

CITY PLANNING COMMISSION

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

APPLICANT	R. Daniel Hood, 1029 'F' Street, Sacramento, CA 95814		
OWNER	Mike & Mary Leitchman, 1026 West Maude Avenue, Suite 303; Sunnyvale, CA 94086		
PLANS BY	R. Daniel Hood, 1029 'F' Street, Sacramento, CA 95814		
FILING DATE	6-9-84	50 DAY CPC ACTION DATE	REPORT BY: JP:pkb
NEGATIVE DEC.	EX. 15305a&e	EIR	ASSESSOR'S PCL. NO. 002-122-18

- APPLICATION:
- A. Special Permit to construct a two-family residential structure with a four car garage in the Medium Density Multiple Family (R-4A) zone (Sec. 2-B-1 & 4);
 - B. Variance to reduce the required side-yard setbacks for a residential/garage structure to 3.5' and 2.5' (Sec 3-B-5);
 - C. Variance to reduce the required 8 feet off-street parking stall width for two parking spaces to 7'3" and 7' (Sec 6-C-A);
 - D. Variance to reduce the interior side-yard court requirement for existing structure from 10' to 9'6" (Sec 4-B-1).

LOCATION: 1225 'F' Street

PROPOSAL: The applicant is requesting the necessary entitlements to rehabilitate an existing structure for 3 residential units and to construct a 2 unit residential structure with a 4 car garage.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-family (alkali flat redevelopment area)
Existing Zoning of Site:	R-4A
Existing Land Use of Site:	Vacant residential structure

Surrounding Land Use and Zoning:

North:	Multi-family residential; R-4A
South:	Multi-family residential; R-4A
East:	Multi-family residential; R-4A
West:	Multi-family residential; R-4A

Parking Required:	3 spaces
Parking Provided:	2 standard spaces 2 substandard spaces
Parking Ratio:	1 per residential unit, credit given for 2 spaces
Property Dimensions:	40' x 160'
Property Area:	6,400 square feet
Density of Development:	34 units/acre
Square Footage of Existing Building:	2,950 square feet
Height of Existing Building:	29 Feet to eaves (3 story)
Square Footage of Proposed Building:	1,400 square feet
Height of Proposed Building:	19 feet to eaves (2 story)
Exterior Building Colors:	Beige with off-white, maroon and brown trim
Exterior Building Materials:	Horizontal wood siding, composition fiberglass shingles

APPLC. NO. P84-222

MEETING DATE 7-12-84

CPC ITEM NO. 19

002078

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

- A. The subject site is a 6,400 square foot interior parcel located in the Medium Density Multiple Family (R-4A) zone. A three story vacant residential structure in need of repair is located on the site. Planning Division records indicate that this structure once housed seven residential units and that a four car garage was located at the rear of the parcel off the alley. The applicant proposes to rehabilitate the existing structure for three residential units and construct two additional residential units at the rear of the parcel. The new structure would also contain a garage for automobiles.
- B. The subject site is also located in the Alkali Flat Redevelopment Area. On July 17, 1984, the City Council will consider the rezoning of several parcels in this redevelopment area. The subject parcel is proposed to be rezoned to the Light Density Multiple Family (R-3A) zone. The density proposed by the applicant, 34 units per acre (five units on the subject parcel) is allowed in both the existing R-4A zone and the proposed R-3A zone. The Alkali Flat Project Area Committee is scheduled to review the project at their July 11, 1984 meeting. Their comments, if any, will be presented verbally at the Planning Commission meeting.
- C. On July 2, 1984, the City Design Review Preservation Board reviewed the proposed project. The Board approved, with conditions, the rehabilitation of the main residential structure but continued discussion on the proposed residential/garage structure until after Planning Commission action is taken on the proposal.
- D. Staff has no objection to locating a new residential/garage structure at the rear of the subject parcel. The proposed use is allowed in the R-4A and R-3A zones. In addition, the proposal is compatible with surrounding multiple family uses. The architecture is also compatible except for the west elevation which needs some design relief along the blank flat wall. In addition, there is adequate sideyard clearance to provide access to the rear yard. There is no hardship involved; however, to justify granting variances to reduce the required sideyard setbacks or the required parking stall width for new construction on the subject site. This is a self-imposed hardship. There is adequate space on the 6,400 square foot parcel to construct additional residential units and three standard size parking spaces. Staff recommends that the applicant redesign the structure to comply with setback and parking requirements and that the special permit and variance requests for the new structure be denied.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15305 a and e).

