

P-12

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Housing Authority of the City of Sacramento, 630 I Street, Sacramento, CA		
OWNER	Housing Authority of the City of Sacramento, 630 I Street, Sacramento, CA		
PLANS BY	Bell & Chew Architects, 1409 28th Street, Sacramento, CA		
FILING DATE	2-12-82	50 DAY CPC ACTION DATE	REPORT BY: TM:kmh
NEGATIVE DEC.	15103 (a)	EIR	ASSESSOR'S PCL. NO. 010-385.09

- APPLICATION:
1. Amendment of the Oak Park Community Plan from Multiple Family Residential Low Density to Single Family Residential
 2. Rezone from General Commercial C-2 to Single Family R-1
 3. Variance to reduce street side yard setback from 12.5' to 6'

LOCATION: 3661 4th Avenue

PROPOSAL: The City Housing Authority is requesting the necessary entitlements to construct a single family residence on a 40' X 150' corner parcel in Oak Park. The subject site is one of 14 scattered sites throughout Oak Park in which such houses are proposed to be built.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1972 Oak Park Community Plan Designation:	Multiple Family Residential Low Density
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family; and R-4
South:	Commercial; and C-2
East:	Multiple Family; and R-4-R
West:	Single Family; and C-2

Parking Required: 1 space	Parking Provided: 1
Property Dimensions: 40' X 150'	Property Area: 7,500 square feet
Square Footage of Building: 1,469 square feet	
Street Improvements: Existing	
Utilities: Available to site	

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

1. The subject site, as well as the surrounding vicinity, is characterized by a variety of land uses, zones, and community plan designations. Staff does not object to the proposed Community Plan Amendment and Rezoning because of the narrow width (40 feet) of the subject site as well as the adjacent single family uses make the site more desirable for single family rather than multiple family uses.

In addition, staff notes that the Redevelopment Agency is currently updating the Oak Park Community Plan and, therefore, staff anticipates that the update will include more consistent and compatible land uses and community plan

APPLC. NO. P-82-033

MEETING DATE 3-15-82

CPC ITEM NO. 9

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designation for this area.

2. Among the requested entitlements is a variance to reduce the street side yard setback from 12'6" to 6'0" in order to accommodate a standard three-bedroom dwelling unit as proposed by the Housing Authority. Staff does not oppose the variance request because of the narrowness of the site (40 feet) and because other substandard setbacks are found in the area, however, staff notes that, if approved, the variance will be only for the proposed structure and will not be applicable to any detached structures or fences.
3. The proposed project was reviewed and approved by both the Redevelopment Agency and the Oak Park Project Area Committee. The Redevelopment Agency comments are attached for the Commission's consideration. The PAC's comments will be forwarded.

