

SACRAMENTO CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

PAPER 731 6011

1 to me
983-9156

APPLICANT Preston S. Moore, P.O. Box 24, Orangetown, CA 95662
OWNER Gerald B./Marilyn J. Moore, 3009 Huntington Rd., Sacramento, CA 95864
PLANS BY Edward Thorpe, 17 North Street, Ste. B, Woodland, CA 95695
FILING DATE 03-19-92 ENVIR. DET. Exempt 15303(a) REPORT BY Jeanne Corcoran
ASSESSOR'S PCL. NO. 007-0025-21

APPLICATION: Variance to reduce the required 10 foot courtyard to three feet for a fifth unit on 0.14 developed acres in the Multiple Family (R-3A) zone.

LOCATION: 2304 H Street
Council District 3

PROPOSAL: The applicant is requesting the necessary entitlements to construct an additional unit at the rear of the site.

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: Four Residential Units

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided (Proposed Unit)
North: Residential; R-3A	Front:	14'	14'
South: Residential; R-3A	Side(E):	5'	7.6'
East: Single Family; R-3	Side(W):	5'	7.6'
West: Single Family; R-3A	Rear:	5'	6'

Parking Required: 5
Parking Provided: 5
Property Dimensions: 40' X 160'
Property Area: 0.14± acres
Density of Development: 34 d.u. per acre
School District: Sacramento City Unified School District
Square Footage of Building: 875± sq. ft.
Height of Building: 24 feet (2 story)
Topography: Flat
Street Improvements: Existing

APPLC. NO. P92-066

MEETING DATE May 14, 1992

ITEM NO. 13

000298

Utilities: Existing
Exterior Building Materials: Stucco
Roof Materials: Composition Shingle

Background Information On September 22, 1988, the Planning Commission approved two variances in order to construct a fifth unit on the site (P88-102). A variance to reduce the 10 foot courtyard requirement to three feet and a variance to allow an eight foot high fence along the east property line. A portion of the eight foot high fence has been constructed thus activating the variance for the fence height. Since the fifth unit was not constructed within a year of the previous approval the courtyard variance has expired.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.14± acres in the Multiple Family (R-3A) zone. The site is developed with a two story four unit complex fronting on H Street. Five parking spaces are provided at the rear of the site off the alley. The General Plan designates the site as High Density Residential. The 1980 Central City Community Plan designates the site as Multiple Family Residential. The site is located in a Preservation Area. The surrounding land uses and zones are single family and multiple family, R-3A to the east and west, multiple family, R-3A to the north and south.

B. Applicant's Request

The applicant is proposing to construct a three car garage with a 841± square foot unit above the garage at the rear of the site. In order to construct the unit at the rear of the site a 10 foot courtyard is required to access the unit from H Street. Since a four unit structure with a three foot side yard setback is existing on the front of the site, the applicant is requesting a variance from the 10 foot courtyard requirement.

C. Staff Evaluation

Courtyard Requirements

The proposed three foot wide courtyard along the east property line (interior side setback) is currently paved with a three foot wide walkway. The adjacent single family home to the east of the site is approximately five feet from the four-plex and two feet from the east property line of the subject site. Staff finds three feet adequate to provide the necessary light and air for the existing unit since the structure already exist on the site. Staff further recognizes that the residents of the fifth unit as well as the four existing units will access the site from the alley rather than H Street since the parking is provided at the rear of the site.

Recycling Requirements

In 1991, the City Council approved and adopted recycling and solid waste disposal regulations. Under these regulations, residential projects with five or more units are required to submit a

Statement of Recycling Information and meet the Volume Requirements and Design Guidelines for Enclosures and Receptacles. In adding the fifth unit this project is subject to the requirements. The Ordinance allows existing development to use one parking space for the location of the recycling receptacles in order to meet the required recycling volume requirement.

Parking

A three car garage with a unit above the garage is proposed at the rear of the site. Two compact spaces are proposed on either side of the garage with locking gates behind the spaces. The proposed parking plan provides the required on-site parking, four space for the existing four units and one space for the new unit. The proposed gates would not be allowed under the City Code since gates need to be recessed 20 feet from the property line when located across driveways or parking areas. Staff recommends the applicant relocate the gates to the front of the parking spaces which will allow security for the rear yard area. Currently, a six foot fence is locate on the east and west of the parking spaces. To the east is located the rear yard of a single family residence. To the west is located parking for the adjacent duplex. Staff has some concern regarding the visibility of these parking spaces. Staff would recommend a three foot high fence along the west property line the last 24 feet of the property to allow for visibility of the parking areas for both lots. However, the area along the east is unable to provide for visibility due to the rear yard of the single family. Staff, therefore recommends that this parking space be utilized for the recycling/trash enclosure.

Under the previous approval, the adjacent neighbor objected to a tenant of the site leaving his motorcycle behind the four-plex and leaving it running while walking it from the rear yard to H Street along the proposed courtyard area as well as the postal delivery to the rear unit as an additional disruption. Staff at this time added two condition to reduce the neighbor's concerns:

1. Storage of motor operated vehicles shall be in designated parking areas only. The property owner shall notify tenants in writing of this requirement and shall submit a letter for the file prior to issuance of building permits, and
2. The mail box for the new unit shall be located on the north elevation of the four-plex to eliminate the need for using the proposed courtyard access area by postal delivery persons.

Building Design

As indicated on the plans the new unit will be stucco with a composition shingle roof. Staff recommends a 25 year laminated dimensional shingle in a color to compliment the unit be used. The proposed unit and garage will be compatible with the surrounding buildings. A second floor balcony overlooks the centrally located yard area with an exterior stairway on the north elevation. The proposed design and materials are acceptable to staff, however, the project will be reviewed by the Design Review/Preservation Board prior to issuance of building permits since the subject site is located in a Preservation Area.

Agency Comments

This project has been reviewed by Traffic Engineering, Engineering Services - Development Services, Building Inspections, and Midtown Business Association. The following comments were received:

Traffic Engineering

Parking spaces along the east and west property lines have sight distance problems. Redesign to allow for visibility.

Building Inspections

A building permit is required for the fence as well as the construction of the garage and unit.

Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(a)).

Recommendation: Staff recommends the Planning Commission approve the variance to reduce the 10 foot courtyard requirement to three feet subject to conditions and based upon findings of fact which follow.

