

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Lee R. Richardson, P.O. Box 163358, Sacramento, CA 95816				
OWNER	John Leffingwell, 2315 D Street, Sacramento, CA 95816				
PLANS BY	Lee R. Richardson, P.O. Box 163358, Sacramento, CA 95816				
FILING DATE	May 8, 1992	ENVIR. DET.	Categorical Exemption	REPORT BY	Don Smith
ASSESSOR'S PCL. NO.	003-0086-020				

- APPLICATION:**
- A. Special Permit Modification to allow construction of a 600± square foot second single family dwelling;
 - B. Variance to reduce the courtyard requirement from 10 feet to five feet; and,
 - C. Variance to reduce the rear yard setback from 15 to six feet on .15± developed acres in the Single Family and Two Family (R-1B) zone.

LOCATION: 2315 D Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate and reconstruct a 576 square foot second single family residence in the Single Family and Two Family (R-1B) zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Central City Community Plan: Low Density Residential
Existing Zoning of Site: R-1B
Existing Land Use of Site: Two Residential Units

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Residential, R-1B	Front:	25'	25'
South:	Residential, R-1B	Sides:	5'	5'
East:	Residential, R-1B	Rear:	15'	6'
West:	Residential, R-1B			

Property Dimensions: 40' X 160'
Property Area: 0.15± acres
Square Footage of Buildings: Existing (front unit): 1,000± sq. ft.; Proposed (rear unit): 576 sq. ft.
Height of Building: 25± feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Lap Siding
Roof Material: Composition shingle

APPLIC. NO. P92-123

July 9, 1992

Item # 7

001447

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 40' wide and 160' deep lot located in the Single Family and Two Family Residential (R-1B) zone. The site is currently occupied by two single family units located in one building. The two family structure was constructed in the 1940's in the California Bungalow style of architecture. A garage located in the rear of the property was recently damaged by a fire.

The General Plan designates the subject site Low Density Residential (4-15 du/na). The Central City Community Plan also designates the site Low Density Residential. The surrounding land use and zoning for the subject site are a mix of residential structures with single family, two family dwellings and apartment units. The area is zoned Single Family and Two Family Residential (R-1B) which permits single family dwellings by right and two family dwelling units with an approved special permit.

B. Applicant's Proposal

The applicant is proposing to reconstruct the existing fire damaged two car garage with a 576 sq. ft. unit above the garage. In order to construct the building as proposed, two variances are requested. The first requests a reduction of the required courtyard from 10 feet to five feet. The second variance requests a reduction of the required rear yard setback from 15 feet to six feet. The applicant intends to remodel the existing two family structure at the front of the lot into a single family residence.

C. Staff Analysis

Special Permit Modification- Historically, there have been two residences on the site. The two dwellings were combined as one building in the middle of the property. A 24' X 20' garage is located in the rear of the lot. The garage was recently damaged by fire. The applicant is requesting the Special Permit Modification to rebuild the garage and move the second unit to its second floor. The area where the existing second unit is will become an expansion of the existing front unit. Staff supports the request since the project will not increase the number of units on the lot.

Variances- Two variance are requested. The first variance requests that the courtyard requirement be reduced from 10 feet to five feet. Staff supports this request as the lot is narrow and the units already are five feet from the property line. The second variance is to reduce the required rear yard for a second unit from 15 feet to five feet. Staff supports a variance to reduce the rear yard to six feet rather than five feet as there is a need for maneuvering from the garage. The six feet with the alley's 20 feet will make up the required 26 feet maneuvering area required by the City Ordinance. Staff also supports this request since: there is over 15 feet of open space available between the two homes; because all of the garages in the neighborhood have a zero setback off the alley; and, the existing garage is only two feet off the alley.

Building Design- Building materials for the proposed building include ship lap siding and 30 year composition shingles which is compatible with other buildings in the neighborhood. Staff recommends that the composition shingle roofing be laminated dimensional shingle to add texture to the exterior. Since the structure is within the Central City, final building plans will be subject to review and approval of the Design Review staff.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Development Services, Building Division and others. Comments are included within the conditions of approval.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project is exempt from review pursuant to State EIR Guidelines (California Environmental Quality Act Sections 15302(b), 15303(b) and (e), and 15305(a)).

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Approve the Special Permit Modification to allow construction of a 600± square foot second single family dwelling subject to conditions and based on the findings of fact which follow;
- B. Approve the Variance to reduce the courtyard requirement from 10 feet to six feet based upon the findings of fact which follow; and,
- C. Approve the Variance to reduce the rear yard setback from 15 to six feet on .15± developed acres in the Single Family and two Family (R-1B) zone based on the findings of fact which follow.

