

Amended by SMUD 0-20-87
CITY PLANNING COMMISSION

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

APPLICANT <u>Darryl Chinn, 1311 Perkins Way, Sacramento, CA 95818</u>		
OWNER <u>Glenn Wong, P O Box 22177, Sacramento, CA 95822</u>		
PLANS BY <u>Darryl Chinn, 1311 Perkins Way, Sacramento, CA 95818</u>		
FILING DATE <u>4/23/87</u>	ENVIR. DET. <u>5/18/87</u>	REPORT BY <u>FG/vf</u>
ASSESSOR'S-PCL. NO. <u>007-241-13</u>		

APPLICATION: Variance to reduce the rear yard setback from 15 ft. to 5 ft.

LOCATION: 1414-19th Street

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the rear yard setback in order to construct a duplex.

PROJECT INFORMATION:

1974 General Plan Designation:	Multiple-family
1980 Central City Community Plan Designation:	Multiple-family
Existing Zoning of Site:	R-5
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-5	Front:	7'	7'
South: Residential; R-5	Side (Int):	5'	5'
East : Commercial; C-2			
West : Residential; R-5	Rear:	15'	5'

Parking Required:	2 spaces
Parking Provided:	2 spaces
Property Dimensions:	34.5 ft. x 80 ft.
Property Area:	0.063 ± acres
Density of Development:	31.7± d. u. per acre
Square Footage of Building:	1,950 sq. ft.
Height of Building:	28 ft.
Topography:	Flat
Street Improvements	Existing
Utilities:	Available to site
Exterior Building Materials:	Horizontal wood siding
Roof Material:	Composition shingles

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of a vacant 0.063± acre lot which is zoned heavy density multiple family (R-5). The site is designated for multiple family uses in both the General Plan and the 1980 Central City Plan. Surrounding uses include single family and multiple family with a SMUD substation being located directly across 19th Street.

July 9, 1987
~~File 25,1987~~
 June 11, 1987

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- B. The applicant is proposing to construct a two-story duplex on the lot. Each unit would be 975 sq. ft. in size with two bedrooms and one and one-quarter baths. Exterior materials would include horizontal wood siding with an asphalt shingle roof. Two garages would be provided for the tenants.
- C. The applicant is requesting a variance to reduce the rear yard setback from 15 ft. to 5 ft. The proposed tenant garages encroach into the rear yard setback area. However, since the lot is substandard in size (34.5 ft x 80 ft.), it is difficult to provide parking, open space and a liveable dwelling size on such a small lot. Other adjacent multiple family units are presently constructed on or near the property lines. The applicant's request would, therefore, be similar to the majority of the development which has taken place in the immediate vicinity. Therefore, staff would support the variance request.
- D. Staff has noted on the proposed site plan that only the ground floor unit has any outdoor open space which can be utilized by the tenant. The second floor tenants have no usable outdoor space. Staff recommends and has discussed with the applicant the need for an outdoor area. Staff feels that a outdoor patio/balcony can be constructed above the garage which could then be utilized by the second floor tenants.
- E. The project has been reviewed by City Traffic, Public Works, Fire and Building Inspections. No comments had been received by the time this report was prepared.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)).

RECOMMENDATION: Staff recommends the following action:

Approve the variance to reduce the rear yard setback from 15 ft. to 5 ft. subject to conditions and based on findings of fact which follow:

Conditions

1. The applicant shall provide a second story patio/balcony over the proposed garages for the exclusive use by the second floor tenant.
2. The project shall be reviewed and approved by the Design Review Board staff prior to issuance of building permits.
3. *The applicant shall reconstruct or relocate the existing clay sewer line on the subject property to the satisfaction of the City Building Division and the property owner located at 1410-1412 19th Street. This sewer line reconstruction or relocation shall be part of the building permit approval for the proposed duplex. (Amended by Staff)*

