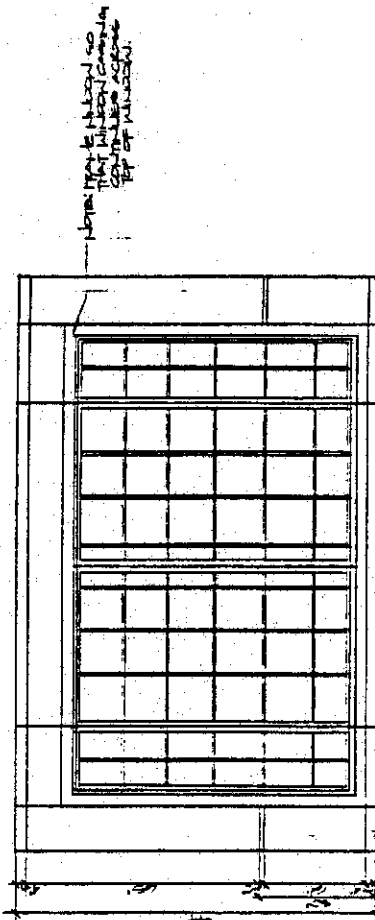
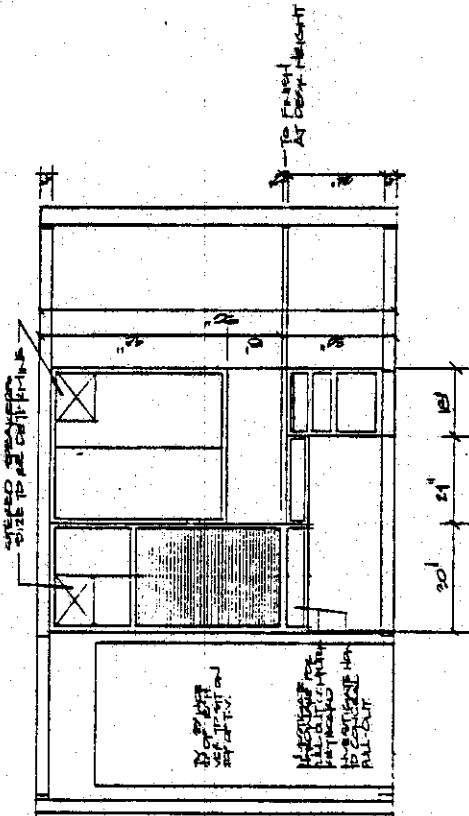
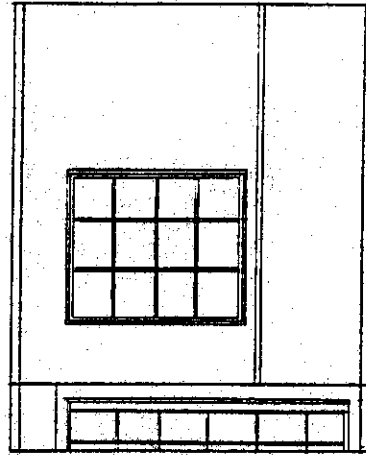
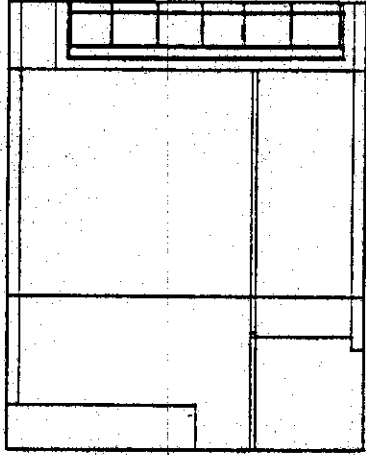


EXHIBIT E

84193



THIS IS AN ORIGINAL DESIGN AND MUST NOT BE RELEASED OR COPIED UNLESS APPLICABLE FEE HAS BEEN PAID OR JOB ORDER PLACED.

