

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Joseph A. Consulo, 2200 Rene Avenue, Sacramento, CA. 95838				
OWNER	Joseph A. Consulo, 2200 Rene Avenue, Sacramento, CA. 95838				
PLANS BY	Gardner-Feusi Company, 2532 Garfield Avenue, Carmichael, CA. 95608 and Applicant				
FILING DATE	9/4/85	ENVIR. DET.	Exempt 15305(a)	REPORT BY	JP:gv
ASSESSOR'S-PCL. NO.	238-180-46				

APPLICATION: Planning Director's Variance to reduce the required 15-foot rear yard setback to nine feet (Sec. 3-B-1). (P85-370)

LOCATION: 4140 Astoria Street

PROPOSAL: The applicant is requesting the necessary entitlements to utilize an existing structure for a portion of a proposed single family dwelling.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community Plan Designation: Residential (4-8 d.u./na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Detached garage and storage building located on site, utilized as accessory buildings to residence on adjacent parcel

Surrounding Land Use and Zoning:

North: Vacant, Single Family Residential; M-1
South: Single Family Residential; R-1
East: Single Family Residential; R-1
West: Vacant, Single Family Residential; R-1

Parking Required: One space
Parking Provided: One space
Property Dimensions: 95' x 125'
Property Area: 11,875 square feet (.27± acre)
Square Footage of Existing Garage: 1,200±
Square Footage of Proposed Residence: 1,730±
Exterior Building Colors: Brown
Exterior Building Materials: Plywood, composition shingle roofing

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PROJECT EVALUATION: On January of 1982, the City Council approved a tentative map to divide a .7 acre site into two parcels (P-9611). A condition of approval was that all existing structures on Parcel B, the .27 acre subject site, be removed. In September of 1983 the applicant requested a post-subdivision modification to allow the retention of the existing garage on Parcel B in order to utilize it in conjunction with a new single family residence on the site. The post-subdivision modification was approved by the City Council with the condition that the new residence be constructed within two years of the recordation of the final map. If a residence be constructed within two years, the detached garage would be removed. A final map creating the subject parcel was recorded on November 21, 1983. On June 12, 1984 the Planning Director approved a variance to reduce the 15 foot rear yard setback to nine feet in order to utilize the existing garage on the subject site as part of the single family residence the applicant is required to build on the site (see attached staff report, P84-141). This variance expired in June of 1985. The applicant now is requesting a new variance in order to construct the residence as previously proposed.

P84-141

Staff has no objections to the variance request as the existing structure is currently nine feet from the rear property line and no portion of the proposed building addition will be constructed in the required setback areas.

The Building Division has indicated that they have no objections to the conversion as long as building permits are obtained and the structure is upgraded to meet building code requirements for a dwelling unit. The applicant should be aware that the new residence must be under construction by November 21, 1985, two years from the date the final map was recorded, or the garage must be demolished.

STAFF RECOMMENDATION: Staff recommends approval of the variance request, subject to conditions and based upon findings of fact which follow.

CONDITIONS:

- a. The applicant is required to abide by all applicable conditions of Resolution 82-005 and the subsequent post-subdivision modification approved for P-9611.
- b. The applicant shall obtain all necessary building permits for the conversion of the structure into a dwelling unit.
- c. The single family residence must be under construction on the subject site by November 21, 1985. If the residence is not under construction, the garage structure must be removed and the variance will expire.

FINDINGS OF FACT:

- a. The requested variance does not constitute a special privilege extended to one individual property owner in that:
 1. the present space between the existing structure and the rear yard property line is nine feet;
 2. a variance would be granted to any other property owner facing similar circumstances.
- b. The granting of the variance will not be injurious to the public health, safety or welfare, nor to properties in the area in that:
 1. adequate on-site parking will be provided;
 2. the proposal will not significantly alter the existing characteristics of the area.
- c. The variance request does not constitute a use variance in that single family dwellings are permitted in the R-1 zone.
- d. The proposed project is consistent with the 1974 General Plan and the 1984 North Sacramento Community Plan which designate the site for residential uses.

REPORT PREPARED BY:

Joy D. Patterson
Joy D. Patterson, Assistant Planner

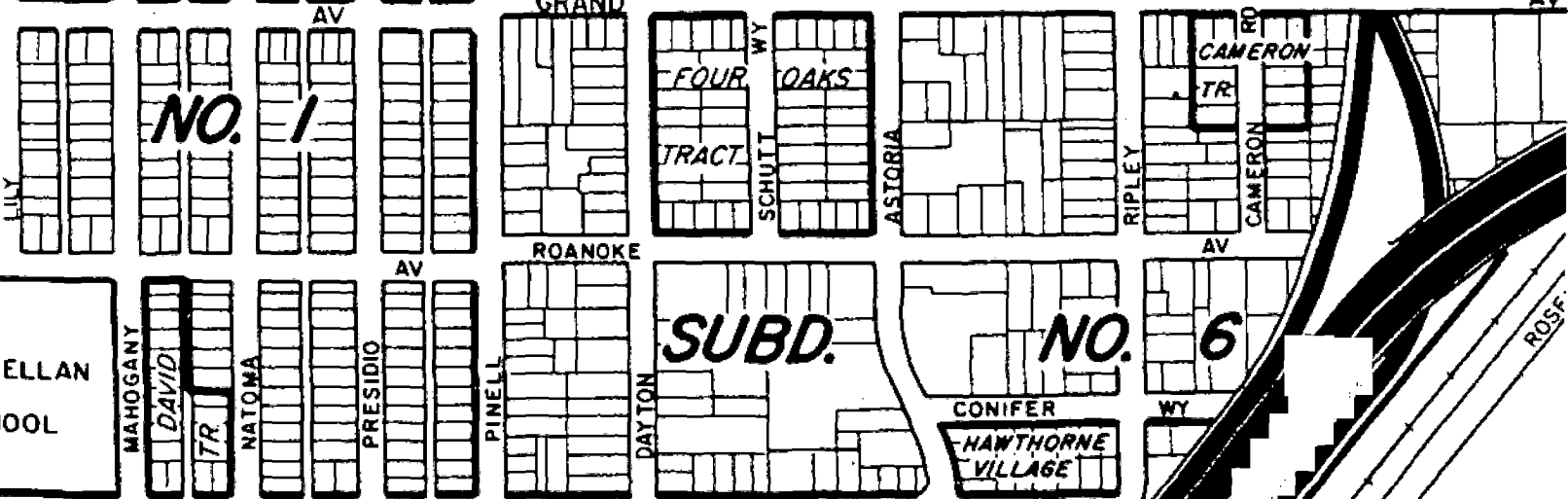
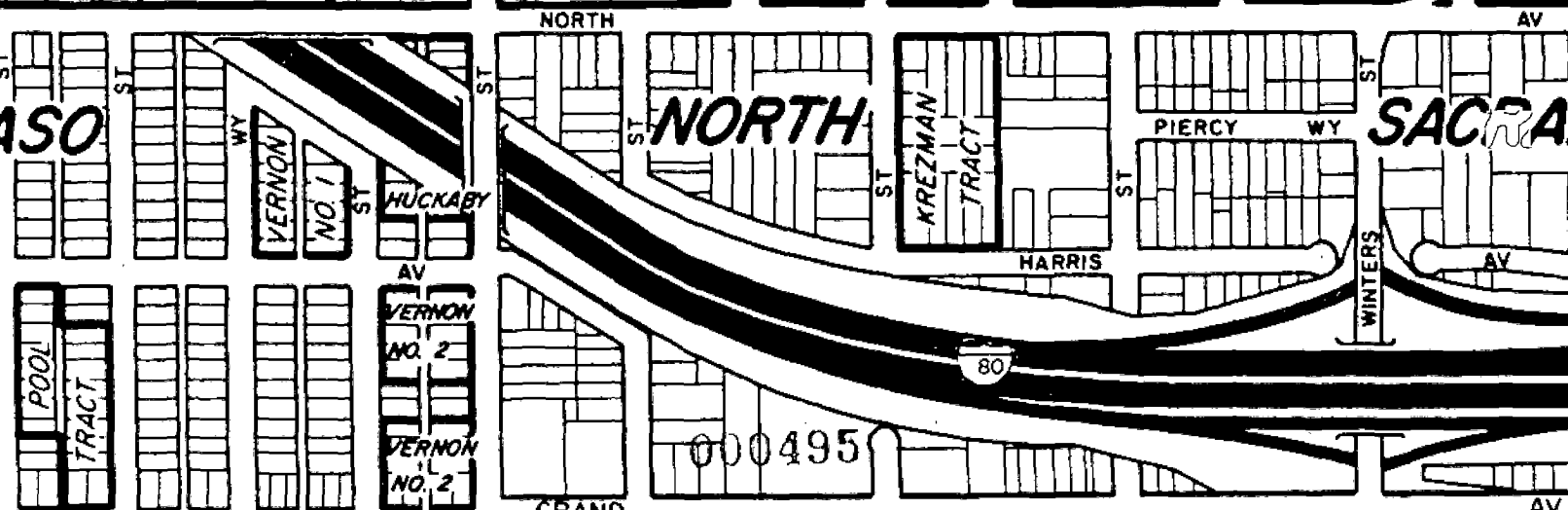
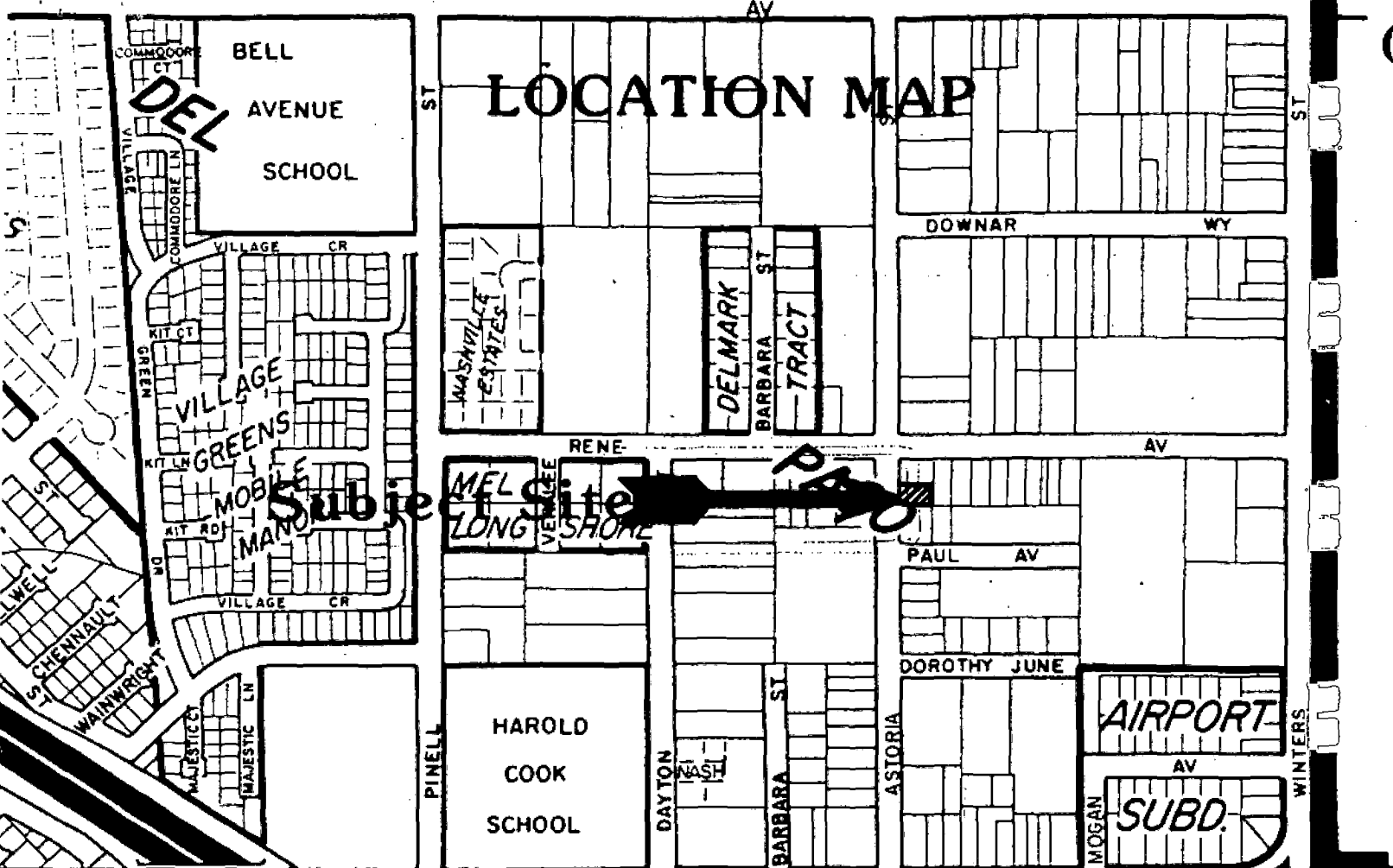
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RECOMMENDATION APPROVED:

Marty Van Duyn
Marty Van Duyn, Planning Director

9/25/85
Date

LOCATION MAP



PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Joseph A. Consulo, 2200 Rene Avenue, Sacramento, CA 95838		
OWNER	Joseph A. Consulo, 2200 Rene Avenue, Sacramento, CA 95838		
PLANS BY	Gardner-Feusi Company, 2532 Garfield Avenue, Carmichael, CA 95608		
FILING DATE	4-5-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC	Exempt 15305(a)EIR	ASSESSOR'S PCL. NO.	238-180-46

APPLICATION: Planning Director's Variance to reduce the required 15-foot rear yard setback to nine feet (Sec. 3-8-1) (P84-141)

LOCATION: 4140 Astoria Street

PROPOSAL: The applicant is requesting the necessary entitlements to utilize an existing structure for a portion of a proposed single family dwelling.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Detached garage and storage building located on site, utilized as accessory buildings to residence on adjacent parcel

Surrounding Land Use and Zoning:

North:	Vacant, Single Family Residential; M-1
South:	Single Family Residential; R-1
East:	Single Family Residential; R-1
West:	Vacant, Single Family Residential; R-1

Parking Required:	One space
Parking Provided:	One space
Property Dimensions:	95' x 125'
Property Area:	11,875 sq. ft. (.27± acre)
Square Footage of Existing Garage:	1,200±
Square Footage of Proposed Residence:	1,730±
Exterior Building Colors:	Brown
Exterior Building Materials:	Plywood, composition shingle roofing

STAFF EVALUATION: The subject site is a .27± acre parcel located in the Single Family (R-1) zone. A 1,200± square foot detached garage and a substandard 325± square foot barn are located on the subject parcel. The site was originally part of a .7 acre parcel located in the Single Family (R-1) zone. In January of 1982, the City Council approved a tentative map to divide the .7 acres into two parcels (P-9611). A condition of approval was that all existing structures on Parcel B, the subject site, be removed. In September of 1983 the applicant requested a post-subdivision modification to allow the retention of the existing garage on Parcel B in order to utilize it in conjunction with a new single family residence on the site. The post-subdivision modification was approved by the City Council with the condition that the new residence be constructed within two years of the recordation of the final map. If a residence was not constructed within two years, the detached garage would be removed. A final map creating the subject parcel was recorded on November 21, 1983.

