

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Richard Cable - 947 Fulton Avenue #523, Sacramento, CA 95816		
OWNER	Mary Jeanette Cable - 917 38th Street, Sacramento, CA 95816		
PLANS BY	_____		
FILING DATE	2-17-84	50 DAY CPC ACTION DATE	REPORT BY: PB:sg
NEGATIVE DEC EX. 15305(a)	EIR	ASSESSOR'S PCL. NO.	007-241-13

APPLICATION: Variance to encroach four feet 10 inches into the required five foot side yard setback.

LOCATION: 1414 19th Street

PROPOSAL: The applicant is requesting the necessary entitlement to move a house onto a vacant lot.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial
1980 Central City Community
Plan Designation: Multi-family
Existing Zoning of Site: R-5
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-5
South: Residential; R-5
East: SMUD Station; C-2
West: Residential; R-5

Parking Required: One
Parking Provided: Two
Ratio Required: One per dwelling unit
Ratio Provided: Two per dwelling unit
Property Dimensions: 80' x 34.5'
Property Area: 2,720 square feet
Density of Development: 16 du./ac.
Significant Features of Site: Mature, healthy Magnolia at street
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Yellow with blue trim
Exterior Building Materials: Wood

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The subject site is located in the Central City Multi-Family Residential zone (R-5). The site reportedly has been vacant since the mid-1960's when the original house was demolished. The applicant proposes to move a 29'4" wide house onto a 34'6" wide site.

2. The applicant is requesting a variance to encroach four feet 10 inches into the required five foot side yard setback along the alley. The full five feet is provided along the north (right) side. It should be noted that at least the chimney portion of the adjacent house to the north crosses the common property line.

The subject lot is substandard, being 34'6" wide - narrower than the more common 40' x 80' lots. The house to be moved is 29'4". This leaves a difference of 5'2". The two foot roof overhang off of the den projection would overhang into the 20 foot alley.

3. The project has been reviewed by City Building Inspections and the City Tree Services. Tree Services recommends that the mature, healthy Magnolia tree between the sidewalk and curb remain undisturbed.

The above-mentioned tree poses a major problem. This healthy, mature Magnolia should not be damaged in any way, including trimming or compaction of root system. It stands approximately eight feet west of the alley boundary and would be severely damaged by the house move.

4. There is no hardship to justify the placement of this particular house onto this site. The structure is too large for the subject site. The structure is currently located on a 40' x 80' lot. The structure should be relocated onto a 40' x 80', or larger, lot. An alternative would be to reduce the width of the den and comply with the five foot side yard setback.

ENVIRONMENTAL DETERMINATION: The requested variance is exempt from environmental review pursuant to State EIR guidelines (CEQA 15305(a)).

STAFF RECOMMENDATION: Staff recommends that the Commission deny the requested variance to encroach 4'10" into the required five foot alley side yard setback based on the following findings of fact:

Findings of Fact

The variance to encroach 4'10" into the required five foot side yard setback would be a special privilege extended to this applicant in that the house is too wide for the lot and a healthy, mature tree would be severely damaged by the house move.

