

CITY PLANNING COMMISSION

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

APPLICANT	Andy Domich, 2248-2 Woodside Lane, Sacramento, CA 95825				
OWNER	Samis Anastos, 2210 K Street, Sacramento, CA 95816				
PLANS BY	Applicant				
FILING DATE	8/24/84	50 DAY CPC ACTION DATE		REPORT BY:	SC:lr
NEGATIVE DEC.	EX15305(a)	EIR		ASSESSOR'S PCL. NO.	002-165-11

- APPLICATION:
- A. Variance to Waive the 2 Required Parking Spaces (Section 6-A-1).
 - B. Variance to Allow a Stair Projection to Encroach 6" into the Front Setback Area (Section 3-E-15).
 - C. Variance to Allow an Upper Story Projection in the 5' Side Yard Setback Area (Section 3-E-12).
 - D. Variance to Allow a Porch to Encroach 1 foot into the Rear Yard Setback Area (Section 3-C-2).

LOCATION: 615 15th Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate an existing Victorian duplex on the subject site.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multiple family residential
Existing Zoning of Site:	R-3A
Existing Land Use and Zoning:	Vacant
Surrounding Land Use and Zoning:	
North: Multiple Family; R-3A	
South: Two Family; R-3A	
East: Bar/Auto Repair; C-2	
West: Multiple Family; R-3A	
Parking Required:	2 spaces
Parking Provided:	0 spaces
Property Dimensions:	40' x 80'
Property Area:	0.1± acres
Density of Development:	28 du/net acre
Square Footage of Building:	2,800 square feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Yellow and white
Exterior Building Materials:	Wood siding/compo shingles on roof

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BACKGROUND INFORMATION: The applicant submitted a previous request to place a relocated structure on the subject site (P84-223). This structure was located at 2815 K Street and is being displaced by an office building development. Prior to the public hearing on this request, the applicant withdrew the application in favor of a double house move to another site. During review of the new application, the structure that was originally proposed for the subject site was damaged by fire. The applicant is now requesting to locate a Victorian duplex from 2821 K Street to the subject site.

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

- A. The subject site is located in the Central City in an area developed with multiple family residential uses and commercial uses. The subject site is currently vacant and the applicant is proposing to relocate a two-story Victorian duplex from 2821 K Street to the subject site. Due to the size and design of the existing structure, it is necessary for the applicant to gain approval for waiving the setback requirements for architectural projections and to waive the two required parking spaces for residential use prior to locating the structure on the subject site. The site from which the existing duplex structure is being relocated is a 40' x 80' lot and it is, therefore, not expected that placement on the subject site will alter the integrity of the architectural design of the duplex.
- B. The front stairway which projects 6 inches into the required front yard setback area is a necessary and desirable design feature of the Victorian, therefore, modification of the stair would be detrimental to the design of the structure. The Design Review Board is scheduled to hear this item on September 19, 1984. The staff recommendation to the Board requires that the front stairs be designed in a straight line to the street. Due to this design requirement, the variance to encroach into the required front setback area will be necessary. The one foot rear yard porch projection could be eliminated by moving the building closer to the front property line, however, this would eliminate the possibility of designing the stairway as recommended to the Design Review Board, therefore, staff supports the requested variance to encroach one foot into the rear yard setback area. The upper story bay which projects into the required sideyard setback is also a desirable design characteristic of the Victorian and staff also supports this requested variance to ensure the design integrity of the structures. As proposed, the 13 foot setback complies with building code requirements and the neighboring structure is located 12 feet from the property line on this side of the subject site.
- C. The applicant is requesting a parking variance to waive two of two required parking spaces. It is not expected that parking problems will result in this neighborhood with the proposed parking variance since on-street parking is restricted to a 2 hour limit with residential parking by permit. During an inspection of the site, staff also noted adequate on-street parking available during business hours. Since the duplex structure in its present location was developed on the same size lot as the subject site and since the applicant will not be increasing the number of units in the building, staff supports the applicants request especially when considering the restricted parking in the new location and the substandard size of the lot.

ENVIRONMENTAL DETERMINATION: The proposed variances are exempt from environmental review, pursuant to State CEQA Guidelines (Section 15305(a)).

