

STAFF REPORT AMENDED 8-11-83  
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	James Glauz, 1029 'F' Street, Sacramento, CA 95814				
OWNER	Trent Levinson, 219-20th Street, Sacramento, CA 95814				
PLANS BY	James Glauz, 1029 'F' Street, Sacramento, CA 95814				
FILING DATE	7/8/83	50 DAY CPC ACTION DATE		REPORT BY	RL:bw
NEGATIVE DEC	Exempt 15105(a)	EIR		ASSESSOR'S PCL. NO.	005-102-01,02,03

APPLICATION: 1. Variance to reduce front yard setback from 25 feet to 15 feet (Sec 3-B-1)  
2. Variance to reduce rear yard setback from 15 feet to 9 feet (Sec 3-B-1)

LOCATION: West side of Moddison Avenue between Minerva and Carrington Street

PROPOSAL: Construct a single family residence on an irregular-shaped parcel.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1963 East Sacramento Community Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1  
South: Single Family; R-1  
East: Single Family; R-1 & R-2  
West: Railroad tracks; R-1

Parking Required: 1 space  
Parking Proposed: 1 space  
Property Dimensions: 1,350' x 64' max.  
Property Area: Approximately 30,000± square feet  
Square Footage of Building: 2,059  
Street Improvements: Existing  
Utilities: Existing to site  
Exterior Building Materials: Board and batten siding; wood shake roofing

BACKGROUND INFORMATION: The subject site is comprised of three irregular-shaped parcels that front onto Moddison Avenue for a total of 1,350± feet. For much of that distance it also abuts the Southern Pacific Railroad right-of-way.

Presently the site is utilized as open space. With its lawn and trees, the property functions as a significant aesthetic element along the residential street and as a landscape buffer against the railroad right-of-way.

Existing irrigation was installed years ago by the River Park Garden Club. The club continues to maintain the property, although the Parks Division mows the grass. This is a cooperative solution to what had been a weed patch.

002599

STAFF EVALUATION: Staff has the following comments and concerns:

1. The shallow depth of the parcel causes practical difficulty in the development of the site unless a less stringent application of the front and rear setbacks is applied.
2. The actual building site will be at the north end of the property where the depth of the lot is a maximum of 63 feet. The site plan indicates that the structure will be 16 feet back of the front property line. With the property line being five feet back of the sidewalk, the front yard will be a minimum 21 feet in depth.
3. The reduced front setback will have minimal effect on the existing single family residence to the north. As the north end of the proposed building is to be the garage, the setback will be the 20 feet needed to conform with the minimum requirement for driveway depth. The end of the abutting residence is also an attached garage with a setback of 25 feet.
4. The proposed nine-foot rear setback line parallels the toe of the embankment abutting the elevated railroad right-of-way. Thus, there will be no impact on adjacent properties resulting from this setback reduction.
5. Though not indicated on the site plan, the applicant indicates in his statement of intent the fencing of an area at the south end of the proposed residence. Such fencing would be set back 15 feet from the front property line and extend an unspecified distance to the south.

The fence would have a greater impact than the house unless its appearance is softened with landscaping - both shrubs and trees. Staff proposes that the fence begin at the southeast corner of the house (21 foot setback), parallel the sidewalk a minimum distance of six feet and then step to no closer than 18 feet of the front property line, and extend another 30± feet to the end of the area shown on the building site plan.

The existing tree near that corner of the house should be retained and a foundation type hedge should be planted along the fence. Additional trees should be planted in the lawn areas near the fencing (see Exhibit B).

STAFF RECOMMENDATION: Staff recommends the following action:

1. Approval of the variance for the reduction of the front yard setback from 25 feet to 16 feet, subject to conditions and based on the Findings of Fact that follow.
2. Approval of the variance for the reduction of the rear yard setback from 15 feet to nine feet, based on the Findings of Fact that follow.

\* Conditions

- a. With the exception of the two trees indicated for removal on the site plan, all other trees shall be retained. Existing trees shall be adequately protected from construction activities and trimming shall not exceed that necessary for construction of the structure.

\*See page 3

- b. Fencing shall be located as shown on staff Exhibit 'B'.