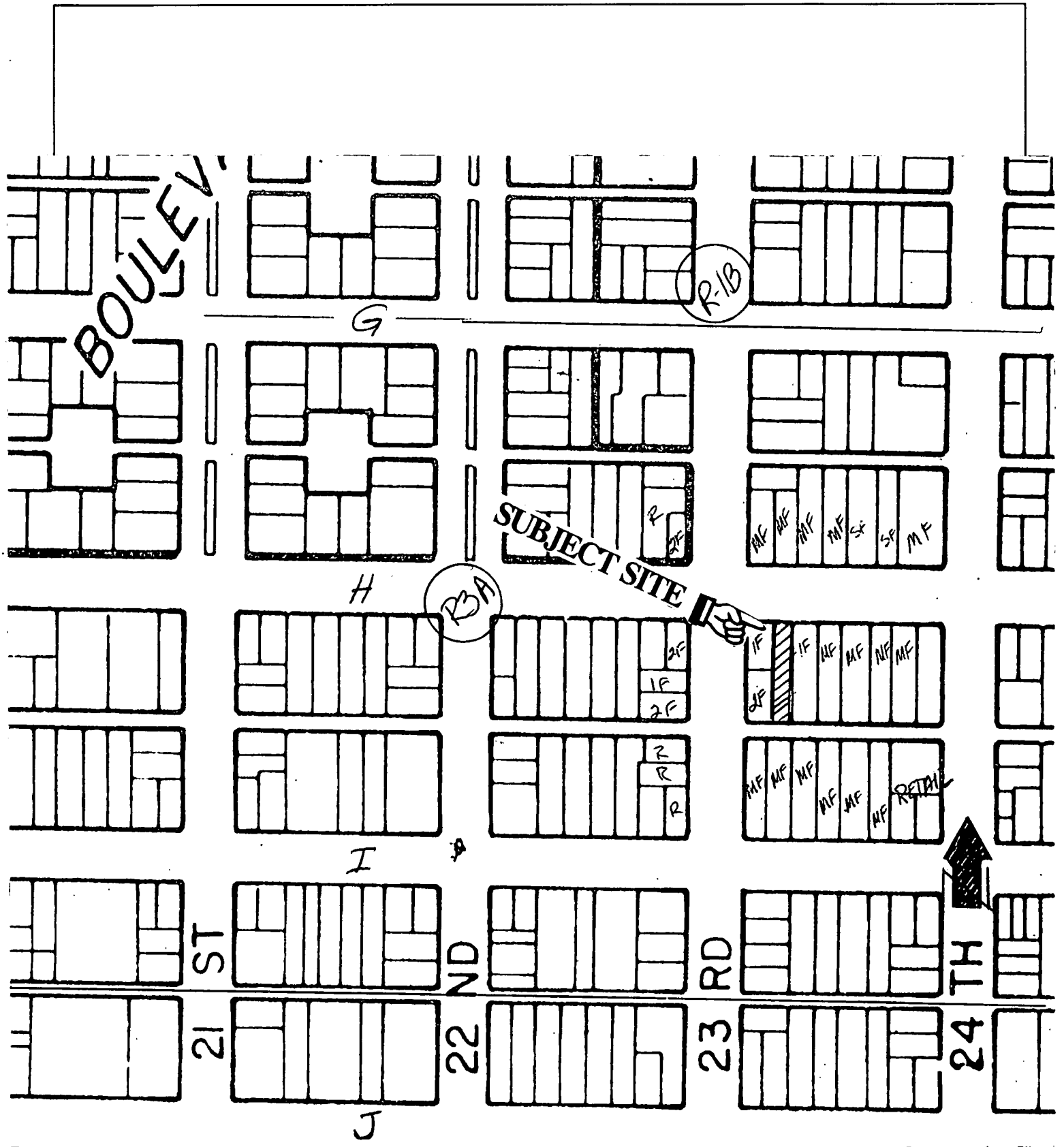
1. The project shall be reviewed by the Design Review/Preservation Board prior to issuance of building permits.
2. A minimum 25 year laminated dimensional shingle in a color which compliments the unit shall be installed.
3. Along the south 24 feet of the west property line a fence no higher than three feet shall be constructed to allow for visibility.
4. The east parking space shall be designated for a recycling/trash enclosure shall be located in accordance with the Section 34 of the Zoning Ordinance.
5. The applicant shall submit a Statement of Recycling Information as required in Section 34 of the Zoning Ordinance for review of the Planning Director prior to issuance of building permit.
6. Any gates located at the rear of the site shall be placed in front of the parking spaces in order to allow free access to the parking spaces.
7. The storage of motor operated vehicles shall be in designated parking areas only. The property owner shall notify tenants in writing of this requirement and shall submit a letter for the file prior to issuance of building permits.

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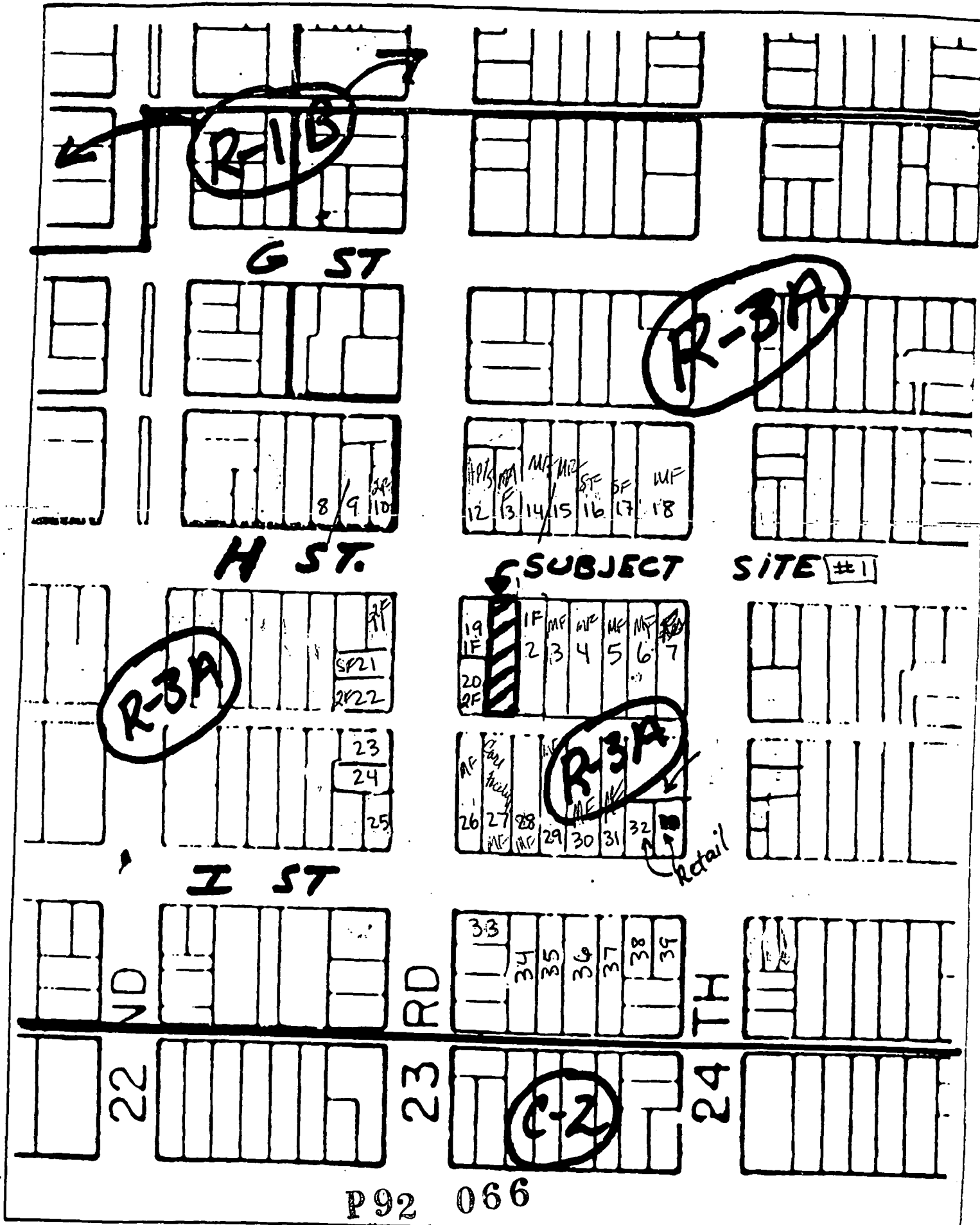
8. The mail box for the new unit shall be located on the north elevation of the four-plex to eliminate the need for using the proposed courtyard access area by postal delivery persons.

Findings of Fact

1. Granting the variance does not constitute a special privilege to one individual property owner in that:
 - a. the four unit complex is existing with a three foot wide side yard setback; and
 - b. adequate access from the rear of the lot will be provided.
2. Granting the variance will not be detrimental to the public welfare nor to properties in the vicinity in that it will not significantly change the characteristics of the primarily residential neighborhood.
3. The project does not constitute a use variance in that a multiple family residential units are allowed in the R-3A zone.
4. The proposed project is consistent with the General Plan and the 1980 Central City Plan in that the site is designated for multiple family use and the proposed project conforms with the plan designations.



