

# CITY PLANNING COMMISSION

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

APPLICANT	Andy Domich, 2210 'K' Street, Sacramento, CA 95814		
OWNER	Samir Anastos, 2210 'K' Street, Sacramento, CA 95814		
PLANS BY			
FILING DATE	11/9/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15311(b)/ <sup>15305</sup> (a) EIR	ASSESSOR'S PCL. NO.	003-171-05

- APPLICATION:**
- A. Variance to waive one of three required parking spaces
  - B. Variance to encroach 1.5 feet into required side yard court area
  - C. Variance to allow backout parking for two spaces
  - D. Variance to allow two required parking spaces to be located in the front yard setback area

**LOCATION:** 1806 'F' Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate and rehabilitate a triplex structure on the subject site.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-family residential
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

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

Parking Required:	Three spaces
Parking Provided:	Two spaces
Property Dimensions:	Irregular
Property Area:	4,400+ square feet
Square Footage of Building:	1,983+
Height of Structure:	19 feet`
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Rust/white
Exterior Building Materials:	Brick/wood

003493

**BACKGROUND INFORMATION:** On July 26, 1984 the Commission approved a lot line merger of the subject site and two adjoining parcels. The applicant has stated that the parcels will not be merged as approved by the Commission. Plans for the other lots are pending. On December 5, 1984, the Design Review Board reviewed the proposed project and recommended the following options:

- A. Locate off-street parking in another location other than the front setback area.
- B. Waive all off-street parking.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a vacant 4,400± square foot lot which is zoned Light Density Multiple Family (R-3A). The site is designated for residential and multiple family residential on the General Plan and the Central City Plan respectively.
- B. The applicant proposes to relocate an existing dental office structure onto the subject site and convert the structure into a triplex. The triplex would be approximately 1,988± square feet in size and constructed of brick and wood with rust and white exterior coring. As proposed, the location of the triplex on the lot would provide maximum utilization of the lot while creating low income housing.
- C. The project proposal would necessitate that two entry points be located on the side yard court area. The size of the structure and the lot provides a courtyard setback of eight feet, eight inches where a 10 foot minimum is required by the Zoning Ordinance. Staff has no objection to granting a variance to the reduced side yard setback since extensive remodeling of the existing structure would be required to relocate the entries in order to comply with the courtyard standards. In addition, this courtyard area would be located adjacent to the rear of two lots which have 15-foot rear yard building setbacks.
- D. The proposed location of the structure, the size of the structure and the narrow lot width (40') will permit only two on-site parking spaces instead of the required three spaces. In addition, the Zoning Ordinance does not permit backout parking for multiple family dwellings of three units or more. The applicant is requesting a variance to waive one parking space and the backout parking restrictions. Staff has no objections to the variance request since a field investigation indicated that on-street parking was available. The waiver of one parking space will not increase the on-street parking demand significantly. The project only proposes two backout parking spaces which is allowed for duplexes. The backout spaces would not create a hazard. In addition, the spaces would be located in the front yard setback area.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State CEQA Guidelines (Sections 15311(b) and 15305(a)).

