

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

APPLICANT	Dale F. Steeg, 2 Sunlit Circle, Sacramento, CA 95831
OWNER	Dale F. Steeg, 2 Sunlit Circle, Sacramento, CA 95831
PLANS BY	Arktegraf, 2929 K Street, #310, Sacramento, CA 95816
FILING DATE	April 7, 1992
ENVIR. DET.	Cat Ex 15305(a)
REPORT BY	Don Smith
ASSESSOR'S PCL. NO.	010-0124-001

APPLICATION: Planning Director's Variance to reduce the ten foot court yard requirement to five feet on .073± vacant acres in the General Commercial (C-2) zone.

LOCATION: 2115 28th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a two story, two unit apartment building in the General Commercial (C-2) zone.

PROJECT INFORMATION:

General Plan Designation:	Community/ Neighborhood Commercial and Offices
Central City Community Plan:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required:	Proposed:
North: Office; C-2	Front (28th St.):	7.5'	10'
South: Vacant; C-2	Rear (east side):	0'	10'
East: Freeway; T-C	Side (Int):	0'	3'
West: Commercial; C-2	Side (Alley):	10'	5'

Property Dimensions:	40'X 80'
Property Area:	.73± gross acres;
Building Height:	18± feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Parking Required:	2 spaces
Parking Provided:	2 spaces
School District:	Sacramento Unified School District
Exterior Building Materials:	Stucco
Roofing:	Composition Shingle

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

A. Land Use and Zoning

The property consists of a 40' X 80' parcel located at 2115 28th Street. The subject site is designated Community/ Neighborhood Commercial and Offices by the General Plan. The Central City Community Plan and zoning designate the site General Commercial (C-2 zone). The property is also within the Alhambra Corridor Special Planning District which permits residential uses in the C-2 zone by right. Surrounding land uses include: an office to the north; a vacant parcel to the south; retail uses to the west; and, the Business 80 Freeway to the east. Surrounding properties are zoned General Commercial except the freeway which is zoned Transportation Corridor (TC).

B. Applicant's Proposal

The applicant is proposing to construct a two story, two unit dwelling on the .73± acre parcel. The C-2 zone in which the project is proposed does not require side or rear building setbacks when the property is not adjacent to residentially zoned property. The front setback is based on the height of the building. For the proposed 18 foot high building, a 7.5 foot setback is required. Court yard requirements indicate that a ten foot setback needs to be provided between an entrance and a side property line. In this case, a five foot setback is proposed.

C. Staff Analysis

The applicant's original proposal included a special permit for a residential use within the C-2 zone. Since the project was submitted, the Alhambra Corridor Special Planning District has been adopted by the City Council. The provisions of the Alhambra Corridor Special Planning District eliminated the special permit requirement for residences in commercial zones. The intent was to encourage residential uses in the Central City. In addition to the provisions of the Alhambra Corridor Special Planning District, the proposal is consistent with the policies of the Central City Housing Strategy which also encourage new housing in the Central City.

A 2800± square foot building is proposed on the 40' X 80' lot. The construction of a 2880 square foot building on such a small lot results in the need to reduce the required court yard from ten feet to five feet. The building could be reduced in size to meet the setback requirement, however, any reduction in the size of the building would result in a loss of liveable area. Staff supports the variance request in that a strict following of the court yard requirements would restrict the living space of a residential building on the site. In addition, the subject project is adjacent to an alley which helps to minimize potential impacts of the setback reduction on neighboring properties.

Building Design and Materials- Exterior materials for the proposed building are stucco with composition shingle roofing. These materials are acceptable provided that a 25

year laminated dimensional composition roofing is used. As proposed, the entrances to both units are off the alley. Staff recommends that the entrance closest to 28th Street be enlarged and relocated to face 28th Street. This change would help the project become better integrated into the neighborhood. The Police Department also prefers entrances facing the main street for security purposes.

Parking- The applicant proposes two parking spaces which is in conformance with parking requirements in the Central City.