VICINITY, LAND USE AND ZONING MAP



P92 066

LAND USE & ZONING MAP

Existing

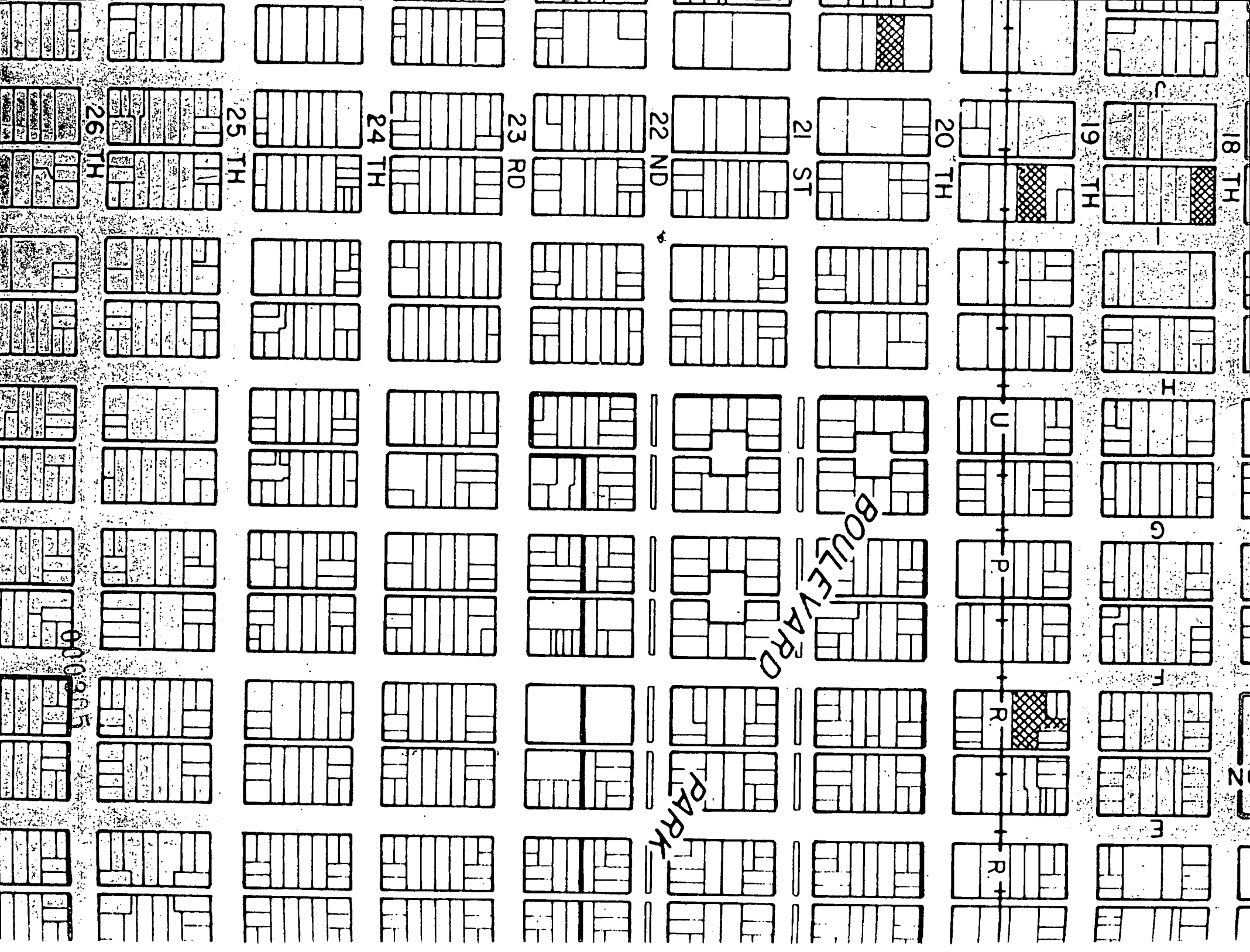
Six foot fence w/ lattice

Existing wood fence

clearance on west parking adj.

clearance?, on east.

Trash enclosure?



18 TH

19 TH

20 TH

21 ST

J

H

G

F

E

19 TH

20 TH

21 ST

22 ND

23 RD

24 TH

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20 TH

21 ST

22 ND

23 RD

24 TH

25 TH

26 TH

20 TH

21 ST

22 ND

23 RD

24 TH

25 TH

26 TH

BOULEVARD

PARK

BOULEVARD

PARK

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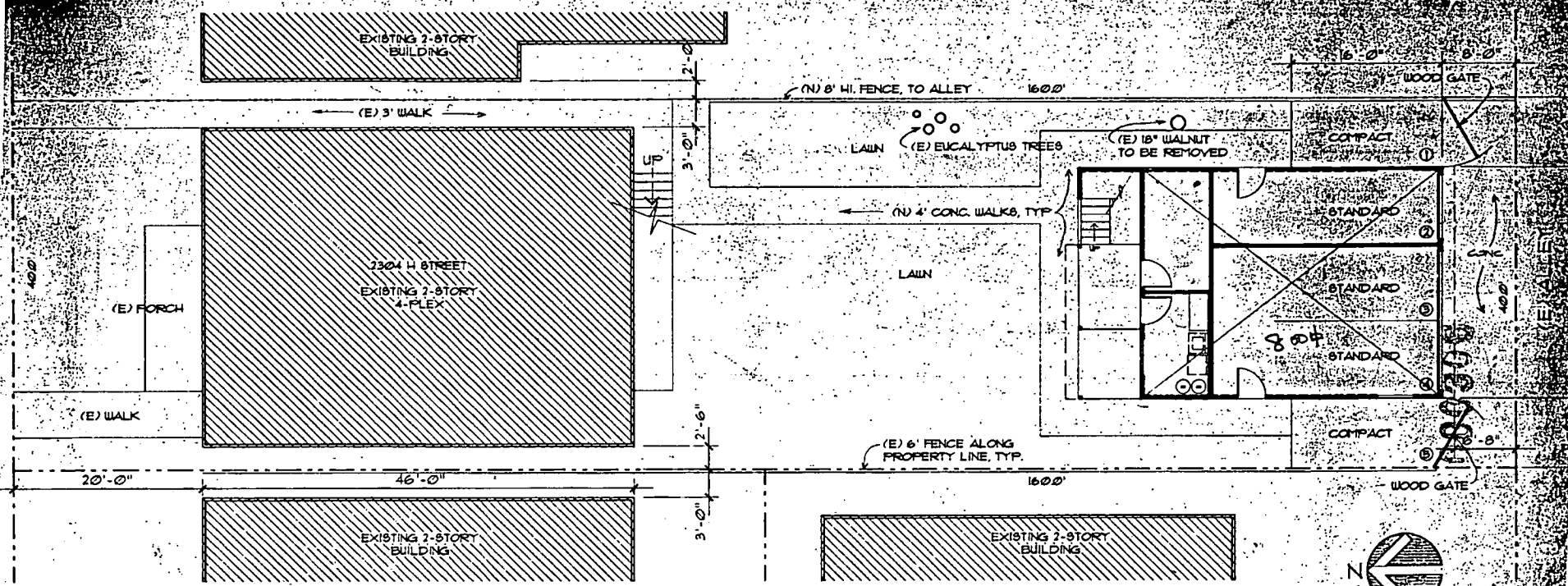
26 TH



100 FT

EXHIBIT A

ITEM. NO. 13



SITE PLAN

1" = 20'

SHEET SCHEDULE

- 1 SITE PLAN, COVER SHEET
- 2 1ST FLOOR PLAN, DOORS/WINDOWS
- 3 2ND FLOOR PLAN, INTERIORS
- 4 EXTERIOR ELEVATIONS
- 5 FOUNDATION PLAN
- 6 2ND FLOOR FRAMING
- 7 ROOF FRAMING
- 8 SECTIONS, STAIRS
- 9 MISC. DETAILS
- 10 PLUMBING/MECHANICAL PLAN
- 11 ELECTRICAL PLAN

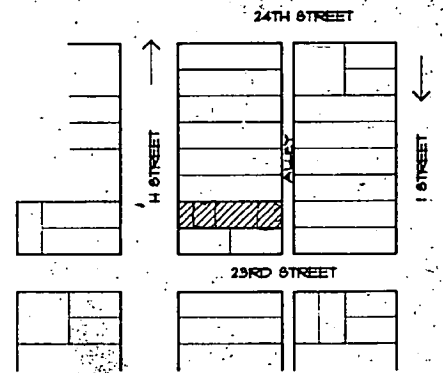
STATISTICS

APARTMENT & GARAGE
 2304 H STREET, SACRAMENTO
 APN 007-029-21
 OWNER: ALAN CAIN (P) 906-6533
 8874 BOLD RULER WAY
 FAIR OAKS, CA 95628

