

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Anthony Orpeza - 609 San Miguel Way, Sacramento, CA 95819		
OWNER	Anthony Orpeza - 609 San Miguel Way, Sacramento, CA 95819		
PLANS BY	Anthony Orpeza - 609 San Miguel Way, Sacramento, CA 95819		
FILING DATE	4-11-83	50 DAY CPC ACTION DATE	5-26-83
		REPORT BY:	SC:sg
NEGATIVE DEC.	15105(a)	EIR	ASSESSOR'S PCL. NO. 004-285-300

APPLICATION: Variance to reduce the required front and side yard setbacks for a canvas carport structure which extends into the required setback area within 1+ feet from the property line.

LOCATION: 609 San Miguel Way

PROPOSAL: The applicant is requesting this variance to waive the required front and side yard setback requirements to accommodate an existing canvas double size carport.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 East Sacramento Community
Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single family residence
Surrounding Land Use and Zoning:
North: Single family residential; R-1
South: Single family residential; R-1
East: Single family residential; R-1
West: Single family residential; R-1
Parking Required: 1
Parking Provided: 2
Property Dimensions: 50' x 104'
Property Area: 5,200 sq. ft.
Square Footage of Carport: 352 sq. ft. (16' x 22')
Height of Structure: 12'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Color of Carport: Maroon
Carport Material: Canvas

BACKGROUND INFORMATION: The subject site is located on a street with single family residences in the East Sacramento Community Plan area. The requested variance involves a double size canvas carport which is existing on the site and has been "red tagged" by the City Building Inspections Division. The carport consists of a maroon colored canvas cover supported by galvanized pipe.

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

1. Although homes along this street are not all set back the required 25 feet, they are uniformly set back by at least 15 feet. As proposed, this carport structure will extend to within one foot of the public sidewalk in the front and within one foot of the side yard property line. Due to the massive appearance of the double carport structure, staff has concern that the visual quality of this street will be disrupted by the proposed carport.

APPLC. NO. P83-116

MEETING DATE ~~May 26, 1983~~
6-9-83
6-23-83

CPC ITEM NO. 18-11

002877

2. During an inspection of the site staff noticed that adequate space was available along the side of the residential structure to accommodate covered parking and therefore staff finds no hardships to justify the requested variance.
3. The Building Inspections Division "red tagged" the carport structure due to violations of the setback requirements and because the structure was erected without the necessary building permit. In addition, the Building Division indicated that the plans submitted with this application were not adequate to determine whether the carport was structurally sound.

STAFF RECOMMENDATION: Staff recommends the Commission deny the requested variance based on the following findings of fact:

