

CITY PLANNING COMMISSION

1231 . STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT JOHN KERSS, 2500 L Street, Sacramento, CA 95816
OWNER JOHN KERSS, 2500 L Street, Sacramento, CA 95816
PLANS BY JOHN KERSS, 2500 L Street, Sacramento, CA 95816
FILING DATE 5/8/87 **ENVIR. DET.** EX 15305(a) **REPORT BY** CV/vf
ASSESSOR'S-PCL. NO. 007-163-03

- APPLICATION:**
- A. Variance to reduce the rear yard setback from 15' to 5'.
 - B. Variance to increase the allowable lot coverage from 50 percent to 61 percent.

LOCATION: 2500 L Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct an attached deck and carport in the rear yard area.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: School; R-3A	Front:	7±'	20±'
South: Single Family Residential; R-3A	Side(Int):	5'	5±'
East : Apartments; R-3A	Side(St) :	25'	8±'
West : Dental Office; R-0	Rear:	15'	5±'

Parking Required: 1 Space
Parking Provided: 2 Spaces
Property Dimensions: 40' x 80'
Property Area: 0.07± acres
Square Footage of Building: 444 sq. ft. (Carport/Deck)
Height of Building: 16±' (top of trellis)
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood shiplap siding

BACKGROUND: On June 11, 1987, the Planning Commission approved a variance request to reduce the street side yard setback from 25 feet to 8 feet, however, two additional entitlements were also needed.

1. Variance to reduce the rear yard setback from 15' to 5'.

2. Variance to increase the allowable lot coverage from 50 percent to 61 percent.

These entitlements were not included in the previous staff report (P87-231) and are required to allow the applicant to construct an attached deck and carport as proposed.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned multiple family residential (R-3A) and is developed with a single family residence. Surrounding land uses include a school to the north, single family residence to the south, apartment to the east and dental office to the west.

B. Proposal

The applicant proposes to construct an attached carport with a deck and trellis located above the carport. This carport would provide one compact and one standard parking space and would be located in the rear yard. Presently, a cement pad provides the existing parking space.

The height of the carport would be approximately 7+ feet. Above the carport, a deck and parapet would be constructed of a similar design and building materials as the main residence. An eight foot high redwood trellis would be constructed above the parapet and deck.

C. Variance to reduce rear yard setback/Exceed lot coverage

The applicant requests a variance to reduce the rear yard setback from 15 feet to 5 feet to accommodate the carport and deck. The existing single family residence on the project site is located approximately 20 feet from the rear lot line.

The applicant also requests a variance to exceed the maximum allowable lot coverage from 50 percent to 61 percent to accommodate the attached carport and deck. According to the applicant, the owner of the single family residence to the south has no objections to the proposed carport and deck. The carport - deck is in line with the side of the main building and is architecturally compatible. The proposed carport will provide parking for two cars on-site, thus providing one more parking space than is required by the Zoning Ordinance. To provide privacy to the adjacent homes as well as the subject deck area, staff suggests a screening element such as wood trellis be installed along the east and south side of the deck area. Staff therefore, has no objection to either variance request.

D. Design Review

The project is located in a Design Review and Preservation Area. Thus, the elevations proposed require the review and approval of the Design Review Board prior to issuance of a building permit.

E. Interdepartmental Review

This proposal was reviewed by the Fire Department, Engineer, Traffic Engineer and the following comments were received:

Traffic Engineering

Existing driveway must be perpendicular to 25th Street.