Vicinity Map



STATE CAPITOL BUILDING AND PARK

CONVENTION CENTER

MALL

MEMORIAL

CITY SCH ADMIN

FREMONT PARK

Subject Site

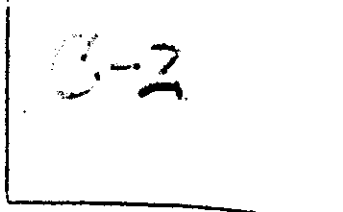
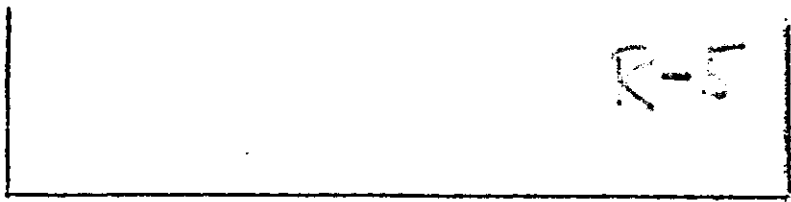
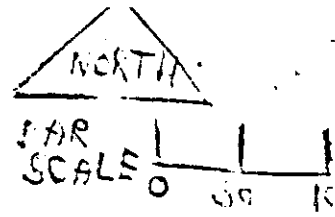
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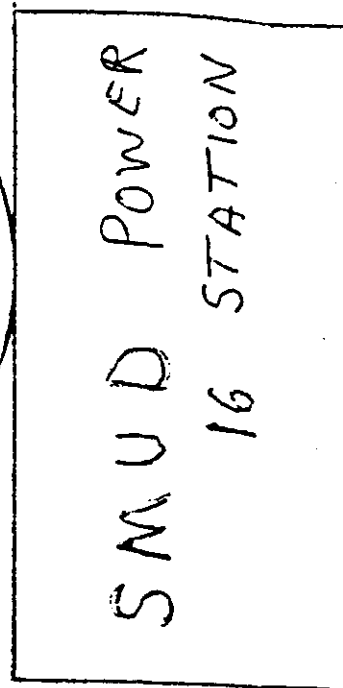
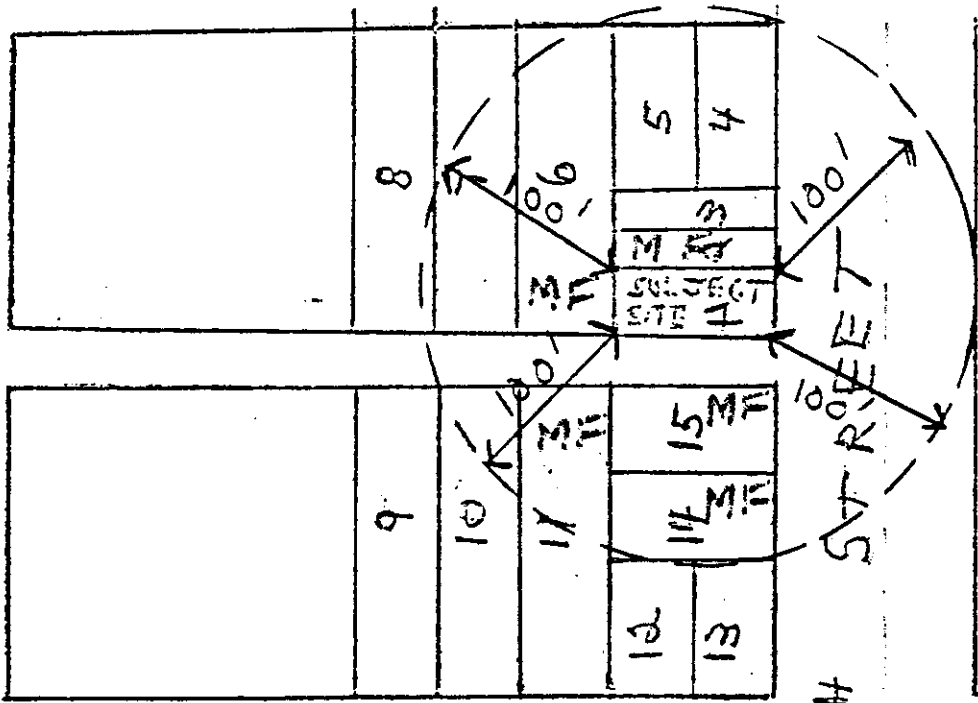
WILLIAM LAND CHOD

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Surrounding Land Use



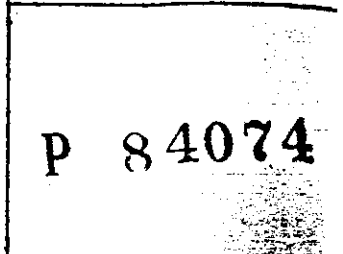
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18TH STREET

