

CITY PLANNING COMMISSION

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

APPLICANT P. Bruce Booher and 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 and Mark Giannini, 1217 38th Street, Sacramento, CA 95816
FILING DATE 8/11/89 **ENVIR. DET.** Exempt 15305(a) **REPORT BY** CAS
ASSESSOR'S PCL. NO. 002-0112-006

APPLICATION: Variance to reduce the required side yard setback from 5' to 1' for both property lines on 0.15+ vacant acres in the Multiple Family (R-3A) zone.

LOCATION: 914 E Street

PROPOSAL: The applicant is requesting the necessary entitlements to vary the side yard setbacks from the required 5' to 1' on each side of the property.

PROJECT INFORMATION:

General Plan Designation: High Density Residential, 30+ du/na
1980 Central City Community Plan Designation: Multi Family
1984 Alkali Flat Redevelopment Plan Designation: Residential
Existing Zoning of Site: Multiple Family Residential, R-3A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential, R-3A	Front:	25'	56'
South: Residential, R-3A	Side(Int):	5'	1'
East: Residential, R-3A	Side(Int):	5'	1'
West: Residential, R-3A	Rear:	15'	46'

Parking Required: 4
Parking Provided: 4
Property Dimensions: 40' x 160'
Property Area: 0.15+ acres
Square Footage of Building: 4,175 square feet
Height of Building: Two story
Exterior Building Materials: Wood Siding
Roof Material: Composition
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a lot totaling 0.15+ vacant acres in the Multiple Family Residential (R-3A) zone. The General Plan designates the site as High Density Residential (30+ du/na), the 1980 Central City Community Plan designates the site as Multiple Family, and the 1984 Alkali Flat Redevelopment Plan designates the site as Residential. The subject building to be moved is neither an essential nor a priority structure on the Official Register of Architecturally or Historically

Significant Structures. The subject site is also designated an "infill" site by the Sacramento Housing and Redevelopment Agency (SHRA). The subject site is surrounded by residential, R-3A zone on all four sides.

B. Applicant's Proposal

The applicant is proposing to move a 38' x 58', four-unit apartment building to the subject site (see Exhibits E and F). The applicant is requesting a variance to reduce the side yard setback from 5' to 1' on each side of the property; and proposes to set the building back 50' from the front property line.

C. Staff Analysis

Staff supports approval of 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'.

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

1. Parking

The applicant is proposing to locate the 4 required parking spaces along the back alley using the alley as back-out maneuvering area.

2. Landscaping

The applicant is proposing to landscape the front setback. The proposed landscape plan must be reviewed and approved by the Design Review/ Preservation Board.

3. Easements

As a condition of this project, Staff recommends that the adjacent property owner to the west shall not be allowed to encroach into the 9' east side yard setback for the length of the subject site building. In exchange, the subject site parcel shall not be allowed to encroach into the 6 1/2' west side yard setback in the front yard (see Exhibit D). These easements will be identified as Fire Protective Service easements.

No similar easement is required on the east side because the side yard backs up to the adjacent property owners' 15' rear yard setbacks.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Building Inspections, Water and Sewer, and Waste Removal. The following comments were received:

1. Building Inspections: One hour wall with no openings and 30" parapet above roof required.

2. Engineering: Setback of 1' appears to be an unworkable distance. If a fence is built, there is an inadequate width to get from front to rear for emergency (fire, police, etc.). The floor plan indicates there will be windows this close to the lot line. This is not really a concern of Public Works.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)).