STATISTICS:

PROPERTY	6400 SF	(0.45 AC)
(E) BLDG. PAD	1500 SF	
(N) BLDG.	800 SF	
COVERAGE	2300 SF	37%
PARKING	4 + 1 UNITS	5 SPACES 1:1 RATIO
UNIT:	833 SF	49980
GARAGE:	617 SF	20765
UTILITY:	183 SF	8235
BALCONY:	133 SF	3970

1662.89970



VICINITY MAP

APARTMENT & GARAGE
 FOR MR. ALAN CAIN
 2304 H STREET
 SACRAMENTO, CA

EDWARD THORPE
 ARCHITECT (916) 666-3181
 11 NORTH STREET, SUITE B
 WOODLAND, CA 95635

SHEET
 OF 11
 891111
 REV-1 88120

5-14-92

P92-066

P 92 066

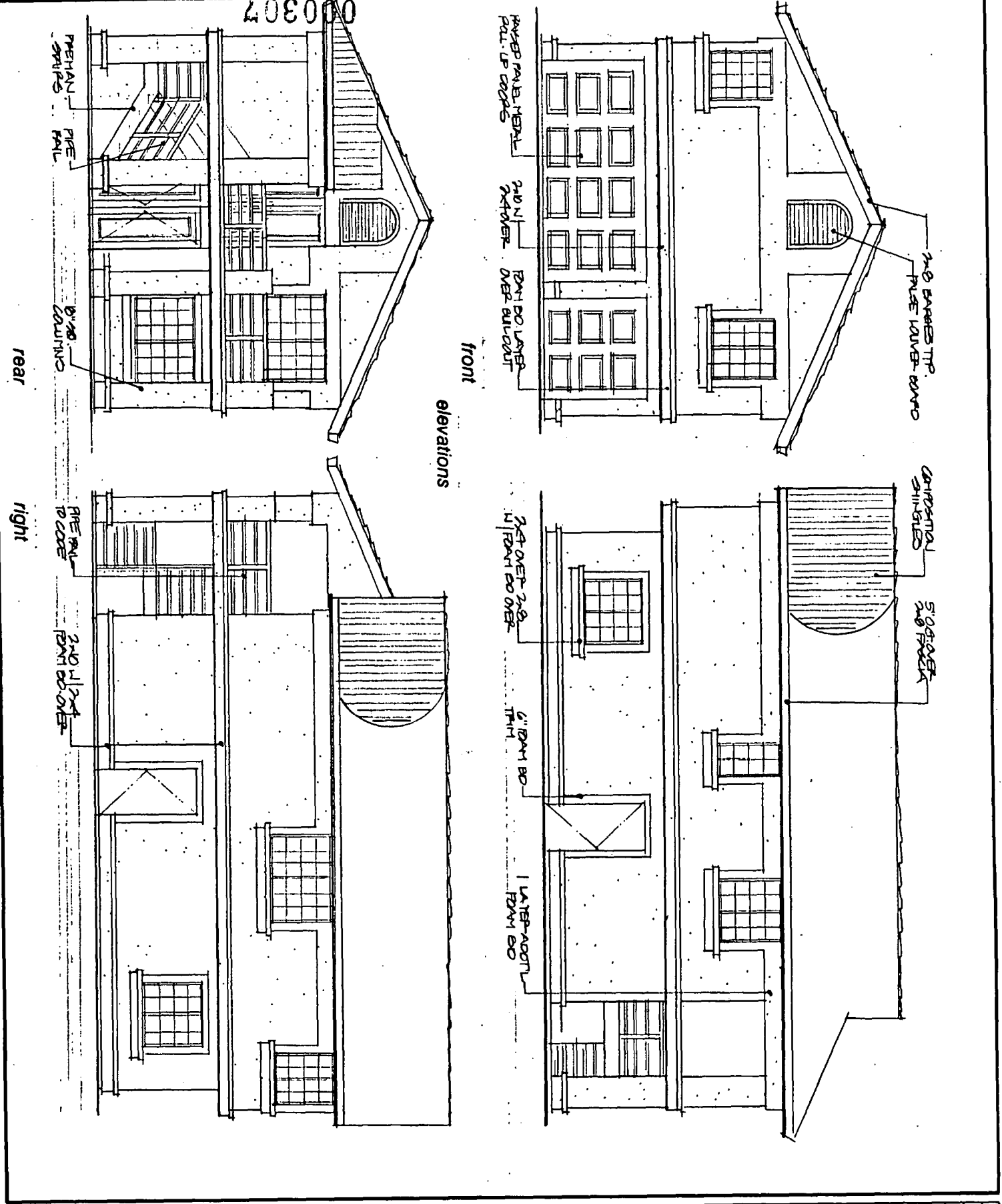
CITY OF SACRAMENTO
CITY PLANNING DIVISION

MAR 19 1992

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DAY & NIGHT CORP. 366 BO CLARNDENT ST. SAN MATEO, CA 94061