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Denial of the Special Permit to construct a two family residential structure and garage in the R-4A zone, based upon Findings of Fact which follow;
- B. Denial of the variance to reduce the required side-yard setbacks based upon Findings of Fact which follow;

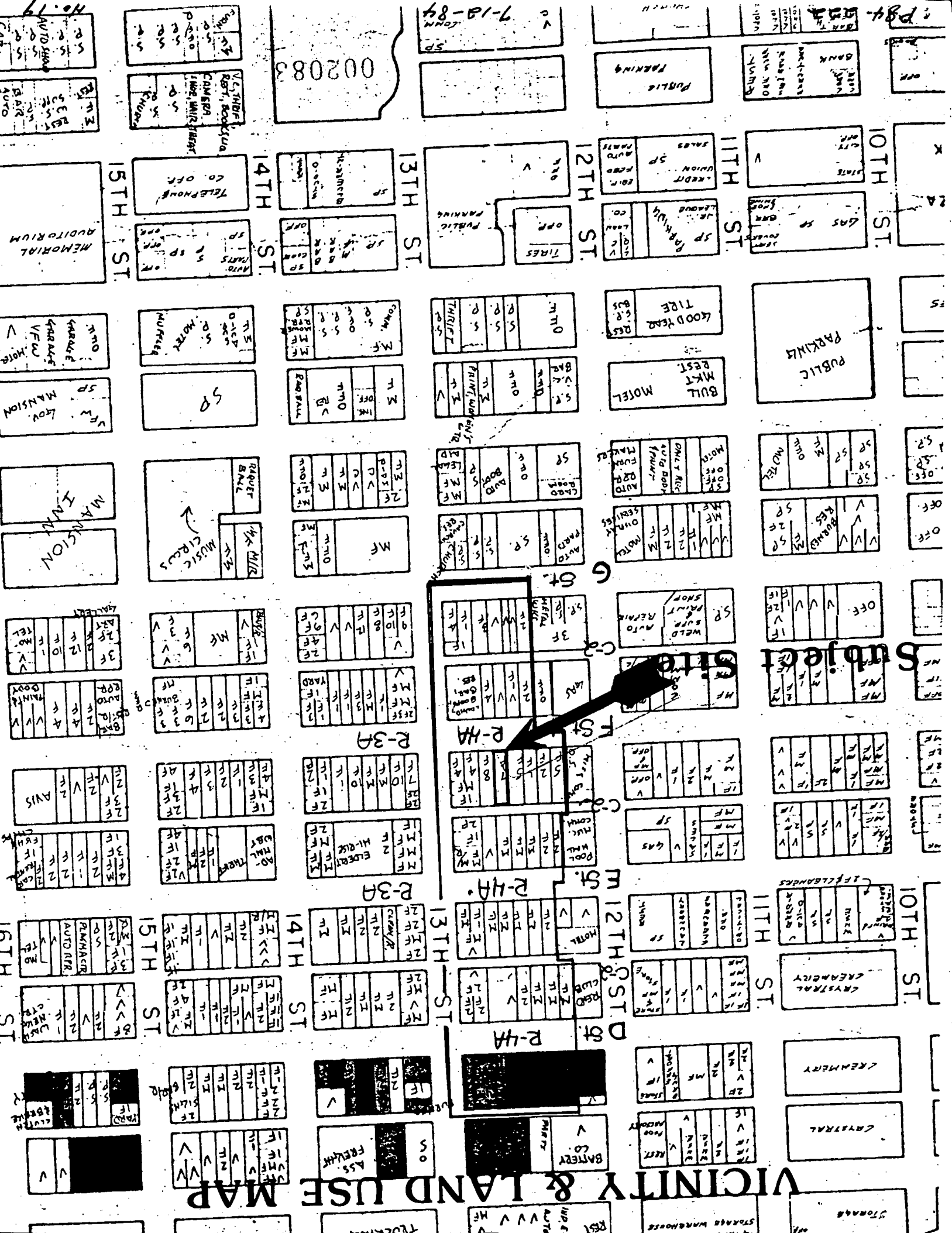
- C. Denial of the variance to reduce the required width for two parking stalls based upon Findings of Fact which follow;
- D. Denial of the variance to reduce the interior side-yard court requirement from 10 feet to nine feet, six inches based upon Findings of Fact which follow;

