

CITY PLANNING COMMISSION

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

APPLICANT	Douglas T. H. Leung, 1828 Tribute Road 'H', Sacramento CA 95815		
OWNER	Sue G. Louie & Wayne Huey, 2204 10th St., Sacramento CA 95818		
PLANS BY	Leung		
FILING DATE	12-8-82	50 DAY CPC ACTION DATE	REPORT BY: SD:CP
XXXXXXXXXXXXXX	Ex. 15103(b)	EIR	ASSESSOR'S PCL. NO. 009-123-14

- APPLICATION:
1. Special Permit to establish a second unit in the R-1-B zone;
 2. Variance to waive one parking space;
 3. Variance to reduce entryway courtyard from 10' to 3.5';
 4. Variance to reduce the rear yard setback from 15' to 9'

LOCATION: 2126 9th Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a second dwelling unit on .07+ acres located in the R-1-B zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1-B
Existing Land Use of Site:	Single Family Residence
Surrounding Land Use and Zoning:	
North:	Residential; R-1-B
South:	Residential; R-1-B
East:	Residential; R-1-B
West:	Residential; R-1-B

Parking Required:	2 spaces
Parking Provided:	0
Parking Ratio:	1 space per unit
Property Dimensions:	40' x 80'
Property Area:	3,200 sq. ft.
Square Footage of Building:	1,500 sq. ft. each floor
Significant Features of Site:	No parking provided
Topography:	Flat
Street Improvements:	Provided
Utilities:	Provided
Exterior Building Colors:	White
Exterior Building Materials:	Wood siding
Height of Structure:	25'

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The subject site is located in a long established residential area. It was zoned R-1-B with the 1980 Central City update. The R-1-B zone allows the establishment of a second residential unit upon approval of a special permit.

The intent of the special permit requirement is to assure appropriateness of a second unit on a case by case basis.

2. The subject site is a sub-standard 40' x 80' lot. The building was originally constructed as a single family residence. Since the building covers almost the entire site, no parking is provided. A variance waiving one parking space must be granted in order to establish the second unit.
3. Due to the size and location of the structure on the site, additional variances are necessary to establish the desired additional unit. The main entrance courtyard must be reduced from 10 feet to 3'6". In order to provide the upstairs unit with a secondary access, a variance to reduce the rear yard setback from 15 feet to 9 feet is requested.
4. Staff believes a second unit on this particular site to be inappropriate due to the size of the lot, location of the existing structure and lack of adequate on-site parking. It is staff's opinion that an optional expansion does not constitute grounds on which to grant the variances. In addition, the waiver of the parking space would increase the on-street parking demand. Staff, therefore, cannot support the request to establish a second living unit.

STAFF RECOMMENDATION: Staff recommends:

1. Denial of the special permit to establish a second living unit in the R-1-B zone.
2. Denial of the variance to waive 1 parking space;
3. Denial of the variance to reduce the main entrance courtyard;
4. Denial of the variance to reduce the rear yard setback.

Denials based on the following findings of fact:

Findings of Fact - Special Permit

- a. The project would be injurious to surrounding properties in that adequate on-site parking cannot be provided.
- b. The project is not based on sound principles of land use in that the size of the site and location and size of the structure make a second unit inappropriate.
- c. The project is not consistent with the goal of the Central City Plan to "provide adequate off-street parking to meet the needs of shoppers, visitors, and residents".

