

CITY PLANNING COMMISSION

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

APPLICANT Bob Erickson - 1608 I Street, Suite 100, Sacramento, CA 95814
OWNER Norman Montgomery - 3611 51st Avenue, Sacramento, CA 95823
PLANS BY Newby & Associates - 1610 Fulton Avenue, Sacramento, CA 95825
FILING DATE 11-9-88 ENVIR. DET. Negative Declaration REPORT BY CL:sg
ASSESSOR'S PCL. NO. 003-0171-003.004.005

APPLICATION:

- A. Negative Declaration
- B. Variance to reduce the rear yard setback from 15 feet to 11 feet
- C. Variance to reduce the front setback from 14 feet to 6 feet, 7 inches
- D. Variance to reduce the courtyard setback from 20 feet to 10 feet
- E. Variance to allow 2 foot bay window projections in side and front setback areas

LOCATION: Southeast corner of 18th Street and F Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 12 unit apartment complex with 13 required parking spaces on a 0.2+ vacant acre corner lot in the Multi-Family-Review (R-4A-R) zone.

PROJECT INFORMATION:

General Plan Designation: High Density Residential (30+ du/na)
1980 Central City Community
Plan Designation: Multiple Family Residential
Existing Zoning of Site: R-4A-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Two-family & multi-family; R-3A	Front:	14'	6'7"
South: Single & two-family; R-3A	Side(Int):	5'	5'
East: Multi-family; R-3A	Side(St):	5'	5'
West: Office & multi-family; R-3A	Rear:	15'	11'

Parking Required:	13 spaces
Parking Provided:	13 spaces
Property Dimensions:	Irregular
Property Area:	0.2+ acres
Density of Development:	58 d.u. per acre
Square Footage of Units:	423+ to 480+ sq. ft.
Height of Building:	2-story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available
Exterior Building Materials:	Wood
Roof Material:	Asphalt

BACKGROUND INFORMATION: On June 11, 1987 the Commission took the following actions on the entitlements needed for a proposed 11 unit apartment project:

1. Recommended to City Council approval of the rezoning from R-3A to Medium Density Multiple Family-Review (R-4A-R) zone.
2. Approved a variance to reduce the front setback to seven feet subject to conditions and based upon findings of fact.
3. Approved a variance to reduce the maneuvering area for compact stalls to 24 feet subject to conditions and based upon findings of fact.
4. Approved a variance to allow two foot bay window projections in the front and side yard setbacks subject to conditions and based upon findings of fact.
5. Approved a variance to reduce the court requirement to 17 feet.

Subsequently, the project was submitted for review by the Design Review/Preservation Board. Design Review Preservation staff, noting the significance of the project site within Washington School District preservation area and its proximity to a number of priority structures on F Street, sought to improve the overall aesthetics of the project. Staff reassessed the architectural design and massing of the structures and the visual relationship of the parking lot with F Street. The changes proposed by staff and accepted by the applicant improved the overall appearance of the project and facilitated an increase in the number of units from 11 to 12. Necessary, however, was a variance to reduce the rear yard setback from 15 feet to 11 feet and a further reduction of the court requirement from 17 feet (previous variance) to 10 feet.

On November 12, 1987 the Commission took the following actions on the entitlements needed for a proposed 12 unit apartment project:

1. Approved the plan review for the revised project design subject to conditions and based on findings of fact.
2. Approved a variance to reduce the rear yard setback from 15 feet to 11 feet based on findings of fact.
3. Approved a variance to further reduce the court requirement from 17 feet to 10 feet based on findings of fact.

Recently the applicant submitted for the building permit, and was notified of the expiration of the previous variances, and was advised to reapply.

PROJECT EVALUATION: Staff has the following comments;

A. Land Use and Zoning

The subject site consists of three vacant lots totaling 0.22+ acres locate in the Multi-Family-Review (R-4A-R) zone. This zone allows 58 units per acre for

a maximum of thirteen units on the subject site. Surrounding land uses are zoned R-3A and include single and multiple family residential to the north, south and east, and an elementary school, office use and multiple family to the west. The site is designated High Density Residential (30+ du/na) by the General plan and Multiple Family Residential by the 1980 Central City Plan.