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

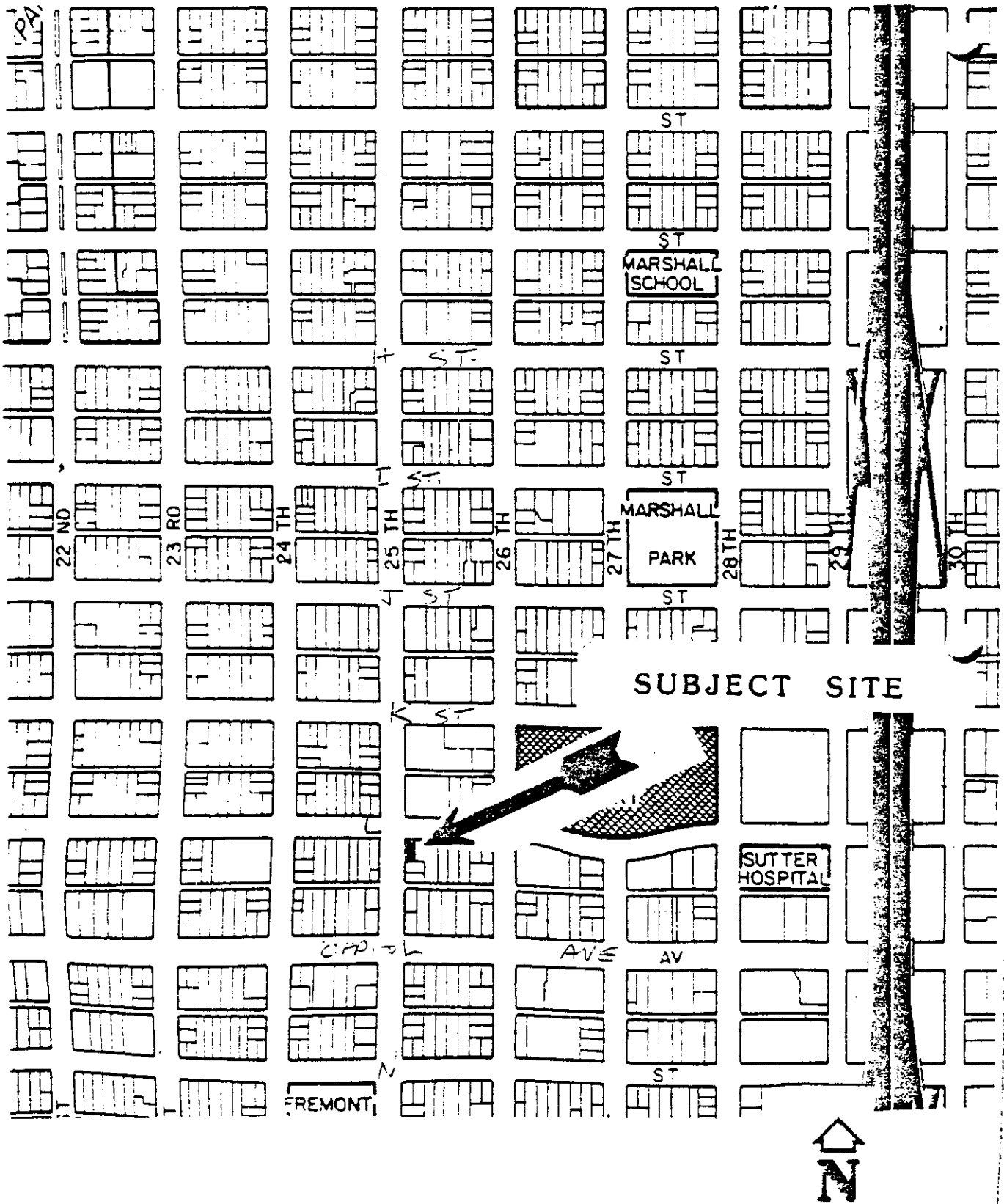
RECOMMENDATION: Staff recommends the Planning Commission approve the variances subject to Conditions and based upon Findings of Fact which follow:

Conditions

1. Prior to the issuance of a building permit, the Design Review Board shall review and approve the proposed design. Any design modifications required by the Design Review Board shall be complied with by the applicant.
2. The plans submitted shall be the same as those attached to the staff report or as modified by the Design Review Board.
3. A screening element (wood trellis) shall be installed along the east and south side of the deck area.