Findings of Fact

- a. These variances are not special privileges extended to one individual property owner. The same variances would be appropriate for other property owners facing similar circumstances of an extreme irregular parcel shape and shallow parcel depth;
- b. The granting of these variances, as conditioned, will not be injurious to public welfare, nor to property in the area in that:
  - 1) the end of the proposed building closest to the adjacent residence has a setback of 20 feet which is comparable to the 25-foot setback of the neighbor;
  - 2) the garage of the proposed use will be next to the garage of the one abutting neighbor.
- c. The variances are consistent with the intent of the Zoning Ordinance and compatible with the East Sacramento Community Plan.

*\*Planning Commission added the following condition:*

- c. Applicant shall relocate irrigation valve if necessary to allow continued maintenance by River Park Garden Club.*

**LAND USE &  
ZONING**

002606

**AMERICAN**

**ARP-F**

**R-1 (PC)**

**SUBJECT  
SITE**

**Single Family**

**CALEB  
GREENWOOD  
SCHOOL**

**C-2**

**R-2**

**R-2**

**C-2**

**R-3**

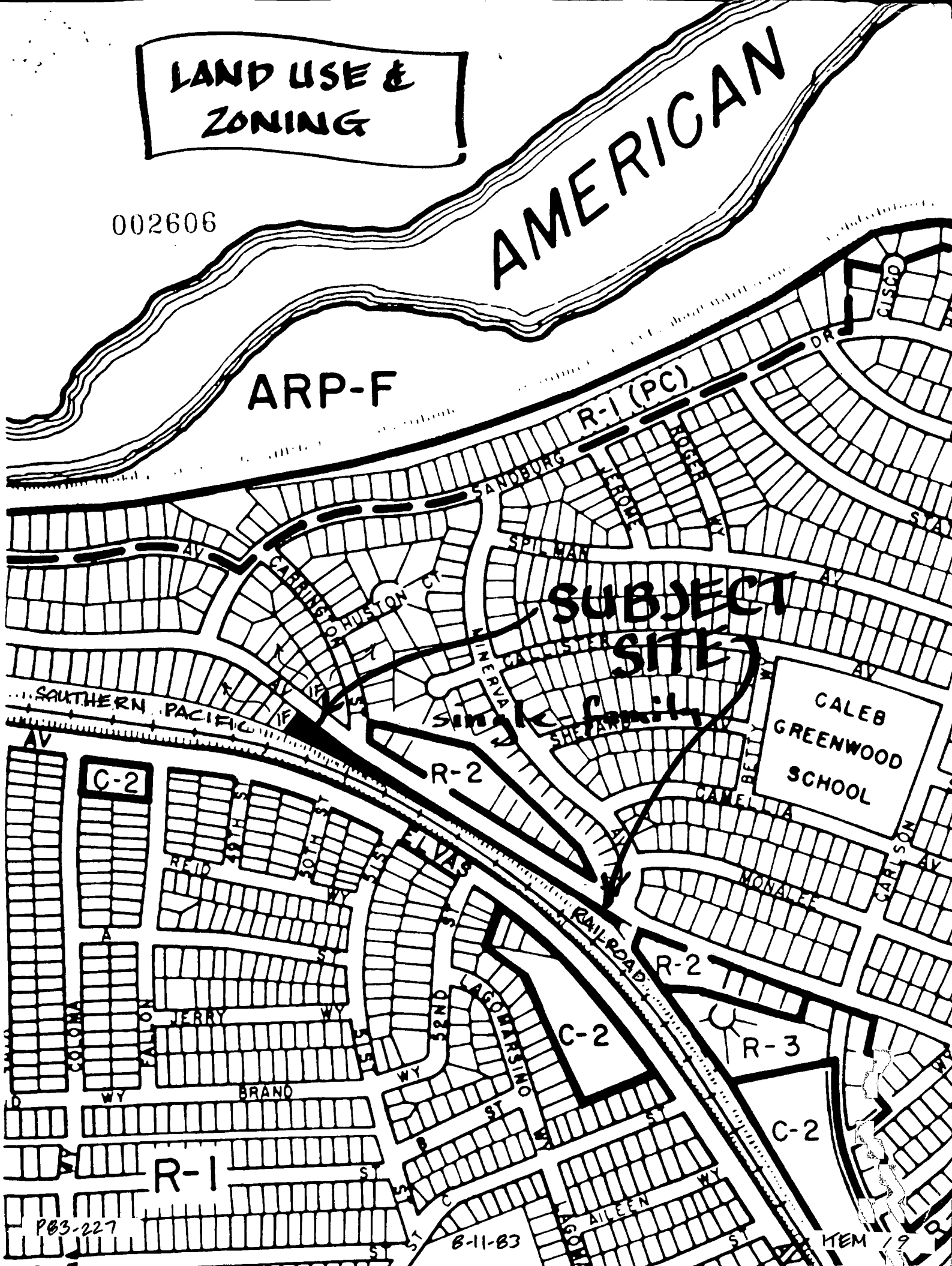
**C-2**

**R-1**

P03-227

B-11-83

