

# CITY PLANNING COMMISSION

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

APPLICANT	Edgar Haag, Jr., 4755 'J' Street, Sacramento, CA 95819		
OWNER	Edgar Haag, Jr., 4755 'J' Street, Sacramento, CA 95819		
PLANS BY	Edgar Haag, Jr., 4755 'J' Street, Sacramento, CA 95819		
FILING DATE	6/8/84	50 DAY CPC ACTION DATE	REPORT BY: SC:bw
NEGATIVE DEC	Ex 15305(a)/ EIR	Ex. 15303(c)	ASSESSOR'S PCL. NO. 004-245-25

- APPLICATION:
- A. Variance to reduce the front yard setback from 25 feet to one foot for a carport trellis (Sec. 3-B)
  - B. Variance to construct a four-foot fence in the public right-of-way (Sec. 3-B)

LOCATION: 4323 'G' Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a trellis carport over an existing driveway located in the front setback area and to extend a lattice fence along a portion of the front yard which is located in the public right-of-way.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1963 East Sacramento Community  
Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1  
South: Single Family Residential; R-1  
East: Single Family Residential; R-1  
West: Single Family Residential; R-1

Property Dimensions: Irregular  
Property Area: 0.4± acres  
Square Footage of Trellis: 288 square feet  
Height of Structure: 8'-6"  
Significant Feature of Site: Existing residence  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Color: White  
Exterior Building Materials: Brick wood and stucco

STAFF EVALUATION: Staff has the following comments regarding this request:

- A. The subject site is located in an area developed with single family residences. The site is a large corner lot which fronts on 44th Street, with a street side yard on 'G' Street. In addition to the dual street frontage the northwest 25 feet of the site is located on a public alley. The western portion of the subject site is developed with a large garden area and a swimming pool is located at the rear of the garden and residence.

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- B. The applicant is requesting to locate a carport trellis over an existing driveway within one foot of the front property line. The applicant's plans also indicate that a four-foot high fence is proposed to be located within the public right-of-way adjacent to the front property line on the north side of the proposed trellis. As proposed, staff cannot support the applicant's request since adequate space and street or alley access is available on the site to develop covered parking. Staff is also concerned that the variance, if granted, would disrupt the character of the neighborhood by interfering with the open space along the street.
- C. The City Traffic Engineer reviewed the applicant's proposal and indicated that a revocable encroachment permit will be required for the proposed fence. This fence is also in excess of the maximum allowable height of three feet. Since the neighborhood has not experienced a high incidence of crime and the fence is not necessary for security purposes, staff can find no hardships which warrant the requested variance.
- D. The applicant's plans have been submitted to the East Sacramento Improvement Association for their review. Comments from this organization have not been received by staff at this time.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Sec. 15305(a) and 15303(c)).

STAFF RECOMMENDATION: Staff recommends the following action:

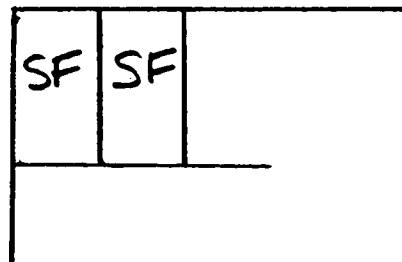
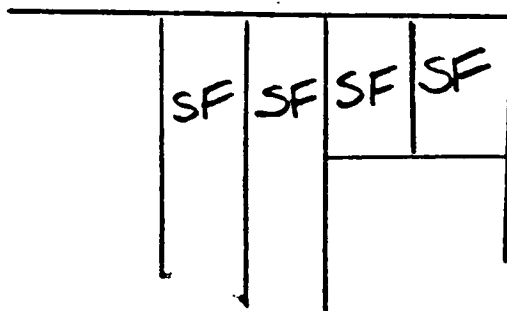
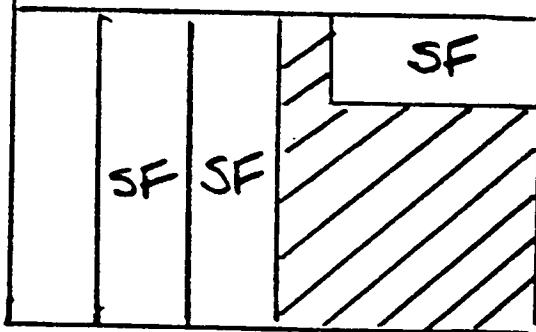
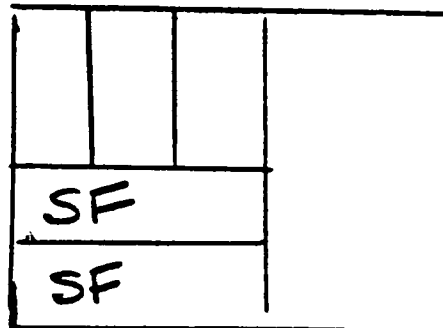
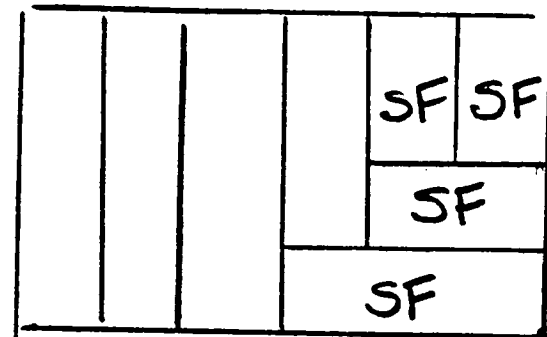
- A. Denial of the variance to reduce the front yard setback from 25 feet to one foot, based upon the following Findings of Fact;
- B. Denial of the Variance to allow a fence in excess of three feet in the public right-of-way, based upon the following Findings of Fact.

Findings of Fact - Variance

1. As proposed, the variance constitutes a special privilege extended to one property owner in that other property owners in this area have complied with the required setbacks and the site is adequate to accommodate covered parking without a variance.
2. As proposed, the variance would create a disservice to other property owners in the neighborhood in that the standard 25-foot setback would be reduced to one foot, which would disrupt the character of the neighborhood by interrupting the open space along the street.



# LAND USE MAP



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E A A C	
HANS RESIDENCE 4223 S STREET	
EXTERIOR ELEVATIONS 6-1-87	