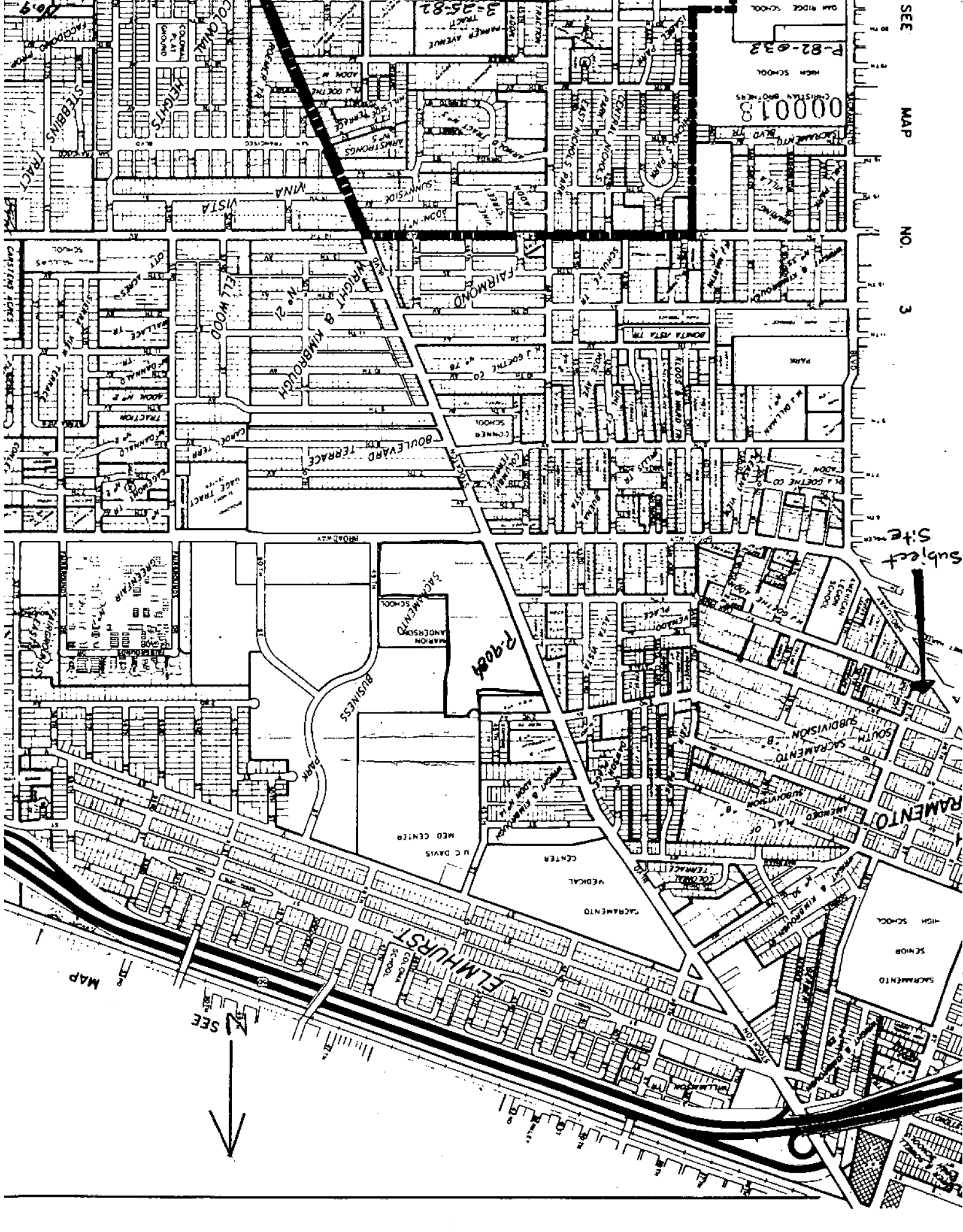
ENVIRONMENTAL DETERMINATION: the project is exempt from environmental review pursuant to state EIR guidelines. (CEQA, Section 15105 a)

STAFF RECOMMENDATION: Staff recommends the following action:

1. Amendment of the Oak Park Community Plan from Multiple Family Residential Low Density to Single Family Residential;
2. Rezone from General Commercial C-2 to Single Family R-1;
3. Approval of the variance to reduce the street side yard setback from 12'6" to 6'0" based upon findings of fact which follow;

Findings of Fact

1. The granting of the variance does not constitute a special privilege in that the narrowness of the subject lot would make the granting of a variance appropriate for any other property owner.
2. The proposed variance does not constitute a use variance in that single family uses are permitted in the R-1 zone.
3. The granting of the variance will not be injurious to public welfare nor to properties in the area in that other properties have substandard setbacks.
4. The variance is in harmony with both the general intent of the Zoning Ordinance and the General Plan.