WILSON INC
SALVADORE P, JR
DESIGNER: BLANCHARD



CUSTOMER: MRS. VALENTINE
12311 AVE
SUNSHINE, CA

SCALE: 1/4" = 1'-0"
ALL DIMENSIONS & SIZE DESIGNATIONS
ARE SUBJECT TO VERIFICATION
ON JOB SITE AND ADJUSTMENT TO FIT,
JOB CONDITIONS.

DRAWING NO.	121
APPROVED:	
REVISED:	
SUPERSEDES DRAWING NO.	

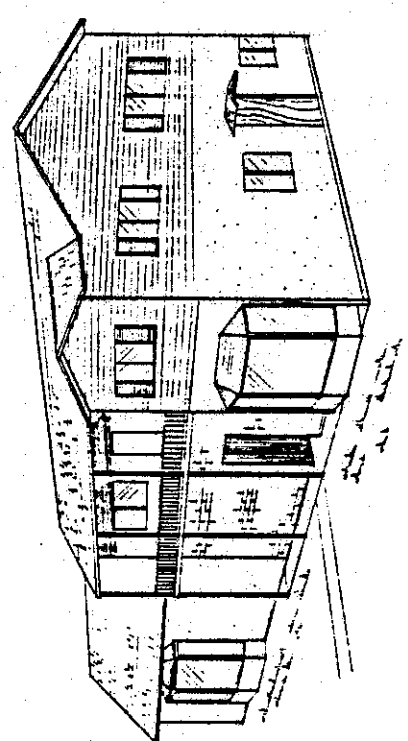
P84-195

6-28-84

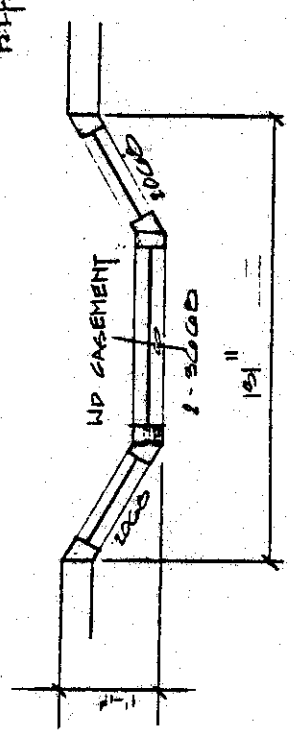
Item 23

P84-195

6-28-84



PERSPECTIVE



PEN BAY WINDOW

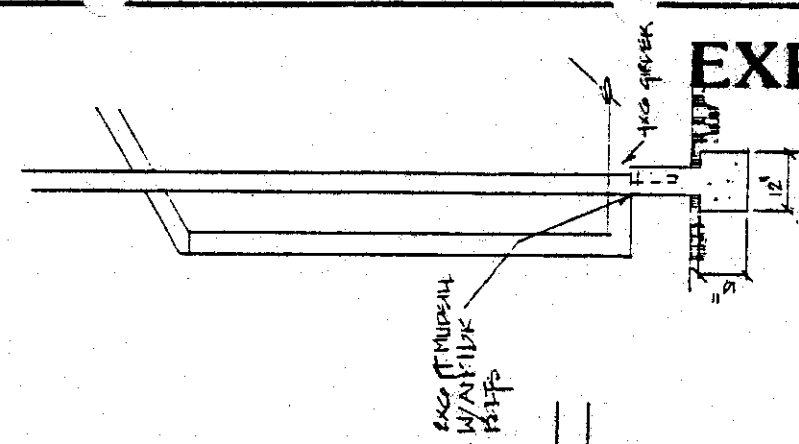


EXHIBIT D

DRAWING NO: P84-195
APPROVED:
REVISID:
SUPERSEDES DRAWING NO.

SCALE 1/2" = 1 FT.
 ALL DIMENSIONS & SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS.