Conditions:

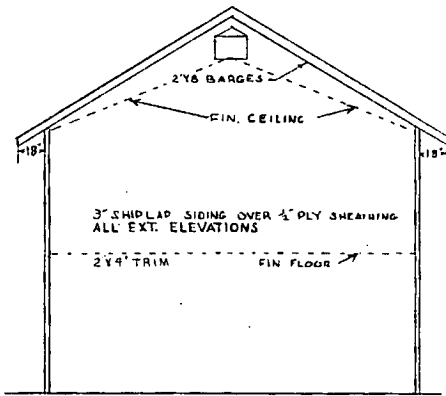
1. Building plans shall be reviewed and approved by the Design Review staff prior to the issuance of any building permits. At a minimum, roofing shall consist of 30 year laminated dimensional composition roofing, or the equivalent.
2. The applicant shall revise the site plan to indicate a minimum six foot building setback from the north property line.
3. Existing water and sewer services are located in the alley and may need to be relocated to avoid conflicts with new construction to the satisfaction of the Department of Public Works.
4. Note: This project is located within an area of the City which is serviced by combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.
5. Notice: Property to be subdivided in accordance with this map may be subject to flooding.

Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento Public Works Department, Development Services Division, Room 100, 927 Tenth Street.

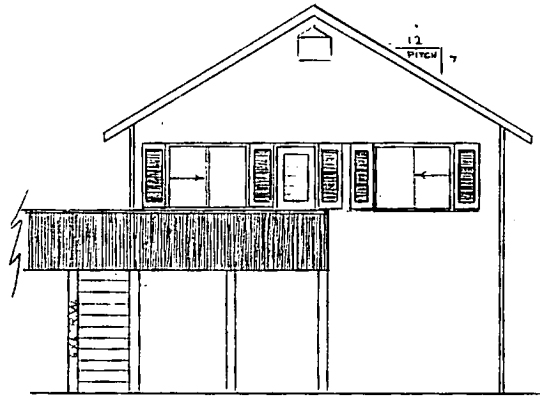
Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that:
 - a. these variances would be and have been granted to other property owners facing similar circumstances; and,
 - b. the proposal does not increase the number of units already on-site.
2. Granting the variance request does not constitute a use variance in that two residential units are allowed in the Single Family and Two Family (R-1B) zone; and,
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed second unit is compatible with the adjacent residential properties;
 - b. there is adequate space between the proposed dwelling and the existing dwelling in that there will be about 30 feet between residences; and,
 - c. there is adequate maneuvering area available.
4. The project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).
5. The proposed project, as conditioned, is based on sound principles of land uses in that residential development is consistent with the surrounding residential neighborhood.

EXHIBIT A
ELEVATIONS, FLOOR PLANS, SITE PLANS

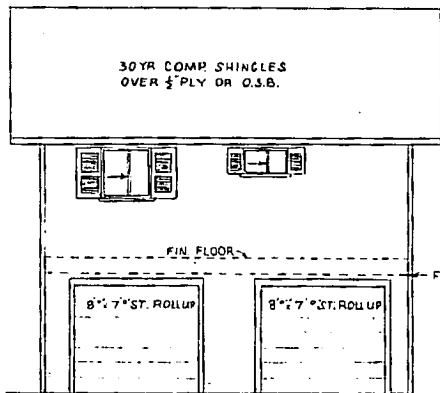


West Elevation

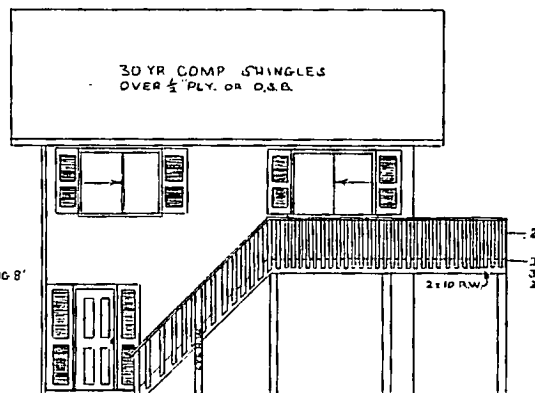


East Elevation

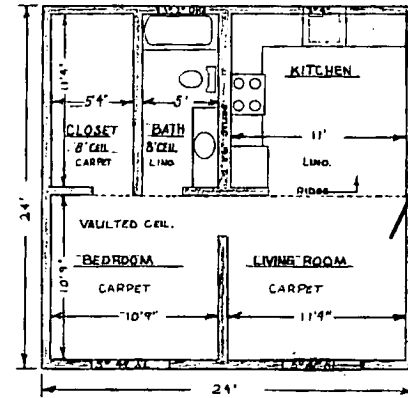
ALL FRAMING TYPICAL 2x4 STUD WALL
MANUFACTURED TRUSSES AND
FLOOR JOIST



