

PLANNING DIRECTOR'S VARIANCE
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Bahay Industries, Inc., 6905 Speckle Way, Sacto, CA 95842				
OWNER	Rafael Padilla, 6905 Speckle Way, Sacto, CA 95842				
PLANS BY	Bahay Industries, Inc., 6905 Speckle Way, Sacto, CA 95842				
FILING DATE	February 22, 1993	ENVIR. DET.	Exempt 15305a	REPORT BY	Lisa Cabodi
ASSESSOR'S PCL. NO.	251-0243-012				

APPLICATION: Planning Director's Variance to reduce the required 25 ft. side yard setback to 12 1/2 ft. on .12+ vacant acres in the Multi-Family (R-2A) zone.

LOCATION: 3332 Rio Linda Blvd.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a single family residence with an attached garage on an existing 45' x 120.5' vacant parcel.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (7-15 du/na)
Existing Zoning of Site:	R-2A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family Residential; R-2A
South:	Multi-Family Residential; R-2A
East:	Single Family Residential; R-1
West:	Multi-Family Residential; R-2A

<u>Setbacks:</u>	<u>Required</u>	<u>Provided</u>
Front:	25 ft.	25 ft.
Side (Int.):	5 ft.	5 ft.
Side (St.):	25 ft.	12.5 ft.
Rear:	15 ft.	15 ft.

Property Dimensions:	45' x 120.5'
Property Area:	0.12+ acres
Parking Provided:	Two Car Garage
Square Footage of Building:	1,475+ square feet
Height of Building:	1 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Horizontal Lap Wood Siding
Roof Materials:	Composition Shingles

APPLC.NO. P93-034

01265

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.12+ acres in the Multi-family (R-2A) zone. The site is a 45 foot by 120.5 foot parcel which is currently vacant. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding property is zoned R-2A to the north, south, and west, and the zoning to the east is R-1. The site is surrounded on all sides by residential development.

B. Applicant's Proposal

The applicant is proposing to develop a 1,475 square foot single family residence. The applicant is requesting a Planning Director's Variance to reduce the street side yard setback from 25 feet to 12 1/2 feet. This variance is necessary due to the width of the parcel.

C. Policy Considerations

The proposed development is consistent with the General Plan which designates the site for Low Density Residential (4-15 du/na) land uses. The project is consistent with the following General Plan policies:

1. **Urban Growth Policy:** "It is the policy of the City to promote the reuse and rehabilitation of existing urban development as a means to meet projected growth." (SGPU, Section 1-34)
2. **Goal:** "Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources." (SGPU, Section 2-13)

Policy: "Continue to support redevelopment and rehabilitation efforts that add new and reconditioned units to the housing stock while eliminating neighborhood blight and deterioration." (SGPU, Section 2-15)
3. **Policy:** "Improve the infill incentive program to maximize housing development on urban vacant properties." (SGPU, Sec. 3-47)

D. Site Plan Design

The subject site is a parcel which is only 45 feet wide. The applicant is attempting to develop this lot with a single family residence. The required side yard setback is 25 feet. The applicant is proposing a 12 1/2 foot side yard setback for the residence. The R-2A zone is a multi-family zone and the typical development is a multi-family development on one larger parcel. However, the area consists of small lots with single family homes. Staff has no objection to this proposal. The applicant is meeting all the other setback and lot coverage requirements. A street side yard setback of 12 1/2 feet is required for single family homes in the R-1 zone. Therefore, a 12 1/2 ft. setback for this residence will provide adequate setback and will be consistent with the neighborhood.

E. Building Design

The subject site is located within the Del Paso Heights Design Review area. The proposed materials are wood siding and composition shingle roofing. The applicant has been working with design review staff to develop an acceptable design for the residence.

F. Agency Comments

The proposed project was reviewed by Traffic Engineering and Engineering Development Services. No comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sections 15305a).

RECOMMENDATION: Staff recommends the Planning Director approve the variance to reduce the required street side yard setback from 25 feet to 12 1/2 feet subject to conditions and based upon findings of fact which follow.

Conditions

1. Design Review staff will review and approve the project prior to issuance of any building permit.
2. Minimum 20 foot driveway depth is required, measured from the property line.
3. Patio covering, if any, must meet setback requirements.