CUSTOMER:
 MR. & MRS. VALENTINE
 1921 1/2 AVENUE
 SACRAMENTO, CA



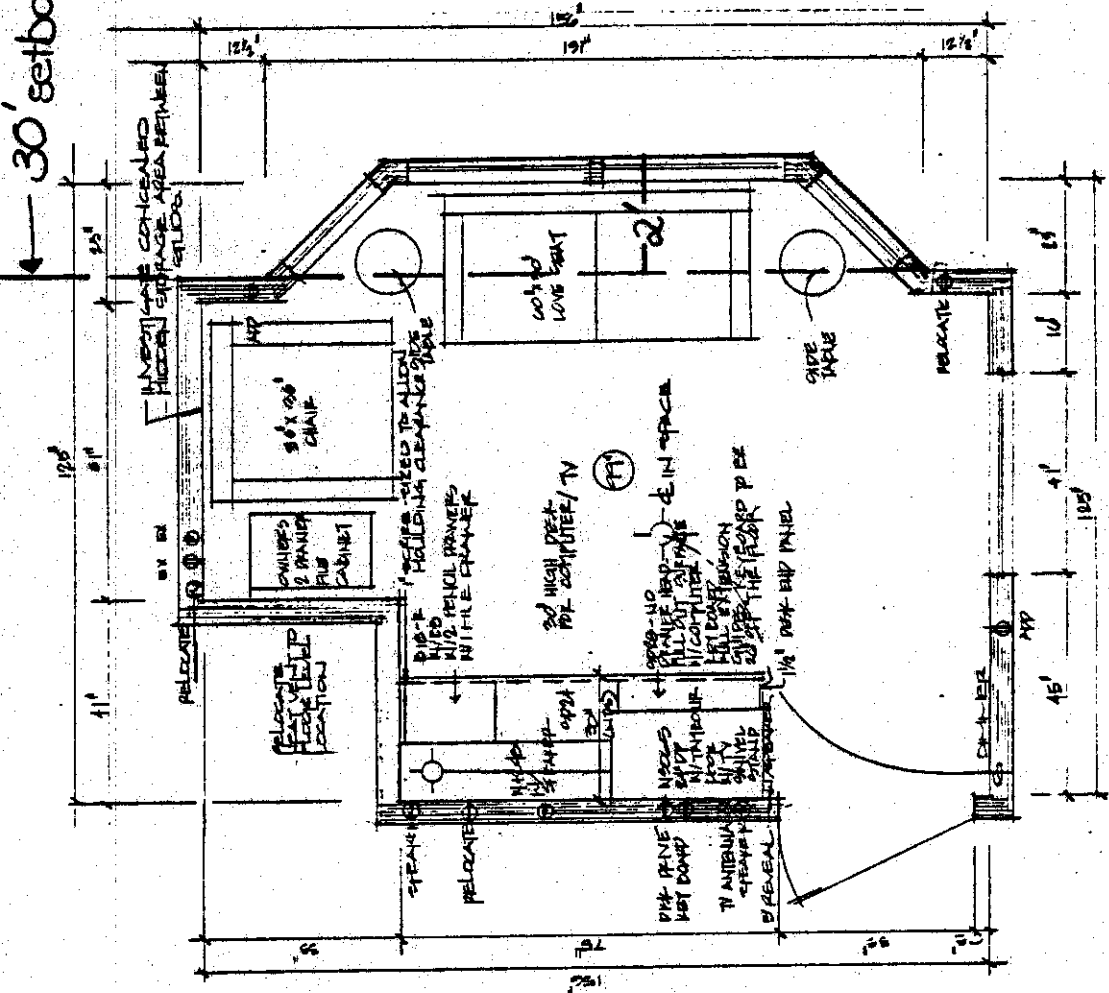
BY: ELLEN CHEEVER, ACCESS
 1017 1/2 ST. KEEL
 SACRAMENTO, CA
 DESIGNER: ELLEN CHEEVER, CKD, ASG

THIS IS AN ORIGINAL DESIGN AND MUST NOT BE RELEASED OR COPIED UNLESS APPLICABLE FEE HAS BEEN PAID OR JOB ORDER PLACED.

