

Exhibits amended by Staff 6-22-92
CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT German Engineering, Ltd., 3000 Franklin Boulevard, Sacramento, CA 95818		
OWNER George High, 633 Guadalupe Drive, Folsom, CA 95630		
PLANS BY German Engineering, Ltd., 3000 Franklin Boulevard, Sacramento, CA 95818		
FILING DATE May 1, 1992	ENVIR. DET. Exempt 15303(e) and 15305(a)	REPORT BY SLY
ASSESSOR'S PCL. NO. 016-0182-028		

- APPLICATION:**
- A. Variance to reduce the required side yard setback from five feet to two feet on 1.03± developed acres in the Multi-Family (R-3) zone.
 - B. Variance to reduce the required distance between an accessory structure and a main structure from six feet to five feet.

LOCATION: 5230 Riverside Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a carport over existing uncovered parking for an existing 32 unit apartment complex.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
 Existing Zoning of Site: R-3
 Existing Land Use of Site: Apartments

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Four-plex, R-3	Front:	25'	25'
South: Commercial, C-2	Side(East):	12.5'	23.5'
East: Interstate 5	Side(West):	5'	3'
West: Single Family, R-1	Rear:	25'	25'

Parking Required: 32 spaces
 Parking Provided: 30 spaces
 Property Dimensions: Irregular
 Property Area: 1.03± acres
 Square Footage of Addition: 5,015 square feet
 Height of Addition: Single story
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Metal
 Roof Material: Metal

APPLC. NO. P92-117

MEETING DATE June 25, 1992

ITEM NO. 17

000935

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning**

The subject site is large corner parcel totaling 1.03 \pm acres in the Multi-Family (R-3) zone. The site is developed with a 32 unit two story apartment complex. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land use and zoning for the subject site are a four-plex, zoned (R-3) to the north; commercial, zoned General Commercial (C-2) to the south; Interstate 5 to the east; and single family residential, zoned (R-1) to the west.

B. **Applicant's Proposal**

The applicant is proposing to construct a carport over existing uncovered parking for an existing 32 unit apartment complex (see Exhibits A and B).

C. **Staff Analysis**

1. **Site Plan:**

The subject site is a rectangular parcel totaling 1.03 \pm acres that has street frontage on three sides. The parcel fronts on Piedmont Drive to the north, Apollo Way to the south, Riverside Boulevard to the east, and a public alley to the west. There is an existing 32 unit two story apartment complex on the site with 32 parking spaces. The parking area is adjacent to the alley and uncovered. The complex was constructed prior to the shading requirements for parking areas and there is no shading in the parking area. There are trees along the alley in the yards of the adjacent single family residences. Many of the tenants park in the alley way to obtain shade.

The applicant proposes to construct a 5,015 square feet carport to cover the existing uncovered parking area to provide shade. The carport roof will abut the side property line reducing the side yard setback to zero feet. The Zoning Ordinance requires a five foot side yard setback and the applicant is seeking a variance from the required side yard setback. The proposed carport roof will be three feet from the existing building along the east side of the structure. The Zoning Ordinance requires a six foot separation between a primary structure and accessory structures. The accessory structure is permitted a two foot overhang which would permit an actual distance of four feet for a carport roof from the building. The applicant is requesting a variance for the additional foot of structure.

The site plan indicates the carport will extend into the rear setback to cover a space located in that area. Staff recommends the carport structure not extend into the rear setback area along Apollo Way. Additionally, the proposed site plan indicates only 30 parking spaces. Staff recommends the site plan be redesigned to meet the requirement of 32 parking spaces. Compact parking spaces may be utilized to meet the parking space requirement.

2. **Building Materials and Design:**

The applicant is proposing to construct the carport with metal posts and a metal roof (see

Exhibit B). Staff recommends a metal lattice, painted to match or accent the existing building, be constructed on each end of the carport to help screen the parking area from each street side and the surrounding residential uses.

Staff supports the approval of the variances to reduce the required side yard setback and the required distance between an accessory structure and a main structure in that parking area exists without any shading, and the existing parking area is limited in buildable area.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development, Building Inspections, and the Fire Department. The following comments were received:

1. Traffic Engineering and Engineering Development staff comments:

Parking stalls must be designed per Zoning Ordinance requirements.

2. Building Inspections staff comments:

One hour construction will be required.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15303{e} and 15305{a}).

RECOMMENDATION: Staff recommends the following actions:

- A. Approve the Variance to reduce the required side yard setback from five feet to two feet subject to the conditions and based upon the findings of fact which follow.
- B. Approve the Variance to reduce the required distance between an accessory structure and a main structure from six feet to five feet subject to the conditions and based upon the findings of fact which follow.