Findings of Fact - Variance

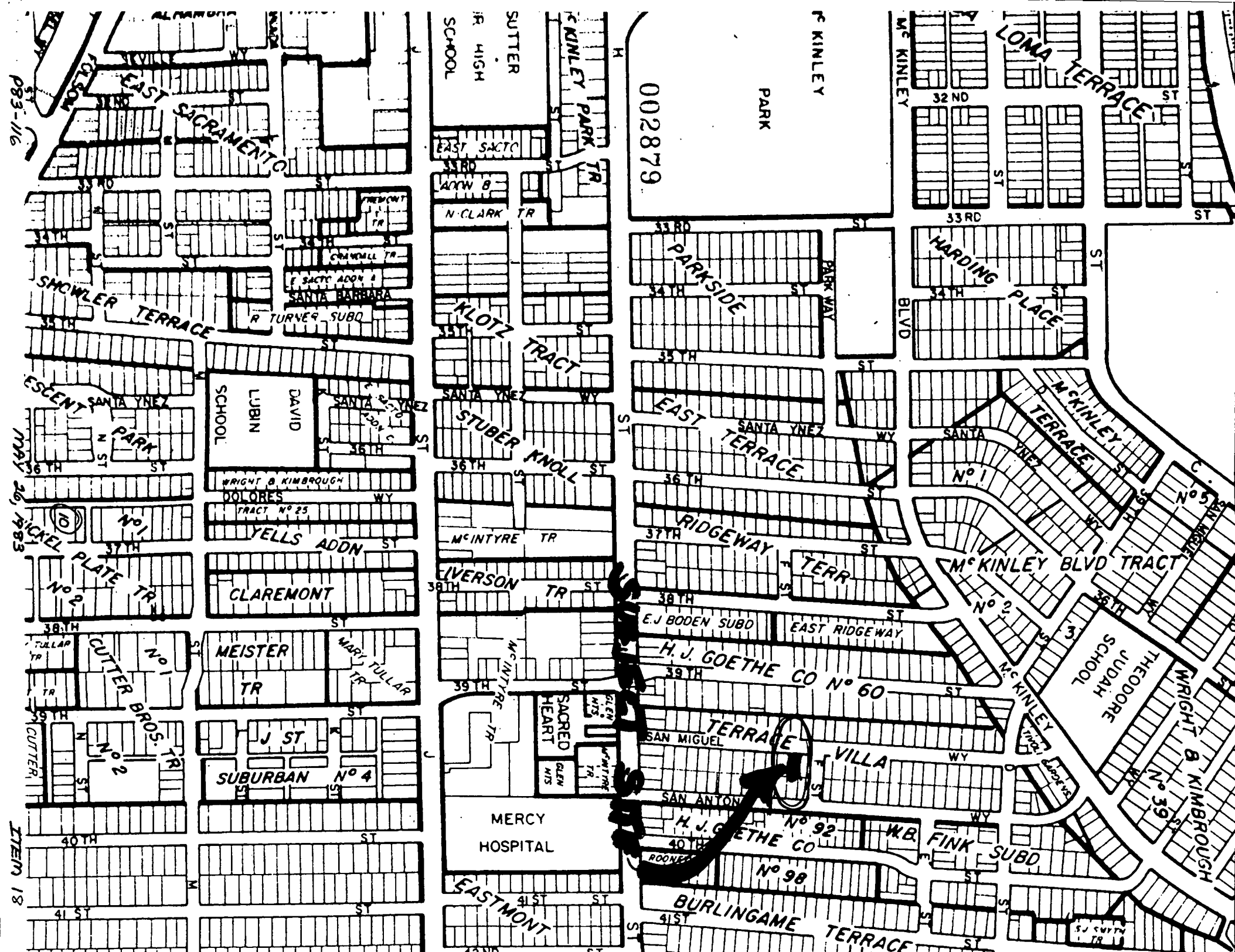
- a. As proposed, this variance constitutes a special privilege extended to one property owner in that other property owners in the area are not allowed to build structures within one foot of the property line and there are no special circumstances to warrant the variance.
- b. As proposed, the variance would be injurious to the public welfare and other properties in the vicinity in that the carport will disrupt the visual quality of the street which is achieved through the uniform setback of structures along this street.
- c. The proposed variance is not in harmony with the general purpose and intent of the Zoning Ordinance which establishes minimum setback requirements to protect the safety and welfare of the community.

