

## CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Andy Domich, 2248-2 Woodside Lane, Sacramento, CA 95825
OWNER	Samir Anastos, 2210 'K' Street, Sacramento, CA 95816
PLANS BY	Andy Domich, 2248-2 Woodside Lane, Sacramento, CA 95825
FILING DATE	6-25-84
50 DAY CPC ACTION DATE	
REPORT BY	JF:lr
NEGATIVE DEC	Ex. 15305(a) EIR
ASSESSOR'S PCL. NO.	003-171-03,04,05

- APPLICATION:**
- A. Lot Line Adjustment to Merge Three Lots Into One
  - B. Variance to Reduce Front Yard Setback from 14' to 7' in the Light Density Multiple Family (R-3-A) Zone (Section 3-B-4a)

**PROPOSAL:** The applicant is requesting the necessary entitlements in order to move two Victorian four-plexes onto the site.

**LOCATION:** 607 18th Street, 1806 and 1808 F Streets

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multiple Family Residential
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential/School; R-3A
South:	Residential; R-3A
East:	Residential; R-3A
West:	Residential; R-3A
Parking Required:	8 spaces
Parking Provided:	10 spaces
Property Dimensions:	Irregular
Property Area:	9,750 sq. ft.
Square Footage of Building(s):	#1; 1,340
	#2; 1,400
Height of Structure(s):	30± feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	#1; Yellow
	#2; Grey
Exterior Building Materials:	Wood

**BACKGROUND INFORMATION:** The applicant proposes to relocate two two-story four plexes, currently located at 2815 and 2821 K Street, onto the subject site, at 18th and F Streets. The relocation of these structures has come about due to a new medical/office facilities approved at their present location. On July 18, 1984, the Design Review/Preservation Board approved the relocation and design of these buildings with conditions.

The Design Review staff proposed that the applicant remove the rear additions of these buildings and face them onto F Street. This realignment would reduce the need for a variance and allow these two buildings to face four priority structures across F Street. The Design Review Preservation Board could not accept this proposal because it required the applicant to remove the rear additions of his buildings. The Board therefore approved the applicant's proposal to face the building onto 18th Street subject to obtaining a Variance from the Commission.

PROJECT EVALUATION: Staff has the following comments and concerns:

1. The proposal is consistent with the Central City Community Plan which designates the site as multiple family residential. The subject site is located near the center of the Washington District Preservation Area. As such, relocation of these older structures to this site is preferable to new construction with a contemporary design.
2. The subject site consists of three parcels totaling 9,752+ square feet located in the multiple family (R-3A) zone. The applicant is requesting a Lot Line Adjustment to merge the three parcels into one irregularly shaped lot. This merger was reviewed by City Engineering, Traffic Engineering, Water and Sewer. There were no objections.
3. The applicant is also requesting a Variance to reduce the front setback requirement from 14 feet to 7 feet. The average setback of the two nearest residents on the same side of the street provides the minimum setback (Zoning Ordinance 3-C-1) which in this case is 14 feet.

A major consideration regarding this variance, which was also discussed by the Design Review Preservation Board, is the design of the front stairs. The applicant's plan requires his front stairs to extend four feet beyond the front wall of the building. This design however, puts two large stair landings running their length three feet from the sidewalk. The continuity of the streetscape would be greatly affected by these two large projections.

It appears the buildings are too large for the site. Even though the applicant is proposing to combine three (3) parcels and provide on-site parking, staff cannot find any hardships or unusual circumstances that warrant approval of this variance.

4. There have been additions made to the rear of both buildings. The applicant has indicated some of these additions may have to be removed to allow these buildings to fit the site. However, the applicant is unable to determine how much of these additions will be removed until the structures are placed on the new site.
5. However, there are two alternative designs which would eliminate the variance and one design which would require a similar variance. The following are these alternatives:
  - a. This involves reducing the size of the buildings to their original size and moving them back to the required setback. This would allow each staircase to have a straight run, along their original design.
  - b. Reduce the additions enough to allow a straight run stair case ending at the sidewalk. This would require the buildings to be moved back approximately one foot, while reducing the impact of a full set of stairs only three feet from the sidewalk. This design would require a variance to project the stairs and bay window into the front setback. This setback would therefore be increased to 8 feet and the straight run staircase would be less obtrusive.
  - c. Staffs original design proposal facing the structures onto F Street and reducing the buildings to their original size.

