

CITY PLANNING COMMISSION

1231 N. STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	ALEX AND KIM STRELTZOV, 808 28th Street, Sacramento, CA 95816				
OWNER	Alex and Kim Streltzov, 808 28th Street, Sacramento, CA 95816				
PLANS BY	Ted Walker and Associates, Sacramento, CA 95818				
FILING DATE	6/17/88	ENVIR. DET.	Ex. 15305 a	REPORT BY	CS:vf
ASSESSOR'S PCL. NO.	007-041-010-0000				

APPLICATION: Application to reduce the required 20 ft. driveway length to 6 ft.

LOCATION: 808 - 28th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct an addition to the single family dwelling.

PROJECT INFORMATION:

General Plan Designation:	High Density Residential
1980 Central City Community Plan Designation:	Multiple Family Residential
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Single Family home

Surrounding Land Use and Zoning:

North: Single family residential; R-3A
South: Single family residential; R-3A
East : Multiple family residential; R-3
West : Two-family residential; R-3A

Parking Required:	1 space
Parking Provided:	1 space
Property Dimensions:	40' by 80'
Property Area:	.07± acres
Square Footage of Building:	Building addition 500 ft.
Height of Building:	2 story
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Wood shingles
Roof Material:	Composition shingles

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

A. Land Use and Zoning

The site is currently developed with a single-family "bungalow" style home. The subject site is designated high density residential in the General plan and multiple family residential in the Central City Community plan. The site is a corner lot located in the medium density multiple family zone (R-3A). Lot dimensions are 40 ft. by 80 ft. with the front setback facing H Street. Surrounding land uses include single-family residential to the north and south, two-family to the west and multiple family to the east.

B. Applicant's Proposal

As indicated on the site plant (Exhibit A) the applicant is proposing an addition to the home along the north elevation. The addition is approximately 24 ft. by 27 ft. with a carport on the lower level and a master bedroom on the upper level. The proposed elevations are shown in Exhibit A and the floor plans in Exhibit B. The site plan indicates that the driveway will be six feet long with access off of 28th Street. The applicant has indicated the following reasons for wanting the driveway in this location:

1. Traffic is not as heavy on 28th Street in comparison to H Street.
2. A driveway off of H Street would significantly reduce the size of their open yard area.
3. They would like to keep the driveway where it is currently located.

C. Staff evaluation

After evaluating the project and meeting with the applicant, staff is not opposed to the granting of the variance for the following reasons.

1. The Traffic Department has indicated that they would not support a driveway cut off of H Street as it is on a busy street and too close to the existing signalized intersection of 28th and H Streets.
2. The 20 ft. driveway is a Traffic Requirement that was incorporated into the Zoning Ordinance. The purpose of the driveway is to allow a driver to enter the parking structure without getting out of the car to open the garage door, which temporarily blocks the public right-of-way. Driveway regulations indicate that no door gate or other obstruction shall be located in the 20 ft. driveway.

Staff met with the applicant to discuss a design that would deter a door from being added on the east elevation of the proposed carport in the future. Although the applicant has indicated no door will be located at the entrance, staff is concerned that a future tenant could add the door later. The applicant was willing to add two openings (16 ft. and 7 ft.) along the north elevation of the parking structure for the purpose of emphasizing the open carport design (see Exhibit C). It is staff's finding that a future tenant is unlikely to add a door due to the fact that the door would not actually enclose the garage.

3. Similar variance requests have been granted by the Commission in the past on 40 ft. by 80 ft. lots in the central city due to limited lot size, with the condition that no door is allowed. The most recent approval (P86-203) is located at the northeast corner of 28th and I Streets which is across the street and just south of the subject site. This project was approved on August 14, 1986, to reduce the driveway to seven ft. off of 28th Street for a duplex. The 1986 staff report referenced, a similar approval at the southwest corner of 26th and C Streets (P85-044) for a five foot driveway off 26th Street for a duplex.

The applicant has indicated that the corner of the existing six foot high wood fence nearest the driveway (see Exhibit D) will be redesigned to meet the clear zone requirements of the Zoning Ordinance. This will allow the driver adequate visibility when backing out of the driveway.

The project has been accepted by the Design Review staff as a well designed project.

D. Agency Comments

The proposed project has been reviewed by Traffic Engineering, City Engineer, City Building Inspections, and the Sacramento Old City Association. The following comment was received.