P84-141

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The existing garage on the subject site is in sound condition and the applicant proposes to use the garage for a portion of the single family dwelling he is required to construct on the parcel. The structure is located nine feet from the rear property line (formally the side property line); the applicant, therefore, is requesting a variance to reduce the required 15-foot rear yard setback to nine feet.

Staff has no objection to the variance request as the existing structure is currently nine feet from the rear yard property line and no portion of the proposed building addition will be constructed in the required setback areas. The Building Division has indicated that the existing garage is in sound condition and that they would have no objections to the conversion as long as the structure was upgraded to meet building code requirements for a dwelling unit.

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

STAFF RECOMMENDATION: Staff recommends approval of the variance request, subject to conditions and based on Findings of Fact which follow.

Conditions

- a. The applicant is required to abide by all applicable conditions of Resolution 82-005 and the subsequent post-subdivision modification approved for P-9611.
- b. The applicant must obtain all necessary building permits for the conversion of the structure into a dwelling unit.


Findings of Fact

- a. The requested variance does not constitute a special privilege extended to one individual property owner in that:
 - 1) the present space between the existing structure and the rear yard property line is nine feet;
 - 2) a variance would be granted to any other property owner facing similar circumstances.
- b. The granting of the variance will not be injurious to the public health, safety or welfare, nor to properties in the area in that:
 - 1) adequate on-site parking will be provided;
 - 2) the proposal will not significantly alter the existing characteristics of the area.
- c. The variance request does not constitute a use variance in that single family dwellings are permitted in the R-1 zone.

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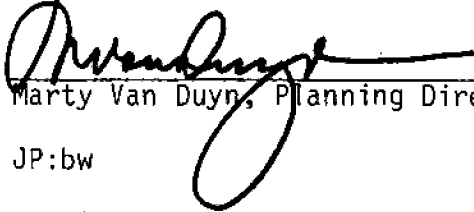
- d. The proposed project is consistent with the 1974 General Plan and the 1984 North Sacramento Community Plan which designate the site for residential uses.

REPORT PREPARED BY:



Joy D. Patterson, Assistant Planner

RECOMMENDATION APPROVED:

 6/12/84

Marty Van Duyn, Planning Director

JP:bw

P84-141

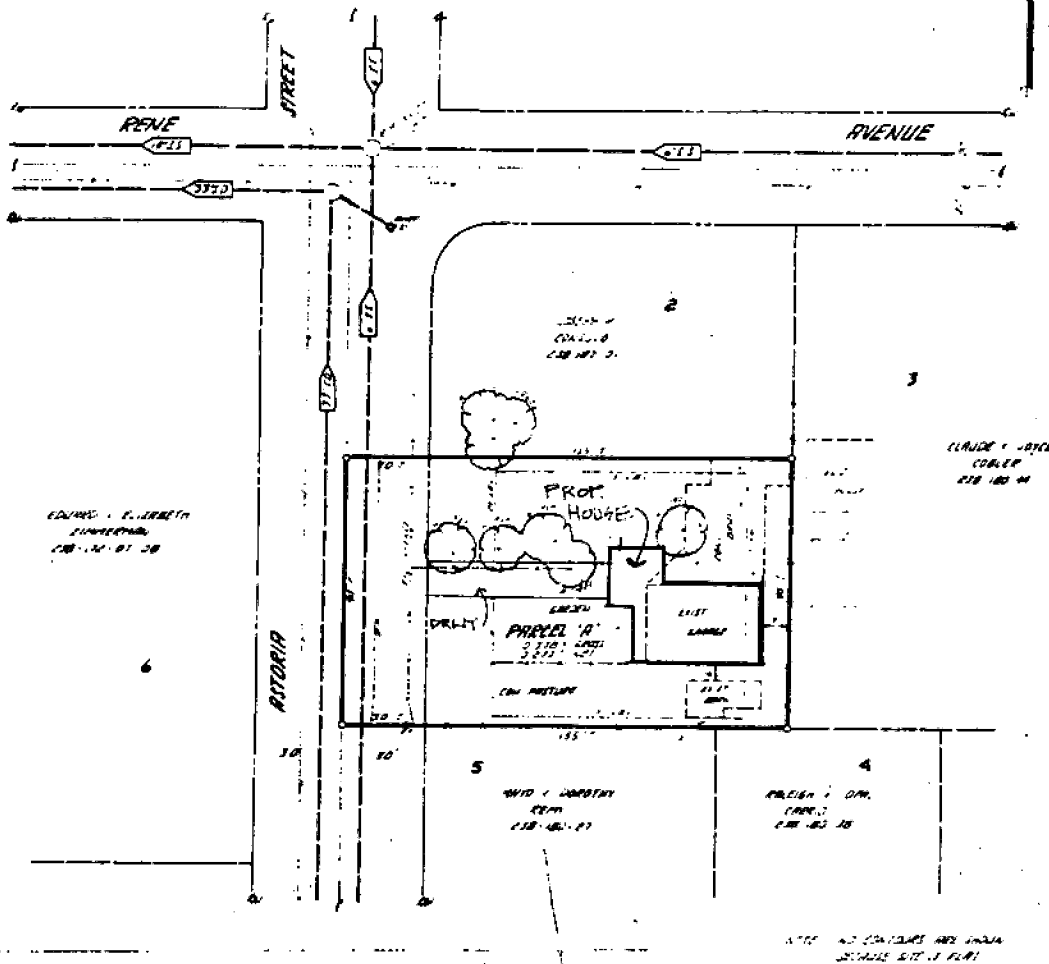
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TENTATIVE MAP EXHIBIT A