Findings of Fact - Variance

1. Granting the variance will not constitute a special privilege extended to an individual property owner in that;
 - a. the parcel is only 45' in width;
 - b. adequate setbacks will be provided;
 - c. a variance would be granted to other property owners facing similar circumstances.

2. Granting the variance will not be injurious to the public welfare in that:
 - a. the project will provide adequate setbacks; and
 - b. the project will enhance the area by providing new development and landscaping.

3. Granting the variance does not constitute a use variance in that single family residences are allowed in the Multi-Family (R-2A) zone.

4. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).

Report Prepared By,

Lisa Cabodi
Lisa Cabodi, Assistant Planner

April 20, 1993
Date

Recommendation Approved By,

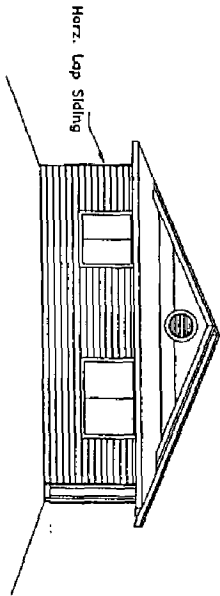
Gary Stonehouse
Gary Stonehouse, Planning Director

April 22, 1993
Date

ELEVATIONS

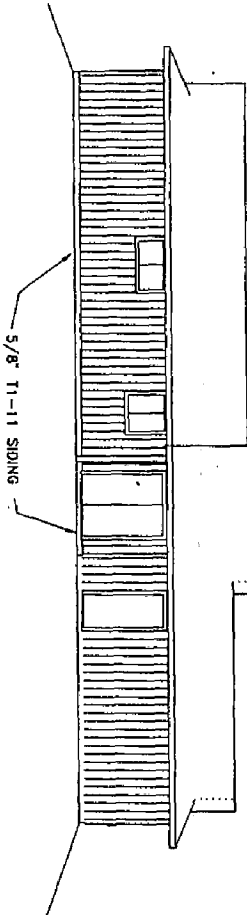
BACK ELEVATION

SCALE 1/8" = 1'



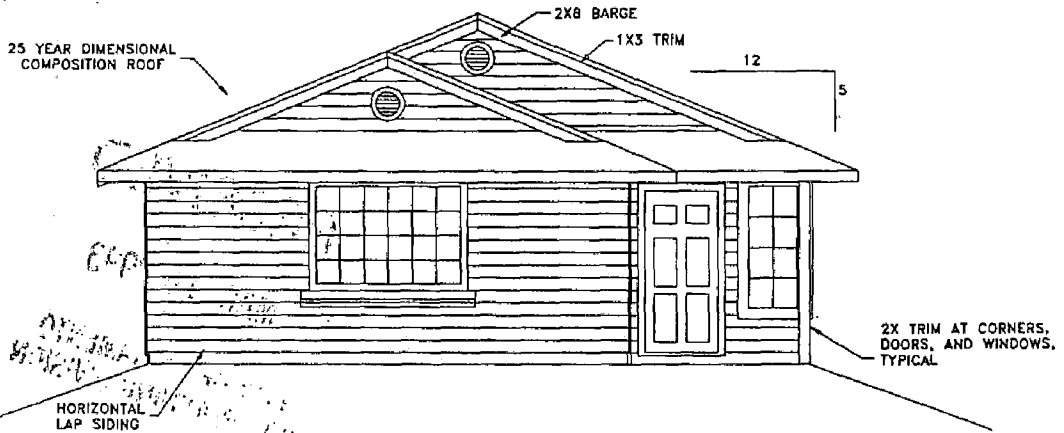
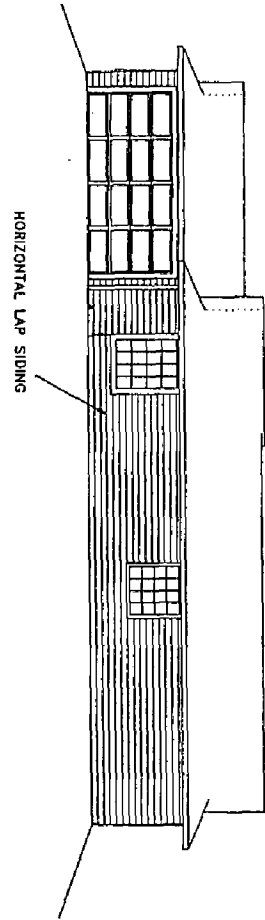
LEFT ELEVATION

SCALE 1/8" = 1'



RIGHT ELEVATION

SCALE 1/8" = 1'



FRONT ELEVATION

SCALE 1/4" = 1'

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PLAN 1040

ELEVATIONS

BAHAY INDUSTRIES, INC.

