

CITY PLANNING COMMISSION

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

APPLICANT	Tony Cua - 3920 G Parkway, Sacramento, CA 95823		
OWNER	Tony Cua - 3920 G Parkway, Sacramento, CA 95823		
PLANS BY	Tony Cua - 3920 G Parkway, Sacramento, CA 95823		
FILING DATE	8-14-84	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 049-420-45

APPLICATION:

- A. Variance to reduce the front and street side yard setback to two feet (Section 3-B-1)
- B. Variance to exceed 40% building coverage requirement by 12% (Section 3-B-1) (Withdrawn)

LOCATION: 3920 G Parkway

PROPOSAL: The applicant is requesting the necessary entitlements to construct a three foot high wooden deck in the front yard and street side yard setback area.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1965 Southgate 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: Residential; R-1
 South: Residential; R-1
 East: Residential; R-1
 West: Residential; R-1

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Property Dimensions: 73' x 105'
 Property Area: 0.2+ acre
 Square Footage of Building: 1,950+ sq. ft. residence, 800 sq. ft. deck
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Colors: Redwood
 Exterior Building Materials: Redwood

BACKGROUND INFORMATION: The applicant has undertaken the construction of a raised deck which is attached to one corner of the residence and encroaches into the front and street side yards, leaving a two foot setback. The structure is three feet in height. The Building Inspections Division has "red tagged" the project and construction has been suspended pending Planning Commission action.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned R-1 and designated for residential uses in the 1974 General Plan and the 1965 Southgate Community Plan. The subject site is a corner lot located in a standard single family residential subdivision. The residential use is compatible with applicable plans, existing zoning and surrounding uses.

- B. The Zoning Ordinance height and area regulations require a 25 foot front yard building setback and a 12-1/2 foot street side yard building setback. The applicant's deck covers the entire area at the street intersection. This results in a two foot setback at the street corner of the subject site. Futhermore, the clear zone necessary for visibility at the street intersection could be obstructed.
- C. The subject site is a typical corner lot found throughout the subdivision and meets current minimum lot dimension requirements. Setback and lot coverage requirements can also be met without necessitating variances. Staff can find no unusual features of the site which prevent the applicant from using his property in compliance with Zoning Ordinance requirements. There is no hardship or unique circumstance to justify the request. Staff recommends that all structures located in the front and street side yard areas be removed.
- D. Neighbors have expressed objections to the aesthetics of the project and therefore request the structure be removed.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA Section 15305(a)).

