

# CITY PLANNING COMMISSION

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

APPLICANT	George H. & Mary J. Larson - 455 Blackwood Street, Sacramento, CA 95815		
OWNER	George H. Larson - 455 Blackwood Street, Sacramento, CA 95815		
PLANS BY	David Podesto - 4417 A Parkway, Sacramento, CA 95823		
FILING DATE	3-7-85	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC.	Ex. 15301e	EIR	ASSESSOR'S PCL NO. 275-181-07

- APPLICATION:**
- A. Special Permit to develop a second residential unit (Section 2-8-12)
  - B. Variance to reduce rear yard setback from 15' to 6' (Section 3-B-2)

**LOCATION:** 455 Blackwood Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a second residential unit in the Single Family zone.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1984 North Sacramento Community  
Plan Designation: Residential 4-8 du/ac  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Single family residence

**Surrounding Land Use and Zoning:**

North: Single family; R-1  
South: Single family; R-1  
East: Single family; R-1  
West: Single family; R-1

Parking Required: Two spaces  
Parking Provided: Three spaces  
Property Dimensions: 110' x 135'  
Property Area: 0.3+ acres  
Square Footage of Building: 608 square feet  
Height of Building: 17 feet  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Colors: White with brown trim  
Exterior Building Materials: Stucco

**PROJECT EVALUATION:** Staff has the following comments:

- A. **Land Use:** The subject site is designated for residential uses in the General Plan and the 1984 North Sacramento Community Plan. The site is surrounded by single family residential uses. The Zoning Ordinance permits second residential uses on single family lots subject to special permit approval. The request is consistent with applicable plans, surrounding land uses and existing zoning.
- B. **Design:** The subject site is 0.3+ acre in size and developed with a single family residence, detached garage, a cottage and a shed. The applicant proposes to expand the cottage by 330 square feet to create a second

residential unit to house an elderly relative. The unit will be 608 square feet in area. Staff has no objection to the request. The subject site is unusually large for a single family lot (110' x 135'). There will be adequate light and air and the development will not exceed lot coverage requirements. In addition, there is adequate on-site parking for both units. The proposed unit is compatible with the style and architecture of the main structure.

- C. The existing cottage is located six feet from the rear property line. For this reason, a variance to the residential rear yard setback requirement of 15 feet is being requested. The applicant proposes to expand the structure into the buildable area of the subject site. The side yard setback is to be maintained and there will be no further encroachment into the rear yard. Since the cottage is constructed and it would be unreasonable to require the applicant to construct a new unit which meets setback standards, staff supports the variance request.
- D. The residence on the parcel adjacent to the east is situated back on its lot in proximity to the proposed second unit. The applicant has submitted photographs which indicate that the neighbor's light and air will not be adversely affected by the proposal. In addition, existing landscaping blocks the view between the two lots.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQ, Section 15301.e.1).

RECOMMENDATION: Staff recommends the following:

- A. Approval of the Special Permit based upon findings of fact which follow;
- B. Approval of the Variance based upon findings of fact which follow.