6905 SPECKLE WAY, SACRAMENTO CA 95842
(916) 349-0243

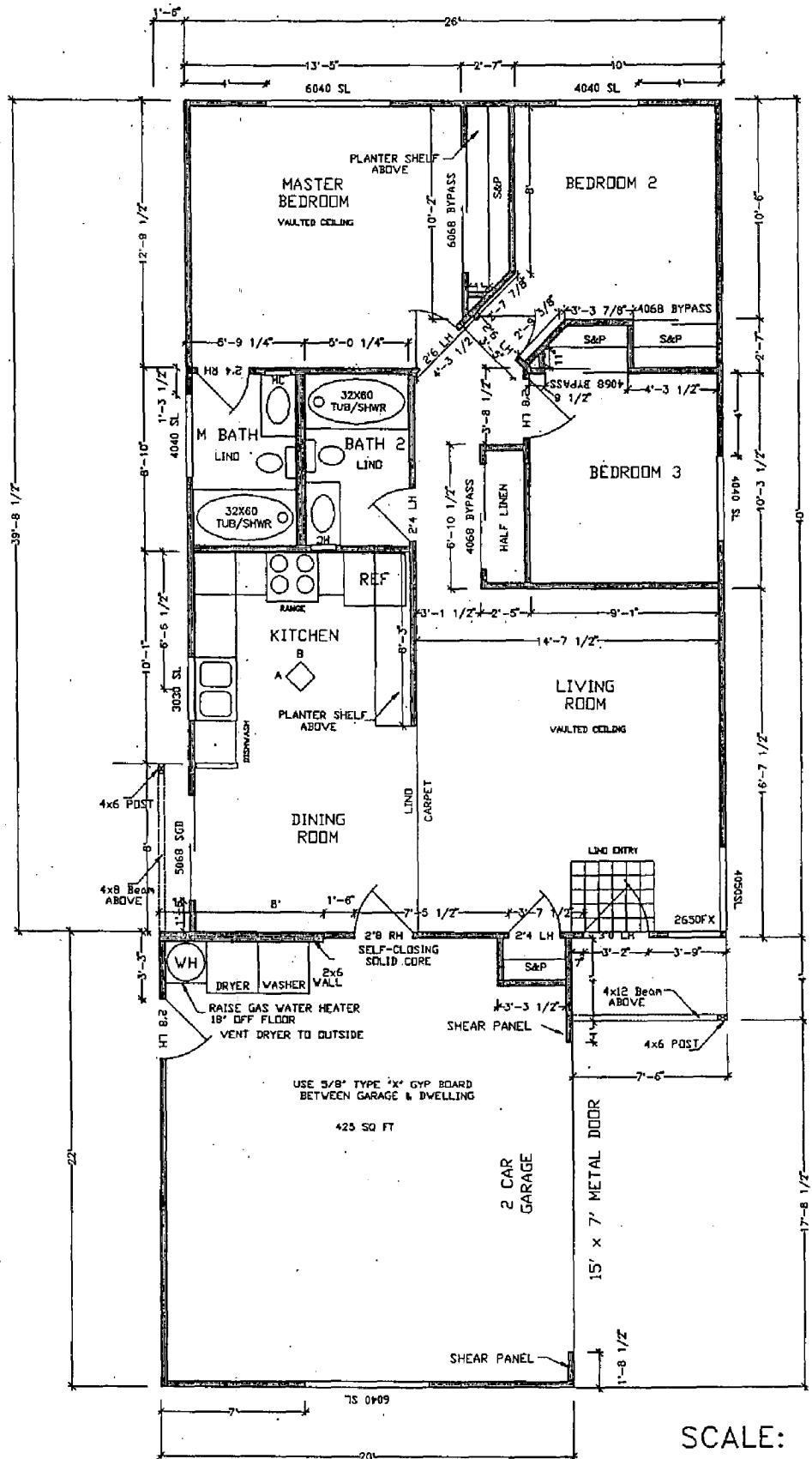
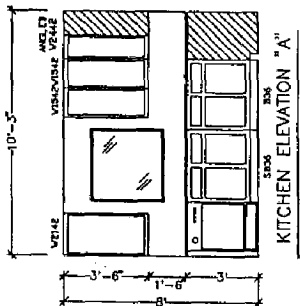
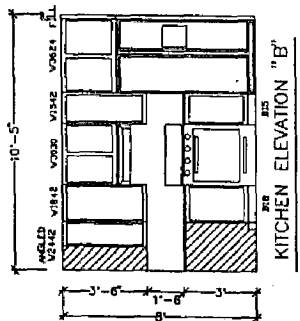
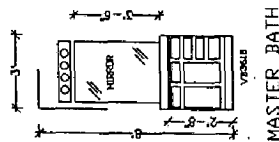
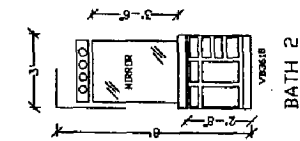
PROPRIETARY INFORMATION
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April 19, 1993