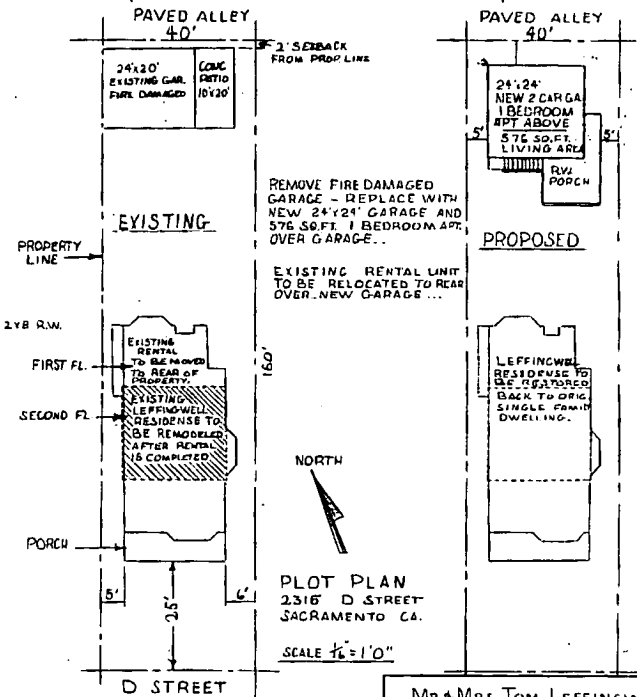
North Elevation



South Elevation



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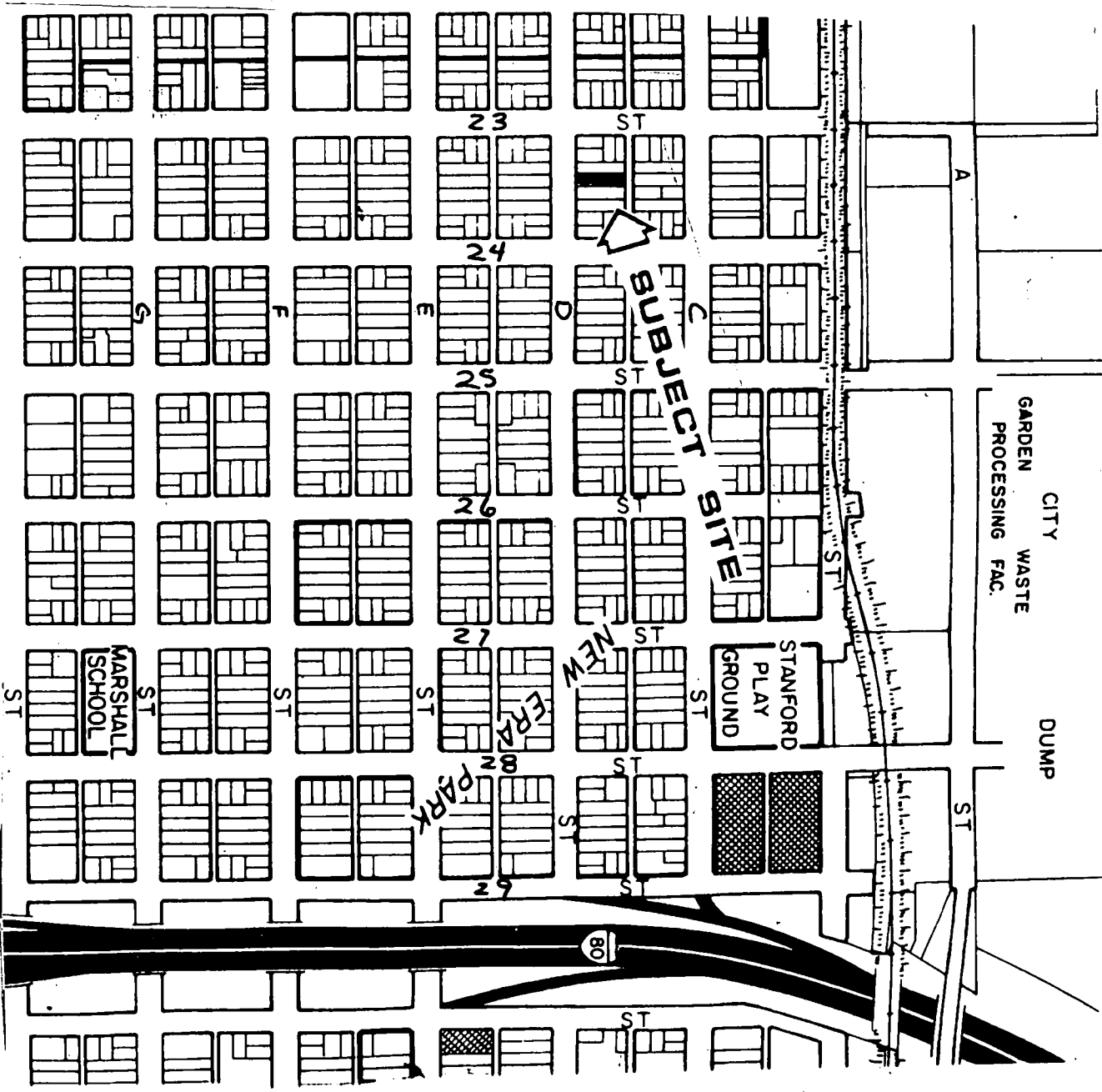
Mr. & Mrs. TOM LEFFINGWELL			
SCALE: 1/8" = 1'0"	APPROVED BY:	DRAWN BY: L.B.R.	
DATE:		REVISED:	
2315 D. ST. SACRAMENTO CA.			
Sheet Number			1 of 3

