

# CITY PLANNING COMMISSION

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

APPLICANT JAMES & MARY JONES, 808 E Street, Sacramento, CA 95814  
OWNER James and Mary Jones, 808 E Street, Sacramento, CA 95814  
PLANS BY James and Mary Jones, 808 E Street, Sacramento, CA 95814  
FILING DATE 1/27/88 ENVIR. DET. 15305 a REPORT BY PW/vf  
ASSESSOR'S-PCL. NO. 002-0104-006,007

**APPLICATION:** Variance to reduce the required special court requirement from 10 feet to 5 feet in the Multi-Family (R-3A) zone.

**LOCATION:** 808 E Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 2,106 sq. ft. carriage house on the rear of a lot.

**PROJECT INFORMATION:**

General Plan Designation:	High Density Residential
1980 Central City Community Plan Designation:	Multi-Family
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Vacant and house on the front of property

**Surrounding Land Use and Zoning:**

North: Apartments; R-3A  
South: Vacant and Office; R-0  
East : Two Family; R-3A  
West : Two Family; R-3A

Parking Required:	2 spaces
Parking Provided:	4 spaces
Property Dimensions:	57' x 80'
Property Area:	4,560 sq. ft.
Height of Building:	34 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Horizontal grooved siding
Roof Material:	Asphalt and fish scale shingles

**BACKGROUND INFORMATION:** On December 3, 1987, the Planning Commission approved a Lot Line Adjustment (P87-449) to merge the applicant's residence site on E Street and an alley parcel acquired from the Redevelopment Agency. The applicant proposes the construction of a carriage house on the vacant alley portion of the combined parcel. The carriage house was approved by the Preservation Board on February 3, 1988. A condition of approval was that the applicant receive Planning Commission approval of a reduction of the special court requirement prior to issuance of building permits. The applicant is now requesting a variance to comply with this condition.

APPLC. NO. P88-082 MEETING DATE March 10, 1988 ITEM NO. 30

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

A. Land Use / Zoning

The subject site is a 4,560 sq. ft. interior lot that fronts on E Street. An alley runs along the rear property line. The subject site is zoned Multi-Family (R-3A) and designated in the General Plan and 1980 Central City Plan for multi-family residential uses. A single family residence is located on the front of the site.

B. Proposal

The applicant proposes construction of a carriage house with a dwelling unit above and three single car garages below. The carriage house will be located on the vacant rear portion of the site near the alley.

Although access to the proposed unit is likely to be taken from the alley end of the parcel rather than from E Street, the Zoning Ordinance requires that adequate foot access from E Street be provided. Such access must include a 10 ft. special court provision along the side of any structures existing or proposed between the main street and entry to the rear unit. Also, the main entry to any unit must not face the rear of the property. Thus, the project, as proposed, needs a variance to reduce the special court requirement from 10' to 5' as is available along the side of the applicant's existing residence. Staff supports the variance request provided all conditions of the Preservation Board's approval are complied with. This includes providing front facing access to the carriage house unit by way of the balcony. This will be accomplished by utilizing stairs up to the proposed balcony on the north side of the structure and providing keyed access to the balcony door(s).

C. Agency Review

The proposed project was reviewed by the City's Engineering, Traffic Engineering, Building Inspections and the Alkali Flat PAC. No comments were received.

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

STAFF RECOMMENDATION: Staff recommends the Commission approve the variance request with conditions and based upon findings of fact which follow:

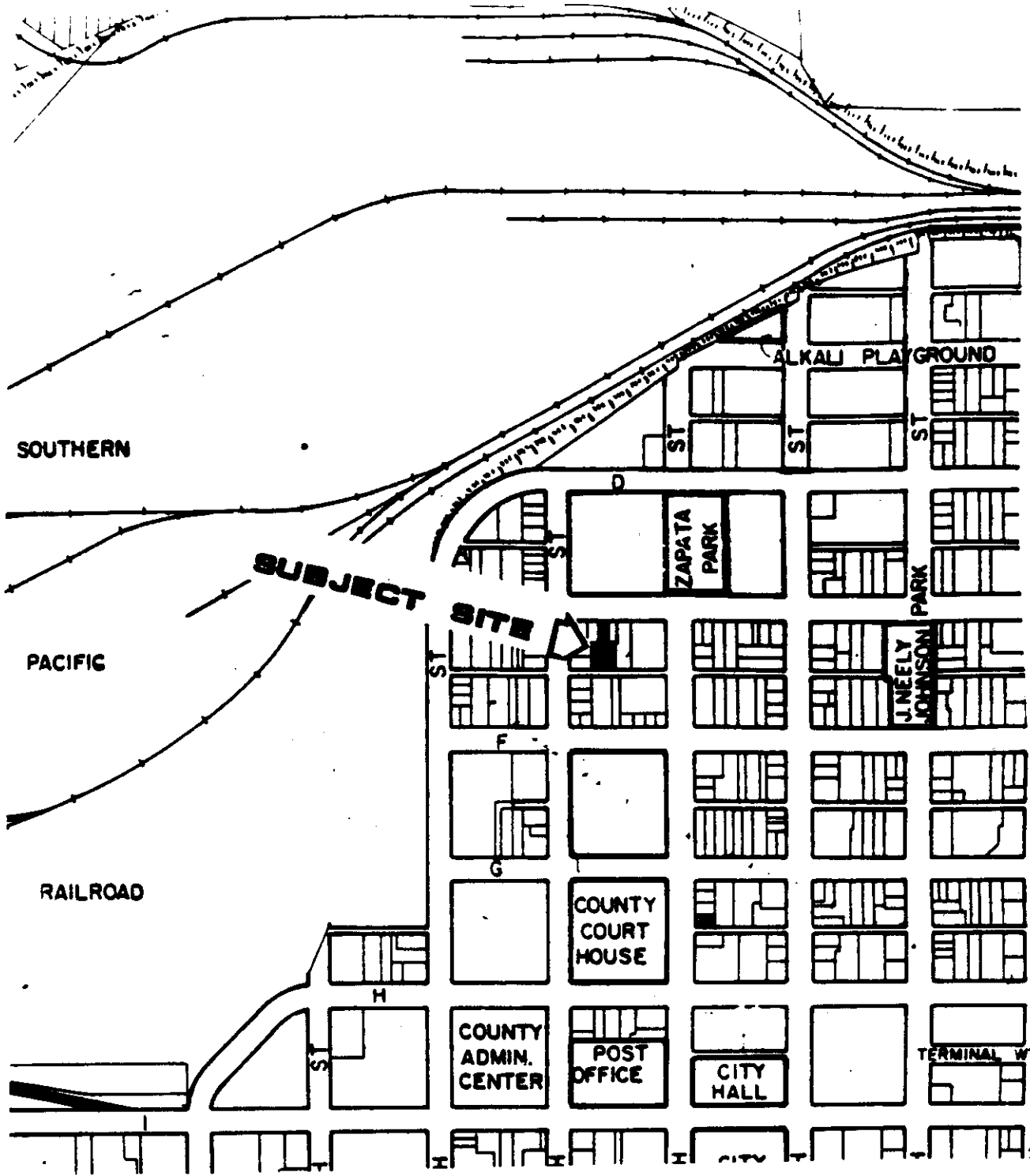
Conditions

1. Front facing access to the carriage house unit shall be provided by way of balcony, subject to staff review and approval of the design.
2. The applicant shall file a Certificate of Compliance for the lot line merger.

3. The applicant shall provide a paved walkway along existing side yard.

Findings of Fact

1. Granting the variance will not constitute a special privilege to one individual property owner in that:
  - a. the present side yard setback along the existing structure is five feet;
  - b. a variance would be granted to any other property owner facing similar circumstances.
2. Granting of the variance will not be detrimental to the public welfare nor to properties in the vicinity in that it will not significantly change the characteristics of the primarily residential neighborhood.
3. The requested variance does not constitute a use variance in that the carriage house is permitted in the R-3A zone.
4. The proposed project is consistent with the General Plan and the 1980 Central City Plan in that the site is designated for multi-family use and the proposed project conforms with the plan designation.



