

CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, September 26, 1995, the Zoning Administrator approved with conditions a variance to reduce the required front setback for an apartment leasing office parking area for the project known as Z95-027. Findings of Fact and conditions of approval for the project are listed on page 2-3.

Project Information

Request: Zoning Administrator Variance to reduce the required front setback from 25 feet to 12.5 feet for a parking area for an apartment complex leasing office on 30.4± developed acres in the Multi-Family, Planned Unit Development (R-2B)(PUD) zone.

Location: 100 and 200 Bicentennial Circle

Assessor's Parcel Number: 079-0420-002, 007

Applicant: Hollen Associates (Pete Hollen) Property American Apartment Communities
2000 Post #432 Owner: 615 Front Street
San Francisco, Ca 94115 San Francisco, CA 94111

General Plan Designation: Medium Density Residential (16-29 du/na)

Existing Land Use of Site: Apartments

Existing Zoning of Site: Multi-Family, R-2B (PUD)

Surrounding Land Use and Zoning:	Setbacks Required	Proposed
North: Highway 50	Front: 25'	12.5'
South: O-B (PUD) and C-2(PUD); Commercial	Side(E.): 5'	29'
East: R-1; Single Family Residence	Side(W.): 5'	12'
West: Power Inn Road & Highway 50 Onramp	Rear: 15'	21'

Property Dimensions: Irregular
Property Area: 30.4± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: P7728

Background Information: On June 23, 1977, the City Council approved a Special Permit and Tentative Map for a 648 unit apartment complex (P7728) on 30.4± developed acres in the Multi-Family, Planned Unit Development (R-2B)(PUD) zone. The site is in the Seven Lakes PUD.

Additional Information: The applicant is requesting to reduce the front yard setback from the required 25 feet to 12.5 feet for the parking area for a new leasing office for an apartment complex. A five space parking lot will be added at the leasing area. The proposed parking area will be located in the required 25 foot front setback area. The Zoning Ordinance does not permit any parking or required maneuvering area to be located in the front yard setback area in the R-2B zone. A Zoning Administrator Variance is necessary to reduce the front yard setback from 25 feet to 12.5 feet in order to permit the proposed parking area for the leasing office. The leasing office will be located at the entrance to the apartment complex with the parking area outside of the entrance gate. There is no street parking available due to the Carol Miller Justice Center located to the south of the project. All the streets are marked no parking.

The project was noticed and staff has received many calls about other construction activities associated with the apartment complex in a different section. The other concerns were addressed and none of the neighbors had concerns or objections to the parking area.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.

Conditions of Approval

1. There shall be no further encroachment of structures or parking/maneuvering area into the required 25 foot setback than what is indicated on the submitted site plan -Exhibit A (the variance to reduce the front setback to 12.5 feet is only for the small section of parking maneuvering area.)
2. Size and location of the parking area shall conform to the plans submitted (revised plan to indicate a minimum 12.5 foot landscape setback area).
3. The applicant shall meet all shading and landscaping requirements of the Zoning Ordinance.
4. The applicant shall obtain all necessary building permits for the parking area.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in that apartments are a residential use that are permitted in the Multi-Family, Planned Unit Development (R-2B)(PUD) zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there will be adequate landscaping and building setbacks;
 - b. there will be on-site parking for the leasing office provided; and
 - c. there is no street parking available due to the Carol Miller Justice Center and all the streets posted "No Parking" which creates a hardship for the applicant; and
 - d. the proposed parking encroachment will not substantially alter the characteristics of the site or the surrounding neighborhood.
4. The project is consistent with the General Plan designation which designates the subject site as Medium Density Residential (16-29 du/na).