ENVIRONMENTAL DETERMINATION: This project is exempt from Environmental Review Pursuant to State EIR Guidelines (CEQA Sections 15305(A) and 15303(E)).

STAFF RECOMMENDATIONS: Staff recommends:

- A. Approve the proposed lot line adjustment by adopting the attached Resolution.
- \*B. Denial of the variance to reduce the front yard setback from 14 feet to seven based on findings of fact which follow:

Findings of Fact

1. The owners practical difficulty in this case is self imposed in that the additions to these buildings can be removed, alleviating the need for this variance. This would constitute a special privilege.

\*CPC approved variance and allowed the reduced setback to 10 feet, based upon findings of fact due August 19, 1984.

2. Granting the variance will create a disservice to the surrounding property in that the continuity of the street scape will be interrupted.

## LEGAL DESCRIPTION

That real property situate in the County of Sacramento, City of Sacramento, State of California, described as follows:

## PARCEL NO. 1

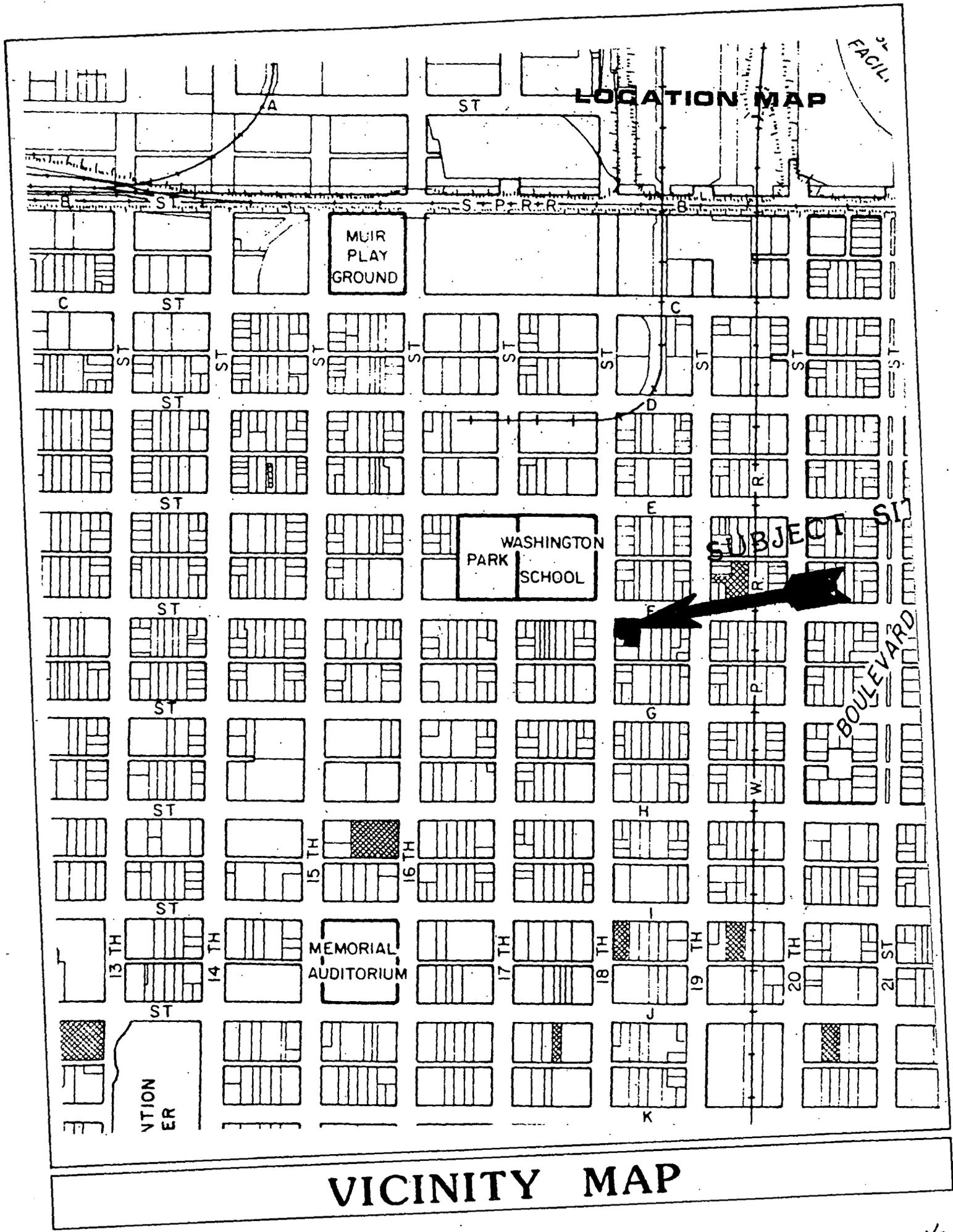
The West 66  $\frac{2}{3}$  feet of the North 40 feet of Lot Number 1 in the Block bounded by 'F' and 'G' and 18th and 19th Streets, of the said City of Sacramento, according to the official plan of said City.

