

CITY PLANNING COMMISSION

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

APPLICANT	Andy Domich/Montgomery Contractors, 1516-7th Ave., Sacramento, CA 95818		
OWNER	Raymond Murphy, 8830 Elk Grove Blvd., Elk Grove, CA 95824		
PLANS BY	_____		
FILING DATE	3-9-84	50 DAY CPC ACTION DATE	_____
REPORT BY	GM:bw		
NEGATIVE DEC.	Ex. 15303(a)(e)	EIR	ASSESSOR'S PCL. NO. 009-182-04,05

- APPLICATION:
1. Special Permit to locate two duplex structures (to be relocated from 28th & 'K' Sts.) on two vacant lots totaling 0.2± acres in the Single Family (R-1B) zone.
 2. Variance to waive two required parking spaces.

LOCATION: Northwest corner of 9th and 'W' Streets

PROPOSAL: The applicant is requesting the necessary entitlements to relocate two existing duplex structures from 28th and 'K' Streets to two vacant lots located on the northwest corner of 9th and 'W' Streets.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1B
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential; R-1B
South:	I-80 Freeway; TC
East:	Residential; R-1B
West:	Residential; R-1B
Parking Required:	4 spaces
Parking Provided:	3 spaces
Property Dimensions:	Site 1: 40' x 80'; Site 2: 48' x 80'
Property Area:	Site 1: 3,200 sq. ft.; Site 2: 3,840 sq. ft.
Square Footage of Building(s):	Site 1: 2,232±; Site 2: 2,388±
Height of Structure(s)	Two-story; 20'±
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Brown/Gray
Exterior Building Materials:	Wood

BACKGROUND INFORMATION: The subject site consists of two vacant lots located at the northwest corner of 9th and 'W' Streets. The two parcels are zoned R-1B which permits two units per lot, subject to the approval of a special permit.

The applicant proposes to move two structures currently located on the 2,800 block of 'K' Street to the subject site. One of the structures is an existing duplex (2817 'K') and the other is a single family residence (2809 'K') which the applicant proposes to convert into two units.

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The site from which the structures are to be removed was approved for a five-story medical office building by the City Planning Commission on December 1, 1983 (P83-211). A condition of this approval was to make the four residential structures on site available for relocation.

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

1. Land Use Compatibility: The subject site is located in an area which is primarily low density. Single family homes are located to the west and north, and a single family home and apartments are located across 9th Street to the east. The elevated I-80 freeway is located across 'W' Street to the south. Ninth Street is a major one-way street southbound from the Central City core area, and 'W' Street is a westbound major one-way street paralleling the freeway.

Based upon the characteristics of the immediate neighborhood, the applicant's proposal to locate two duplexes on the subject site is compatible with the site and surrounding area. Staff, therefore, supports the applicant's request to locate two duplexes on the two subject parcels.

2. Rear Yard Setbacks: The site plan submitted indicates rear yard setbacks for the two sites as 14'-10" and 14'-4" respectively (see Exhibits A & B). The minimum rear yard setback in the R-1B zone is 15 feet. Compliance with rear yard setbacks for the two projects could be achieved by shifting the two structures forward on the lots by two inches and eight inches respectively. The site plan proposes front yard setbacks of 14 feet for the two structures. By averaging the front yard setbacks of the two existing dwellings on 9th Street, the minimum front yard setback could be reduced to 10'-5" (see Exhibit C).

In order to comply with the minimum rear yard setback requirement, staff recommends that the applicant revise the site plan to indicate a 15-foot rear yard setback by moving the structures forward on the subject lots as shown on Exhibits A & B.

3. Parking: The parking requirement for the two duplex projects is four off-street spaces. Due to the site constraints of a small interior lot, only one off-street space could be provided on the northernmost parcel. The applicant, therefore, is requesting a variance to waive one required parking space.

The Traffic Engineering Department, however, has objections to the proposed off-street parking plan for the two lots. The site plan indicates two abutting driveways on 9th Street. The City Code requires a minimum 10 foot separation between driveways. The City Traffic Engineer will not issue a driveway permit unless they are at least 10 feet apart.

The driveway off of 'W' Street has inadequate clearance for a minimum 10 foot wide driveway, plus the three foot driveway flares due to the existence of a large street tree and a City street light standard (see Exhibit A). In order to provide adequate driveway clearance, the applicant will be required to pay for the relocation of the existing street light standard.

In order to comply with the City Code related to separation of driveways, staff recommends that the southern half of the driveway on 9th Street be eliminated, and a variance be granted to waive one additional parking space (see Exhibit A).

A field inspection of the on-street parking demand in the vicinity of the subject site found considerable availability of on-street spaces on both 9th and 'W' Streets.

