

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT P. Bruce Booher/Mark Giannini - 1217 38th Street, Sacramento, CA 95816
OWNER Sacramento Housing and Redevelopment Agency - 610 I Street, Sacramento, CA 95814
PLANS BY P. Bruce Booher/Mark Giannini - 1717 38th Street, Sacramento, CA 95816
FILING DATE 8-11-89 ENVIR. DET. Ex. 15305a REPORT BY CS:sg
ASSESSOR'S PCL. NO. 002-0112-017

APPLICATION: Variance to reduce the required 5' interior side setbacks along the east and west property lines to 3'.

LOCATION: 919 F Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate an existing 2-story duplex to the subject site.

PROJECT INFORMATION:

General Plan Designation: High Density Residential
1980 Central City Community
Plan Designation: Multiple Family Residential
1984 Alkali-Flat Redevelopment
Plan: Residential
Existing Zoning of Site: R-3A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family residential; R-3A	Front:	7.5'	10.0'
South: Single family residential & parking lot; R-3A	Side(Int):	5.0'	3.0'
	Side(St):	5.0'	3.0'
East: Multiple family residential; R-3A	Rear:	6.0'	101.5'
West: Four & two family residential; R-3A			

Parking Required: 2 spaces
Parking Provided: 2 spaces
Property Dimensions: 40' x 160'
Property Area: .14+ acres
Square Footage of Building: 2,700 sq. ft.
Height of Building: 2-story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Clapboard
Roof Material: Composition shingle

BACKGROUND: On July 22, 1982 the Planning Commission approved a special permit for a joint use facility for a Redevelopment Agency project "Maestra Head Start Program". At that time the Commission denied an additional request to merge an adjacent property to the east, which would be used for parking. The Redevelopment Agency appealed the denial of the merger to the Council. The Council denied the appeal on December 28, 1982. The project never materialized.

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

A. Land Use and Zoning

The subject site consists of a 40 x 160' vacant parcel in the Multiple Family Residential (R-3A) zone. The site is designated High Density Residential (30+ du/acre) in the General Plan, Multiple Family Residential in the 1980 Central City Community Plan, and Residential in the Alkali Flat Redevelopment Plan. The site is located in the Alkali Flat Preservation Area, and the duplex to be relocated is considered a "Priority Structure" on the City's Official Register of Historic Structures. The site is also designated a residential "infill" site by the Sacramento Housing and Redevelopment Agency (SHRA). Surrounding land uses include single family residential to the north, there are four lots adjacent to and east of the site; one of the easterly lots is vacant, one is developed with a duplex and the other two lots have four family units. There is multiple family residential to the west, and a parking lot and single family residential to the south.

B. Applicant's Proposal

The applicant is proposing to relocate a duplex from 2630 H Street to the subject site at 919 F Street. The Redevelopment Agency is strongly encouraging the relocation of the structure which will add to the enhancement of the Alkali Flat Redevelopment area. The structure has an Italianate architectural style. The historic structure would be lost to demolition if it is not relocated.

The applicant is requesting a variance to allow a 3 foot setback for both interior side yards. The original site is a corner lot on the southwest side of H and 27th Streets. The same 3' side yards exist at the original site.

Two parking stalls are required and are shown on the site plan adjacent to the alley. Three new trees will be provided near the parking pads in order to meet the 50 percent shading requirement.

C. Staff Evaluation

Staff is not opposed to the variance request as the narrow width of the lot creates a hardship in developing the site, as with many residentially zoned lots in Alkali Flat with the same standard width of 40 feet.

The project will support the goal of the Central City Community Plan and the Alkali Flat Redevelopment Plan, "to encourage the conservation and rehabilitation of sound housing stock and historically significant structures".

The Building Division has indicated that the roof eaves cannot extend over 12 inches into the 3' side yard setback, and the underside of the eaves will need to be plastered for fire protection purposes as indicated in the 1988 Uniform Building Code.

A large tree is located on the east property line and the canopy overhangs onto the subject site. Any tree trimming or other modifications to this tree should be done per the direction and consent of the City Arborist. The Arborist has indicated that a professional contractor shall be hired for any tree trimming.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State guidelines, CEQA, Section 15305A.