## PARCEL NO. 2

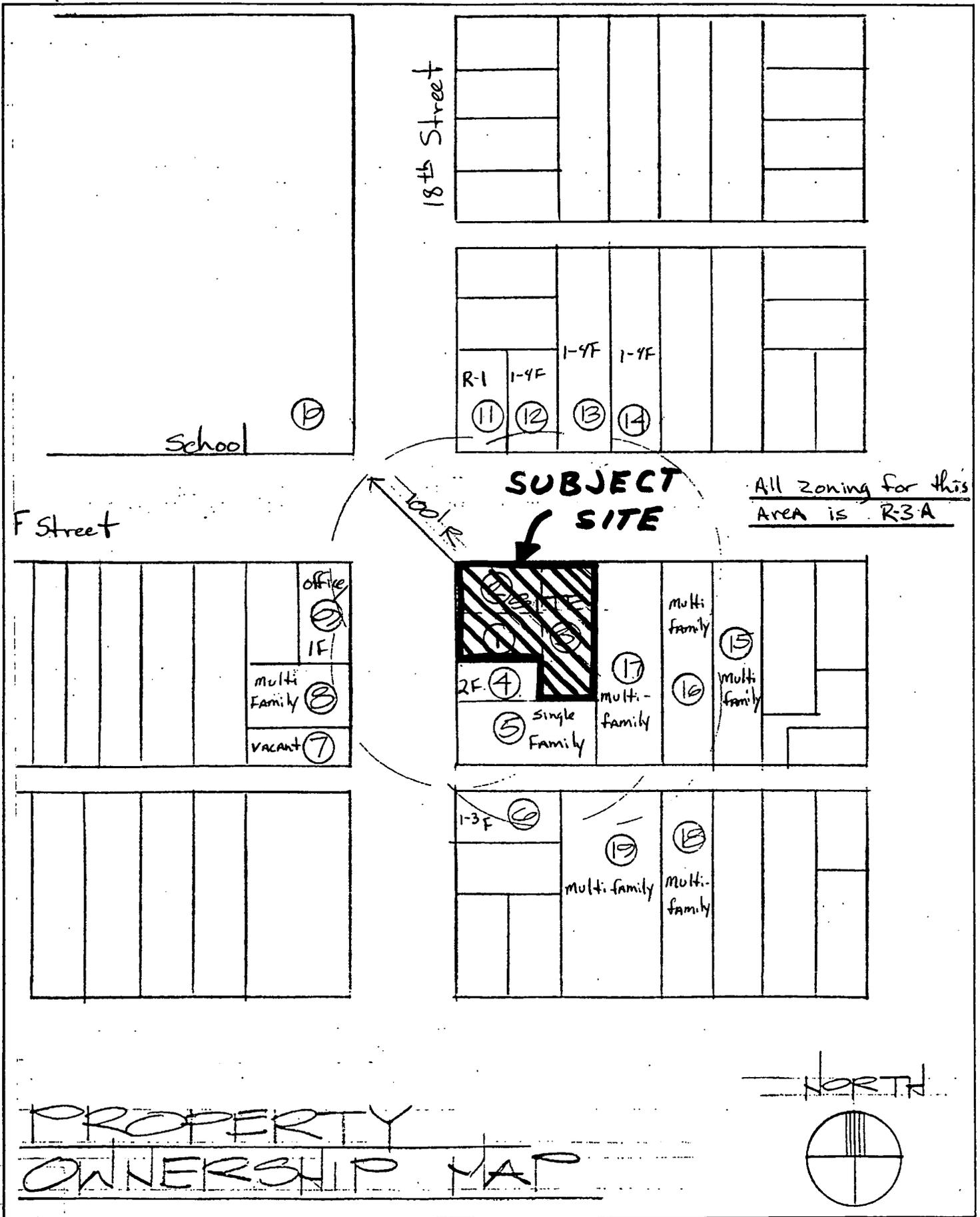
The West 66 feet 8 inches of the South one-half of the North one-half of Lot 1 in the block bounded by 'F' and 'C', 18th and 19th Streets of the City of Sacramento, according to the map of plan thereof.

