

*Approved on
Concent 11-7-96*

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 10
NOVEMBER 7, 1996
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P96-099

2755 12TH STREET

- REQUEST:
- A. Environmental Determination
 - B. Variance to reduce the side yard setback from 5 feet to 0 feet;
 - C. Variance to reduce the rear yard setback from 15 feet to 7 feet; and,
 - D. Variance to exceed lot coverage from 40% to 44% on a .152± acre developed parcel in the Standard Single Family (R-1) zone.

LOCATION: 2755 12th Street
APN: 012-0063-028
Council District 4

APPLICANT:	SKB & Company (Brian Bertke), 449-0930 3312 Monteglen Court, Carmichael, CA 95608
OWNER:	Greg Komoto, 356-6799 2755 12th Street, Sacramento, CA 95818
APPLICATION FILED:	August 22, 1996
STAFF CONTACT:	Don Smith, 264-8289

SUMMARY: The applicant is seeking necessary entitlements to allow approval of a family room addition that was previously constructed, and a 195 square foot second floor addition. Entitlements include a reduction in the required side yard and rear yard setbacks and an expansion of lot coverage beyond the 40% maximum. A building permit will be needed in order to establish that prior improvements meet the Uniform Building Code standards.

RECOMMENDATION: Staff has evaluated the project and determined that the location and size of the structure has minimal impact on the neighbors and neighborhood.

PROJECT INFORMATION:

General Plan Designation:
Zone:
Existing Land Use of Site:
School District:

Low Density Residential (4-15 DU/NA)
Standard Single Family Residential (R-1)
Single Family Residence
Sacramento Unified

Surrounding Land Use and Zoning (see Attachment B):

North: Single Family Residential; R-1
South: Single Family Residential; R-1
East: Single Family Residential; R-1
West: Single Family Residential; R-1

Property Area: .152 acres
Property Dimensions: 50' X 132'
Building Size: 2,395 Square Feet
Height of Existing Building: 40 Feet

OTHER APPROVALS REQUIRED: In addition to the requested entitlement, the applicant will be required to obtain the following permits or approvals, including but not limited to:

Permits

Building Permit

Agency

Development Services Division

BACKGROUND: The original home and detached garage were constructed in 1937. In 1964 a patio cover was constructed between the garage and residence. Later, without a building permit, the patio was enclosed for a family room. The current property owner desires to correct the past construction that was done without a permit and to construct a 195 square foot addition to the second floor of the building for a bathroom and a laundry room. The requested addition by itself would not require planning entitlements.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General/Community Plan. The subject site is designated "Low density Residential" (4-15 DU/NA). No Community Plan exists for the area. Zoning of the site is Standard Single Family Residential (R-1). The applicant's proposal would not result in a change to the present or anticipated land use of the site or area. The proposal is considered to be compatible with the overall land use goals of the General Plan and zoning which have been applied to the site.

B. Site Plan

The requested variances will bring an existing structure into conformance with zoning requirements. The main building was constructed 9'3"± from the

northerly property line and 3'6" ± from the southerly property line which was permitted at the time of original construction. The detached garage sits on the northerly property line and seven feet from the rear property line. These are acceptable setbacks for a detached garage. With the connection of the family room to the garage, however, five foot side yard and fifteen foot rear yard setbacks are required as the detached structure becomes part of the main structure. The structure exceeds the 40% maximum lot coverage in the R-1 zone by 4%. Approval of the requested variances would bring the building into conformance with zoning regulations.

C. Design

The design of the room addition is compatible with the design of the main structure and with other structures in the neighborhood.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project involves the minor alteration of an existing private structure involving no expansion of the use beyond that currently existing. The project therefore qualifies for a Categorical Exemption pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. No further environmental review is required.

B. Neighborhood Response

The project application was routed to Upper Land Park Neighborhood Association.

No comments have been received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. No specific concerns or comments were received.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested entitlement(s). The Commission action may be appealed to the City Council within 10 days following the Commission's action. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.

RECOMMENDATION: Staff recommends that the Planning Commission take the following action:

- A. Adopt the attached Notice of Decision and Findings of Fact with the environmental determination that the project is exempt pursuant to CEQA;
- B. Adopt the attached Notice of Determination and Findings of Fact approving the Variance to reduce the side yard setback from 5 feet to 0 feet;
- C. Adopt the attached Notice of Determination and Findings of Fact approving the Variance to reduce the rear setback from 15 feet to 7 feet; and,
- D. Adopt the attached Notice of Determination and Findings of Fact approving the Variance to exceed lot coverage from 40% to 44% on a .152± acre developed parcel in the Standard Single Family (R-1) zone subject to conditions and findings of fact.