D. Agency Comments

Drawings of the proposed project have been distributed to various departments and agencies for comment. Comments were received from the Public Works Department and are incorporated into the comments below.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project is a categorical exemption in accordance with CEQA guidelines (Section 15305(a)).

RECOMMENDATION: Staff recommends the Planning Director approve the Planning Director's Variance to reduce the ten foot court yard requirement to five feet on .073± vacant acres in the General Commercial (C-2) zone subject to conditions and based on findings of fact which follow.

Conditions:

1. The proposed building is subject to the review and approval of the Design Review staff prior to the issuance of any building permits. The entrance closest to 28th Street shall be enlarged and relocated to face 28th Street.
2. Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. base flood elevations are contained in the U.S.Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
3. Note: This project is located within an area of the City which is services by a combination sewer and drainage system. The applicant may be required to share in the costs for

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improvements needed to upgrade the combination system.

Findings of Fact-Variance

1. Granting of the variance does not constitute a special privilege extended to an individual applicant in that:
 - a) the alley located adjacent to the property helps to mitigate any impacts; and,
 - b) the variance may 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 C-2 zone.
3. Granting the request will not be injurious to public welfare nor to property in the vicinity in that the parcel is adjacent to an alley.
4. The proposed project is consistent with the intent of the General Plan which promotes residential uses in the Central City.

Report Prepared By:



8-20-92

Don Smith,
Associate Planner

Date

Recommendation Approved By:



8-20-92

Gary Stohhouse,
Planning Director

Date

Attachments:

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**EXHIBIT A
SITE PLAN**

**PARKING LOT
(C2 ZONING)**

EXIST. WOOD FENCE

10'-0" REAR YARD
SETBACK PER
DISCUSSION W/
PLANNING DEPT. 3/31/92

TO 29TH
STREET

WATER
ELEC. METER
TEL. POLE

ENTER

NO INTERIOR SIDEYARD
REQUIREMENT PER C2
ZONING (ADJACENT NON-
RESIDENTIAL ZONING).
USE 3'-0" MIN., PER
U.B.C.

PROPOSED
FOOT PRINT OF
DUPLEX. SEE
FLOOR PLANS

CENTERLINE OF
DUPLEX. UNITS ARE
MIRROR IMAGE OF
EACH OTHER

VARIANCE IS
TO REDUCE 10'-0"
COURT REQUIREMENT
TO 5'-0"

LOT INFO.

SIZE: 40' x 80'
ZONED: C2 C.T.Y.
21.5 28TH ST, SACTO.
CA. 95815
A.P.N. 010-0124-001

ALLEY

3'-0" SETBACK
FOR UNPROTECTED
OPENINGS PER U.B.C.
MIN. RECOMMENDED

EXISTING
FURNITURE
STORE

EXISTING
COUNSELING
CENTER IN
HOUSE
(C2 ZONING)

8'-0" (STAIRS)

10'-0" FRONT YARD
SETBACK PER DISCUSSION
W/ PLANNING DEPT.
3/31/92

20'-0"

ENTRY TO
BE MOVED
TO 28TH ST
SIDE

ENTER

1'-0"

3'-6"

GAS

4'-0"

WATER

TEL. POLE

FIRE HYDRANT

VACANT
(C2 ZONING)

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SITE PLAN

SCALE: 1/8" = 1'-0"

DUPLEX at 2115 28th Street

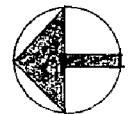
A.P.N. 010-0124-001

28TH STREET

8'-0" SIDEWALK, TYP.
3'-0" LANDESCAPED
AREA, TYP.
TREES, TYP.

