

# CITY PLANNING COMMISSION

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

APPLICANT	Allied Engineering, P.O. Box 2077, Citrus Heights, CA 95611		
OWNER	John T. Campbell, 2431 Stockton Boulevard, Sacramento, CA 95817		
PLANS BY	R. Edwards		
FILING DATE	3-5-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	3-29-82	EIR	ASSESSOR'S PCL. NO. 035-131-53

- APPLICATION:
1. Variance to reduce a portion of the front yard setback from 25 feet to 20 feet
  2. Variance to allow a six-foot high fence to encroach into the front yard setback

LOCATION: 2060 Glen Ellen Circle

PROPOSAL: The applicant is requesting the necessary entitlements to construct a second story addition and a fence in the front setback area.

PROJECT INFORMATION

1974 General Plan Designation: Residential  
1965 Airport Community Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Duplex

Surrounding Land Use and Zoning:

North: Residence; R-1  
South: Residential; R-1, C-2  
East: Residential; R-3  
West: Residential; R-1

Parking Required: 2 spaces  
Parking Provided: 3 spaces  
Parking Ratio: 1 per dwelling unit  
Property Dimensions: 110' x 133' Property Area: 13,528 sq. ft.  
Square Footage of Building: 13,528  
Square Footage of Addition: 1,600  
Significant Feature of Site: Existing duplex attached to former swim club  
Topography: Flat  
Street Improvements/Utilities: Existing

BACKGROUND INFORMATION: On June 25, 1981 the Commission approved a variance to reduce the front setback from 25 to 20 feet to allow encroachment of a one-story, two-bay garage.

In October 1981, the owner applied for a building permit to construct a three-bay garage with living quarters over the garage. The owner did not contact the Planning Department for review of the revised plans.

APPLC. NO. P-82-058

MEETING DATE April 8, 1982

CPC ITEM NO. 20

001448

The Building Division, however, mistakenly approved the building permit for a two-story structure. Approximately 80 percent of this building is constructed. A "stop work" notice (red tag) has been placed on the project, and the owner has been informed that a variance is required from the Planning Commission.

The owner subsequently filed a variance application for the second-story addition as well as a variance to construct a six-foot high wood/brick fence in the front setback area. The fence has also been installed.

Even though a building permit was issued, the owner was aware that the original variance was only for a one-story, two-bay garage, with a total of 16 square feet. The owner therefore has violated the Zoning Ordinance.

STAFF EVALUATION: The staff has the following comments:

1. The subject site consists of a corner lot duplex on Glen Ellen Circle. The building is attached to and was once a part of the former Fullertowne Swim Club. In June 1981 the Commission was reluctant to issue a variance; however, a large tree precluded placement of the garage at the east side of the duplex behind the 25-foot setback. Because of the physical characteristics of the site, the variance was approved.
2. Staff has no objection to the two-story height, in that there are several two-story single family structures in the area, including a two-story apartment to the east. As indicated above, the property has building expansion limitations because of the large tree to the east and the 25-foot street side yard setback to the west. Staff therefore supports the setback reduction for the building addition.
3. Staff has concerns regarding the encroachment of the six-foot high wood and brick fence into the front yard setback. This fence has been constructed illegally in the setback area without the necessary variance. Staff believes the existing illegal fence which is located adjacent to the sidewalk would create a visibility hazard for vehicles using the subject site, and pedestrians using the sidewalk. Also, vehicles using the driveway to the parking lot for the adjacent apartment complex could be affected.

Staff therefore recommends the fence be relocated to the garage setback line (see Exhibit A). This would be compatible with the building, improve the appearance of the streetscape and prevent public safety hazards.

RECOMMENDATION: Staff recommends the following action:

1. Approval of the variance to reduce the front yard setback from 25 feet to 20 feet, subject to conditions and based on Findings of Fact which follow;
2. Denial of the Variance to allow a six-foot high fence in the front yard setback area, subject to conditions and based on Findings of Fact which follow.