Report Prepared By,



Don Smith, Associate Planner

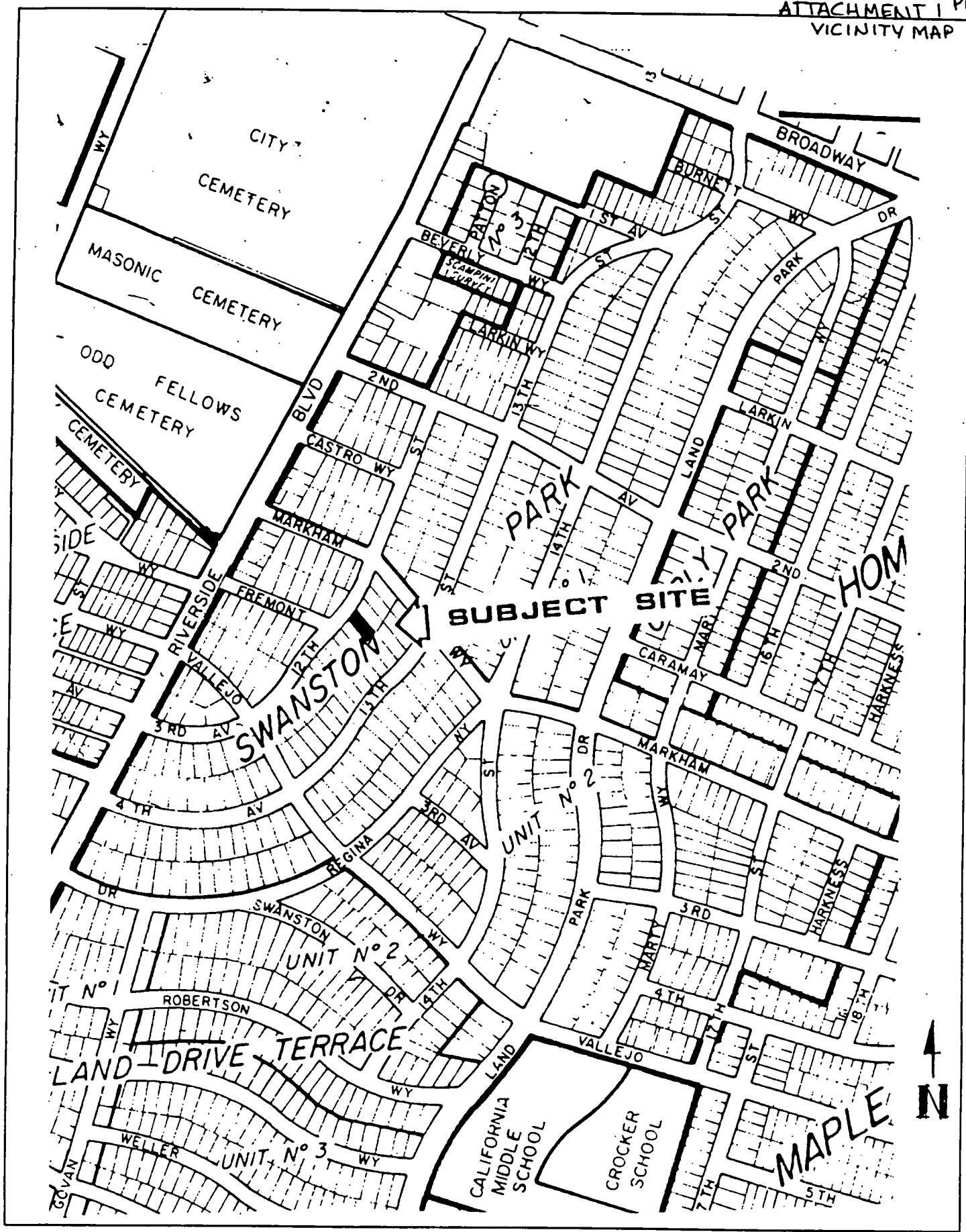
Report Reviewed By,



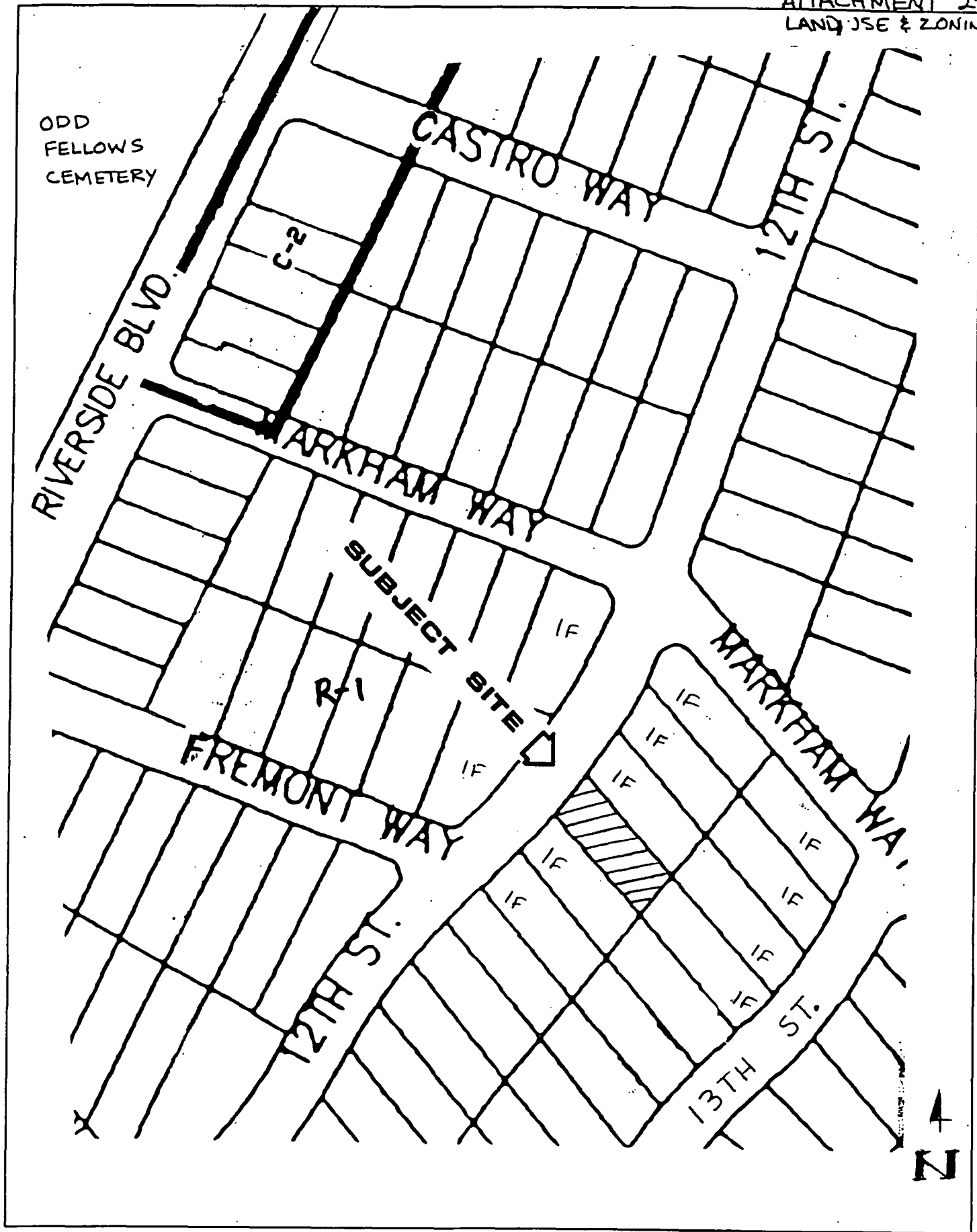
Barbara L. Wendt, Senior Planner

Attachments

Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan



VICINITY MAP



LAND USE & ZONING MAP

ATTACHMENT 3:
NOTICE OF DECISION AND FINDINGS OF FACT FOR
2755 12th Street
SACRAMENTO, CALIFORNIA,
IN THE STANDARD SINGLE FAMILY RESIDENTIAL (R-1) ZONE. (P96-099)

At the regular meeting of November 7, 1996, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination;
- B. Approved the Variance to reduce the side yard setback from 5 feet to 0 feet;
- C. Approved the Variance to reduce the rear yard setback from 15 feet to 7 feet; and,
- D. Approved the Variance to exceed lot coverage from 40% to 44% on a .152± acre developed parcel in the Standard Single Family (R-1) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

- 1. Applicant shall obtain approval of appropriate building permit(s).
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FINDINGS OF FACT

- A. Categorical Exemption The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Sections #15303 and #15305 of the CEQA Guidelines.
- B. The Variance to reduce the side yard setback from 5 to 0 feet; the Variance to reduce the rear setback from 15 to 7 feet; and, the Variance to exceed lot coverage from 40% to 44% on a .152± acre parcel in the Standard Single Family (R-1) zone is approved subject to the following findings of fact:

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that the circumstances are such that the same variances would be appropriate for any property owner facing similar circumstances;
2. Granting the variance does not constitute a "use variance" in that residential uses are allowed in the R-1 zone;
3. Granting the variance will not be injurious to the public welfare, nor to property in the vicinity of the applicant in that the project involves the minor alteration of an existing structure.
4. The variance will not adversely affect the General Plan or specific plans of the City in that the project is compatible with the "Standard Single Family" designation of the General Plan.