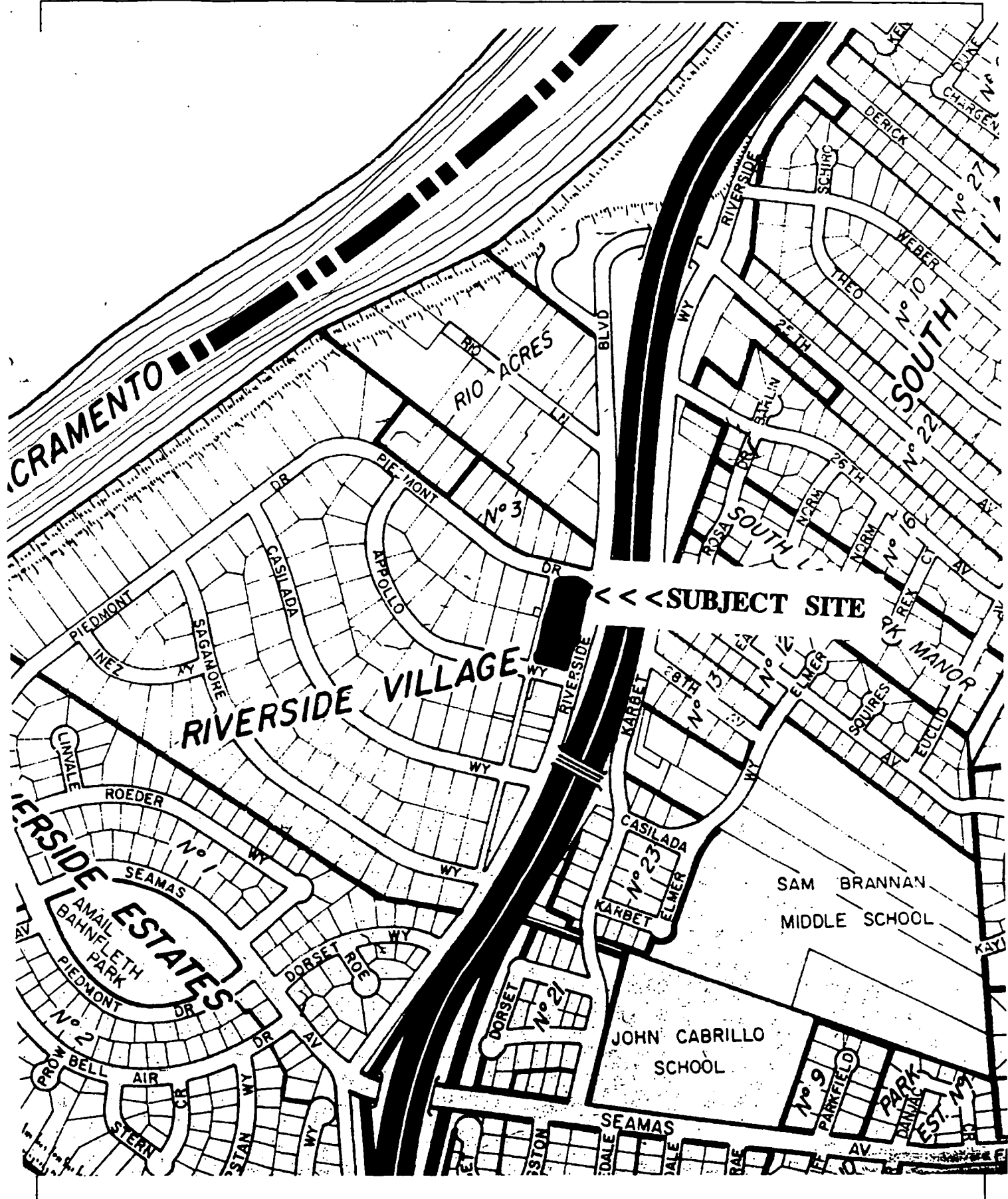
Conditions:

- 1. The applicant shall redesign the carport structure so it does not extend into the rear setback area. The applicant shall submit revised site plans for Planning Director review and approval prior to the issuance of building permits.
- 2. The site parking plan shall be redesigned to meet the requirement of 32 parking spaces which meet Zoning Ordinance requirements for size and maneuvering and the revised plan shall be submitted for Planning Director review and approval prior to the issuance of building permits.
- 3. The applicant shall construct a metal lattice, painted to match or accent the existing building, on each end of the carport and revised elevations shall be submitted for Planning Director review and approval prior to the issuance of building permits.

4. The applicant shall obtain all necessary building permits prior to commencing construction.

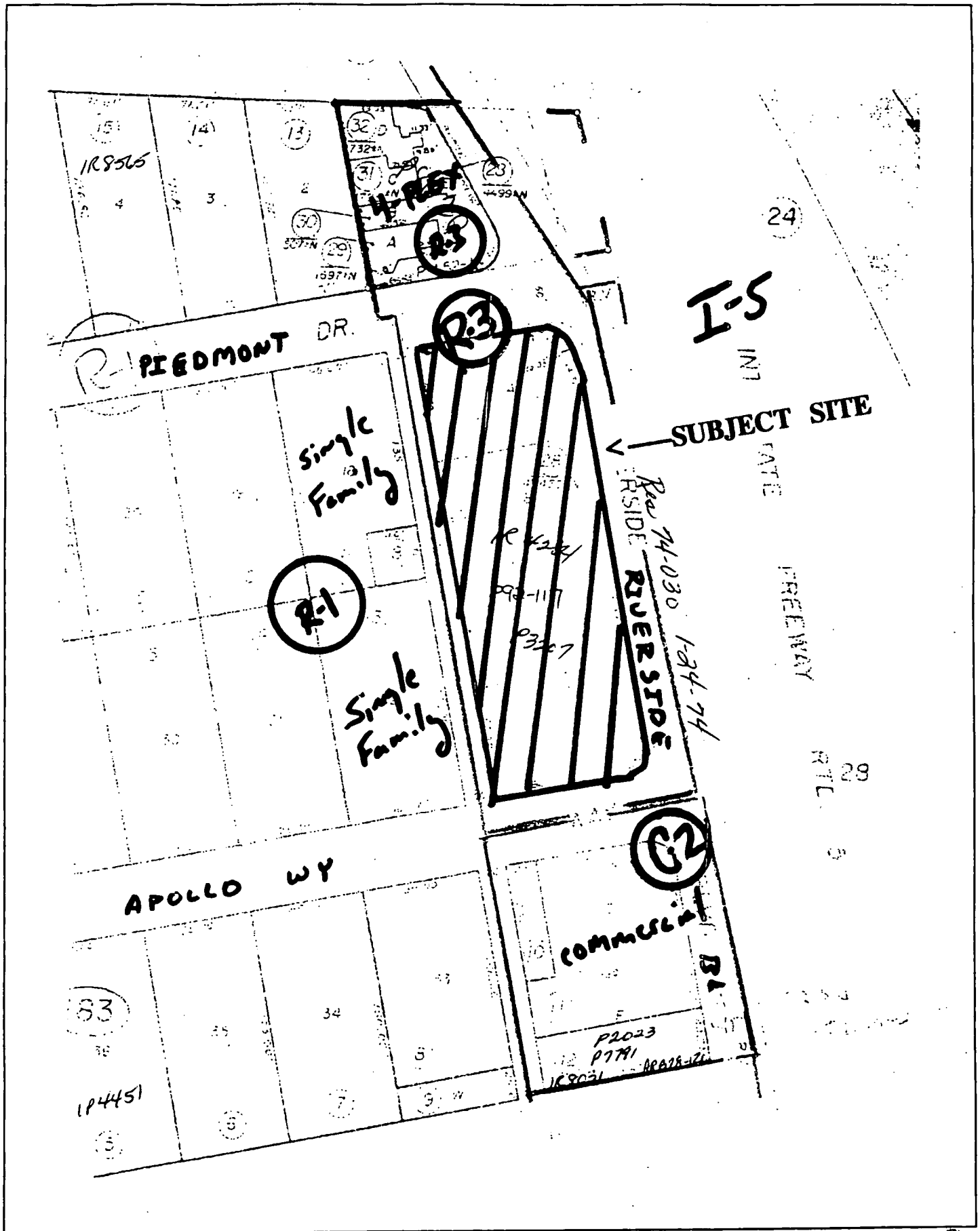
Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that:
 - a. the variance would be and has been granted to other property owner facing a similar circumstance, and
 - b. the parking area is physically constrained in buildable area due to the existing building and the alley.
2. Granting the variance request does not constitute a use variance in that an apartment complex with a carport is allowed in the R-3 zone.
3. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
 - a. the carport will provide shading for existing tenants reducing the number of cars parking in the alley right-of-way; and
 - b. the proposed structure is compatible with the surrounding residences.
4. The proposed use is consistent with the General Plan which designates the subject site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na), respectively.