STAFF RECOMMENDATION: Staff recommends approval of the variance subject to conditions and based upon findings of fact which follow:

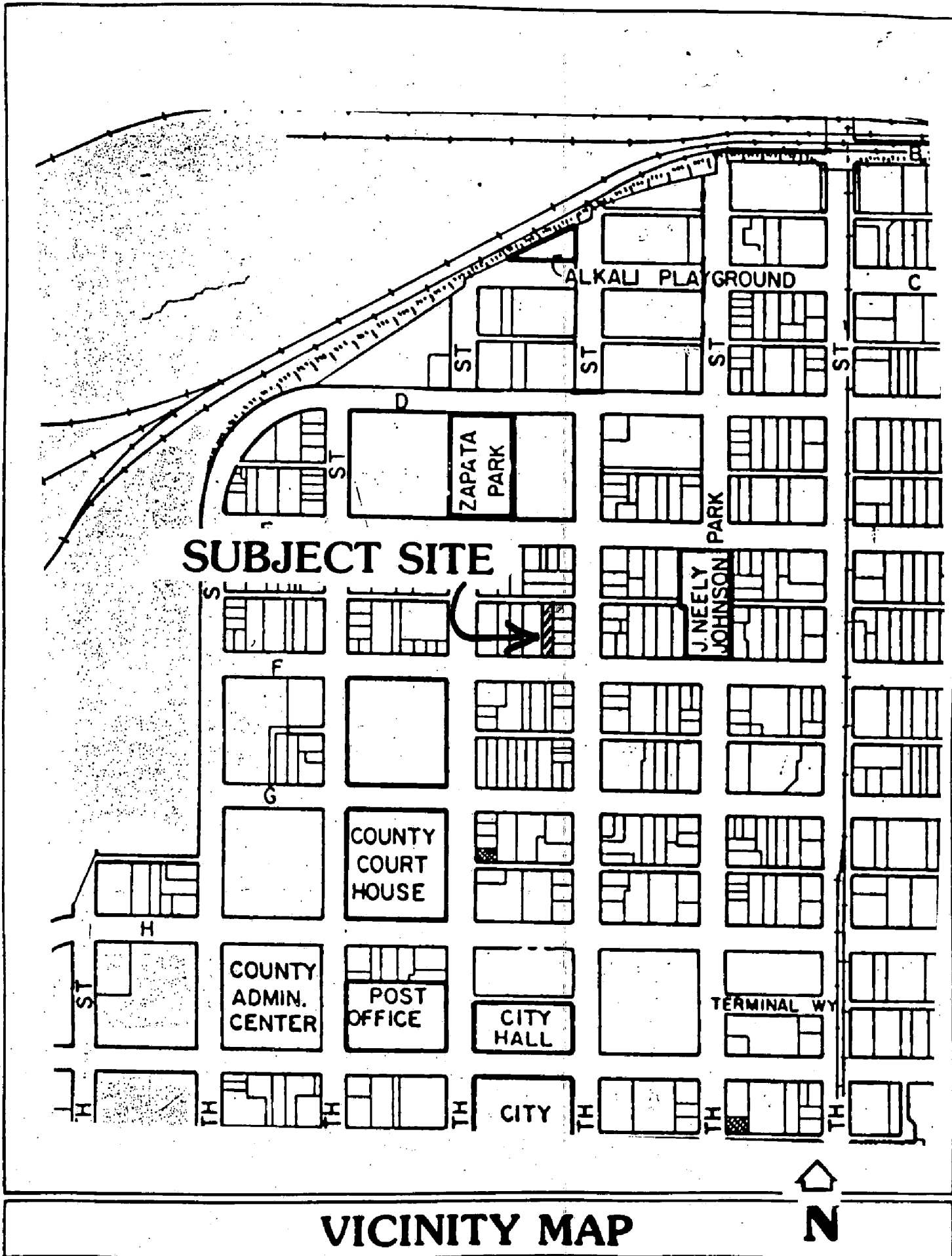
Conditions

1. The applicant shall obtain all necessary building permits and meet all requirements of the sacramento City Code relating to building moves, Article XI, Chapter 9.
2. The structure shall be lowered onto an approved foundation within 60 days after the approval of the Design Review/Preservation Board.
3. The roof eaves located within the interior side yard setbacks shall not extend beyond 12 inches into the setback area and shall be plastered on the underside of the eve per the requirements of the Uniform Building Code.
4. Six foot high solid wood fencing shall be located along interior side and rear property lines per Zoning Ordinance specifications.
5. The large tree located on the east property line toward the center of the site shall not be modified in any way without permission and under the direction of the City Arborist. A reputable tree trimming contractor shall be hired to perform any tree modifications.
6. The project shall be reviewed and approved by the Design Review/Preservation Board prior to the issuance of building permits.

