

CITY PLANNING COMMISSION

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

APPLICANT	John & Linda Boudier - 2652 16th Street, Sacramento, CA 95818				
OWNER	John & Linda Boudier - 2652 16th Street, Sacramento, CA 95818				
PLANS BY	John & Linda Boudier - 2652 16th Street, Sacramento, CA 95818				
FILING DATE	4-25-86	ENVIR. DET.	15305a	REPORT BY	JP:sg
ASSESSOR'S-PCL. NO.	007-094-20				

- APPLICATION:**
- A. Variance to reduce the required front yard setback from 19.5 feet to 1.5 feet
 - B. Variance to reduce a portion of the required street side yard setback from five feet to two feet
 - C. Variance to reduce a portion of the required interior side yard setback from five feet to four feet

LOCATION: 2201 L Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a 3,900 square foot residential structure onto the subject 0.07+ acre corner lot.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family; R-3A	Front:	19.5'	1.5'
South: Offices, two family; RO, R-3A	Side(Int):	5.0'	4.0'
East: Vacant, apartments; R-3A	Side(St):	5.0'	2.0'
West: Offices; RO	Rear:	15.0'	15.5'

Parking Required: 0 spaces
Parking Provided: 0 spaces
Property Dimensions: 40' x 80'
Property Area: 0.07+ acres
Density of Development: 27 d.u. per acre
Square Footage of Building: 3,900+ sq. ft.
Height of Building: 50', 3 stories
Exterior Building Materials: Horizontal wood siding - 1st & 2nd floors; wood shingle siding - 3rd floor
Roof Material: Composition shingles
Exterior Building Colors: Gray, white trim, maroon sash
Significant Features of Site: Located within the Sutter's Fort Preservation area

BACKGROUND INFORMATION: On February 10, 1983 the Planning Commission approved the necessary entitlements to allow the First Baptist Church to expand their existing facility with a parking lot and future social hall on the property located at the southeast corner of 23rd Street and L Street (P82-254). Three residential structures are presently located on the site. The church is preparing to improve the site for a

parking lot and the applicant has purchased two of the residential structures. The applicant is requesting variances in order to relocate the existing 3,900± square foot residential structure from the 40' x 80' lot located at 2304 L Street (APN 007-155-04) to the vacant 40' x 80' corner lot located at 2201 L Street (APN 007-094-20).

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site is a 3,200 square foot corner lot located in the Light Density Multiple Family (R-3A) zone. While a two family residential structure was previously located on the lot, the site is presently vacant. Surrounding land uses include single and multiple family residential to the north, south and east and office uses to the south and west. The 1980 Central City Plan designates the site for multi-family uses. The applicant proposes to locate an existing 3,900 square foot two family residential structure on the subject parcel. The proposed land use is consistent with the zoning and land use designation for the site.

B. Site Plan Design

As noted above, the subject two family structure is currently located on a 40' x 80' lot approximately one block away from the subject site. The applicant is requesting a variance to reduce the required front setback to 1.5 feet, a portion of the street side yard setback to two feet, and a portion of the interior side yard setback to four feet in order to locate the structure on the subject site. Staff has no objection to the applicant's request as: the majority of the residences on the north block face similar setbacks for front stairs and porches and along the interior side yards; the structure at its present location has similar substandard setbacks; and, the proposed location of the structure on the site is in keeping with the characteristics of the Sutter's Fort Preservation Area.

C. Building Design

The exterior of the subject building consists of horizontal wood siding and wood shingle siding with a composition shingle roof. The applicant intends to restore the building in keeping with its existing architectural style. Proposed colors are gray with white trim and maroon sash. On May 21, 1986 the City Design Review/Preservation Board approved the house move request subject to conditions for restoration of the structure (PB86-021).

D. Parking

It has been determined that the previous two family residential use on the subject site had no on-site parking. The proposed residential use, therefore, is not required to provide on-site parking. The applicant, however, is considering providing parking at the rear of the site and therefore has positioned the structures on the site to have a larger rear yard than front yard area.

Staff finds that placing parking to the rear of the site would be more compatible with the characteristics of the preservation area rather than

placing a parking space in the front yard of the site along L Street. Any on-site parking proposed for the site in the future will require the review and approval of Design Review/Preservation Board staff.