## PARCEL NO. 3

The East  $13\frac{1}{3}$  feet of the North 110 feet of Lot 1 and the West  $26\frac{2}{3}$  feet of the North 110 feet of Lot 2 in the block bounded by 'F' and 'G' 18th and 19th Streets of the City of Sacramento, according to the official map or plan of said City.



VICINITY MAP



# LAND USE & ZONING MAP



\* AMENDED STAFF REPORT  
DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Andy Domich, 2248-2 Woodside Lane, Sacramento, CA. 95825		
OWNER	*Samir Anastos, 2210 K Street, Sacramento, Ca. 95816		
PLANS BY	Applicant		
FILING DATE	_____	REPORT BY:	PL:mm
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	<del>274-030-33;274-041-07</del>

LOCATION: 607 18th Street, 1806 and 1808 F Street

PROPOSAL: The applicant proposes relocation of 2 residential structures from 2815 and 2821 K Street to the subject site and conversion to 4-plexes.

PROJECT INFORMATION:

Existing Zoning of Site: R-3A (36.3 du/ac)  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Two family, multiple family; R-3A  
South: Two family, single family; R-3A  
East: Apartments; R-3A  
West: Commercial, multiple family; R-3A

Parking Required:	8 spaces
Parking Proposed:	8 spaces
Parking Ratio:	1 per dwelling unit
Property Dimensions:	40'x66'-8" 40'x66'-8" 40'-2"x110'
Property Area:	9,750+ s.f.
Density of Development:	35.7 du/ac
Square Footage of Building:	Building #1: 1,340 s.f. Building #2: 1,400 s.f.
Height of Building:	2 stories
Exterior Building Colors:	Building #1: Yellows Building #2: Greys
Exterior Building Materials:	Wood siding, composition

BACKGROUND INFORMATION: The two structures are presently located at 2815 and 2821 K Street on a site which has been approved for development of a medical office/retail building (P83-211). Building #2 had been previously approved for relocation from 2815 K to 612 15th Street (DR84-154). The applicant now proposes relocating the two remaining residential structures on the office building site together to the 18th and F location. The three parcels that comprise the subject site are proposed for merger by a Lot Line Adjustment. Staff will be in support of the merger, which will be heard by the Planning Commission on July 26. Also, a front yard setback variance for 18th Street will be necessary.

