PLANNING DIRECTOR'S VARIANCE

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

APPLICANT Harvey Cain, 2025 Morse Avenue, Sacramento, CA 95825
OWNER Harvey Cain, 2025 Morse Avenue, Sacramento, CA 95825
PLANS BY
FILING DATE 6/29/83 50 DAY CPC ACTION DATE REPORT BY: GM:bw
NEGATIVE DEC. EIR ASSESSOR'S PCL. NO. 002-124-04

APPLICATION: Request for a Planning Director's Variance (P83-220) to allow a porch addition to extend three feet, nine inches into the 15 foot rear yard setback area.

LOCATION: 501 - 13th Street

PROJECT INFORMATION:

1980 Central City Plan Designation: Multi-Family Residential
Existing Zoning of Site: R-3A
Existing Land Use of Site: Three-unit apartment

Surrounding Land Use & Zoning:

North: Multiple Family; R-3A
South: Multiple Family; R-3A
East: Two Family & Hi Rise Elderly Housing; R-3A
West: Grocery Store, Single Family; R-4A

Property Dimensions: 40' x 80'
Property Area: 3,200 square feet
Square Footage of Bldg.: 2,670

BACKGROUND INFORMATION:

1. The subject site is a 40' x 80' lot developed with a two-story Victorian structure divided into three apartment units. The structure is listed on the City's Official Register as a Priority Structure. The applicant proposes to rehabilitate the subject structure and replace the existing enclosed porch with a new enlarged porch. The new porch would extend three feet, nine inches into the required 15 foot rear yard setback area.

2. The proposed addition was reviewed by the Design Review/Preservation Board on July 20, 1983 (PB83-010). The Board felt that the new addition was compatible with the main house and approved the project with conditions as follows:

   a. The stairs be set against the face of the addition in order to minimize the degree of encroachment toward the rear and the adjacent Priority Structure.

   b. The color of the building should not be white. A less reflective color that is also compatible with the structure at the rear should be used.

   c. Horizontal siding matching the main structure shall be used.

   d. Dilapidated fencing shall be replaced.

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There were no objections from surrounding property owners regarding the proposed porch addition.

3. Staff has no objection to the proposed project and supports the variance request based upon the fact that the subject lot is a substandard size parcel (40' x 80'). The applicant proposes to rehabilitate a deteriorating Priority residential structure and replace an existing substandard porch with one that is slightly larger so that it is usable by the tenants. Given the fact that the lot is sub-standard in depth (80' vs 100'), approval of the variance request does not constitute a special privilege extended to one individual property owner and that, under similar circumstances, the granting of a variance would be appropriate for other property owners. The conditions placed upon the project by the Design Review/ Preservation Board would mitigate the visual intrusion of the porch addition from street view.

4. Staff requests that the applicant make the following improvements as a condition of the variance approval:

   a. Install a sprinkler irrigation system and relandscape the surrounding yard area, including the landscape strips between the curb and sidewalk.

   b. Replace wrought iron railing on first floor porch with wood railing compatible with architecture of the Victorian structure.

   c. The applicant shall submit detailed final plans, including revised elevations, site plan, landscape and irrigation plans incorporating staff conditions to City Planning staff for review and approval prior to issuance of any building permits.

STAFF RECOMMENDATION: Staff recommends approval of the variance request, subject to conditions and based upon the Findings of Fact which follow:

   a. The stairs be set against the face of the addition in order to minimize the degree of encroachment toward the rear and the adjacent Priority structure.

   b. The color of the building should not be white. A less reflective color that is also compatible with the structure at the rear should be used. The applicant shall submit a color palette to City staff for review and approval prior to issuance of building permits.

   c. Horizontal siding matching the main structure shall be used.

   d. Dilapidated fencing shall be replaced along the rear, side and interior yard areas.

   e. The applicant shall install a sprinkler irrigation system and relandscape the surrounding yard areas with a combination of low ground cover (turf), shrubs and trees. The landscape strip between the sidewalk and curb shall be landscaped with turf and a sprinkler irrigation system shall be installed.

   f. The wrought iron railing on the first floor porch shall be replaced with wood railings compatible with the Victorian architecture.

g. The applicant shall submit detailed final plans, including revised elevations, site plan, landscape and irrigation plans incorporating conditions a. through f. to the City Planning staff for review and approval prior to issuance of building permits.