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

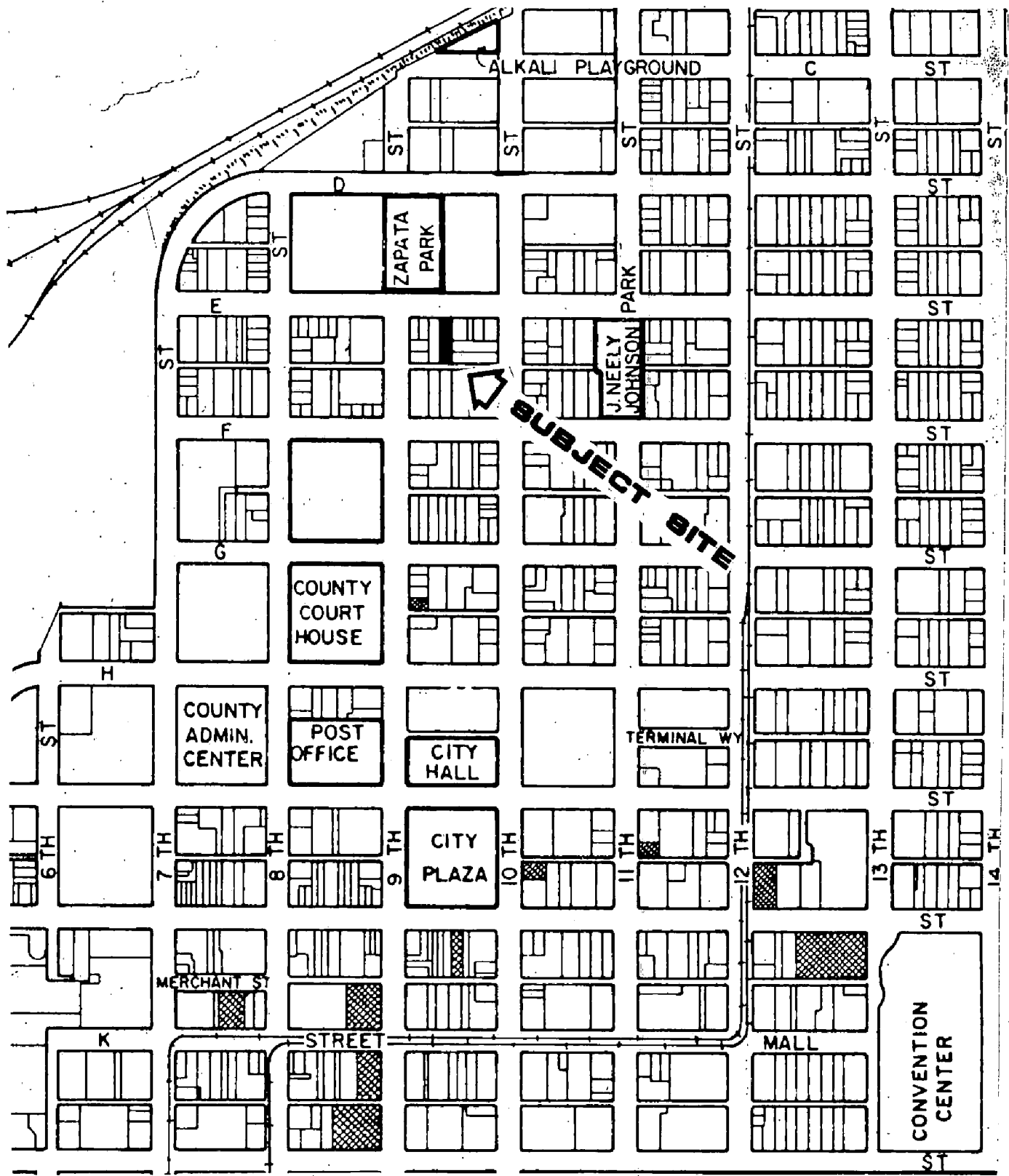
Conditions:

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 by the Design Review/ Preservation Board.
3. The applicant shall increase the landscaped front setback to 56'± to align the front of the proposed site building with the back of the adjacent building to the west.
4. The applicant shall secure a reciprocal easement from the adjacent property owner to the west in order to assure that a 10' easement exists between the two buildings. This easement shall be for Fire Protective Services (see Exhibit D). This easement shall be recorded on both property deeds. Proof of this recorded easement shall be submitted to staff prior to final approval of the building by the City Building Division.
5. The applicant shall provide a landscape plan for the front yard subject to review and approval of the Design Review/ Preservation Board.
6. The applicant shall provide four parking spaces using the alley as back-out maneuvering area that meet requirements in the Zoning Ordinance. The parking spaces shall be designated on the site plan.

