

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Dock & Carolyn Soohoo, 566 Jones Way, Sacramento, CA 95818		
OWNER	Dock & Carolyn Soohoo, 566 Jones Way, Sacramento, CA 95818		
PLANS BY	Tru-Lok, 9444-9th Street, Cucamonga, CA 91730		
FILING DATE	10/24/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15303(e)	EIR	ASSESSOR'S PCL. NO. 012-154-03

APPLICATION: Planning Director's Variance for a spa enclosure to encroach five feet into the required 15-foot rear yard setback (P84-388)

LOCATION: 566 Jones Way

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 Riverside-Land Park
Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1

Property Dimensions: Irregular
Property Area: 7,500+ square feet
Square Footage of spa Enclosure: 300
Height of Structure: 8 feet
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Color: White
Exterior Building Materials: Insulated aluminum

PROJECT EVALUATION

1. The subject site is designated for residential use on both the 1974 General Plan and 1963 Riverside-Land Park Community Plan. The site is zoned Single Family (R-1).
2. The applicant is requesting to construct a spa enclosure which would encroach five feet into the required rear yard setback. The plans indicate that the enclosure would be eight feet high and 300 square feet in size. The applicant's physician has prescribed a spa for therapeutic purposes due to injuries suffered in an automobile accident.
3. The adjacent property owners have been notified of the applicant's proposal. No comments have been received opposing the project.
4. Location of the spa enclosure at the rear of the house is presumably the most logical from the standpoint of house floor plan and privacy. However, the applicant has not indicated the unique situation which necessitates the location of the enclosure at the rear of the house. If no hardship exists, staff cannot support the variance request and would recommend that the spa enclosure be constructed on the east side of the house, thus eliminating the need for a variance:

000976

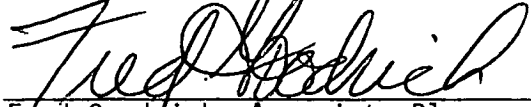
ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(e)).

STAFF RECOMMENDATION: It is recommended that the variance request be denied, based on the following Findings of Fact:


Findings of Fact

The variance would be a special privilege extended to an individual property owner, in that no 'hardship' exists which makes this subject site unique from any other property in the vicinity.

REPORT PREPARED BY:


Fred Goodrich, Associate Planner

RECOMMENDATION APPROVED:


Marty Van Duyn, Planning Director

11-15-84
Date

FG:bw

P84-388

000977