

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

APPLICANT <u>Kent Baker & Assoc, c/o Ted Stevens, 7932 Sunset Avenue #B, Fair Oaks, CA 95628</u>
OWNER <u>Calton Homes, 3140 God Lamp Drive, Suite #30, Rancho Cordova, CA 95670</u>
PLANS BY <u>Kent Baker & Associates, 7932 Sunset Avenue #B, Fair Oaks, CA 95628</u>
FILING DATE <u>07-19-91</u> ENVIR. DET. <u>Exempt 15305(a)</u> REPORT BY <u>DTH</u>
ASSESSOR'S PCL. NO. <u>117-0970-052-0000</u>

APPLICATION: Planning Director's Variance to reduce the required interior side yard setback from 5 feet to 4.27 \pm for an existing single family residence located on .13 \pm developed acres in the Standard Single Family (R-1) zone.

LOCATION: 6819 Cedar Bluff Way

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the required side yard setback for an existing single family residence that was constructed with less than the required 5 foot side yard setback.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
South Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1

Property Dimensions:	55' x 100'
Property Area:	.13 \pm acres
Square Footage of Existing Residence/Garage:	1,185 \pm square feet
Allowable Lot Coverage:	40%
Existing Lot Coverage:	33.6%
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:**A. Land Use and Zoning**

The subject site is zoned Standard Single Family (R-1) and is designated for low density residential (4-15 du/na) by the General Plan and for residential (4-8 du/na) by the 1986 South Sacramento Community Plan. The site is a .13± developed parcel which has an existing single family residence constructed on it. The site is surrounded on the north, south, east and west by single family residences that are zoned Standard Single Family (R-1).

B. Applicant's Proposal

The single family residence that was constructed on the subject site with a building permit was constructed with a 4.27± foot side yard setback on the east side of the property. The applicant is requesting the necessary entitlements in order to allow the existing residence to remain with less than the required five foot side yard setback.

C. Staff Analysis

The single family residence is currently existing on the subject site with a 4.27 foot side yard setback. When constructed no fences were on the site in order to determine property line locations. When the site was inspected it was determined that the structure did not meet the required five foot setback. Staff is not opposed to the requested variance in that; the structure is existing, building permits were obtained and a reduction to 4.27 feet will not impact the adjacent residence. In addition, the existing lot coverage is 33.6% which is less than the allowable 40% lot coverage; therefore, staff believes that there is adequate open space on the subject site.

D. Agency Review

The proposed project was reviewed by the City's Engineering Development, Real Estate and Water and Sewer Divisions; no comments have been received.

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

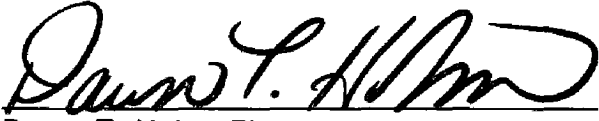
RECOMMENDATION: Staff recommends the Planning Director approve the Planning Director's Variance to reduce the required side yard setback from 5 feet to 4.27±' based upon findings of fact which follow;

Findings of Fact - Variances:

1. Granting the request does not constitute a use variance in that single family residences are allowed in the Standard Single Family (R-1) zone.

2. Granting the request will not be injurious to public welfare nor to property in the vicinity in that adequate open space and light will be provided.
3. The proposed project is consistent with the 1986 South Sacramento Community Plan which designates the site for residential (4-8 du/na) and by the General Plan which designates the site as medium density residential (4-15 du/na).

REPORT PREPARED BY:

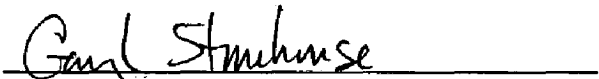


Dawn T. Holm, Planner

10-23-91

Date

REPORT APPROVED BY:

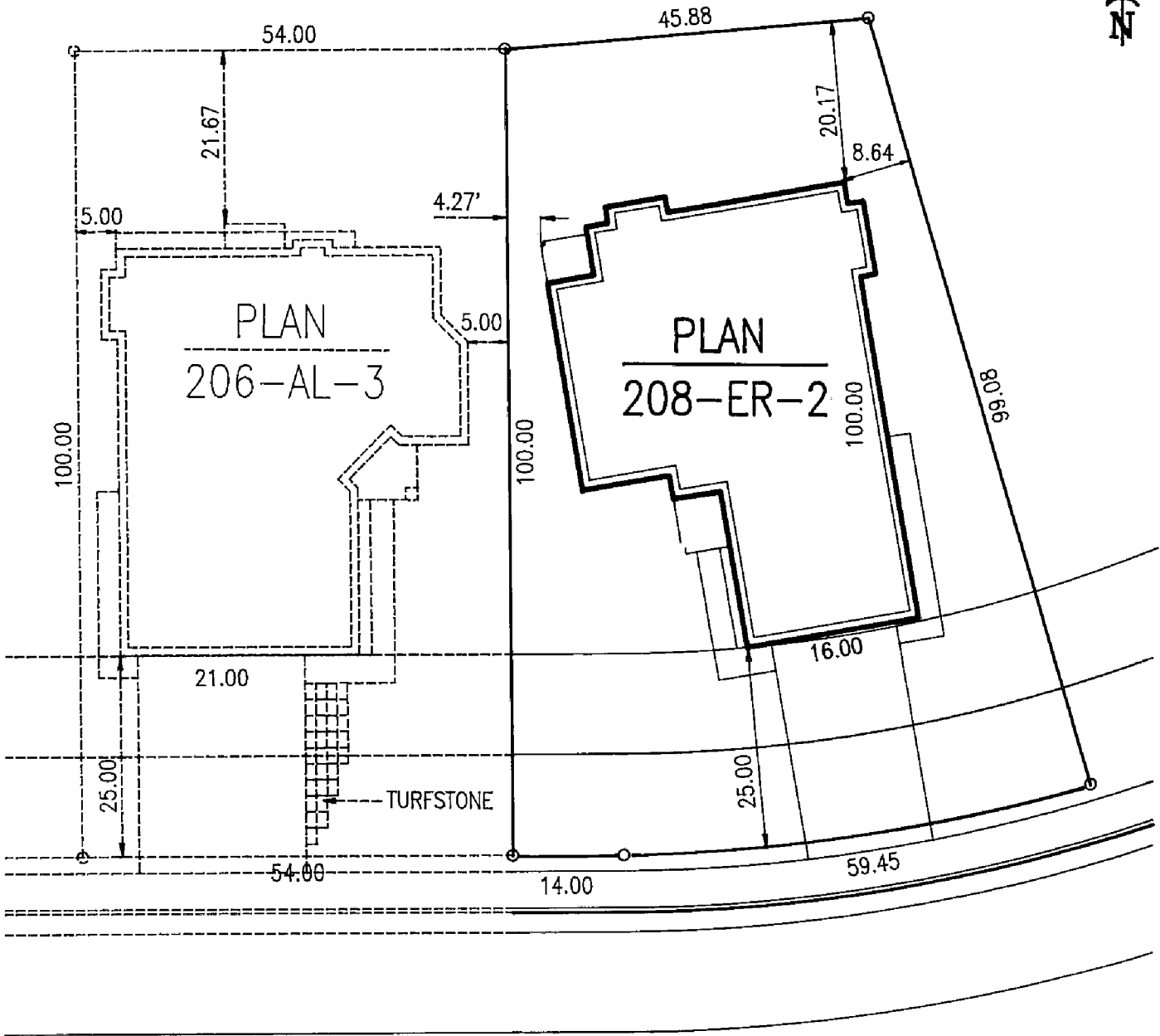


Gary Stonehouse, Planning Director

10-23-91

Date

EXHIBIT - A
SITE PLAN



CEDAR BLUFF WAY

000530

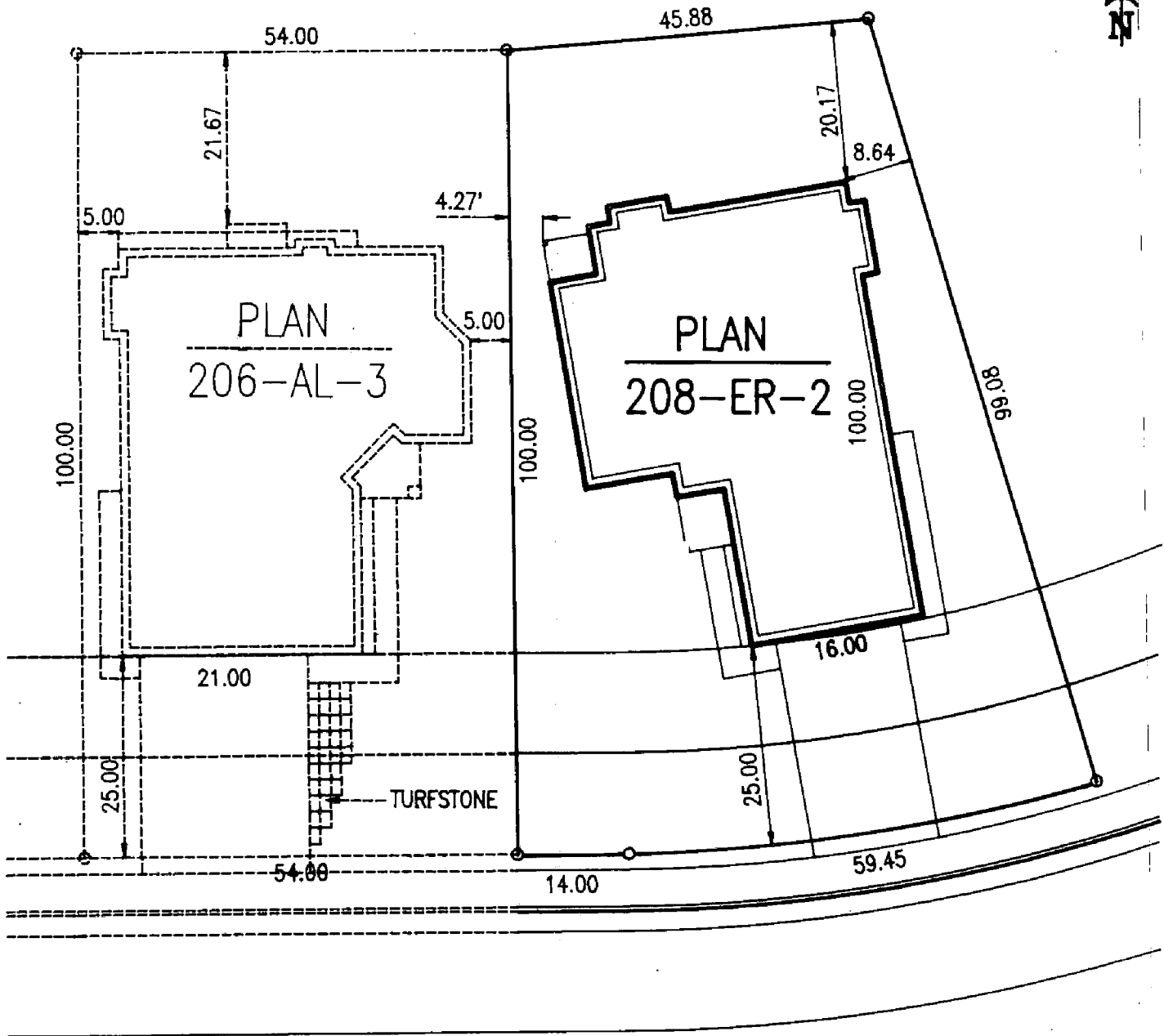
GROUND FLOOR AREA 1175 S.F. 21.8%
GARAGE AREA 640 S.F. 11.8%
LOT AREA 5400.00 S.F.

ADDRESS: 6819 CEDAR BLUFF WAY

JAN., 1990	PLOT PLAN	SCALE: 1" = 20'
	LOT 8.1 OF LAGUNA PARKWAY	SHEET
	CITY OF SACRAMENTO, CALIFORNIA	OF 1

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EXHIBIT - A
SITE PLAN



CEDAR BLUFF WAY

GROUND FLOOR AREA 1175 S.F. 21.8%
 GARAGE AREA 640 S.F. 11.8%
 LOT AREA 5400.00 S.F.