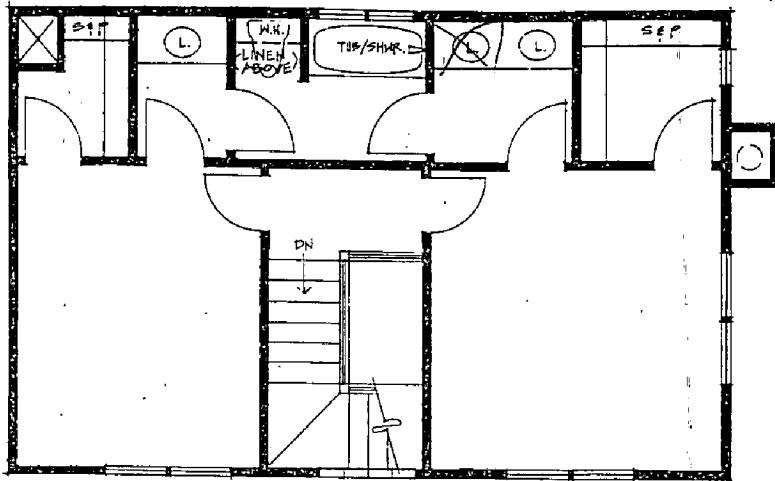
48'-0"
WIDTH OF PAVEMENT

NORTH



80'-0" R.O.W.

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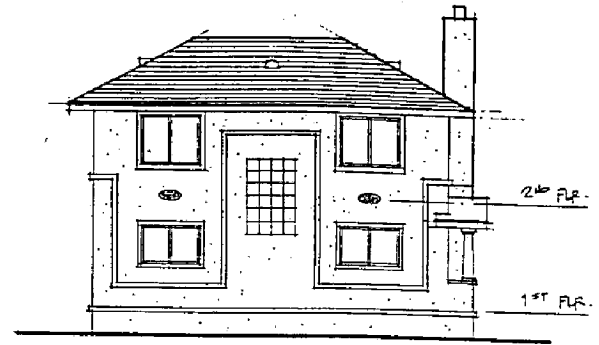
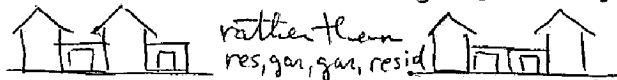


SECOND FLOOR

SCALE 1/4" = 1'-0"

Design Review

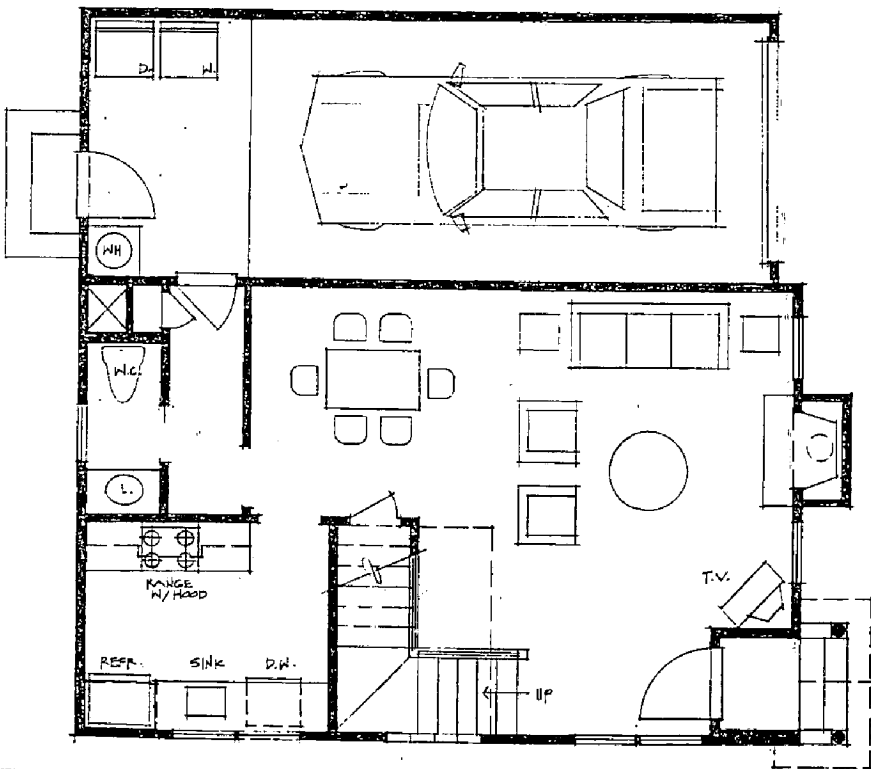
Did not push this but they think the design would be better if it were a Residence, garage, Resid, garage e.g.