Traffic Engineering

The Traffic Engineering Department will not support the variance, unless the driveway length is a minimum of 16 feet long. Otherwise, a vehicle when parked in the driveway would impede sidewalk usage.

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

STAFF RECOMMENDATION: Staff recommends the Commission take the following action.

- A. Approve the variance to reduce the required 20 ft. driveway to six ft. subject to conditions and based upon findings of fact which follow:

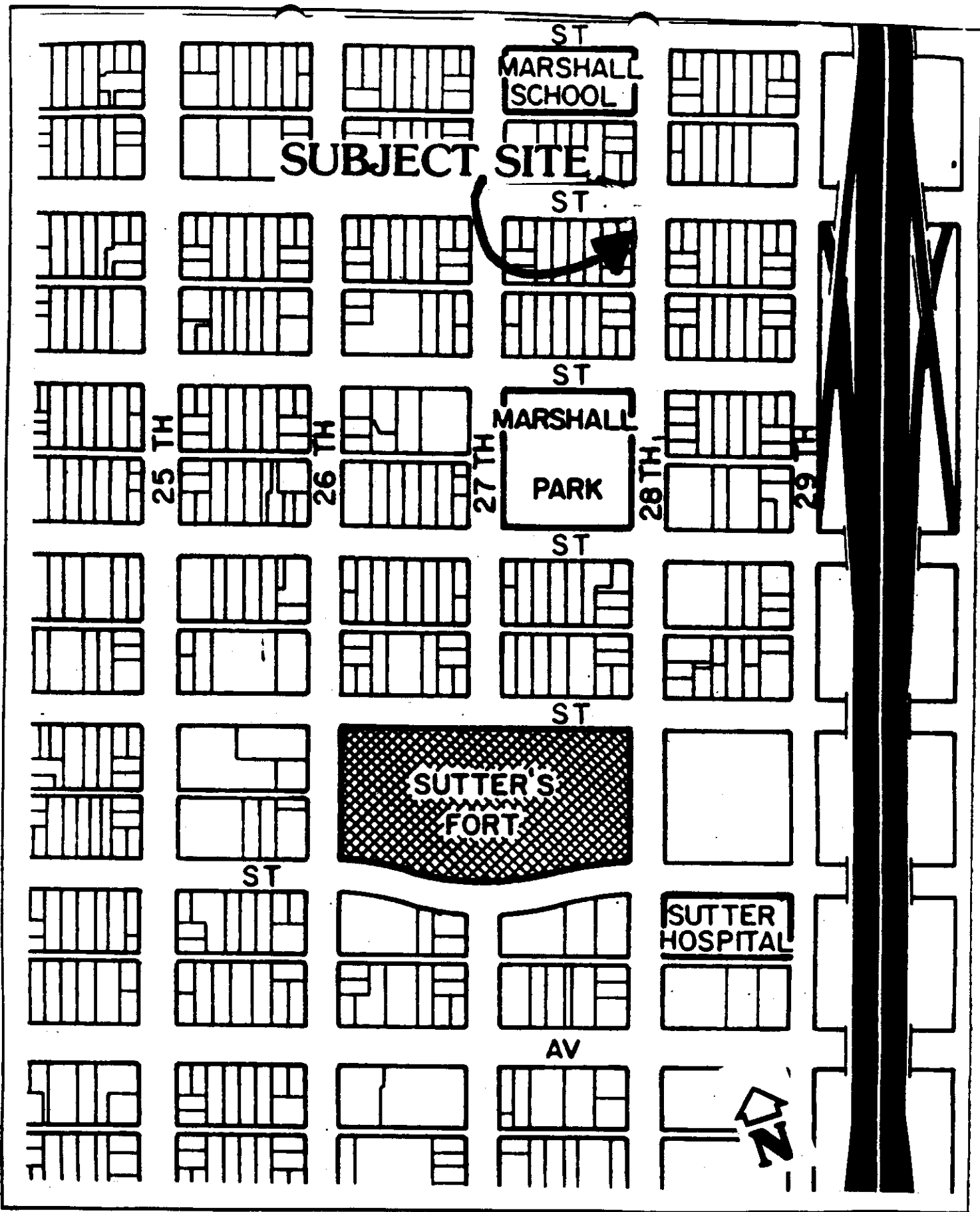
Conditions

1. The parking structure shall be designed with the 16 ft. wide and seven ft. wide openings as shown in Exhibit C along the north elevation.