Findings of Fact - Special Permit, side-yard setback court and parking variances

1. The project, if approved, would not be based on sound principles of land use in that there is adequate space on the parcel to redesign a structure that complies with setback and parking requirements;
2. The project, if approved, would be a special privilege extended to one individual property owner in that adequate on-site parking can be provided;
3. The project, if approved, would be injurious to public welfare and that of neighboring properties in that adequate side-yard setbacks would not be provided;

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VICINITY & LAND USE MAP



Subject Site



R-4A

R-4A

R-3A

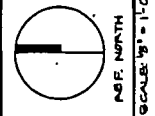
R-3A

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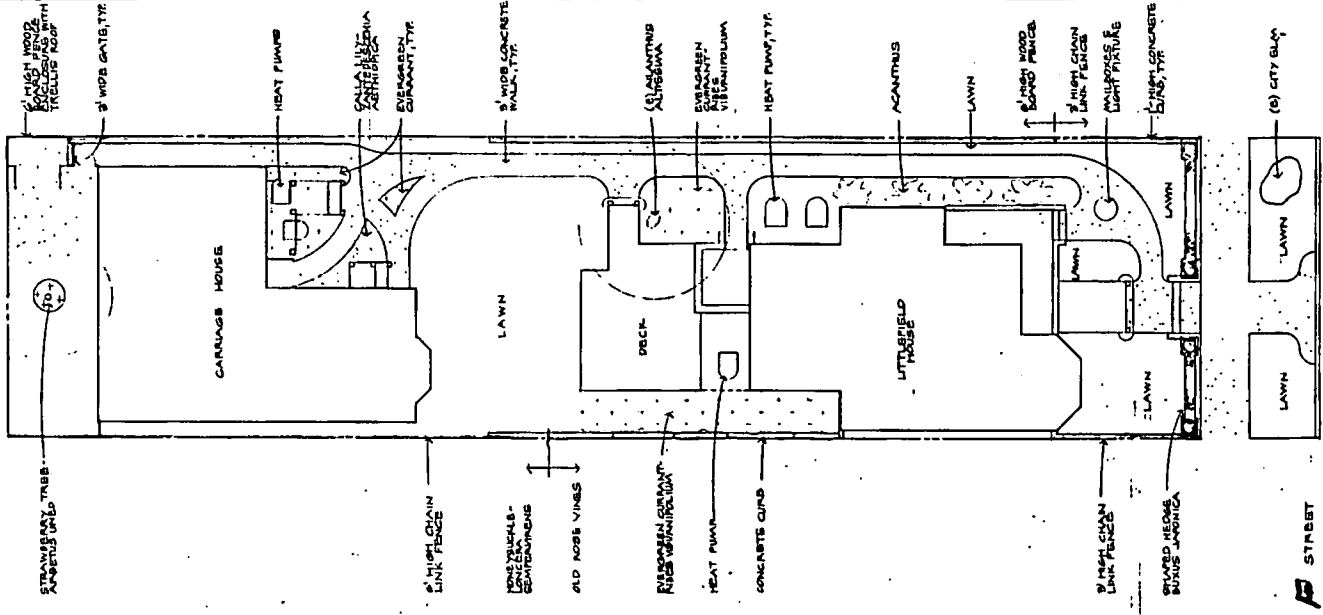
EXHIBIT A



1.1

PLANTING & IRRIGATION PLANS

ALLEY



002085

P84-222

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No. 19



EXHIBIT B

EXTERIOR ELEVATIONS
LITTLEFIELD HOUSE

SCALE: 1/4" = 1'-0"