O STREET

19TH STREET

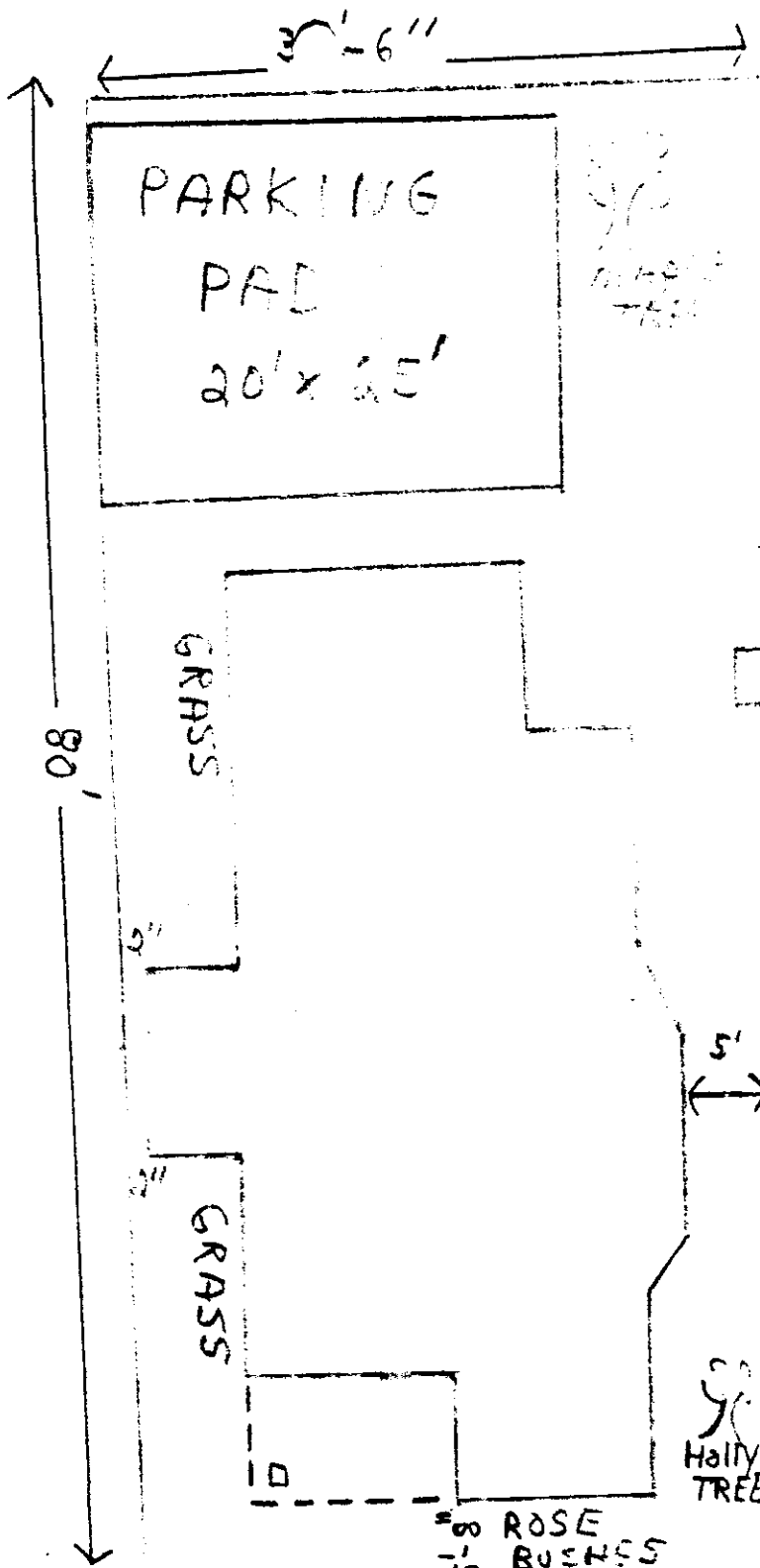


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NORTH
BAR SCALE
0 5 10



ALLEY

SIDEWALK

MAGNOLIA TREE



GRASS

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