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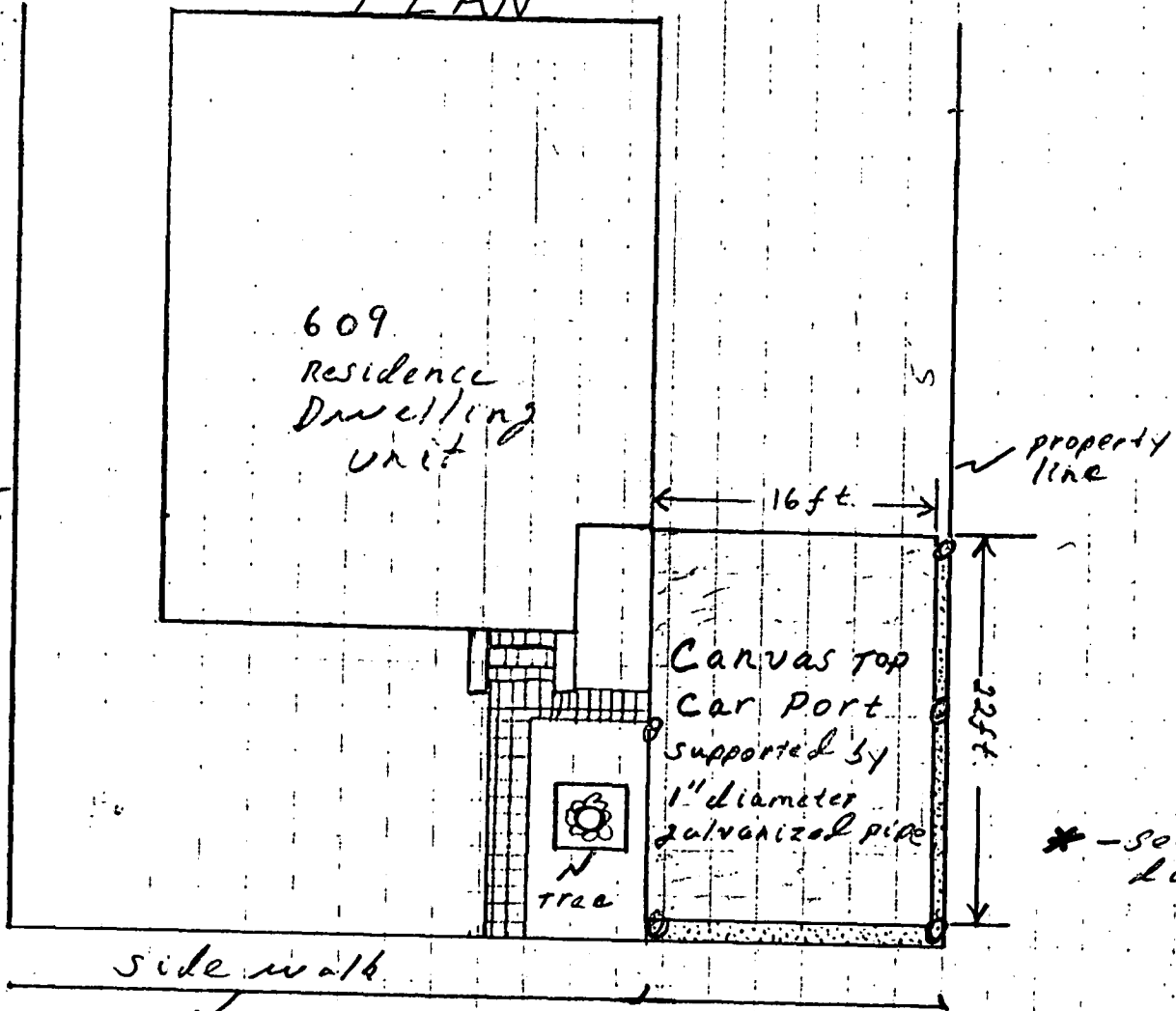
ALVARADO ST
 EAST SACRAMENTO ST
 SACRAMENTO ST
 SHOWLER TERRACE
 ESCENT PARK
 SANTA YNEZ PARK
 LUBIN SCHOOL
 DAVID SCHOOL
 WRIGHT & KIMBROUGH TRACT NO 25
 YELLS ADDN
 CLAREMONT
 MEISTER TR
 J ST
 SUBURBAN NO 4
 34TH ST
 35TH ST
 36TH ST
 37TH ST
 38TH ST
 39TH ST
 40TH ST
 41ST ST

SUTTER HIGH SCHOOL
 KINLEY PARK TR
 EAST SACTO STRD
 N-CLARK TR
 KLOTZ TRACT
 STUBER KNOLL
 MCINTYRE TR
 IVERSON TR
 SACRED HEART
 MERCY HOSPITAL
 EASTMONT

PARK
 KINLEY
 PARKSIDE
 EAST TERRACE
 RIDGEWAY TERR
 H. J. GOETHE CO NO 60
 TERRACE
 SAN MIGUEL
 SAN ANTON
 H. J. GOETHE CO NO 92
 NO 98
 BURLINGAME TERRACE

LOMA TERRACE
 HARDING PLACE
 MCKINLEY BLVD TRACT
 JUDAH SCHOOL
 THEODORE
 WRIGHT & KIMBROUGH
 FINK SUBD
 32ND ST
 33RD ST
 34TH ST
 35TH ST
 36TH ST
 37TH ST
 38TH ST
 39TH ST
 40TH ST
 41ST ST

PLAN



Property Line

property line

16ft.

22ft.

Canvas top
Car Port
supported by
1" diameter
galvanized pipe

tree

* - see attached diagram.

side walk
gutter line or street curb

San Miguel Way

street curb

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Prepared by:
M. Anthony Drozda,
owner

002880

1" = 10'

609 SAN MIGUEL WAY
SACRAMENTO, CA

ALLIED GRIFFIN OF CALIFORNIA
1460 E. MAIN ST.
WOODLAND, CALIFORNIA 95695
PH. 666-0336 483-9573

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RAFTERS EVERY 4 FT.

16 FT. WIDE

22 FT. LONG

12

11

9" VALANCE

MAY 26, 1983

12

002881

Clats: Painted canvas (burgandy)

Lettering: gold (no charge)

Pipe frame can be adjusted

Supports to be made of galvanized pipe.
Frame to be welded.

Total price including labor: \$1475 + Tax

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