001449

Conditions

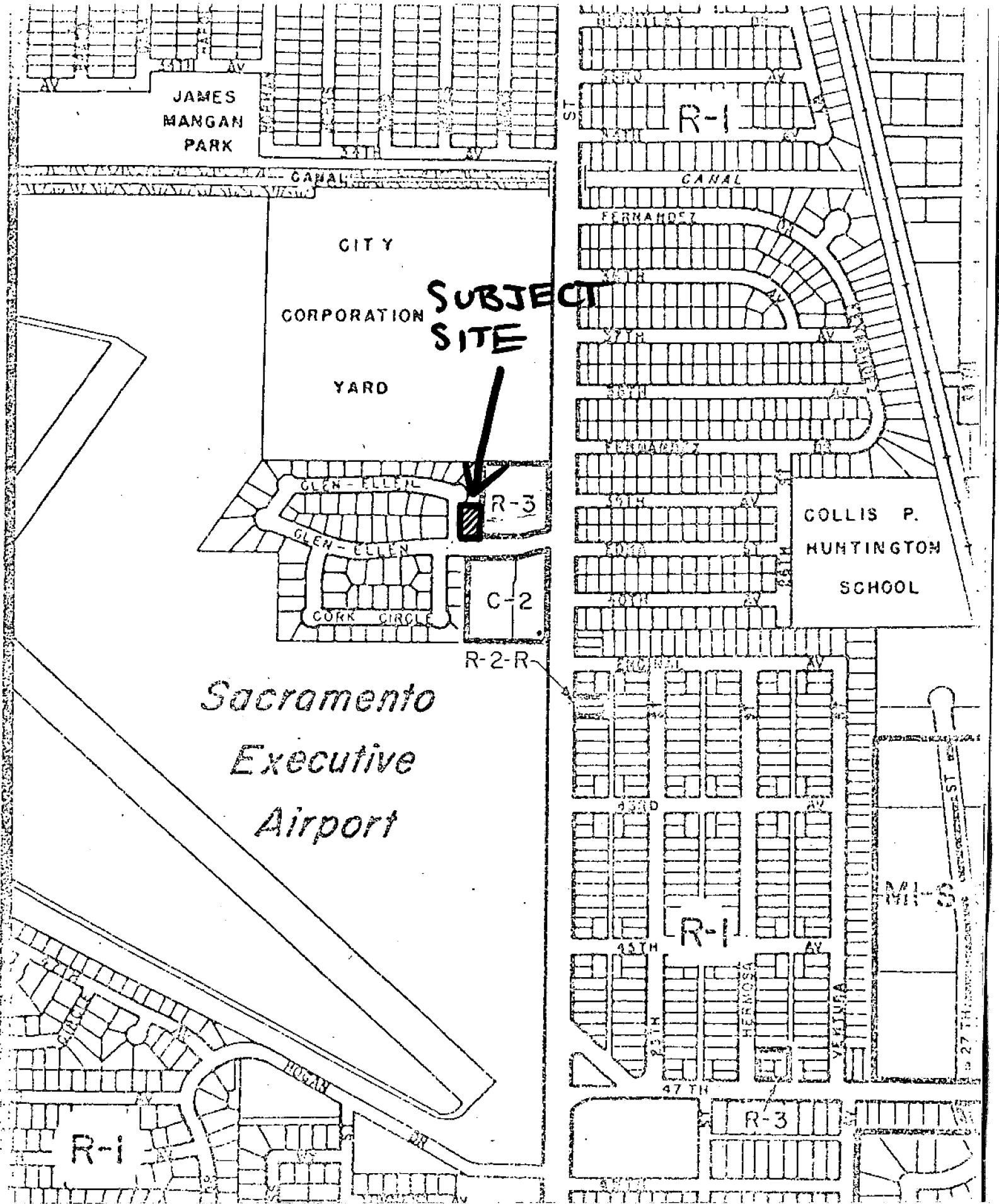
- a. The second-story bedroom addition shall not be utilized as a rental unit;
- b. The fence shall be relocated to the garage setback line. (See Exhibit A.)
- c. The setback area in front of the relocated fence shall be landscaped with ground cover.

Findings of Fact - Variance (Building Addition)

- a. Granting of the Variance for a five-foot encroachment into the 25-foot front yard setback is not a special privilege in that the original existing structure is set well within the prescribed setback and a similar variance was granted for the garage;
- b. The Variance is not a use variance in that the use will remain residential (duplex) as the zoning allows;
- c. The project will not be injurious to public welfare or property in the vicinity in that it will not significantly alter the characteristics of the neighborhood;
- d. The project is in harmony with the 1974 General Plan and the 1965 Airport Community Plan which designate the area residential.