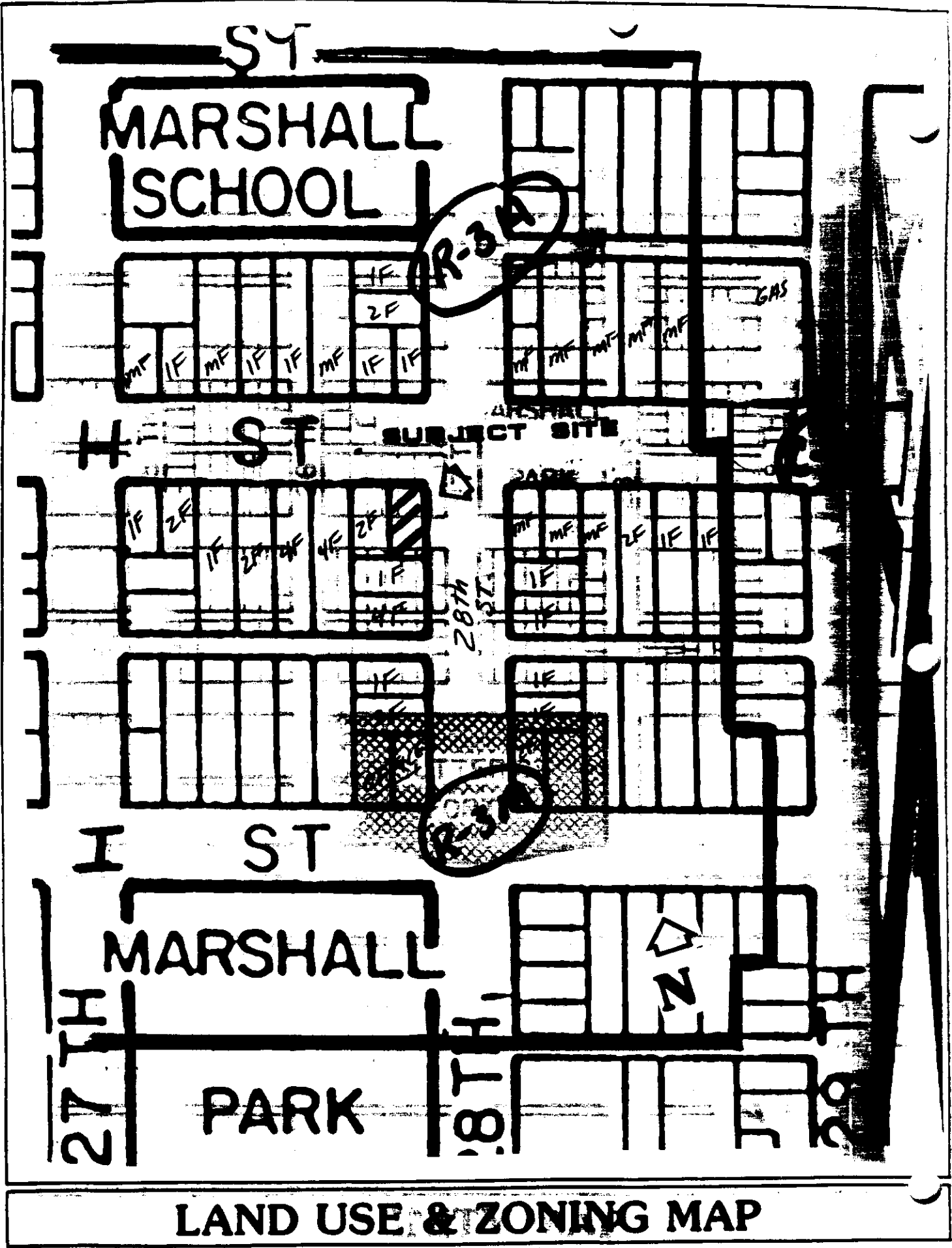
2. The entrance to the parking structure shall remain permanently open.
3. The applicant shall meet the clear zone requirement of the Zoning Ordinance pertaining to the corner of the fence nearest the driveway. The design shall be reviewed and approved by the Design Review Board.
4. The project shall be reviewed and approved by the Design Review Board prior to the issuance of building permits.