VICINITY MAP

000939



LAND USE & ZONING MAP

000940

**EXHIBIT - A
REVISED**

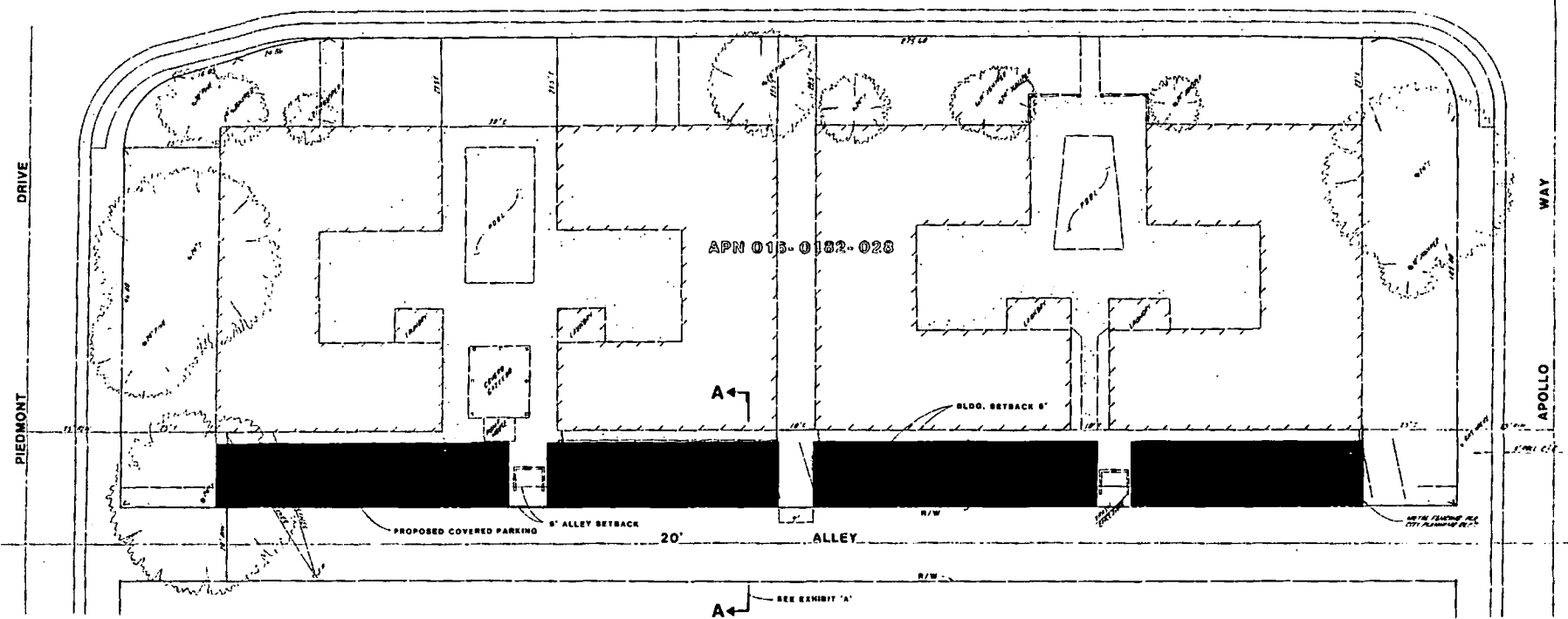
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00941



VICINITY MAP

RIVERSIDE

BLVD.



APN 015-0132-020

A ←

BLDG. SETBACK 6'

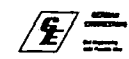
PROPOSED COVERED PARKING 8' ALLEY SETBACK 20'

ALLEY

A ← SEE EXHIBIT 'A'