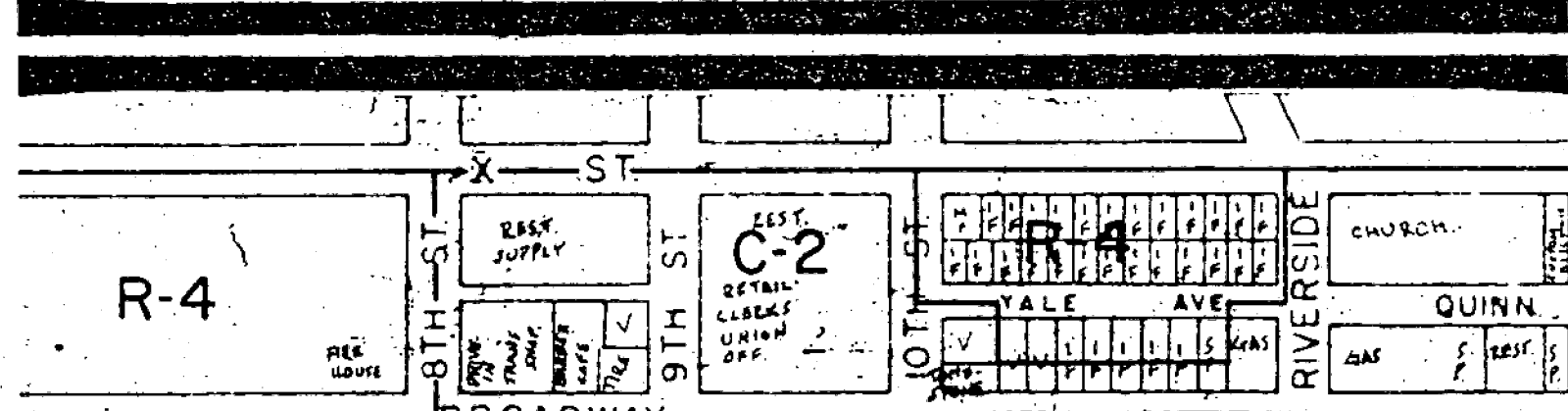