The public notice has been modified by staff to allow the Commission to waive two spaces instead of one space as originally requested by the applicant.

4. Other Comments: The City Engineer requests that the applicant remove the existing deteriorated curb, gutters and sidewalks along 9th and 'W' Streets and reconstruct these improvements in conjunction with the rehabilitation of the two subject structures.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the Special Permit, subject to conditions and based upon the Findings of Fact which follow;
2. Approval of the Variance to waive two parking spaces, based upon the Findings of Fact which follow.

Conditions - Special Permit

- a. The applicant shall submit a revised site plan for the review and approval of the Planning Director prior to issuance of building permit, incorporating the following changes:
 - 1) compliance with all yard setback requirements for both structures;
 - 2) removal of the southern half of the driveway on 9th Street.
- b. The applicant shall be responsible for the cost of relocating the City street light standard on 'W' Street a sufficient distance to the west to allow for adequate driveway width. The applicant shall enter into an agreement with the City Engineering Department regarding the street light standard relocation and submit the agreement to the City Attorney and Planning Director for review and approval prior to issuance of building permit;
- c. The applicant shall remove and reconstruct the existing curb, gutter and sidewalks along 9th and 'W' Streets for the portions abutting the subject site in conjunction with the rehabilitation work on the subject structures;
- d. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of the Planning Director prior to issuance of building permit.