000307



front elevations

rear

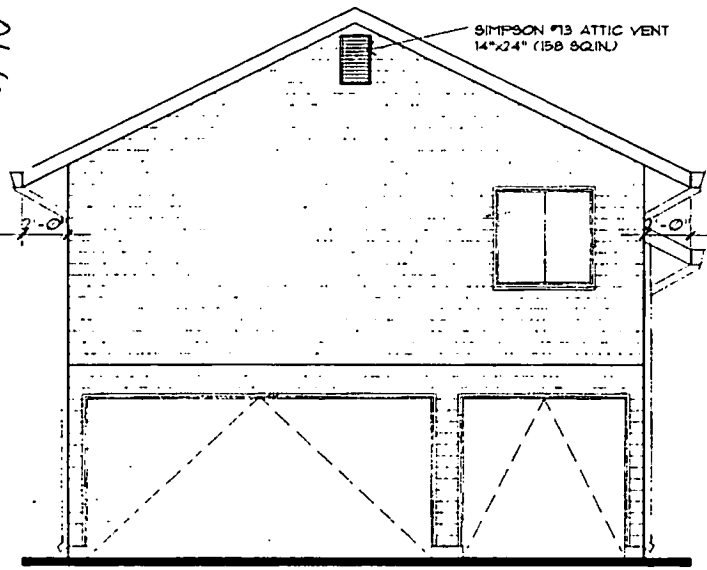
right

REVISIONS	BY

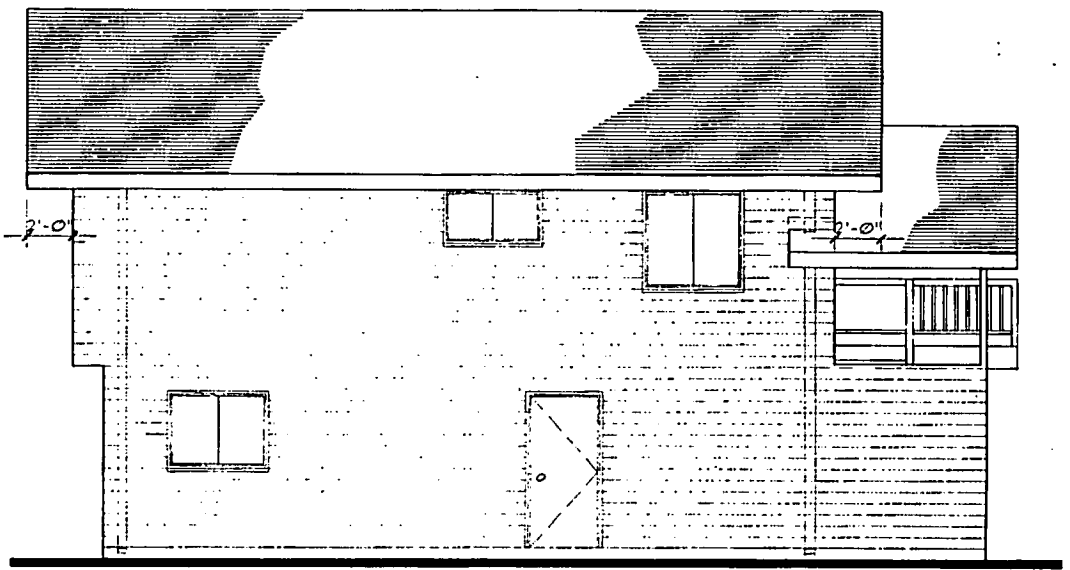
MGM ENTERPRISES
EXHIBIT B

DATE: 1/19/92
 SCALE: 1/4" = 1'-0"
 DRAWN: JHP
 CHECKED: HST
 SHEETS: 2 OF 2

P03-066

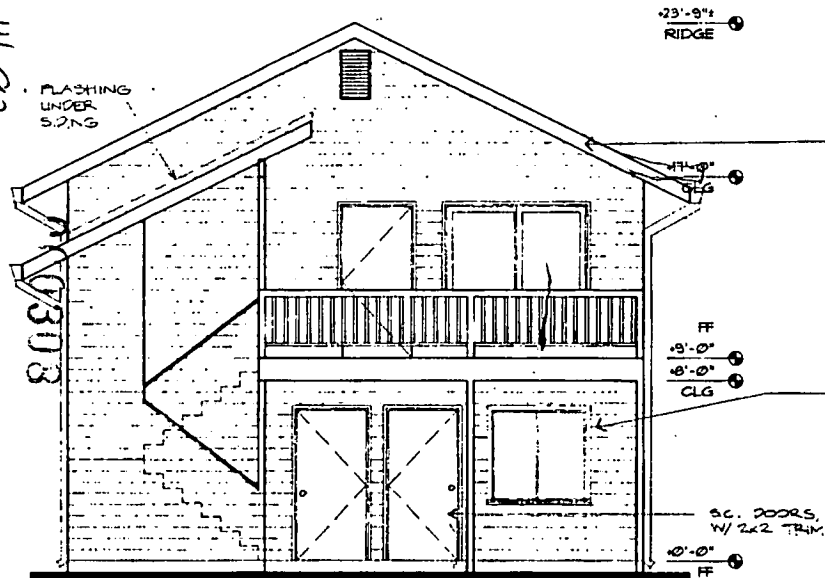


SOUTH ELEV.

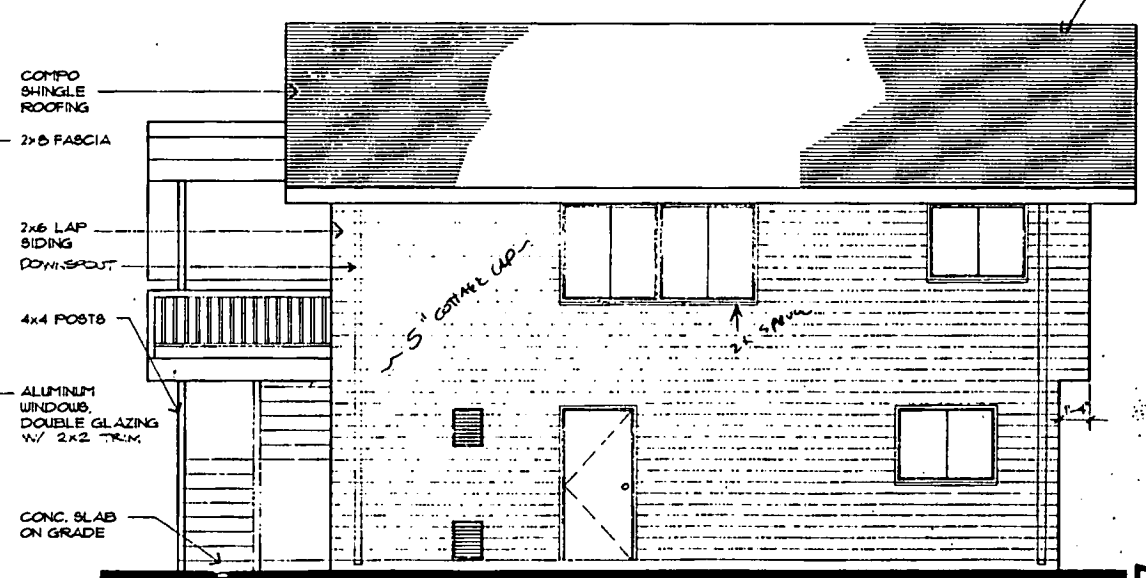


EAST ELEV.

5-14-92



NORTH ELEV.



WEST ELEV.

ATTIC VENTILATION:

(833 SF / 300) - 144 - 400 SQ. IN.	} 451 SQ. IN.
GABLE VENTS: 2 - 58 - 316 SQ. IN.	
EAVES (MINI) 3 - 47 - 141 SQ. IN.	
SIMPSON RAFTER VENTS 256, 22"x3 1/2", 47 SQ. IN. FREE	

APARTMENT & GARAGE
FOR MR ALAN CAIN
2304 H STREET
SACRAMENTO, CA

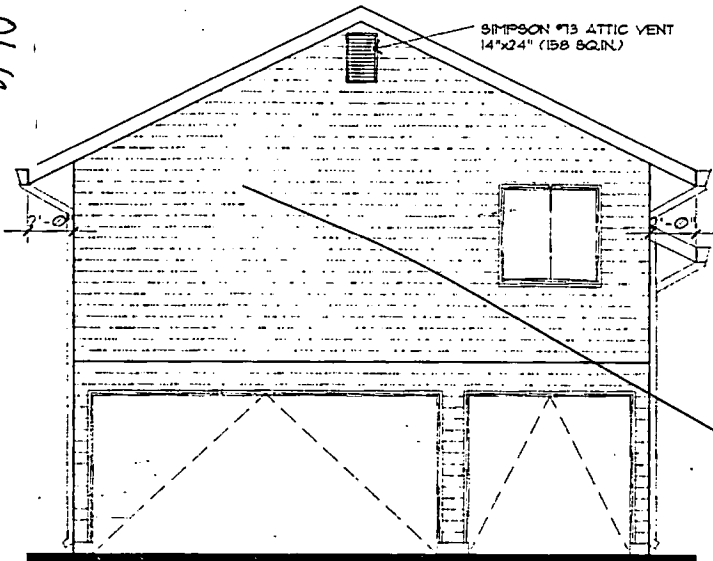
EDWARD THORPE
ARCHITECT (916) 666-3187
17 NORTH STREET, SUITE B
WOODLAND, CA 95695

SHEET
4
OF 11
061111
REV-1 06020

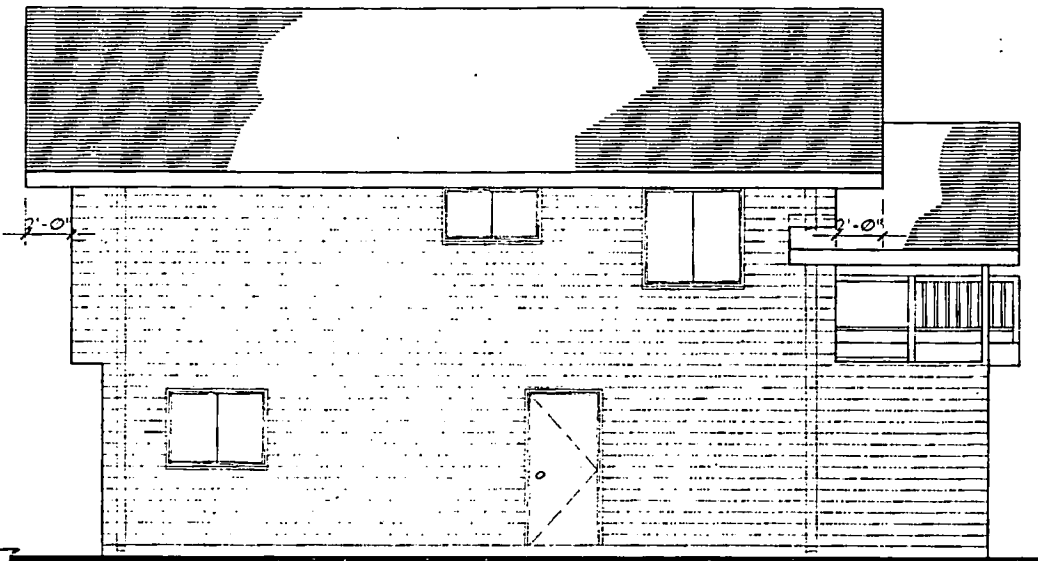
EXHIBIT B

ITEM NO.