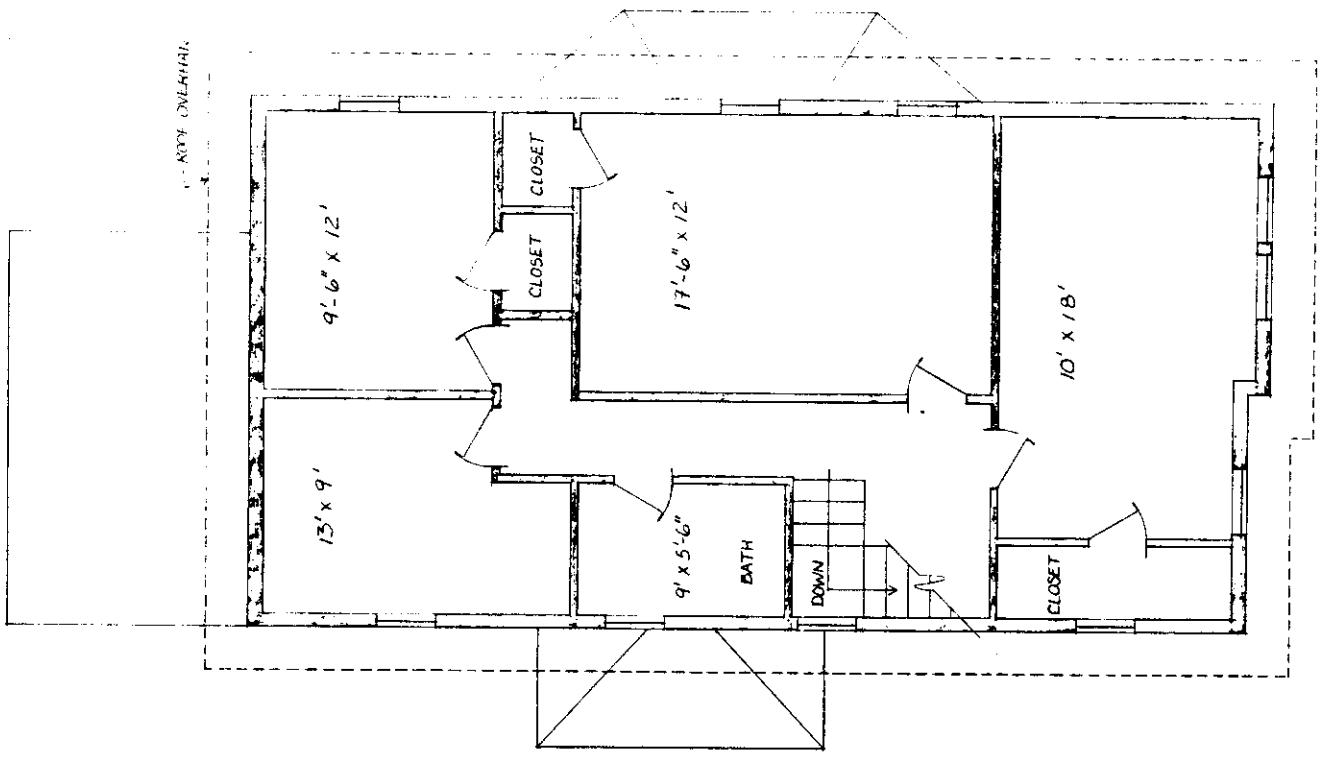
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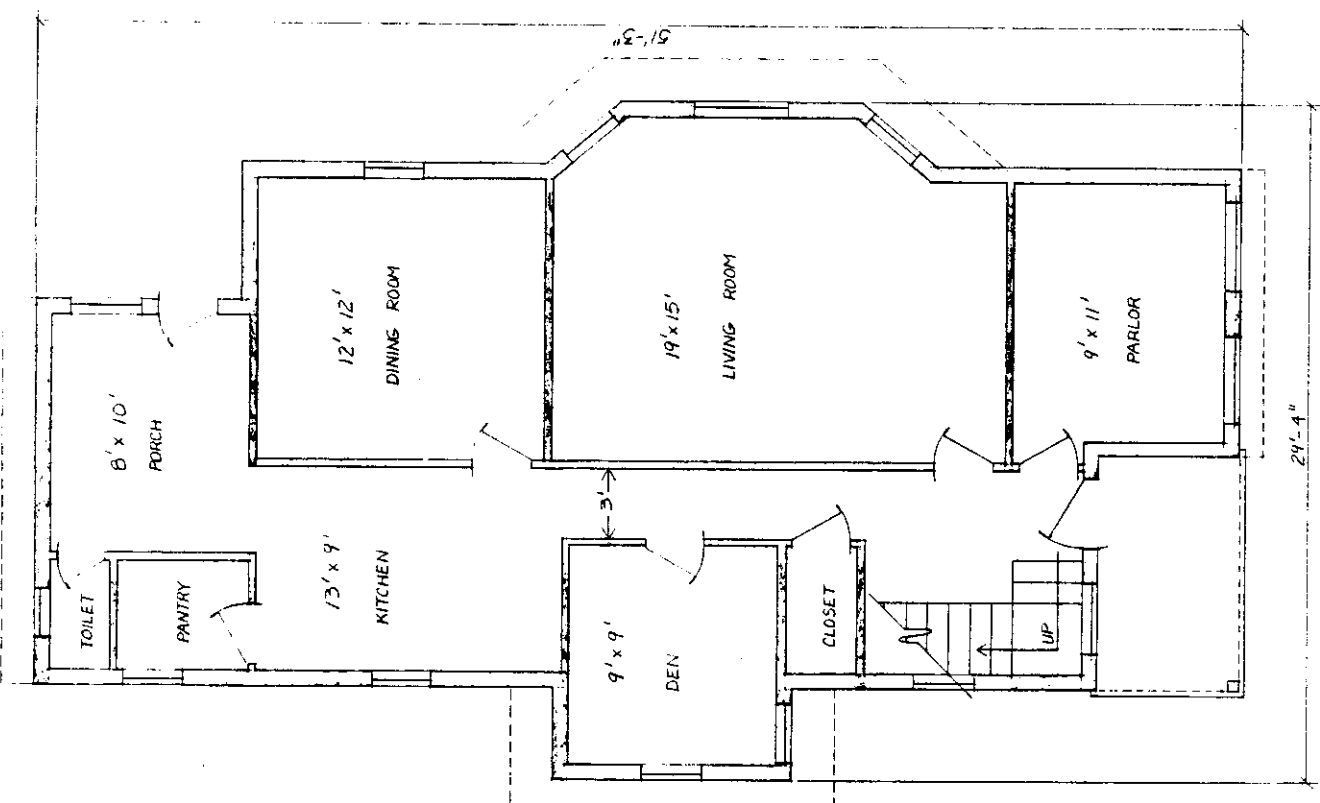
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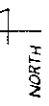


