

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Dunmore Development Co., 2150 Professional Dr., Ste 150, Sacto., CA 95661
OWNER Dunmore Development Co., 2150 Professional Dr., Ste 150, Sacto., CA 95661
PLANS BY Dunmore Development Co. 2150 Professional Dr., Ste 150, Sacto., CA 95661
FILING DATE 12/16/88 ENVIR. DET. Exempt 15305a REPORT BY CL:pe
ASSESSOR'S PCL. NO. 237-0500-049

APPLICATION: Variance to reduce a portion of the required five foot interior side yard setback to 4.5 feet for a proposed 1,587+ sq. ft. single family residence located on 0.14+ acres in the Standard Single Family (R-1) Zone.

LOCATION: 702 Tailwind Drive

PROPOSAL: The applicant is requesting the necessary entitlements to reduce a portion of the required five foot interior side yard setback to 4.5 feet.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
1984 North Sacramento Community
Plan Designation: Residential (7-15 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residence under construction

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residential; R-1	Front:	25'	25'
South: Single Family Residential; R-1	Side(Int):	5'	4.5'
East : Vacant & Single Family Residential;R-1	Side (St):	12.5'	12.5'
West : Single Family Residential; R-1	Rear:	15'	15'

Parking Required: 1 space
Parking Provided: 2 spaces
Property Dimensions: 65' x 100'
Property Area: 0.14+ acres
Density of Development: 7 d.u. per acre
Square Footage of Building: 1,587 sq. ft.
Height of Building: One story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood/stucco
Roof Material: Composition shingle

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a 65' x 100' site of 0.14+ acres in the Standard Single Family (R-1) zone. The site is a corner lot with a 1,587 square foot residence under construction. The General Plan designates the site Low Density Residential (4-15 du/na). The 1984 North Sacramento Community Plan designates the site Residential (7-15 du/na). The surrounding zoning is R-1 and the surrounding land use is single family residential.

B. Applicant's Proposal

The applicant is requesting a variance to reduce the required five foot interior side yard setback to four feet, six inches. This encroachment occurs for approximately three feet along the west property line. The City Building Inspector, when inspecting the foundation, failed to notice this encroachment into the setback area and approved the foundation. After pouring the foundation, the applicant re-measured the setback and found that a portion of the foundation measured four and a half feet instead of five feet. The applicant did not want to tear-out the foundation and therefore filed a variance request.

C. Staff Comments

Staff has no objections to the applicant's request. The residence is not located on the parcel parallel with the property lines. This slight angle causes only a three foot portion of the building to encroach into the setback area. The existing poured foundation would require removal in order to comply with the setback requirements. However, since City Building Division did not measure the setback correctly it would be impractical to remove the concrete.

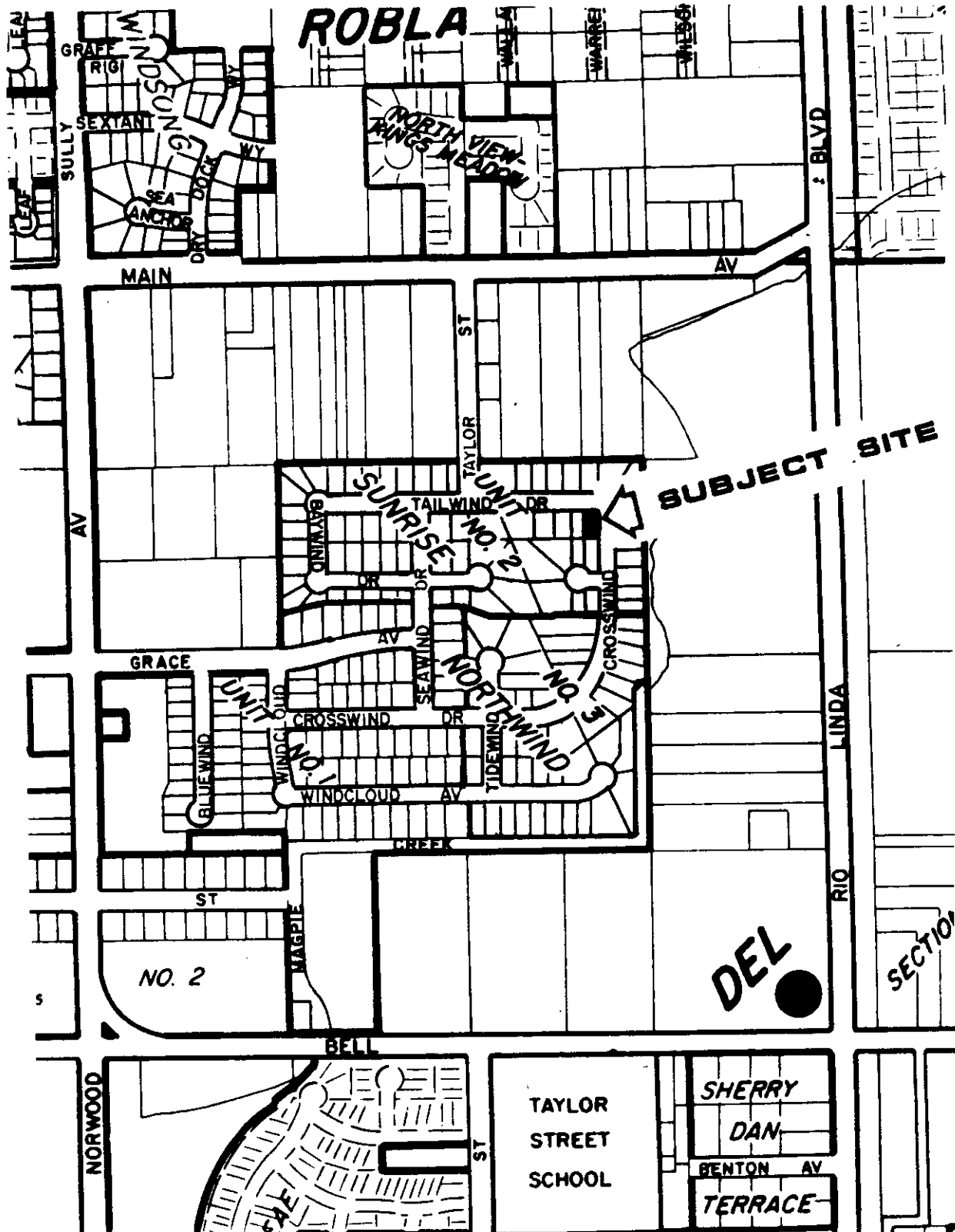
ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