STREET FRONT (WEST)

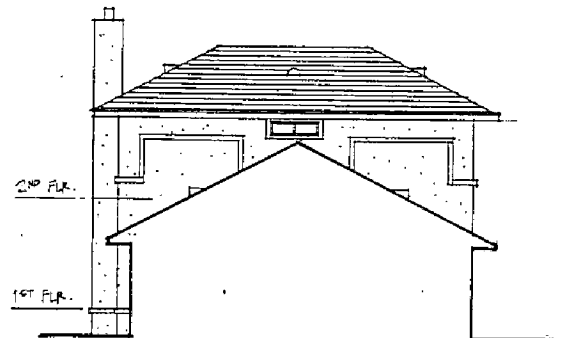


ALLEY SIDE (SOUTH)

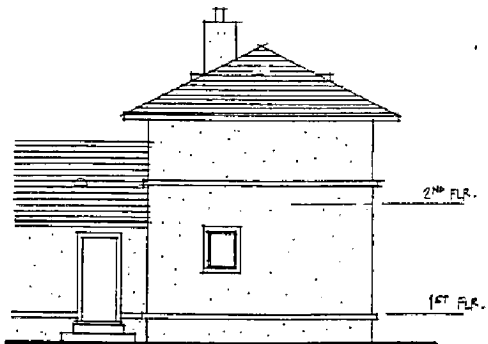


FIRST FLOOR

SCALE 1/4" = 1'-0"



INTERIOR FACE (EAST)



INTERIOR SIDE (NORTH)

EXTERIOR ELEVATIONS

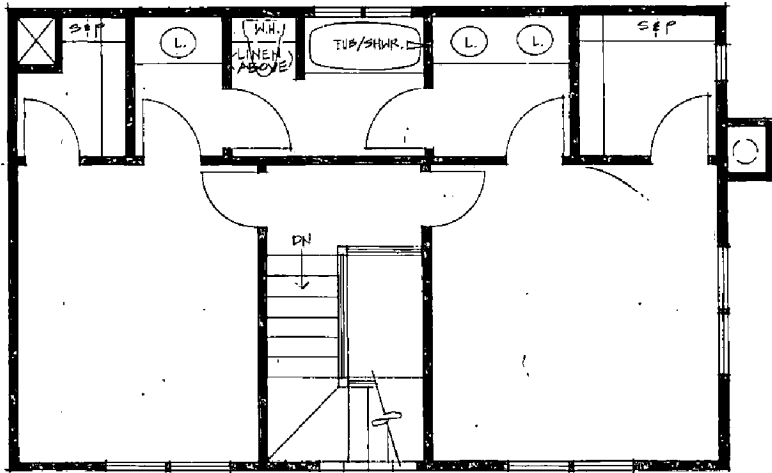
SCALE 1/8" = 1'-0"

DUPLEX at 2115 28th Street

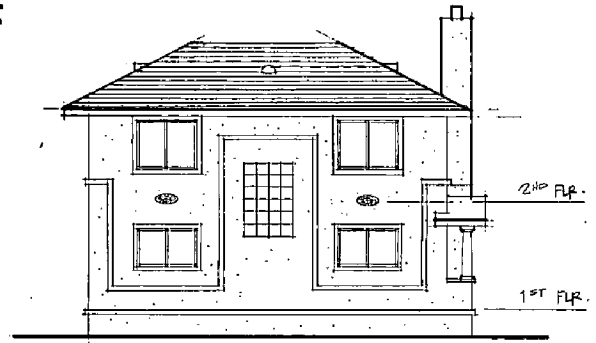
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EXHIBIT B FLOOR PLANS ELEVATIONS