Findings of Fact

1. Granting the variance, as conditioned, does not constitute a special privilege extended to an individual property owner in that the lot is substandard in width and that other requests with similar circumstances would also be granted a variance.
2. Granting the variance does not constitute a use variance in that residential uses are permitted in the R-3A zone.
3. Granting the variance, as conditioned, will not be injurious to the public welfare nor to property in the vicinity in that:
 - a. locating the variance, as conditioned, will not be injurious to the public welfare nor to property in the vicinity in that;
 - b. the design will be compatible with the surrounding residences; and
 - c. the open garage design will eliminate parking over the sidewalk.
4. The project is consistent with the Central City Community Plan which designates the site for multiple family residential use.



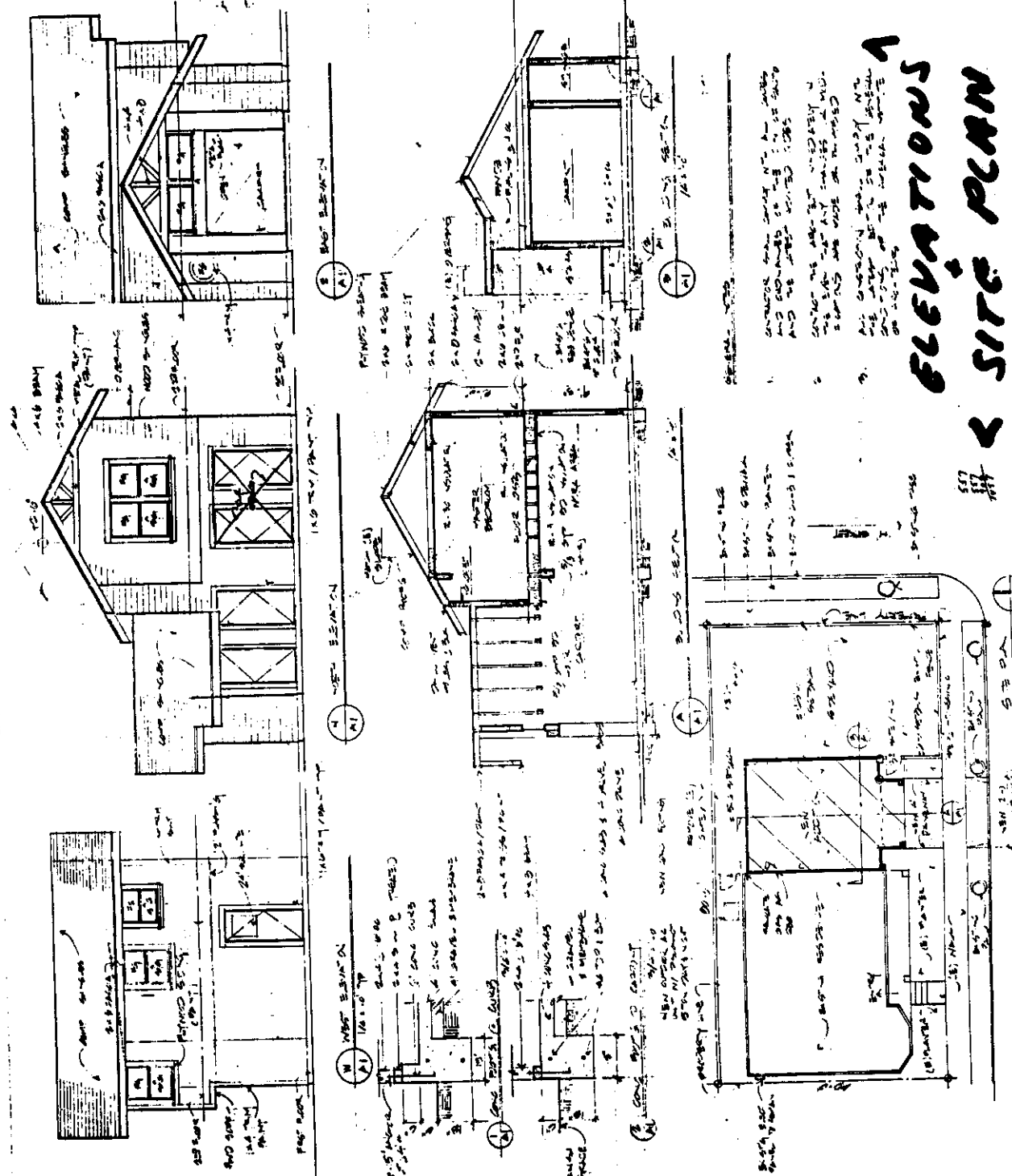
VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A