RECOMMENDATION: Staff recommends the following actions:

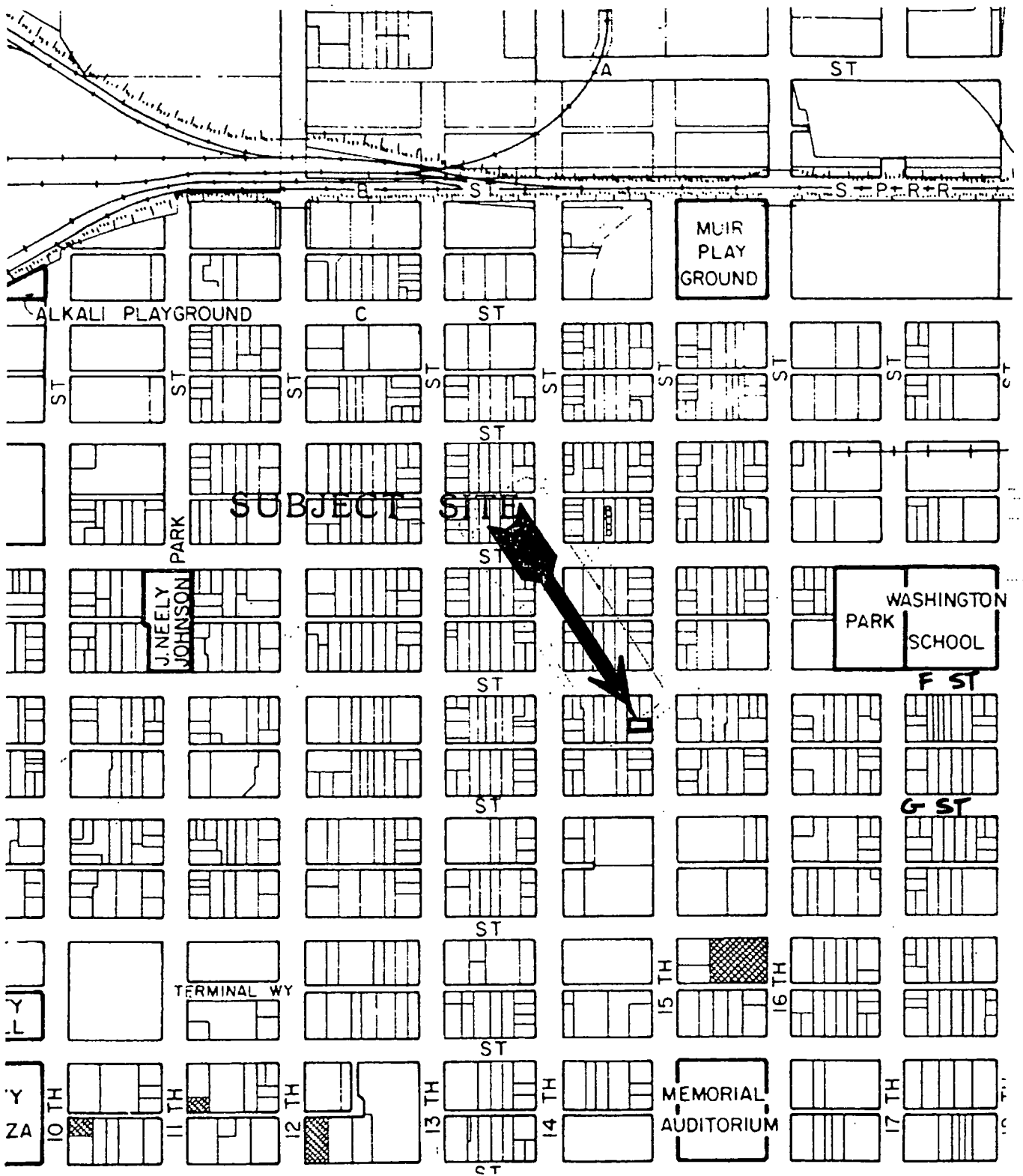
- A. Approval of the Variance to waive the 2 required parking spaces based upon the following findings of fact.