PLAN: SECOND FLOOR

1414 19th Street, S.W., Richmond, Col.



PLAN: FIRST FLOOR



SCALE 1/4" = 1'-0"

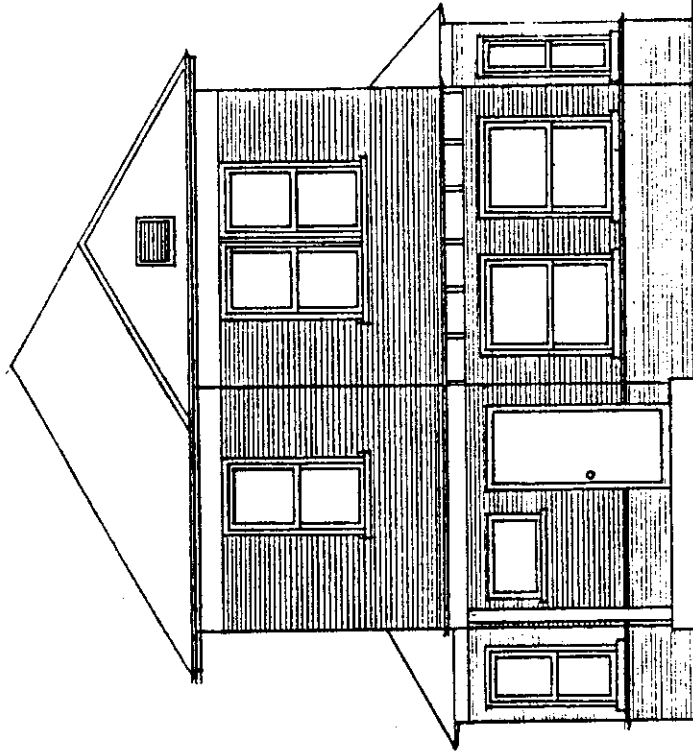


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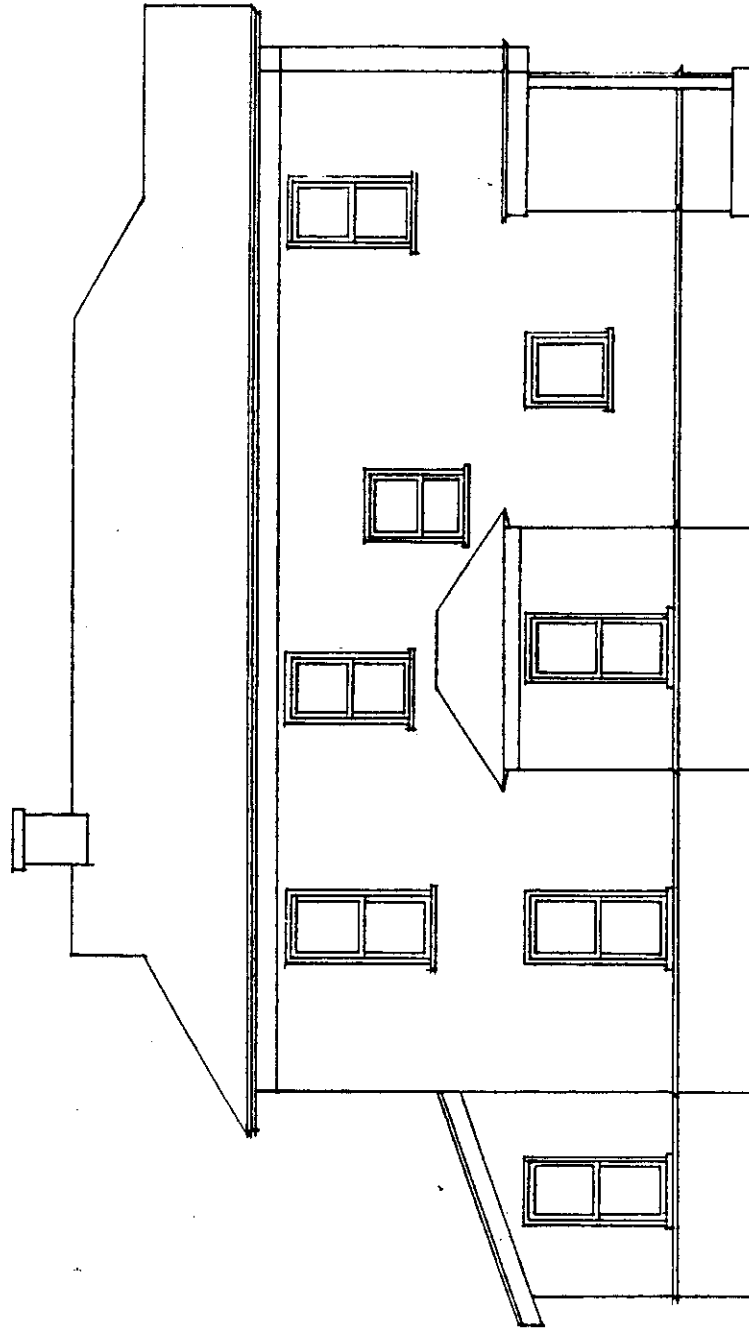


EAST ELEVATION



SCALE: 1/8" = 1'-0"

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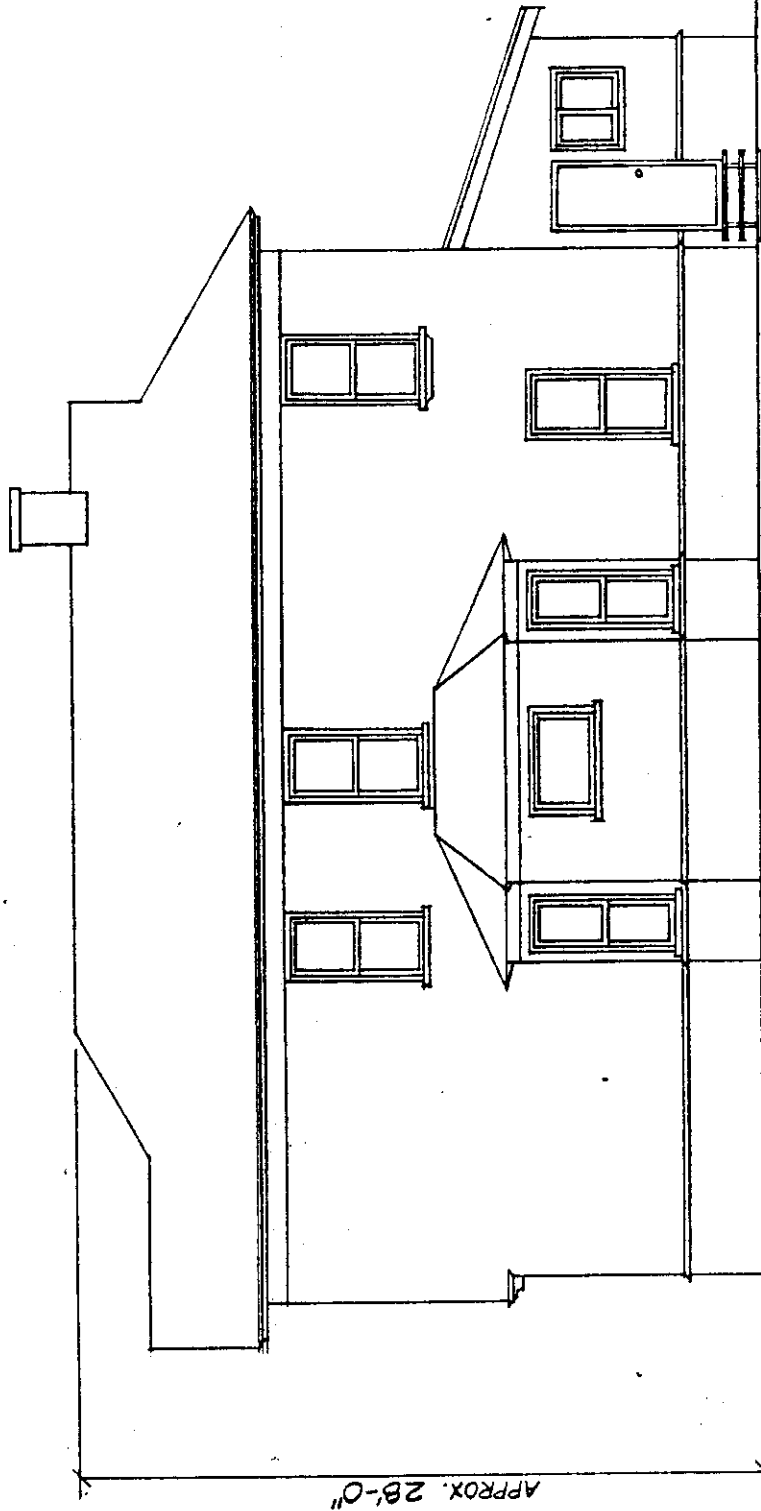
SOUTH ELEVATION

