

REPORT AMENDED 4/14/86
CITY PLANNING COMMISSION

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

APPLICANT	Roy Durbin, 3250 Riverside Boulevard, Sacramento,
OWNER	Roy Durbin, 3250 Riverside Boulevard, Sacramento, CA 95818
PLANS BY	G & D Builders-2321 Pamela Lane, Sacramento, CA 95825
FILING DATE	3/21/86
ENVIR. DET.	Ex. 15305(a);15301(e)
REPORT BY	LP:bw
ASSESSOR'S-PCL. NO.	012-331-25

APPLICATION: Variance to reduce rear yard setback from 15 feet to two feet, nine inches

LOCATION: 3250 Riverside Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to allow conversion of a garage to a two-story attached studio.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1963 Riverside/Land Park Community
 Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Single family residence

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Parking Lot; R-1	Front:	25'	17'
South: Single Family Residence; R-1	Side(Int):	5'	6'
East: Single Family Residence; R-1	Side(St):	12-1/2'	29'
West: Parking Lot; R-1	Rear:	15'	2'-9"

Parking Required: One space
 Parking Provided: One space
 Property Dimensions: 80.5' x 50'
 Property Area: 0.10+ acre
 Square Footage of Building: 1,946
 Height of Building: One story
 Topography: Flat
 Street Improvements/Utilities: Existing
 Exterior Building Materials: Existing residence: stucco;
 Proposed addition: T1-11 siding
 Roof Material: Composition shingles

STAFF EVALUATION: Staff has the following comments:

- A. **Land Use:** The subject site is an 80' x 50' lot developed with a single family residence located in a Single Family (R-1) zone. Surrounding land uses include a parking lot to the north and west, and single family and duplex residences to the south and east. The parking lot is used by patrons of a small strip commercial center located approximately 80 feet north of the site.
- B. The existing residence is a stucco Craftsman Bungalow approximately 50 years old. The applicant is proposing to construct a two-story addition attached to the residence and containing a 392 square foot art studio and a 392 square foot garage/storage area.

- C. The lot is substandard in size (4,027 square feet) and is adjacent to a parking lot and the addition will have minimal impacts on the neighborhood. Staff supports the variance, however, the design of the addition is not acceptable. The addition as proposed is totally dissimilar in design and materials to the residence and surrounding dwellings. Attached as conditions are design criteria which will ensure compatibility of the addition with the existing residence and surrounding dwellings. ~~Revised elevations and plans indicating an architectural design and materials which are sympathetic and complementary to the Bungalow should be submitted to staff for review prior to the Commission hearing.~~ In addition, the reduced rear yard setback will not impact the adjacent lot, in that the adjacent lot is a commercial parking lot. *(deleted and added by staff)*

Staff, therefore, can provide a complete evaluation of the variance and design of the building addition for the Commission's consideration.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Sections 15305(a) and 15301(c)). *(added by staff)*

RECOMMENDATION: Staff recommends ~~continuance of this item to the May 8, 1986 Commission hearing~~ approval of the variance, subject to conditions and based upon the following Findings of Fact. *(amended by staff)*