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

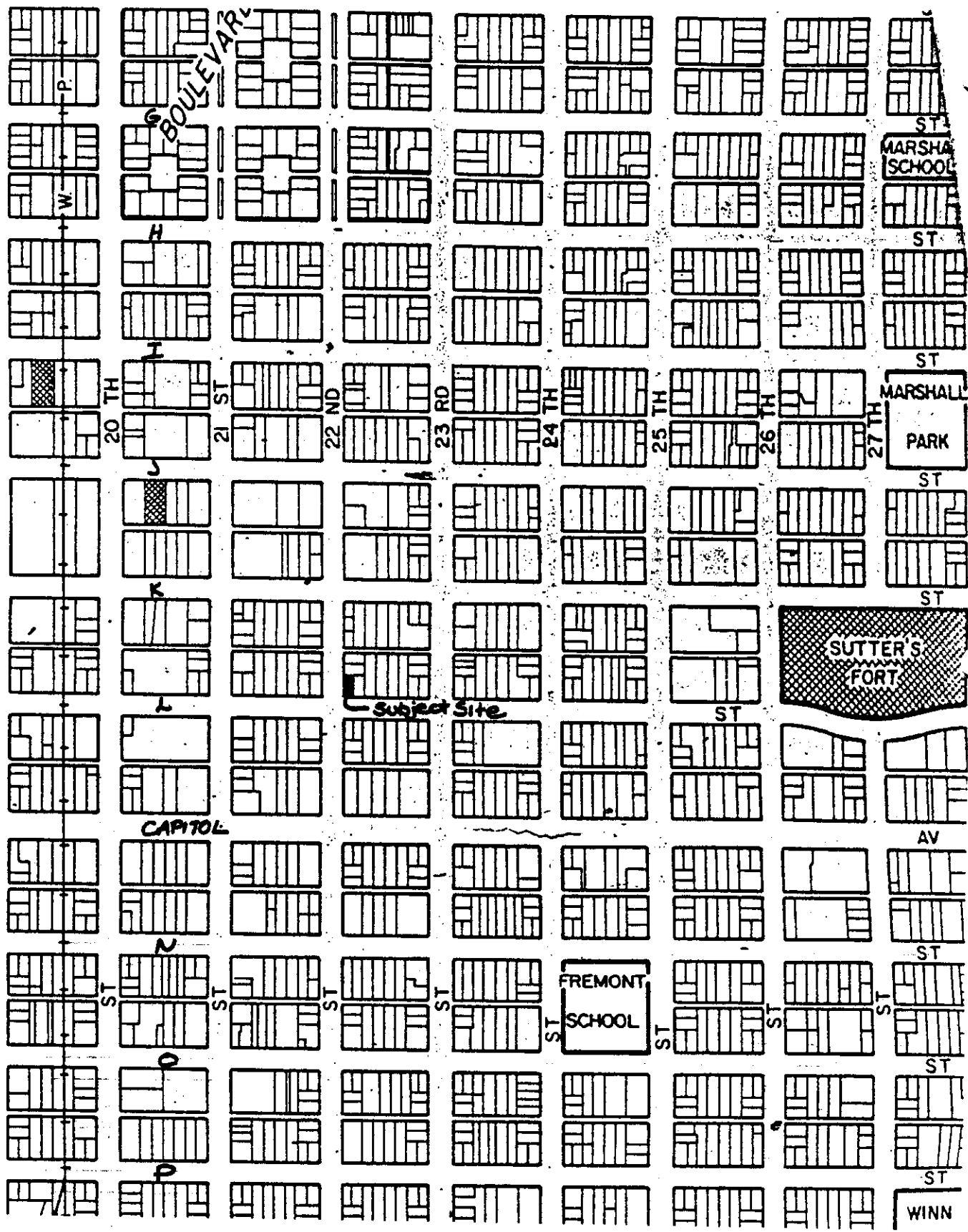
RECOMMENDATION: Staff recommends approval of the variance requests, subject to a condition and based upon findings of fact which follow.

Condition

The project shall meet all requirements of the City Design Review/Preservation Board.