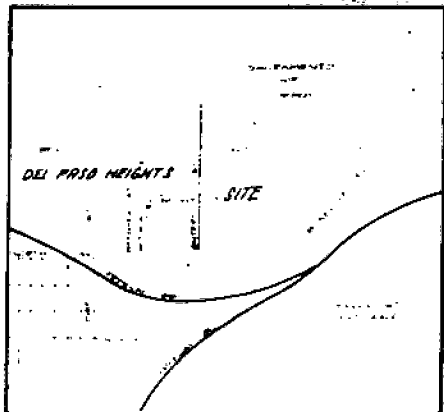
FOR
 PARCEL 'B' AS SHOWN ON 'A' P.P.O.R. OF SEC 25 RANCHO DEL PASO T.B.P.M. 14
 SACRAMENTO (17) CALIFORNIA
 MARCH, 1984 SCALE 1"=30'



**GARDNER
 FEUSI
 COMPANY**
 1916) 482-5177
 2532 Garfield Avenue
 Carmichael, Ca. 95608



LOCATION MAP



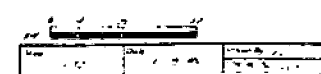
PROJECT DATA

RECORD OWNER & ADDRESS: JOE COOPER
 60 GARDNER ROAD COMPANY
 2532 GARFIELD AVENUE
 CARMICHAEL, CA 95608 PH 482-5177

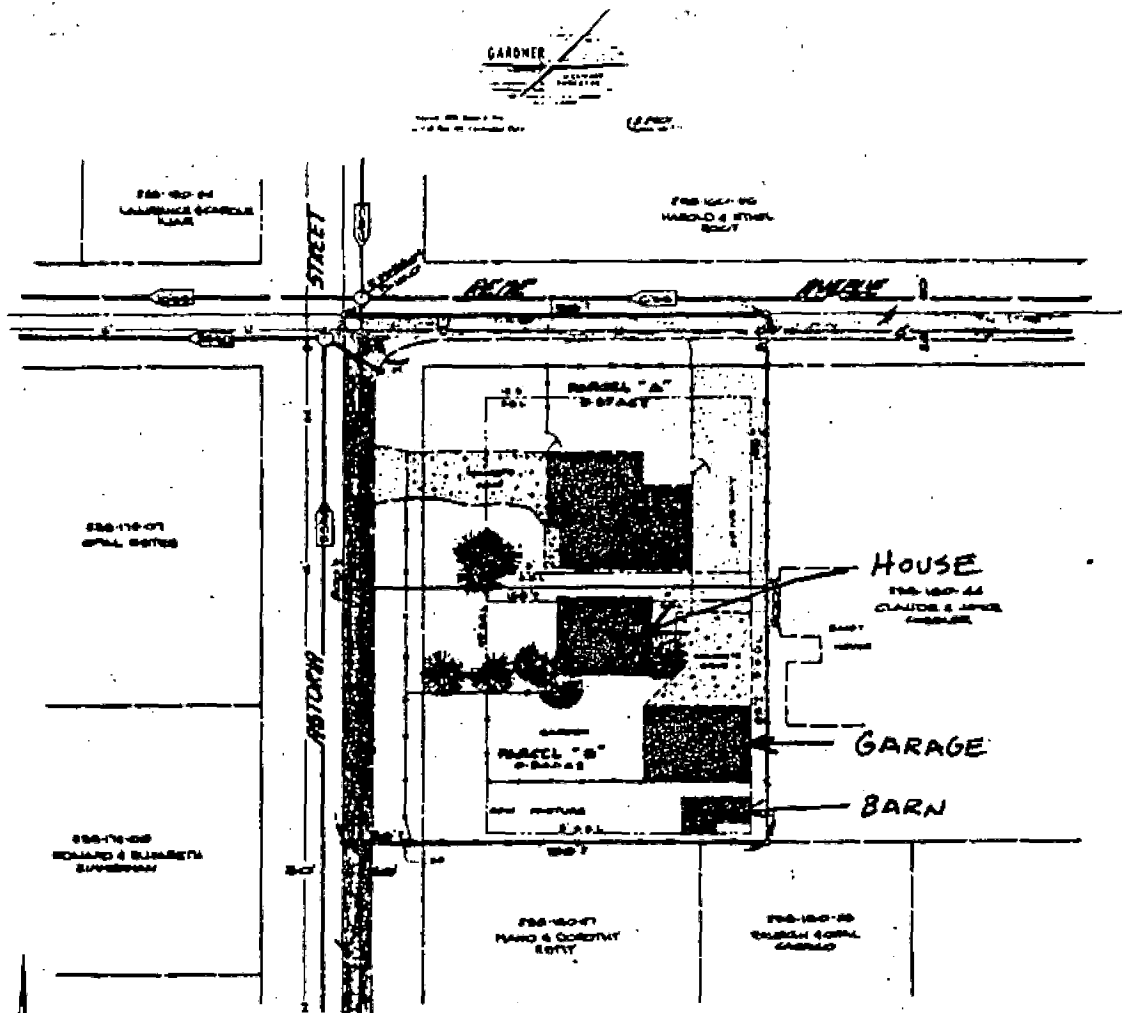
PROPOSED USE: RESIDENTIAL
 EXISTING USE: RESIDENTIAL
 PARCEL ID: 218-180-17
 AREA: 0.25 ACRES
 15' WIDE FRONT YARD SETBACK
 15' WIDE SIDE YARD SETBACK
 15' WIDE REAR YARD SETBACK
 5' WIDE SIDE SETBACK
 NOTE: ALL SETBACKS TO BE MAINTAINED
 THROUGHOUT THE LIFE OF THE PROJECT
 PARKING AREA: 2 SPACES TO BE PROVIDED
 LANDSCAPING: TO BE PROVIDED