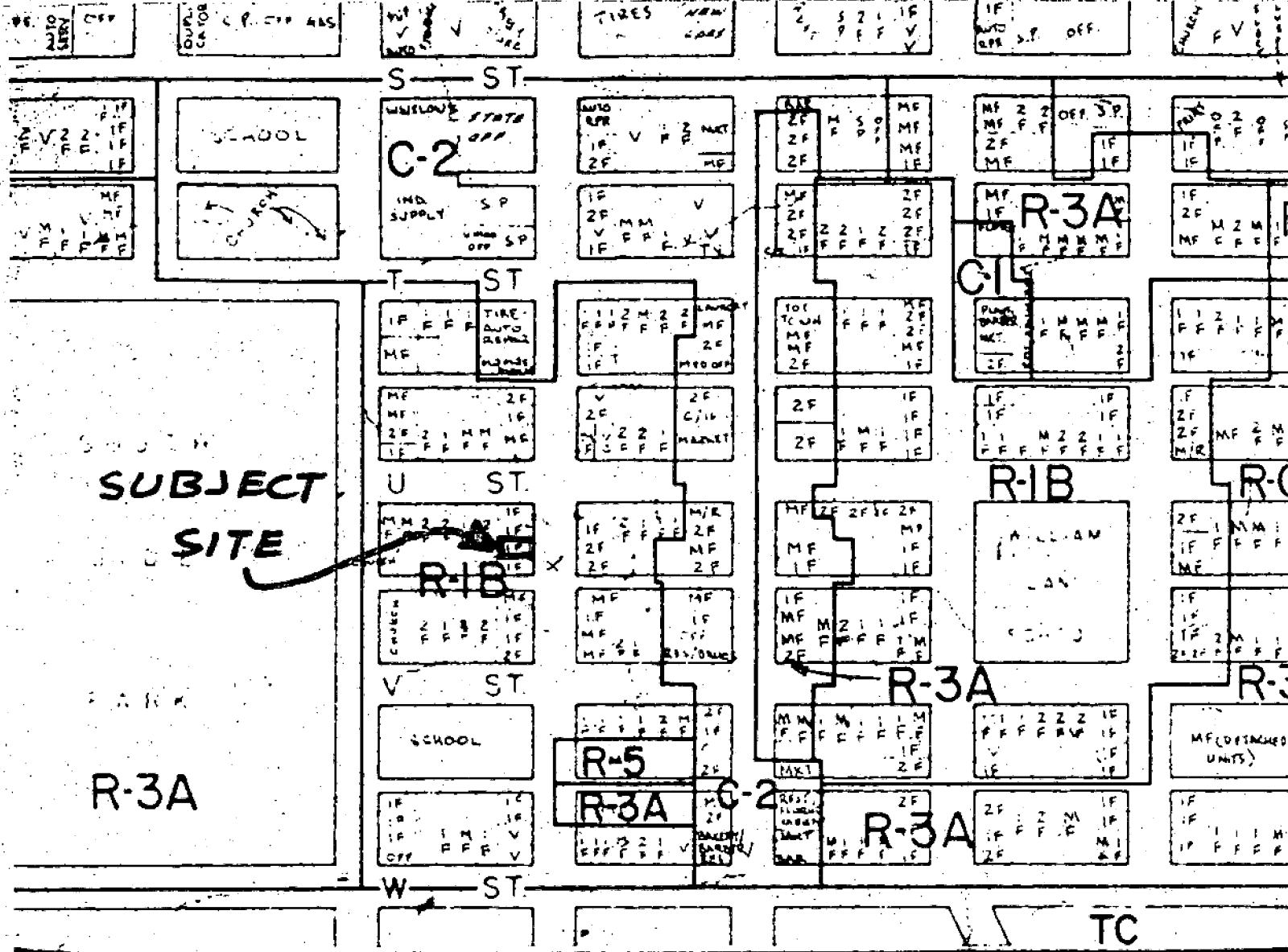
Findings of Fact - Variances