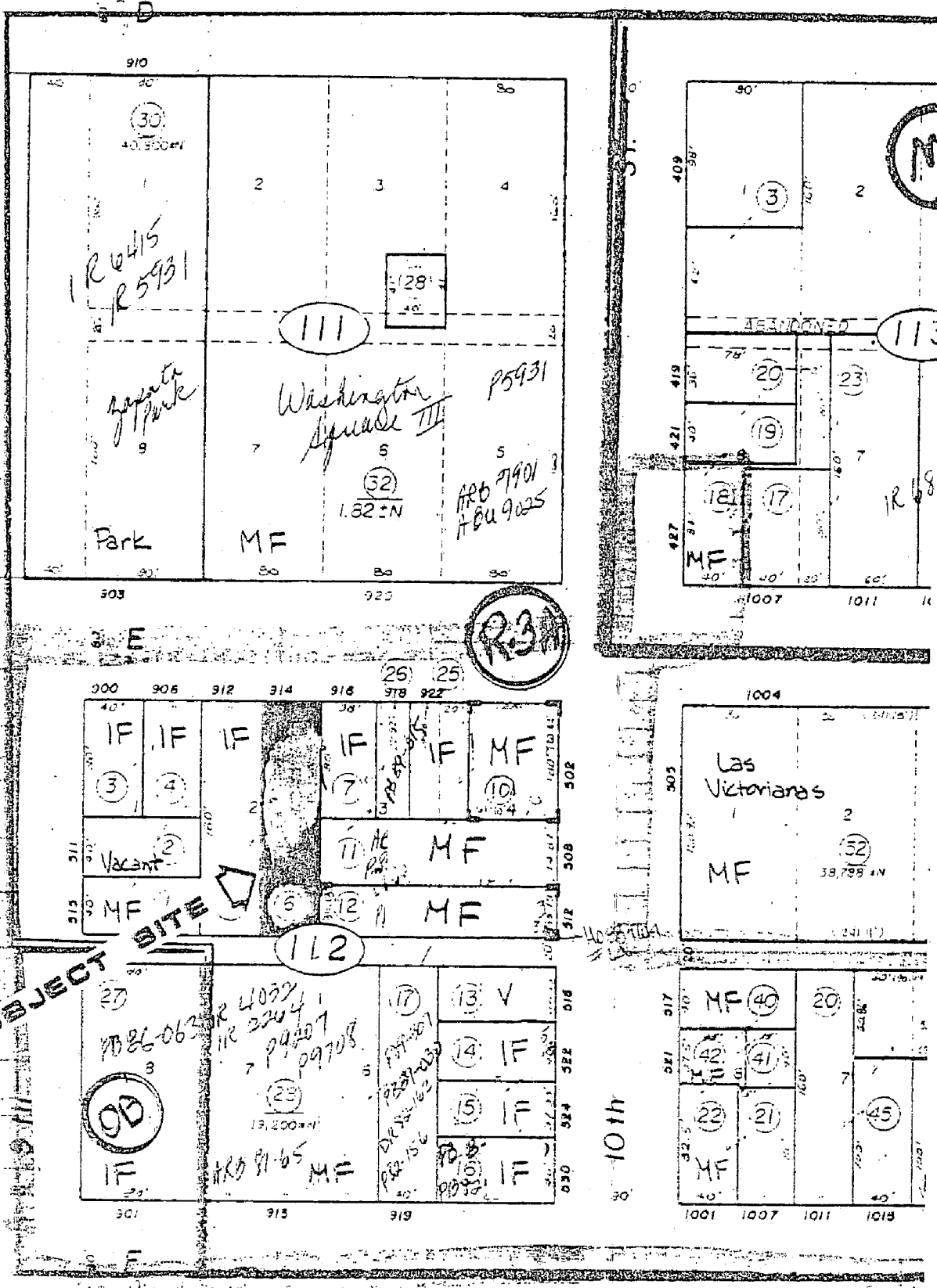
Findings of Fact:

1. Granting the variance will not constitute a special privilege to one property owner in that:
 - a. the new site has the same 40' width as the building's original site at 821 26th Street, 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 relocation of the structure to the Alkali Flat Preservation Area will enhance the Alkali Flat neighborhood,
 - b. adequate parking 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 fourplex is allowed in the R-3A zone.
4. The project is consistent with the General Plan, the 1980 Central City Community Plan, and the Alkali Flat Redevelopment Plan which designates the site High Density Residential (30+ du/na), Multiple Family Residential, and Residential respectively, and the project conforms to the plan designations.