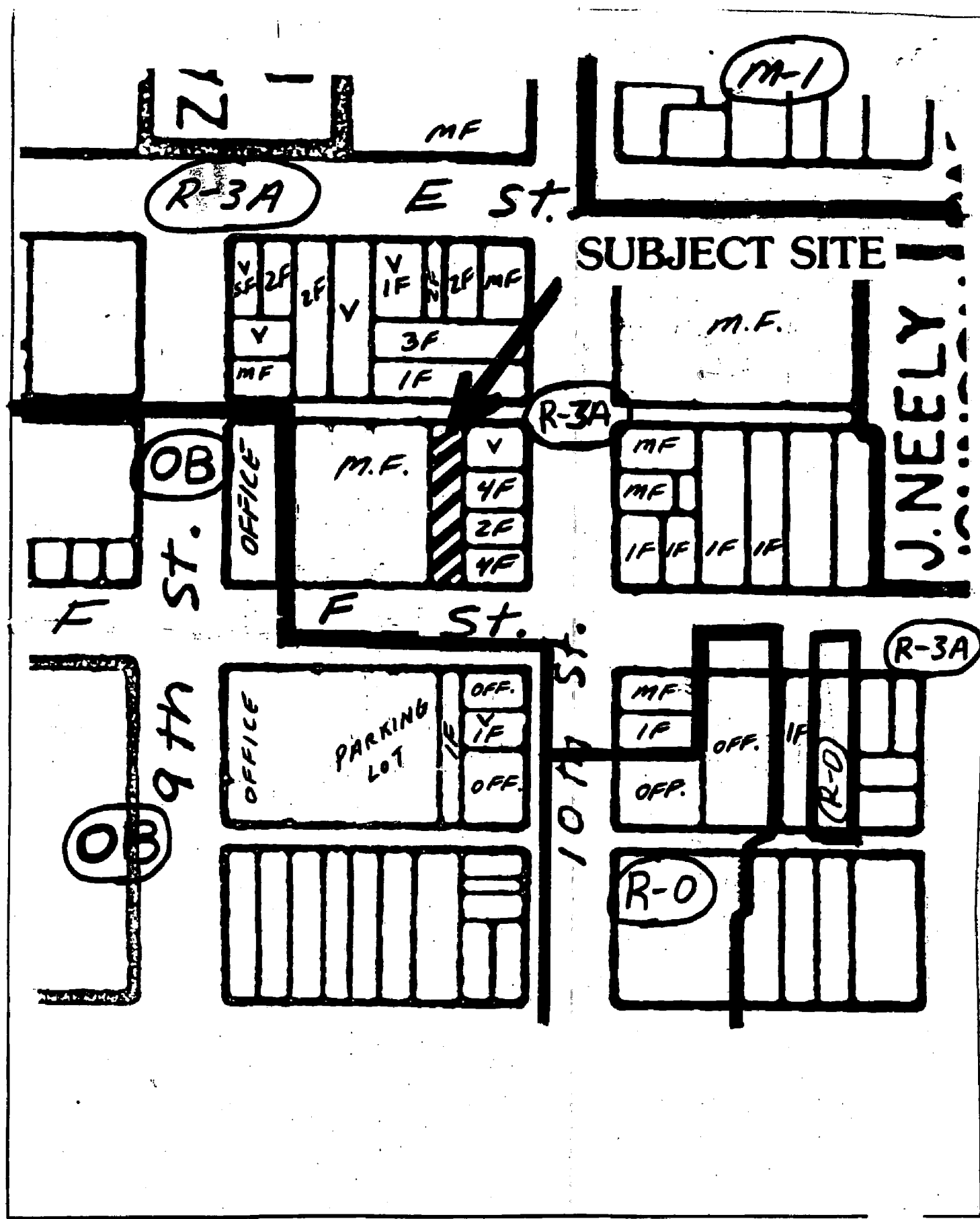
Findings of Fact

1. Granting the variance will not constitute a special privilege to one individual property owner in that:
 - a. the new site has the same 40' width and the same 3' side yard setbacks as the original site; and
 - b. a variance would be granted to any other property owner facing similar circumstances.