The applicant is proposing 12 one bedroom/one bath units ranging in size from 423+ to 480+ square feet. The applicant is requesting variances to reduce the rear yard setback to 11 feet, to reduce the front setback to 6 feet, 7 inches, to reduce the courtyard requirements between buildings to 10 feet, and a variance to allow bay window projections into the setback areas.

The only difference between these variance requests and the previous ones is an additional 5 inches (from 7 feet to 6 feet 7 inches) in the front yard setback. This was a result of the shifting of the buildings to accommodate the placement of the parking lot to reduce its visual impact.

B. Site Plan Design

The site plan locates the units to the western portion of the lot and the parking to the east in order to have less visual impact on adjacent residential uses. In doing so, variances are required to reduce the setbacks due to the width of the parcel and irregular configuration of the lot. Staff has no objections to these variance requests.

Staff recommends planting trees and shrubs that will result in a 4 foot high hedge in the 5 foot planter area next to the parking lot in order to screen the lot from the street.

C. Building Design

The subject site is located in the Washington District Preservation Area. The Design Review/Preservation Board previously approved this project so further review is not required. The applicant has proposed bay windows for the project in order to use a design element compatible with surrounding residences. These bay windows will project into the setbacks 2 feet. Staff has no objection to the variance request as the bay windows are in harmony with the design characteristics of the neighborhood.

D. Rear and Front Yard Setback Variances

The applicant has located the units to the western portion of the lot and two units are in the extreme rear. This allowed the parking lot to be located in such a way as to reduce the visual impact on adjacent residential units. In doing so, variances to reduce the rear yard setback to 11 feet and the front yard setback to 6 feet, 7 inches are required. Approval of these variances alleviates the need for the previously approved maneuvering width reduction, and is justified on the basis of the irregularity in the parcel shape.

E. Courtyard Variance

Due to the width of the parcel and irregular configuration of the lot, there is not sufficient space to construct two structures side-by-side which will provide adequate living area and meet standard court requirements. The 10 foot court will provide adequate light and air for the apartment dwellers. Staff, therefore, has no objection to this variance request.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends that the Commission take the following actions:

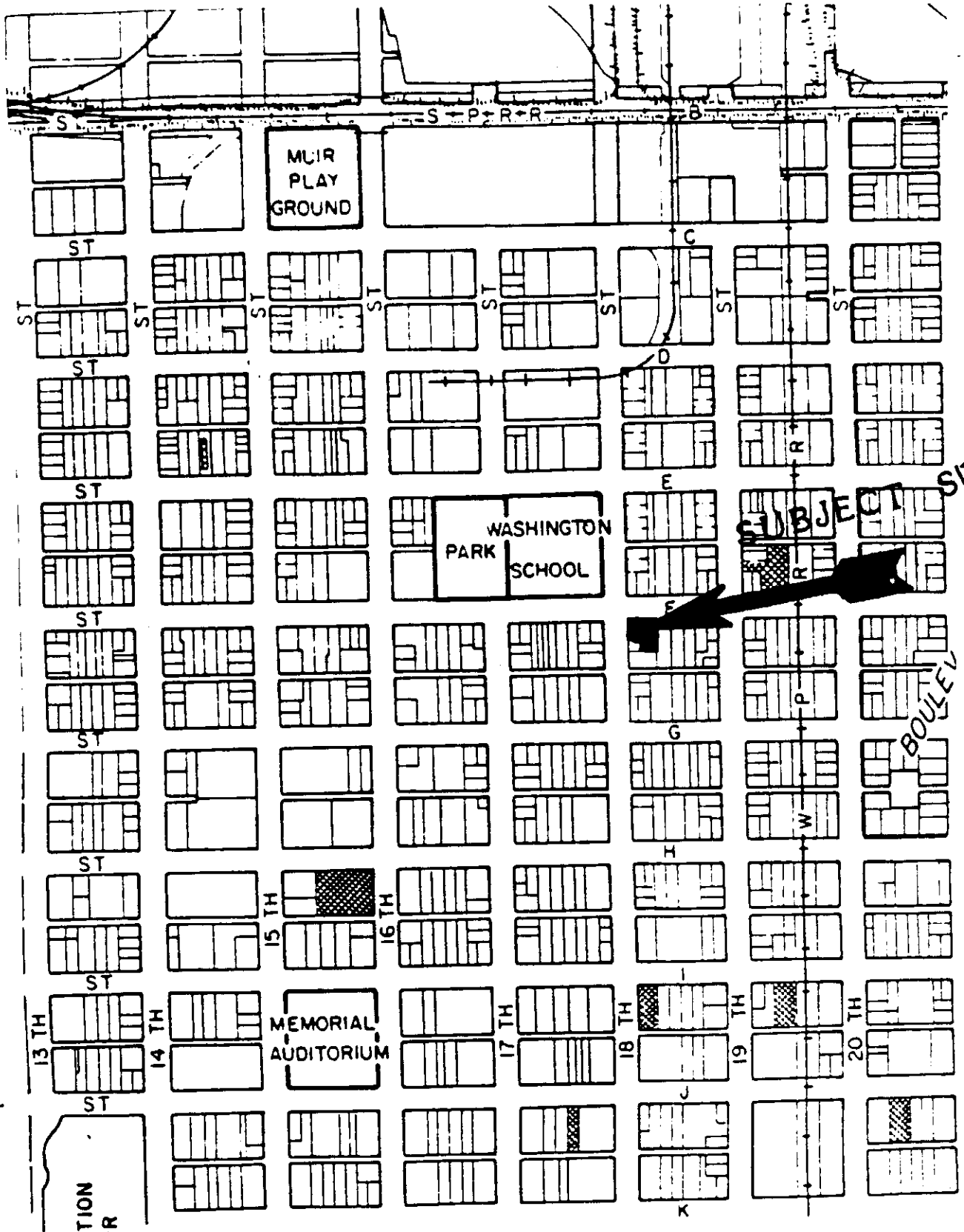
- A. Ratify the negative declaration;
- B. Approve the variance to reduce the rear yard setback to 11 feet, subject to conditions and based upon findings of fact which follow;
- C. Approve the variance to reduce the front setback to 6 feet, 7 inches, subject to conditions and based upon the findings of fact which follow;
- D. Approve the variance to reduce the courtyard setback to 10 feet, subject to conditions and based upon findings of fact which follow; and
- E. Approve the variance to allow 2 foot bay window projections in the front and side setback areas, subject to conditions and based on the findings of fact which follow.

Conditions

1. A revised landscape, shading and irrigation plan shall be submitted for planning staff review and approval prior to issuance of building permits. The landscape plan shall indicate courtyard landscaping, setback landscaping and landscaping to the rear of the structure. Ground cover and a variety of shrubs shall be utilized. Tree(s) and shrubs which shall result in a 4 foot high hedge shall be planted in the 5 foot planter area next to the parking lot.
2. The access driveway shall be built to the satisfaction of City Traffic Engineering, as well as the replacement of any substandard improvements such as sidewalks.
3. Subject to conditions of the Design Review/Preservation Board.

Findings of Fact

1. The project, as conditioned, does not constitute a special privilege extended to one property owner in that:
 - a. given the size and irregular configuration of the lot, there is not sufficient space to provide the average front and rear yard setbacks and lessen the impact of the parking lot on adjacent residential uses;
 - b. the proposed bay windows will enhance the design of the proposed complex so that it is compatible with the adjacent priority structures and the Washington District Preservation Area;
 - c. adequate light, air and open space will be provided; and
 - d. the variance would be granted to other property owners facing similar circumstances.
2. The requested variances do not constitute use variances in that multi-family uses are allowed in the R-4A zone.
3. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. sufficient parking that is adequately screened from adjacent residential uses will be provided; and
 - b. adequate landscaping will be provided.
4. The proposed project is consistent with the 1980 Central City Plan and General Plan which designates the site for multiple family residential and high density residential, respectively.