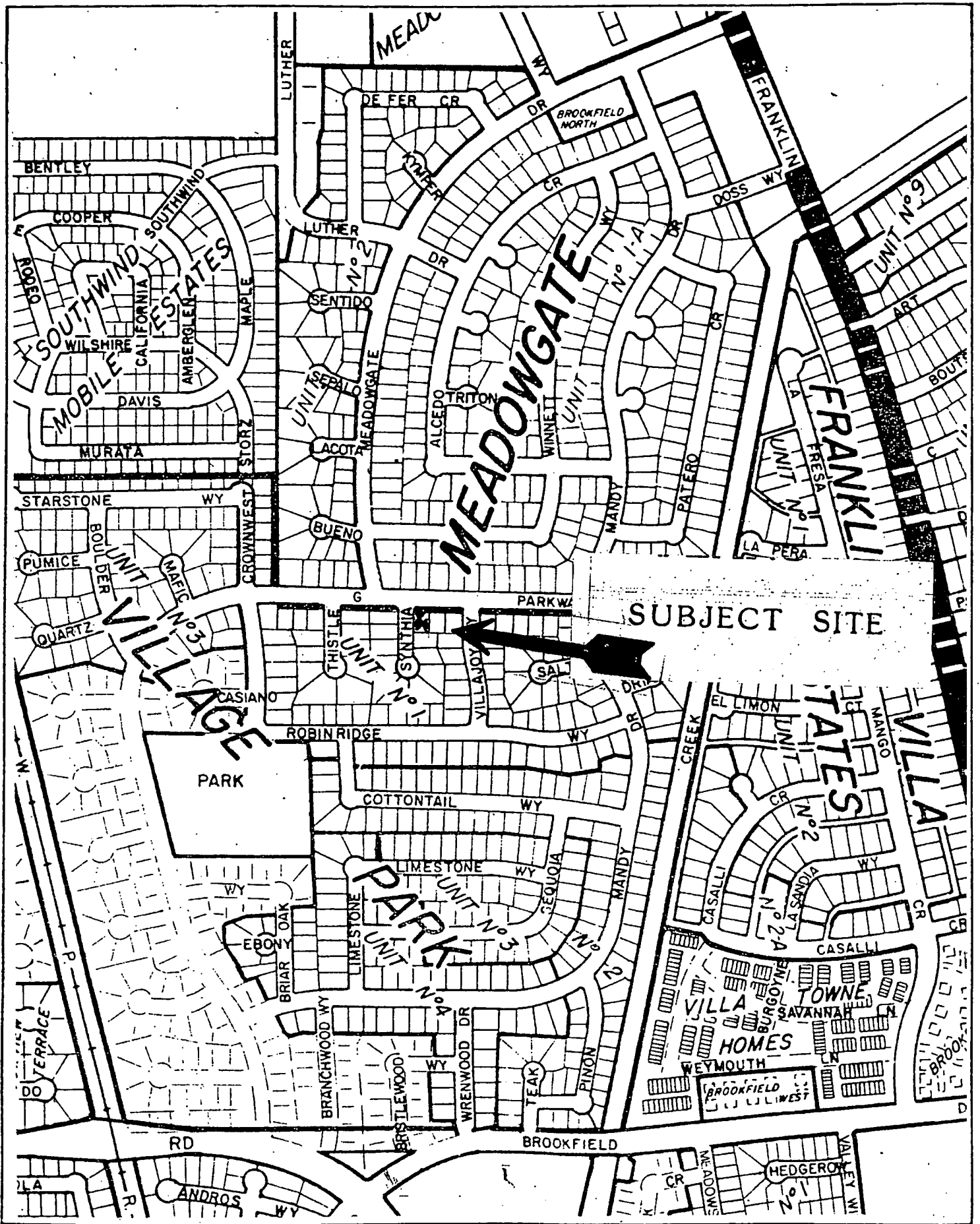
STAFF RECOMMENDATION: Staff recommends:

Denial of the variance to reduce front and street side yard setbacks based upon findings of fact which follow:

Findings of Fact

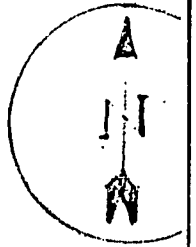
1. Granting the variance would constitute a special privilege extended an individual property owner in that:
 - a. the site meets the City's minimum lot area and dimensional requirements;
 - b. the existing residential structure complies with setback and open space requirements.
 - c. The lot is typical of other corner lots in the area.
2. The project would be injurious to public welfare in that the clear zone necessary at the street intersection on corner lots is obstructed.