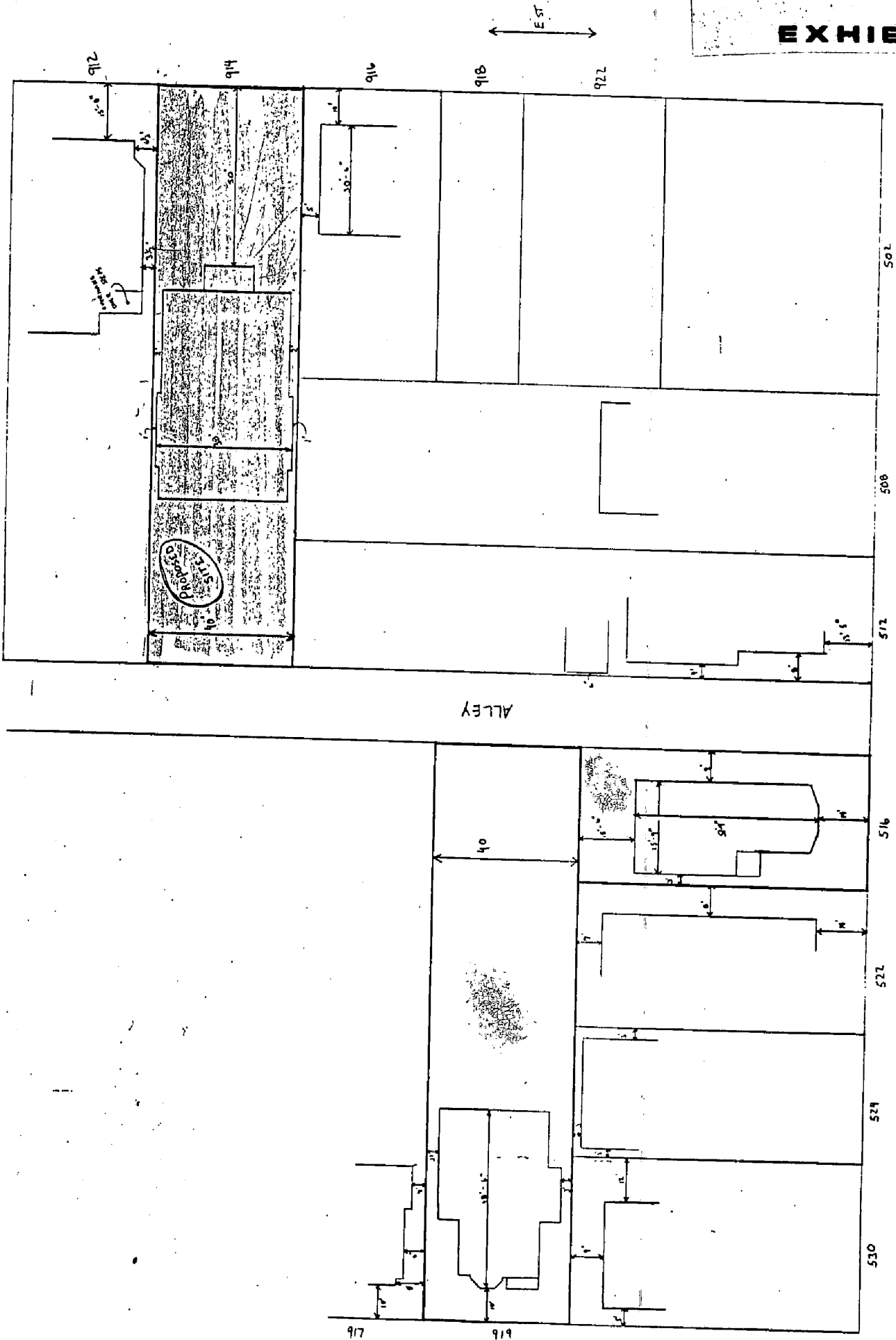
VICINITY MAP



000488

LAND USE & ZONING MAP

EXHIBIT A



Mark Gianini - 646-1901
 Bruce Booher - 450-5772
 5 buildings To be
 moved To 3 sites