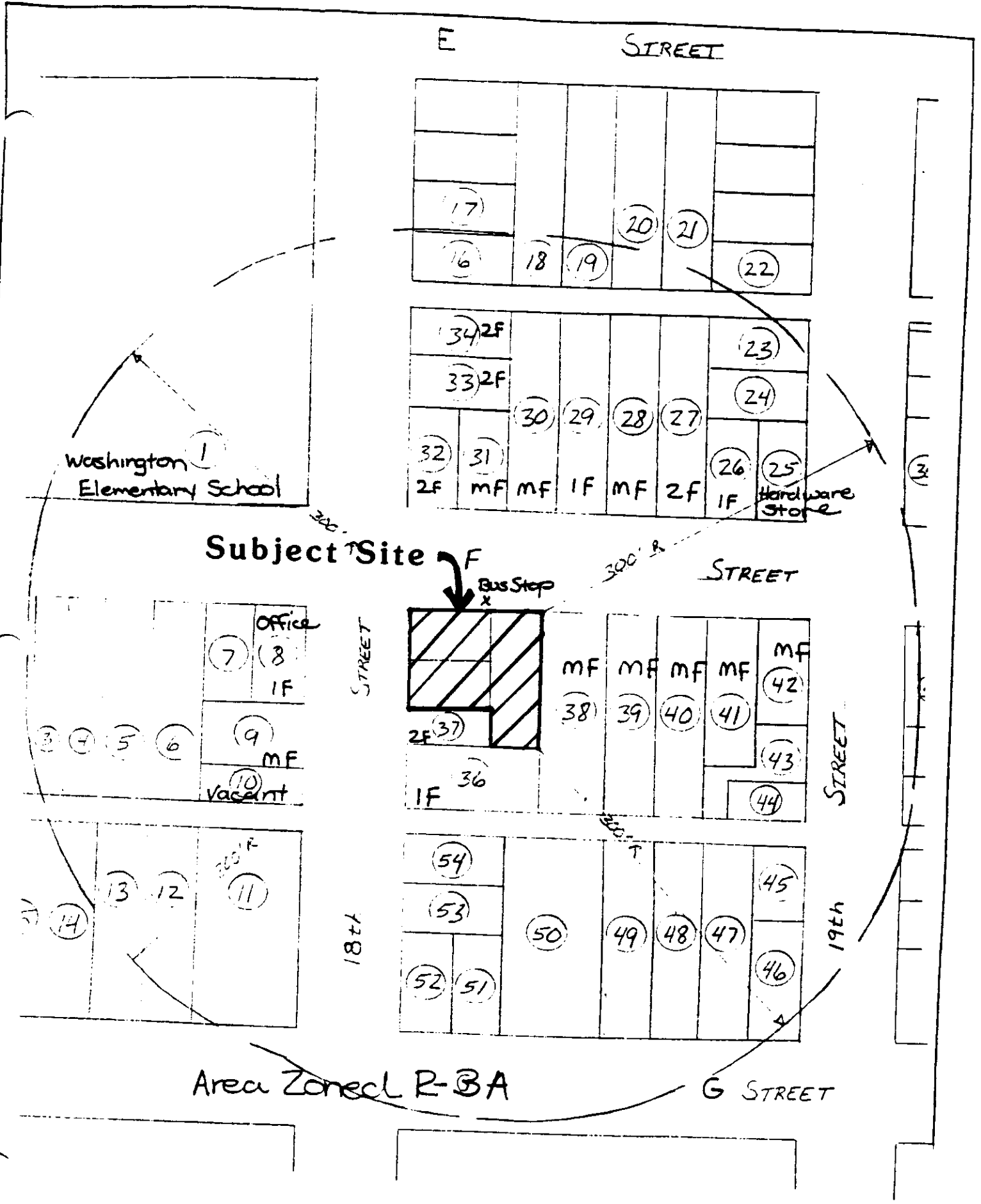


P88-466

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VICINITY MAP



P88-466

LAND USE & ZONING MAP

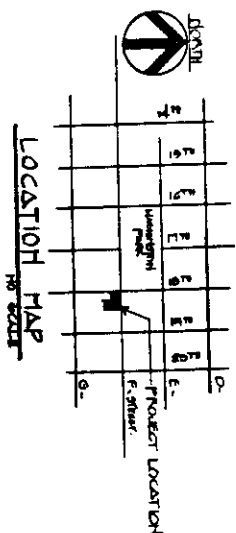