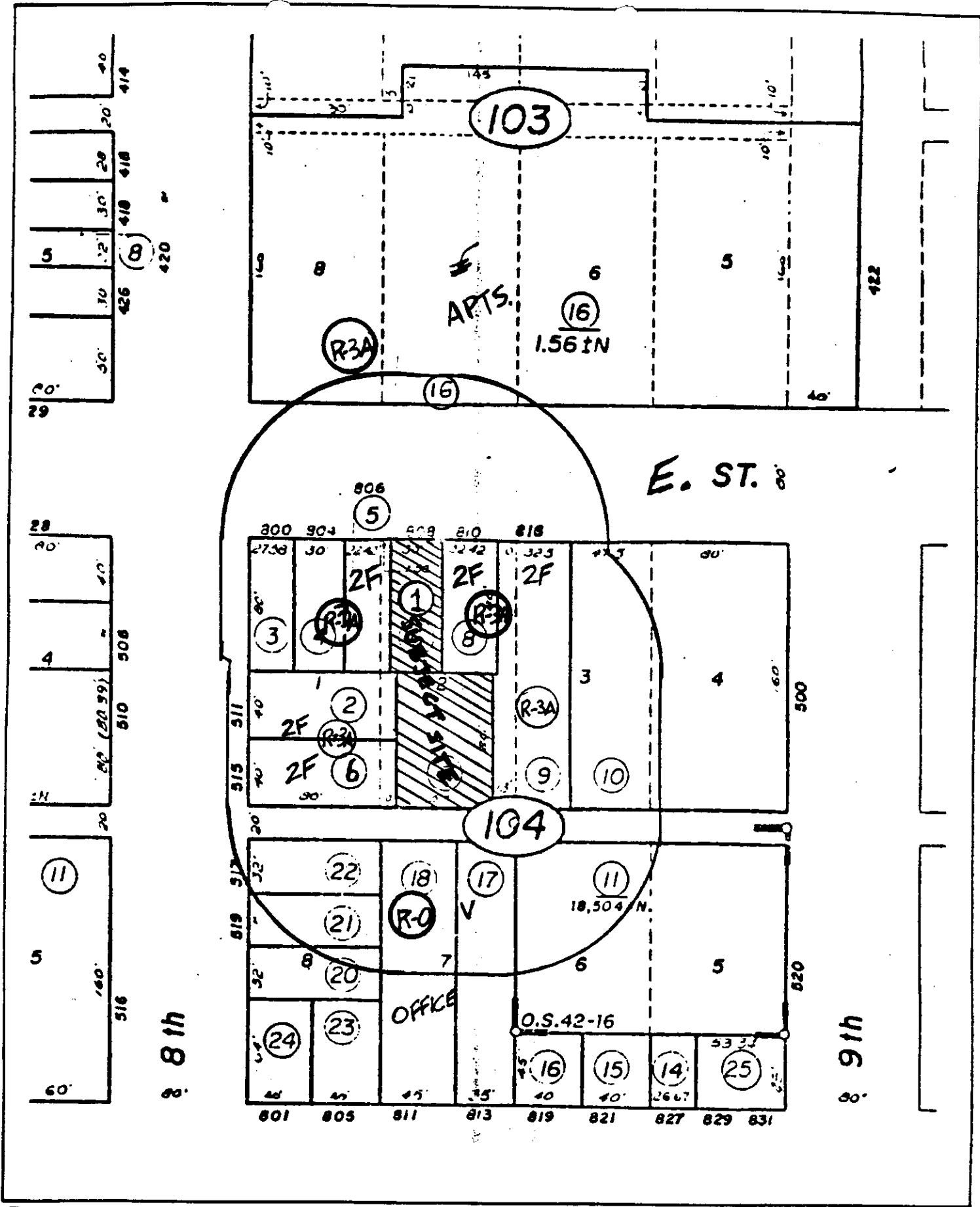
**VICINITY MAP**



P88-082