Findings of Fact

1. Granting the variance would not be a special privilege extended to one property owner in that cars can be parked entirely on-site and will not project into the public-right-of-way.
2. The project is based upon sound principles of land use in that the proposed carport will not obstruct any motorists' visibility along either 25th Street or L Street.
3. The project is consistent with the City's Discretionary Land Use Policy in that the site is designated for multiple family residential use by the 1980 Central City Community Plan and the variance is consistent with the plan designation.

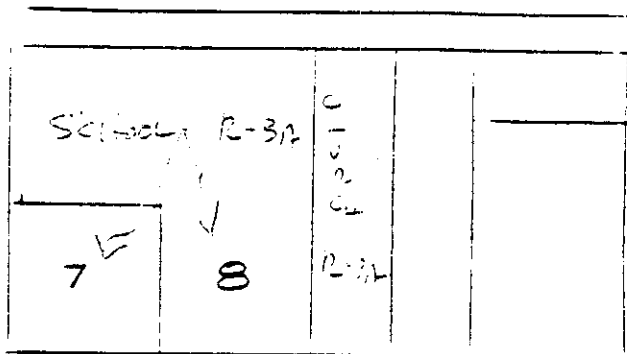
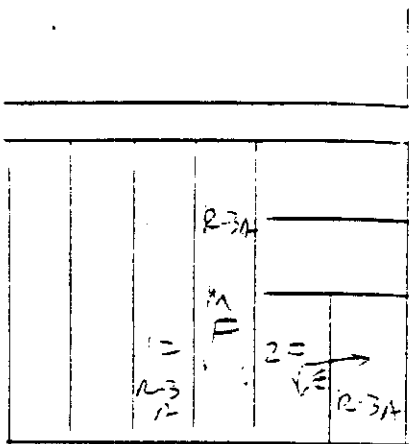


VICINITY MAP

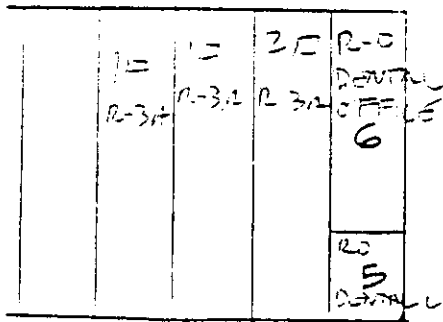
087-231

7-9-87

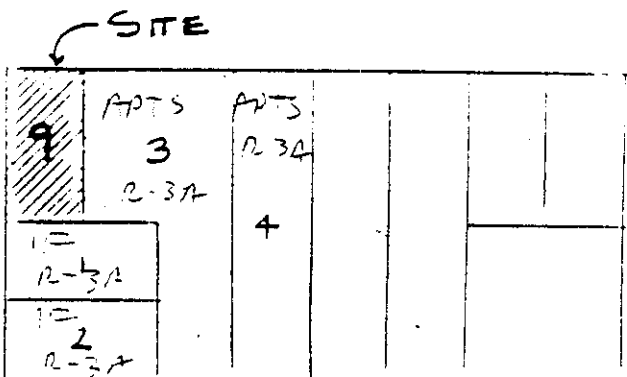
ITEM ~~21~~
21



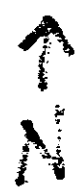
L STREET



25TH ST.