1. GENERAL NOTES
 2. FOUNDATION
 3. FLOORING
 4. ROOFING
 5. EXTERIOR FINISHES
 6. INTERIOR FINISHES
 7. MECHANICAL
 8. ELECTRICAL
 9. PLUMBING
 10. PAINTS AND COATINGS
 11. SCHEDULES
 12. SPECIFICATIONS
 13. NOTES TO CONTRACTORS
 14. NOTES TO ARCHITECTS
 15. NOTES TO ENGINEERS

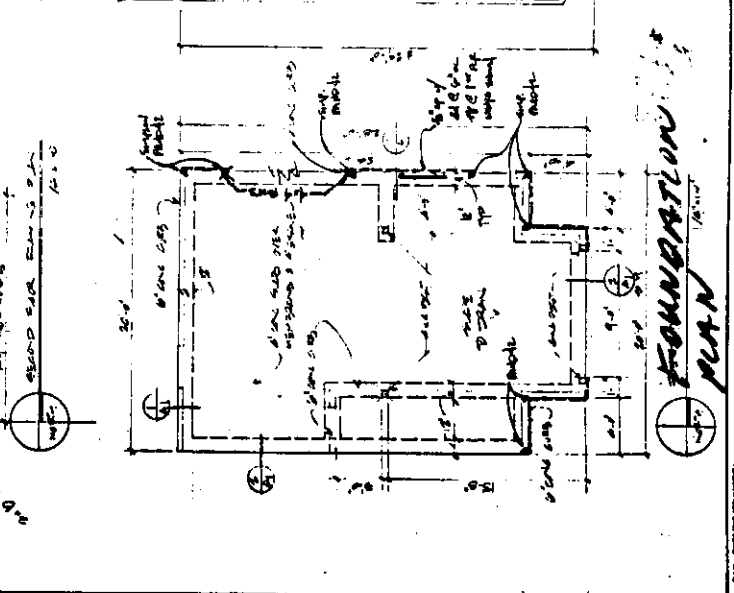
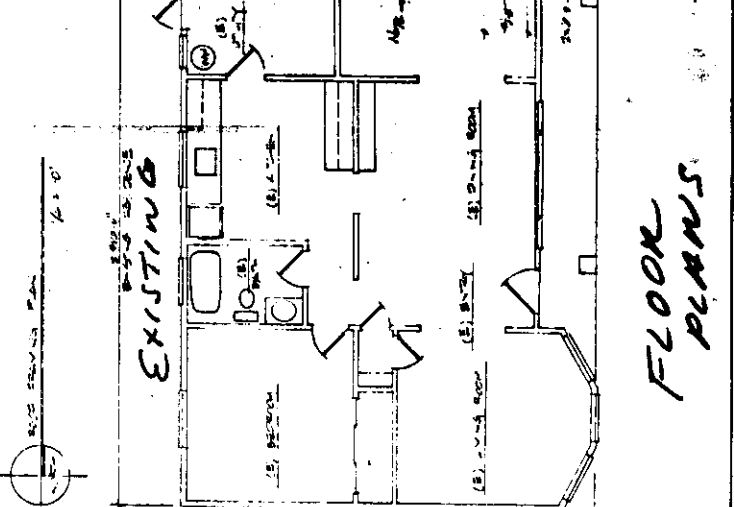
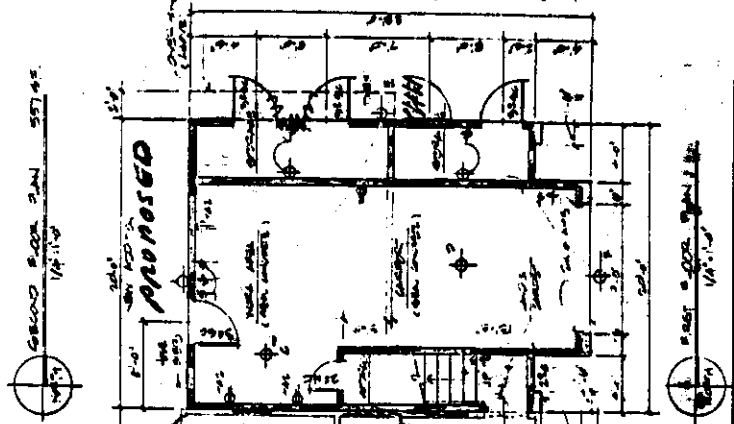
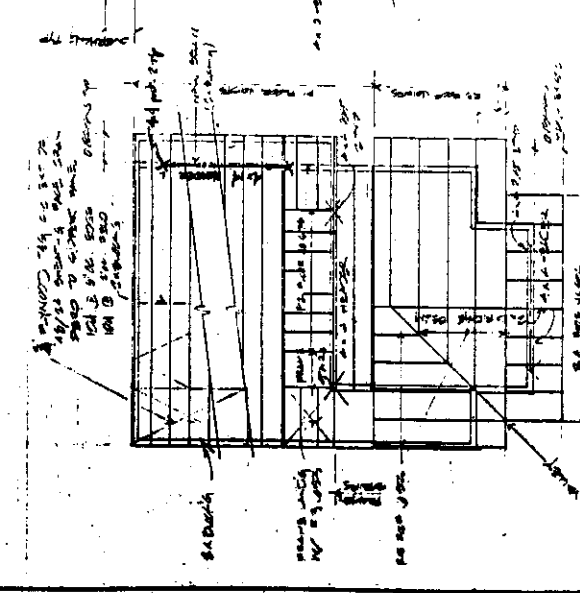
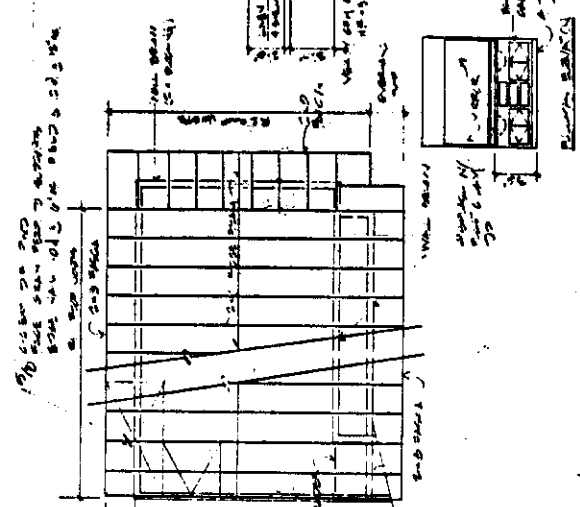
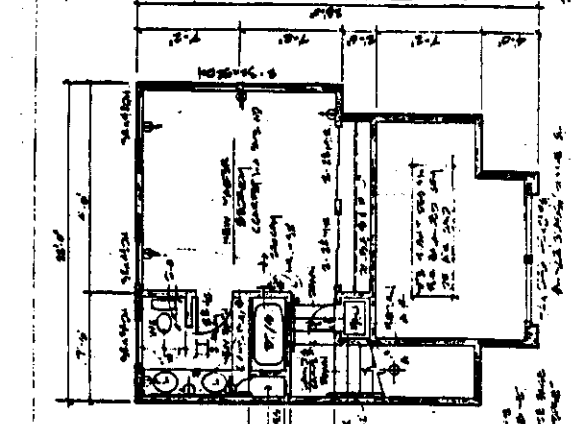