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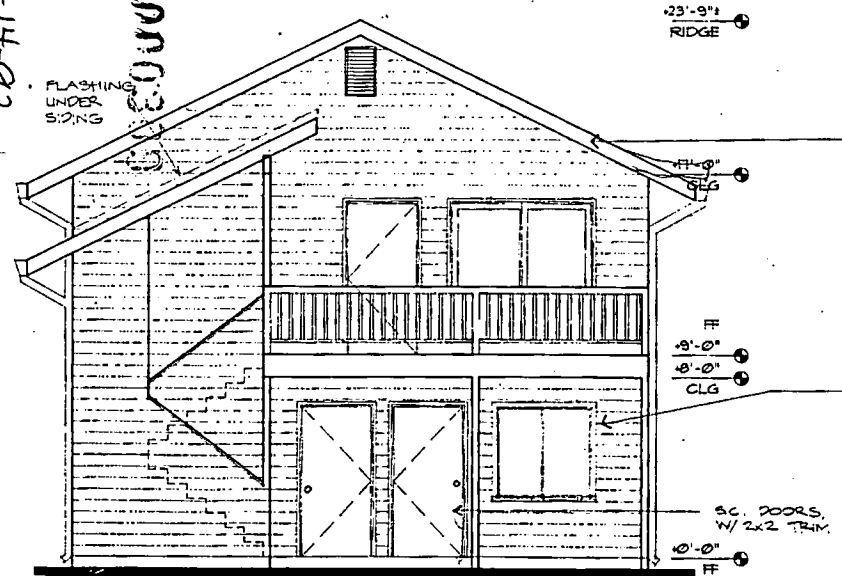


SOUTH ELEV.

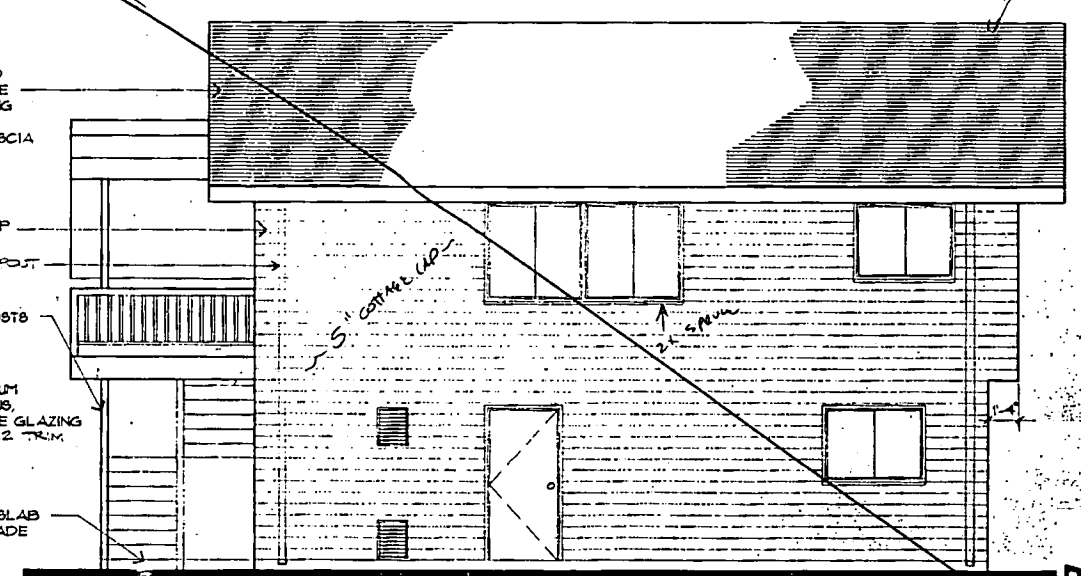


EAST ELEV.

5-14-92



NORTH ELEV.



WEST ELEV.

ATTIC VENTILATION:

(833 SF / 300) • 144 • 400 SQ. IN.	} 491 SQ. IN.
GABLE VENTS: 2 • 158 • 316 SQ. IN.	
EAVES (MINI) 3 • 47 • 141 SQ. IN.	
SIMPSON RAFTER VENTS 258, 22 1/2" • 41 SQ. IN. FREE	

- COMPO SHINGLE ROOFING
- 2x6 FASCIA
- 2x6 LAP SIDING
- DOWNSPUT
- 4x4 POSTS
- ALUMINUM WINDOWS, DOUBLE GLAZING W/ 2x2 TRIM
- CONC. SLAB ON GRADE

APARTMENT & GARAGE
 FOR MR ALAN CAIN
 2304 H STREET
 SACRAMENTO, CA

EDWARD THORPE
 ARCHITECT (916) 666-3181
 17 NORTH STREET, SUITE B
 WOODLAND, CA 95695

SHEET
 4
 OF 11
 00111
 REV-1 001201

EXHIBIT B

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CITY PLANNING DIVISION

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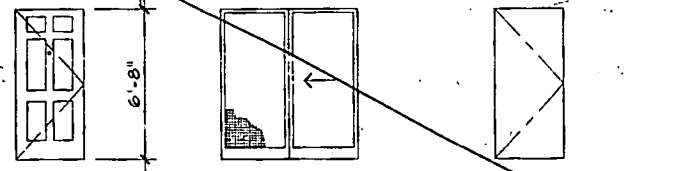
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ITEM NO.

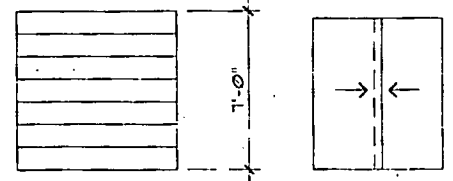
425 25X25 1135
150 7LX 25 .015 44000
2440 32 1/2 X 25
Deel 8X 25 2000 11 2400
54 150

DOORS

TYPICAL DOOR FRAME IS 3/4" (FINGER JOINT).
TYPICAL INTERIOR CASING: 3/8" x 1 1/8" (NOM).
ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED.



EXTERIOR 3/4" SOLID PANEL DESIGN, DEAD-BOLT, LATCH, VIEWER
EXTERIOR ALUM. SLIDING GLASS DOOR, TEMPERED GLASS
INTERIOR 1 1/2" HOLLOW CORE WOOD



EXTERIOR SECTIONAL GARAGE DOOR
INTERIOR 1 1/2" HOLLOW CORE WOOD, PAIR SLIDERS

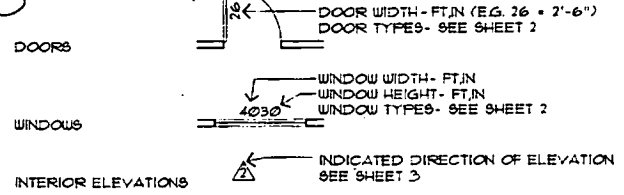
WINDOWS

ALL WINDOWS CERTIFIED & WEATHERSTRIPPED.
ALL JOINTS & PENETRATIONS CAULKED & SEALED.



