

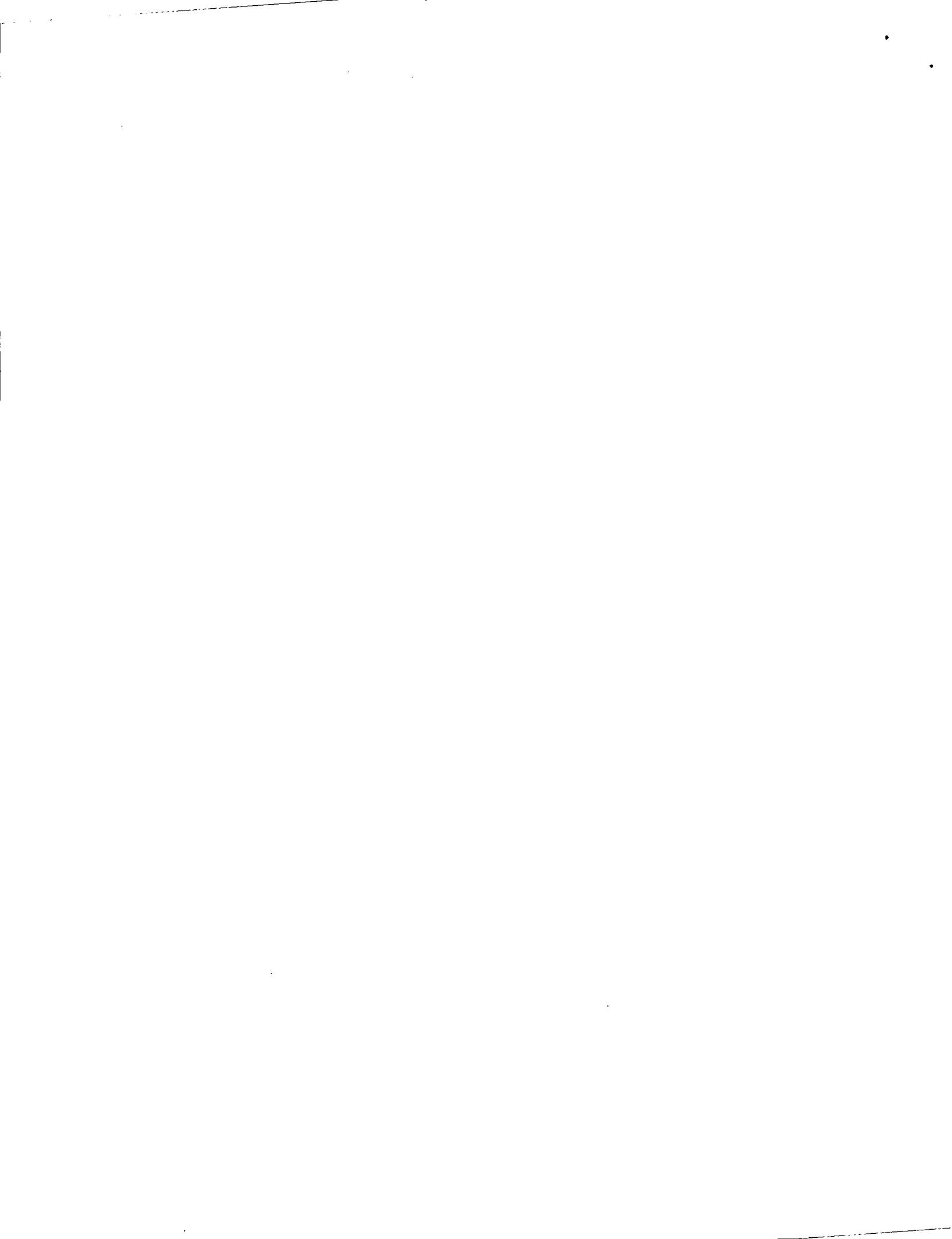
P95-013 - VELASQUEZ VARIANCE

REQUEST: A. Variance to reduce the rear yard setback from 15 feet to five feet on a 7,405 square foot parcel in the Standard Single Family (R-1) zone.