SITE PLAN



LAND USE & ZONING MAP

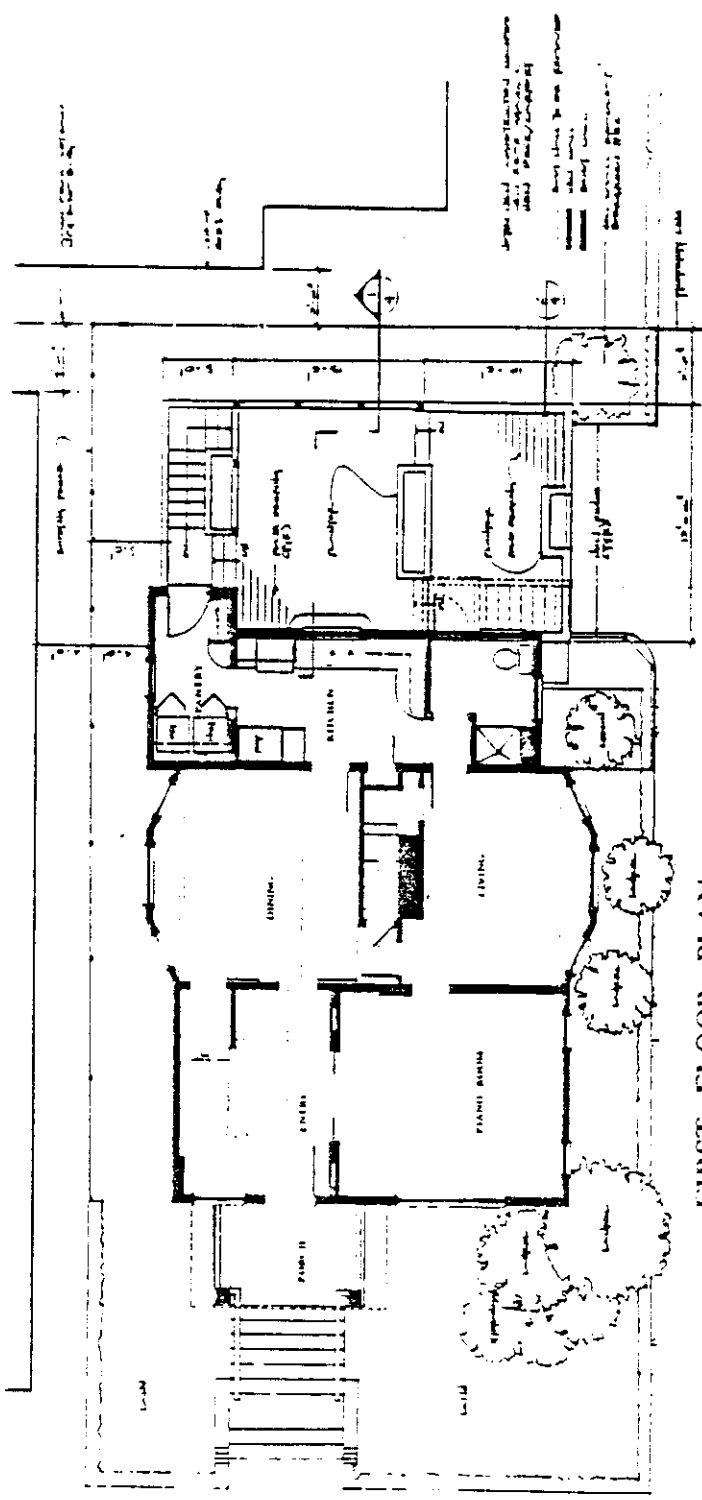
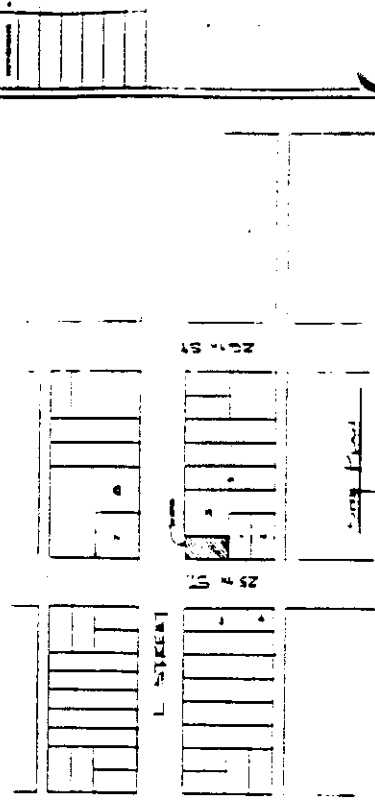
P87-231

7-9-87

ITEM 21

SITE PLAN

KERSS RESIDENCE
 Twenty-five Hundred 'L' Street
 Sacramento, Ca.