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NORTH ELEVATION

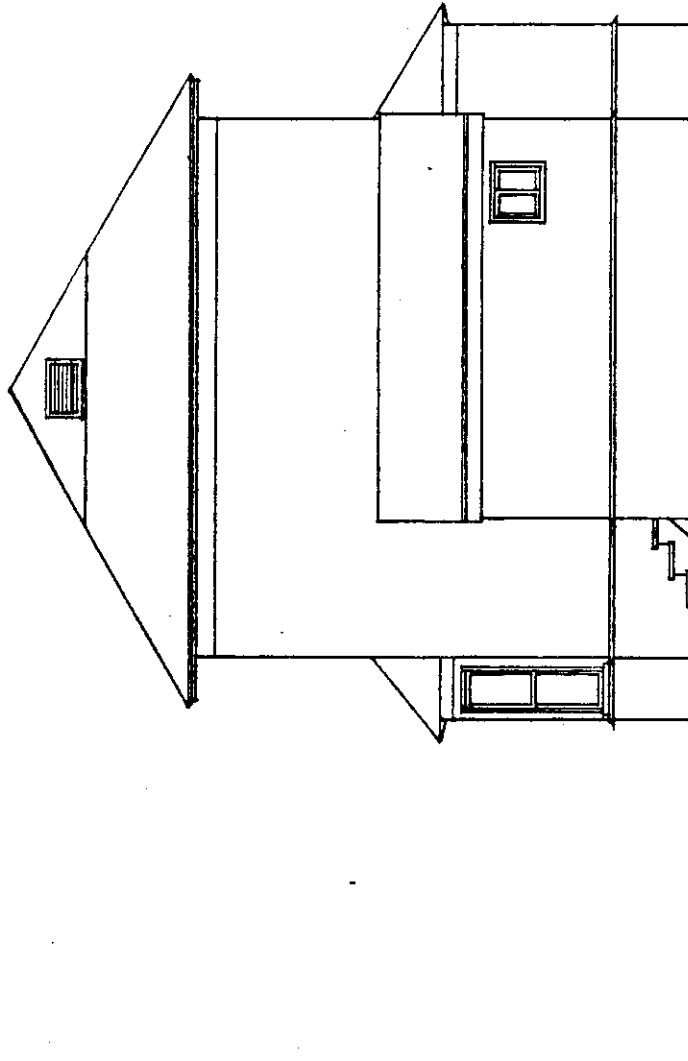
1414 19th Street, Sac. Richard Cable

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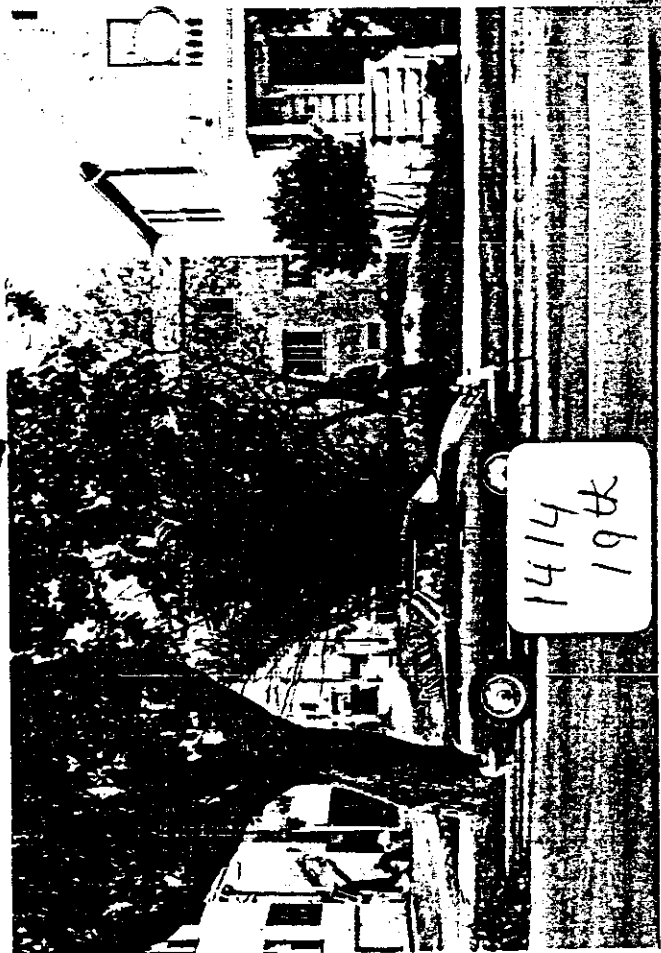