Findings of Fact

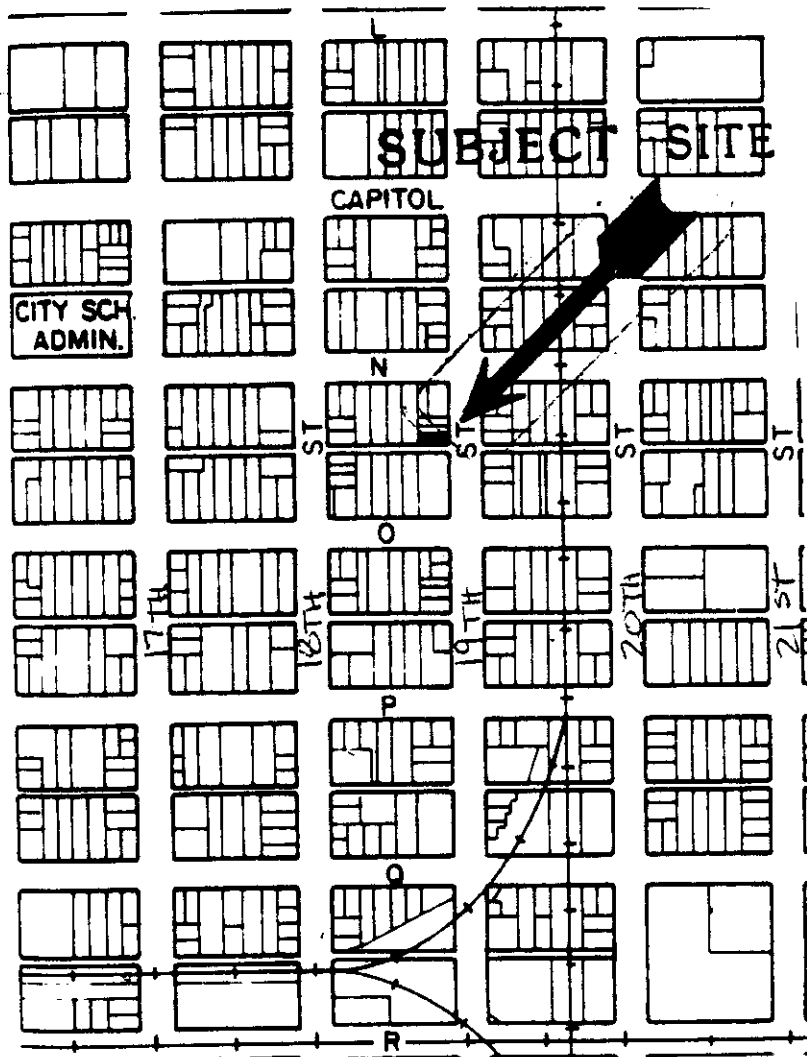
1. Granting the variance would not constitute a special privilege extended to an individual applicant in that any application facing similar circumstances (substandard lot size) would be granted a variance approval.
2. Granting the variance would not be injurious to public health, safety or welfare in that all other setbacks, height and area regulations will be met.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for multiple family by the 1980 Central City Plan and the proposed duplex is consistent with the plan designation.