Findings of Fact

1. The variance requests do not constitute a special privilege extended to one property owner in that:
 - a. similar setbacks are located in the area; and
 - b. the variances would be granted to any other property owner facing similar circumstances.
2. The granting of the variance requests will not be injurious to the public welfare nor to properties in the vicinity in that it will not significantly change the characteristics of the surrounding residential neighborhood.
3. The variance requests do not constitute use variances in that two family dwellings are allowed in the R-3A zone.
4. The proposed project is consistent with the City's Discretionary interim land use policy in that the site is designated for multi-family use by the 1980 Central City Plan and the proposed two family residential use conforms with the plan designation.



VICINITY MAP

LAND USE & ZONING MAP

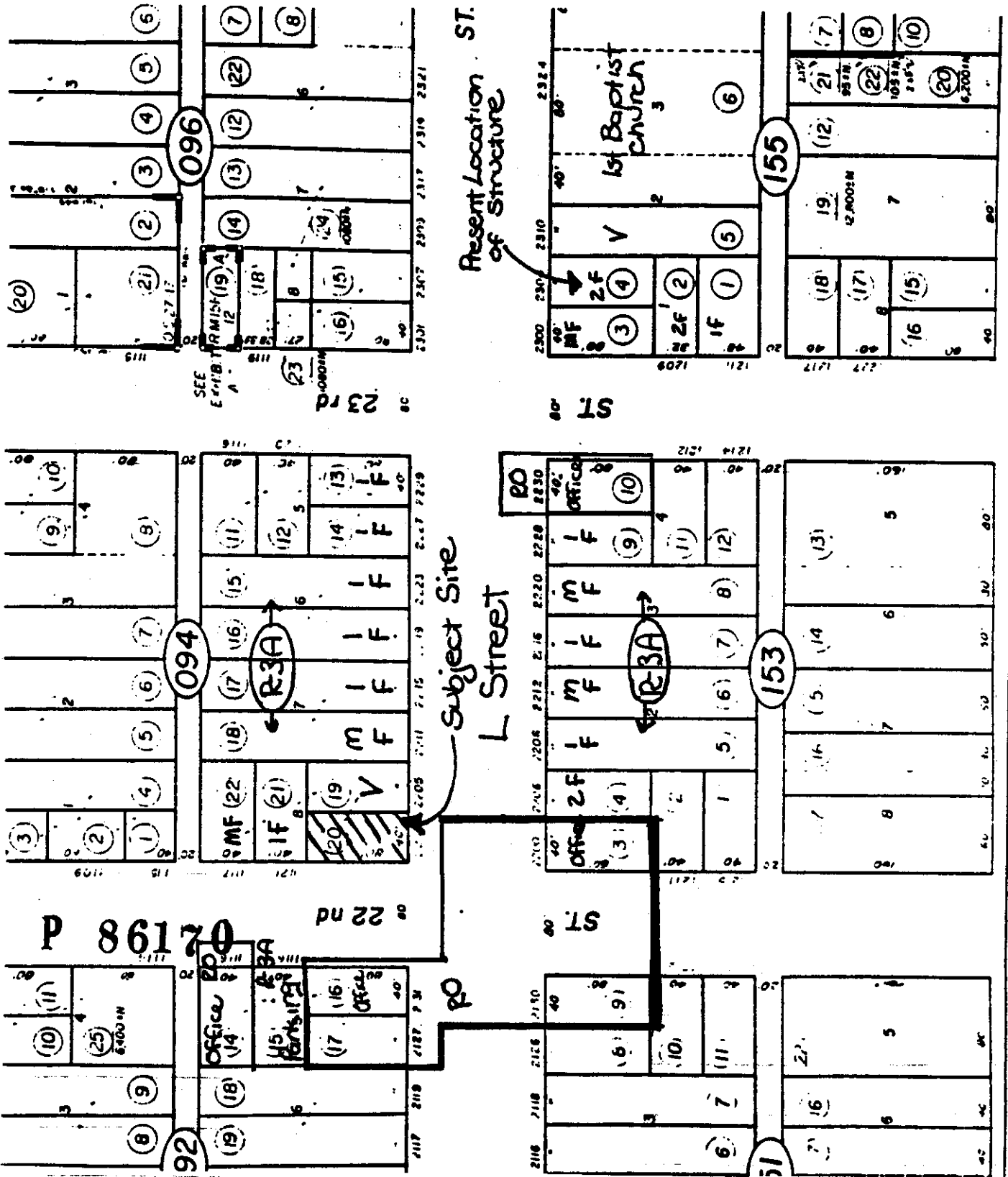
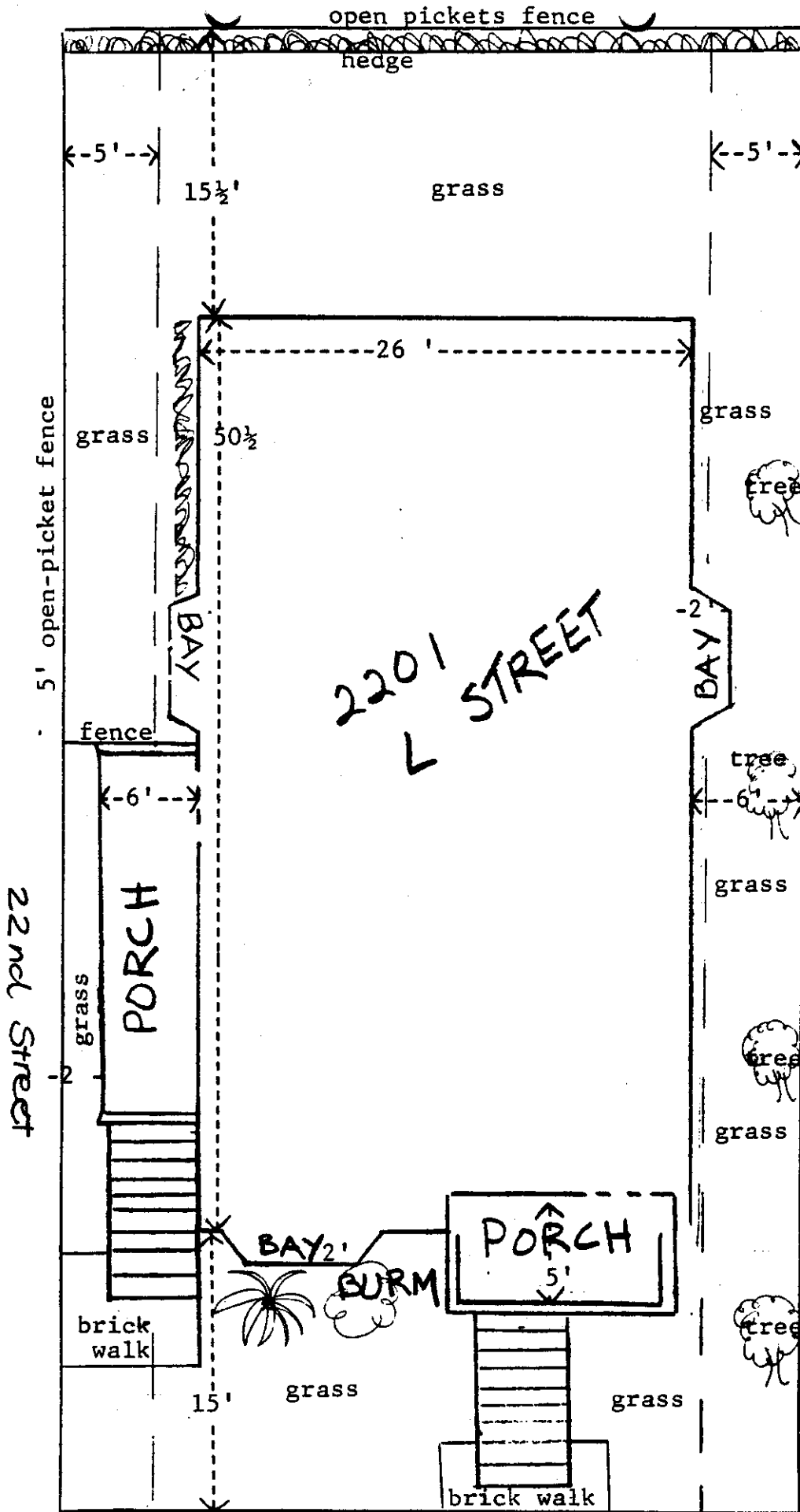


