

STAFF RECOMMENDATIONS: Staff recommends the Planning Commission deny the requested variances based upon the following findings of fact.

FINDINGS OF FACT - VARIANCE

1. As proposed, the variance constitutes a special privilege extended to one property owner in that other property owners in the Central City have developed 40' x 80' lots with duplex structures without waiving the required setbacks.
2. As proposed, the variance constitutes a disservice to the public welfare in that the site is over developed and the driveway design will create a traffic hazard.

family development. The applicant is proposing to develop the site with a duplex structure. Although staff has no objections to the use of this site for a duplex, staff is concerned that as proposed, the site is over built. Over development of the site is reflected by the need to vary from the required setbacks established in the ordinance.

2. The applicant has revised the plans from those originally submitted. As originally proposed, the applicant was to develop a carport structure within five feet of the front property line and encroach 20 feet in the front setback area. The applicant has revised the plans by reducing the length of the carport from 20 feet to 11 feet and will be using the average of the two nearest adjacent structures to determine the front setback which will be 11 feet. As revised, the applicant no longer requires the variance to encroach upon the front setback area. The variance to exceed the maximum lot coverage of 50 percent is also withdrawn since the reduced size of the carport will limit the lot coverage to less than 50 percent.
3. As proposed, the duplex structure encroaches into the rear yard setback area by 3 feet. The ordinance allows a second story overhang of up to 2 feet, however, the applicants plans indicate that the second story will project 5 feet into the rear yard setback area and, therefore, a variance is required to waive this provision. Staff is unable to support this variance since the lot can be developed with two units without encroaching on the required setback areas.
4. The applicant is proposing to reduce the length of the driveway from the required 20 feet to 11 feet in order to develop a double carport. Staff is concerned that if granted adequate parking and maneuvering space would not be available on the site. The City Traffic Engineer also indicated objections to the proposed driveway design and carport. The Traffic Engineer indicated that auto maneuvering space on site would be restricted due to the location of the support posts for the carport and a mature elm tree on the west side of the site.
5. At the present time, there are two very large healthy elm trees located in a parkway strip in front of the subject site. The proposed driveway is located between these trees and the applicant is proposing to remove the elm tree on the east side of the driveway. The City Arborist reviewed the applicants plans and indicated concern over the design and location of the driveway in relationship to the trees. The arborist was concerned over the loss of one of the trees. The arborist also indicated that as proposed the tree on the west side of the driveway may be lost since the driveway is to be constructed within 2 to 5 feet of the tree which would require heavy root cutting and reduce the trees chance of survival to 50 percent. If one of the trees is to be removed, the Arborist recommended that the tree on the west side of the site would be more suitable for removal since a slight cavity was detected in this tree.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303c and 15305).

CITY PLANNING COMMISSION  
927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

422-24  
2/28/84

APPLICANT	Graber/Rasmussen	923 20th Street, Sacramento, CA 95814
OWNER	Irwin, RL/DR,	8 Adelphi Court, Sacramento, CA 95825
PLANS BY	GRABER - ARCHITECT	ADJ 80' LOT - CENTRAL CITY
FILING DATE	GRABER	50 DAY CPC ACTION DATE
NEGATIVE DEC	EX15303C.15305EIR	ASSESSOR'S PCL NO. 003-185-22
		REPORT BY: SC:lr

- APPLICATION:**
- A. Variance to Reduce the Front Setback from 25 feet to 5 feet (withdrawn).
  - B. Variance to Reduce the Driveway from 20 feet to 11 feet (Section 5-B(1)).
  - C. Variance to Reduce the Rear Yard Setback from 15 feet to 12 feet (Section 3-B).
  - D. Variance to Exceed the Maximum Lot Coverage (withdrawn).

**LOCATION:** 40' west of 24th Street on north side of G Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a duplex structure in the light density multiple family zone.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-Family Residential
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Single and Multi-Family Residential - R-3A
South:	Single and Multi-Family Residential - R-3A
East:	Single and Multi-Family Residential - R-3A
West:	Single and Multi-Family Residential - R-3A
Parking Required:	2 spaces
Parking Provided:	2 spaces
Property Dimensions:	40' x 80'
Property Area:	0.07 acres
Density of Development:	28 dwelling units per acre
Square Footage of Building:	2,526 sq. ft.
Height of Structure:	26' 6"
Significant Features of Site:	Two large elm - one to be removed
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	Earth tones and grays
Exterior Building Materials:	Horizontal wood siding/comp shingles

**BACKGROUND INFORMATION:** In March of 1981, the City Council approved a lot split on the subject site. The lot was originally an 80' x 80' corner lot which is developed with a listed priority structure on the City's preservation list. The lot was subdivided to separate the victorian structure on the east half of the lot from a vacant portion of the site. The applicant is now requesting the necessary entitlements to develop the newly created 40' x 80' vacant lot with a duplex.

**STAFF EVALUATION:** Staff has the following comments regarding this request:  
1. The subject site is located in the Central City on a 40' x 80' lot. At the present time the lot is vacant and the site is surrounded by single and multiple