~~June 11, 1987~~
June 25, 1987
July 9, 1987

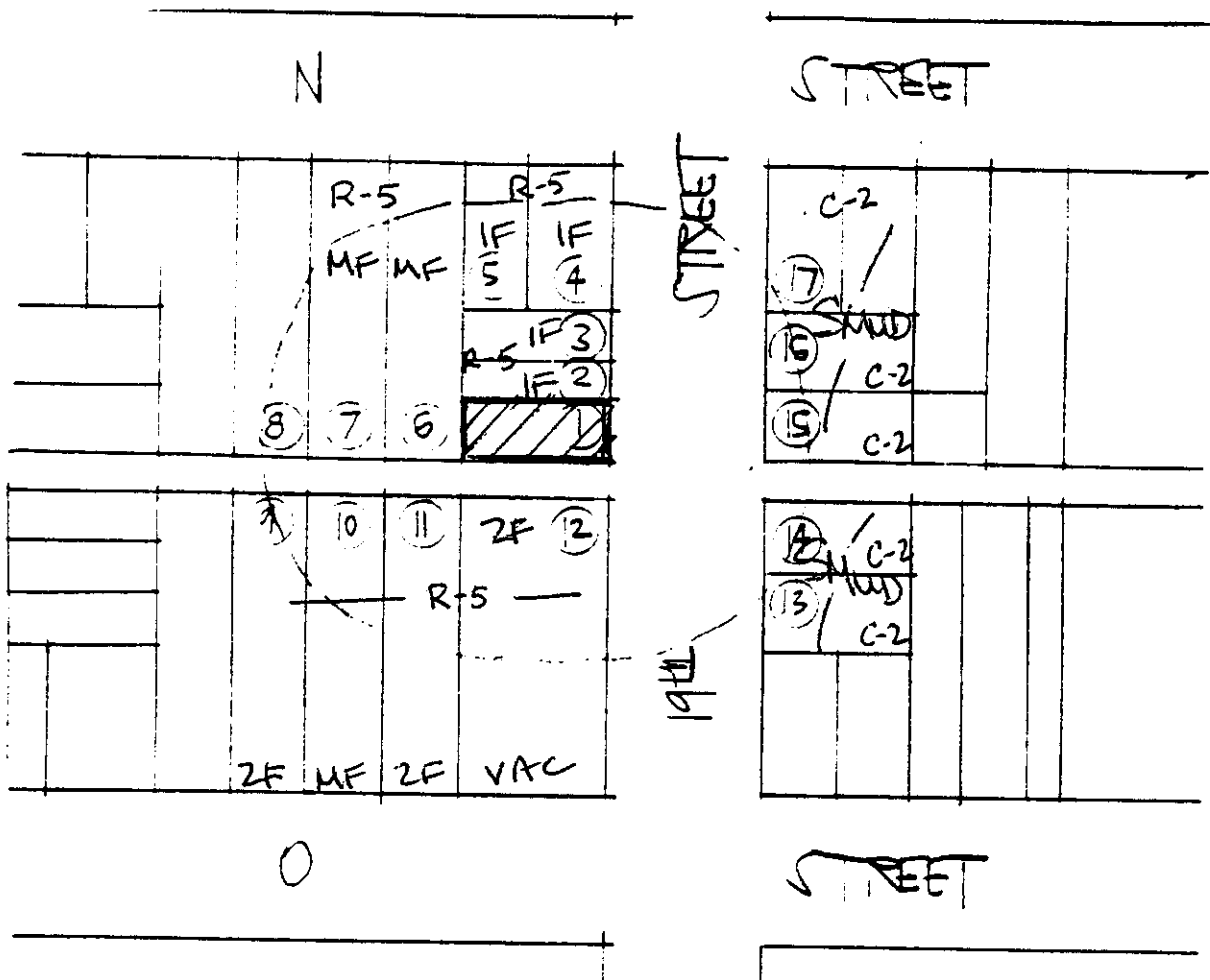
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VICINITY MAP



LAND USE & ZONING MAP

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 7-9-87

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ARCHITECT
 12700 W. 10th Ave.
 Denver, CO 80202