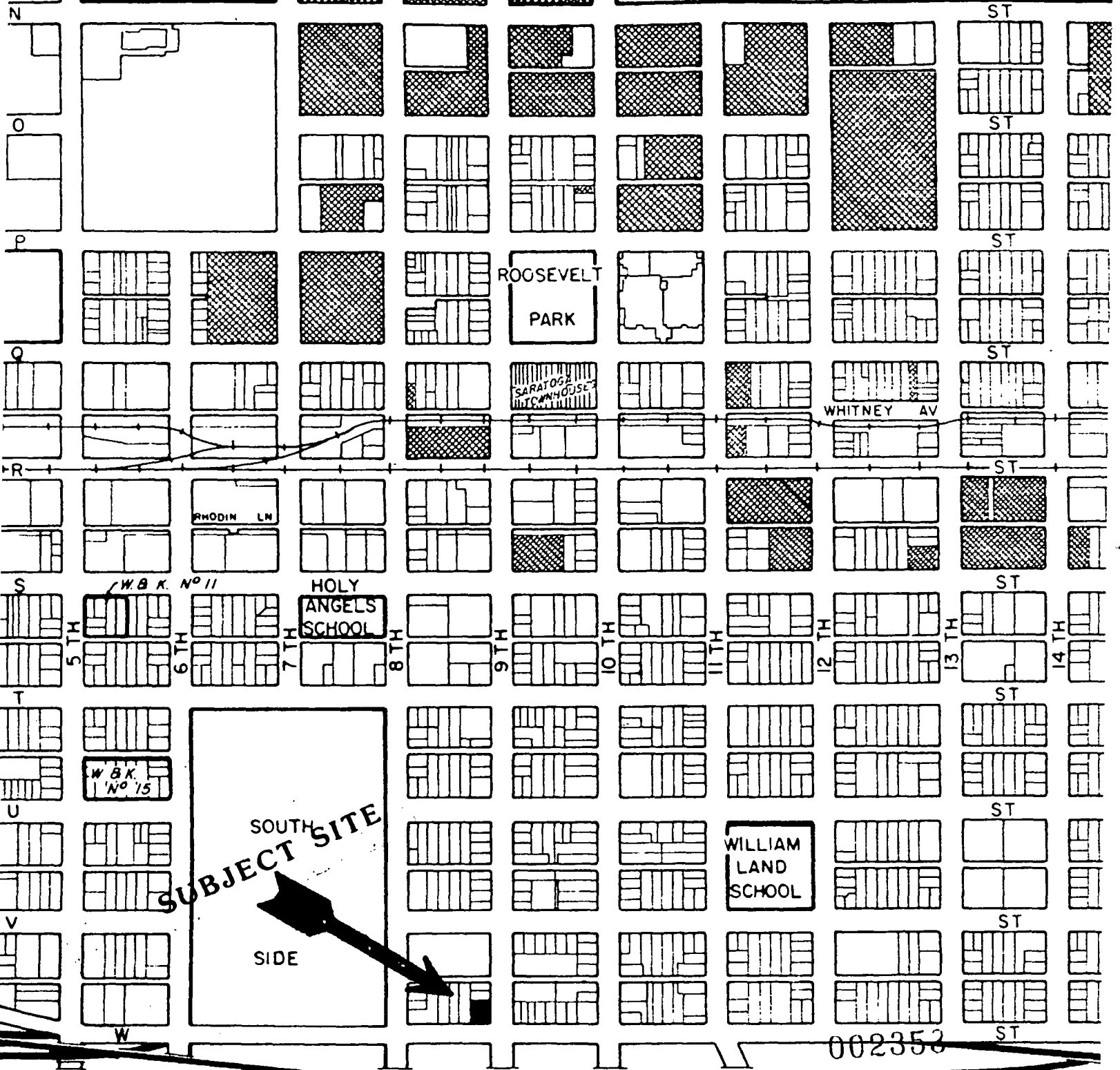
Findings of Fact - Special Permit

- a. The project, as conditioned, is based upon sound principles of land use in that the two duplex structures are compatible in density and in terms of design with the existing low density characteristics of the surrounding neighborhood;
- b. The project, as conditioned, will not be injurious to surrounding property owners in that the project complies with all height, area and yard requirements;
- c. The project complies with the 1980 Central City Plan which states, "Develop land use policies which encourage the conservation and rehabilitation of sound housing stock and historically significant structures."

Findings of Fact - Variance

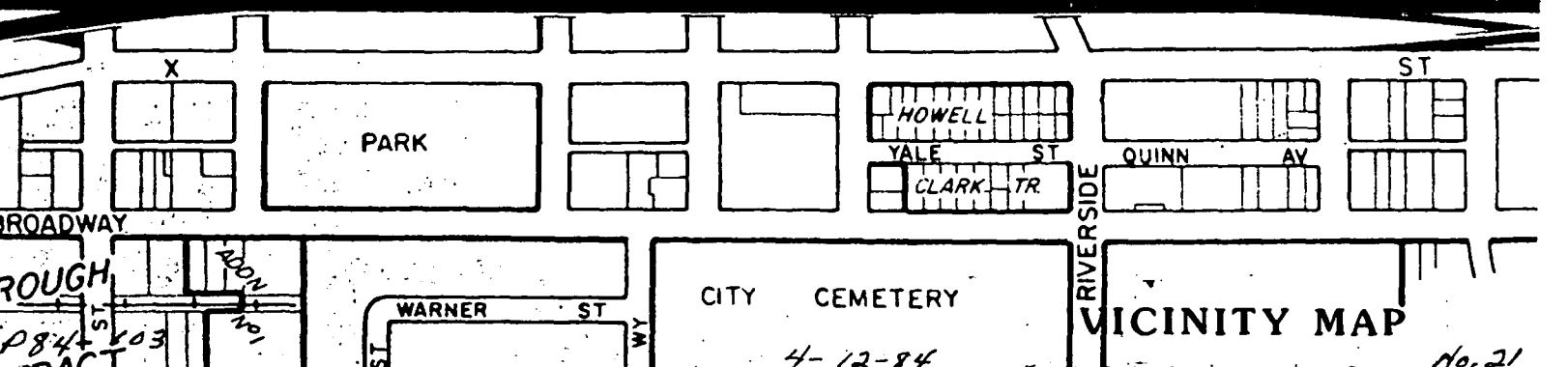
- a. The proposed variance is not a special privilege extended to one individual property owner in that the relocation of existing structures to the subject site and the restricted size of the parcels does not permit adequate space for the required off-street parking spaces;
- b. The Variance will not be injurious to the public welfare or other property in the vicinity in that adequate on-street parking exists in the vicinity of the subject site;
- c. The Variance is in harmony with the 1980 Central City Community Plan which states, "Encourage the development of transitional land use areas with land use compatible with adjacent developments."

FEDERAL COURT HOUSE BLDG.