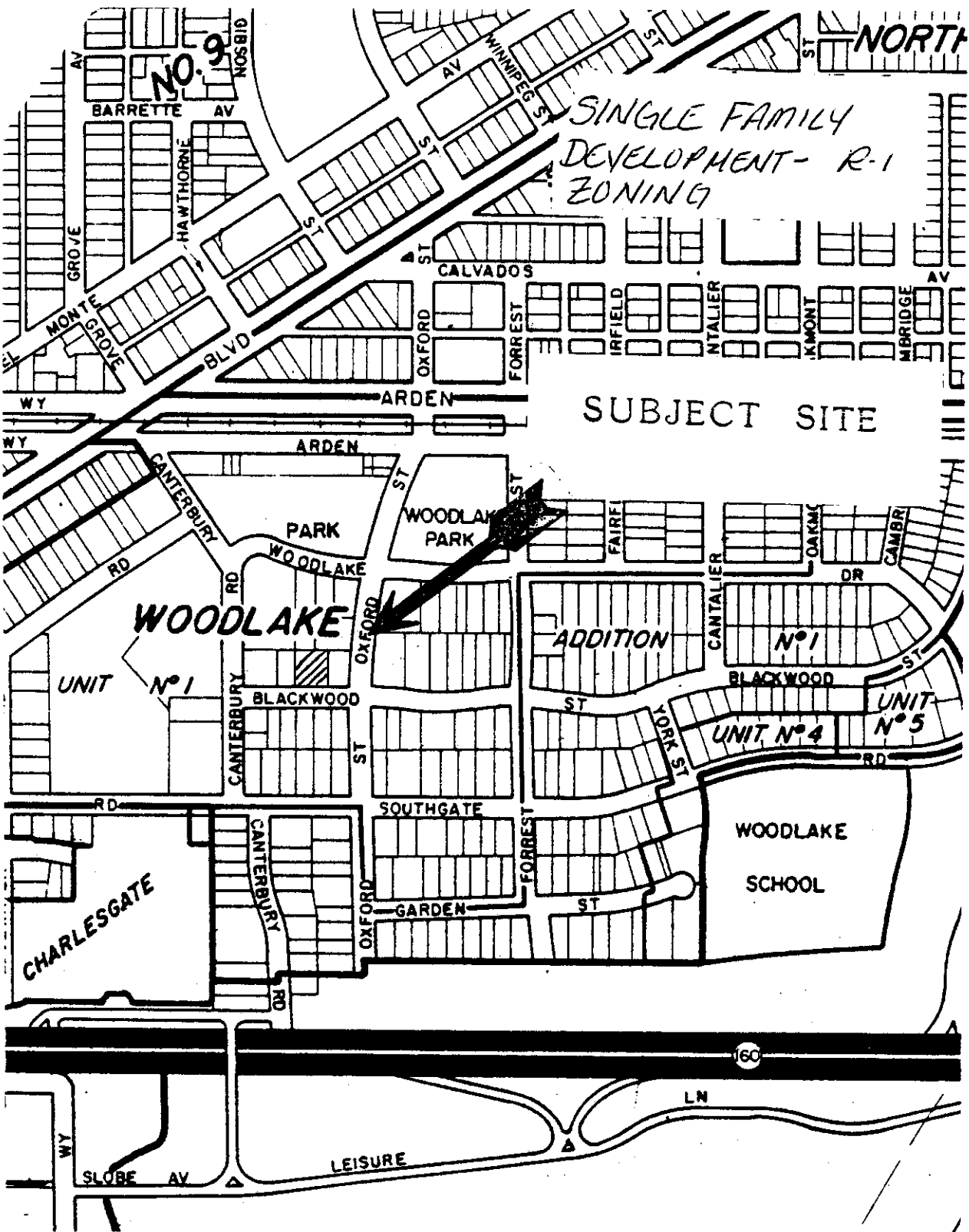
Special Permit - Findings of Fact

1. The project is based upon sound principles of land use in that:
  - a. each unit on-site will have adequate light and air;
  - b. development does not exceed lot coverage requirements;
  - c. adequate parking is provided on-site.
2. The project will not be detrimental to public health, safety or welfare nor result in the creation of a nuisance in that the light and air of adjoining development is not adversely affected.
3. The project is consistent with the General Plan and the 1984 North Sacramento Community Plan which designate the subject site for residential uses.

Variance - Findings of Fact

1. Granting the variance does not constitute a special privilege extended an individual applicant in that the cottage already exists.

2. Granting the request does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the variance will not be detrimental to public welfare nor to property in the vicinity in that:
  - a. no further setback encroachment will occur;
  - b. lot coverage requirements are not exceeded;
  - c. the light and air of adjoining development will not be disturbed.
4. Granting the variance is consistent with the General Plan and the 1984 North Sacramento Community Plan which designate the site for residential uses.



VICINITY - LAND USE - ZONING