FLOOR PLANS



SCALE:
1/4" = 1'

01272

PLAN 1040

FLOOR PLAN
INTERIOR ELEV

BAHAY INDUSTRIES, INC.

6905 SPECKLE WAY, SACRAMENTO CA 95842
(916) 349-0243

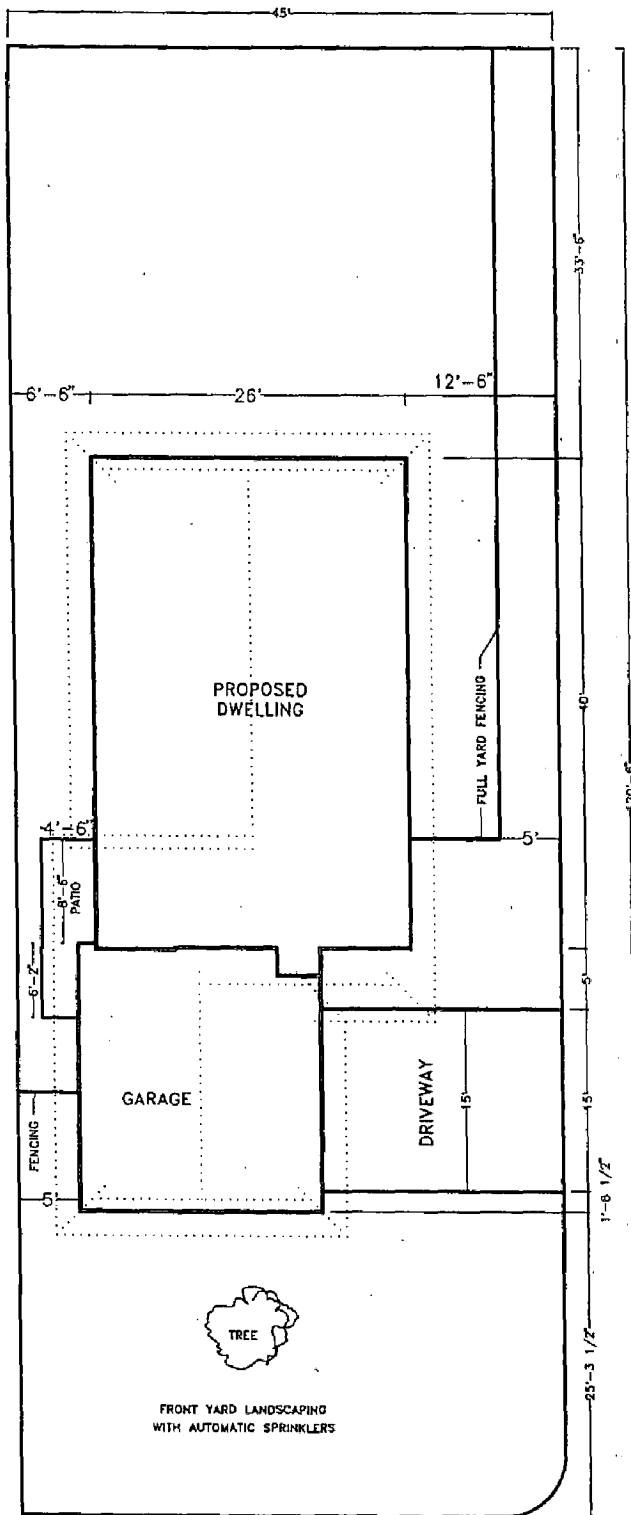
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SITE PLAN



CARMEL ST.