LOCATION: 32 Tillman Circle  
118-0043-013  
South Sacramento  
Elk Grove Unified School District  
Council District 8

APPLICANT:	Augustine and Patricia Velasquez, 391-4447 32 Tillman Circle, Sacto., CA. 95823
OWNER:	Augustine and Patricia Velasquez, 391-4447 32 Tillman Circle, Sacto., CA. 95823
PLANS BY:	Augustine and Patricia Velasquez 32 Tillman Circle, Sacto., CA. 95823
APPLIC. FILED:	2-3-95
STAFF CONTACT:	Lisa Burke, 264-7129

**SUMMARY/RECOMMENDATION:** The applicant has constructed a 152 square foot addition to his home without obtaining the proper entitlement or building permit to do so. The addition to the home is five feet from the rear property line instead of the required 15 feet. **Staff recommends approval of the project.** Staff is recommending approval because the home addition is not imposing on the adjacent parcels, is not objectionable to neighbors, and the design is compatible with the existing home.



**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/net acre)
South Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Land Use of Site:	Developed with a 1,502 single family residence
Existing Zoning of Site:	R-1, Single Family Residential

**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

Property Area:	0.17± acre
Property Dimensions:	Irregular
Square feet of home (before):	1,350 sq.ft.
Sq.ft. of expansion:	152 sq.ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Required Parking:	1 space
Parking Provided:	2 car garage
Exterior Building Materials:	Stucco
Roof Materials:	Composition shingles

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	City of Sacramento Building Department

**BACKGROUND INFORMATION:** The Velasquez's constructed an addition to their home without acquiring the proper planning entitlement (variance) or building permits. Code Enforcement cited them and gave them a deadline to come into the Planning Department and obtain the proper entitlements and permits. This application is to obtain the variance to have the addition to the home be located five feet from the rear property line instead of the required 15 feet. If this application is approved, the Velasquez's can obtain a building permit.

**STAFF EVALUATION:** Staff has the following comments:**A. Policy Considerations**

The project site is located in the South Sacramento area. An addition to an existing single family residence is allowed if the addition remains within the required setback. If the addition extends into the setback then a variance is required. The addition to the Velasquez's home lies in the required rear yard setback, therefore a variance is necessary. The addition to the home is consistent with the land use designation of Low Density Residential in the General Plan and Residential in the South Sacramento Community Plan.

**B. Site Plan Design/Zoning Requirements****1. Setbacks**

The project consists of a 152 sq.ft. addition to a single family residence to be used as a bedroom. The addition to the home is encroaching into the rear yard setback. The required rear yard setback is 15 feet and the addition is only five feet from the rear property line, therefore a Variance is required.

**2. Design**

The addition to the home is already complete. The existing home is stucco with composition shingles. The addition to the home is architecturally compatible with the existing home. The exterior is stucco, which is painted to match the home, and composition shingles are used on the roof.

**PROJECT REVIEW PROCESS:****A. Environmental Determination**

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15301(e)(1).

**B. Public/Neighborhood/Business Association Comments**

Public notices were sent to neighbors within a 500 foot radius. Additionally, the neighbors who's homes are adjacent to the Velasquez's were sent a letter asking if they had any specific concerns with the project. Several calls from neighbors were received, and all were in support of the project.



**C. Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Engineering Development Services/Traffic Engineering/Utilities Department/  
Building Inspections/Fire Department/Police Department


No comments were received.

**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.


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

- A. Adopt the attached Resolution (Attachment C) approving the Variance to reduce the rear yard setback from 15 feet to five feet on a 7,405 square foot parcel in the Standard Single Family (R-1) zone.