2. Granting the variance will not be detrimental to the public welfare nor to properties in the vicinity in that:
 - a. the priority structure will be saved, and its relocation to the Alkali Flat Preservation Area will enhance the streetscape and the Alkali Flat neighborhood;
 - b. adequate parking and fencing will be provided; and
 - c. the project will meet fire and building code requirements and adequate landscaping and building design will be provided per the review of the Design Review/Preservation Board.
3. The requested variance does not constitute a use variance in that the duplex is allowed in the R-3A zone.
4. The proposed project is consistent with the General Plan. The 1980 Central City Community Plan and the Alkali Flat Redevelopment Plan that designate the site for High Density Residential (30+ du/acre), Multiple Family Residential, and Residential, respectively, and the project conforms to the plan designations.



VICINITY MAP



LAND USE & ZONING MAP



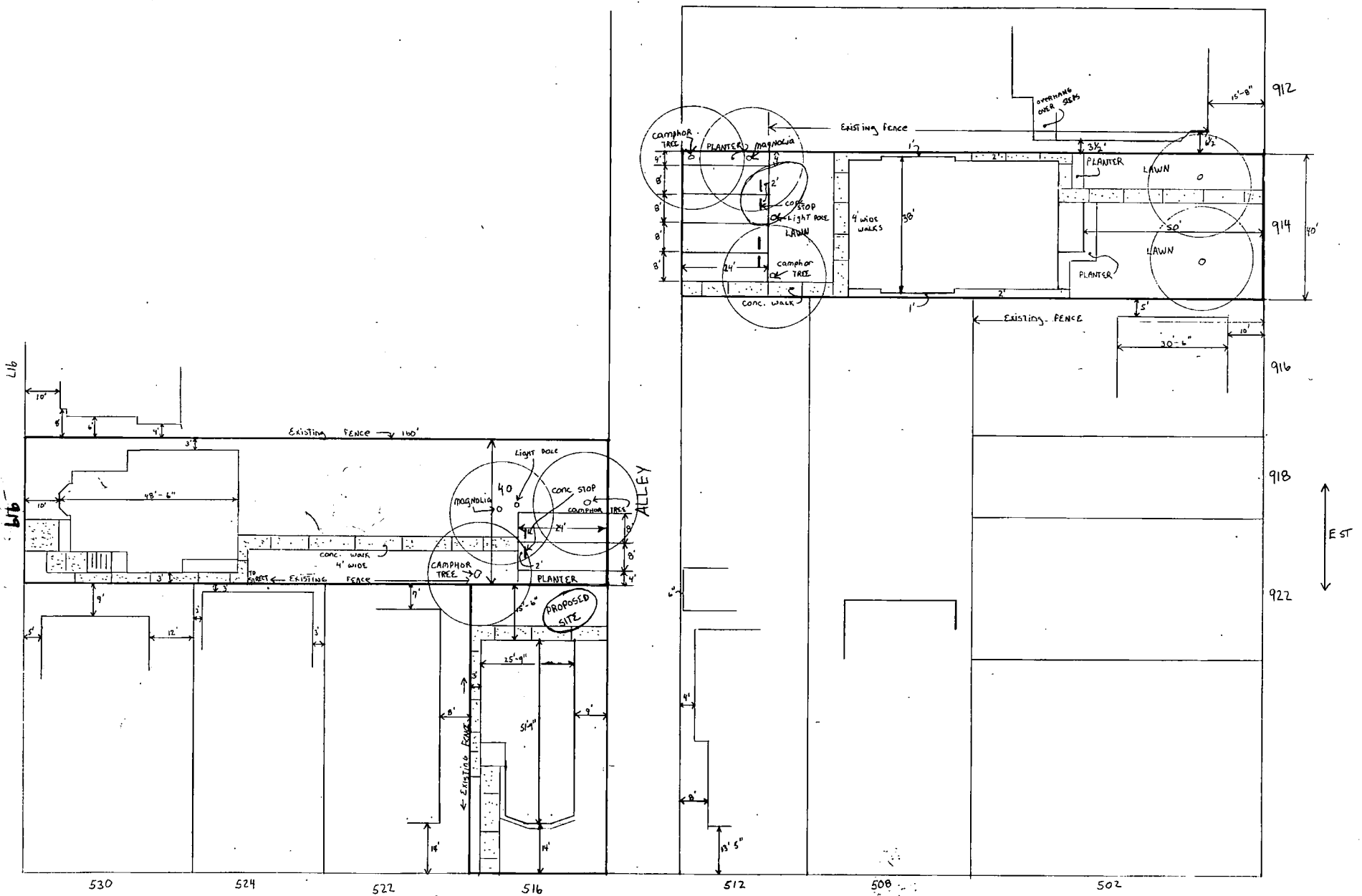
P89-307

00443

Jan 28 1989

ITP 1.0

F St



Mark Gianni - 646-1401
 Bruce Booher - 450-5772
 3 buildings To be moved To 3 SITES