FIRST FLOOR PLAN

Notes:
 1. All dimensions are in feet and inches.
 2. All walls are 1/2" thick unless otherwise noted.
 3. All doors are 36" wide unless otherwise noted.
 4. All windows are 48" wide unless otherwise noted.
 5. All stairs are 7" wide unless otherwise noted.
 6. All floors are finished unless otherwise noted.
 7. All ceilings are finished unless otherwise noted.
 8. All roofs are finished unless otherwise noted.
 9. All exterior walls are finished unless otherwise noted.
 10. All interior walls are finished unless otherwise noted.

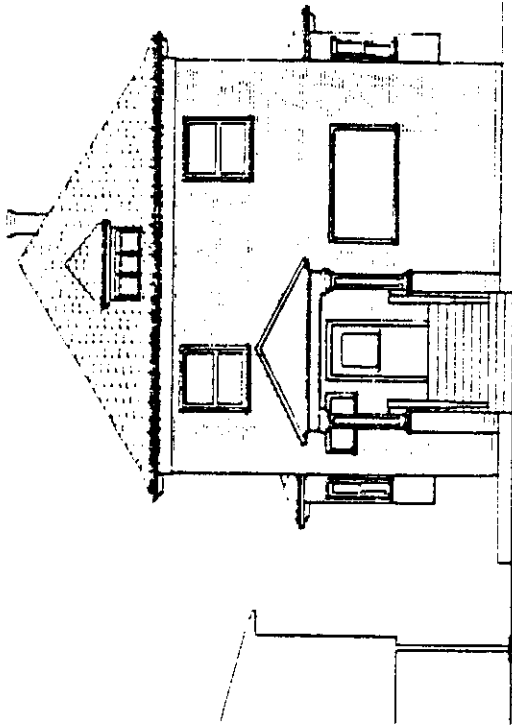
P87-231

7-9-87

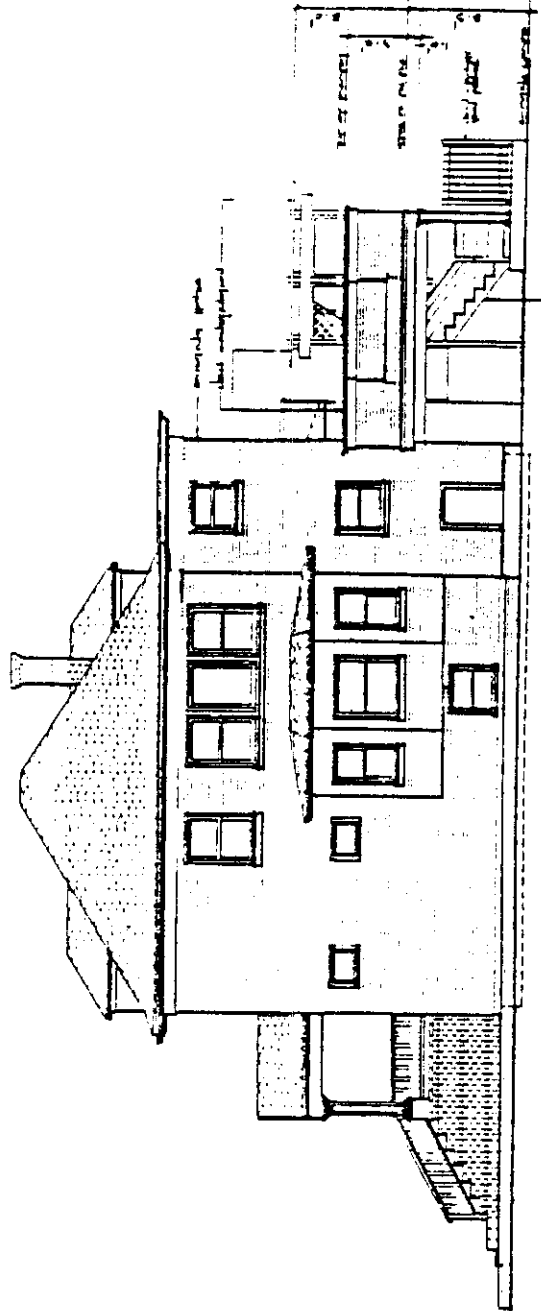
From [Signature]

