

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday April 13, 1993, the Zoning Administrator approved with conditions a variance to reduce the front setback and a lot line adjustment for the project known as Z93-001. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

- Request:      A.      Zoning Administrator's Variance to reduce the front setback from 12.5 feet to 7'9" for a four plex in the Multiple Family (R-3A) zone.
- B.      Lot Line Adjustment to merge two lots totaling 0.14± vacant acres in the Multiple Family (R-3A) zone.

Location:      317 & 321 13th Street  
APN:            002-0084-012 & 013

Applicant:	P. Bruce Booher	Property	P. Bruce Booher
	1217 38th Street	Owner:	1217 38th Street
	Sacramento, CA 95816		Sacramento, CA 95816

General Plan Designation:    High Density Residential (30+ du/ac)  
1980 Central City Community  
Plan Designation:            Multi Family  
Existing Land Use of Site:    Vacant  
Existing Zoning of Site:      R-3A

Surrounding Land Use and Zoning:	Setbacks	Required:	Provided:
North: Warehousing; M-1	Front:	12.5'	7'9"
South: Residential; R-3A	Side (N):	5'	42.5'
East: Residential; R-3A	Side (S):	5'	5'
West: Residential; R-3A	Rear:	15'	15'

Parking Required:            4  
Parking Provided:            4  
Property Dimensions:        80' X 80'  
Property Area:                0.14± ac. (6400 sq. ft.)

Appl. No. Z93-001

Meeting Date 4-13-93

Item No. 1

Square Footage of Building: 2800 sq. ft.  
Height of Building: 31 ft. (2 stories)  
Exterior Building Materials: Wood Lap Siding  
Roof Materials: Composition  
School District: Sacramento City Unified School District  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Setback of property to north: 25 feet  
south: 0 feet

Additional Information: The 2800 square foot residential structure is proposed to be moved to the subject site. The structure is currently located at 1617 O Street. It is an Italianate residential structure and is listed as a Priority Structure on the City's Historic Preservation List. The site is located in the Washington District Preservation Area. The relocation of the structure requires the review and approval of Design Review/Preservation Board staff. Design Review/Preservation staff will review the proposed site design and landscaping. The file number is PD93-014.

Project Plans: See attached Exhibits A & B

Environmental Determination:

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305(a)).

Conditions of Approval:

1. The variance applies only to the residential structure that is proposed to be relocated to the site. If the structure is not moved to the site, any new construction is required to meet required setbacks.
2. The parking area shall meet the shading requirements of the Zoning Ordinance.
3. The project is subject to the review and approval of City Design Review/Preservation Board staff.

Findings of Fact

1. The variance request, as conditioned, is not a special privilege extended to one individual property owner in that:
  - a. the residential structure is existing and the subject lot is substandard in depth (80 feet); and
  - b. there are other front setbacks in the neighborhood that are less than the required setback.
2. Granting the variance request does not constitute a use variance in that residential structures are permitted in the Multiple Family (R-3A) zone.

3. The variance request is not injurious to the public welfare, nor to property in the vicinity in that:
  - a. the residential structure is existing and fits in with the design characteristics of the residential neighborhood.
  - b. the house move and site plan/building design will be reviewed by the City's Design Review/Preservation Board staff.
  
4. The project is consistent with the General Plan which designates the site for High Density Residential (30+ du/ac) use and the Central City Community Plan which designates the site for Multi Family use.



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Joy D. Patterson  
Zoning Administrator

A use for which a Special Permit or Variance is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit or Variance shall be deemed to have expired and shall be null and void. A Special Permit or Variance use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the lot line adjustment.

cc: File (original)  
Applicant  
ZA Log Book  
ZA Resolution Book (resolution only)  
Public Works  
Design Review staff