LOT SIZE: 45' X 120.5'
STRUCTURE FOOTPRINT: 30' X 62'

LIVING AREA: 1040 SQ FT
GARAGE AREA: 435 SQ FT

USE CENTER OF STREET AS REFERENCE
TO OBTAIN FRONT PROPERTY LINE



SCALE 1/8" = 1'

RIO LINDA BLVD.

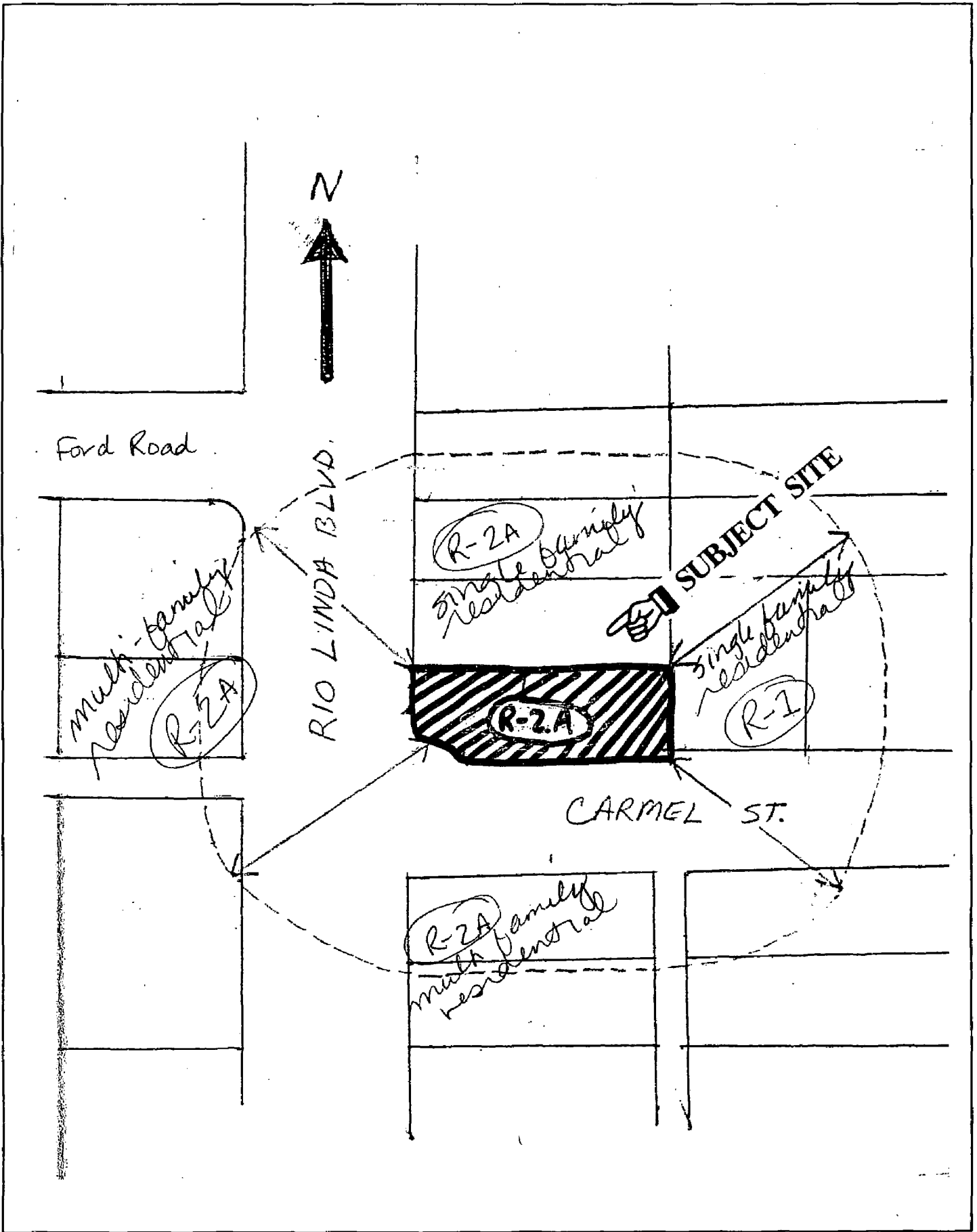
3332 RIO LINDA BLVD.
SACRAMENTO, CA 95838