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VICINITY MAP

PLANNING COMMISSION MAP



MEADOWGATE DRIVE

IF 2

IF 3

IF 4

IF 5

IF 6

ALL R-1

F-PARKWAY

G-PARKWAY

SYNTHIA

IF 16

IF 15

IF 14

IF 13

IF

IF

IF

EXISTING SITE

IF 7

IF 8

12 IF

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11 IF

10

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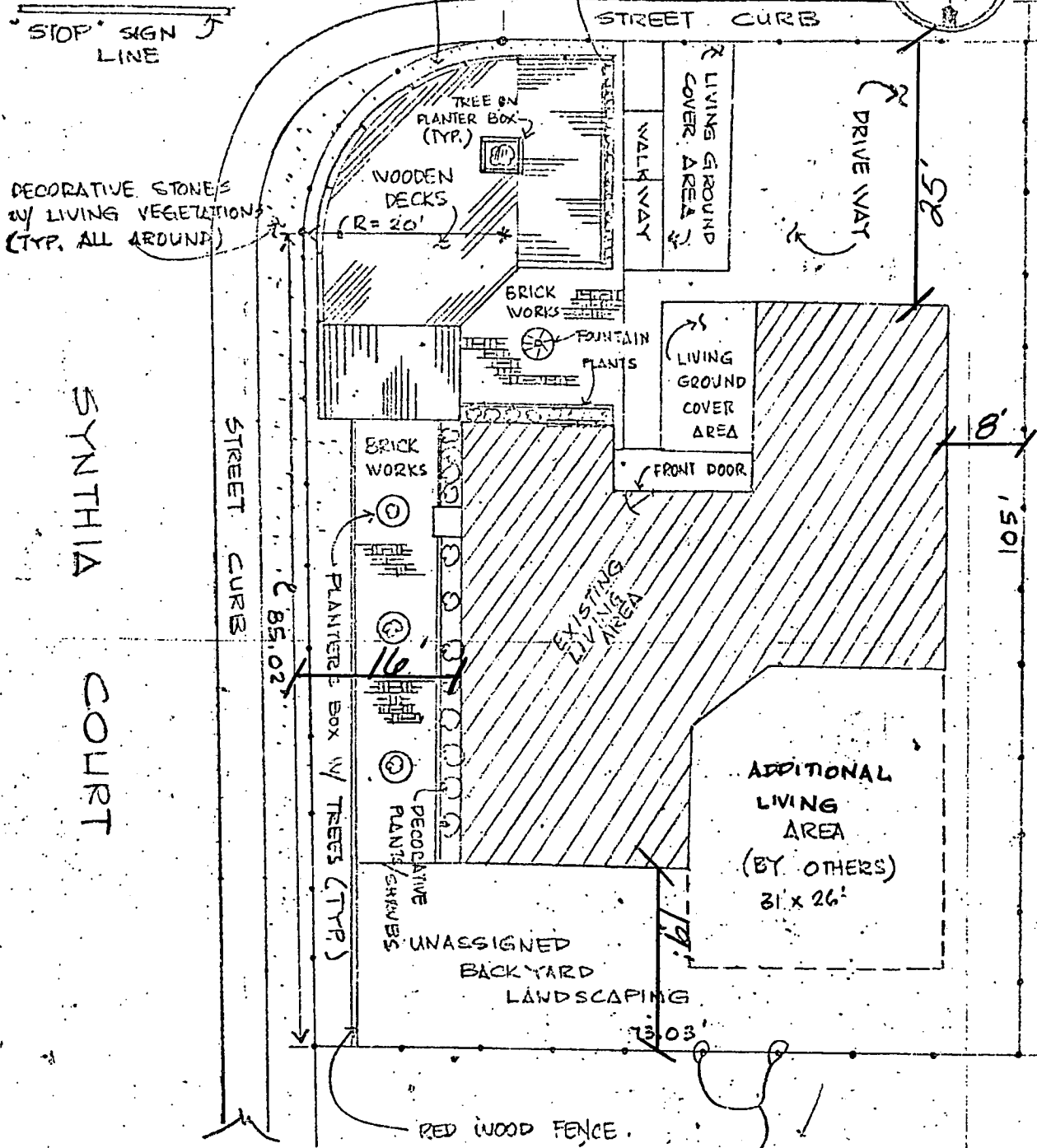
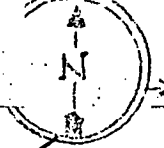
MAP SCALE
1"=100'

LAND USE & ZONING MAP

G PARKWAY

3'-0" HSH

SITE PLAN



DECORATIVE STONES w/ LIVING VEGETATION (TYP. ALL AROUND)

SYNTHIA COURT

STREET CURB

PLANTER BOX w/ TREES (TYP)

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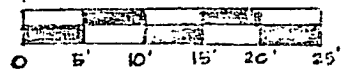
ADDITIONAL LIVING AREA (BY OTHERS) 31' x 26'

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LANDSCAPE FRONT PATIO

SCALE: 3/32" = 1'-0"

SCALE BAR:



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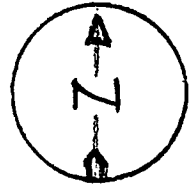
NOTES:

1) FOR WOODEN DECK DIMENSIONS, SEE SHEET 2.

