

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Ted Underwood: 2524 O Street, Sacramento, CA 95816				
OWNER	Ted Underwood: 2524 O Street, Sacramento, CA 95816				
PLANS BY	Ted Underwood: 2524 O Street, Sacramento, CA 95816				
FILING DATE	3-22-89	ENVIR. DET.	Exempt 15305a	REPORT BY	DTH
ASSESSOR'S-PCL. NO.	007-0264-008				

APPLICATION: Planning Director's Variance to reduce a portion of the required ten foot courtyard requirement to seven feet.

LOCATION: 2524 O Street

PROPOSAL: The applicant is requesting the necessary entitlements to reduce a portion of the required ten foot courtyard to seven feet of an existing unit to allow the construction of a two dwelling unit with three garages to the rear of the property.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
1980 Central City Community Plan Designation:	Multi-Family Residential
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning:

North: Residential:R-3A
South: Residential:R-3A
East: Residential:R-3A
West: Residential:R-3A

Setbacks: Existing Structure:	Required:	Provided:
	Front: 25'	14'
Side(east): 10'		7'
Side(west): 5'		3'
Rear: 6'		100'

Setbacks: Proposed Structure:	Required:	Provided
	Front: 25'	102'
Side(east): 5'		5'
Side(west): 5'		5'
Rear: 6'		6'

Parking Required: 2 spaces
Parking Provided: 3 spaces
Property Dimensions: 40' x 160'
Property Area: .15+ acres
Density of Development: 33 d.u. per acre

Square Footage of Building:	Existing Building: 2,760+ sq.ft.
	Proposed Building: 2,880+ sq.ft.
Size of Units:	Existing Building: 2-1 bedroom units(700 sq.ft.)
	1-2 bedroom unit(1500sq.ft.each)
	Proposed Building: 2-2 bedroom units(1200sq.ft.each)
Height of Buildings	29'+
Exterior Building Materials:	Wood Trim and Siding
Roof Material:	Architectural Composition
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is a 40' x 160' interior lot in the Multi-family (R-3A) zone. A two-story, 2,900 sq.ft., three unit apartment is developed on the lot. The Design Review and Preservation Board on April 19, 1989, (PB89-010) approved two additional units to be constructed on the rear of the lot. The site is located in the Sutter's Fort Preservation area and the existing residence is a supportive structure.

B. Applicant's Proposal

The applicant's recent approval by the Design Review and Preservation Board for two units with three garages, to the rear of the existing lot, required a 10 foot courtyard clearance along the east side of the existing residential structure. The existing residence has a seven foot setback along the east side of the structure. The applicant is requesting a Planning Director's Variance to reduce a portion of the required ten foot courtyard requirement to seven feet in order to allow the construction of the two additional units.

C. Staff Comments

Staff has no objections to this request. The applicant will be constructing three single car garages, along with the two additional units, which will allow for the units to the rear of the lot to use the alley for access. By developing the new units with garages off of the alley, the tenants won't have the need to use the street for parking or the courtyard area for access to the units. The required courtyard will only be used by visitors to the site and shouldn't therefore create an adverse impact on the existing apartments. The applicant has notified the adjacent property owner and there were no objections to the variance request

Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines {CEQA Section 15305(a)}.

Recommendation: Staff recommends approval of the variance request subject to the following conditions and based on findings of fact which follow:

Conditions:

1. The applicant shall meet all the requirements of the City's Design Review and Preservation Board for the proposed two units.
2. The applicant shall obtain all necessary building permits prior to construction.

Findings of Fact:

1. The requested variance does not constitute a special privilege in that:
 - a. The present courtyard clearance along the east side of the existing structure is seven feet; and
 - b. A variance would be granted to any other property owner facing similar circumstances.
2. The granting of the variance will not be detrimental to the public welfare nor to properties in the vicinity in that the seven foot courtyard clearance will not adversely impact the proposed units nor alter the characteristics of the surrounding land uses.
3. The requested variance does not constitute a use variance in that two family dwellings are permitted in the R-3A zone.

- 4. The proposed project is consistent with the General Plan which designates the site for medium density residential and the 1980 Central City Community Plan designates the site for multi-family.