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

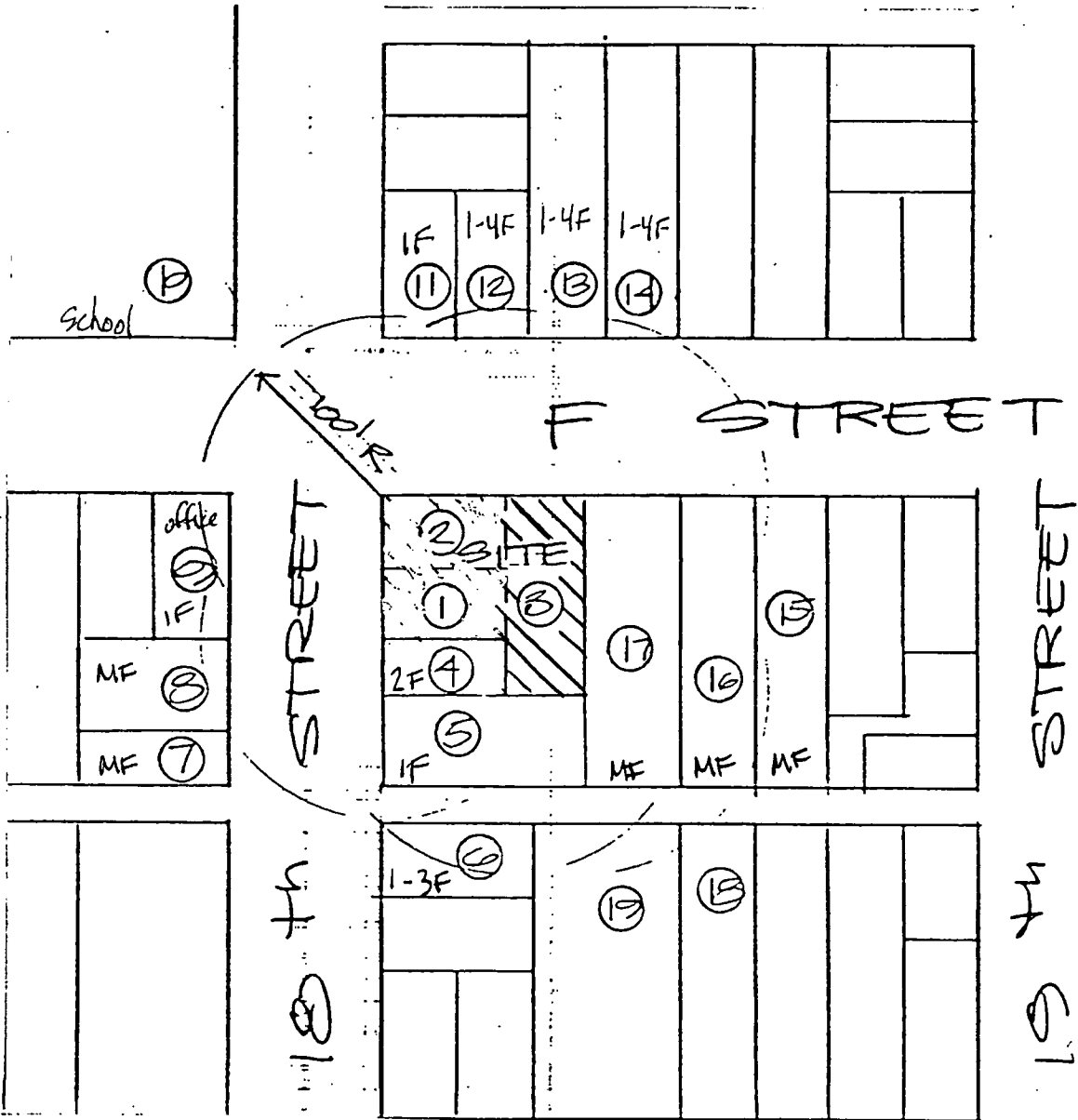
- A. Approve the Variance to waive one required parking space, based upon Findings of Fact;

- B. Approve the Variance to encroach 1.5 feet into the required side yard court area, based upon Findings of Fact;
- C. Approve the Variance to allow backout parking for two spaces, based upon Findings of Fact;
- D. Approve the Variance to allow two required parking spaces to be located in the front yard setback area, based upon Findings of Fact which follow:

Findings of Fact

- 1. As proposed, the variance does not constitute a special privilege extended to one property owner, in that other property owners in the vicinity of the subject site have been granted variances to waive required on-site parking.
- 2. As proposed, the variance does not constitute a disservice and will not be injurious to the public welfare or other property in the vicinity of the subject site, in that:
  - a. adequate parking is available on street;
  - b. the backout parking is similar to that permitted for adjacent properties;
  - c. the courtyard entrances will be separated from adjacent residences by fencing and landscaping.
- 3. The proposed variance is compatible with surrounding residential uses and is not adverse to the General Plan and Central City Plan which designate the site for residential use.