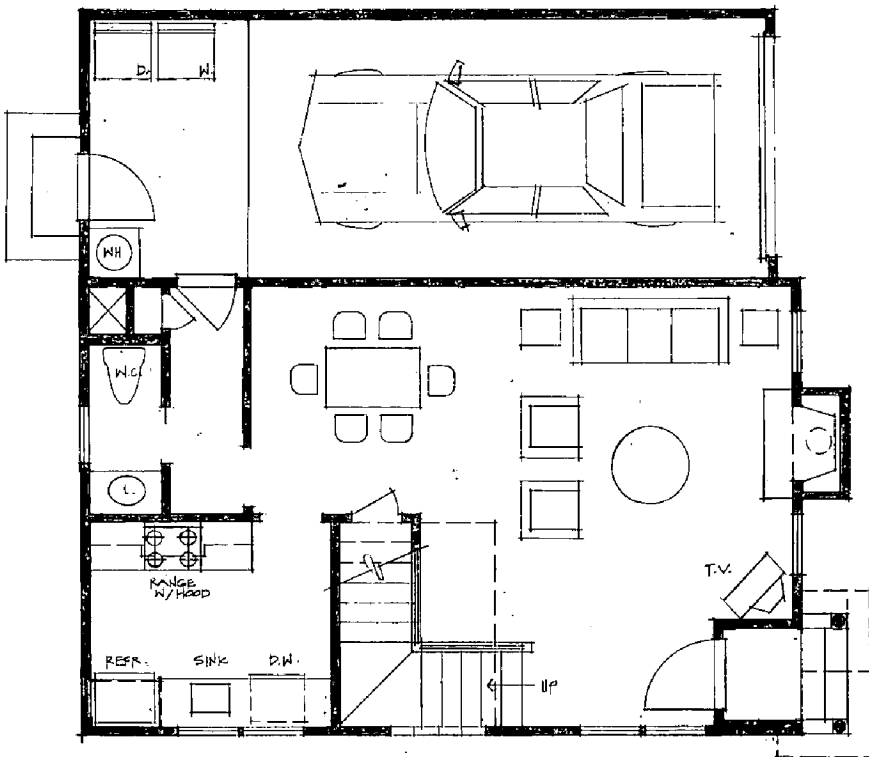
SECOND FLOOR
SCALE 1/4" = 1'-0"



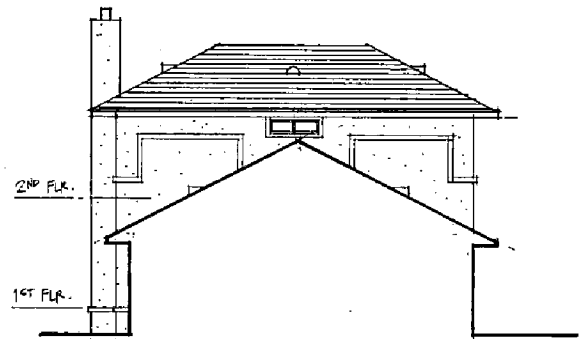
STREET FRONT (WEST)



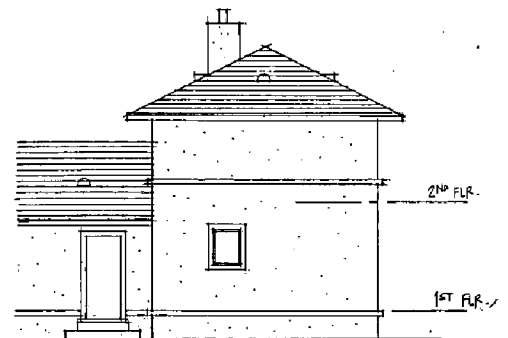
ALLEY SIDE (SOUTH)



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



INTERIOR FACE (EAST)



INTERIOR SIDE (NORTH)

EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"

DUPLEX at 2115 28th Street

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