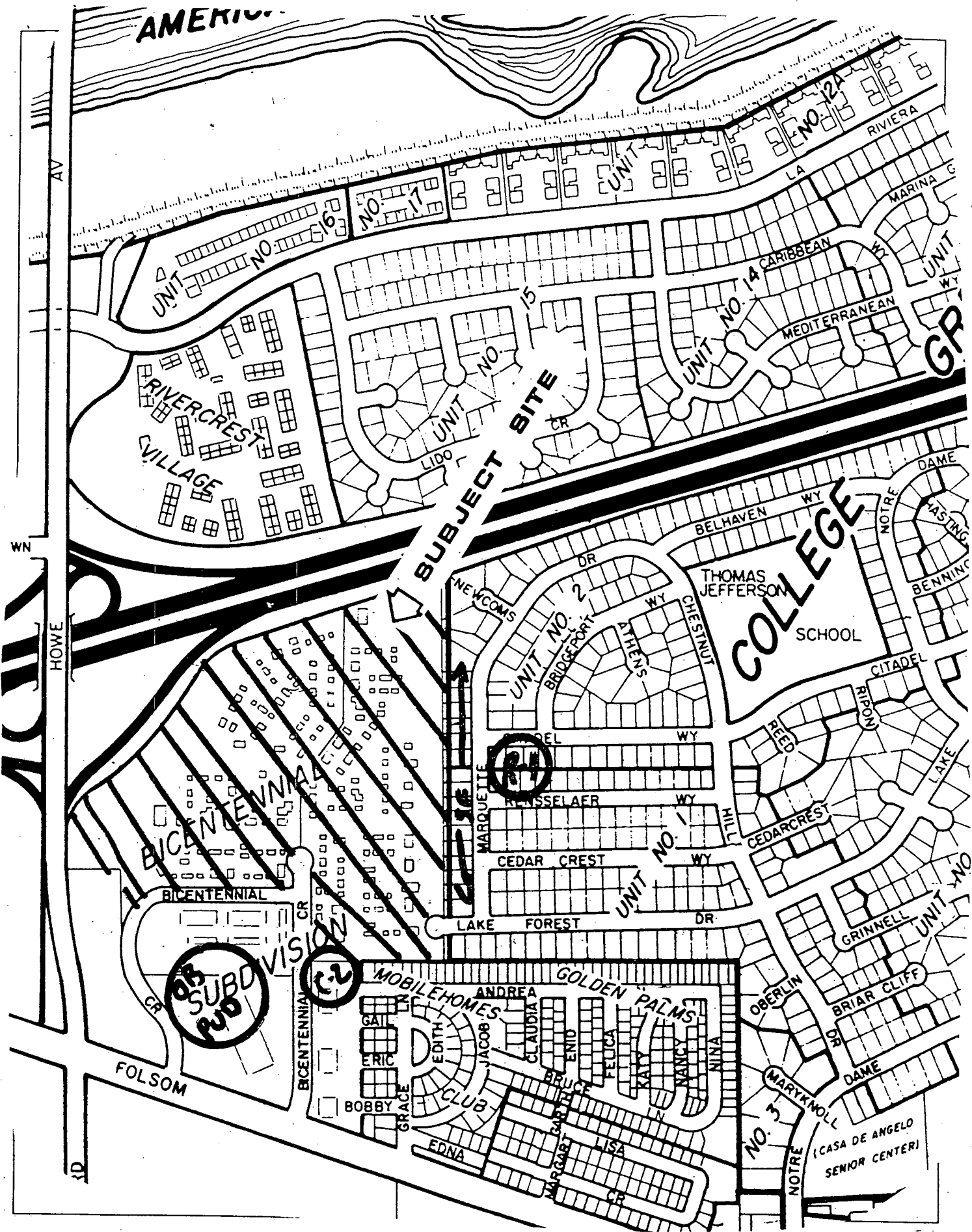


Joy D. Patterson
Zoning Administrator

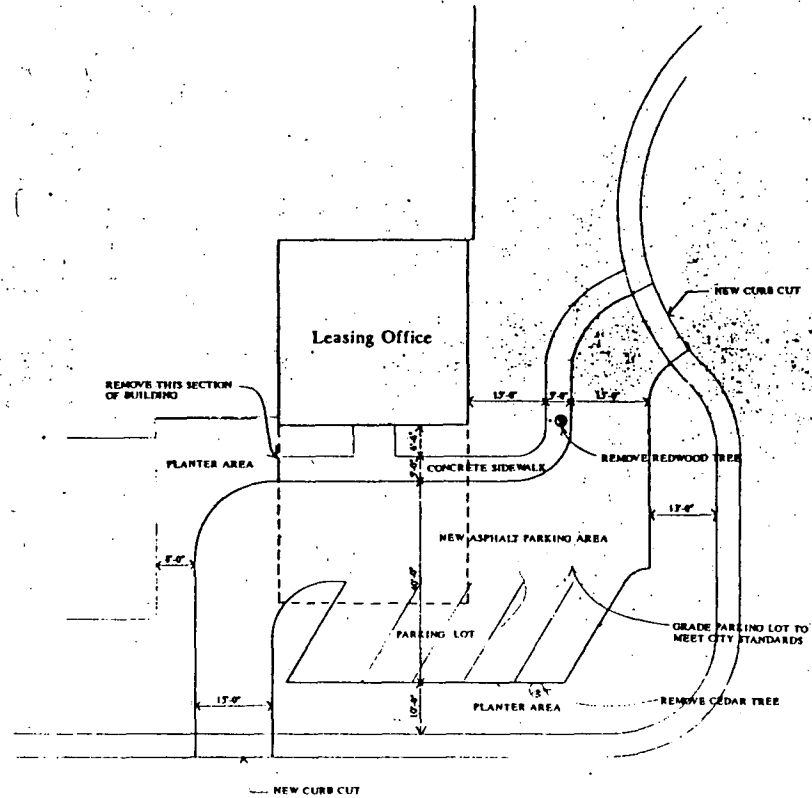
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓
Applicant ✓
ZA Log Book ✓



VICINITY & ZONING MAP



Z 95 - 02

9-26-95

NOTE: CONTRACTOR SHALL FOLLOW ALL CITY CODES AND STANDARD CONDITIONS FOR PARKING LOT CONSTRUCTION. VERIFY ALL DIMENSIONS IN THE FIELD

LEASING OFFICE / PARKING LOT LAYOUT

SCALE 1" = 10'-0"



WOODLAKE VILLAGE APARTMENTS

295-027

L-4