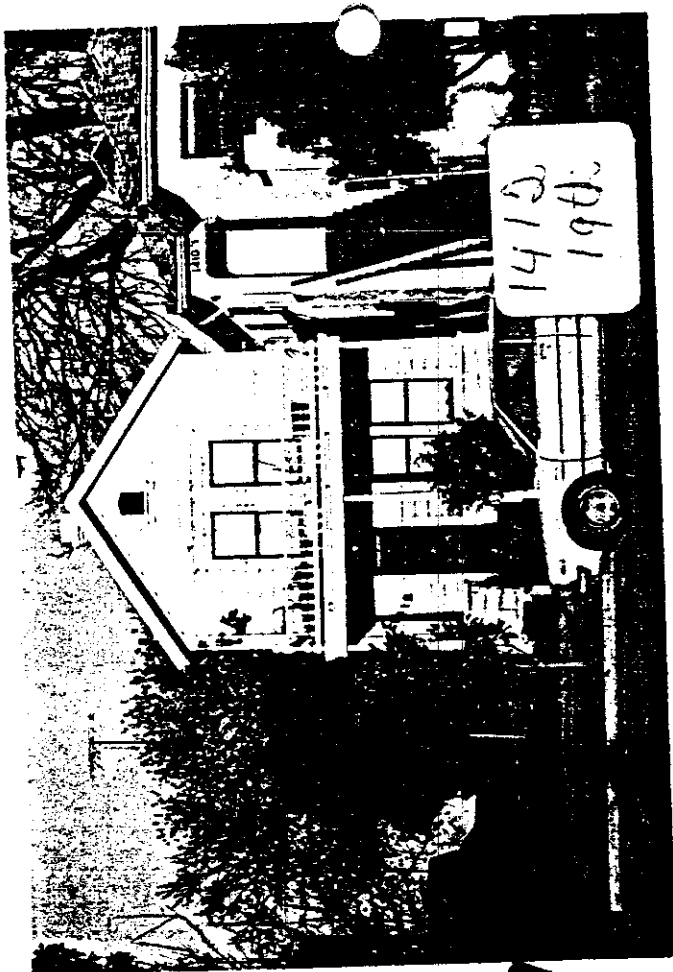


WEST ELEVATION

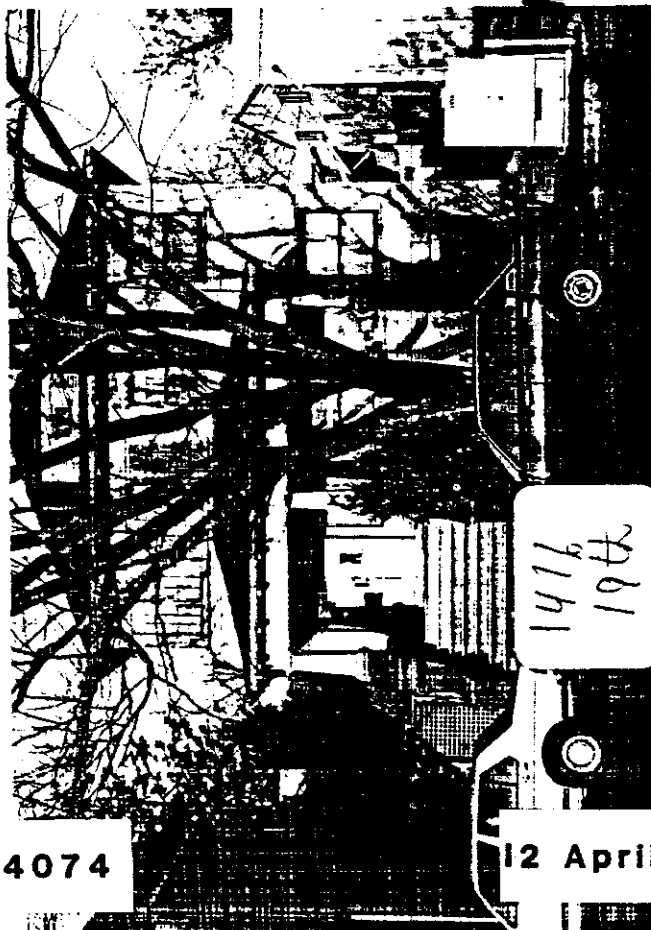
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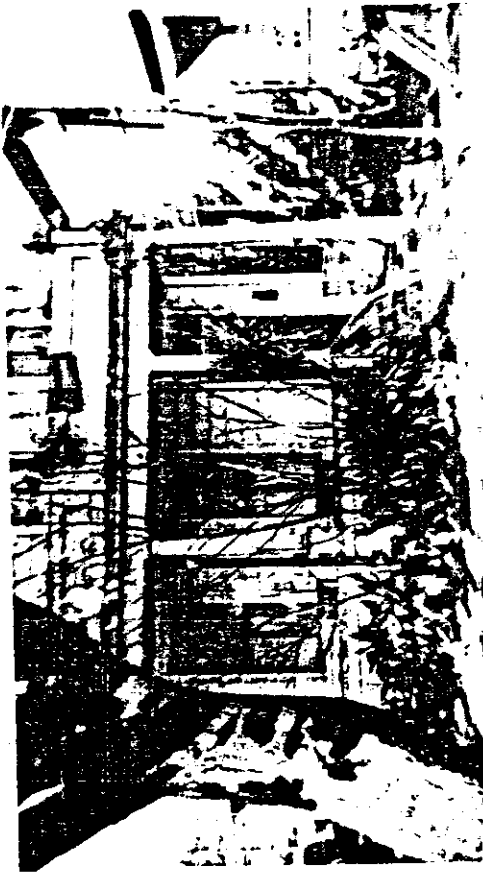
SUBJECT SITE