Findings of Fact

a. The request for a variance does not constitute a special privilege in that the subject lot is substandard in size and that, under similar circumstances, the granting of the variance would be appropriate for other property owners.

b. The granting of the variance will not be injurious to the public welfare nor the properties in the vicinity as the proposed structure will not significantly change the characteristics of the area.

c. The project is in conformance with the 1974 City General Plan policy which states: "Encourage comprehensive neighborhood beautification programs through landscaping, tree planting, home improvement and general maintenance to increase neighborhood pride and improved neighborhood appearance."

REPORT PREPARED BY:

Gene Masuda

Gene Masuda, Associate Planner

RECOMMENDATION APPROVED:

Marty Van Duyn, Planning Director

8/30/83
Date Approved

GM:bw

Attachments

P83-220

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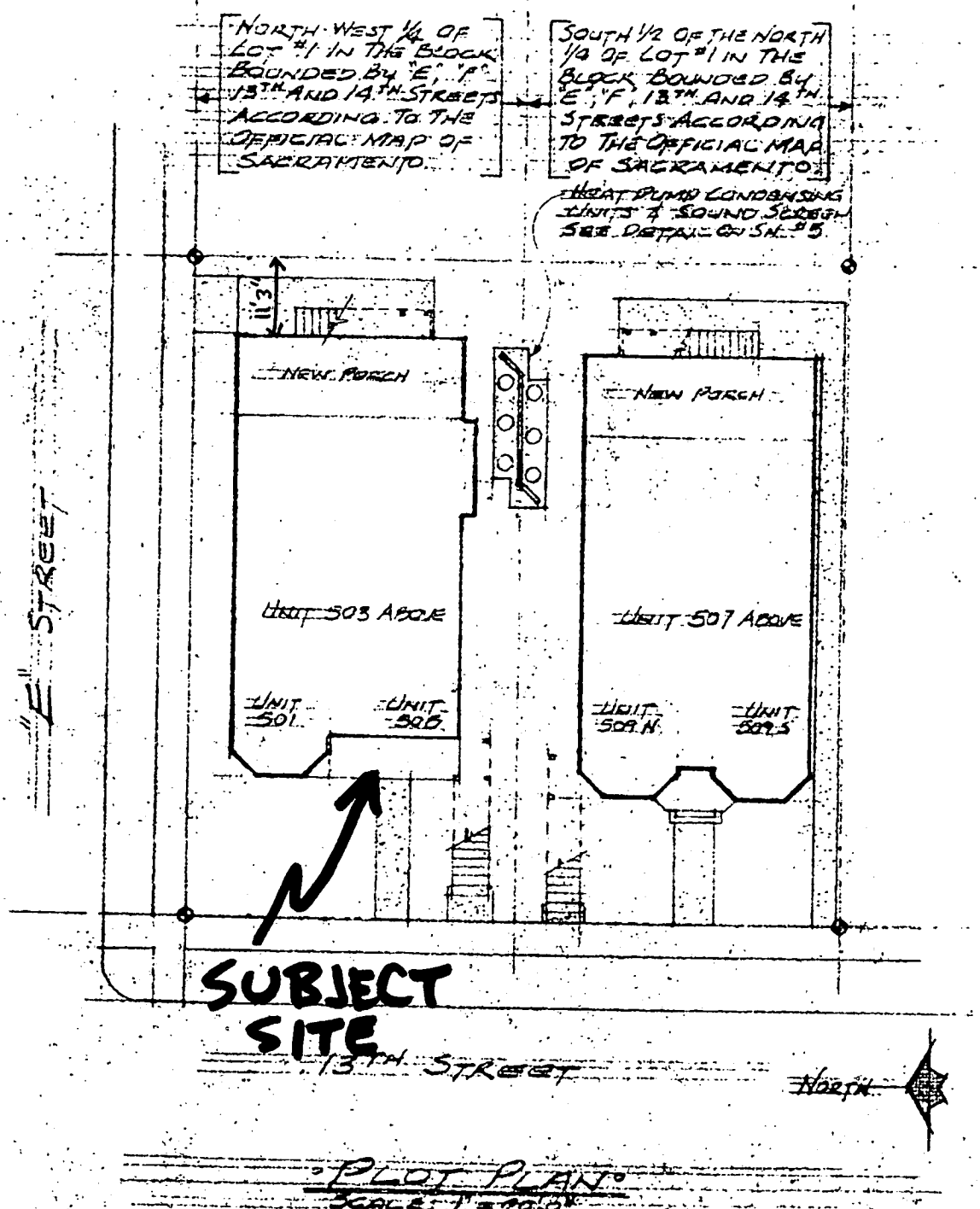