Findings of Fact - Variance (Fence Encroachment)

- a. Granting a variance for encroachment of a fence into the 25-foot front yard setback would be a special privilege extended to one property owner;
- b. The proposed fence would be injurious to the public welfare in that it would create a visibility hazard for vehicles using the subject site driveway and the adjacent apartment complex driveway;
- c. The fence would visually alter the character of the neighborhood.



82-058001451

8 APRIL 1982

No. 20

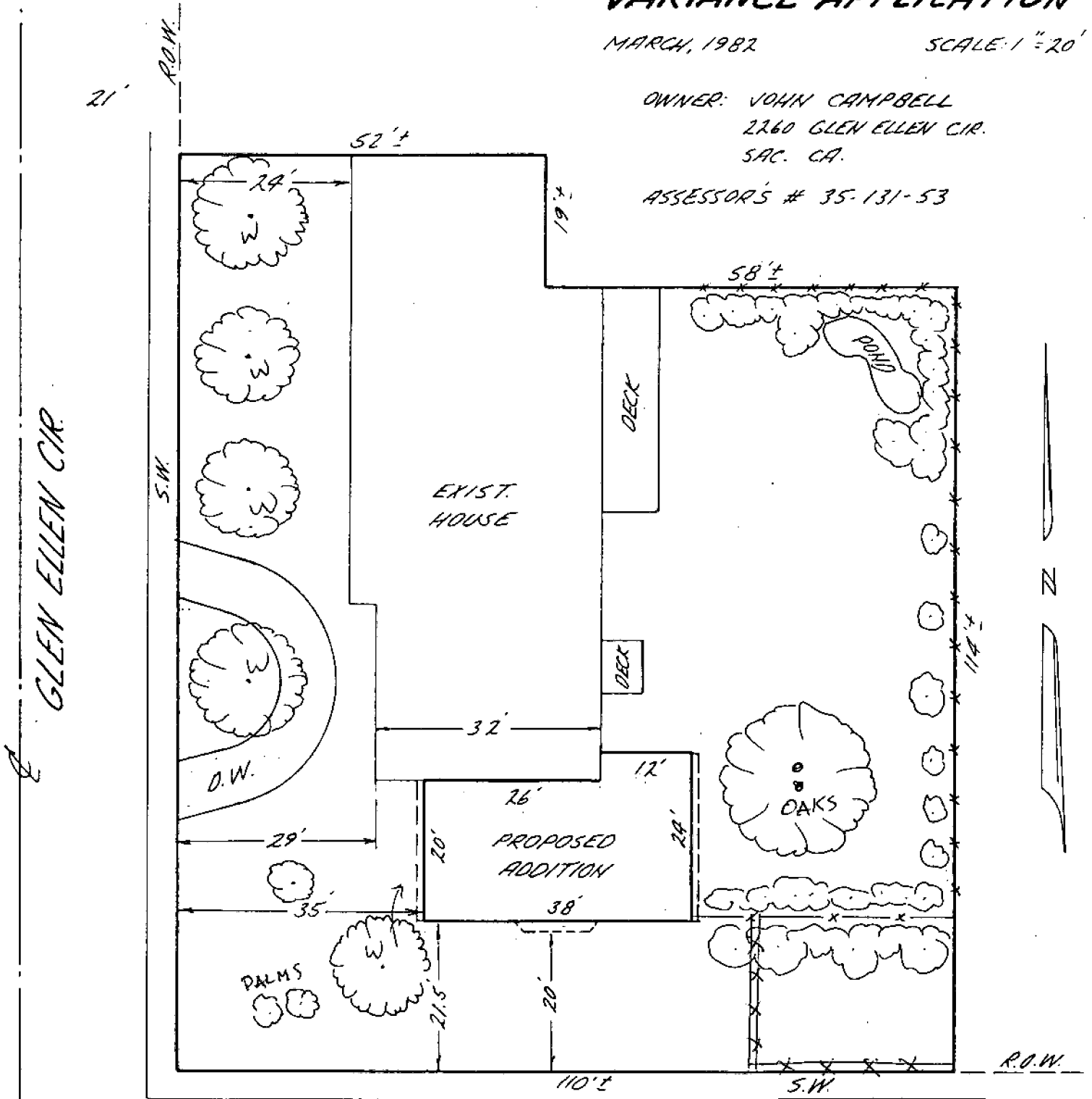
# SITE PLAN FOR VARIANCE APPLICATION

MARCH, 1982

SCALE: 1" = 20'

OWNER: JOHN CAMPBELL  
2260 GLEN ELLEN CIR.  
SAC. CA.