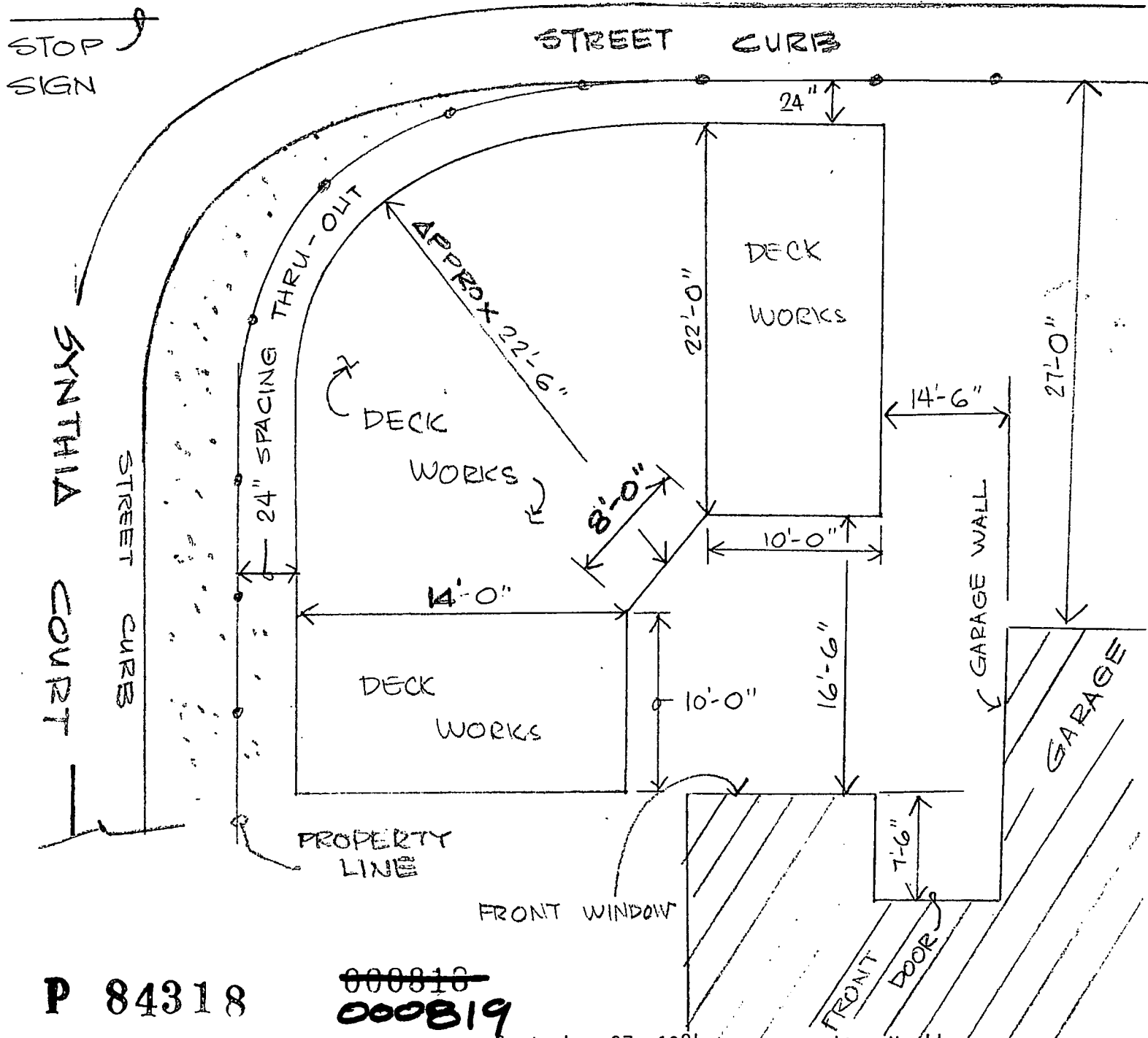
2) SITE LOCATION:

SITE PLAN

PROPOSED DECK PLAN



G - PARKWAY STREET



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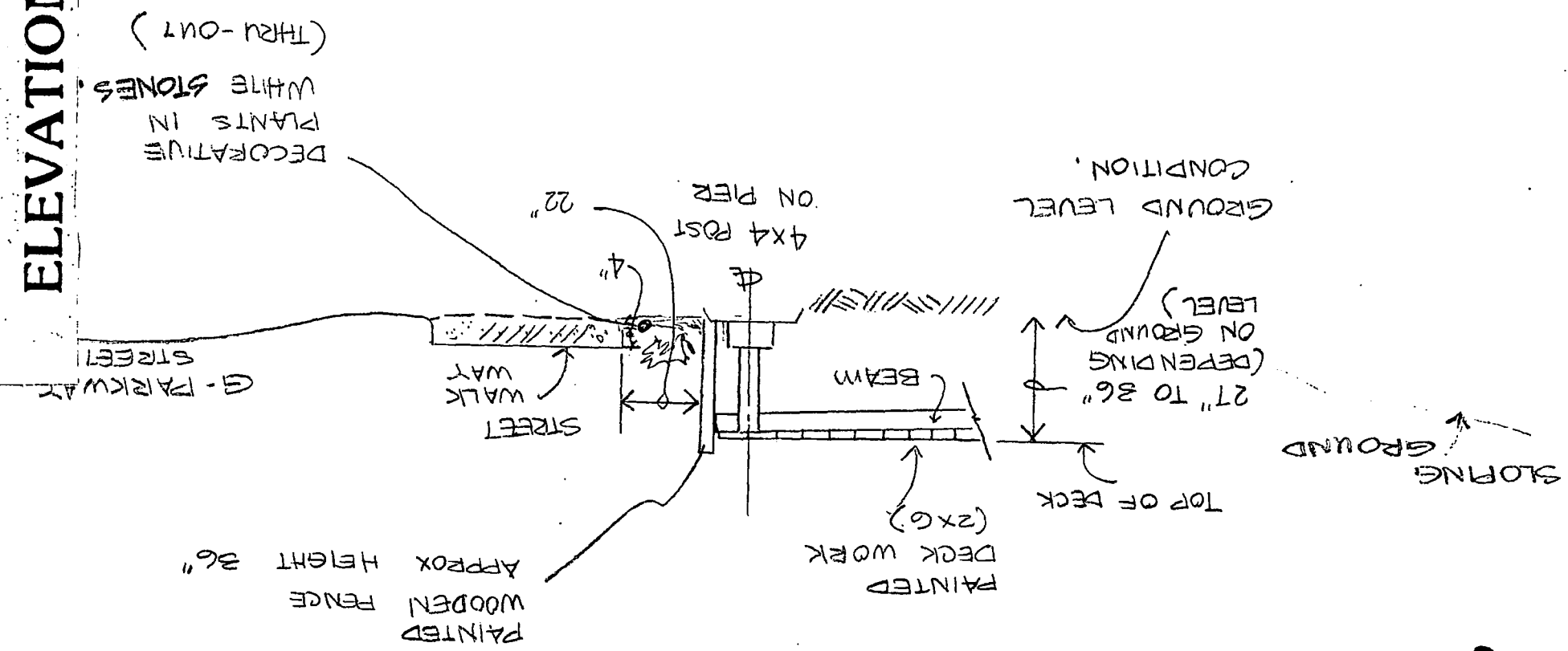
September 27, 1984