APN 015-0132-013 & 007 & 008

MODIFIED EXHIBIT "B" 02/17/92
APN 015-0132-020
5320 RIVERSIDE BLVD

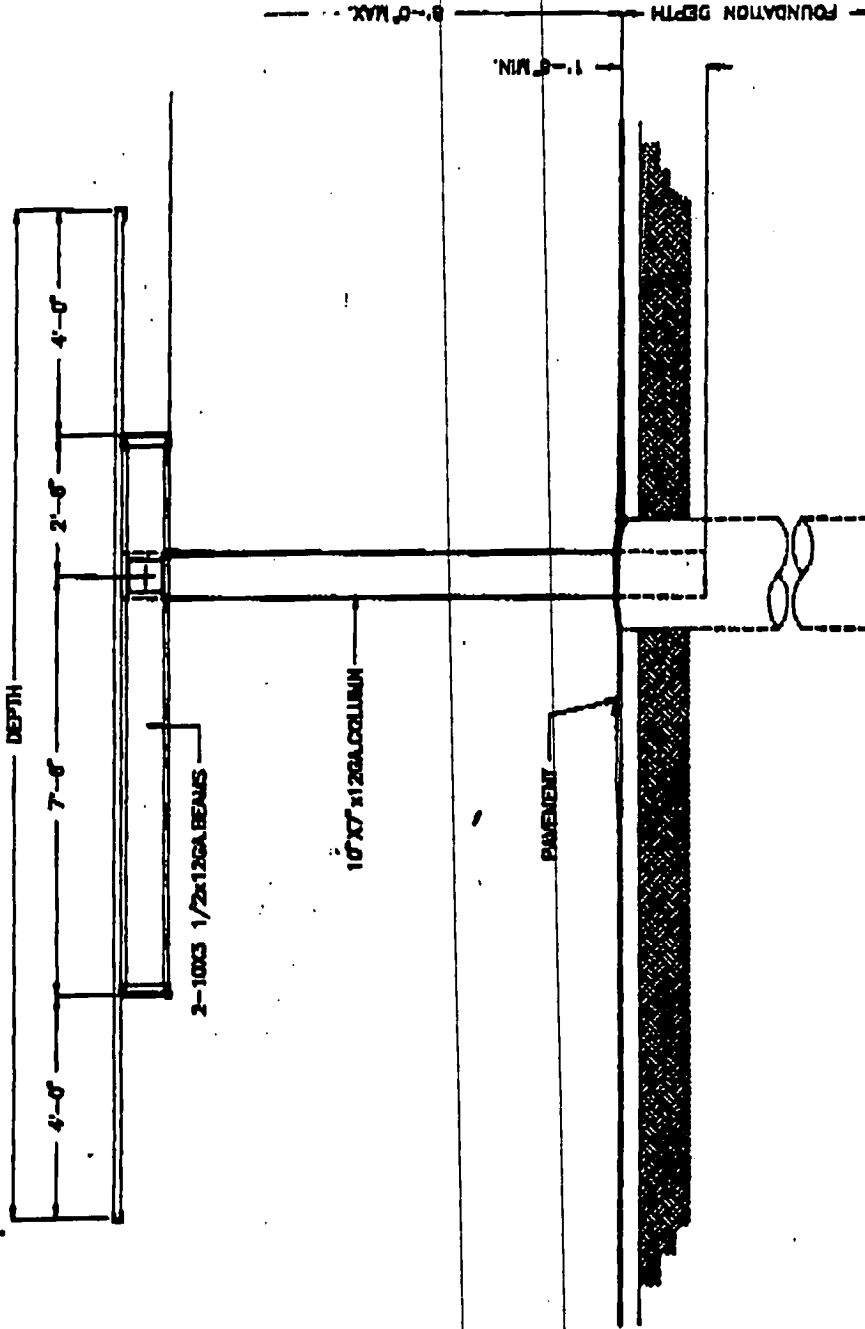


ITEM 11

JUNE 25, 1992

P92-117

REVISED



TYPICAL CROSS SECTION ○

NOT TOSCALE

000942

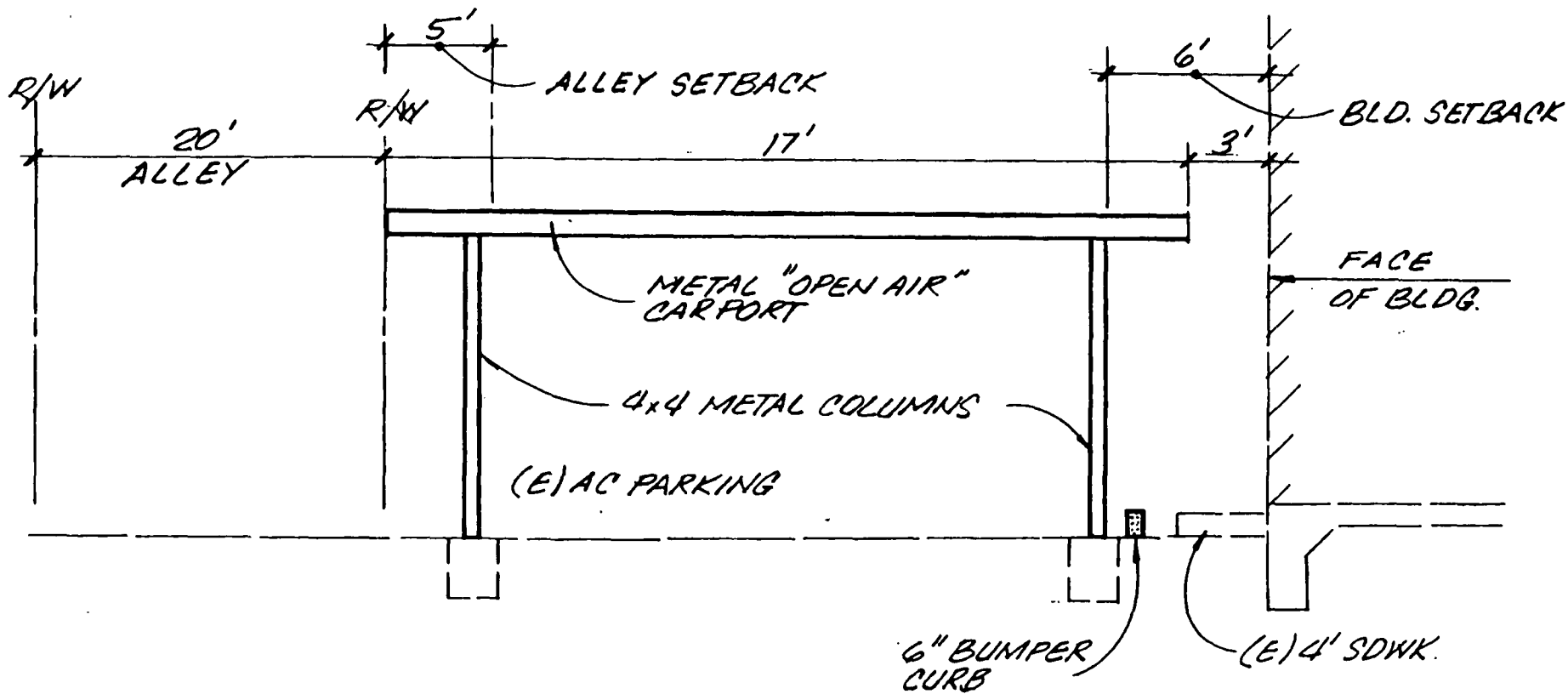


EXHIBIT "A"

N.T.S.

