

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Housing Authority of the City of Sacto., 630 I Street, Sacto., 95814		
OWNER	City of Sacramento, 915 I Street, Sacramento, CA 95814		
PLANS BY	Bill E. Chew, architects, 1409-28th Street, Sacramento, CA 95816		
FILING DATE	2-12-82	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	3-15-82	EIR	ASSESSOR'S PCL. NO. 020-063-14

APPLICATION: 1. Environmental Determination
2. Variance to reduce the street side yard setback from 12.5 feet to six feet in the R-2 zone

LOCATION: 4024 Sacramento Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to reduce the street side yard setback from 12.5 feet to six feet in order to construct a single family residence in the R-2 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1972 Oak Park Redevelopment Plan Designation:	Single Family Residential
Existing Zoning of Site:	R-2
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential; R-2
South:	Vacant; C-2
East:	Residential; R-1
West:	Residential; R-1
Parking Required:	One space
Parking Provided:	Two spaces
Parking Ratio:	2 spaces/dwelling
Property Dimensions:	40' x 119'
Property Area:	4,760 square feet
Square Footage of Building:	1,169' + 300' garage
Significant Feature of Site:	Excessively narrow
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	Neutral earth tones
Exterior Building Materials:	Stucco and wood

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

1. The subject site is a narrow lot, 40' x 119' which is located on the northwest corner of Sacramento Boulevard and 16th Avenue. It is zoned R-2 which would allow a two-family unit, area permitting. Due to the narrow width, it is also excessively small in area, 4,760 square feet.

APPLC. NO. P-82-034

MEETING DATE March 25, 1982

CPC ITEM NO. 19

000058

The applicant is proposing a single-family residence with a one-car garage. Overall lot coverage is 31 percent. Since the site is excessively small in both width and area, staff finds an unnecessary hardship would be imposed on the applicant if Zoning Ordinance standards were strictly applied. Staff, therefore, supports the request to reduce the street side yard setback from 12 and one-half feet to six feet.

2. Staff cautions the applicant that this variance is for the structure only. Any fence over three feet in height must maintain the 12 and one-half foot setback from the street side property line.
3. A large tree is located near the northern property which would provide summer shading for the structure. Staff suggests this tree be retained if at all possible.

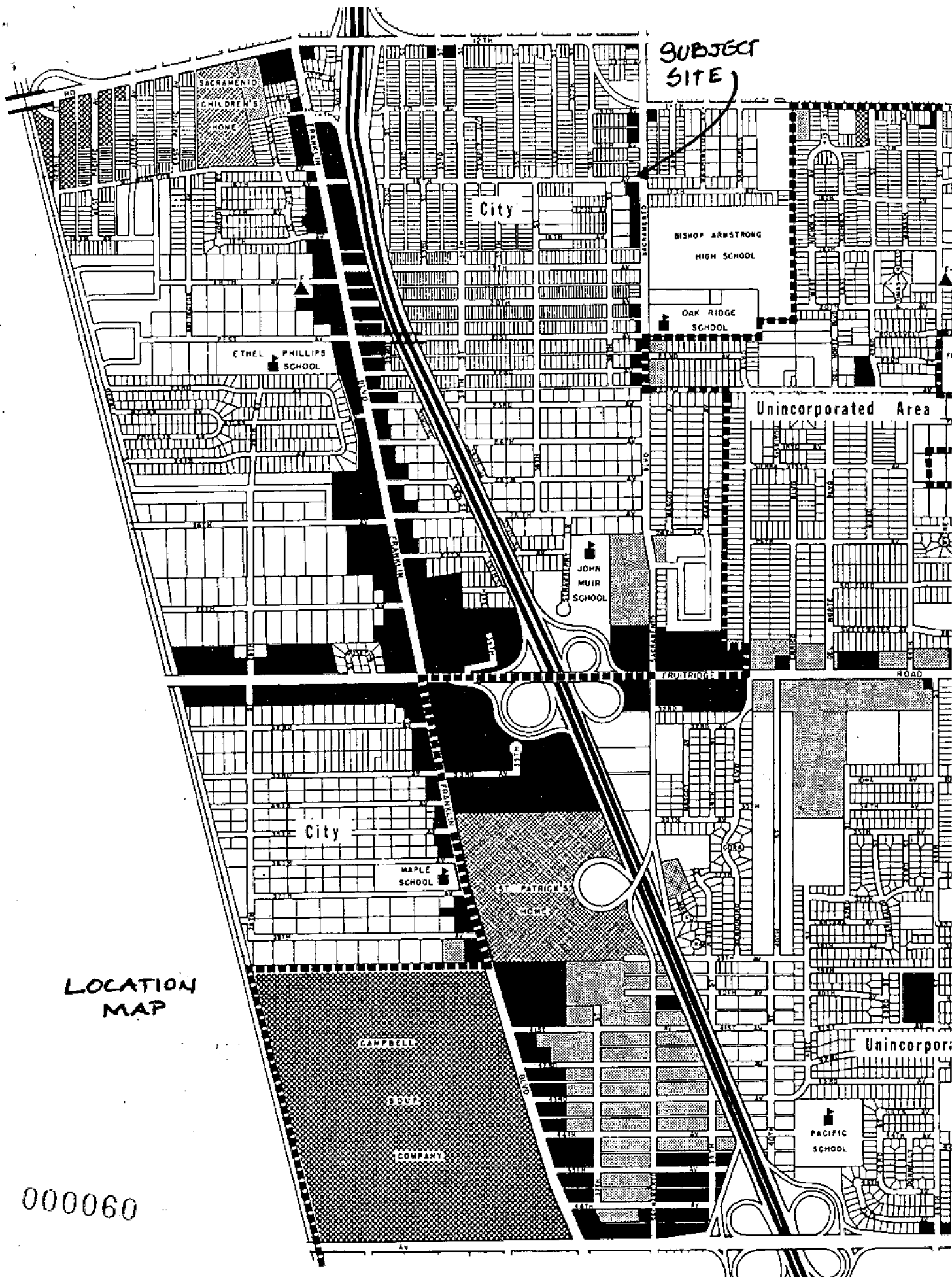
It is suggested that the applicant check with the City Arborist to determine if this tree can be pruned and retained.