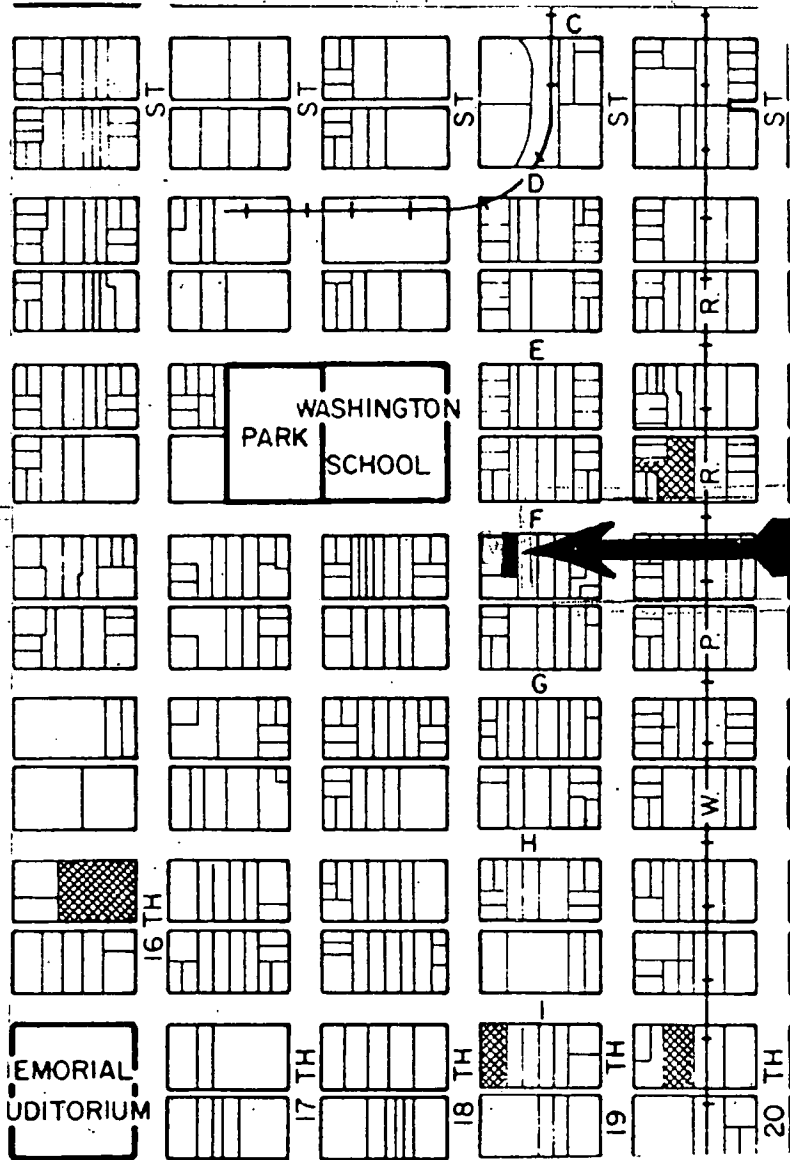
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All property within 100' radius are zoned R-3A