SECTION A-A

006943

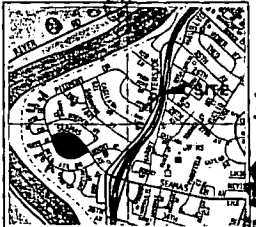
**GERMAN
ENGINEERING**

Civil Engineering
3000 Franklin Blvd.

(916) 455-3000
Sacramento, CA 95818

EXHIBIT B

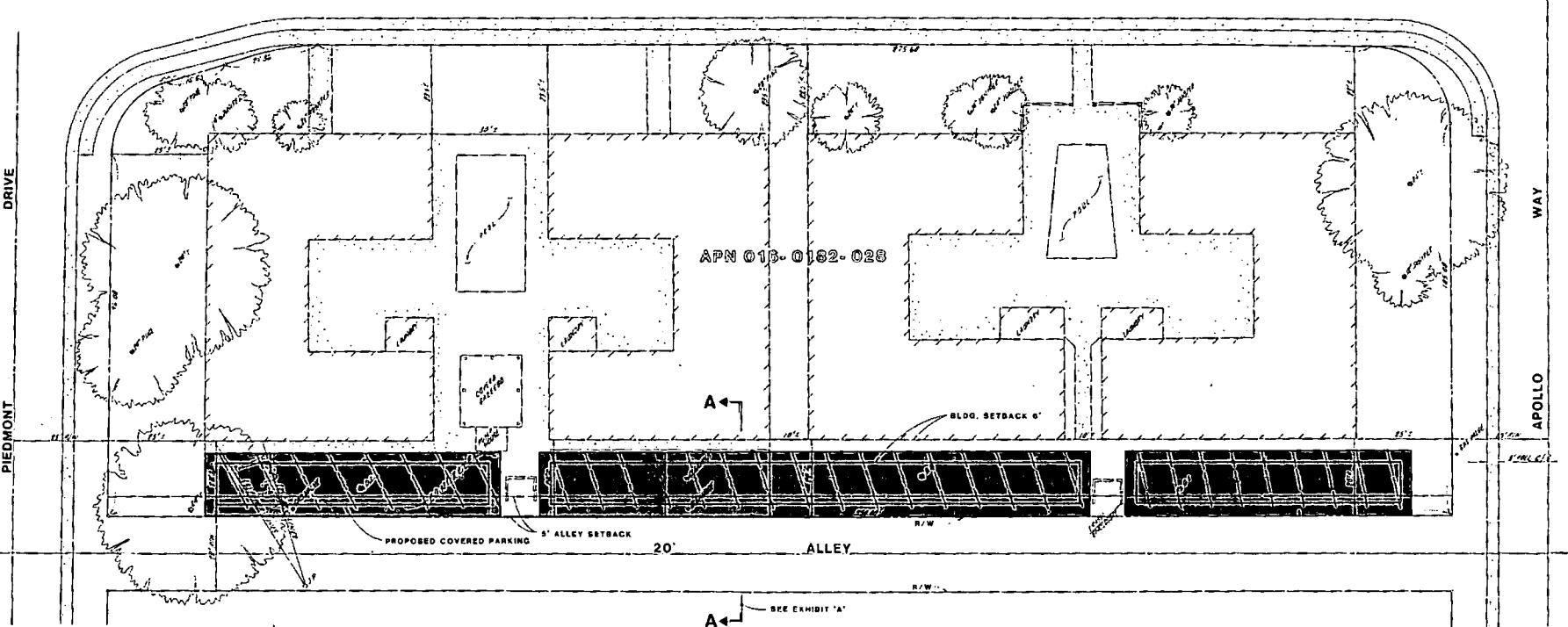
EXHIBIT A



VICINITY MAP

RIVERSIDE

BLVD.

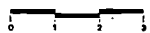


~~APN 016-0182-028 & 029 & 030~~

EXHIBIT "B"
APN 016-0182-028
5320 RIVERSIDE BLVD



CERMA
ENGINEERS



DATE: 06/25/97
BY: [Signature]

JUNE 25, 1997

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City of Sacramento
City Planning Division