01271

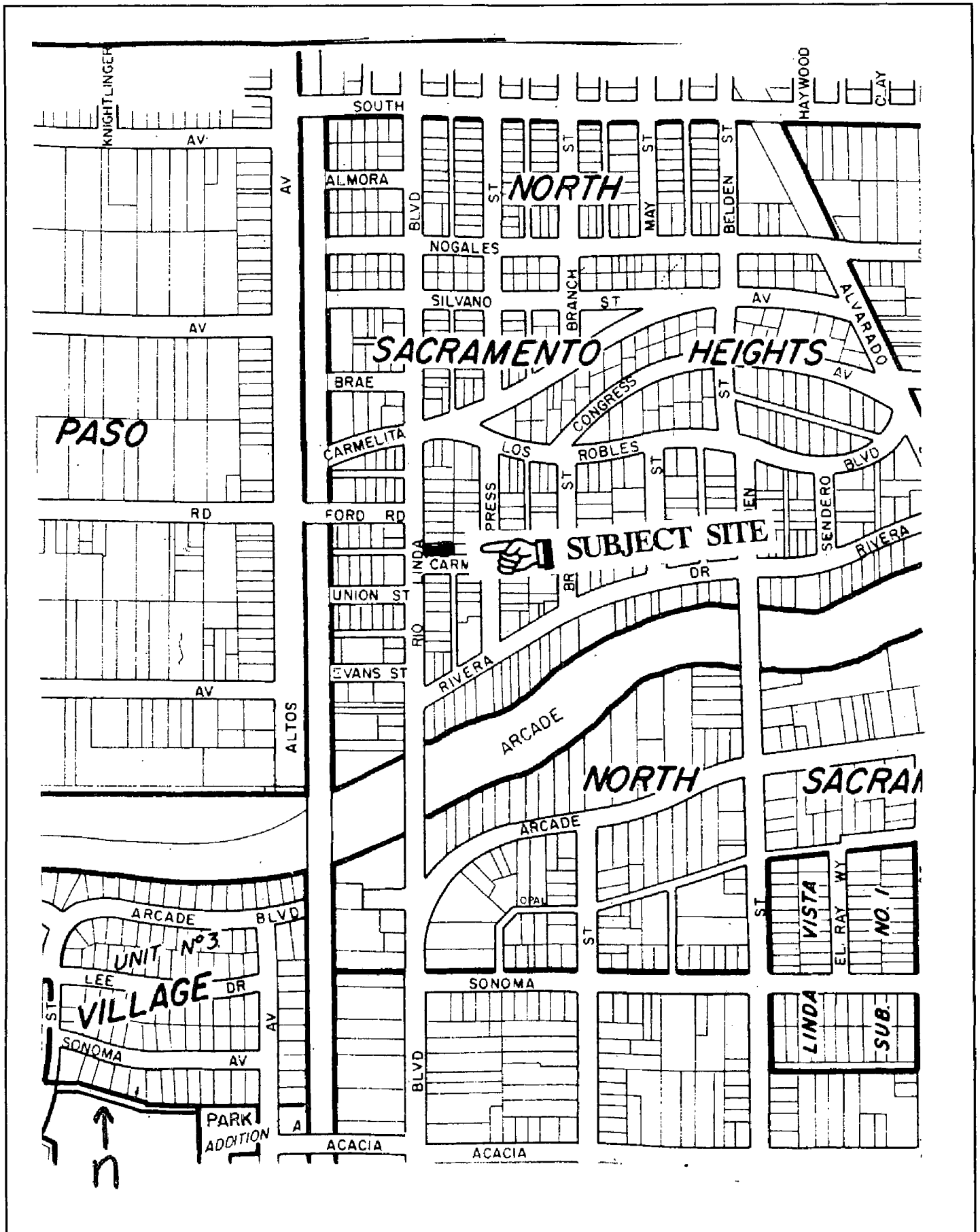
PLAN 1040	SITE PLAN	BAHAY INDUSTRIES, INC. <small>6905 SPECKLE WAY, SACRAMENTO CA 95842 (916) 349-0243</small>	<small>PROPRIETARY INFORMATION DO NOT COPY</small>	<small>REV —</small>
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April 19, 1993



LAND USE & ZONING MAP



VICINITY MAP