6-17-87

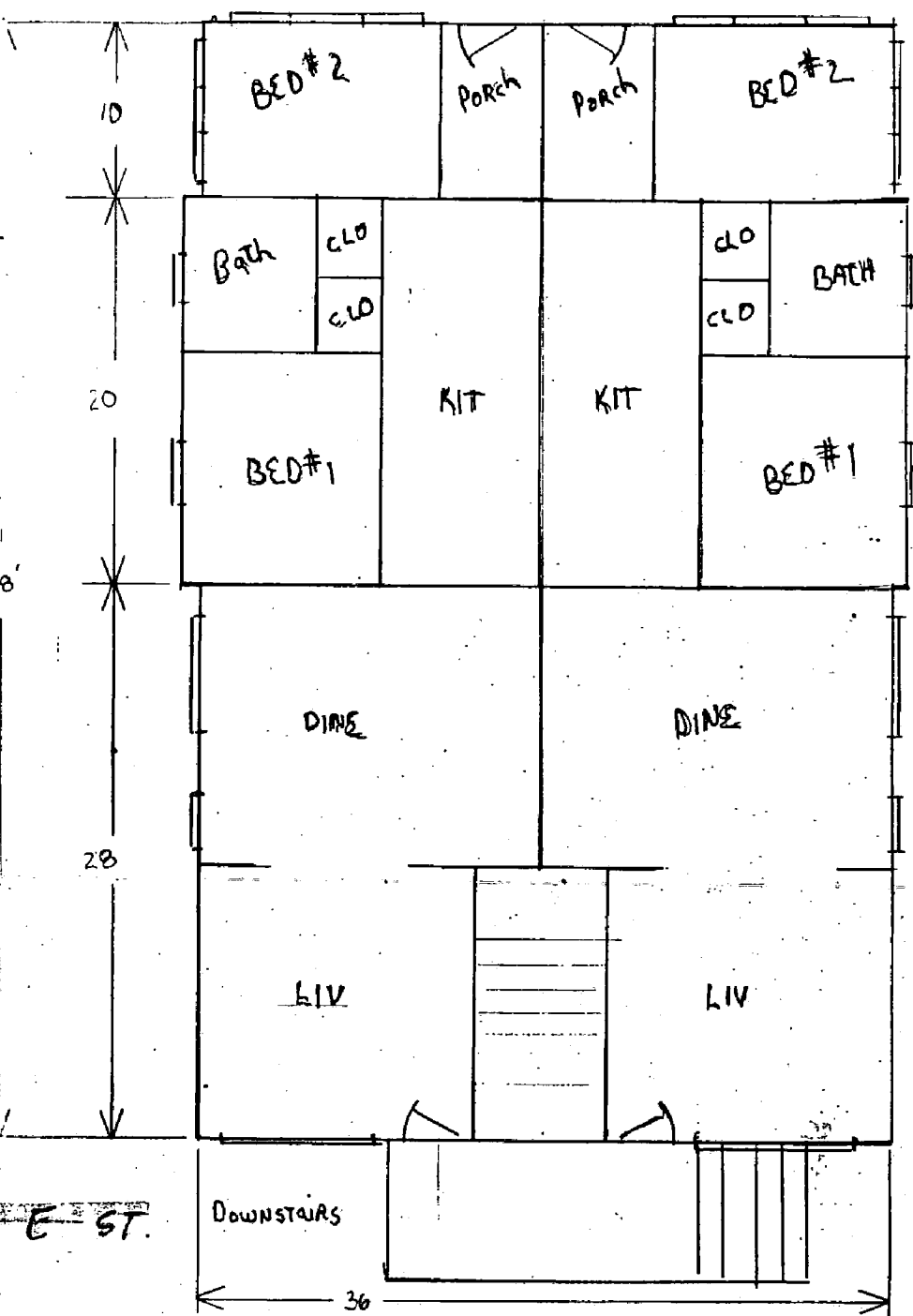
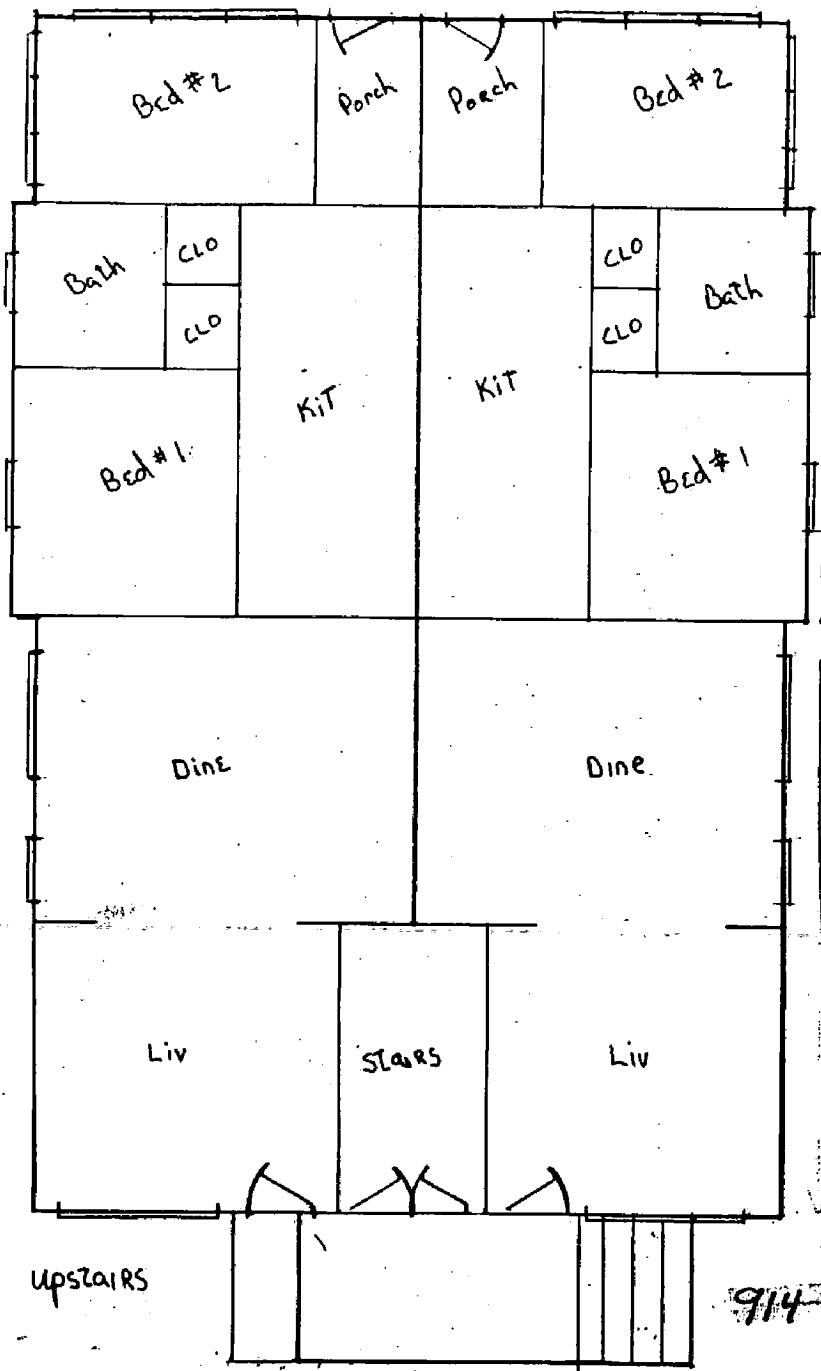