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CHRISTIAN BROTHERS
HIGH SCHOOL
P-82-938
DAM RIDGE SCHOOL

subject site

SEE
N
MAP

ELMHURST

SACRAMENTO MEDICAL CENTER

SACRAMENTO SOUTH DIVISION

2-9004

SACRAMENTO MARION ANDERSON SCHOOL

BOULEVARD TERRACE

FAIRMOND

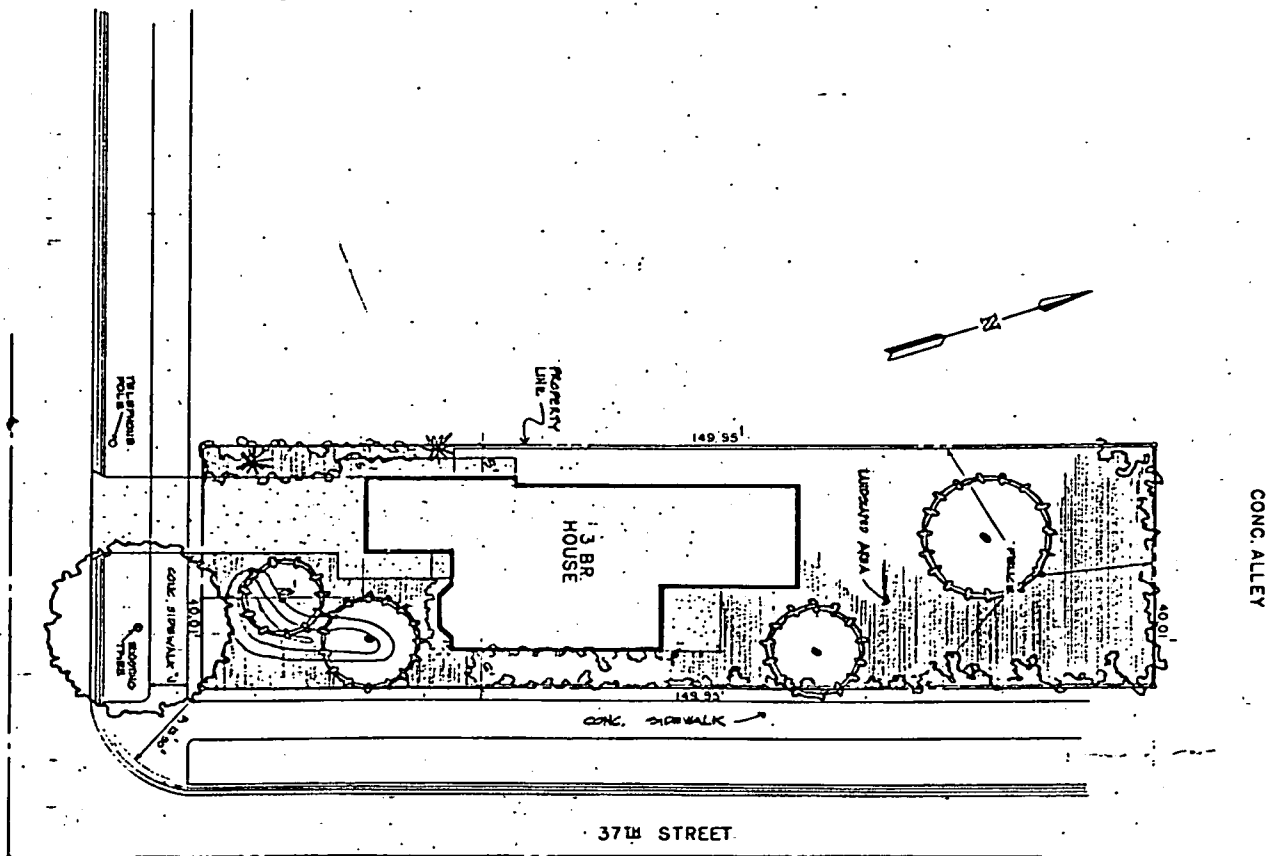
WRIGHT & KIBROUGH

VISTA

STEBBINS TRACT

3-25-82

3661 - 4TH AVENUE



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P 8203B

3-25-82

No. 9

DATE	3-25-82
BY	T.C.G.
CHECKED	T.C.G.
SCALE	AS SHOWN

14 SINGLE FAMILY HOUSES
 SCATTERED SITES
 SACRAMENTO HOUSING & REDEVELOPMENT AGENCY
 630-I STREET SACRAMENTO, CA. 95814

SITE PLAN