- a. Staff cannot find nor has the applicant presented any unusual circumstances to warrant justification for approval of the variances. These are necessitated by an optional expansion of the existing residence.

b. Granting of the request would create additional on-site parking demand.

Should the Commission approve the request, staff believes the following conditioning would be appropriate:

1. The applicant shall redesign the floor plan so that the main entrance is located on the north side of the structure prior to issuance of building permits.
2. The permit is granted for one additional unit only, making a total of 2 living units in the structure.



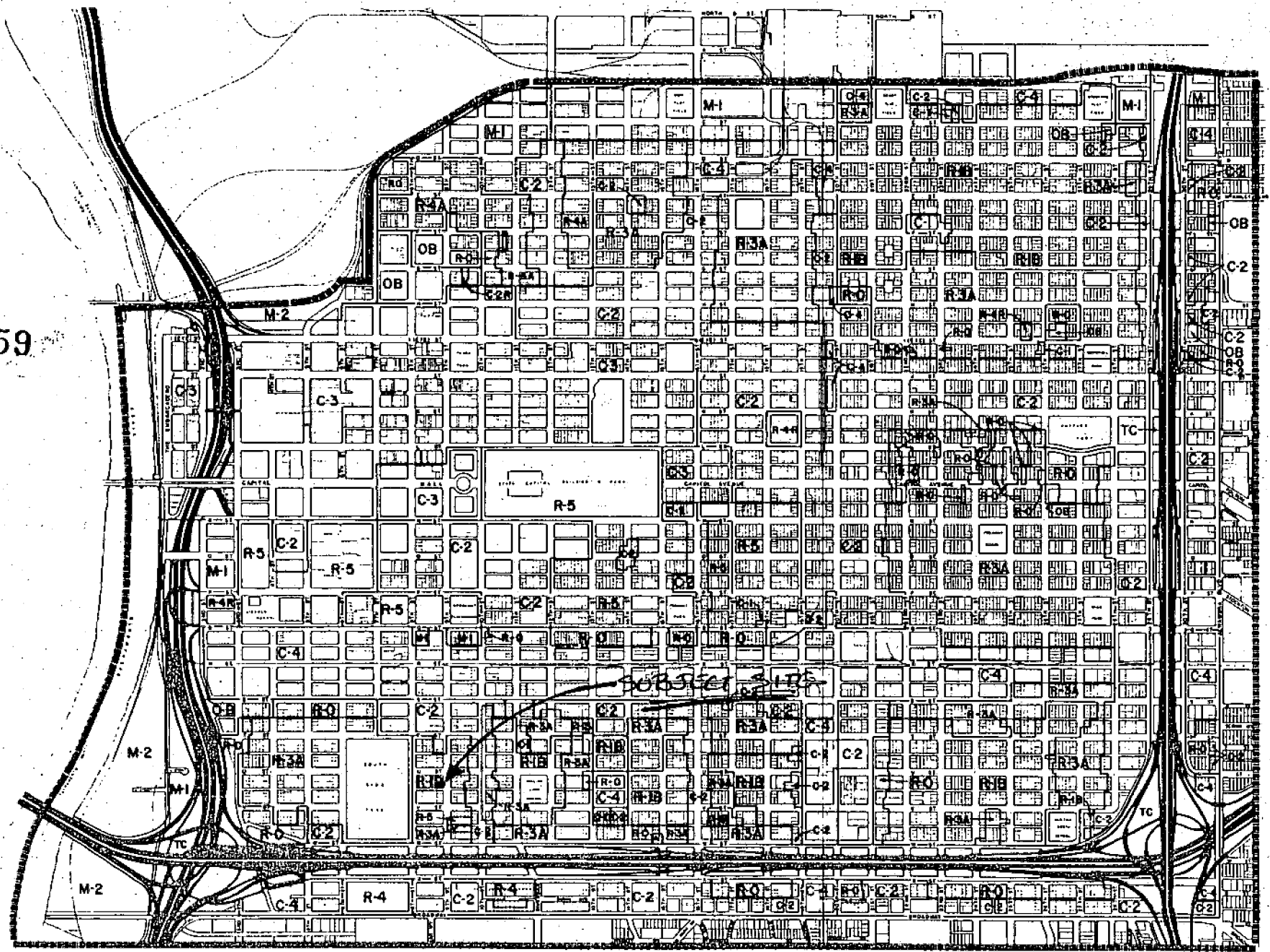
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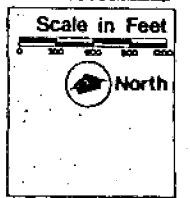
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central
Sacramento city California
study

LEGEND:		ADOPTED ZONING	
R-1B	SINGLE FAMILY	C-1	LIMITED COMMERCIAL
R-3A	LIGHT DENSITY MULTIPLE FAMILY	C-2	GENERAL COMMERCIAL
R-4	MEDIUM DENSITY MULTIPLE FAMILY	C-3	CENTRAL BUSINESS DISTRICT
R-5	HEAVY DENSITY MULTIPLE FAMILY	C-4	HEAVY COMMERCIAL
R-O	RESIDENTIAL - OFFICE	M-1	LIGHT INDUSTRIAL
O-B	OFFICE BUILDING	M-2	HEAVY INDUSTRIAL
		T-C	TRANSPORTATION CORRIDOR

ADOPTED DATE: 9-23-80 (Revised)