ASSESSOR'S # 35-131-53

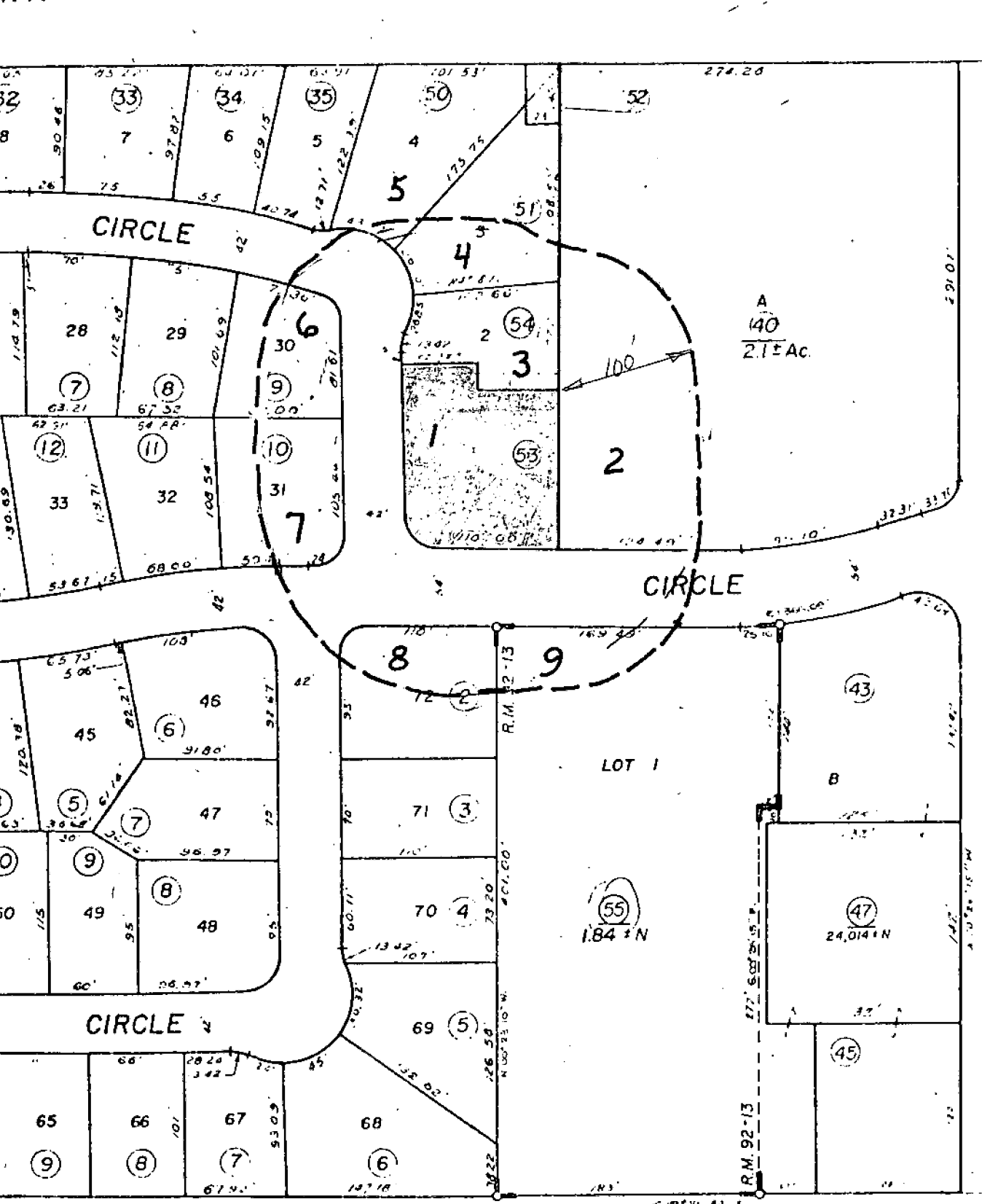


001452

GLEN ELLEN CIR

P 82058

#1662



70'  
1" = 100'  
35th AV  
24th ST  
EDWARDS ST  
40th AV  
24th ST  
ENCIN WAY

Bk. 2

Bk. 3

① 00145800'  
# 35-131-53 P 82058  
JOHN CAMPBELL

CITY OF SACRAMENTO  
Assessor's Map Bk. 35-Pg. 13  
County of Sacramento, Calif.