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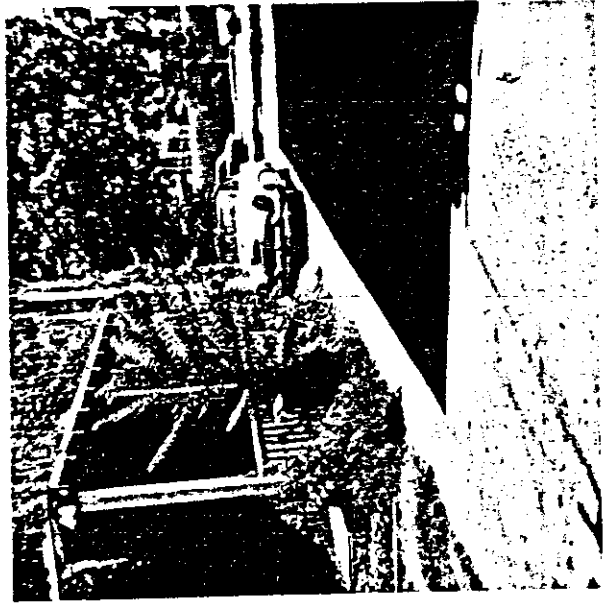
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1414
1981 SF

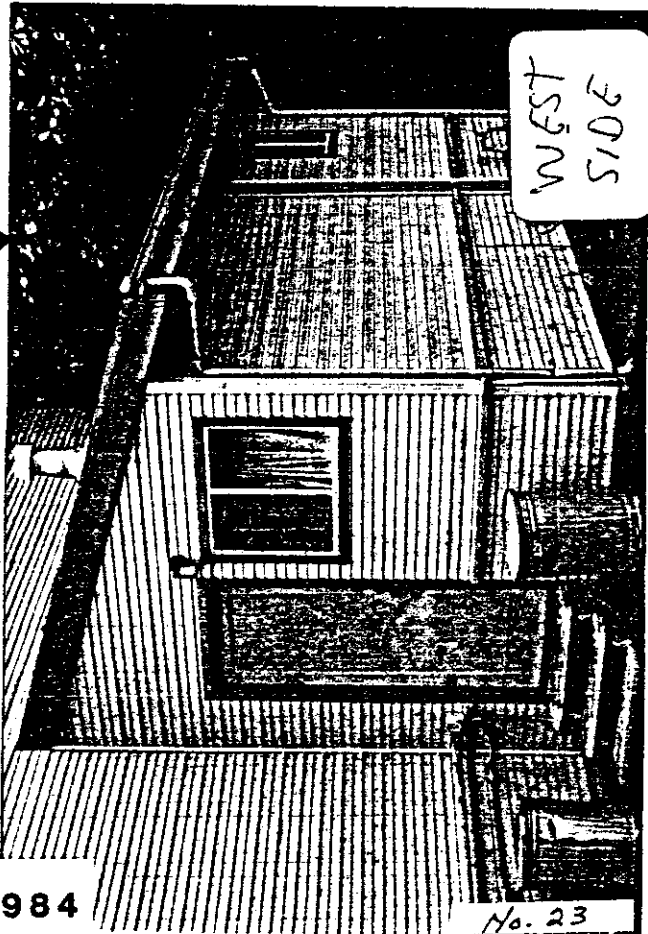
ORIGINAL HOUSE ON SUBJECT SITE





SOUTH
SIDE

HOUSE TO BE MOVED



WEST
SIDE

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EAST
SIDE



HOUSE TO BE MOVED



NORTH
SIDE



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