPLE APARTMENTS</u>
West	<u>R-3A</u>	<u>SINGLE FAMILY</u>

FOR OFFICE USE ONLY

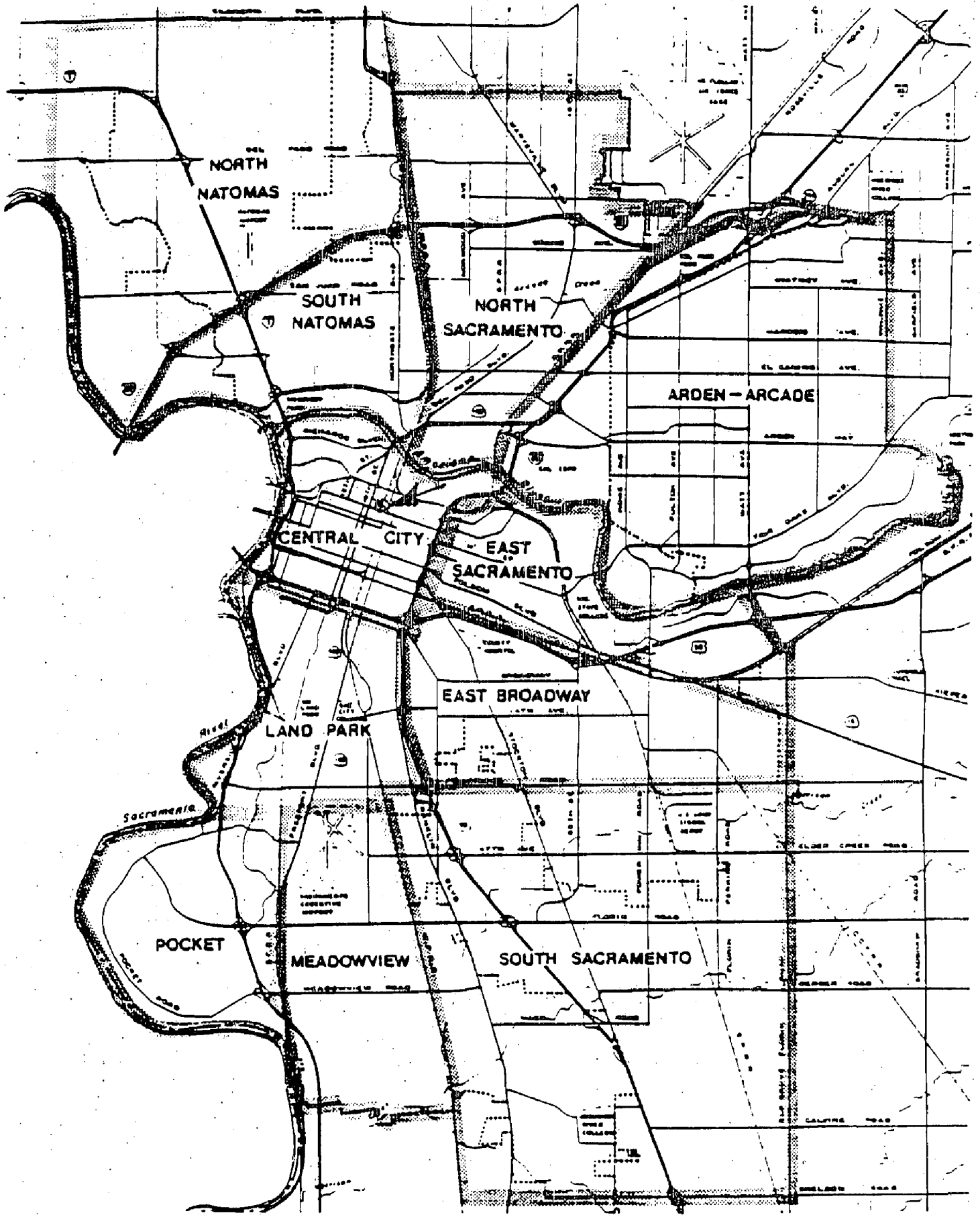
P92 142

P No.: _____ Date Rec'd: 5/21/92 By: [Signature]