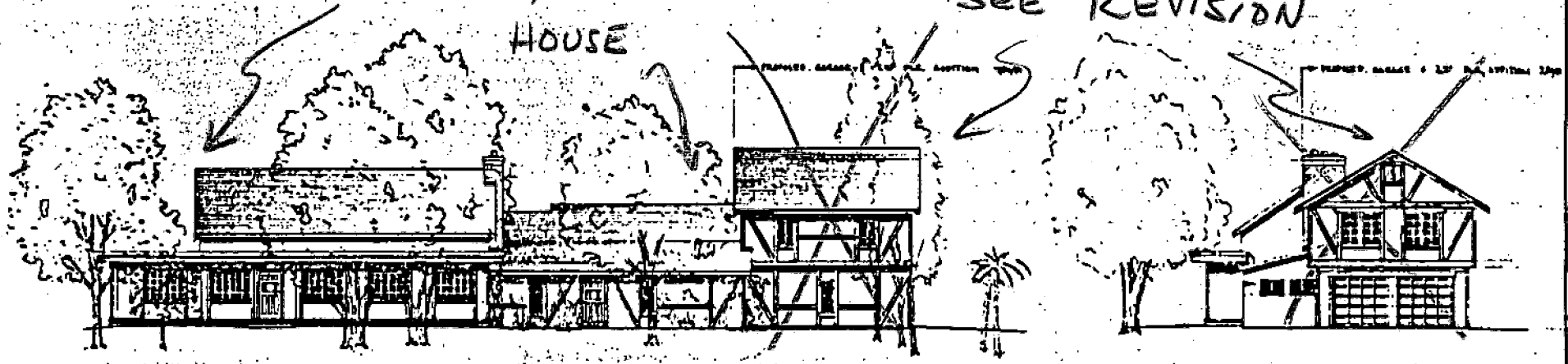
NOTE - Assessor's Block Numbers Shown in Ellipses.

Assessor's Parcel Numbers Shown in Circles



EXISTING  
HOUSE

SEE REVISION



WEST ELEVATION  
1/8" = 1'-0"

SOUTH ELEVATION  
1/8" = 1'-0"

NOTES:  
 \* STRUCTURE ELEVATIONS ARE TRUE ELEVATIONS, TREE LOCATIONS ARE APPROXIMATELY TRUE, HEIGHT AND SPREAD ILLUSTRATIVE ONLY

001455

DRAWING REVISED 7/21/81

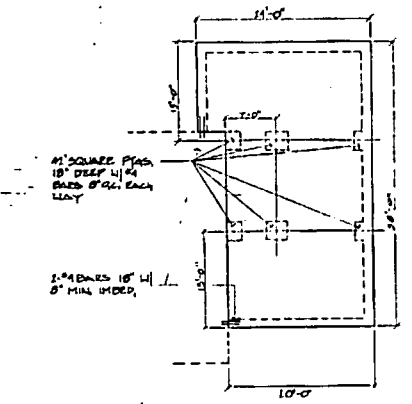
ELEVATIONS - PROPOSED GARAGE ADDITION	
TO RESIDENCE OF	
JEFF MOWBRAY	
3200 GLEN ELLEN CIRCLE	
CITY OF SACRAMENTO CA.	
DESIGN/DRAWING	
ROBT. J. SEITHER, BUILDING	
DESIGNER	
SACRAMENTO, CA PHONE 487-1761	
LICENSED STATE OF CALIF. BOARD OF ARCHITECTURAL EXAMINERS REG. NO. 97	SHEET 1 of 1