4. This proposal was forwarded to the Oak Park PAC. Their comments will be presented at the Commission meeting.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).

STAFF RECOMMENDATION: Staff recommends that the variance to reduce the street side yard setback to six feet be approved based on the following findings of fact:

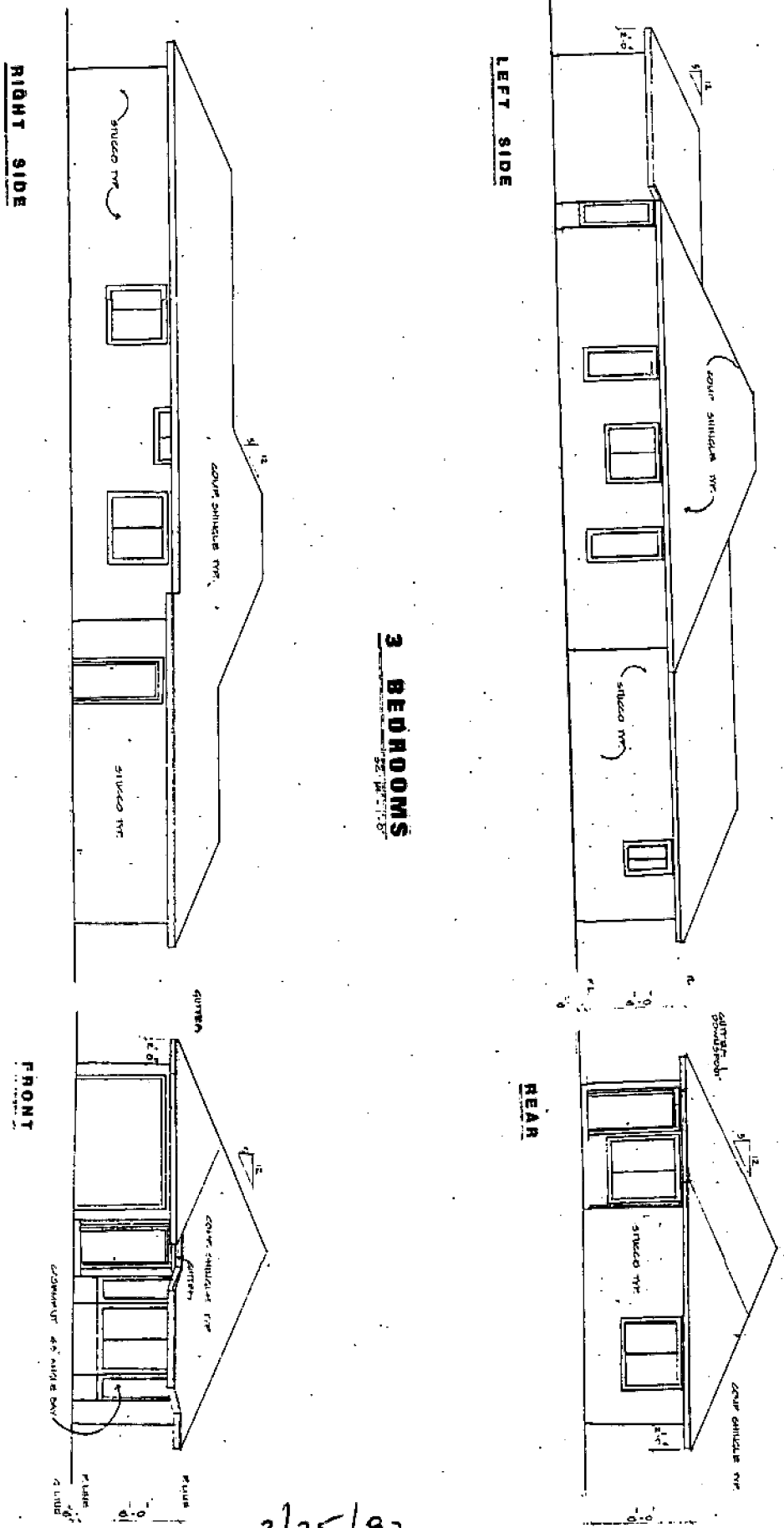
- a. Granting the request does not constitute a special privilege extended an individual property owner in that the lot is substandard in width and area. The variance would be appropriate for any property owner facing these circumstances;
- b. The request does not constitute a use variance in that the site is designated for residential uses;
- c. The variance would not be injurious to property in the vicinity in that:
 - 1) the site development will be compatible in appearance and use with residential parcels in the vicinity;
 - 2) it will clean up an unsightly vacant parcel.
- d. The request is in harmony with the 1974 General Plan and the 1972 Oak Park Redevelopment Plan which designates the site for residential uses.



SUBJECT SITE

LOCATION MAP

000060



000063

3/25/82

<p>14 SINGLE FAMILY HOUSES SCATTERED SITES SACRAMENTO HOUSING / REDEVELOPMENT AGENCY 250-I STREET SACRAMENTO, CA. 95814</p>	<p>ELEVATION PLANS</p>	<p>BELL & CHEW ARCHITECTS a joint venture 1409 - 28th street Sacramento, Ca. 454-6562</p>
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