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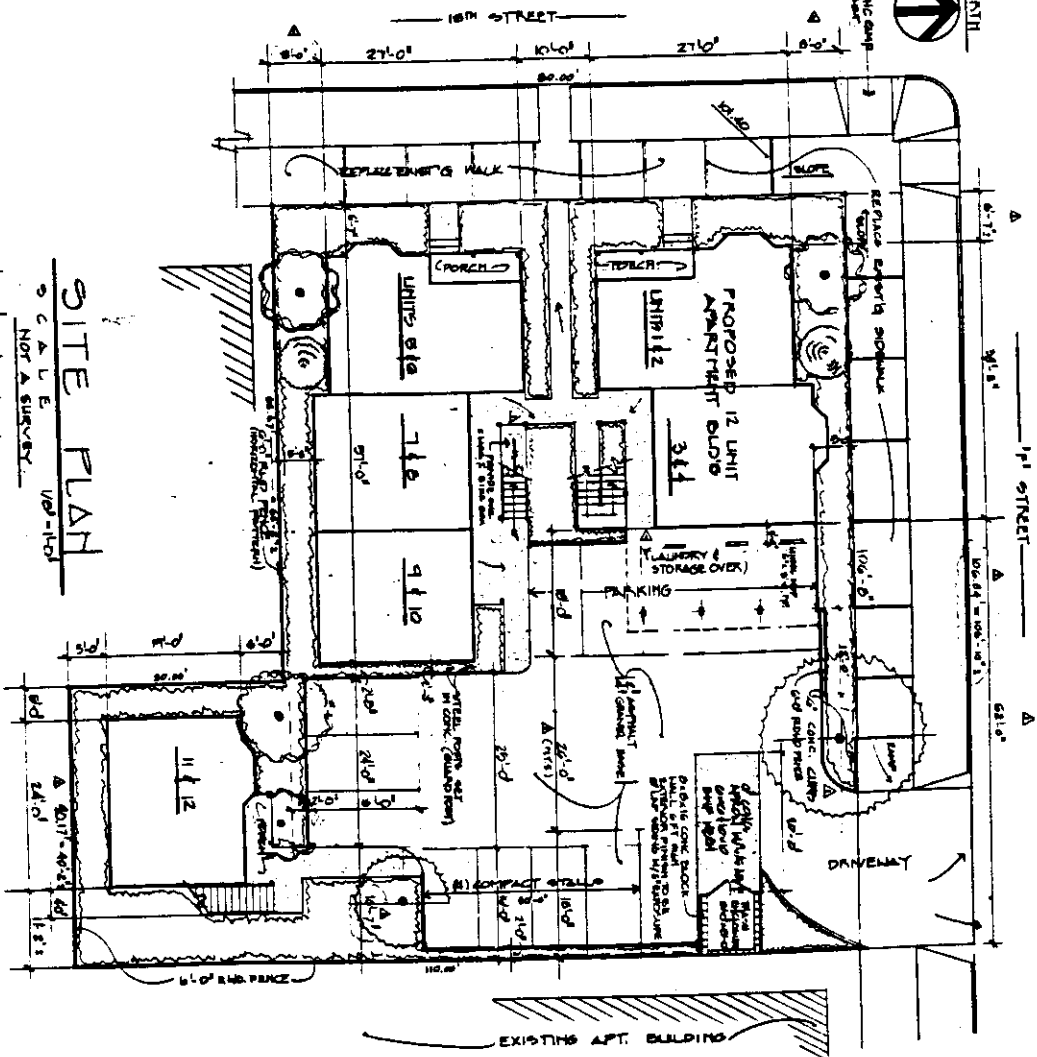
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SEE THE RECORD MAP FOR THIS STREET



SITE PLAN
SCALE NOT A SURVEY
1/8" = 1'-0"