Conditions

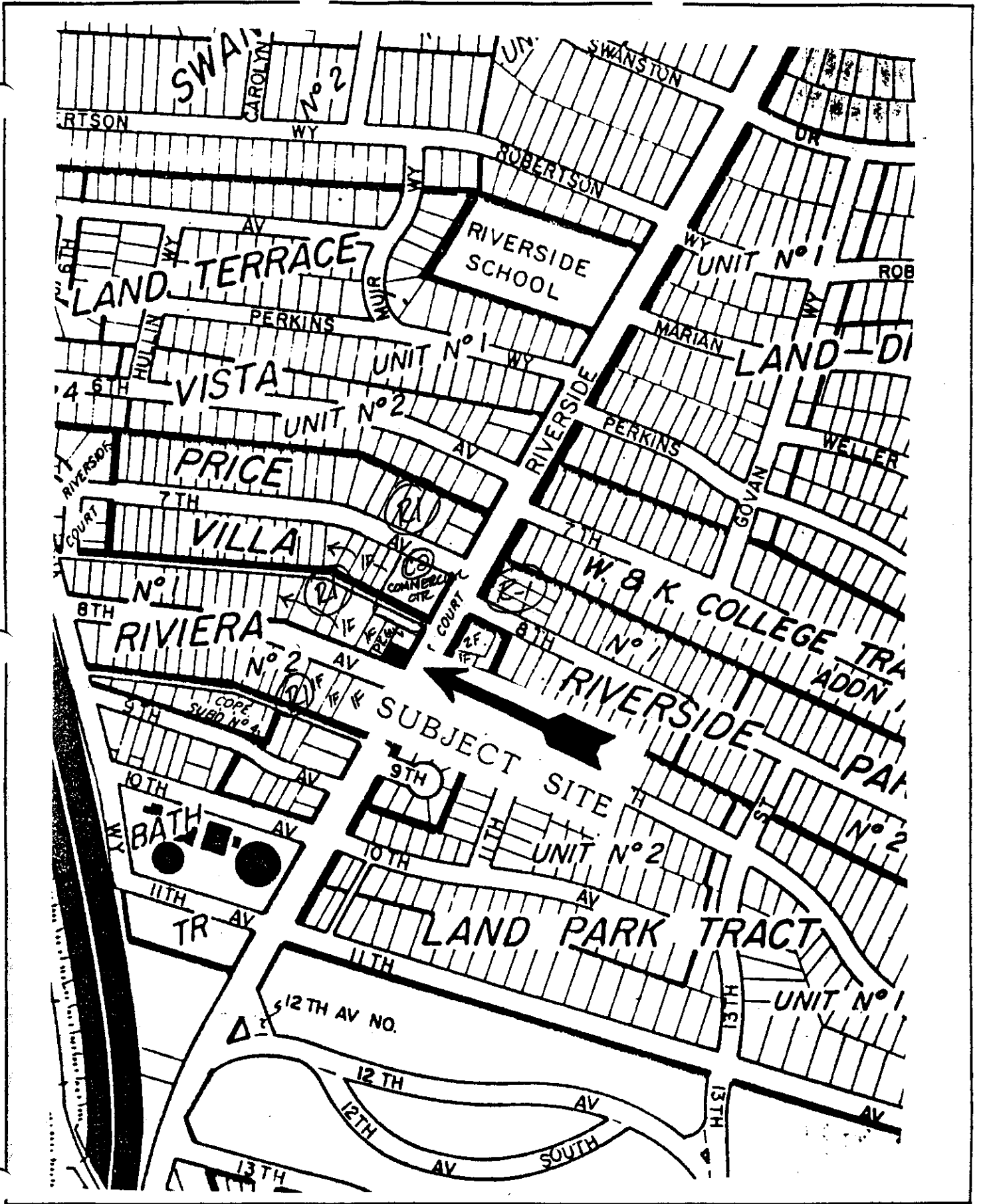
1. The roof and fascia line of the existing one story building are to be carried around all three elevations of the new addition. Finish detailing shall match existing detailing.
2. False beams are to be placed at gable ends of the second floor roof of the new addition. The addition's detailing shall match the existing detailing.
3. Roof vents shall be placed at gable ends to match the existing roof vents.
4. All new windows shall be double or single hung. The windows may be aluminum, but must be pre-painted or primed to accept the final trim color.
5. Window and door trim shall match the existing trim.
6. The studio storage door shall be painted to match the main color of the existing building. The style of the door shall be submitted for staff review and approval.
7. The finish of the exterior walls of the addition is to be stucco to match as closely as possible the existing stucco finish. A second preference is an exterior wall surface of wood shingle or horizontal wood siding.
8. South elevations of the new addition are to be set back at least 12 inches from the face of the existing building. The north elevation may be placed flush with the face of the existing building and a 1' x 4' vertical trim member shall be placed over the junction of the two surfaces.

9. The second floor window proposed for the stairwell is to be changed from a thin vertical shape to a traditional double-hung or single-hung style. The applicant shall also place a second window on the second floor south elevation to provide a symmetrical design.
10. The overhang of the new roof shall extend from the face of the new structure in an amount equal to the existing roof overhang.
11. The new roofing material shall match the existing material.
12. Revised drawings are to be reviewed and approved by staff.
13. The proposed art studio addition shall only be used by the resident of the dwelling for the purpose of creating individual works of art. This space shall not be leased out as a commercial business.

Findings of Fact

1. The variance, as conditioned, does not constitute a special privilege extended to one property owner, in that:
 - a. there is limited room on the 80' x 50' lot upon which to build an addition;
 - b. a variance would be granted other property owners under similar circumstances;
 - c. the adjacent use is a commercial parking lot.
2. The variance, as conditioned, will not be injurious to the general public or surrounding property owners, in that:
 - a. the addition will be architecturally compatible with the existing residence;
 - b. the addition will be adjacent to a parking lot and thus have a lesser impact on surrounding residences;
3. The project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated residential by the 1974 General Plan and the proposed addition conforms with this designation.

(Conditions and Findings of Fact added by staff)



LAND USE & ZONING MAP

P86-114

APRIL 24 1986
5-22-86

ITEM 256