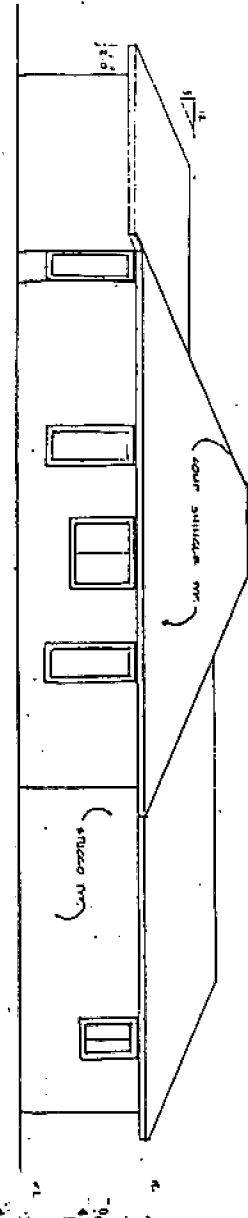
BELL & CHEW ARCHITECTS
 a joint venture
 1409 - 28th street
 Sacramento, Ca.

454-5582

NO.	1
DATE	3-25-82
BY	T.C.G.
CHECKED	T.C.G.
SCALE	AS SHOWN

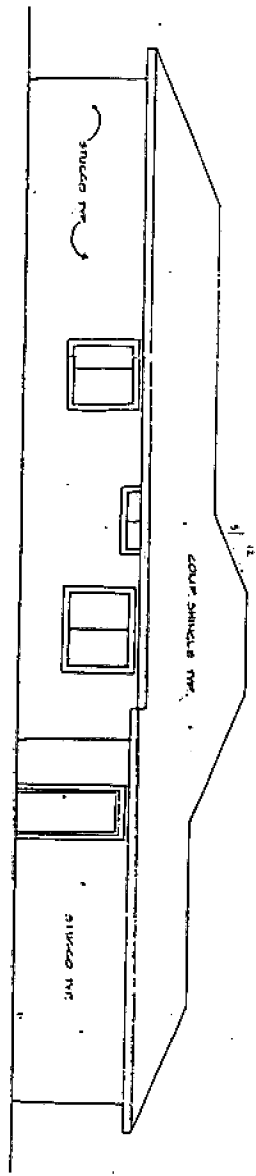
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LEFT SIDE

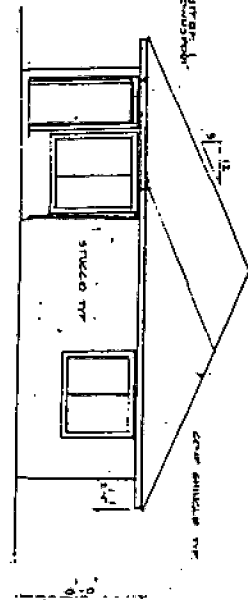


3 BEDROOMS

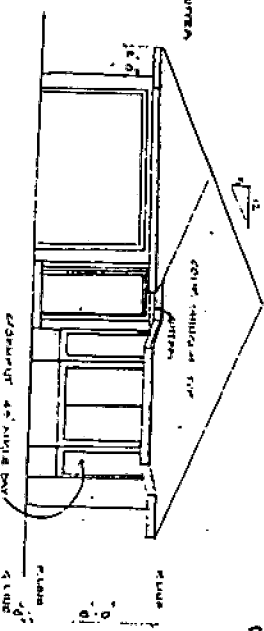
RIGHT SIDE



REAR



FRONT



3/25/82

14 SINGLE FAMILY HOUSES

SCATTERED SITES
SACRAMENTO HOUSING / REDEVELOPMENT AGENCY
630-I STREET SACRAMENTO, CA. 95814

ELEVATION PLANS

BELL & CHEW ARCHITECTS
A Joint venture

1409 - 26th street
Sacramento, Ca.

454-5562

NO. 9

P-82-033