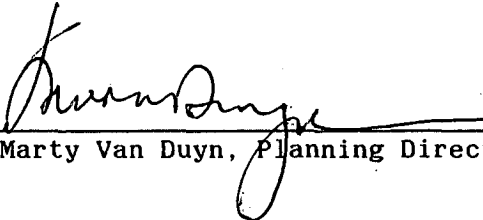
REPORT PREPARED BY:



Dawn T. Holm, Planning Technician II

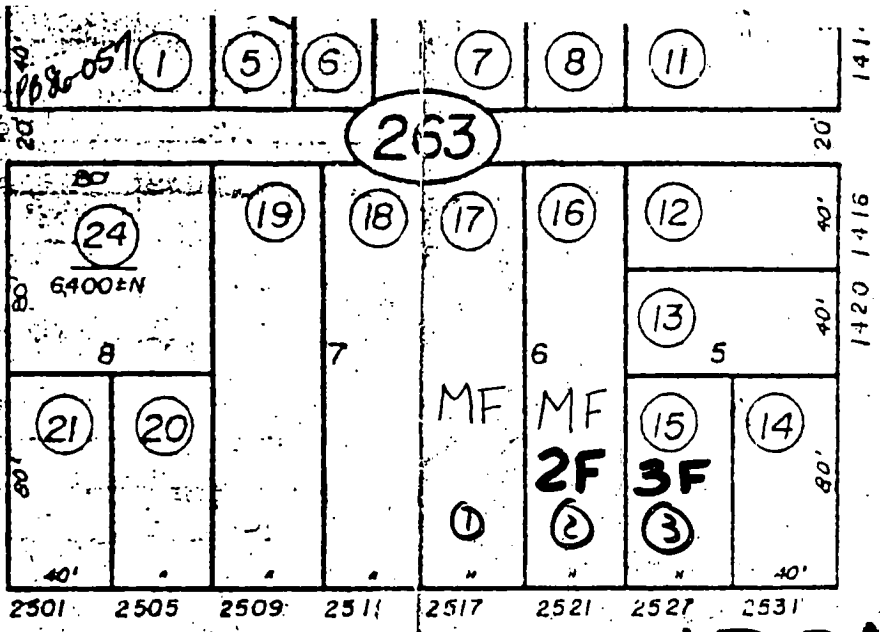
5-5-89
Date

RECOMMENDATION APPROVED BY:

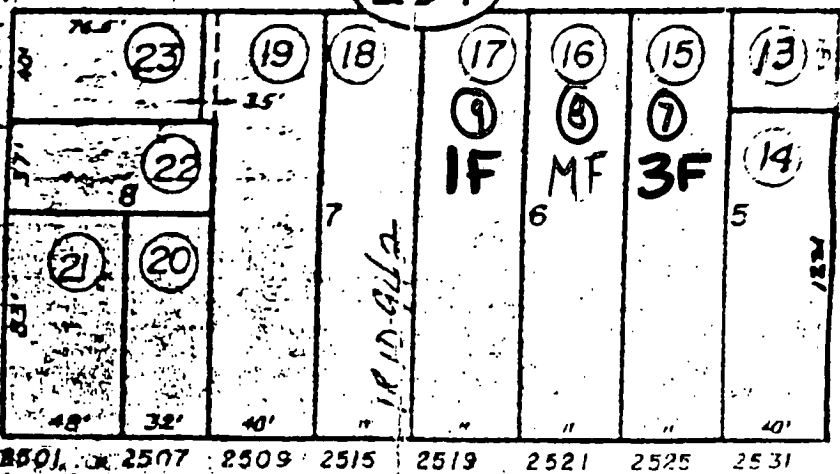
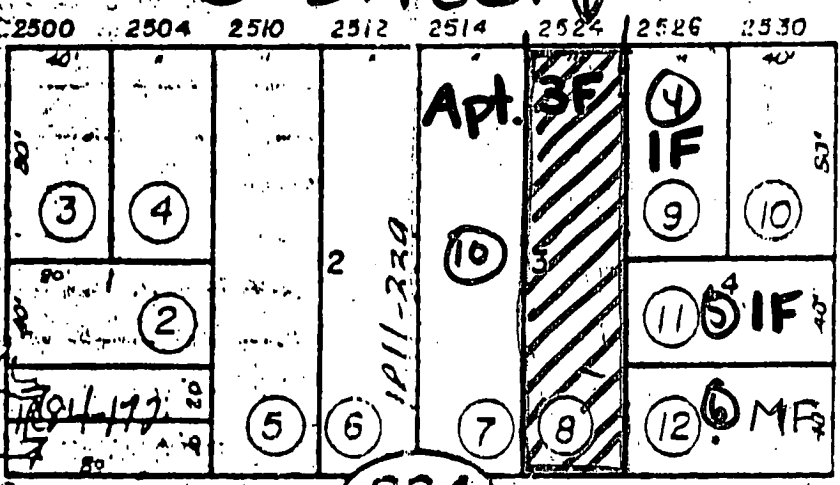