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PRELIMINARY ONLY



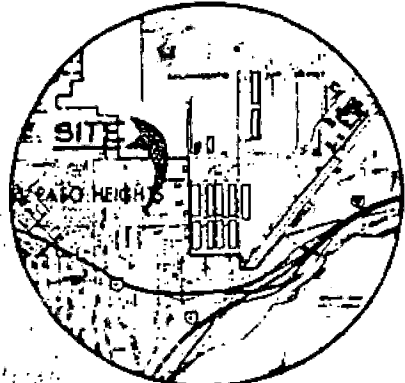
TENTATIVE MAP
 FOR
A.P.N. 258-180-01
SACRAMENTO CITY, CALIFORNIA
 NOVEMBER, 1981, SCALE: 1"=30'



NOTE: NO CONTOURS ARE SHOWN BECAUSE SITE IS FLAT



LOCATION MAP
 SCALE: 1"=1500'



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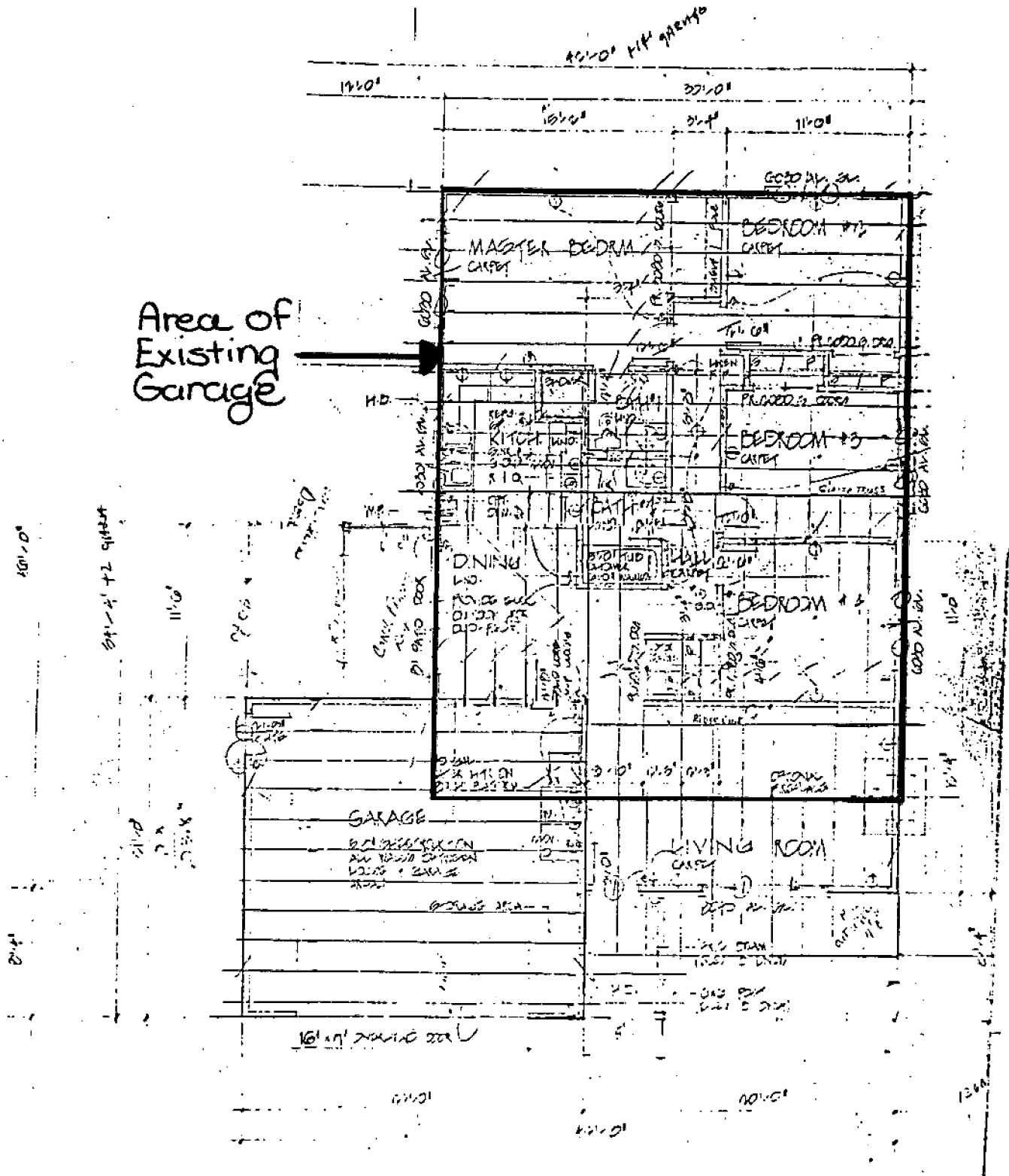
PREPARED BY & SUBDIVIDER: JOE CONSULO
 ADDRESS: 2300 RENE AVE.
 SACRAMENTO, CALIF. 95828
 PHONE: 982-0608