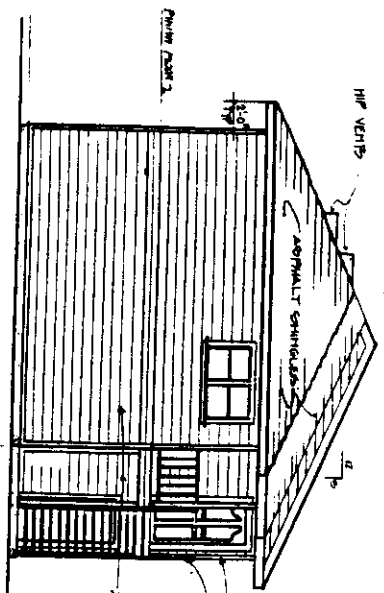


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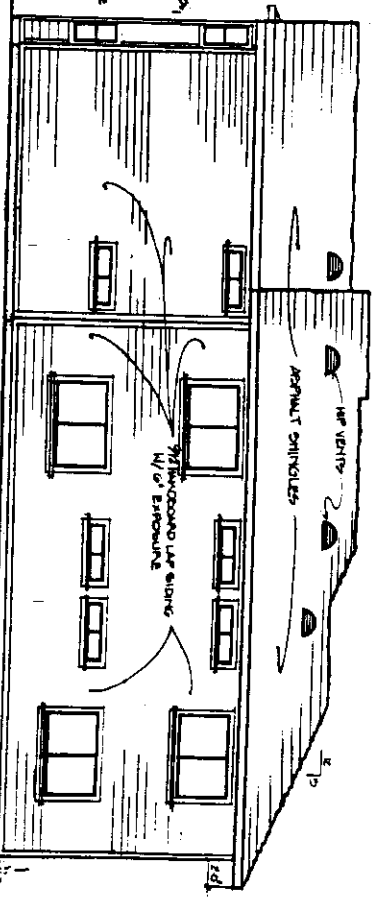
12 UNIT APARTMENT BLDG
FOR
TORM MONTGOMERY,
SE CORNER 18TH & F STREETS

C.A. HEWY & ASSOCIATES

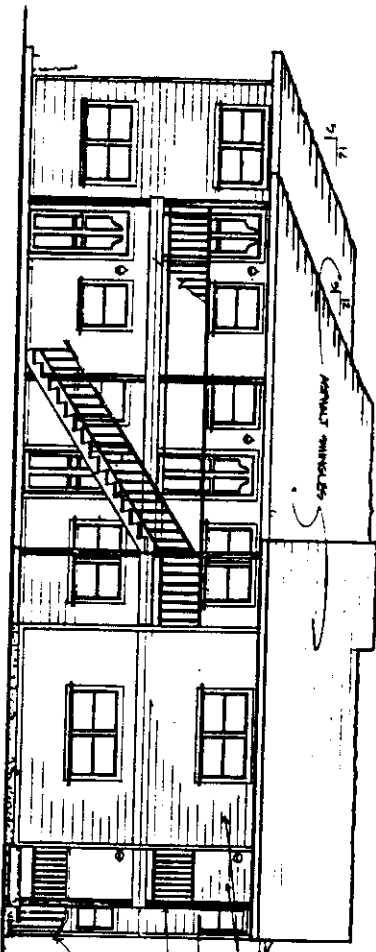
DATE	12-15-88
BY	J.M.
CHECKED	
APPROVED	



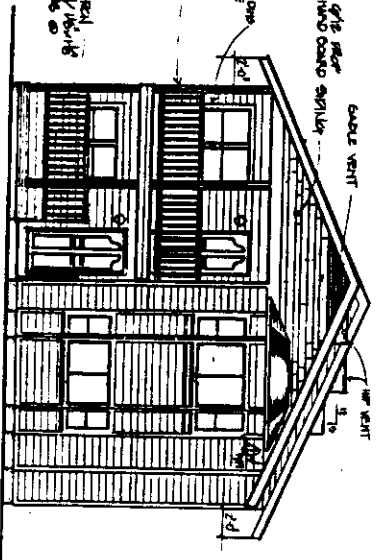
EAST ELEVATION
UNITS 1 & 10 (4'-11\"/>



SOUTH ELEVATION
UNITS 5, 6, 7, 8, 9 & 10 (4'-11\"/>



NORTH ELEVATION
UNITS 5, 6, 7, 8, 9 & 10



WEST ELEVATION
UNITS 5 & 6 (18th STREET VIEW)

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32 UNIT APARTMENT BLDG
 FOR
 TOM MONTGOMERY
 SE CORNER 18th & 1st STREETS