A 2

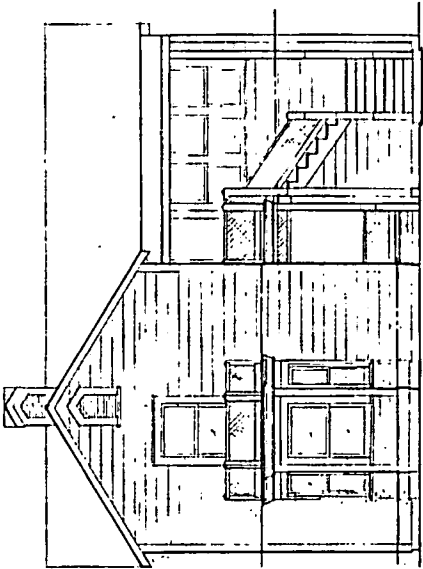
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EXHIBIT C

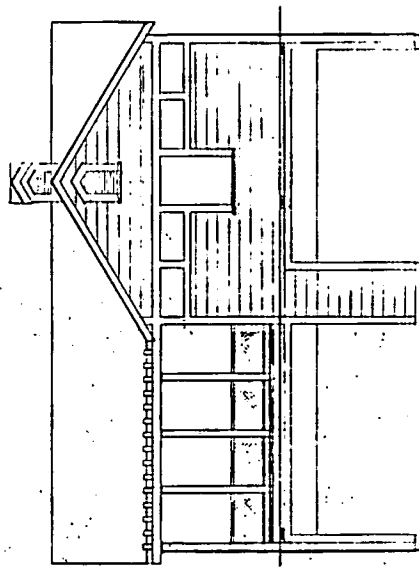
EXTERIOR ELEVATIONS
CARRIAGE HOUSE

SCALE: 1/4" = 1'-0"