EXHIBIT C

84195

30' setback line



North

THIS IS AN ORIGINAL DESIGN AND MUST NOT BE RELEASED OR COPIED UNLESS APPLICABLE FEE HAS BEEN PAID OR JOB ORDER PLACED.

BY: MITCHELL, INC.
101 20th STREET
SACRAMENTO, CA
DESIGNER: ELLEN CHEEVER, CHP-MAP



CUSTOMER:
MR. & MRS. VALENTINE
1501 11th AVENUE
SACRAMENTO, CA

SCALE: 1/4" = 1' FT.
ALL DIMENSIONS & SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS.

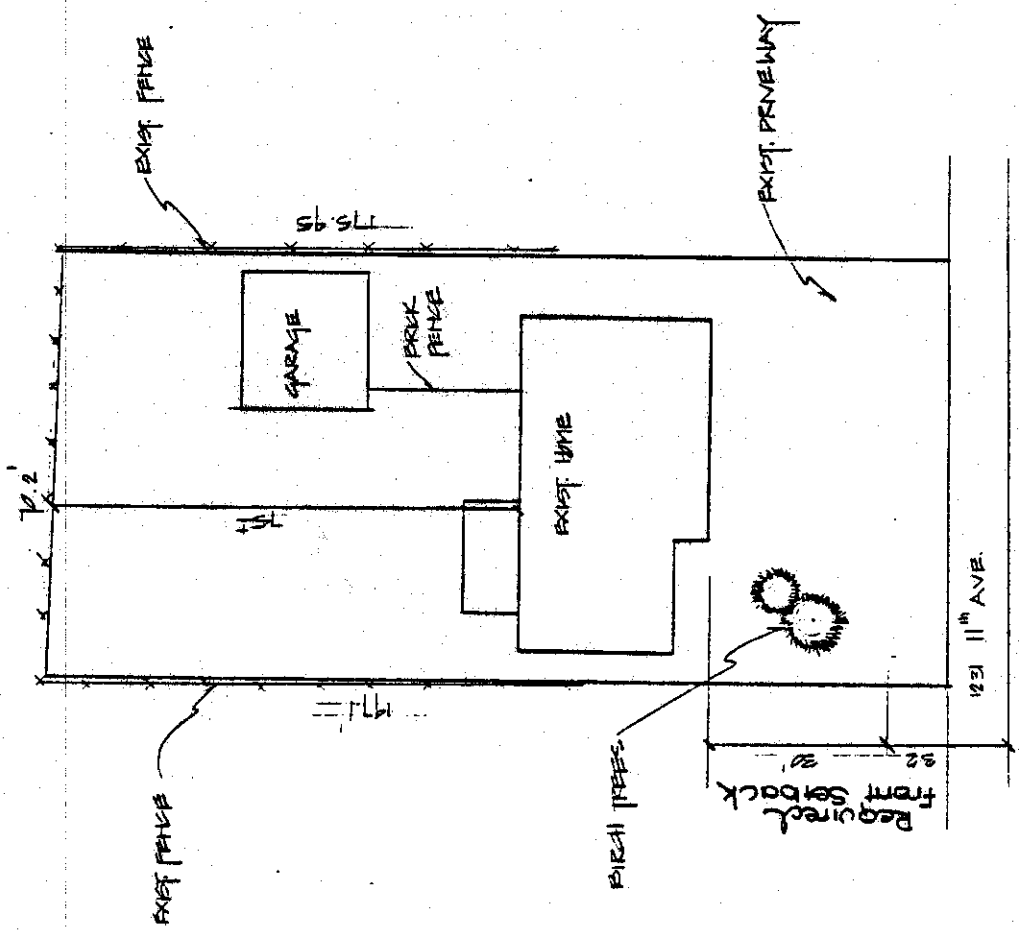
DRAWING NO: PLAN #2
APPROVED: _____
REVISED: _____
SUPERSEDES DRAWING NO. _____

P84-195

6-28-84

EXHIBIT B

P 84195



THIS IS AN ORIGINAL DESIGN AND MUST NOT BE RELEASED OR COPIED UNLESS APPLICABLE FEE HAS BEEN PAID OR JOB ORDER PLACED.