EXHIBIT B

P89-308

September 28, 1989

Item #21

TABLE NO. 5-A—Continued
TYPES II ONE-HOUR, II-N AND V ONLY

GROUP	DESCRIPTION OF OCCUPANCY	FIRE RESISTANCE OF EXTERIOR WALLS	OPENINGS IN EXTERIOR WALLS
B (Cont.)	3—Aircraft hangars where no repair work is done except exchange of parts and maintenance requiring no open flame, welding, or the use of Class I or II liquids Open parking garages (For requirements, See Section 709.) Heliports	1 hour less than 20 feet	Not permitted less than 5 feet Protected less than 20 feet
	4—Ice plants, power plants, pumping plants, cold storage and creameries Factories and workshops using noncombustible and nonexplosive materials Storage and sales rooms of noncombustible and nonexplosive materials	1 hour less than 5 feet	Not permitted less than 5 feet
E See also Section 802	1—Any building used for educational purposes through the 12th grade by 50 or more persons for more than 12 hours per week or four hours in any one day 2—Any building used for educational purposes through the 12th grade by less than 50 persons for more than 12 hours per week or four hours in any one day 3—Any building used for day-care purposes for more than six children	2 hours less than 5 feet, 1 hour less than 10 feet ¹	Not permitted less than 5 feet Protected less than 10 feet ¹
H See also Sections	1—Storage, handling, use or sale of hazardous and highly flammable or explosive materials other than Class I, II, or III-A liquids [See also Section 901 (a), Division 1.]	See Chapter 9 and the Fire Code	

H (Cont.)	6—Semiconductor fabrication facilities and comparable research and development areas when the facilities in which hazardous production materials are used are designed and constructed in accordance with Section 911 and storage, handling and use of hazardous materials is in accordance with the Fire Code. [See also Section 901 (a), Division 6.]	4 hours less than 5 feet, 2 hours less than 10 feet, 1 hour less than 20 feet	Not permitted less than 5 feet, protected less than 20 feet
I See also Section 1002	1—Nurseries for the full-time care of children under the age of six (each accommodating more than five persons) Hospitals, sanitariums, nursing homes with nonambulatory patients and similar buildings (each accommodating more than five persons)	2 hours less than 5 feet, 1 hour elsewhere	Not permitted less than 5 feet Protected less than 10 feet
	2—Nursing homes for ambulatory patients, homes for children six years of age or over (each accommodating more than five persons)	1 hour	Protected less than 10 feet
	3—Mental hospitals, mental sanitariums, jails, prisons, reformatories and buildings where personal liberties of inmates are similarly restrained	2 hours less than 5 feet, 1 hour elsewhere	Not permitted less than 5 feet, protected less than 10 feet
M ²	1—Private garages, carports, sheds and agricultural buildings (See also Section 1101, Division 1.)	1 hour less than 3 feet (or may be protected on the exterior with materials approved for 1-hour fire-resistive construction)	Not permitted less than 3 feet
	2—Fences over 6 feet high, tanks and towers	Not regulated for fire resistance	
R See also Section 1202	1—Hotels and apartment houses Convents and monasteries (each accommodating more than 10 persons)	1 hour less than 5 feet	Not permitted less than 5 feet
	3—Dwellings and lodging houses	1 hour less than 3 feet	Not permitted less than 3 feet

²For agricultural buildings, see Appendix Chapter 11.

- NOTES: (1) See Section 504 for types of walls affected and requirements covering percentage of openings permitted in exterior walls.
(2) For additional restrictions, see chapters under Occupancy and Types of Construction.
(3) For walls facing yards and public ways, see Part IV.
(4) Openings shall be protected by a fire assembly having a three-fourths-hour fire-protection rating.