PROPOSED USE: RESIDENTIAL
 EXISTING USE: RESIDENTIAL
 SEWER & DISPOSAL: SACRAMENTO CITY
 WATER SUPPLY: SACRAMENTO CITY
 PROPOSED IMPROVEMENTS AS REQUIRED
 AREA: 0.75 AC. GROSS
 A.P.N.: 258-180-01
 DISTRICT: 11A, FOR OF SEC 20 RANCHO DEL PASO
 EXISTING ZONING: R-1
 PROPOSED ZONING: R-1

T.P.M. 454

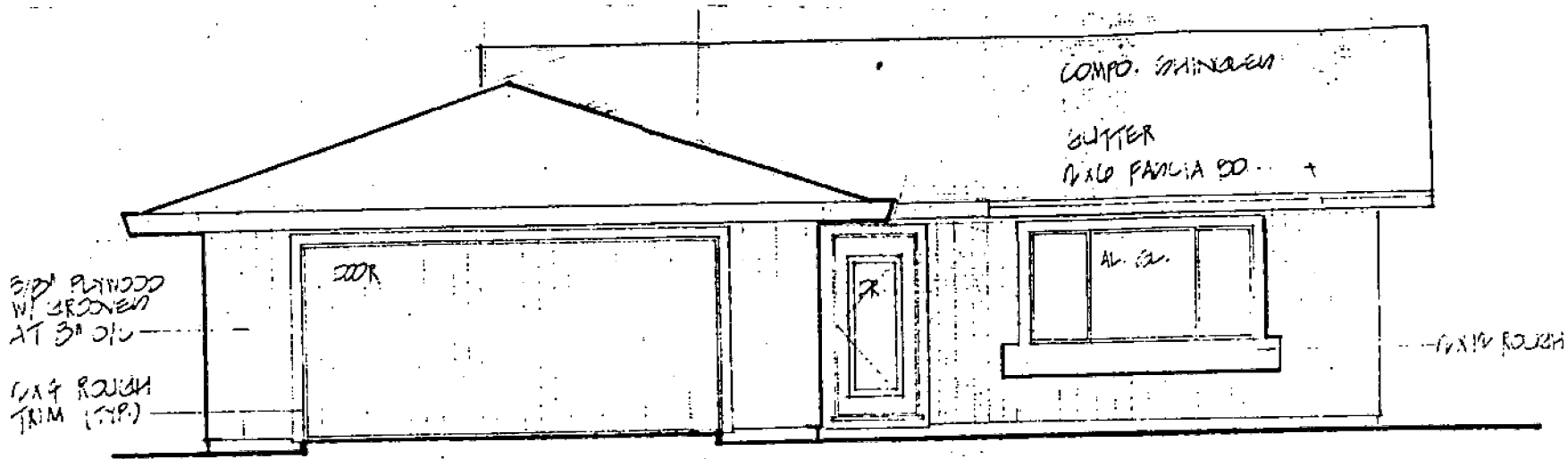
EXHIBIT B

Proposed Floor Plan



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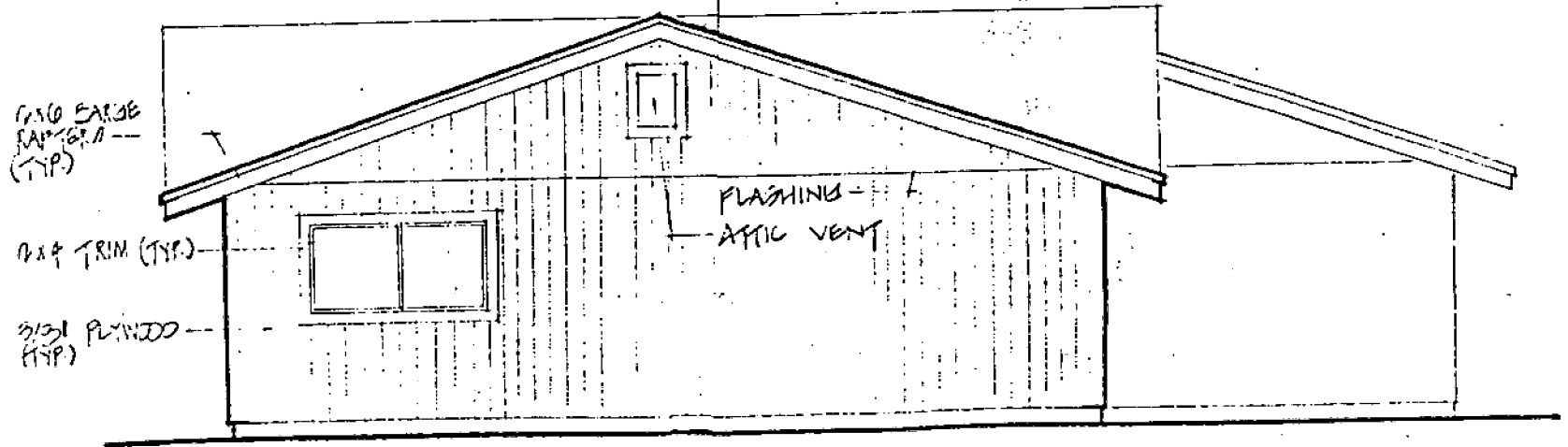
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FRONT ELEVATION