BY: KATHEN ITC
1211 10th STREET
SACRAMENTO, CA
DESIGNER: ELLEN SHEEVER, CKP



CUSTOMER: VALENTINE
1231 11th AVE
SACRAMENTO, CA

SCALE: _____ FT.
ALL DIMENSIONS & SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS.

DRAWING NO. SITE PLAN
APPROVED: _____
REVISED: _____
SUPERSEDES DRAWING NO. _____

P84-195

6-28-84

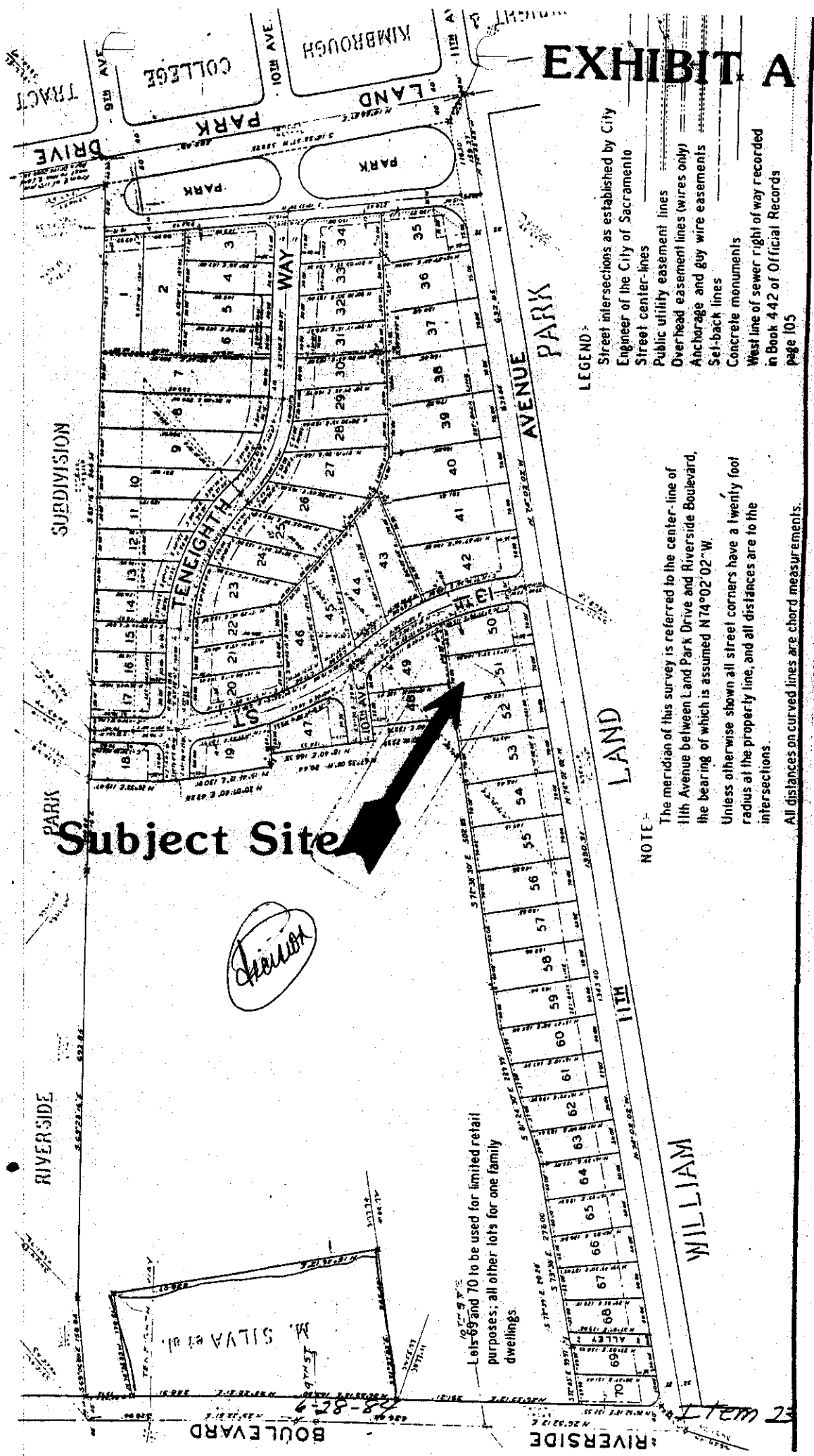
3

PLAT OF
LAND PARK TRACT UNIT NO 1
 CITY OF SACRAMENTO, CALIFORNIA

SURVEYED MARCH 1937 JOSEPH E. SPINK ENGINEER
 SCALE 1 INCH = 100 FEET
 SHEET 2 OF 2 SHEETS

Tenight Way Plan 2491
 18TH ST 2494
 11TH AVE 2493
 Sewer 2490
 Land Park Drive 2495
 10TH AVE 2492
 F.B. 976

BOOK 10
 PAGE 90



Division

Lots 69 and 70 to be used for limited retail purposes; all other lots for one family dwellings

NOTE:-

The meridian of this survey is referred to the center-line of 11th Avenue between Land Park Drive and Riverside Boulevard, the bearing of which is assumed N74°02'02"W.
 Unless otherwise shown all street corners have a twenty foot radius at the property line, and all distances are to the intersections.
 All distances on curved lines are chord measurements.

WILLIAM

EXHIBIT A

LEGEND:-
 Street intersections as established by City Engineer of the City of Sacramento
 Street center-lines
 Public utility easement lines
 Overhead easement lines (wires only)
 Anchorage and guy wire easements
 Set-back lines
 Concrete monuments
 West line of sewer right of way recorded in Book 442 of Official Records page 105