ITEM 19



P83-227

8-11-83

ITEM 19

002607

RAIL ROAD

REAR PROPERTY LINE

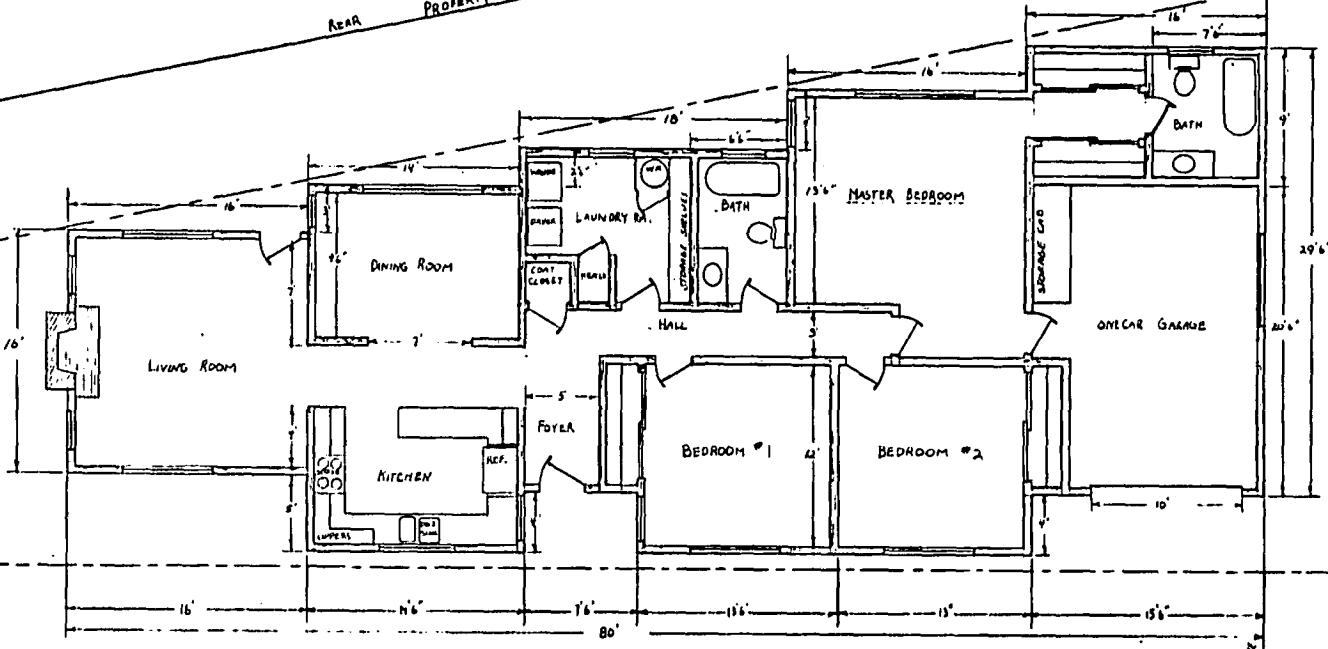
9' REAR SETBACK LINE

15' FRONT SETBACK LINE

SIDE PROPERTY LINE

5' SIDE SETBACK LINE

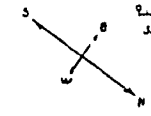
FRONT PROPERTY LINE



SIDEWALK

SETBACK LINES  
 PROPERTY LINE  
 SIDEWALK EDGE

SIDEWALK



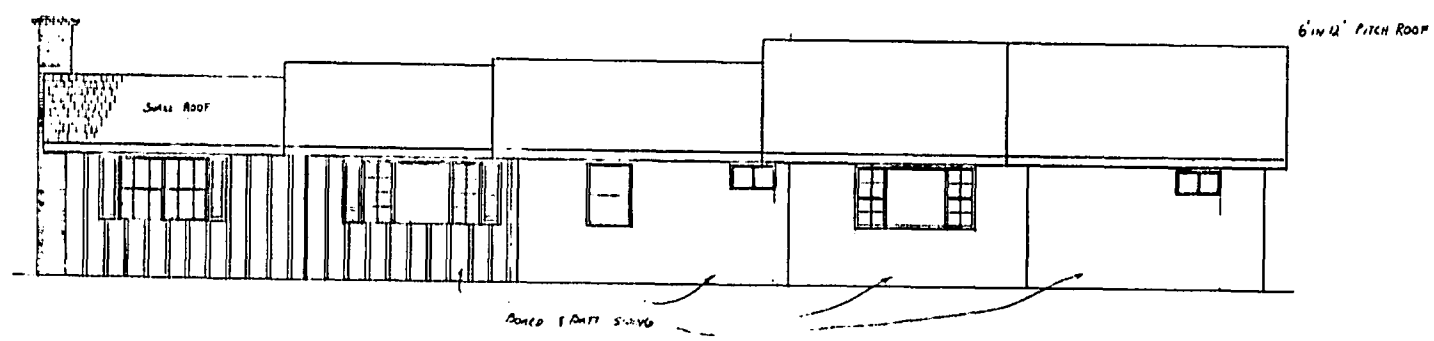
DATE: 7/2/83	APPROVED BY:	DESIGNED BY: J.B. [unclear]
		DRAWN BY: [unclear]
		REVISIONS:
		001

P 63-227

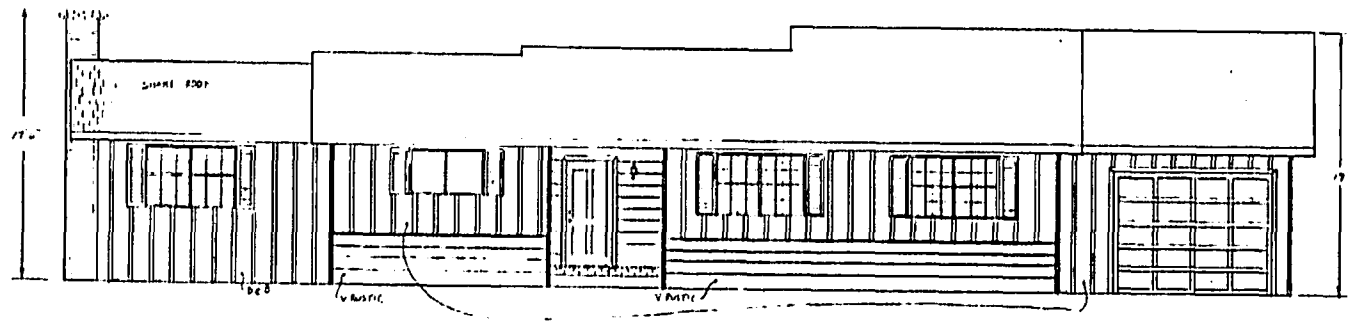
8-11-83

MEM 19

002908



REAR ELEVATION



FRONT ELEVATION  
SCALE 1/4" = 1'-0"