PROJECT EVALUATION: Staff has the following comments and concerns:

1. The subject site is located near the center of the Washington School District Preservation Area. As such, relocation of these older structures to the site is preferable to new construction with a contemporary design.
2. Originally the structures shared the same basic design with some variations in the fenestration and trim detail. The most notable difference may have been the continuation of the second floor front porch along the right side elevation of Building #1. Later alterations included the enclosure of the second floor porch and modification of windows on Building #2, additions made at the rear of both buildings and changes in the design of the front stairs of both buildings.
3. The rear additions of the buildings will apparently be removed in order to fit the site. However, the applicant indicates an inability to determine the extent of removal and the final length of the buildings until they are raised up and inspected.
4. In the previous application to relocate Building #2 to 612 15th Street, the elevations incorporated staff recommended changes restoring an open second floor front porch and replacement of the fixed full bay windows on the first floor with double hung windows.

In that the subject site is in a proposed Preservation Area, these changes to Building #2 continue to be appropriate.

5. The Board had indicated its intent, in the conditioning of approval, that the front stairs run directly toward the street. Thereby, the architectural integrity of the structure could be retained. In the current proposal neither structure is to have a straight stair run.
6. The stairs of the Building #1 are not of the original design. They detract greatly from the structure.

Staff would like to have the front stairs of both structures restored with proper stair and porch balusters and balustrades. Staff is less concerned with the straight run of the stairs and would

compromise on this design factor if the length of the buildings cannot be reduced enough to achieve a straight run.

7. The rear stairs of each structure are not shown on plans.

(by staff) \*8. No trash enclosure is indicated on plans.

(by staff) \*9. There is an abandoned driveway on 18th Street.

STAFF RECOMMENDATIONS: Staff recommends approval of the proposed house moves subject to the following conditions:

1. The enclosed porch on Building #2 will be restored as an open porch and the fixed full bay windows on the first floor shall be replaced with wood double-hung windows.

2. The front stairs and porches of both structures shall be restored with balusters and balustrades that replicate the original design, or another design compatible with the architecture may be used. Designs shall be submitted for review and approval by staff.

3. Rear stair designs shall be subject to staff review and approval.

4. All new windows shall be wood double hung and along with any new siding shall match the existing.

5. A six foot redwood fence shall be provided along the east property line.

6. Final color selections shall be submitted for review and approval by staff.

7. The lot line adjustment to merger properties and the variance must be approved by the Planning Commission.

(by staff) \* 8. Provide masonry trash enclosure. Location and design subject to staff review and approval.

(by staff) \* 9. Replace abandoned driveway width full curb, gutter, and street planter to

Approval is based on the following Findings of Fact: satisfaction of Public Works.

1. The project, as conditioned, will blend into the surrounding neighborhood.

2. The project, as conditioned, is in compliance with the Design Review Board's design criteria.

3. Approval by the Board does not indicate that the Planning Commission will grant the variance of the front yard setback or the lot line adjustment.

Design Review/Preservation Board  
Sacramento, California

Members in Session:

SUBJECT: House Moves to SE corner of 18th and F Streets

Subsequent to the writing of the staff report, staff evaluated the project further in terms of the following alternatives:

1. Revise stairs to have straight run toward street.

At their present location, the houses have stairs that run toward the street. This was the Board's preference when it considered the move of Building No. 2 to 612-15th Street. Assuming a finish porch height of 8'-9", 7-1/2" risers, and 10-1/2" treads, the run would be 11' - 4-1/2". Either the stairs would need to be cut back into the 2nd floor porch 1' - 4-1/2", or the buildings would need to be moved back and the rear porch projection of Building No. 2 over the parking increased. An overhang of the rear stairs of Building No. 1 would also occur. Also, the variance would need to be readvertised for a greater reduction in setback.

2. Elimination of the rear additions.

Eliminating the rear additions would provide the following options:

- a. Relocation of building and the stairs out of the setback, alleviating the need for the variance.
  - b. Facilitate the straight run of the stairs toward the street and provision of rear stairs without projection the parking spaces.
3. Elimination of rear additions and reorientation of building to face F Street.

There are four Priority Structures located on the north side of F Street opposite the subject site. The two structures to be relocated can be best utilized in support of those Priority Structures by fronting them on F Street. Thereby, the more aesthetic front elevations rather than a side elevation and the parking lot would face those Priority Structures.

Staff calculates that with elimination of the rear additions the buildings can fit with a straight stair run in front, a four foot wide rear stair, and a 24