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SHEET 2

ELEVATIONS

DECK ELEVATION



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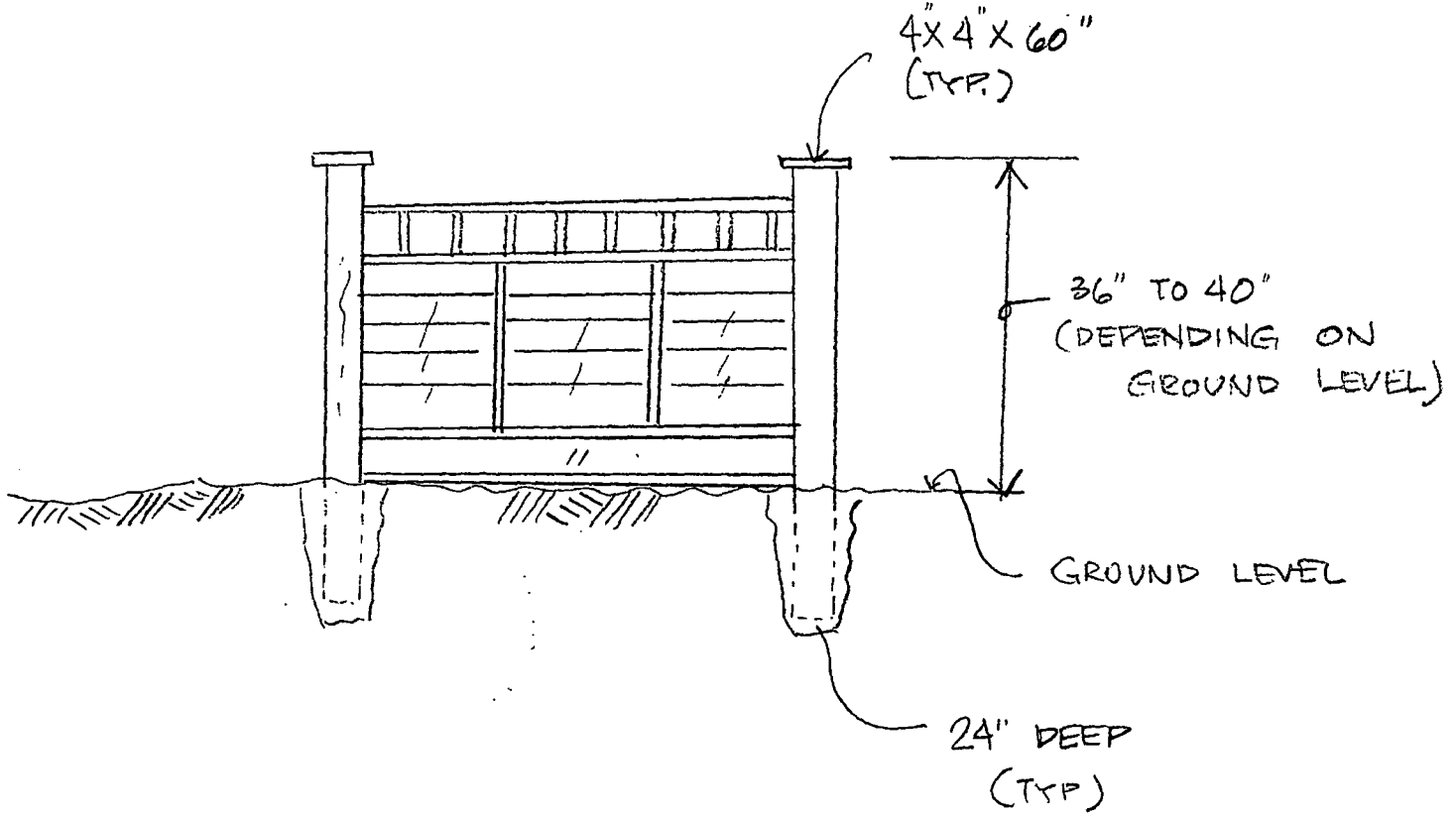
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FENCE ELEVATION



PROPOSED SECTION WOODEN FENCE.