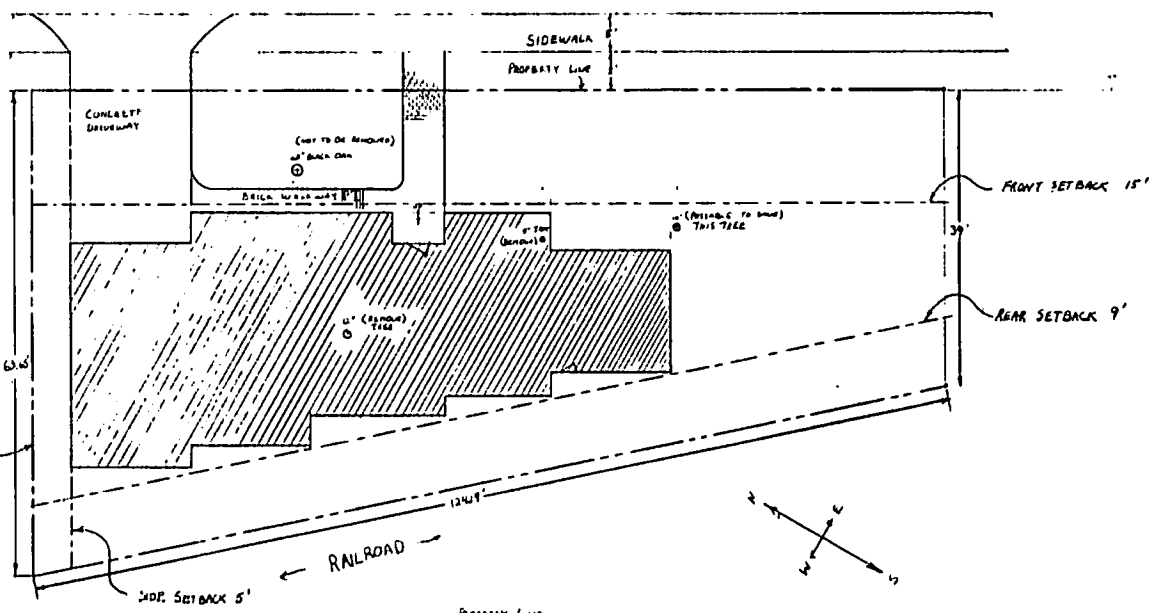
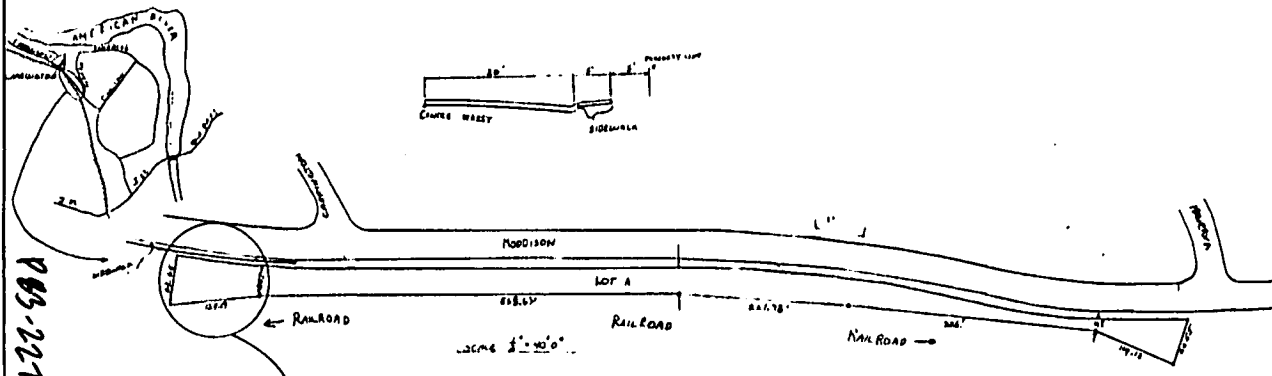
Drawn by T.E.L.	Checked by T.E.L.	Date 7/1/83
Scale 1/4" = 1'-0"		Sheet No. 001

083-221

81183

MAN 19

0029603



PROPERTY LINE  
 15" FRONT  
 SET BACK 9" REAR  
 SCALE 1" = 10'