SCALE 1/4" = 1'-0"

C



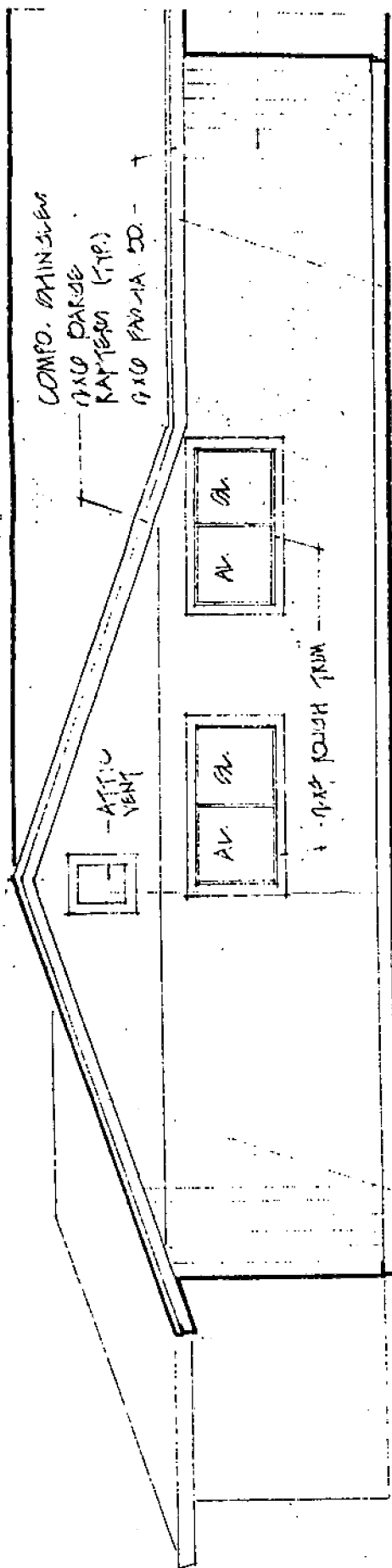
REAR ELEVATION

SCALE 1/4" = 1'-0"

EXHIBIT C

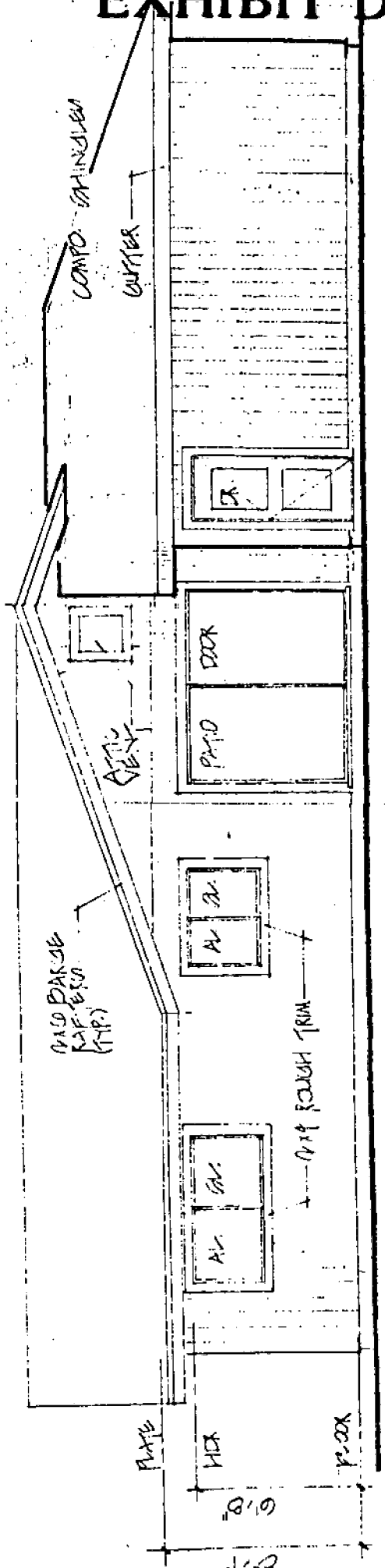
EXHIBIT D

WALL ELEVATION



RIGHT SIDE ELEVATION

WALL ELEVATION



LEFT SIDE ELEVATION

WALL ELEVATION

000503