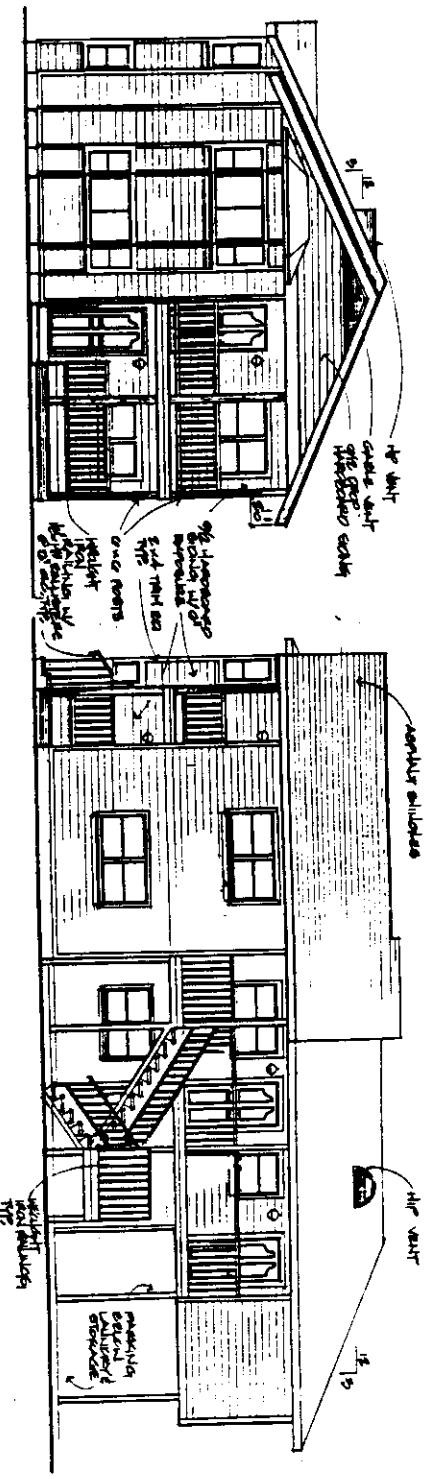
C. A. NEWBY & ASSOCIATES
 ARCHITECTS
 1111 15th St. N.W.
 ALBANY, GA. 31707

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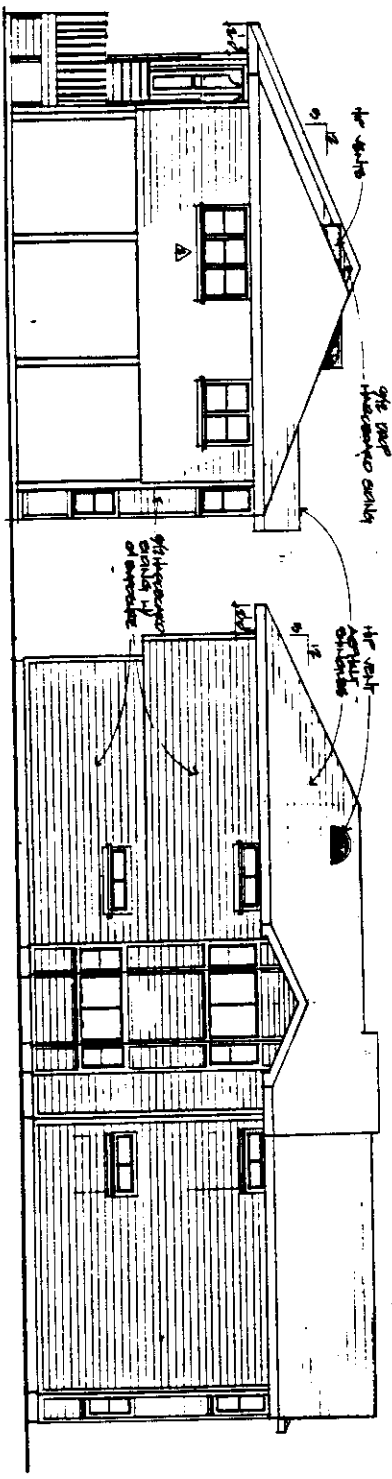
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WEST ELEVATION
UNITS 1 & 2