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# LAND USE & ZONING MAP



SUBJECT SITE

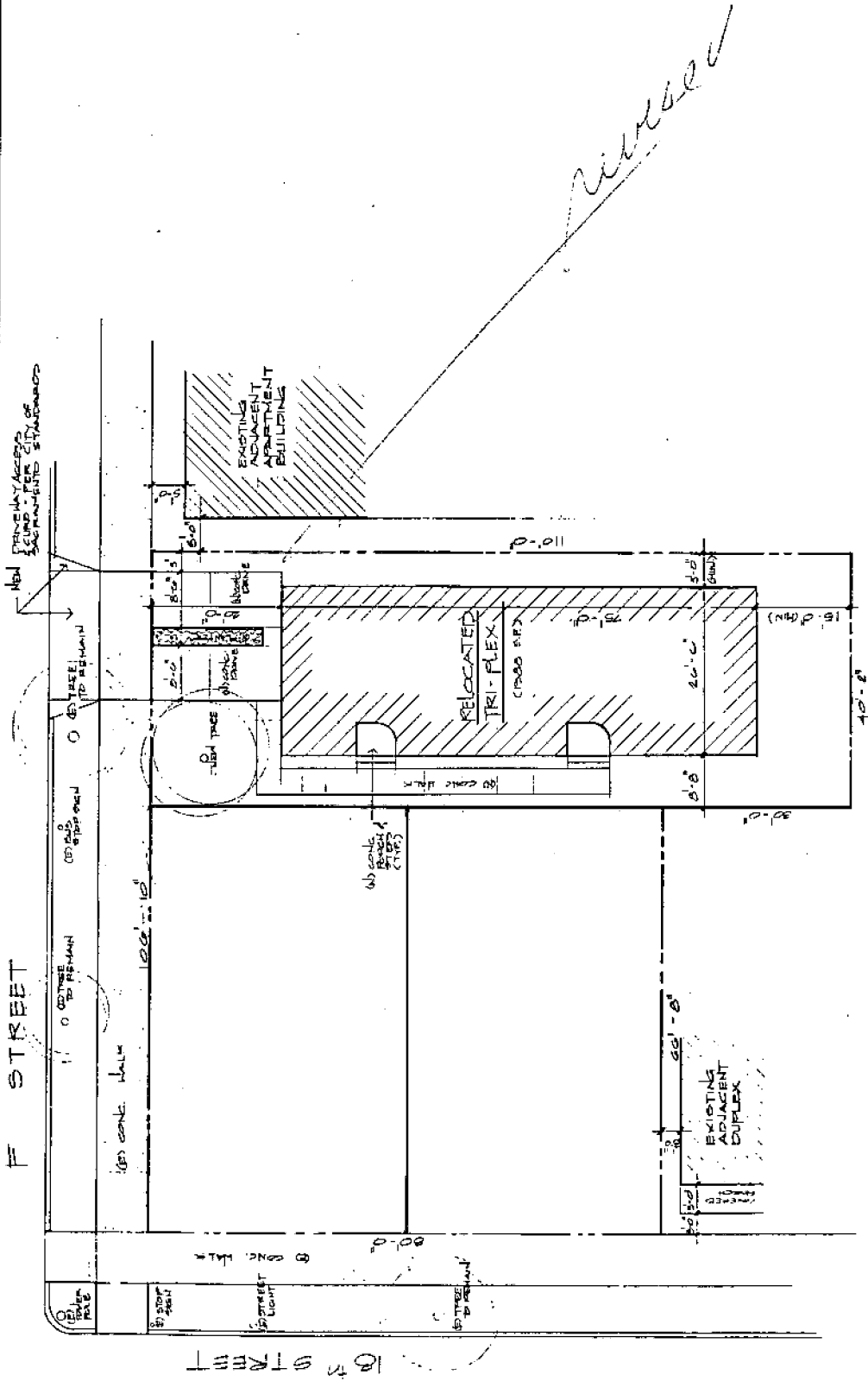
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VICINITY MAP

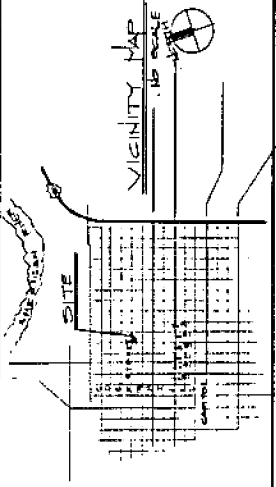
REVISIONS	BY

SITE PLAN  
 TRIPLEX APARTMENT  
 1000 1/2 S. 10TH STREET  
 SACRAMENTO, CALIF.