MAY 01 1992

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MAY 01 1992

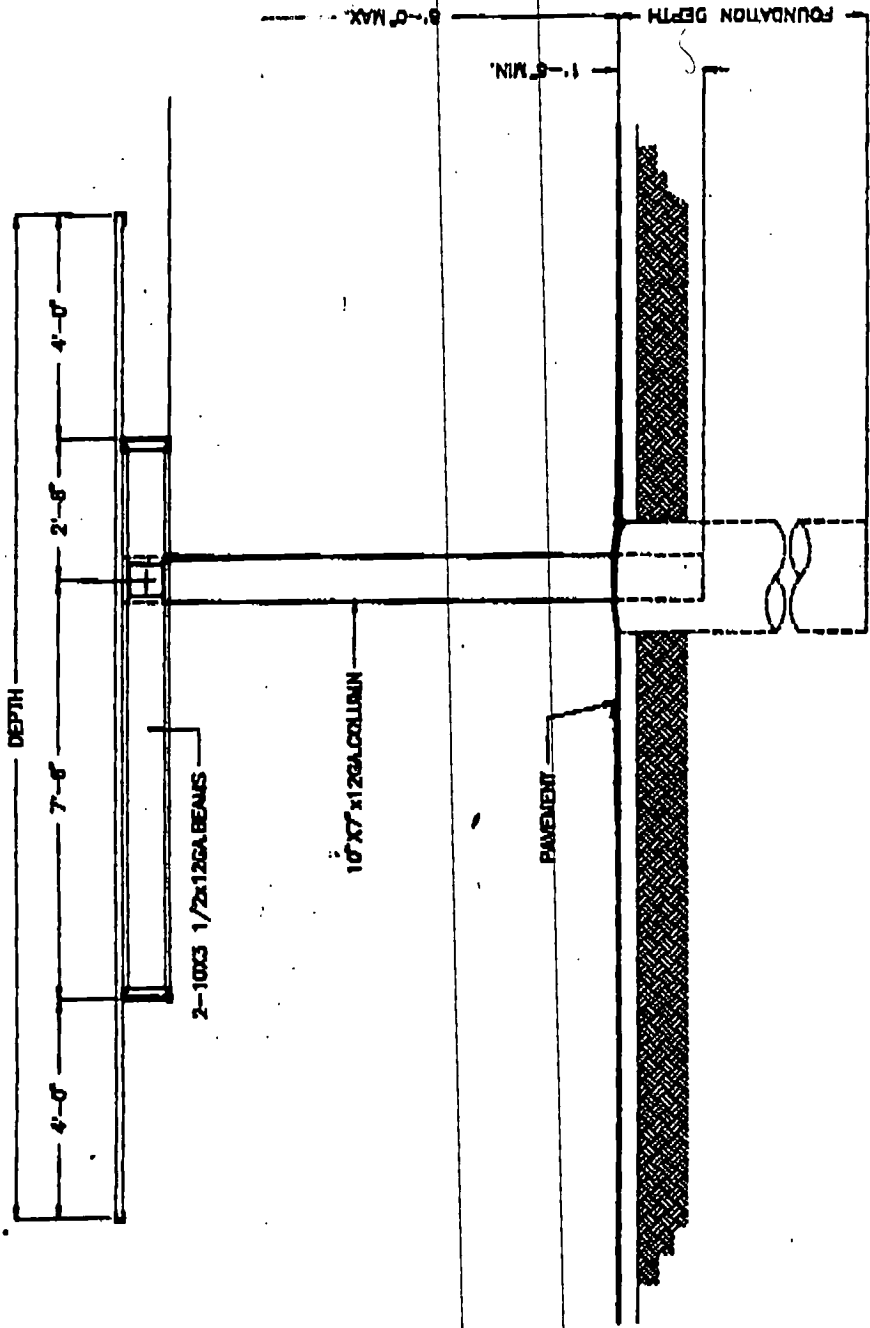
**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

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EXHIBIT - B

REVISED



TYPICAL CROSS SECTION

NOT TO SCALE

000953

P99-119

6/18/92

7/17

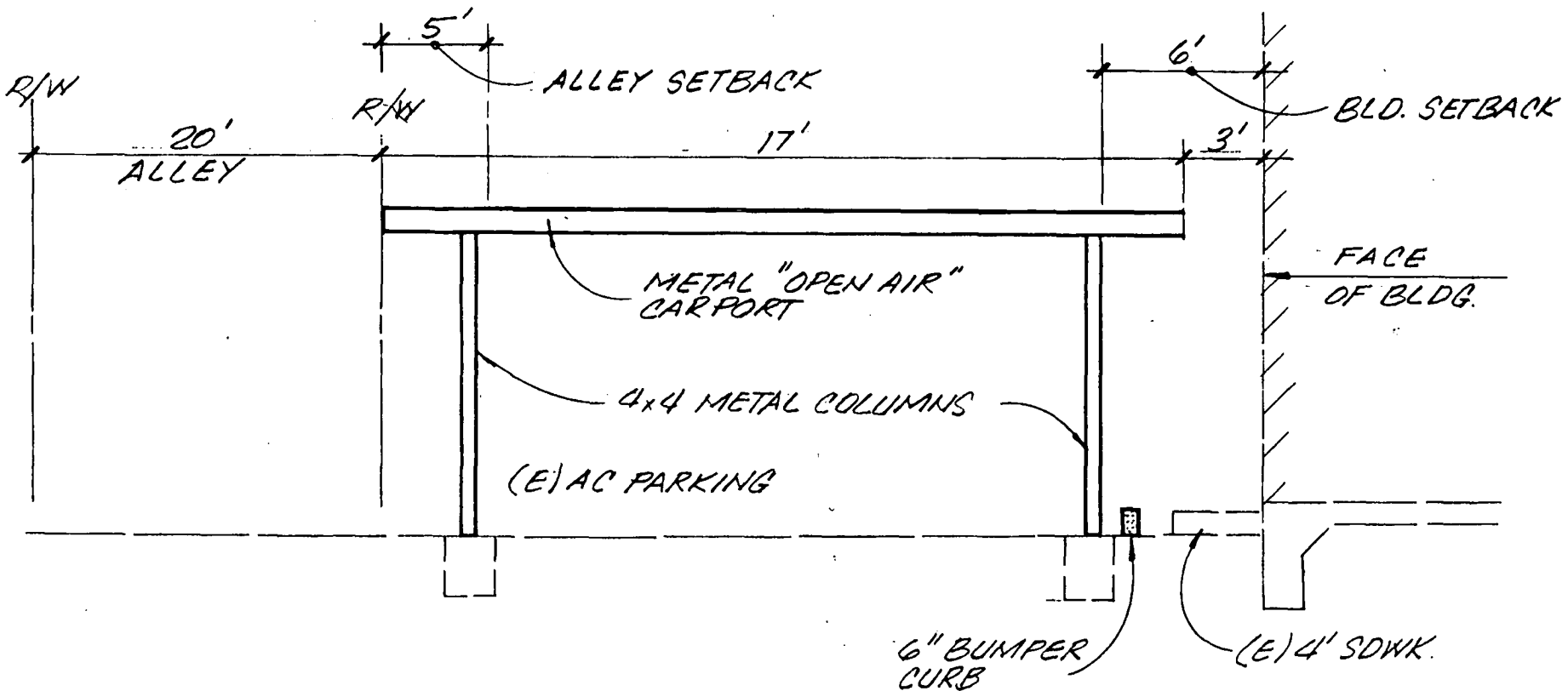


EXHIBIT "A"

N.T.S.