CONDITIONS OF APPROVAL

The requested variances are hereby approved subject to the following conditions:

1. Applicant shall obtain approval of appropriate building permit(s).

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

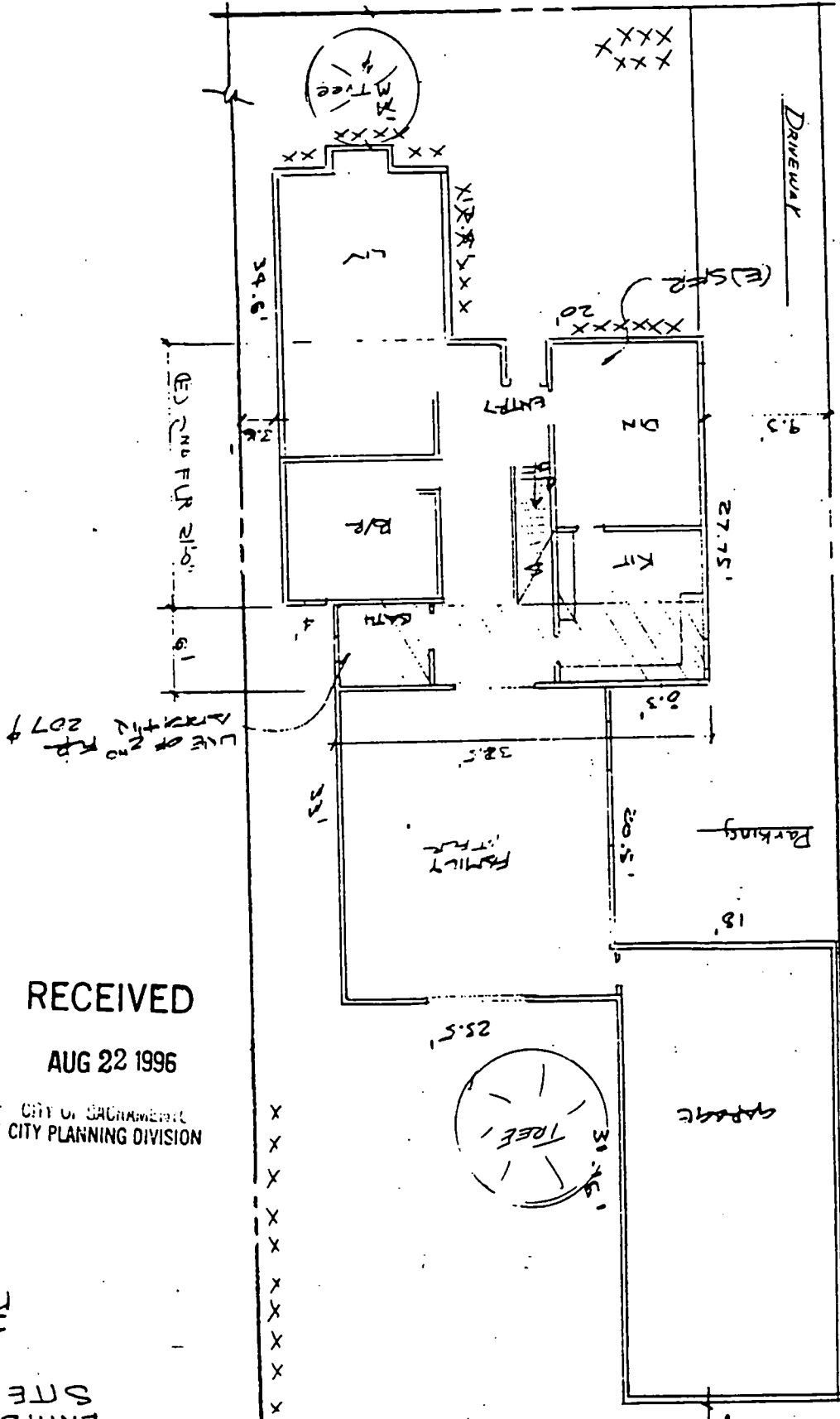
DATE (P96-099)

Attachments

Exhibit 1A

Site Plan

12 TH STREET



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AUG 22 1996

CITY OF SACRAMENTO
CITY PLANNING DIVISION

LAND PLAN
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