# EXHIBIT A SITE PLAN



*relocated*



P84-430

12-13-84  
1-10-85

No. 13

**CITY PLANNING COMMISSION**

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

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OWNER	Samir Anastos - 2210 K Street, Sacramento, CA 95814		
PLANS BY	_____		
FILING DATE	11-9-84	50 DAY CPC ACTION DATE	REPORT BY: FG:sg
NEGATIVE DEC. Ex.	15311(b)	EIR	ASSESSOR'S PCL. NO. 003-171-05

- APPLICATION:** Ex. 15305(a)
- A. Variance to waive one of three required parking spaces
  - B. Variance to encroach 1.5 feet into required side yard court area
  - C. Variance to allow backout parking for two spaces

**LOCATION:** 1806 F Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate and rehabilitate a triplex structure on the subject site.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
 1980 Central City Community  
 Plan Designation Multi-family residential  
 Existing Zoning of Site: R-3A  
 Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

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

Parking Required: Three spaces  
 Parking Provided: Two spaces  
 Property Dimensions: Irregular  
 Property Area: 4,400+ square feet  
 Square Footage of Building: 1,983+ square feet  
 Height of Structure: 19 feet  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Available to site  
 Exterior Building Colors: Rust/white  
 Exterior Building Materials: Brick/wood

003496

**BACKGROUND INFORMATION:** On July 26, 1984 the Commission approved a lot line merger of the subject site and two adjoining parcels. The applicant has stated that the parcels will not be merged as approved by the Commission. Plans for the other lots are pending.

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site is a vacant 4,400+ square foot lot which is zoned Light Density Multiple Family (R-3A). The site is designated for residential and

multiple family residential on the General Plan and the Central City Plan, respectively.

- B. The applicant proposes to relocate an existing dental office structure onto the subject site and convert the structure into a triplex. The triplex would be approximately 1,988+ square feet in size and constructed of brick and wood with rust and white exterior coring. As proposed, the location of the triplex on the lot would provide maximum utilization of the lot while creating low income housing.
- C. The project proposal would necessitate that two entry points be located on the side yard court area. The size of the structure and the lot provides a court yard setback of eight feet, eight inches where a 10 foot minimum is required by the Zoning Ordinance. Staff has no objection to granting a variance to the reduced side yard setback since extensive remodeling of the existing structure would be required to relocate the entries in order to comply with the court yard standards. In addition, this court yard area would be located adjacent to the rear of two lots which have 15 foot rear yard building setbacks.
- D. The proposed location of the structure, the size of the structure and the narrow lot width (40') will permit only two on-site parking spaces instead of the required three spaces. In addition, the Zoning Ordinance does not permit backout parking for multiple family dwellings of three units or more. The applicant is requesting a variance to waive one parking space and the backout parking restrictions. Staff has no objections to the variance request, since a field investigation indicated that on-street parking was available. The waiver of one parking space will not increase the on-street parking demand significantly. The project only proposes two backout parking spaces, which is allowed for duplexes. The backout spaces would not create a hazard.
- E. The applicant must obtain approval from the Design Review Board; and currently is processing an application which will be reviewed on December 5th.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to state CEQA Guidelines (Section 15311b and 15305a).

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Approve the variance to waive one required parking space, based upon findings of fact;
- B. Approve the variance to encroach 1.5 feet into the required side yard court area, based upon findings of fact;
- C. Approve the variance to allow backout parking for two spaces, based upon findings of fact.

Findings of Fact

003497

- 1. As proposed, the variance does not constitute a special privilege extended to one property owner in that other property owners in the



vicinity of the subject site have been granted variances to waive required on-site parking.

2. As proposed, the variance does not constitute a disservice and will not be injurious to the public welfare or other property in the vicinity of the subject site in that:
  - a. adequate parking is available on-street;
  - b. the backout parking is similar to that permitted for adjacent properties;
  - c. the court yard entrances will be separated from adjacent residences by fencing and landscaping.
3. The proposed variance is compatible with surrounding residential uses and is not adverse to the General Plan and Central City Plan which designate the site for residential use.

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