SHEET # 1
 DATE: 8-1-89
 SCALE: 1/16" = 1'

FINAL IRRIGATION PLAN
 LANDSCAPE DETAIL TO BE
 SUBMITTED TO + HANDLED BY
 STAFF PRIOR TO ISSUANCE OF
 CERTIFICATE OF OCCUPANCY

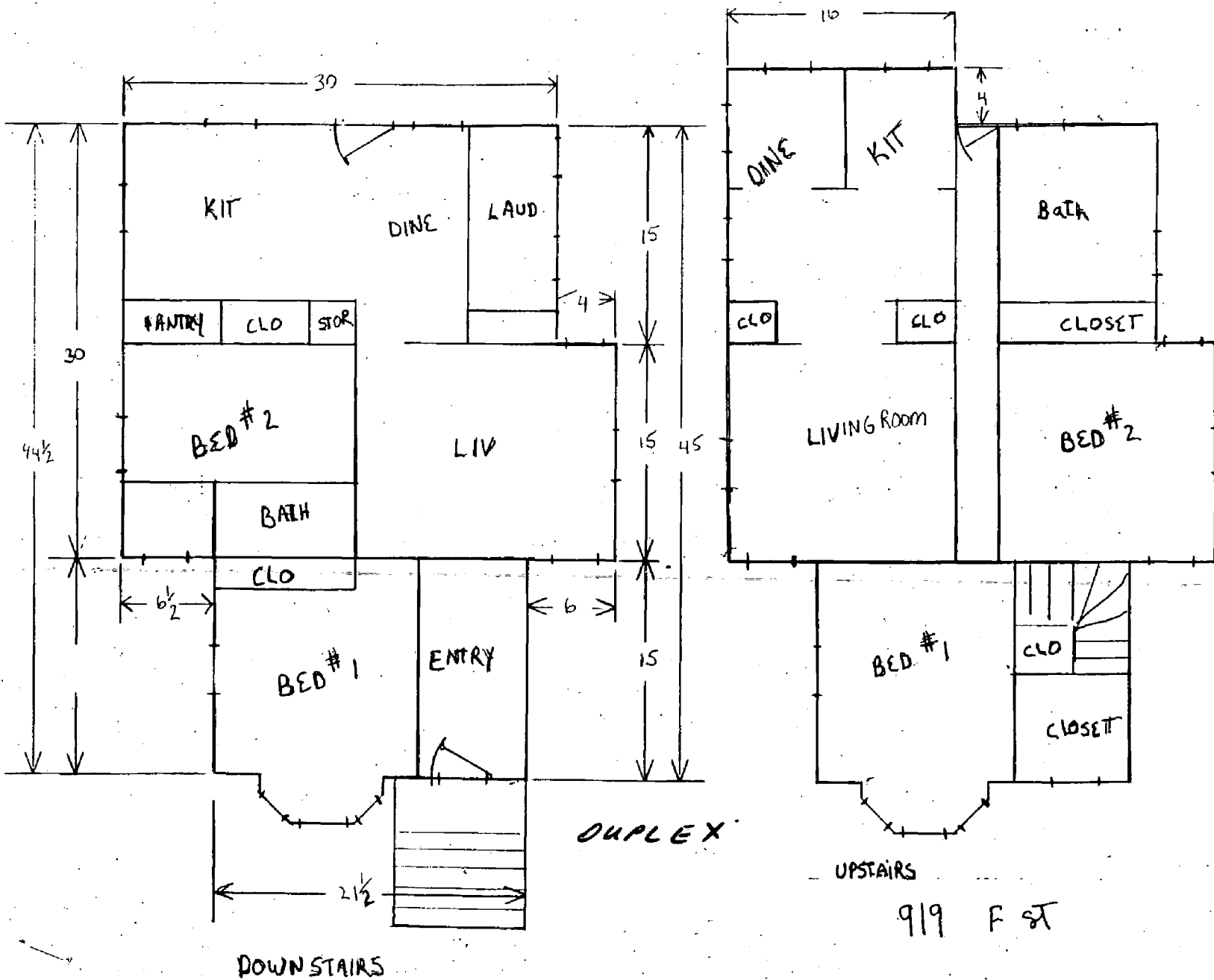
ELEVATION

EXHIBIT B



PR9-307

Sept. 28, 1989



FLOOR PLANS

EXHIBIT C