ADDRESS: 6819 CEDAR BLUFF WAY

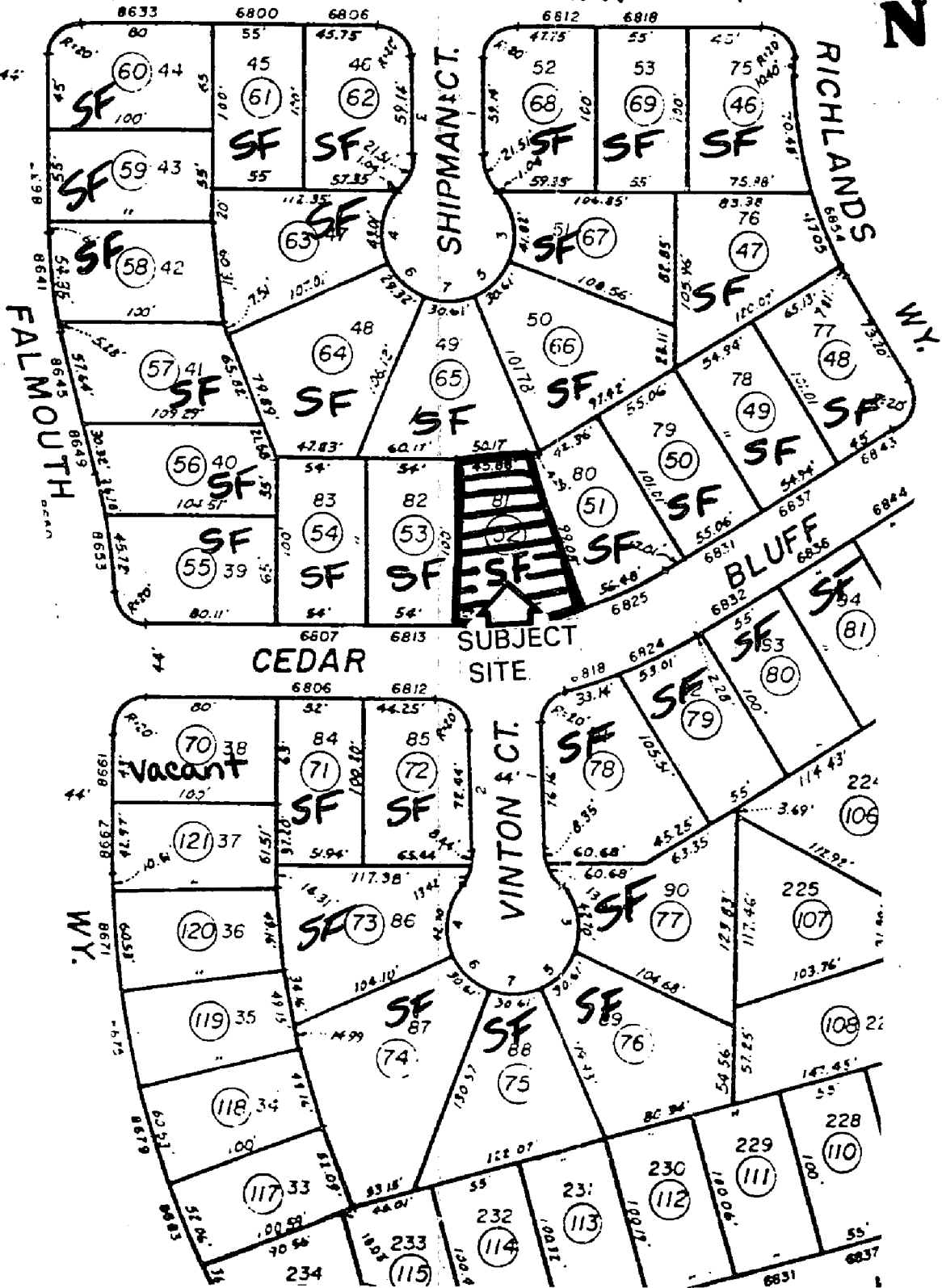
JAN., 1990

PLOT PLAN
LOT 81 OF LAGUNA PARKWAY
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SCALE: 1" = 20'
 SHEET