General Plan Design: _____	Rezone _____
Amend To: _____	Tent. Map _____
Com. Plan Area: _____	Spec. Permit _____
Existing Design: _____	Variance _____
Amend To: _____	Sub. Mod. _____
Other Plan Design: _____	LLA _____
Amend To: _____	Other _____

Environmental Determination: Exempt: _____; Neg. Dec _____; EIR _____
By: _____, Date _____

PLEASE MARK ON THIS MAP THE APPROXIMATE LOCATION OF YOUR PROJECT



APPLICANT'S STATEMENT OF INTENT: This is a 3-part statement to be provided in the spaces below and shall contain the following:

- a. A description of what it is you propose to do. This description should include the entitlements being requested (i.e., rezone, tentative map, special permit, etc.)
- b. Information pertinent to the application, such as the number of units, size of buildings, number of off-street parking spaces, height of fence and any other pertinent information not shown on the submitted plans.
- c. Information and reasoning justifying your request.

STATEMENT OF INTENT: ^(A) DEVELOPMENT OF TWO (2) STORY FOUR UNIT APARTMENT BUILDING WITH (4) FOUR OFF-STREET PARKING SPACES (TWO (2) WITH A GARAGE). A PLANNING DIRECTOR'S VARIANCE IS REQUESTED FOR THE FOLLOWING ITEMS: 1. VARIANCE TO ENCRoACH INTO THE REQUIRED SIDE YARD BY 18 INCHES WITH FIRST & SECOND STORY BAY WINDOWS. 2. VARIANCE TO EXCEED 50 PERCENT COVERAGE BY TWO PERCENT

(* SEE P91-056 FOR PREVIOUS REPORT, SAME ENTITLEMENTS REQUESTED WITH EXCEPTION OF FIFTH UNIT DWELLING AND TRASH ARE (NOT REQ'D FOR FOUR UNITS)).

THIS APPLICATION IS A MODIFICATION OF THE PREVIOUS APPLICATION. SAME FOOTPRINT WITH A TWO STORY STRUCTURE RATHER THAN THREE STORY, 4 UNITS INSTEAD OF 5.

PREVIOUS LAND USE

Explain existing and previous land use(s) of site for last ten years:

VACANT LOT FOR MORE THAN 15 YEARS. A NEIGHBOR HAS A SMALL GARDEN IN ONE CORNER ALLOWED BY OWNER.

PREVIOUS ENVIRONMENTAL DOCUMENTS

If this project is part of a larger project for which a Negative Declaration or Environmental Impact Report has been prepared, reference the document below (include date and project number if applicable):

PREVIOUS NEG. DECLARATION - P 87-288

PREVIOUS NEG. DECLARATION - P 91-056

NO PREVIOUS ENVIRONMENTAL DOCUMENTS

Is this project part of a larger project for which no environmental review has been prepared? yes no

X

SITE CHARACTERISTICS

Are there any Trees/Shrubs on the Project Site? YES

Are any to be removed? NO

Are any to be transplanted? NO If so, state location of transplant site.

Plot on Site Plan by Size and Type all trees to be removed and/or transplanted.

Is the site part of an Airport Overlay Zone? Explain: NO

Will the proposed use involve any toxic or hazardous materials or waste? Explain: NO

DEMOLITION OF STRUCTURES

Are there any structures on the project site? NO

Present Use of Existing Structure(s):

Proposed Use of Existing Structure(s):

Are any Structures Occupied:

Describe the type of occupancy (number of residents, type of use)

Structures to be Demolished: _____
 Structures to be Moved: _____
 Describe age, condition, size, and architectural style of all existing on-site structures (include photos): _____

**RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT
 (IF PROJECT IS ONLY RESIDENTIAL, DO NOT ANSWER THIS SECTION)**

Type of Use(s): _____
 Oriented to: Regional _____ City _____ Neighborhood _____
 Hours of Operation: _____
 Total Occupancy/Capacity of Building(s): _____
 Total Number of Fixed Seats: _____
 Square Footage of: _____
 Office Area: _____
 Sales Area: _____
 Warehouse Area: _____
 Loading Area: _____
 Storage Area: _____
 Total Number of Employees: _____
 Anticipated Number of Employees Per Shift: _____
 Total Number of Visitors/Customers on site at any one time: _____
 Other Occupants (specify): _____

RESIDENTIAL PROJECTS

Total Lots: 1 Total Dwelling Units: 4
 Total Acreage: 0.11 Net Density/Acre: 36 Gross Density/Acre: _____