ELEVATIONS

DATE	2
BY	
CHECKED	
SCALE	



NORTH ELEVATION



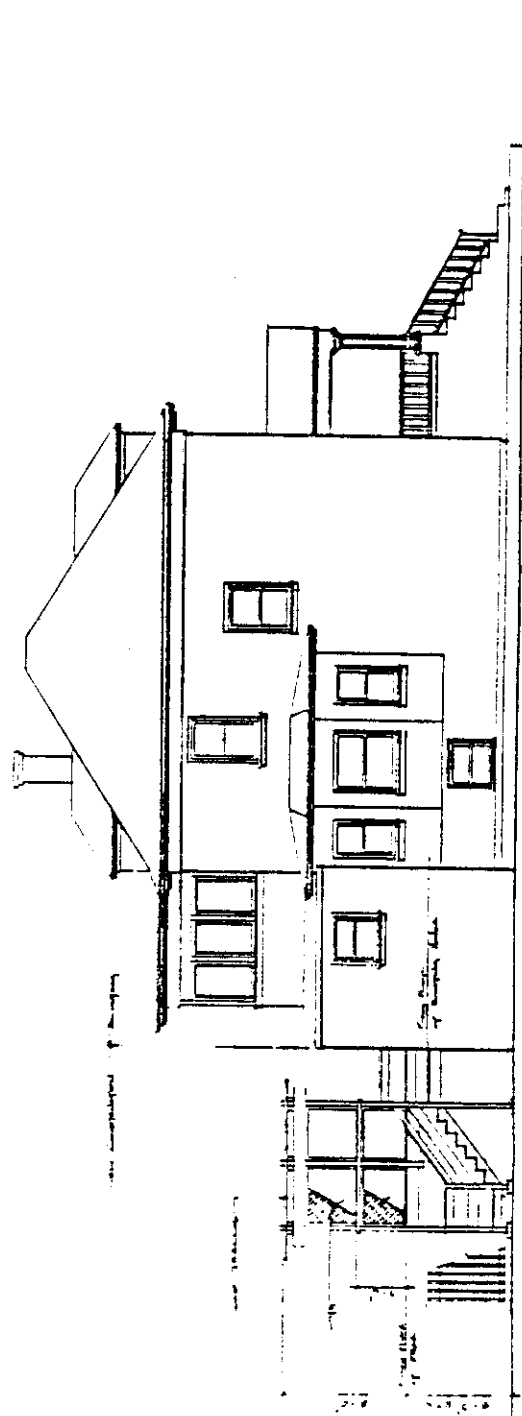
WEST ELEVATION

D87-231

7-9-87

ITEM ~~231~~

ELEVATIONS



P57-231

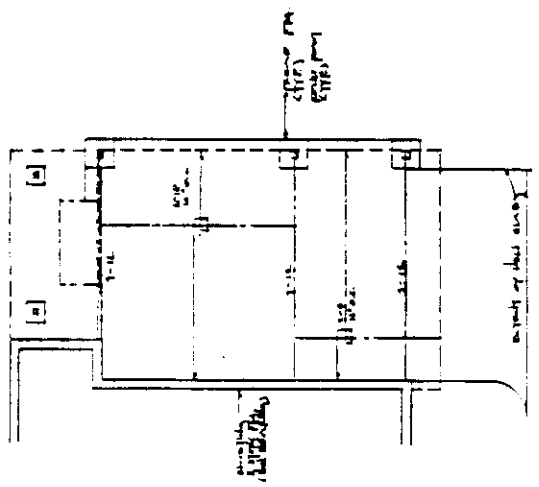
7-9-87

ITEM ~~31~~
31

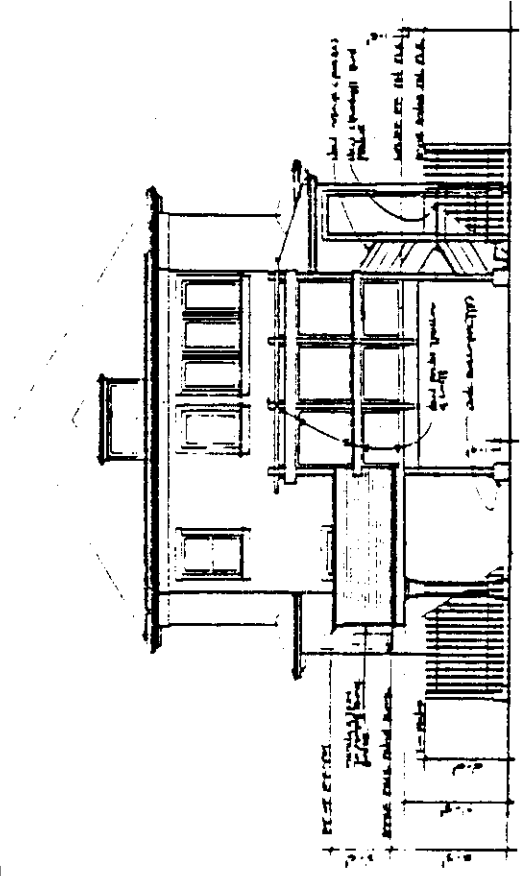
ELEVATIONS

DATE	11-11-87
BY	J.P.
NO.	1
REV.	

Scale: 1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"