Marty Van Duyn, Planning Director

5-5-89
Date



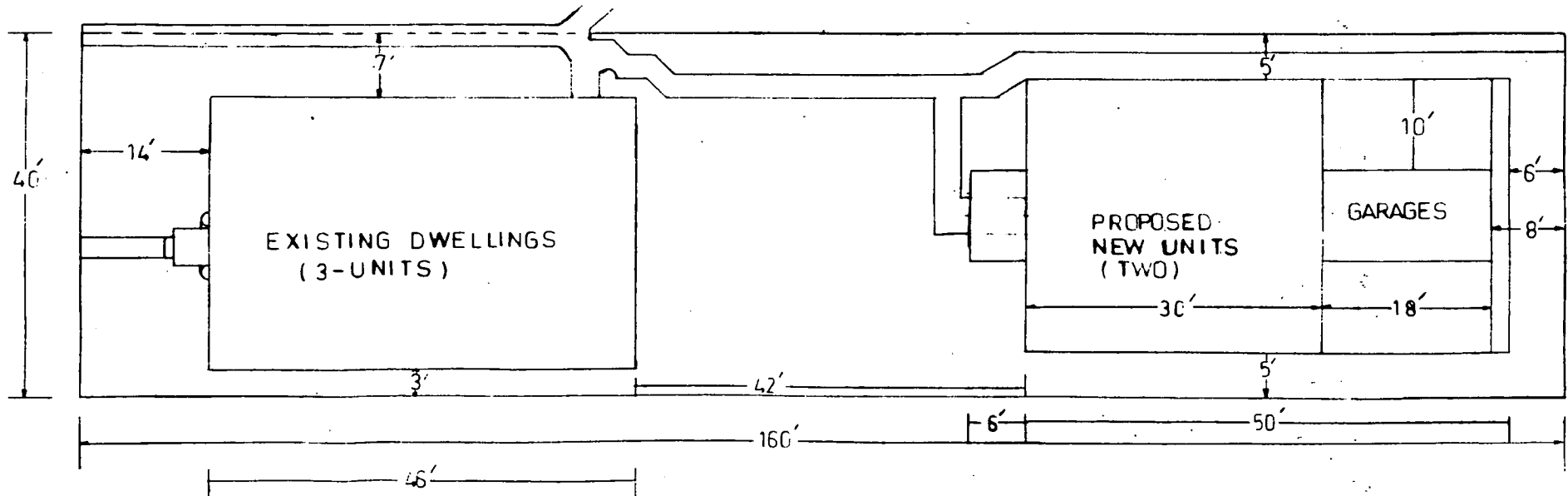
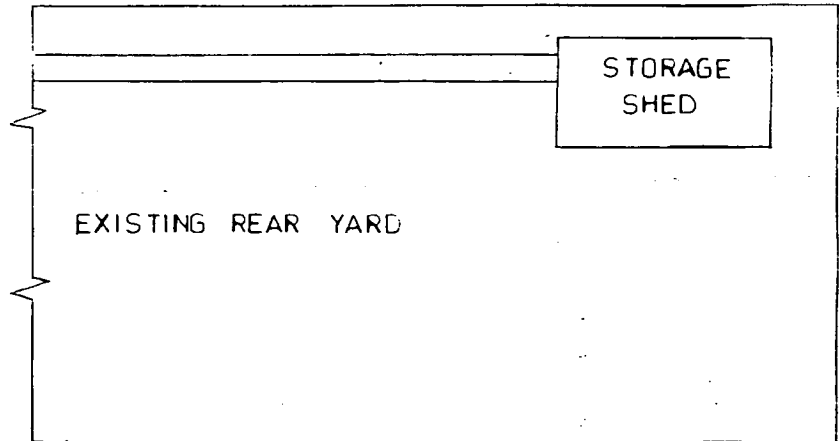
***Entire Page Zoned R-3A**
 Subject Site
 Street



P Street

LAND USE & ZONING MAP

2524 G ST
DRAWN BY- *Sid [unclear]*



1/8" = 1'

01562
ALLEY
P89-169