"PLOT PLAN"
SCALE: 1" = 20.0'

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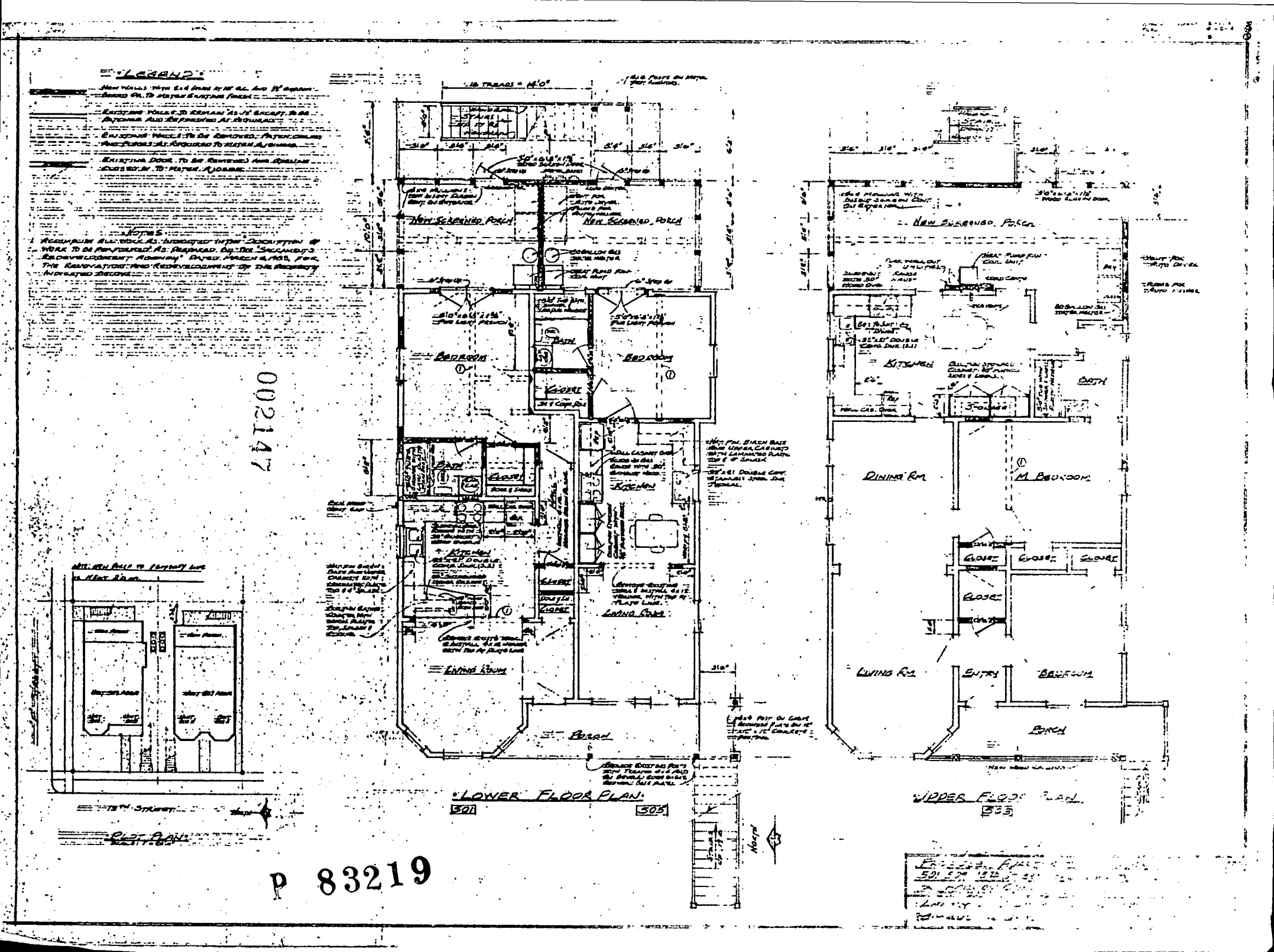