SECTION A-A

EXHIBIT B

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Sacramento, CA 95818

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CITY OF SACRAMENTO
CITY PLANNING DIVISION

ADDED

CUROCO CARPORTS A GREAT OVERHEAD

Semi-Cantilever & Posted Structures

Architecturally Designed • Maintenance Free

Reduced Costs • Free Estimates • Prompt Delivery

Shopping Centers Apartment Houses Condominiums Office Buildings
Townhouses Walkways Outdoor Shelters Car Lots

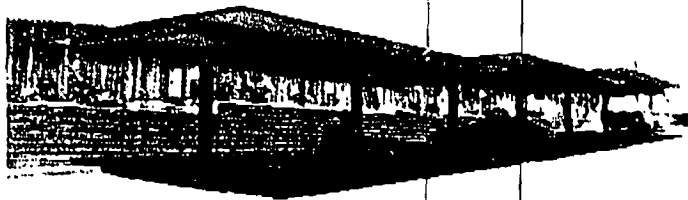
The only manufacturer who furnishes and installs pre-engineered carports in the Western States. CUROCO is a Total Service Carport Organization. Design, engineering, manufacturing, installation and service. Backed by over 30 years experience.

CUROCO supplies and installs many types of engineered steel carports, semi-cantilevered and posted type structures, etc. They are architecturally designed longlife maintenance free and competitively priced.

Necessary plans and installation instructions are furnished with each structure. All computations for safe load, stress, deflection and design criteria are in accordance with industry standards and comply with the latest Uniform Building Code.

All components, decking, framing and columns are ready for erection as received. Roof deck panels can be furnished either galvanized or with factory applied paint.

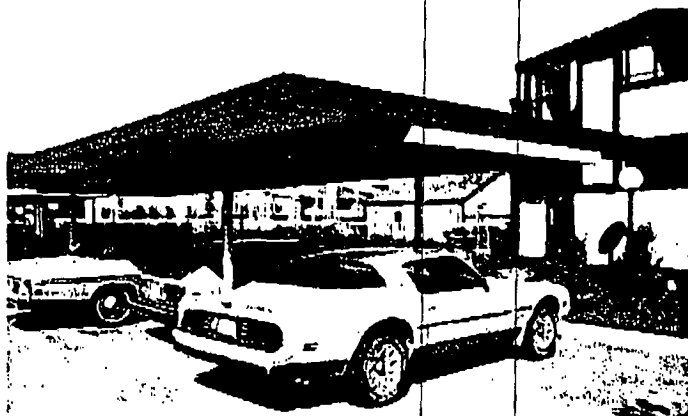
All carports are furnished with 1 1/2" fascia either galvanized, white or in matching color. Special fascia available.



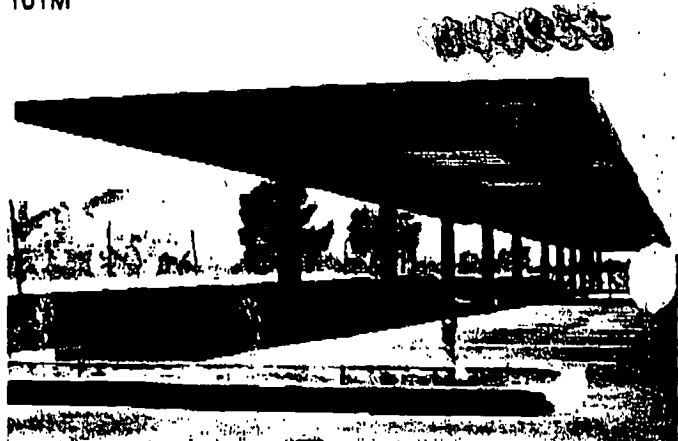
CPCI



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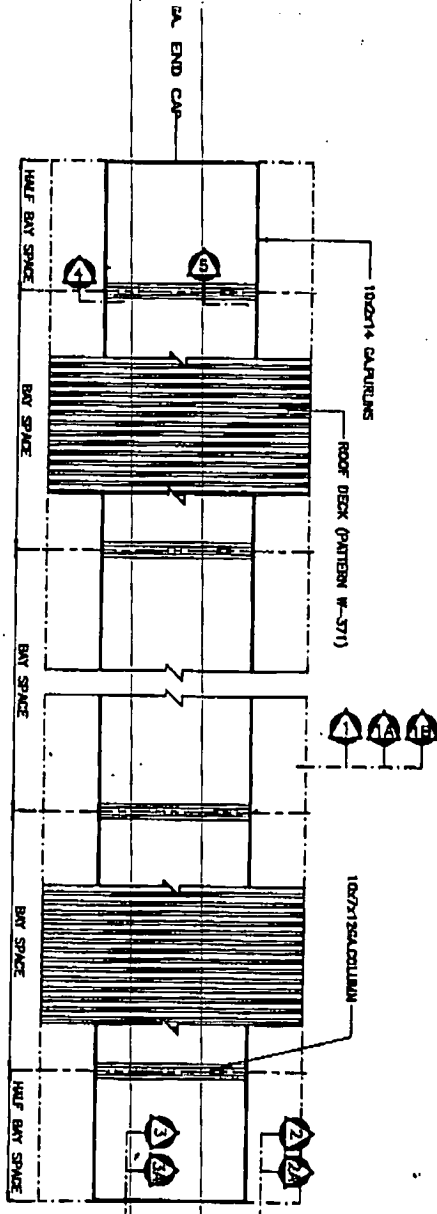
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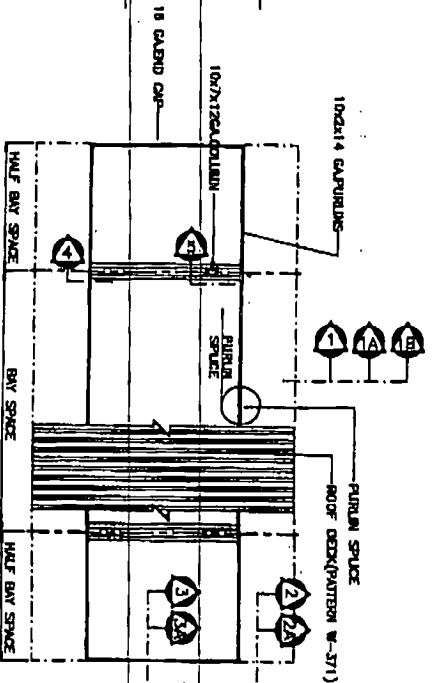
CPCI