OWNER/BUILDER
 2700 W. 10th Ave.
 Denver, CO 80202

DATE
 11/15/87

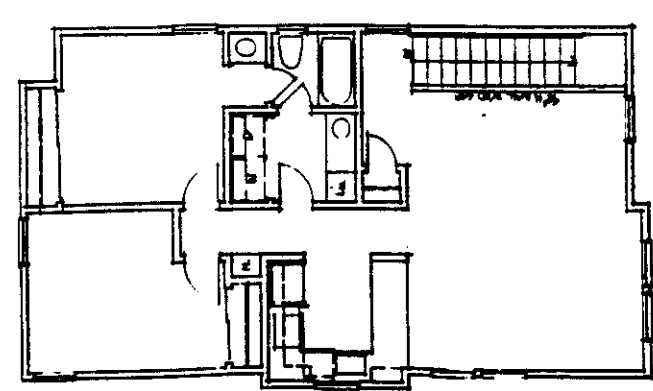
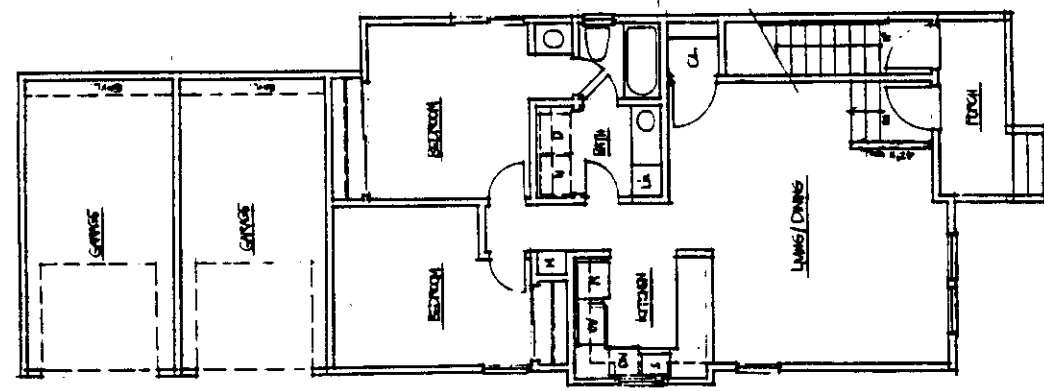
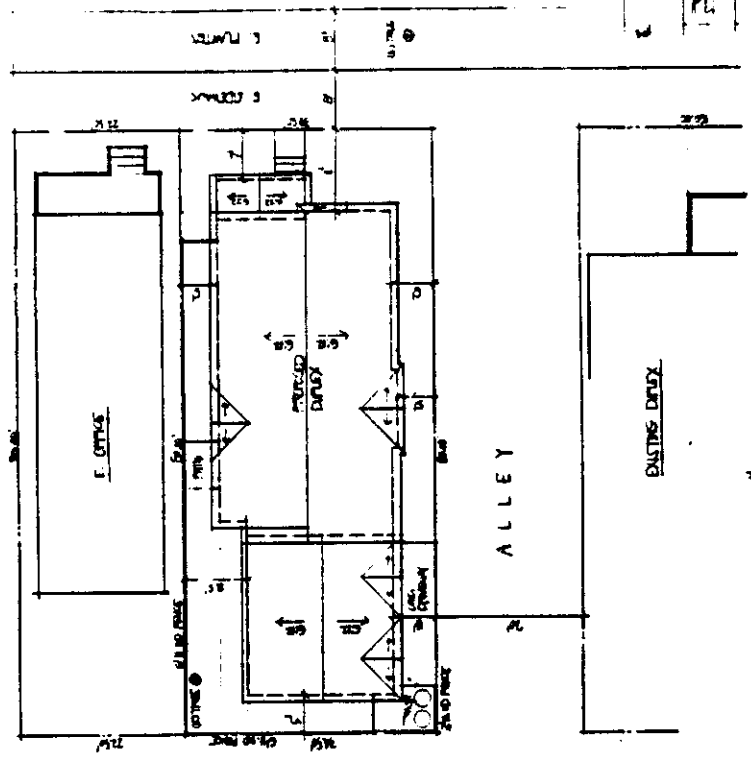
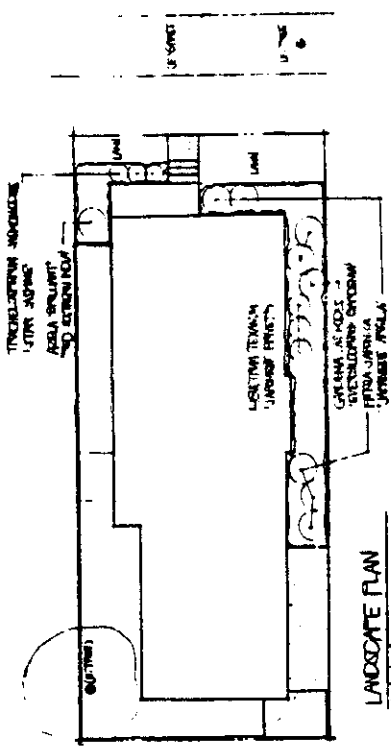
SCALE
 1/8" = 1'-0"

CR 2



VICINITY MAP
 1/8" = 1'-0"