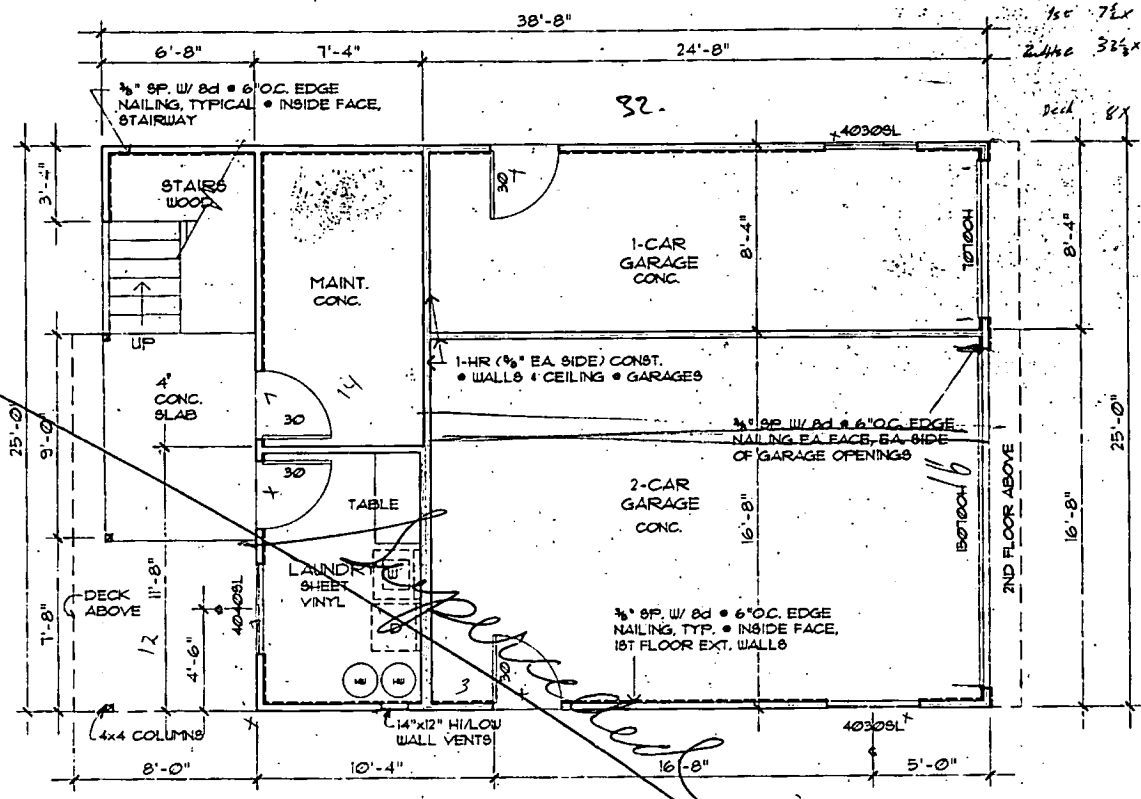
ALUM. SLIDER W/ INSUL. GLASS, SCREEN (SINGLE GLAZING) • LAUNDRY
ALUM. SLIDER W/ INSUL. GLASS, SCREEN (OBSCURE GLAZING)

LEGEND

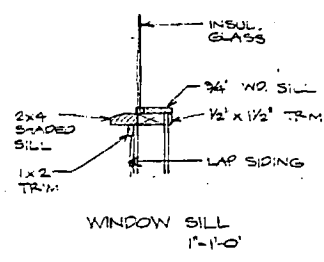


CONSTRUCTION SCHEDULE

EXTERIOR WALLS	2x4 STUDS • 16" O.C.	R-13 BATT INSULATION
INTERIOR WALLS	2x4 STUDS • 16" O.C.	-----
INT. PLUMBING WALLS	2x6 STUDS • 16" O.C.	-----
ROOF	JOIST/TRUSS • 24" O.C.	R-30 BATT INSULATION
RAISED FLOOR	2x12 JOIST • 16" O.C.	R-19 BATT INSULATION
SHEAR WALLS	1/2" GYP. BD. W/ 5d • 7" O.C.	
	1/2" GYP. BD. W/ 6d • 7" O.C.	
	PLYWOOD - AS NOTED ON PLANS	



FIRST FLOOR PLAN



APARTMENT & GARAGE
FOR MR ALAN CAIN
2304 H STREET
SACRAMENTO, CA

EDWARD THORPE
ARCHITECT (916) 666-3187
17 NORTH STREET, SUITE B
WOODLAND, CA 95695

FLOOR PLANS
EXHIBIT C
REV-1 081201

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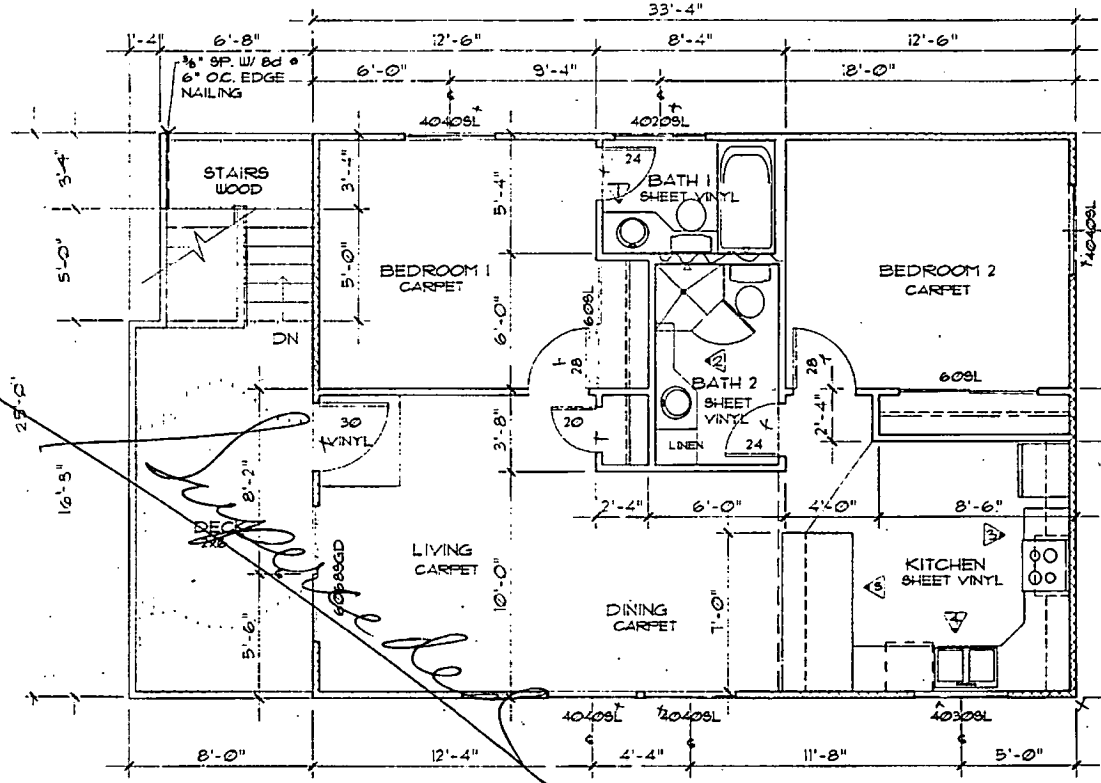
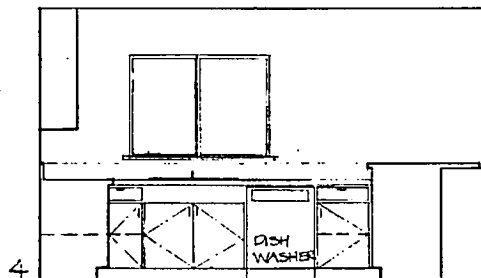
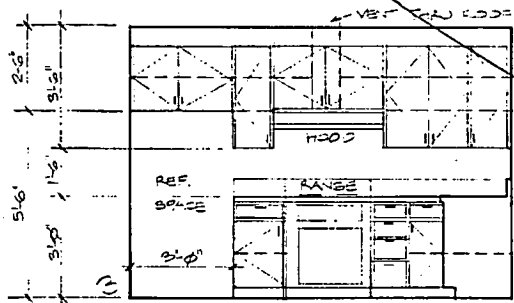
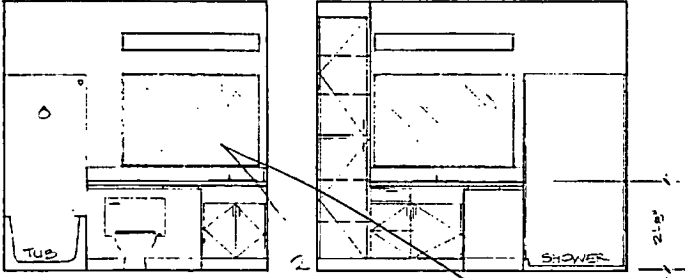
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5-14-92

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ITEM NO.