SOUTH
SUBJECT SITE
SIDE

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CITY CEMETERY

VICINITY MAP

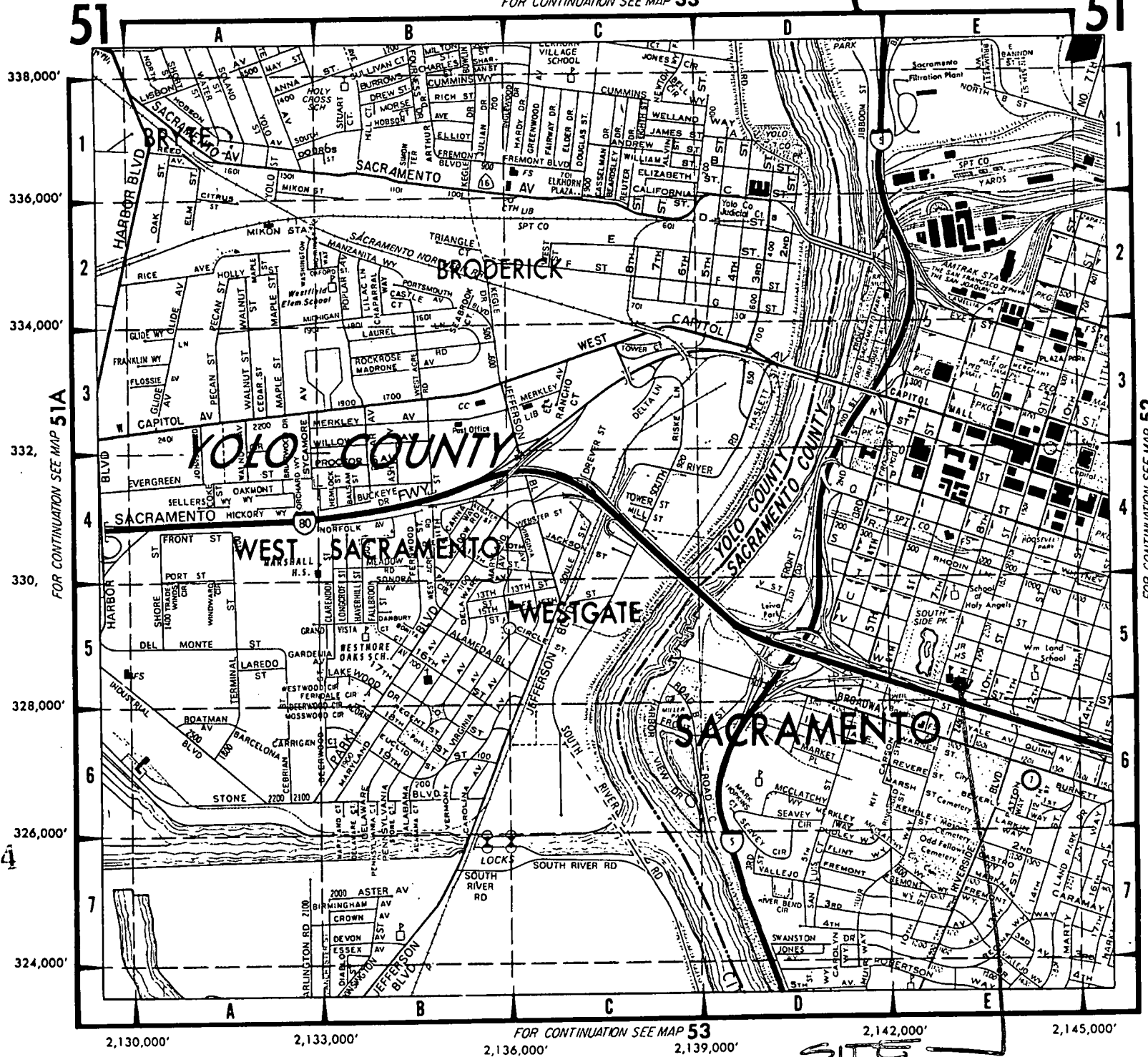
4-12-84

No. 21

LOCATION MAP

P 84103

FOR CONTINUATION SEE MAP 33



51

51

338,000'
336,000'
334,000'
332,
330,
328,000'
326,000'
324,000'

FOR CONTINUATION SEE MAP 51A

FOR CONTINUATION SEE MAP 52

2,130,000' 2,133,000' 2,136,000' 2,139,000' 2,142,000' 2,145,000'

FOR CONTINUATION SEE MAP 53

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SITE

SINGLE FAMILY

SINGLE FAMILY

**SUBJECT SITE
SITE ONE**

**SUBJECT SITE
SITE TWO**

SINGLE FAMILY

TH STREET

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W STREET


NORTH

AVERAGE FRONTYARD SETBACK IS 10 FT. 5 INCHES BASED ON FRONTYARD SETBACK OF TWO ADJACENT STRUCTURES

EXISTING SIDEWALK

13'-10"

13'-10"

1'-0"

EXISTING PORCH (COVERED)

10'-0"

EXISTING RESIDENTIAL STRUCTURE

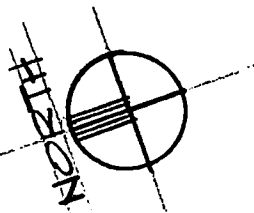
2216 9th St.

EXISTING RESIDENTIAL STRUCTURE

2220 9th St.

SITE #

(2220 9th St.)



EXISTING

SETBACKS OF NEIGHBORS TO THE NORTH

1/8" = 1'-0"

(9th & N STREET - DUPLEX RELOCATIONS)

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P84-103

4-12-84

EXHIBIT C

No. 21