FRONT PORCH WALK



FRONT PORCH

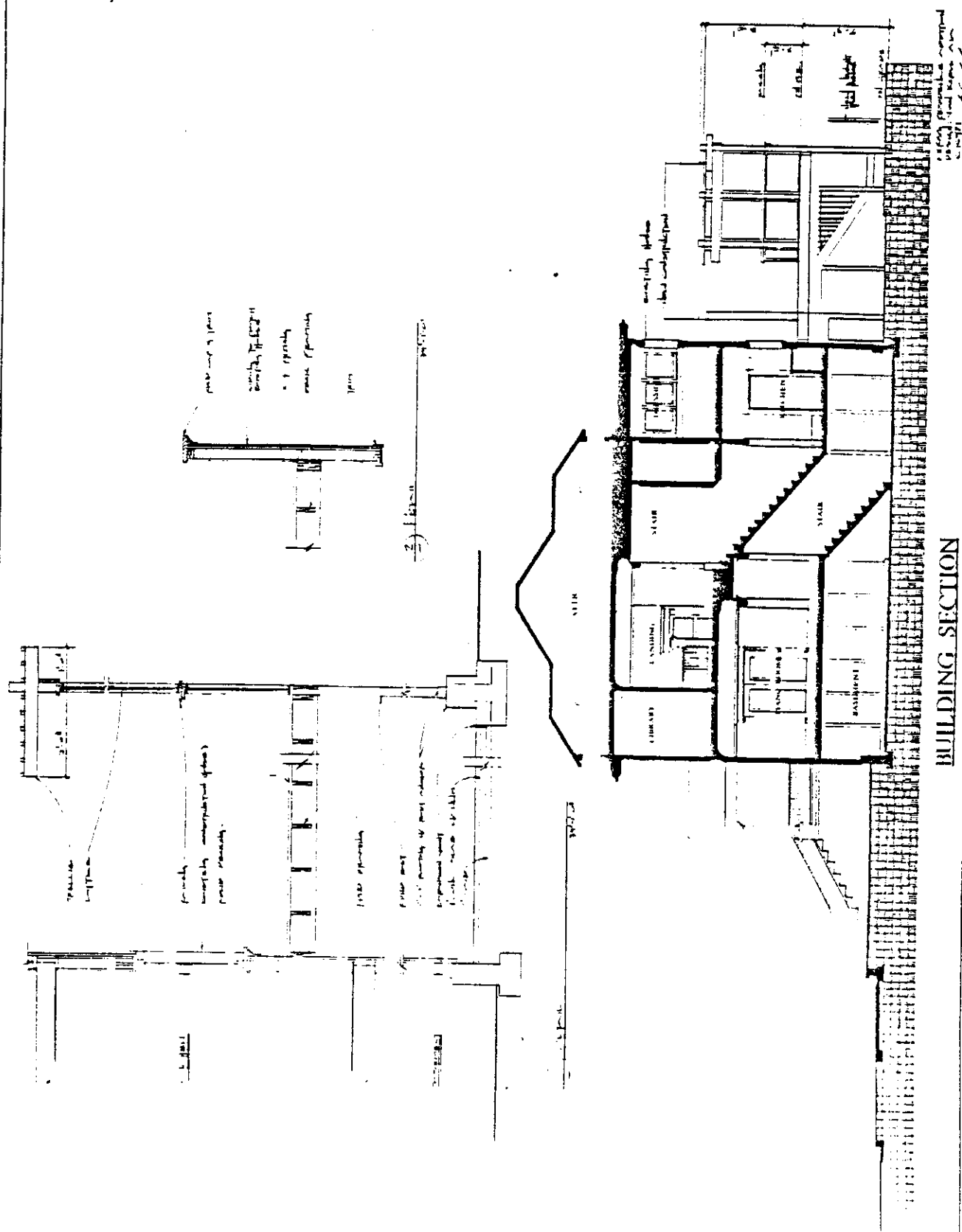
P87-231

7-9-87

ITEM 32

FLOOR PLANS

NO.	DATE	BY