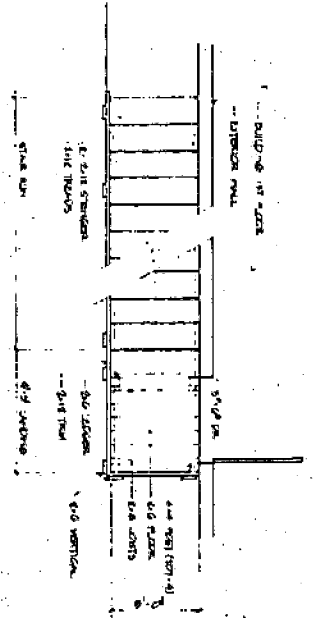


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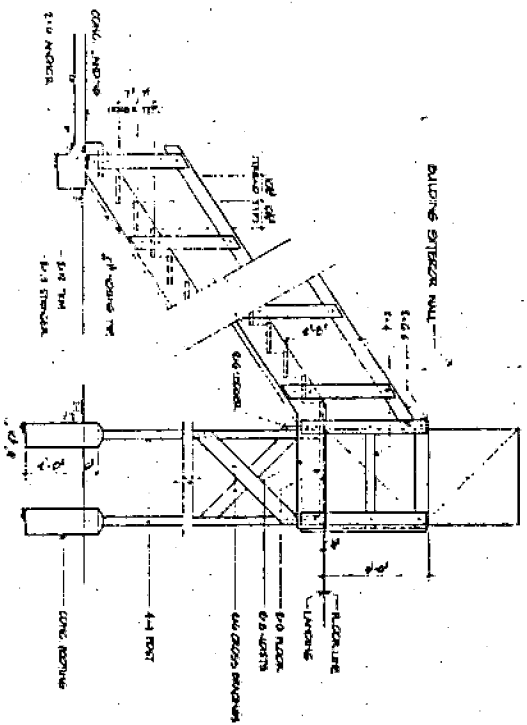
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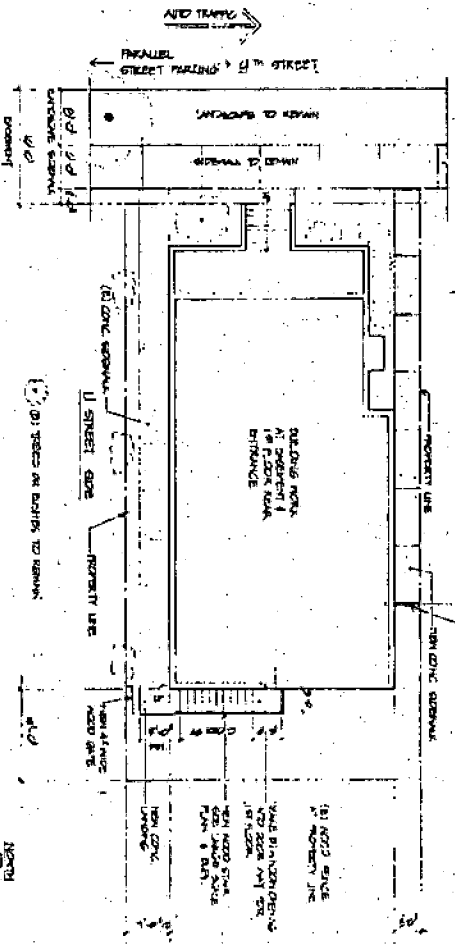
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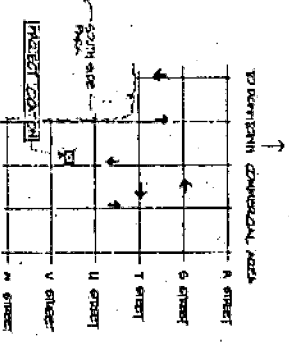
ELEVATION WOOD STAR PLAN SCALE: 1/4" = 1'-0"



ELEVATION WOOD STAR BEACON SCALE: 1/4" = 1'-0"



SITE PLAN SCALE: 1/4" = 1'-0"