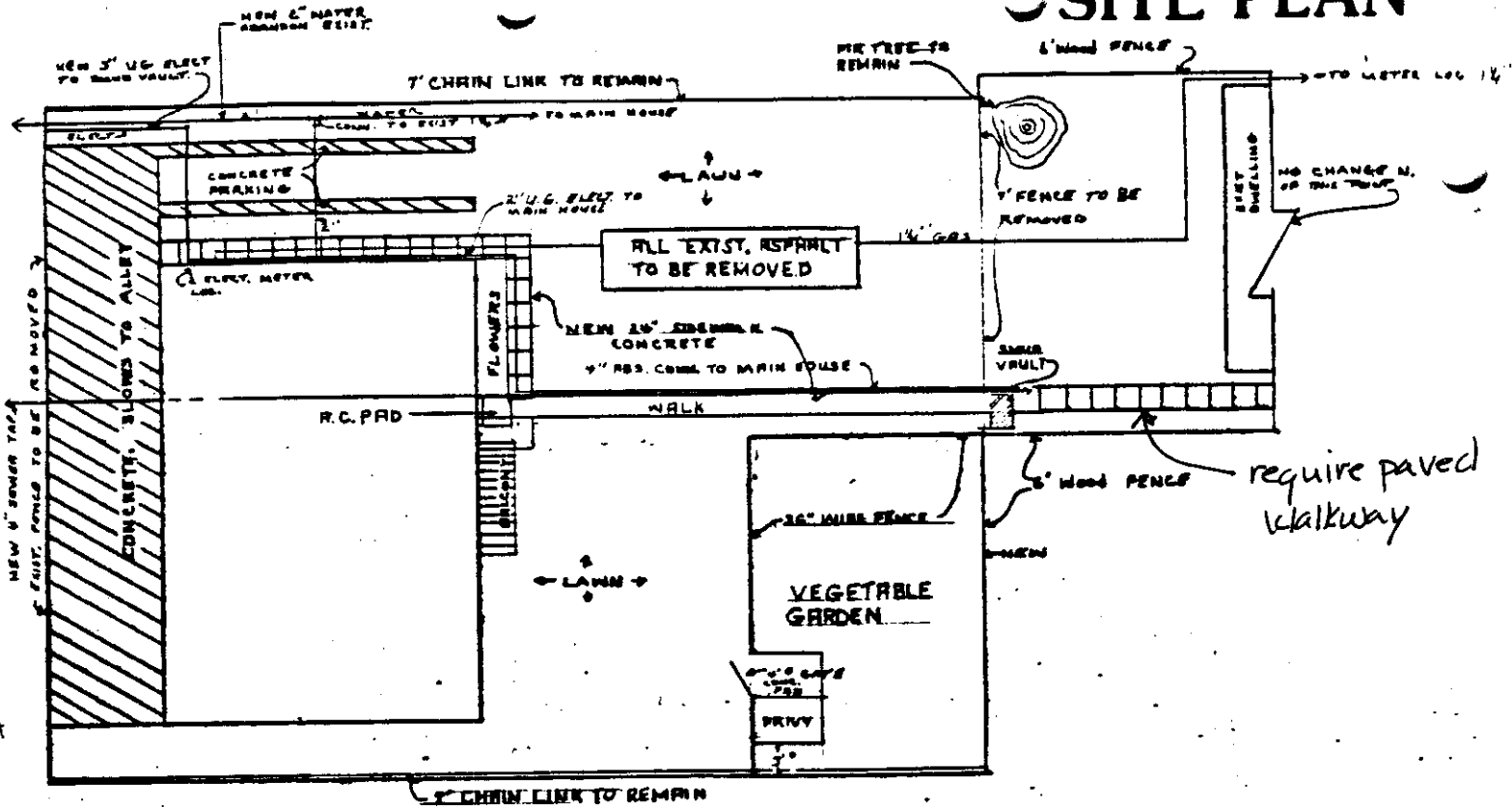
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ITEM 30