JUNE 25, 1992

ITEM 17



PLAN 'A' (MULTI CAR)
NOT TO SCALE



PLAN 'C' (4 CAR)
NOT TO SCALE

PROSES



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: N/A

PROPERTY OWNER'S NAME: GEORGE HIGH
Mailing Address: 633 GUADALUPE DRIVE, FOLSOM, CALIFORNIA Zip Code 95630
Telephone: Business () _____ Home () _____

APPLICANT'S/AGENT'S NAME: GERMAN ENGINEERING, LTD.
Mailing Address: 3000 FRANKLIN BOULEVARD, SACRAMENTO, CALIFORNIA Zip Code 95818
Telephone: Business (916) 455-3000 Home (916) 423-2567
Contact Person's Name: JOHN GERMAN Phone () _____

PROJECT SITE INFORMATION **LEGAL DESCRIPTION MUST BE ATTACHED**
Property Address or Location 5230 RIVERSIDE BOULEVARD
Property Assessor Parcel Number(s) 016-0182-028
Property Dimensions: _____ x _____
Property Area: Square Footage (gross) _____ (net) _____
Acreage (gross) _____ (net) _____
Land Use: Undeveloped/Vacant _____ Developed (give bldg. sq. ft.) _____
Existing Zoning of Project Site: R3 Proposed Zoning: _____

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

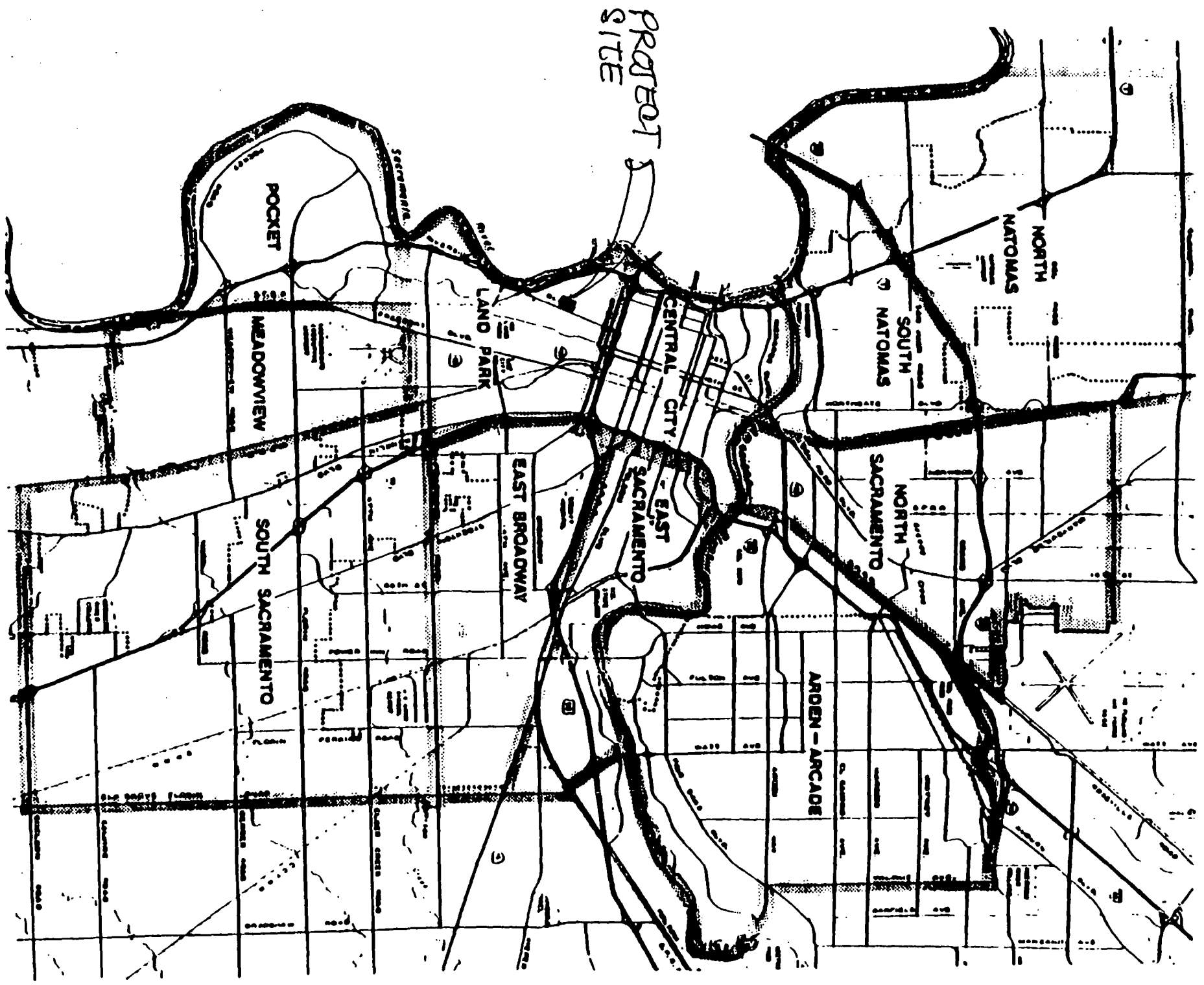
	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	<u>R3</u>	Residential
South	<u>C2</u>	Commercial - Convenience Store
East	<u>-</u>	I-5 (Highway)
West	<u>R1</u>	Residential

FOR OFFICE USE ONLY

P No.: P92 117 Date Rec'd: 5-1-92 By: [Signature]
General Plan Design: _____ Rezone _____
Amend To: _____ Tent. Map _____
Com. Plan Area: _____ Spec. Permit _____
Existing Design: _____ Variance _____
Amend To: _____ Sub. Mod. _____
Other Plan Design: _____ LLA _____
Amend To: _____ Other _____

Environmental Determination: CEQA #15303 (c)
Exempt: #15305(a) : Neg. Dec _____ ; EIR _____
By: [Signature] Date 5-7-92

000957



PROJECT SITE