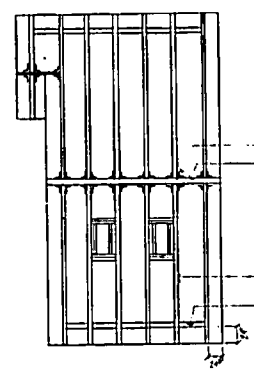
P-82-058

8 APRIL 82

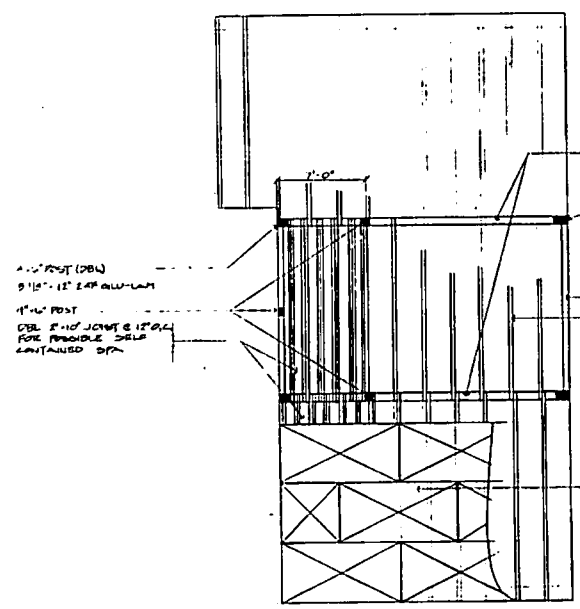
No. 20



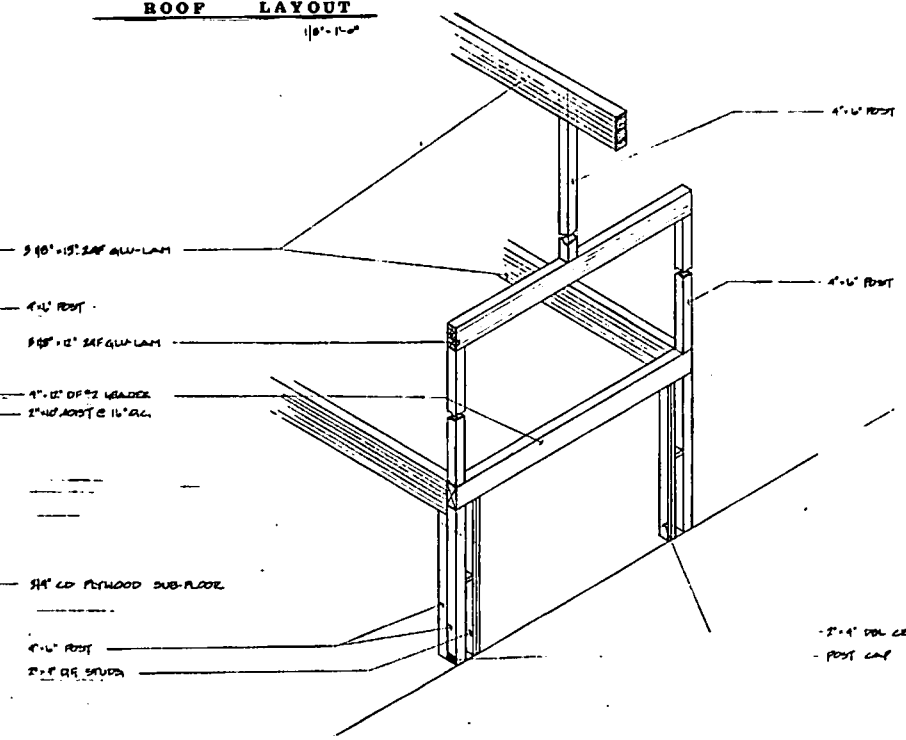
**FOUNDATION PLAN**  
11'-0" x 10'-0"



**ROOF LAYOUT**  
11'-0" x 11'-0"



**SECOND FLOOR FR. MING**  
11'-0" x 11'-0"



**RIDGE SUPPORT**  
11'-0" x 11'-0"

REVISIONS	BY

SCALE	AS NOTED
DATE	10/19/81
BY	B. FOLLOM
DESIGNED BY	E. EDWARDS
DRAWN	E. EDWARDS
SHEET	2
OF	SHEETS

001456

P-82 058