- B. Approval of the Variance to allow a stair projection to encroach into the front yard setback based upon the following findings of fact.
- C. Approval of the Variance to allow an upper story projection in the side yard setback area based upon the following findings of fact.
- D. Approval of the Variance to allow a porch to encroach 1 foot into the rear yard setback area based upon the following findings of fact.

Findings of Fact - Variances

- 1. The proposed variance requests do not constitute a special privilege extended to one property owner in that:
 - a. The structure is existing and is being moved from a site with the same property dimensions as the subject site and other property owners under similar circumstances would be granted a variance.
 - b. A special hardship exists in that the variances are necessary to preserve the architectural integrity of the structure.
- 2. As proposed, the variance will not be injurious to the public welfare or other property owners in the vicinity in that:
 - a. On-street parking is restricted to a 2 hour limit with residential parking by permit, therefore, adequate parking will be available for the residential use.
 - b. Adequate on-street parking is available during business hours.
- 3. The proposed request is consistent with the 1974 General Plan which designates the site for residential uses and the Central City Plan Goal to "develop land use policies which encourage the conservation on rehabilitation of sound housing stock and historically significant structures".

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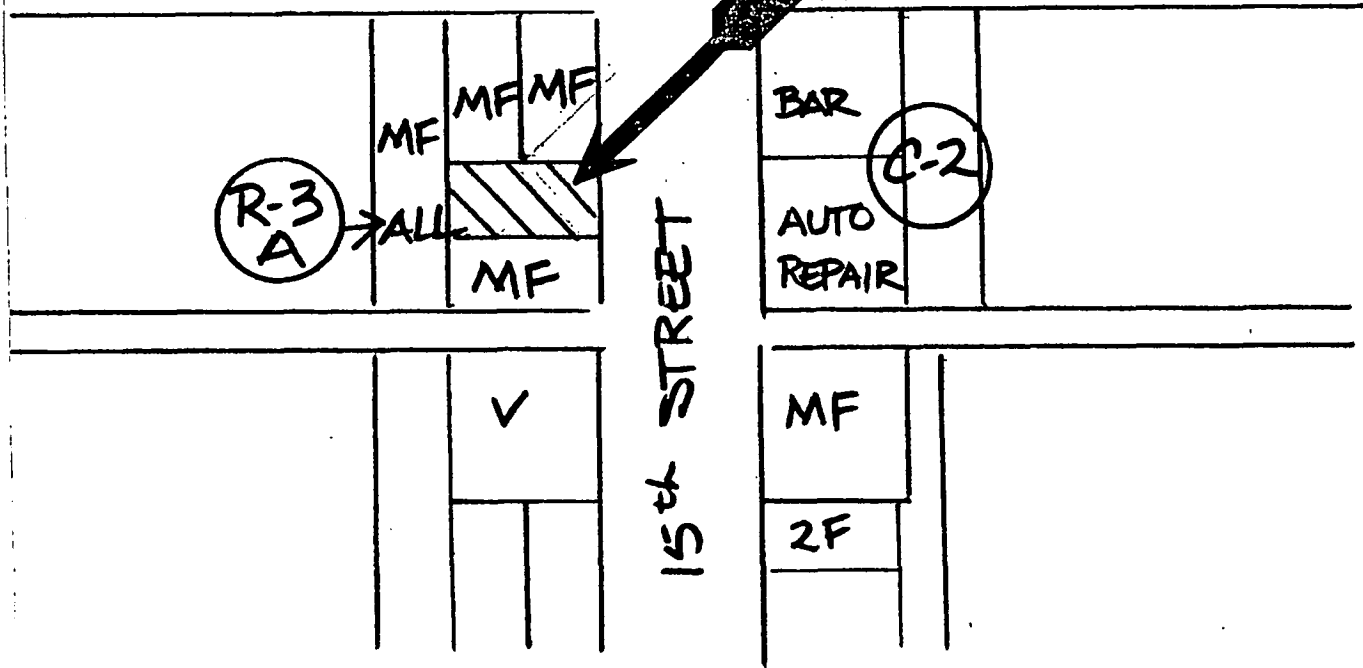


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VICINITY MAP

F STREET

SUBJECT SITE



G STREET

15th STREET

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LAND USE & ZONING MAP