	Single Family	Two Family Duplex/Halfplex	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	_____	_____	<u>4</u>	_____
Acreage	_____	_____	<u>0.11</u>	_____
Square Feet per Unit	_____	_____	<u>512 - 1006</u>	_____
For Sale or Rent	_____	_____	<u>RENT</u>	_____
Price Range	_____	_____	<u>\$500 - \$750/MO.</u>	_____
Type of Unit:				
Studio	_____	_____	_____	_____
1 Bedroom	_____	_____	<u>1</u>	_____
2 Bedroom	_____	_____	<u>3</u>	_____
3 Bedroom	_____	_____	_____	_____
4+ Bedroom	_____	_____	_____	_____

Are any of these units proposed to be subsidized? NO
 If yes, describe the type and source of the subsidy.

N/A

**PROPOSED BUILDING(S) CHARACTERISTICS
FOR ENTIRE PROJECT**

Size of New Structure(s) or Building Addition(s): 2513 Gross Sq. Ft.

Building Height (Measured from Ground to Highest Point):

33'-6" Ft. No. of Floors 2

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.)

Project Site Coverage:	Building Coverage:	<u>2513</u>	Sq. Ft.	<u>52</u>	%
	Landscaped Area:	<u>1566</u>	Sq. Ft.	<u>33</u>	%
	Paved Surfaced Area:	<u>721</u>	Sq. Ft.	<u>15</u>	%
	Total:	<u>4800</u>	Sq. Ft.	<u>100</u>	%

Exterior Building Materials: HORIZONTAL SIDING Roof Materials: FIBERGLASS SHINGLES

Exterior Building Colors: LIGHT GRAY SIDING - BLUE TRIM

Describe the need and demand for child care services generated by the proposed project and indicate any plans for providing such services in conjunction with the project:

MINIMAL DEMAND ANTICIPATED. NO PLANS TO PROVIDE CHILD CARE SERVICES

Total Number of Off-Street Parking Spaces:

On-Site Required 4 On-Site Proposed: 4

Total Number of Proposed Off-Site Parking: N/A

(Include a Signed Lease Agreement or Letter of Agency)

Total Number of Bicycle Locker Facilities Proposed: 0 Required: 0

Describe the Type of Exterior Lighting Proposed for the Project (Height, Intensity): Building: MOUNTED ON BUILDING APPROX. 7' HIGH MED. GRND. DIRECTED AWAY FROM NEIGHBRS. Parking: SAME AS BLDG.

Estimate Total Construction Cost for Project: \$ 275,000

Construction Starting Date: SEPT/92 Estimated Completion Date: JAN/93

Does this Proposal include Signage? / If yes, explain the following:

Height: _____ Illumination: _____
 Area: _____ Type: _____
 Dimensions: _____ Colors/Materials: _____
 Locations (On/Off-Site): _____

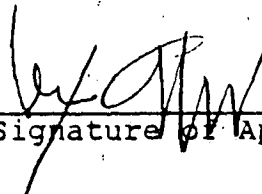
NOTE: IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE ENVIRONMENTAL SECTION AT THE EARLIEST OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

OTHER PERMITS OR APPROVALS

List any and all other public approvals required for this project. Specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone Number</u>
DESIGN REVIEW BOARD (MODIFICATION)			DICK HASTINGS	

AS THE APPLICANT/AGENT FOR THIS PROPOSAL, I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE. I CERTIFY THAT THE PROPOSAL DESCRIBED IN THIS APPLICATION IS NOT A PART OF A LARGER PROJECT OR A PHASE OF A LARGER PROJECT.



Signature of Applicant/Agent

5.19.92

Date

LEX COFFROTH - ARCHITECT

Print Name and Title of Applicant/Agent

371-2841

Phone

BECAUSE THE TIME REQUIRED FOR ENVIRONMENTAL OR STAFF REVIEW MAY VARY ACCORDING TO THE COMPLEXITY OF THE PROJECT, THE PLANNING DIVISION WILL NOTIFY YOU OF THE SCHEDULED HEARING DATE ON YOUR PROJECT ONCE IT HAS BEEN RELEASED FROM THE ENVIRONMENTAL SERVICES DIVISION.