LOCATION MAP NO SCALE

GENERAL NOTES

1. ALL DIMENSIONS TO BE SHOWN UNLESS OTHERWISE NOTED.
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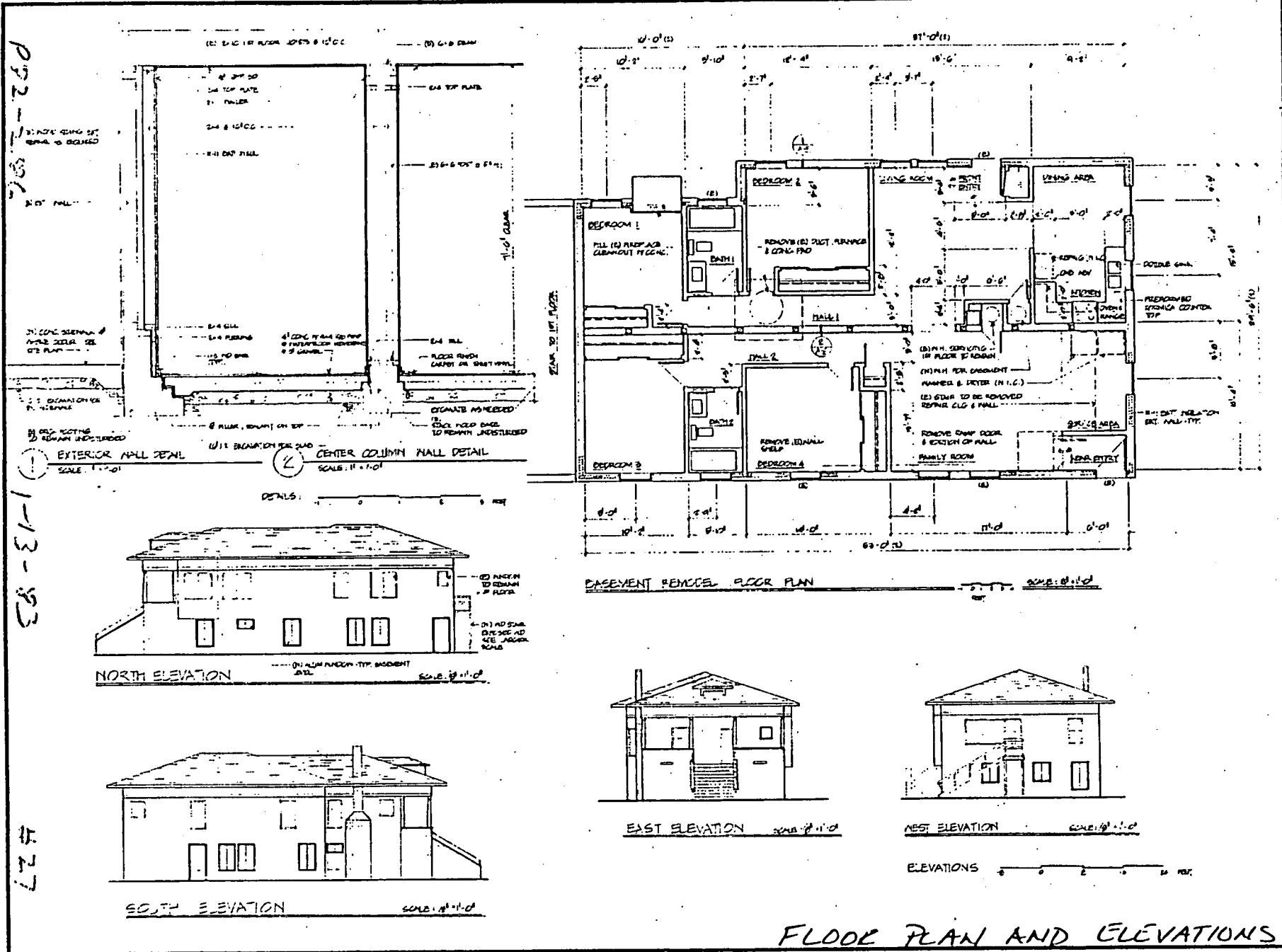
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SITE PLAN

DATE	1/13/83
BY	[Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN
PROJECT NO.	001260
CLIENT	[Name]
ADDRESS	[Address]
CITY	[City]
STATE	[State]
ZIP	[Zip]

2126 9TH STREET.
BASEMENT PERICODEL

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PROJECT NO.	
CLIENT	
ADDRESS	
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 BASEMENT REMODEL

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FLOOR PLAN AND ELEVATIONS