ELEVATIONS & SITE PLAN

SECTION A-A
 SECTION B-B
 SECTION C-C

EXHIBIT B

NO.	DESCRIPTION	DATE	BY	CHKD.
01	FOUNDATION PLAN	10/04	[REDACTED]	[REDACTED]
02	1ST FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
03	2ND FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
04	3RD FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
05	4TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
06	5TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
07	6TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
08	7TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
09	8TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
10	9TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
11	10TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
12	11TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
13	12TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
14	13TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
15	14TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
16	15TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
17	16TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
18	17TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
19	18TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
20	19TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
21	20TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
22	21ST FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
23	22ND FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
24	23RD FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
25	24TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
26	25TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
27	26TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
28	27TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
29	28TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
30	29TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
31	30TH FLOOR PLAN	10/04	[REDACTED]	[REDACTED]
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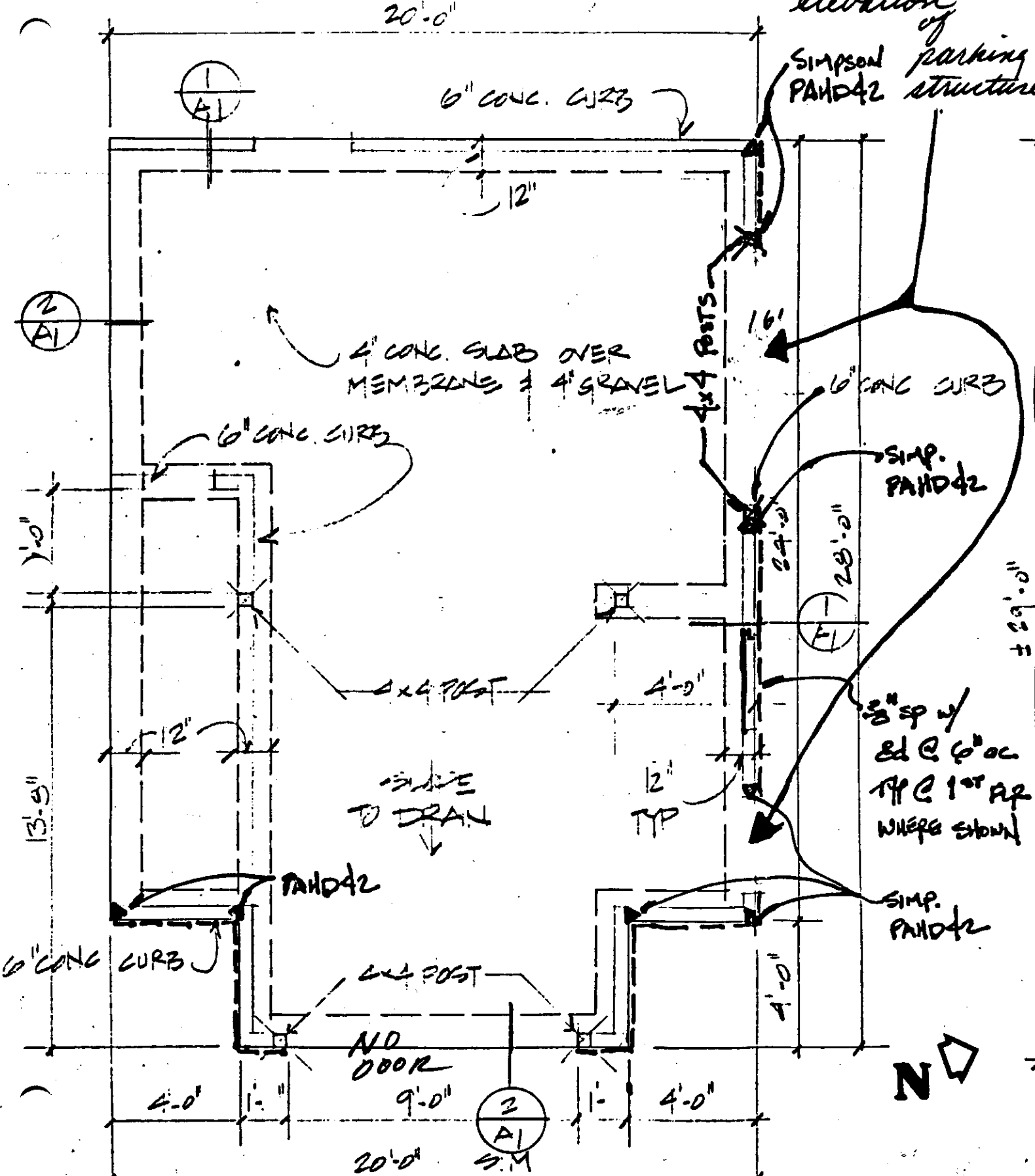
FLOOR PLANS