EXHIBIT A

1/8" = 1'
SITE PLAN



2201 L STREET

22nd Street

L Street
6-12-86

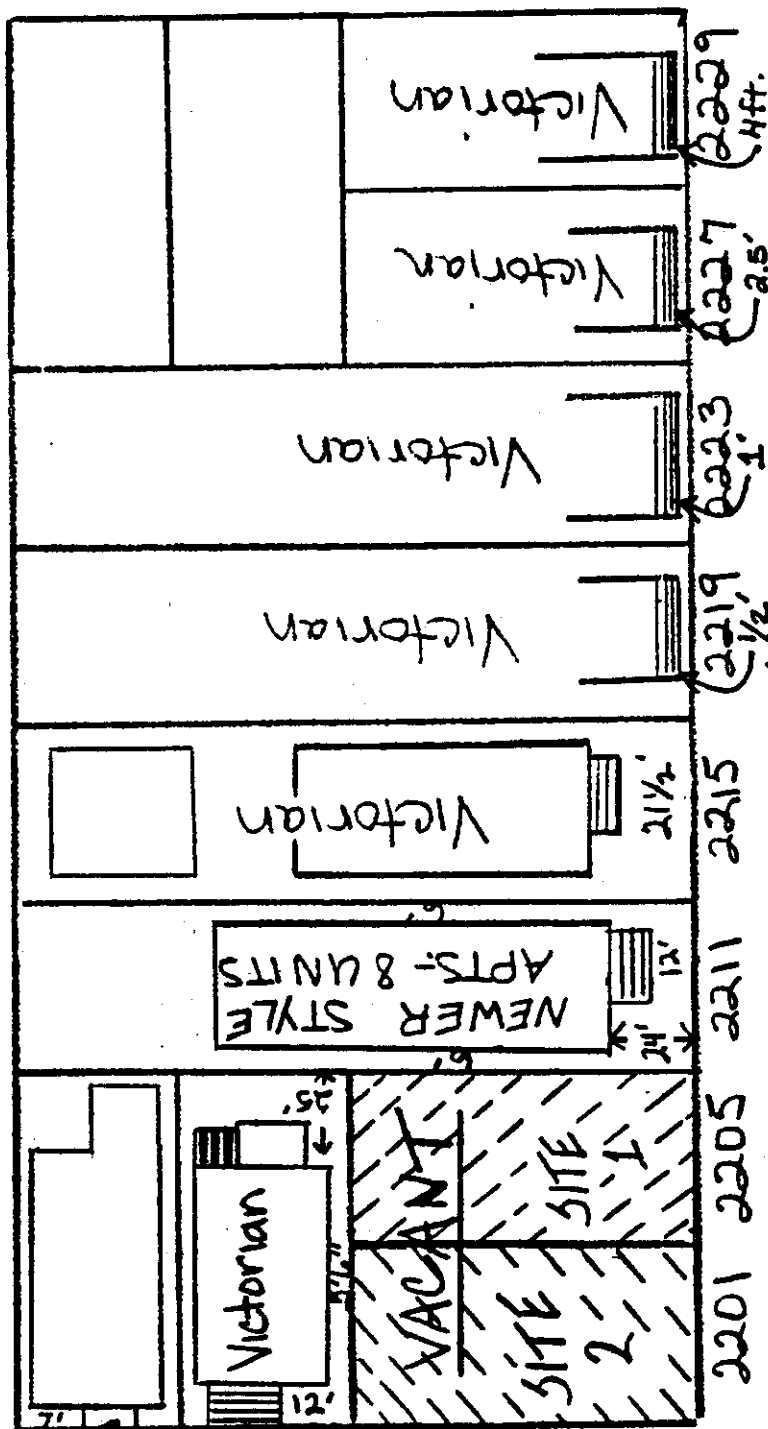
P 86170

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ADJACENT
PROPERTY
MAP

NORTH
SCALE 1" = 50'
Item 17

23rd STREET



ALLEY

Stairs end of sidewalk