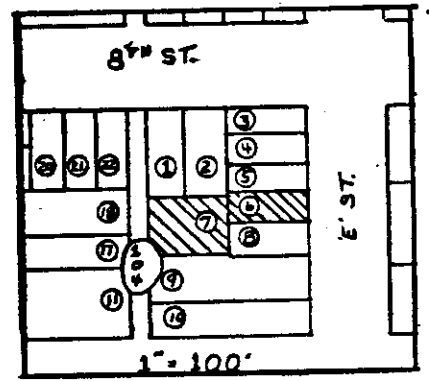


# LAND USE & ZONING MAP

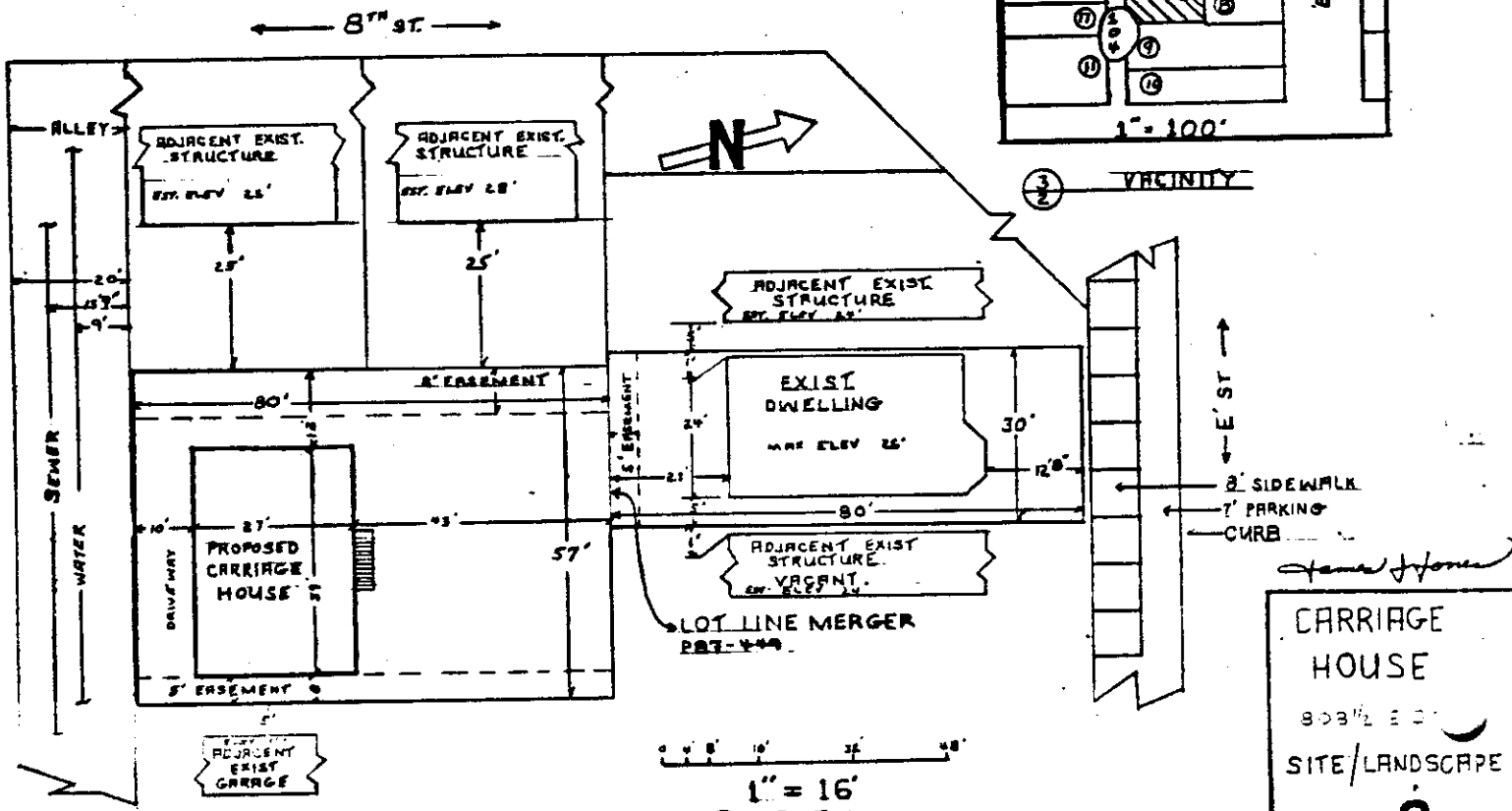
# SITE PLAN



1/8" = 1'  
LANDSCAPE PLAN



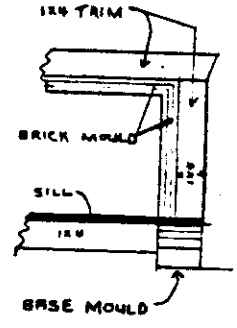
1" = 100'  
VICINITY



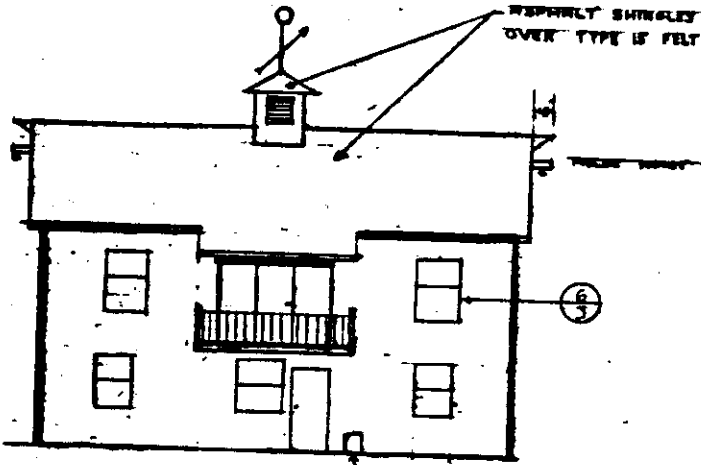
1" = 16'  
SITE PLAN

*Jane Jones*  
CARRIAGE HOUSE  
803 1/2 E ST  
SITE/LANDSCAPE  
**2**  
34

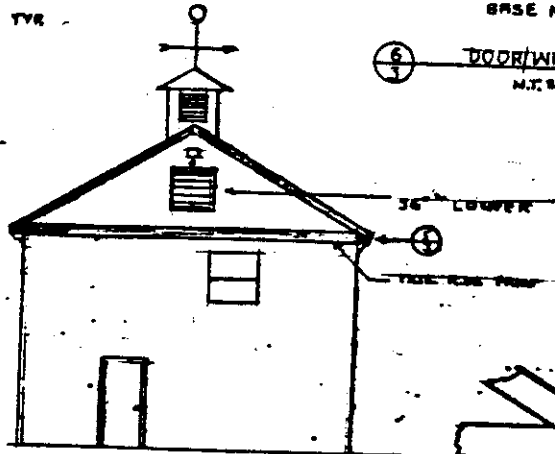
# ELEVATIONS



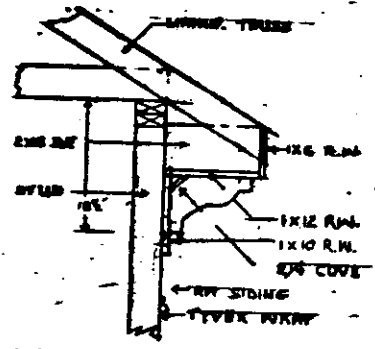