FOUNDATION PLAN

NORTH ELEVATION
Areas to Remain
Open

EXHIBIT C

* Areas to
remain open
along north
elevation
of
Simpson parking
PAHD42 structure



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July 28, 1988

Item 32

EXHIBIT D

FENCE

PROPERTY LINE

NEW CONC. FOOTING

REMOVE (E) SLATE / VIC

NEW CONC. FOOTING

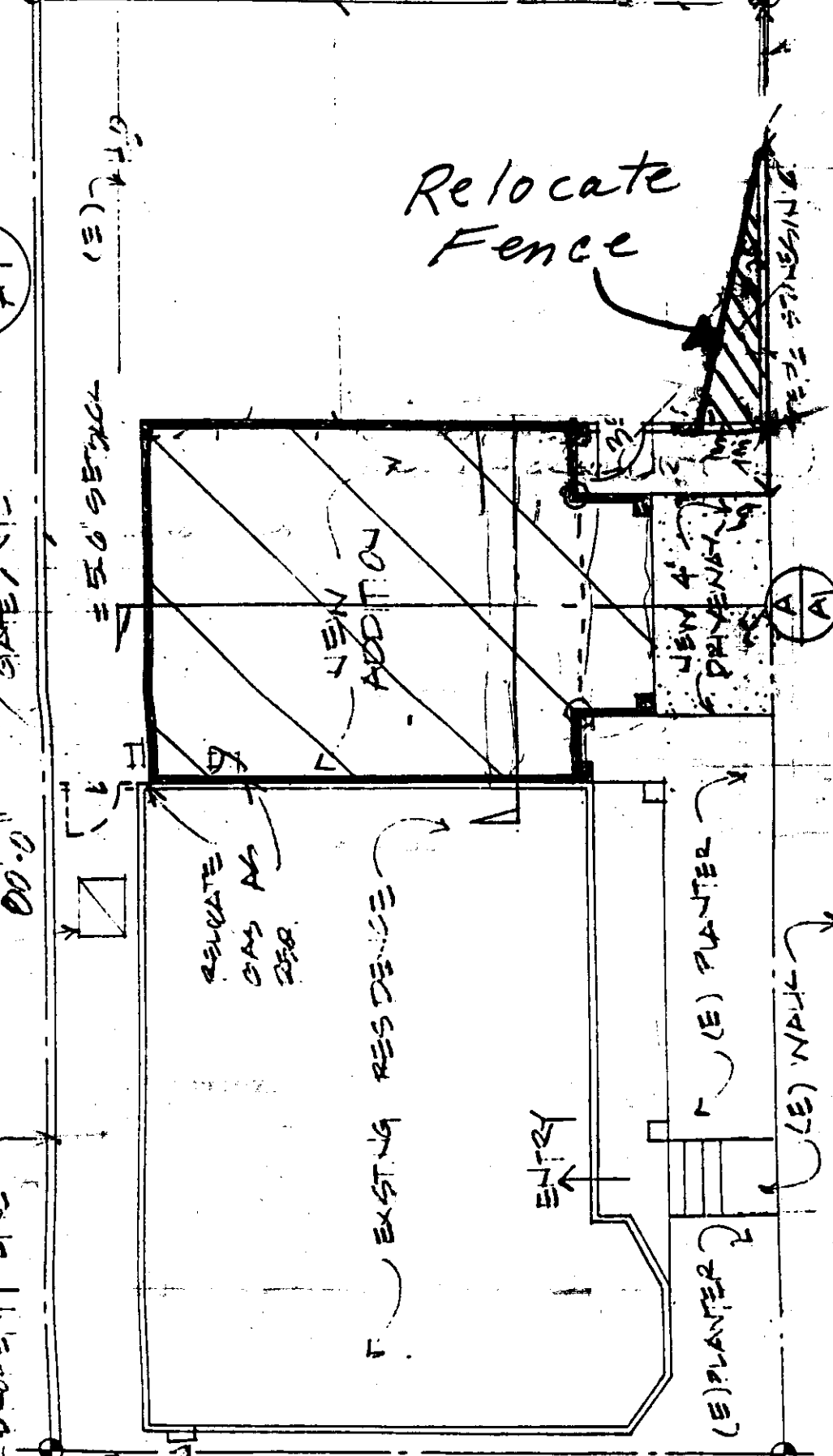
NEW OUTDOOR AC UNIT W/ DRONING STON. DAY & NIGHT

PROPERTY LINE

00'-0"

50'-0"

10'-0"



Relocate Fence

NEW ADDITION

RELOCATE GAS AC

EXISTING RESIDENCE

ENTRY

(E) PLANTER

(E) WALK

EXISTING PLANT

EXISTING PLANT

NEW CONC. FOOTING APPROACH

SITE PLAN

SCALE 1/8" = 1'-0"

28TH STREET

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