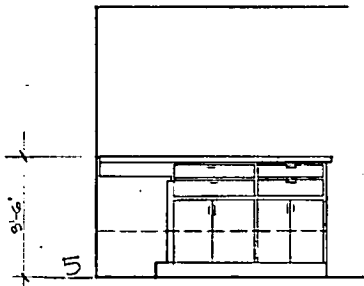
SECOND FLOOR PLAN

LEGEND

- DOORS: DOOR WIDTH- FT./IN (EG. 26 = 2'-6")
DOOR TYPES- SEE SHEET 2
- WINDOWS: WINDOW WIDTH- FT./IN
WINDOW HEIGHT- FT./IN
WINDOW TYPES- SEE SHEET 2
- INTERIOR ELEVATIONS: INDICATED DIRECTION OF ELEVATION
SEE SHEET E

CONSTRUCTION SCHEDULE

- | | | |
|---------------------|-------------------------------|----------------------|
| EXTERIOR WALLS | 2x4 STUDS @ 16" O.C. | R-13 BATT INSULATION |
| INTERIOR WALLS | 2x4 STUDS @ 16" O.C. | |
| INT. PLUMBING WALLS | 2x6 STUDS @ 16" O.C. | |
| ROOF | JOIST STUDS @ 24" O.C. | R-30 BATT INSULATION |
| RAISED FLOOR | 2x12 JOIST @ 16" O.C. | R-19 BATT INSULATION |
| SHEAR WALLS | 1/2" GYP. BD. W/ 5d @ 1" O.C. | |
| | 5/8" GYP. BD. W/ 6d @ 1" O.C. | |
| | PLYWOOD- AS NOTED ON PLANS | |



APARTMENT & GARAGE
FOR MR. ALAN CAIN
2304 H STREET
SACRAMENTO, CA

EDWARD THORPE
ARCHITECT (916) 666-3181
17 NORTH STREET, SUITE B
WOODLAND, CA 95695

EXHIBIT C
FLOOR PLANS

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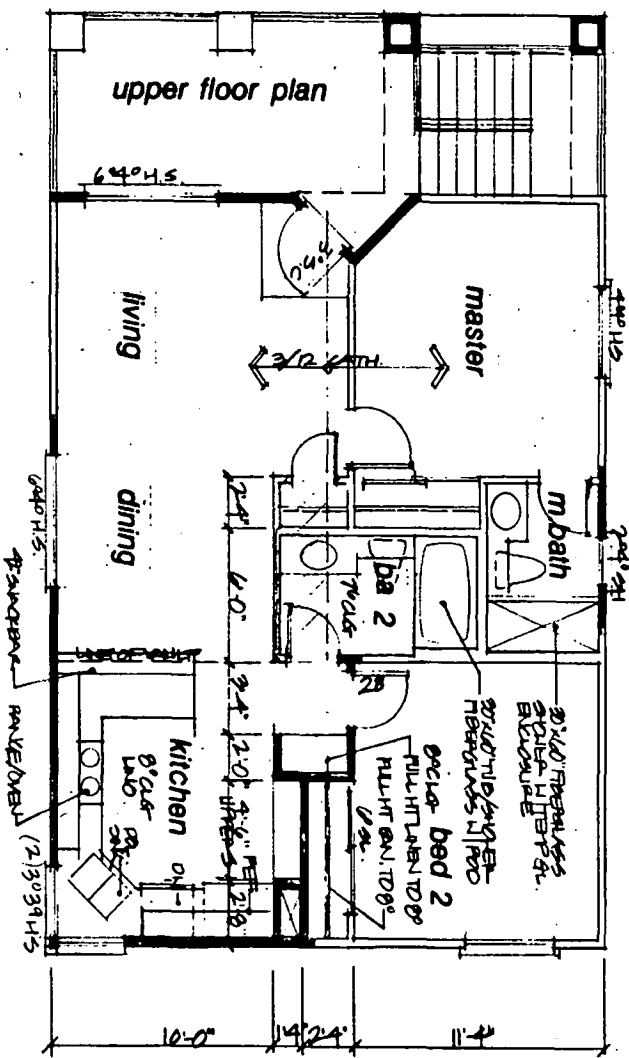
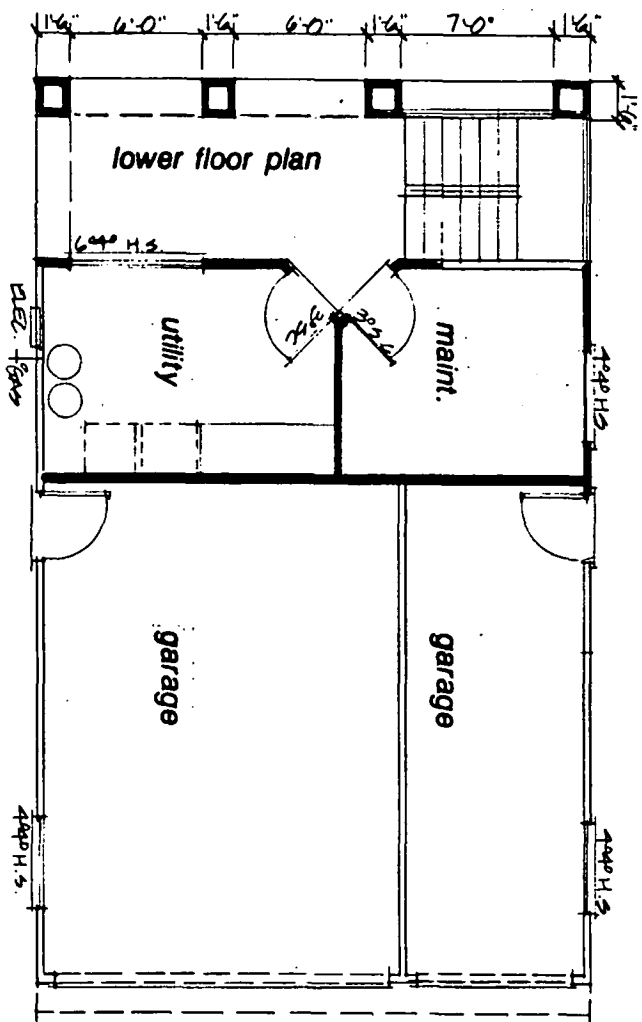
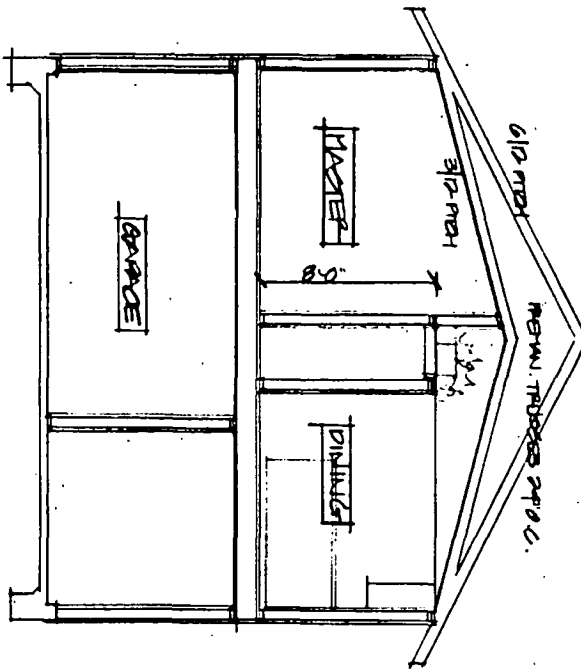
MAR 19 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

P92 066

DATEPLOT COMP. 7800 CLAYBURN ST. SAN DIEGO, CA 92121

000312



MGM ENTERPRISES

EXHIBIT C

DATE	4/21/92
SCALE	1/4" = 1'-0"
DRAWN	JP
CHECKED	JP
PROJECT	2304 H ST

REVISIONS	
BY	