SOUTH ELEVATION
UNITS 1, 2, 3, 4 STORAGE & LAUNDRY

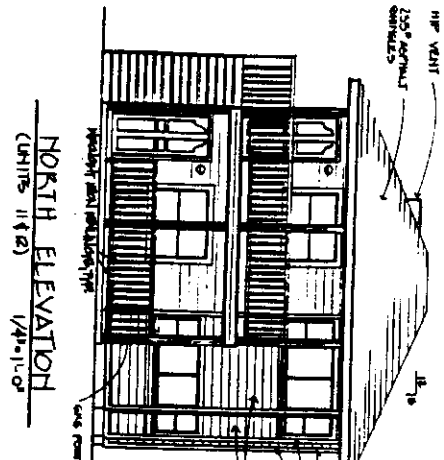


EAST ELEVATION
STORAGE & LAUNDRY W/ PARKING BELOW

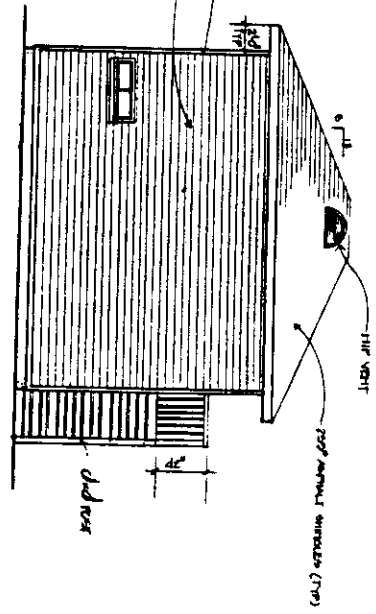
NORTH ELEVATION
UNITS 1, 2, 3, 4 STORAGE & LAUNDRY

- Notes:**
- 1) All work required by all contract documents.
 - 2) All work to be completed in accordance with the contract documents.
 - 3) All work to be completed in accordance with the contract documents.
 - 4) All work to be completed in accordance with the contract documents.
 - 5) All work to be completed in accordance with the contract documents.
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 - 11) All work to be completed in accordance with the contract documents.
 - 12) All work to be completed in accordance with the contract documents.

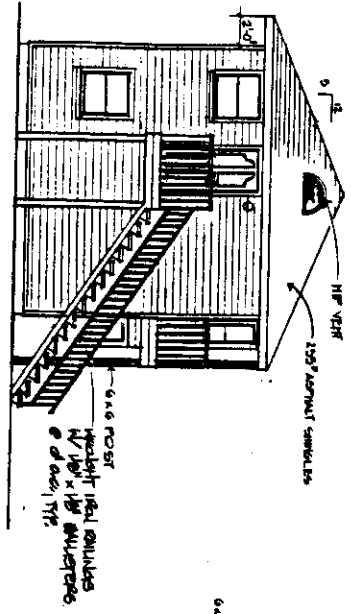
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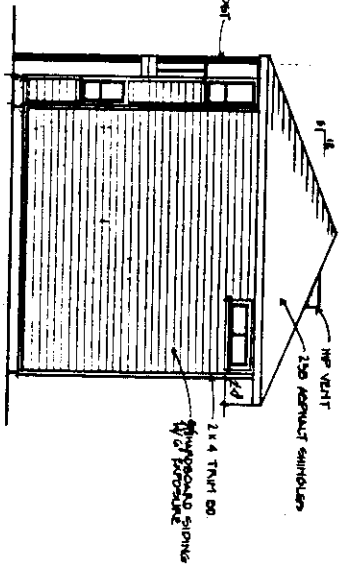
NORTH ELEVATION
(UNITS II & 12)
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SOUTH ELEVATION
(UNITS II & 12)
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EAST ELEVATION
(UNITS II & 12)
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WEST ELEVATION
(UNITS II & 12)
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<p>1</p>	<p>12 UNIT APARTMENT BLD'G FOR NORM MONTGOMERY S E CORNER 10TH & F STREETS</p>	<p>C. A. NEWBY & ASSOCIATES</p>	<p>15</p>
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P88-440

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