**EXHIBIT A**  
 - by applicant

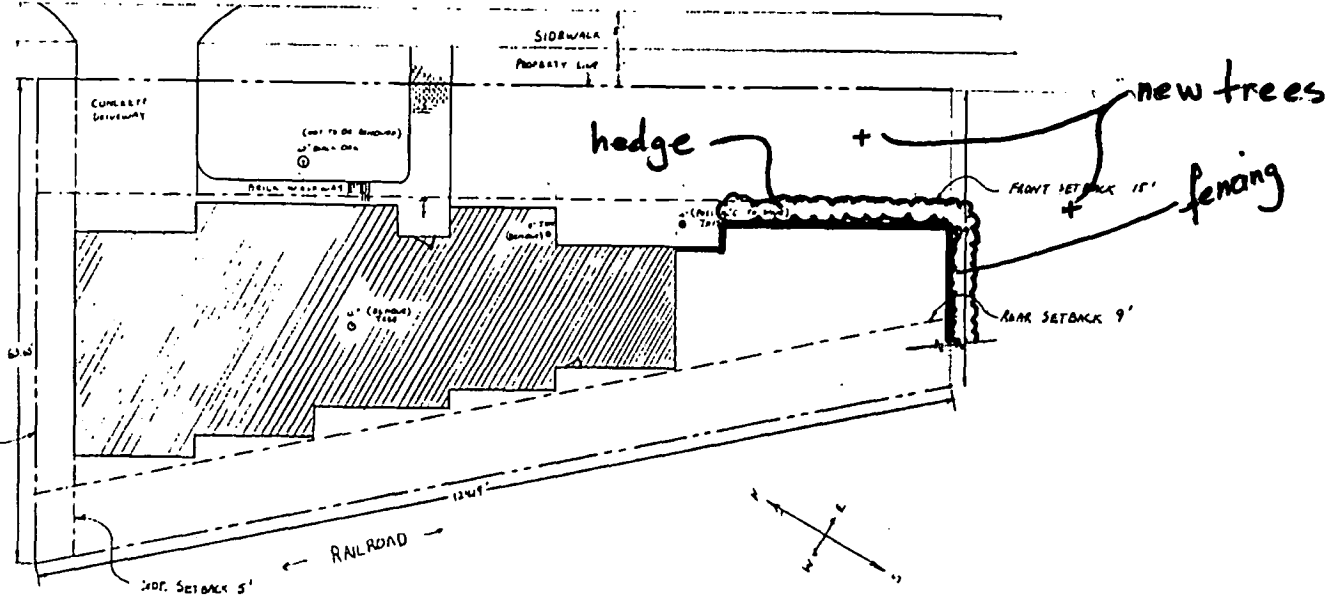
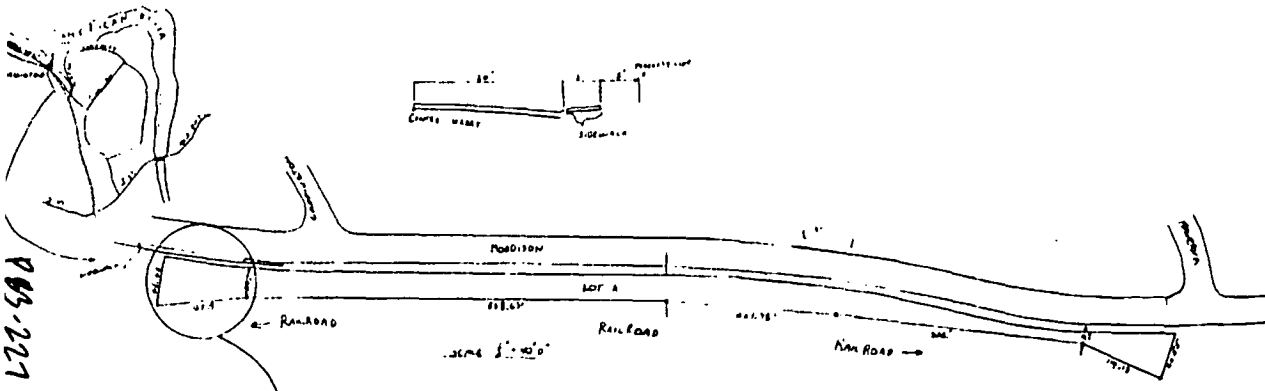
APPLICANT	APPROVED BY	DATE

003-227

8183

ITEM 19

002610



Side Profile Line

PROPERTY LINE  
 SET BACK 15' REAR  
 SCALE 1" = 10'

**EXHIBIT B**  
 - by staff

DATE	BY	REVISION