Report Prepared By,

  
\_\_\_\_\_  
Lisa Burke, Associate Planner

Report Reviewed By,

  
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Barbara L. Wendt, Senior Planner

**Attachments**

Attachment A  
Attachment B  
Attachment C  
Exhibit C-1

Vicinity Map  
Land Use and Zoning Map  
Resolution Approving the Variance  
Site Plan

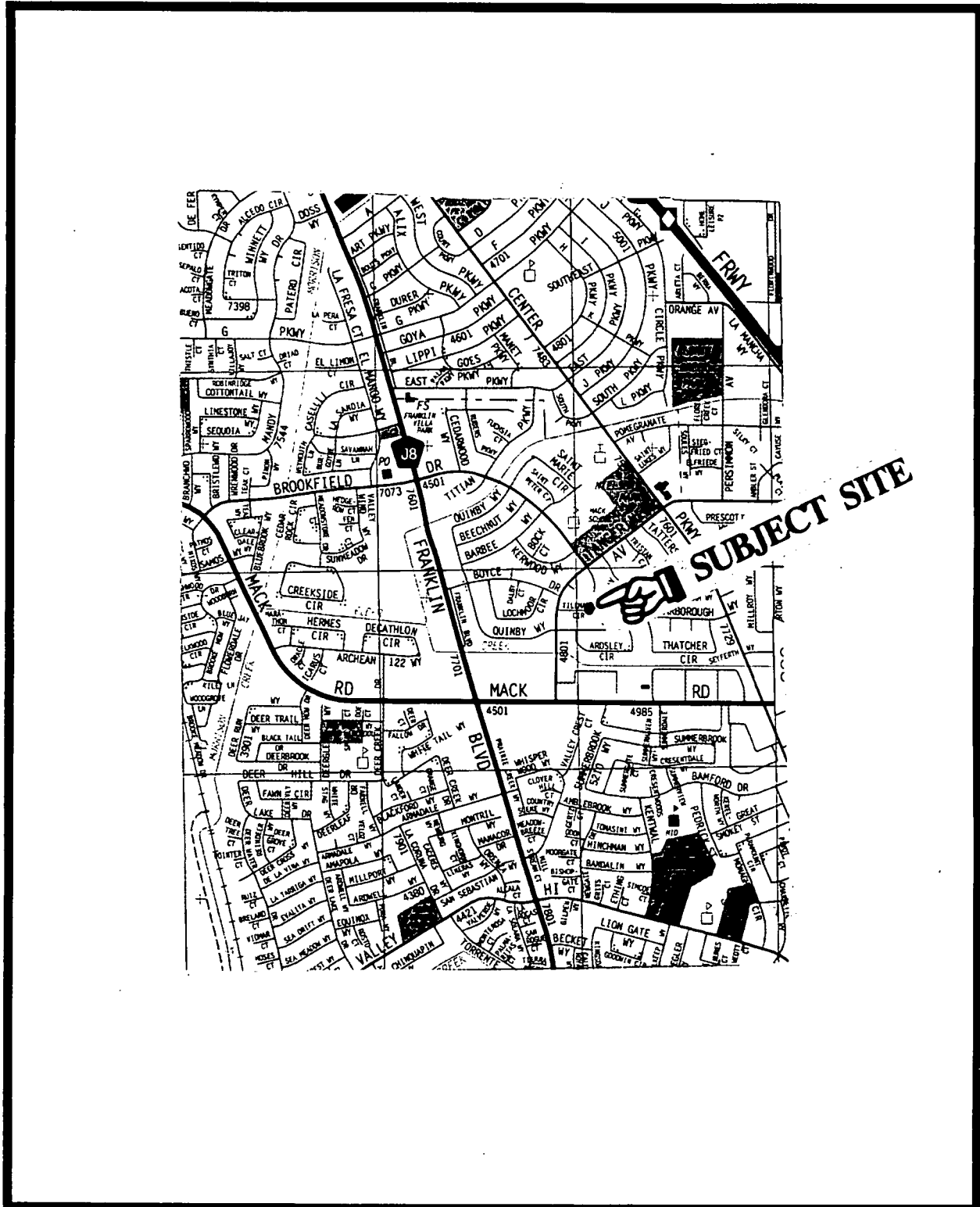


ATTACHMENT A

P95-013

MAY 11, 1995

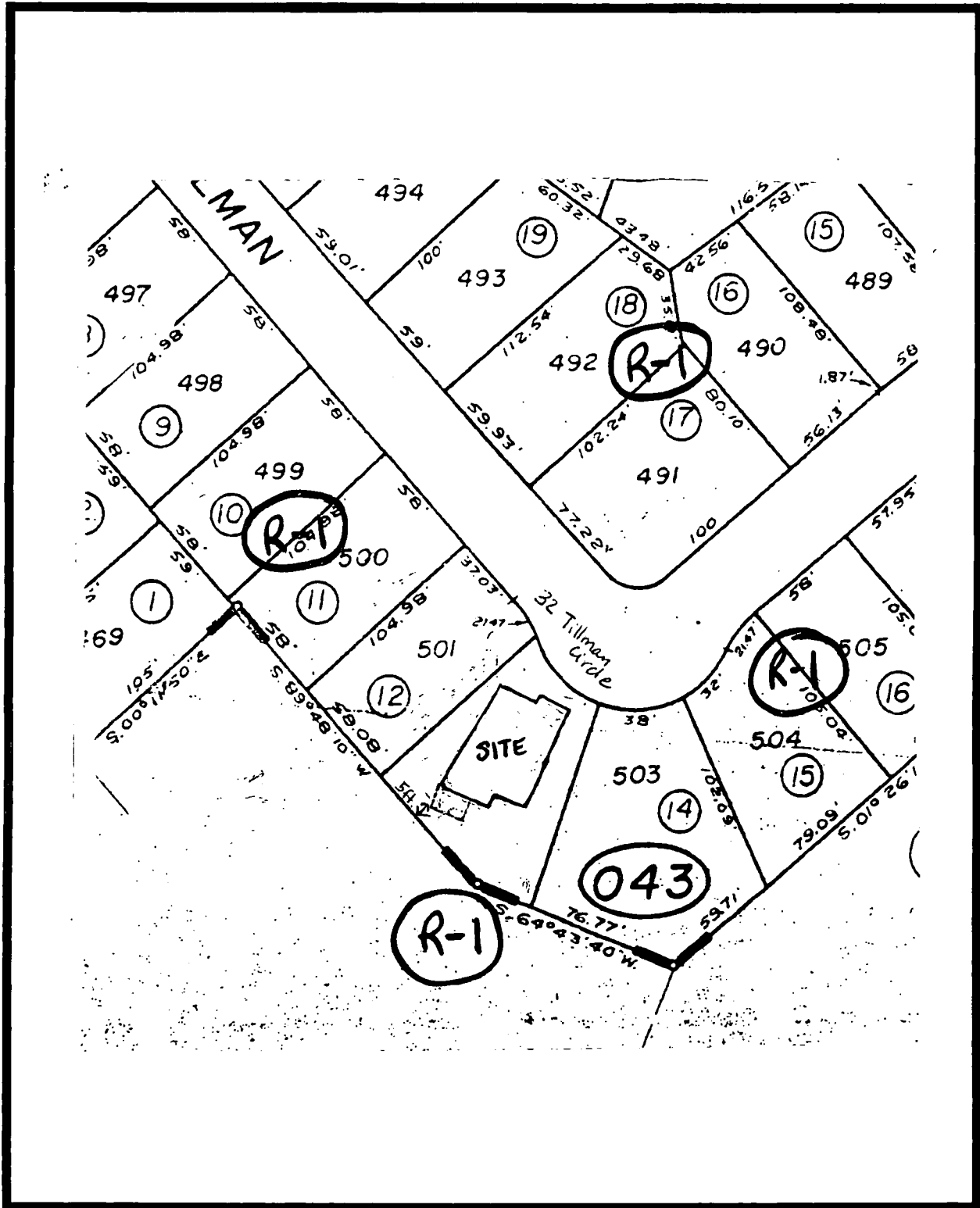
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VICINITY MAP



ATTACHMENT B



LAND USE AND ZONING MAP

EXHIBIT C-1