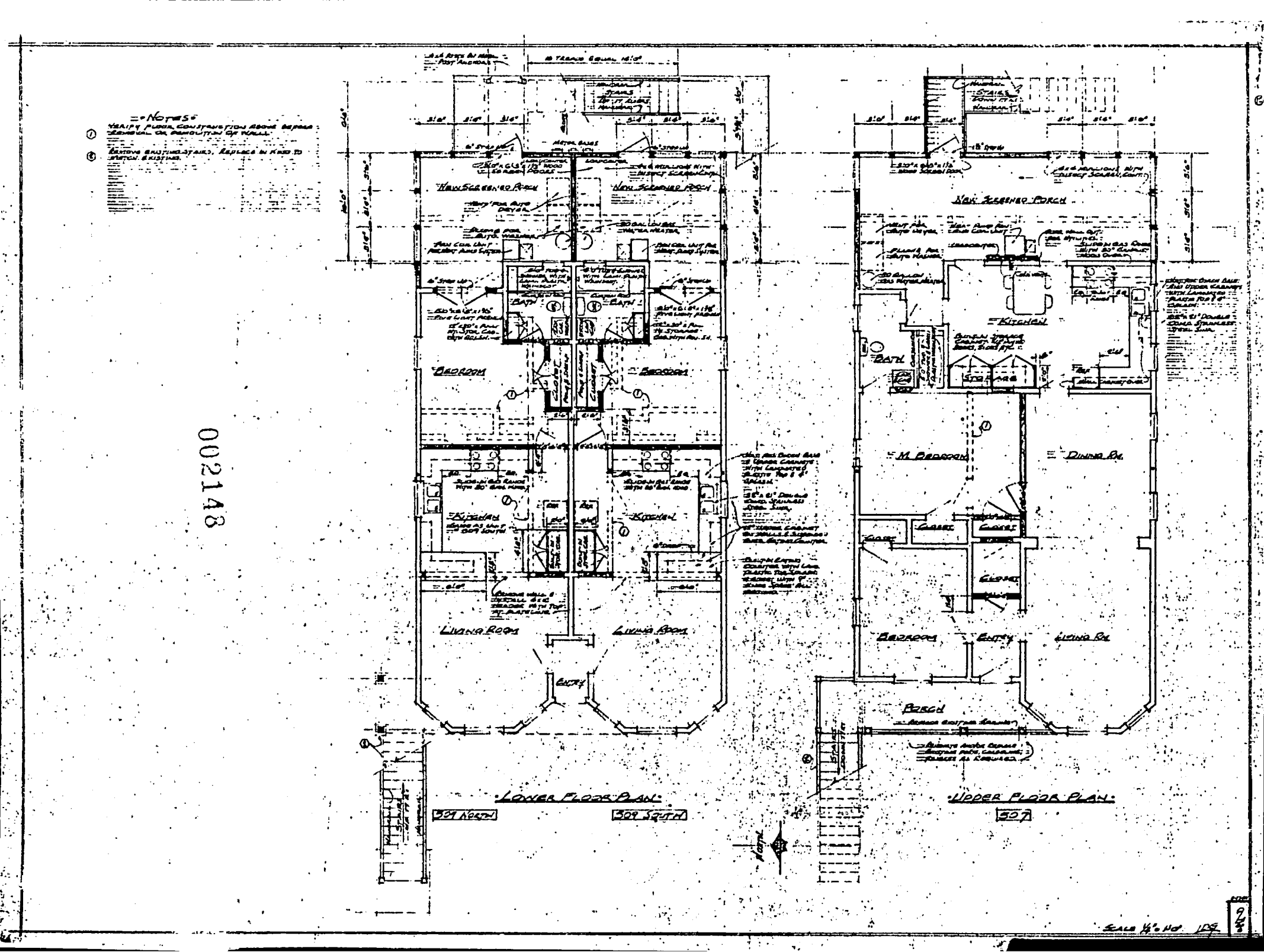
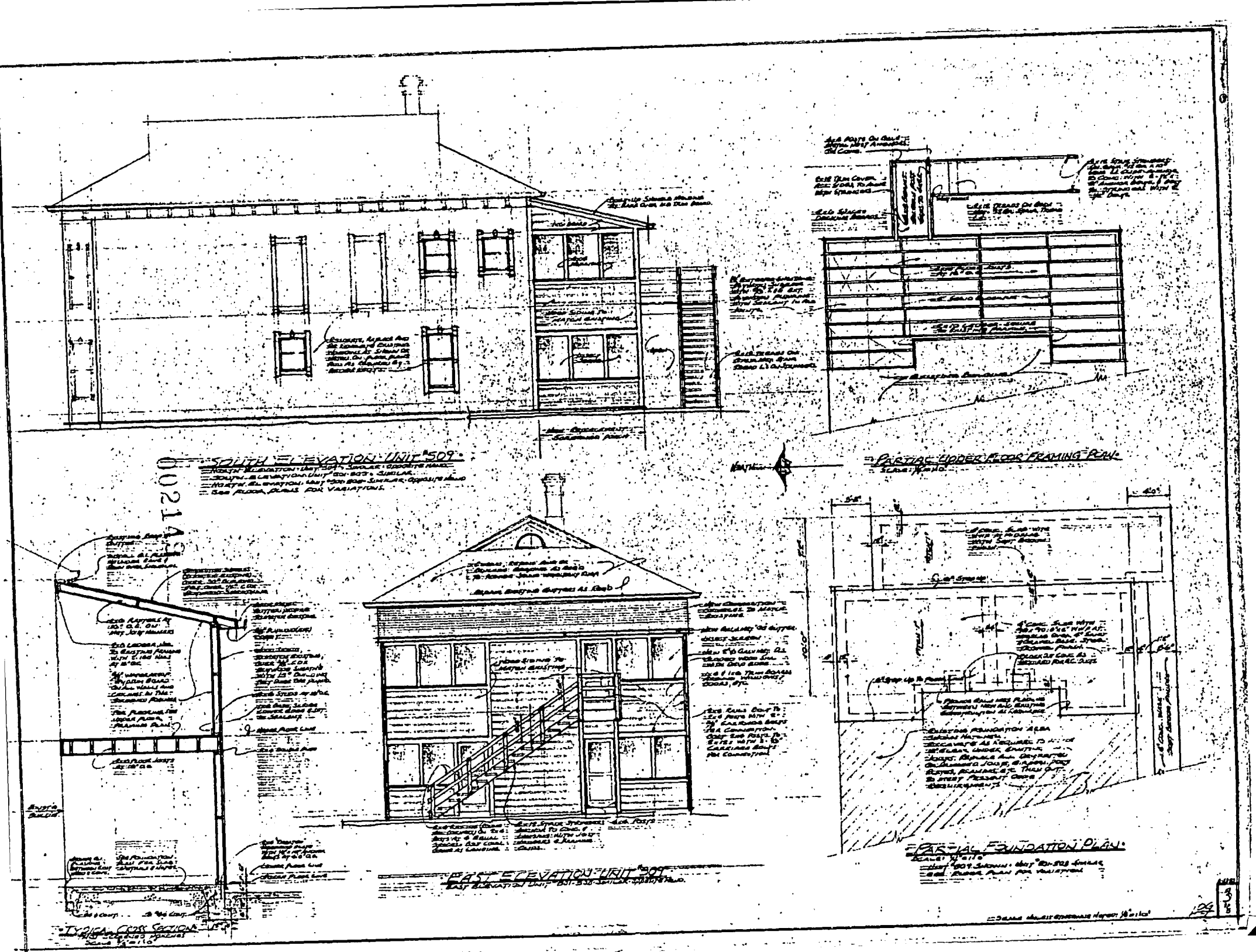