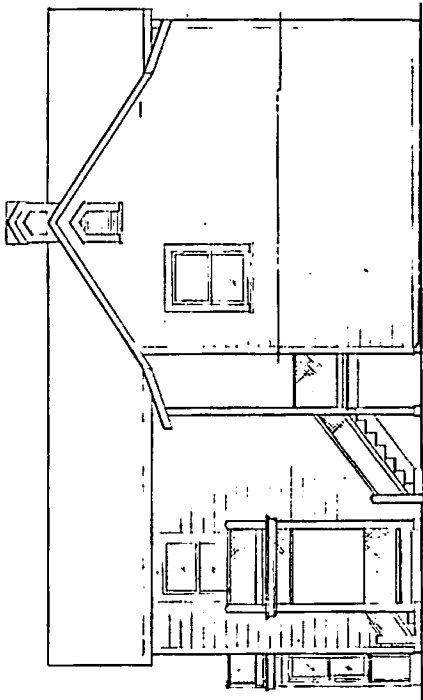
A3



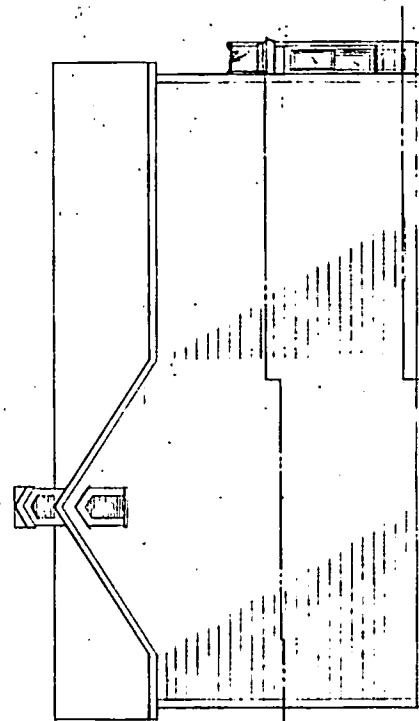
SOUTH



NORTH



EAST



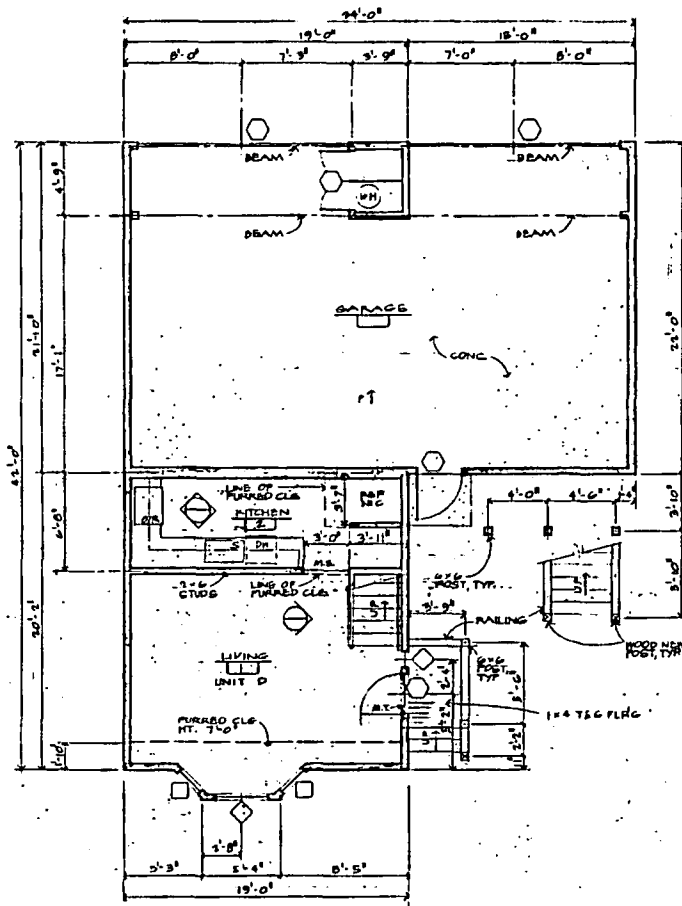
WEST

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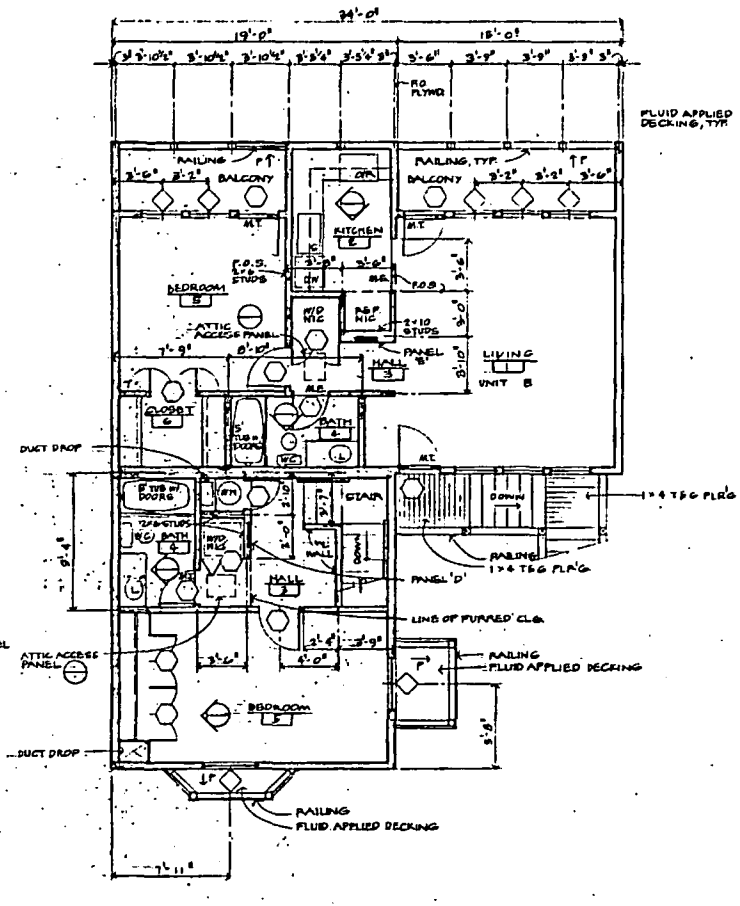
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No. 19



② GROUND FLOOR



① SECOND FLOOR

EXHIBIT D

FLOOR PLANS
CARRIAGE HOUSE



SCALE: 1/4" = 1'-0"

A 4

002084

UNIT D : 700 SQA
AREA : 72 SQA
600 NET

UNIT B : 622 SQA
AREA : 112 BALCONY
600 NET