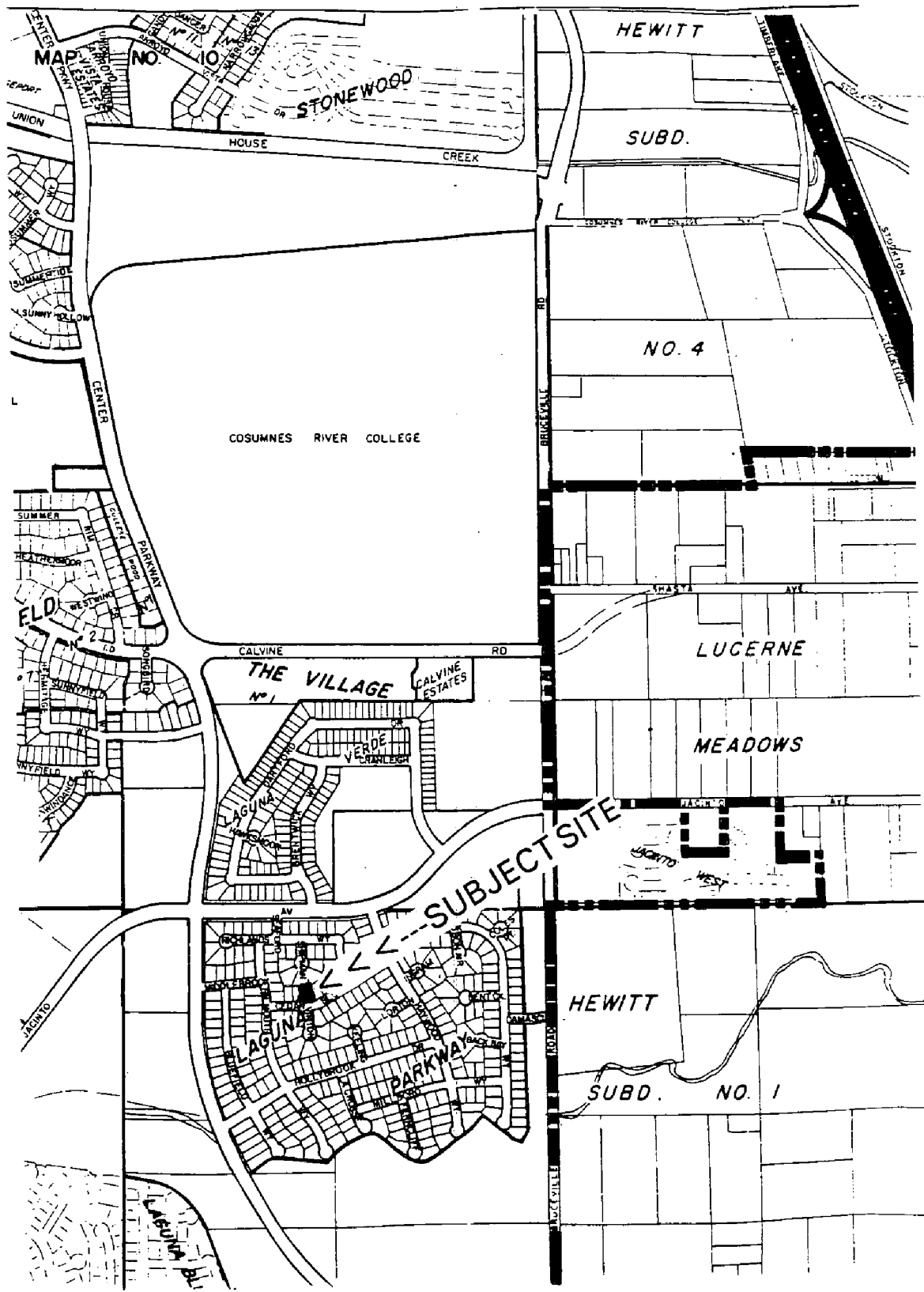
RICHLANDS

WY.



* ENTIRE PAGE IS ZONED STANDARD SINGLE FAMILY (R-1)

LAND USE & ZONING MAP



VICINITY MAP

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