LEGEND
NOTES
NEW SCREENED PORCH
BEDROOM
BATH
CLOSET
KITCHEN
LIVING ROOM
PORCH
LOWER FLOOR PLAN
501
505
NORTH
DINING RM
M BEDROOM
ENTRY
UPPER FLOOR PLAN
503
13TH STREET
PLOT PLAN
002147
P 83219



NOTES
NEW SCREENED PORCH
BATH
BEDROOM
KITCHEN
LIVING ROOM
ENTRY
LOWER FLOOR PLAN
509 NORTH
509 SOUTH
NEW SCREENED PORCH
KITCHEN
BATH
STORAGE
M. BEDROOM
DINING RM.
CLOSET
BEDROOM
ENTRY
LIVING RM.
PORCH
UPPER FLOOR PLAN
507
NORTH
SCALE 1/4" = 1'-0"

002148


SOUTH ELEVATION UNIT #509
PARTIAL UPPER FLOOR FRAMING PLAN
EAST ELEVATION UNIT #509
PARTIAL FOUNDATION PLAN
TYPICAL CROSS SECTION

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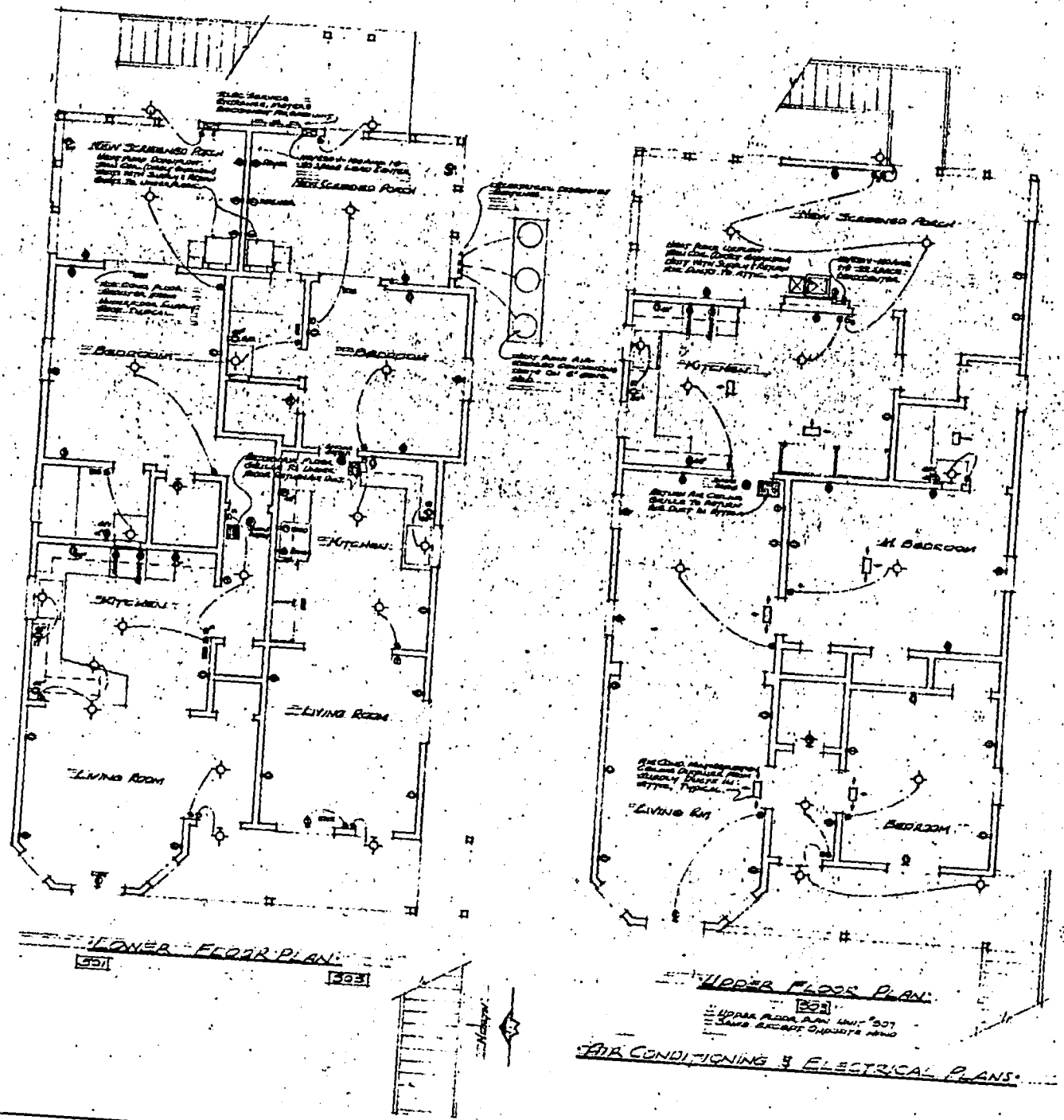
LOWER FLOOR PLAN
UPPER FLOOR PLAN
AIR CONDITIONING & ELECTRICAL PLANS

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LOWER FLOOR PLAN
AIR CONDITIONING AND ELECTRICAL PLAN
NORTH