Chapter 5 - Uniform Building Code

EXHIBIT C

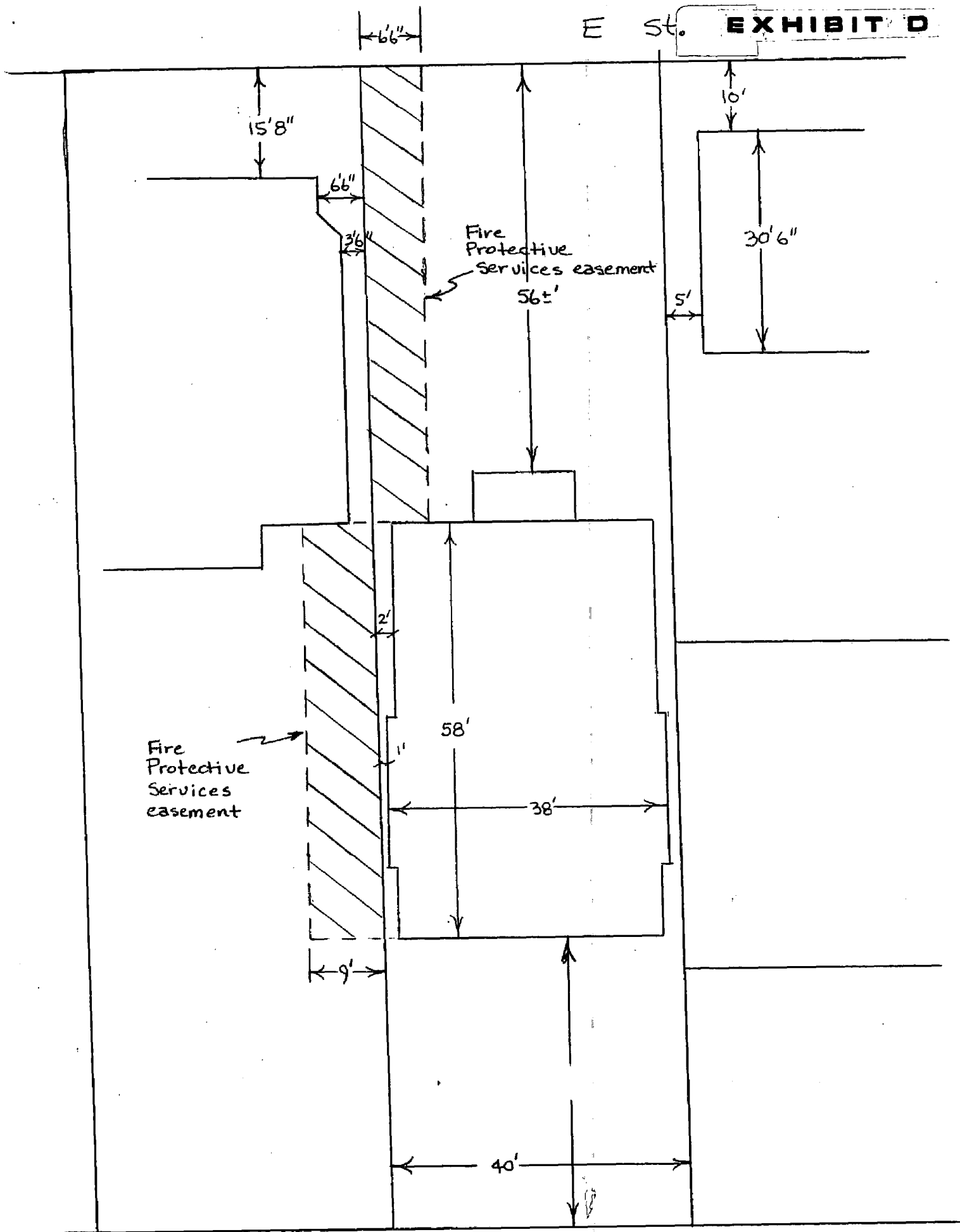
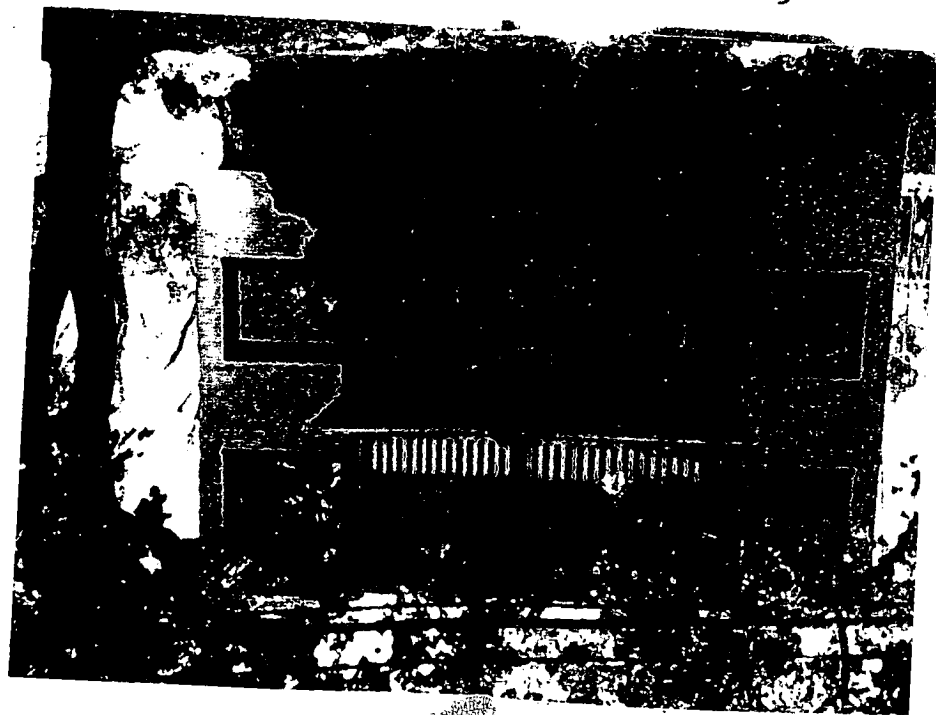
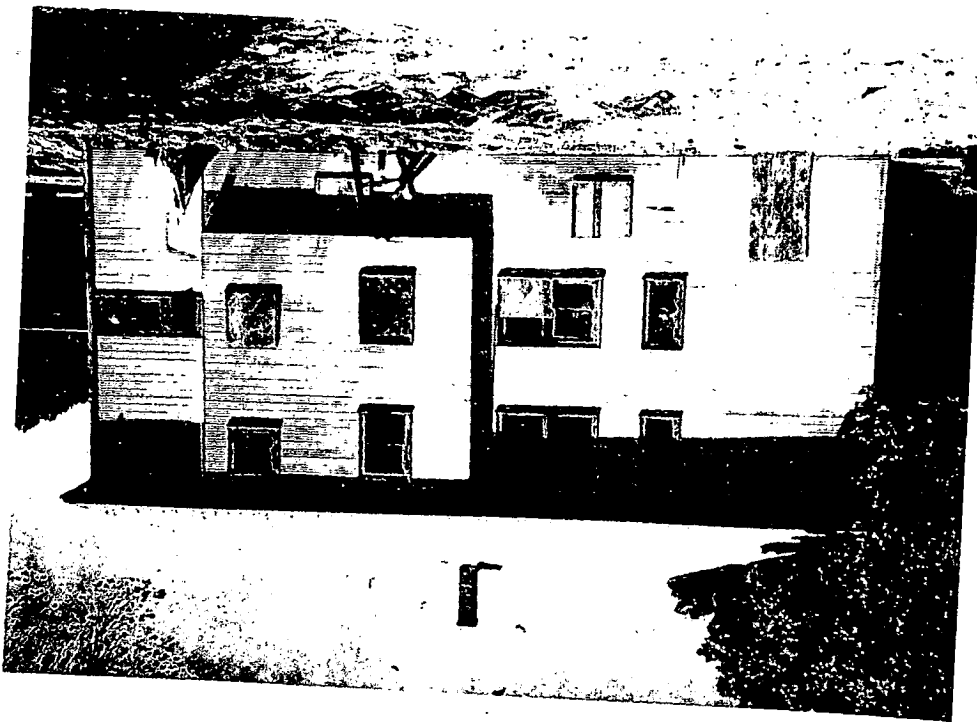
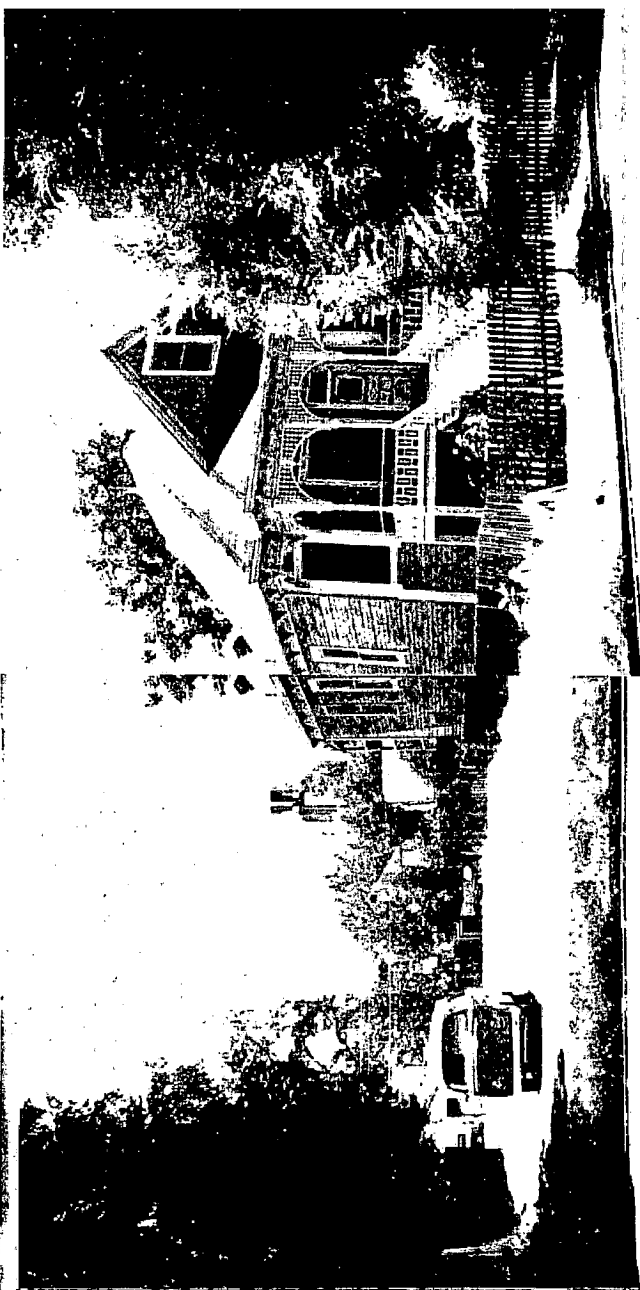


EXHIBIT E

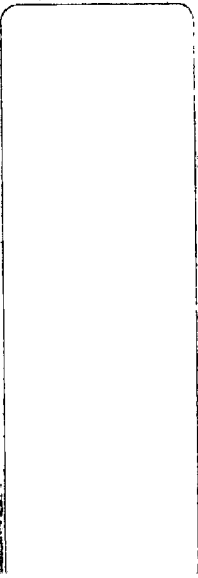


SUBJECT BUILDING
821 26th STREET

EXHIBIT F



↑ NEW SITE AND ADJACENT
BUILDINGS 914 E STREET



Alley

E St. 912

914

916

918

EXHIBIT 9