84-195

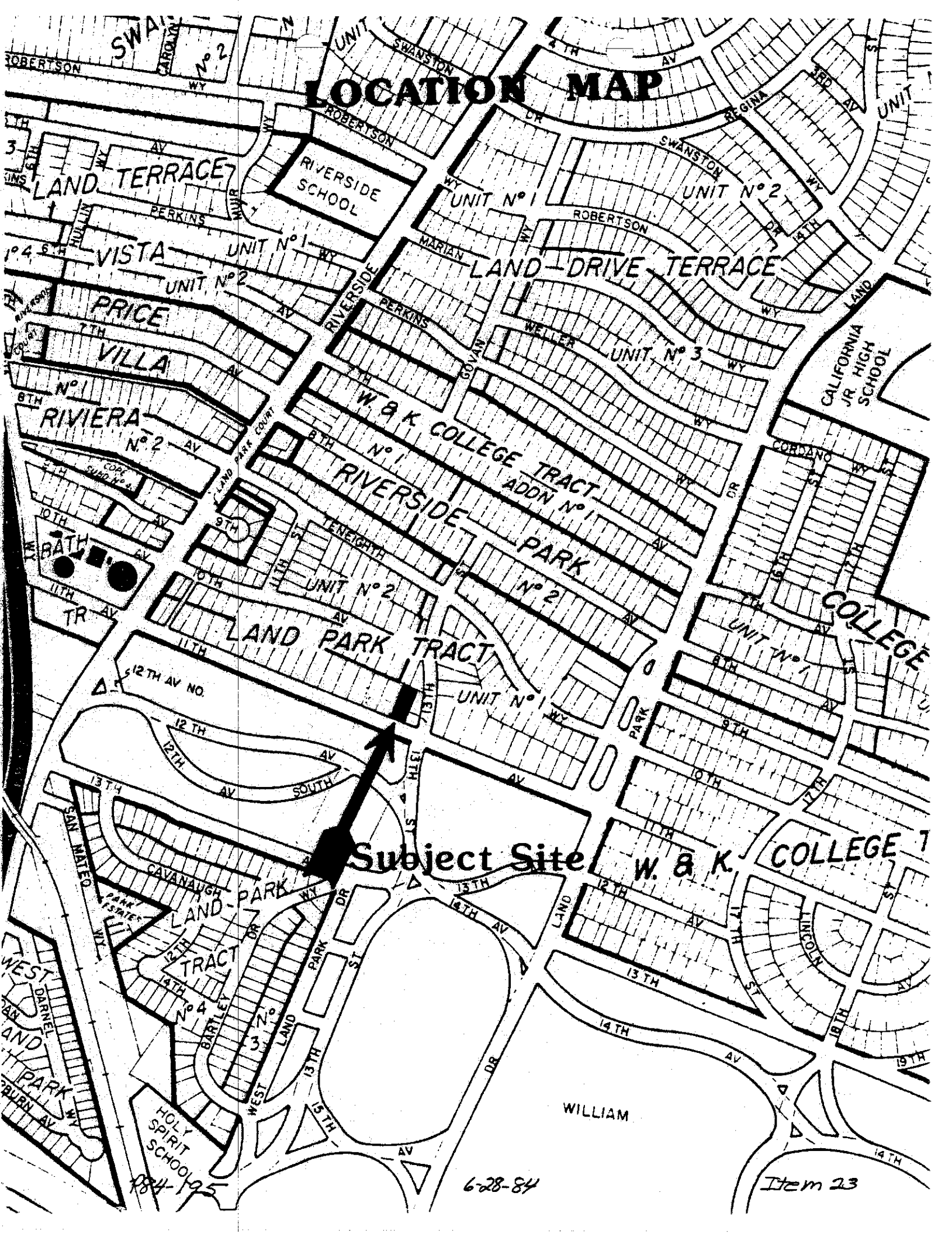


BOULEVARD

RIVERSIDE

WEST 23

LOCATION MAP



Subject Site

W. & K. COLLEGE

6-28-84

Item 23

1984-1985

2. The proposed addition, if approved, would be injurious to the public welfare and properties in the vicinity of the subject site in that:
 - a. the addition would encroach two feet into the required front yard area and eliminate the uniform 30 foot setback along 11th Avenue;
 - b. it may alter the characteristics of the area by setting a precedent that encourages additional variance requests to encroach into the required front setback area.
3. The variance, if approved, would be adverse to the policies of the 1974 General Plan to:
 - a. "prevent the intrusion of incompatible uses into residential area; and
 - b. "conserve and protect the City's older residential neighborhoods".

Because the addition had already been substantially completed when the variance was denied, and because it was not removed voluntarily, the City Attorney filed a lawsuit against the owners in January of 1982. The trial court judgment ordered removal of the addition. The Court of Appeal affirmed the trial court judgment, holding that the applicant's allegations that he had been misled by City staff legally could not suffice to avoid enforcement of the applicable setback.

Pursuant to the court order, the addition has been removed. The applicant is now requesting a variance to reduce the required 30 foot setback to 28 feet in order to replace the removed addition with a cantilevered bay window.