6/1 DOOR/WINDOW TRIM TYP. N.T.S.



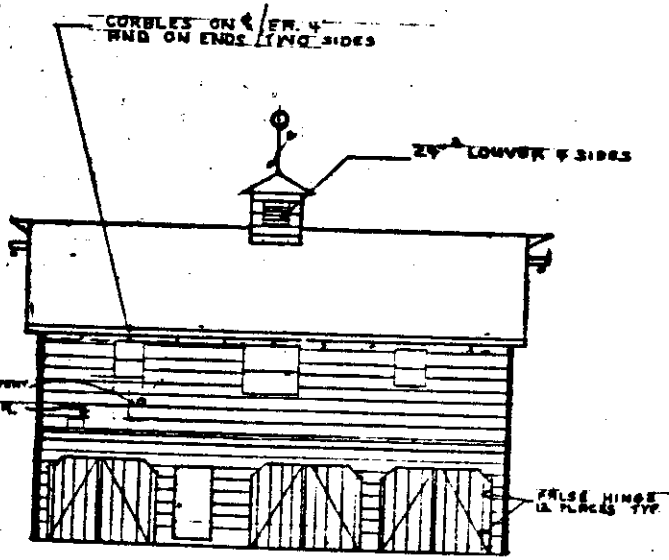
4/1 NORTH SOUTH EXP. NORTH EXP. 1/8" = 1' 0"



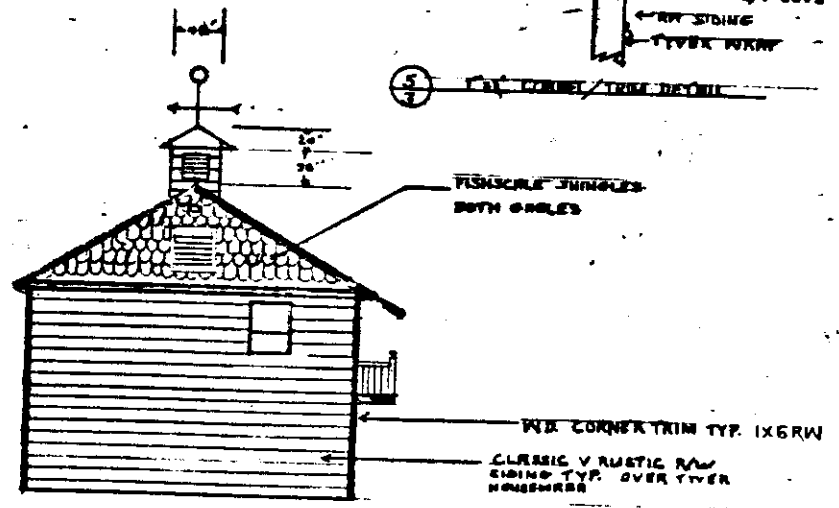
4/2 WEST WEST EXP. WEST EXP. 1/8" = 1' 2"



5/1 1x4 CORNER TRIM DETAIL



1/1 SOUTH SOUTH EXP. SOUTH EXP. 1/8" = 1' 2"



2/1 EAST EAST EXP. EAST EXP. 1/8" = 1' 2"

*John J. Howard*

CARRIAGE HOUSE  
808 1/2 E. ST  
ELEVATIONS

P88-082

3/10/88

ITEM. 30.

3 3/4