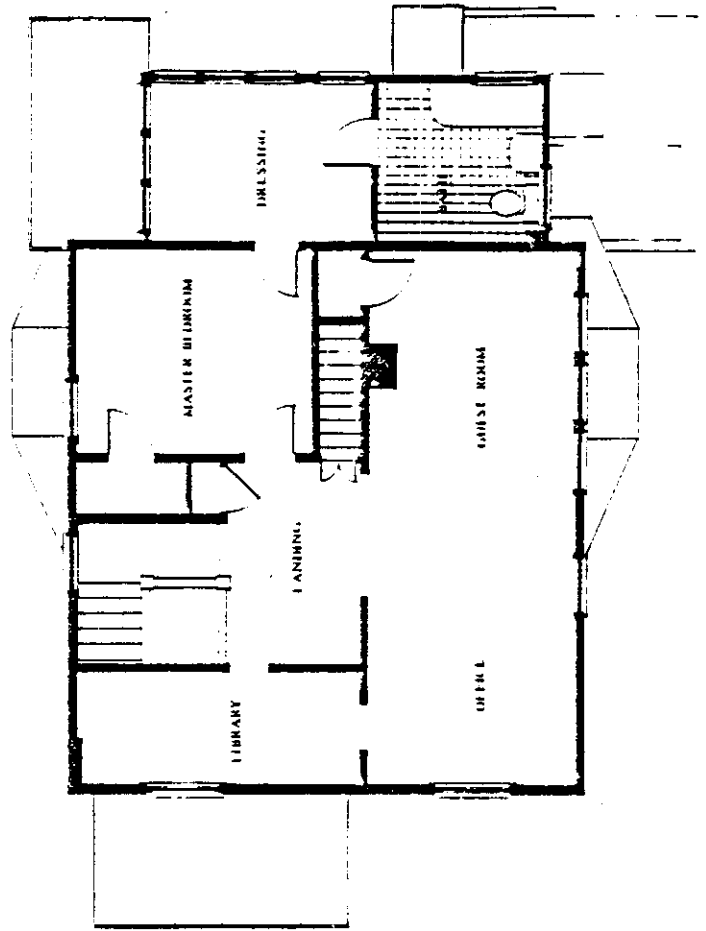
BUILDING SECTION

P87-23-1

7-9-87

ITENA *JT*

FLOOR PLANS



SECOND FLOOR PLAN

087-231

7-9-87

ITEM ~~22~~