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

1. The subject site is a 9,800± square foot parcel located in the Single Family (R-1) zone. A 2,200± square foot single family residence is currently located on the site. The subject parcel is also located in Land Park Tract Unit No. 1 (Exhibit A). Lots located in this tract along the north side of 11th Avenue between Riverside Boulevard and 13th Street have a recorded 30 foot front setback line. Lot 51, the subject parcel, has this recorded front setback. The applicant is requesting a variance to encroach two feet into the required ~~30~~ 30 foot front setback in order to add a 20± square foot cantilevered bay window to the existing residence (Exhibits B-E).
2. The project was reviewed by the City Engineering, Traffic Engineering and Building Divisions. They had no comments regarding the proposed variance.
3. As noted above, the 30 foot front yard setback is recorded on the subdivision plat map. If the proposed variance was approved for the subject site, the applicant would still be required to request abandonment of the setback line at its present location. All abandonment requests require City Council approval.
4. Planning staff can find no hardship pertaining to this site to justify reducing the required 30 foot front setback. The Land Park Tract Unit #1 subdivision was designed with large lots and a 30 foot front setback to create a streetscape unique from traditional single family subdivisions and compatible with adjacent William Land Park. These lots, including the subject parcel, are not substandard in area or dimensions and dwellings located on them are not substandard in size. In addition, the applicant's floor plans for the livingroom area indicate that adequate living space can be achieved without the two foot bay window addition. Staff, therefore, recommends denial of the variance request.

STAFF RECOMMENDATION: Staff recommends denial of the variance request to reduce the required 30 foot front setback to 28 feet, based upon findings of fact which follow:

Findings of Fact

1. The proposed variance, if approved, would constitute a special privilege extended to one individual property owner in that the subject site is similar in size and shape to other lots in this vicinity. These lots are not substandard in area or dimension. There are no unusual circumstances that warrant the granting of a variance.

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Owner and Kitchens, Inc. - 1617 18th Street, Sacramento, CA 95814		
OWNER	Denny and Sheila Valentine - 1231 11th Avenue, Sacramento, CA 95818		
PLANS BY	Kitchens, Inc. - 1617 18th Street, Sacramento, CA 95814		
FILING DATE	5-17-84	50 DAY CPC ACTION DATE	REPORT BY: JP:sg
NEGATIVE DEC. EX.	15305(a)	EIR	ASSESSOR'S PCL NO. 012-352-25

APPLICATION: Variance to reduce the required front yard setback from 30 feet to 28 feet

LOCATION: 1231 11th Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to allow the projection of a catlevered bay window two feet into the required 30 foot front setback.

PROJECT INFORMATION:

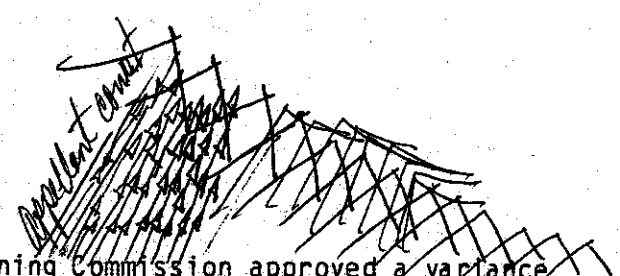
1974 General Plan Designation: Residential
 1963 Riverside-Land Park
 Community Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
 South: William Land Park; R-1
 East: Single Family Residential; R-1
 West: Single Family Residential; R-1

Property Dimensions: 70±' x 140±'
 Property Area: 9,800± square feet
 Square Footage of Existing Structure: 2,200± square feet
 Square Footage of Addition: 20± square feet
 Exterior Building Colors: White
 Exterior Building Materials: Stucco, wood, glass

Motion to: For small 20'
 A N
 11/11 11/11



BACKGROUND INFORMATION: On May 8, 1980 the Planning Commission approved a variance request for the subject site to reduce the required front yard setback from 30 feet to 20 feet in order to allow the projection of a living room addition into the front yard setback area (P-8998). The vote of the Commission was five ayes, three noes and one absent. Planning staff had recommended denial of the variance request.

Subsequently, a neighborhood resident appealed the Commission's decision to the City Council. The Council, by a vote of eight ayes and one absent, approved the appeal and denied the requested variance. The applicant again requested the variance to reduce the required 30 foot setback to 20 feet for the living room addition in November of 1980 (P-9194). The Commission, by a vote of six ayes, one noe and two absent, denied the variance request. The applicant then appealed this decision to the City Council, modifying the request to a six foot, rather than a 10 foot encroachment. The Council denied the appeal on January 27, 1981, by a vote of seven ayes and two noes.

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