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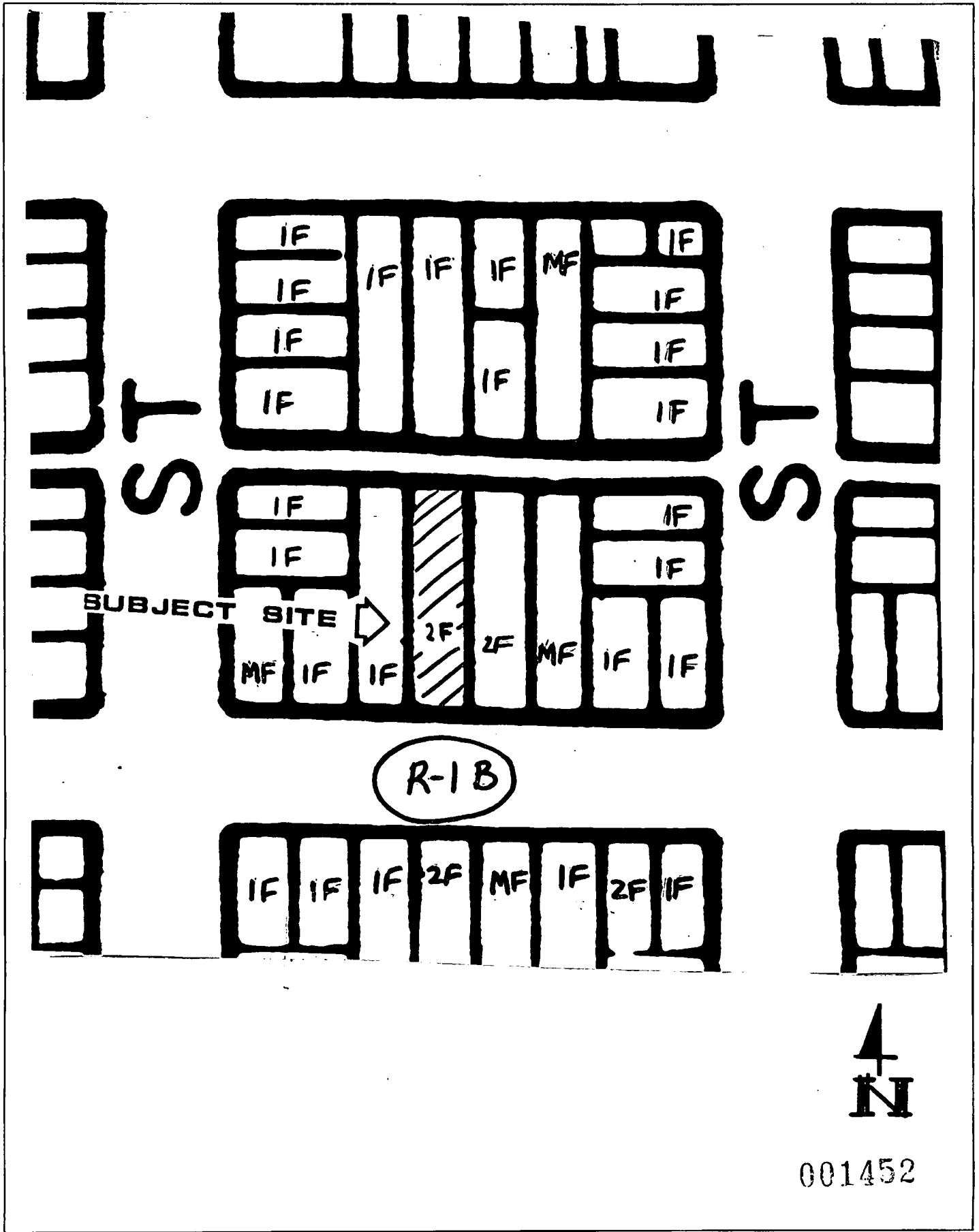
**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

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VICINITY MAP



LAND USE & ZONING MAP