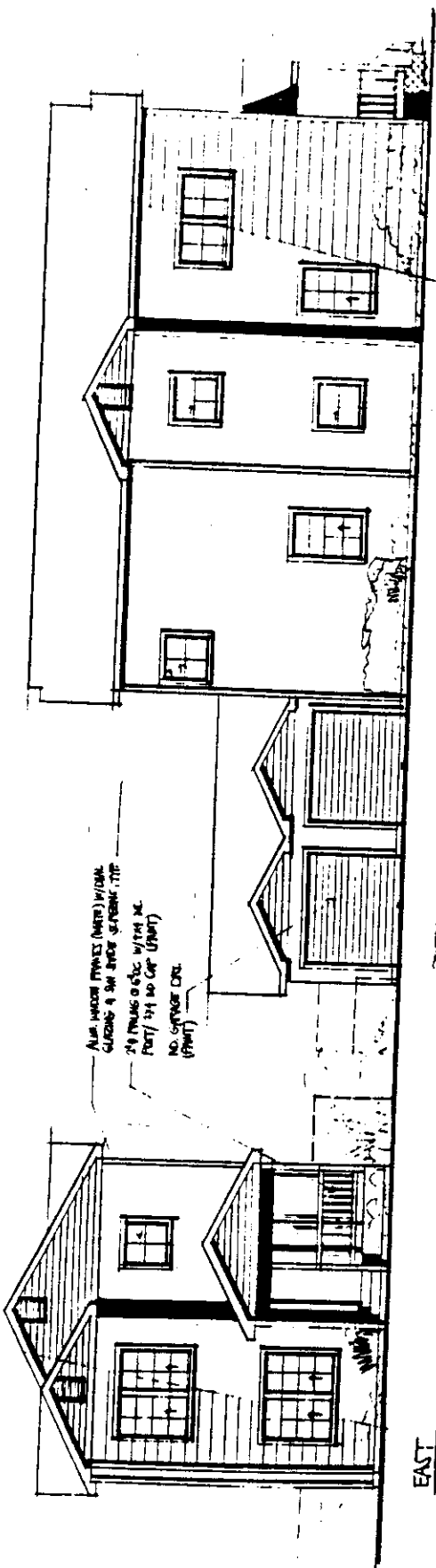
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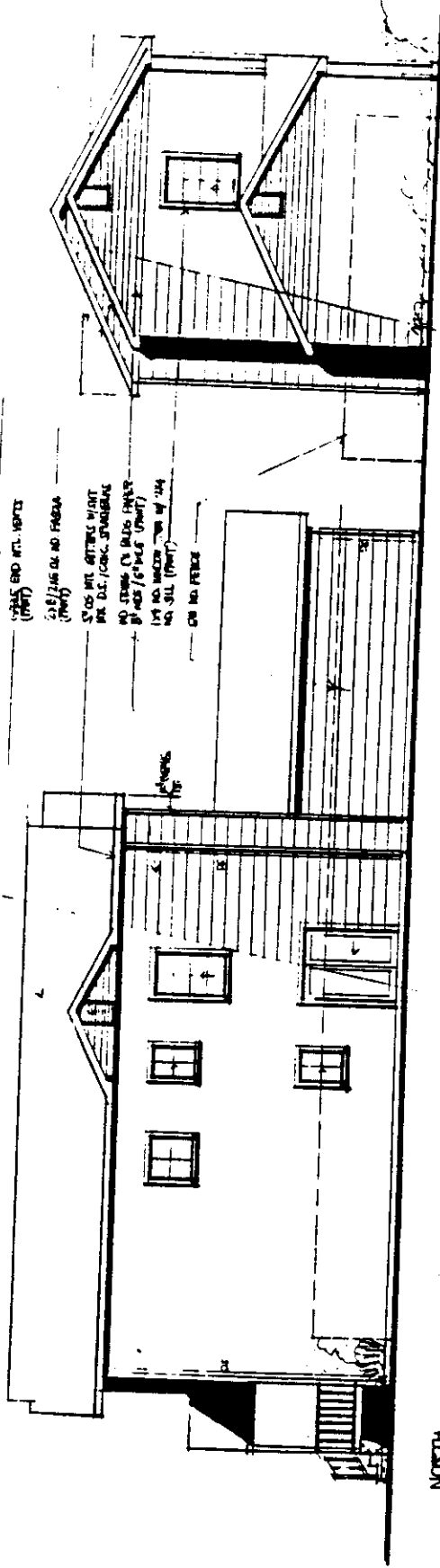
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ALL WINDOW FRAMES (MATCH) WITHIN
 GLAZING & SH. AND/OR GR. WITH THE
 PARTY / 1/4" TO CAR (UNIT)
 NO FINISH OR ETC. WITH IN.
 NO SERVICE DTL.
 (PART)

EAST

SOUTH



ACTIVITY SCHEDULE
 - SMOKE BATT
 (PART) END INT. HEIGHT
 (PART)
 (PART) END OF NO. FINISH
 (PART)
 ST. OS INT. ATTIC/ROOF W/INT
 FOR D.T. / CONC. SPANDREL
 NO FINISH TO BLDG. FRAMES
 ST. OS / 6" BLDG. (UNIT)
 (PART) NO FINISH TO TOP OF 1/4"
 NO SILL (PART)
 OR NO FINISH

NORTH

WEST

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 6-11-87
 7-9-87

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DATE: 11/21/87
 DRAWN BY: [illegible]

NO. 1000
 DATE: 11/21/87

SHEET NO. 2

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