RECOMMENDATION: Staff recommends the Commission approve the variance to reduce the side yard setback to four feet, six inches, based upon the findings of fact which follow:

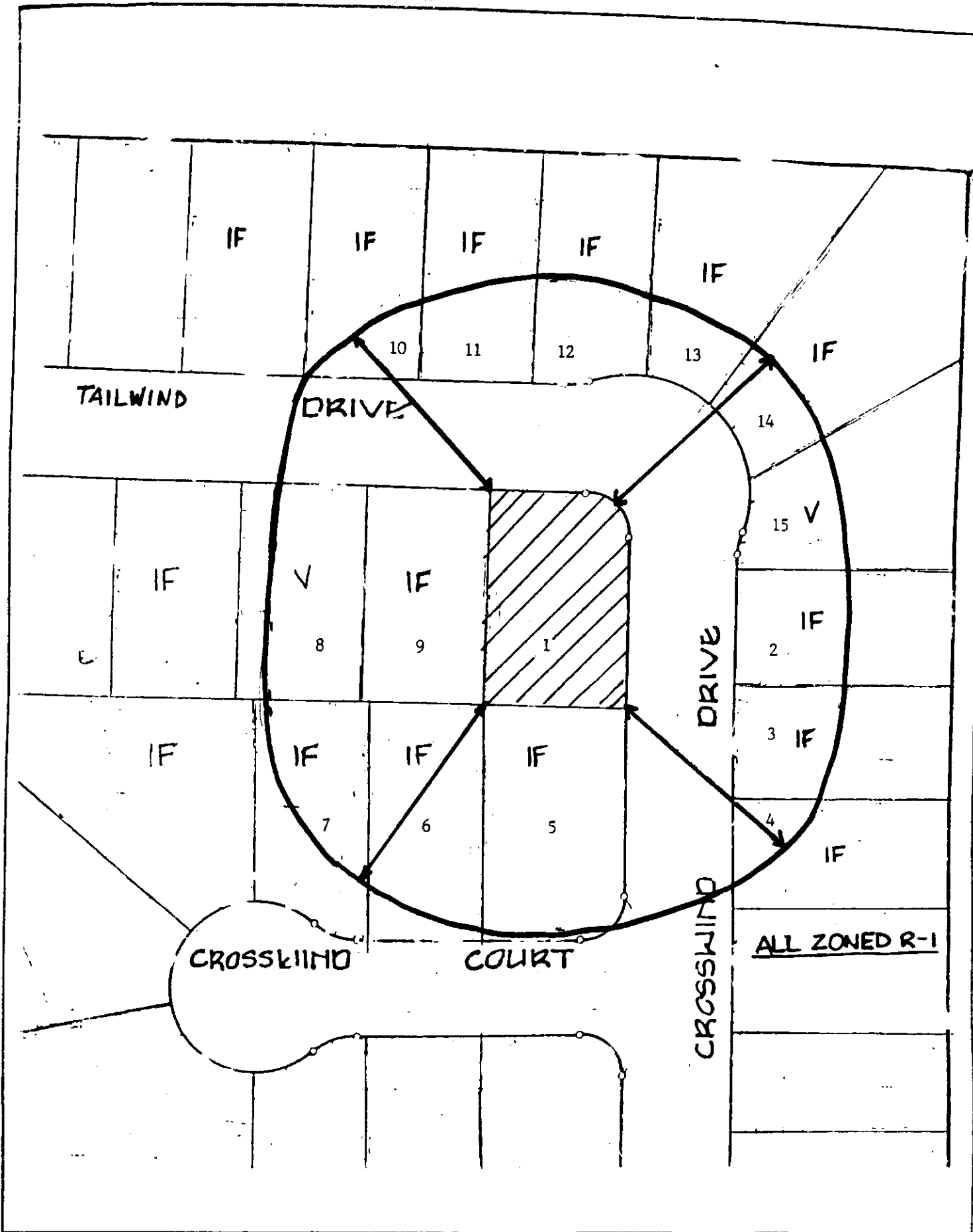
Findings of Fact

1. The project does not constitute a special privilege extended to one property owner in that the variance would be granted to other property owners facing similar circumstances.
2. The requested variance does not constitute a use variance in that single family residences are allowed in the R-1 Zone.

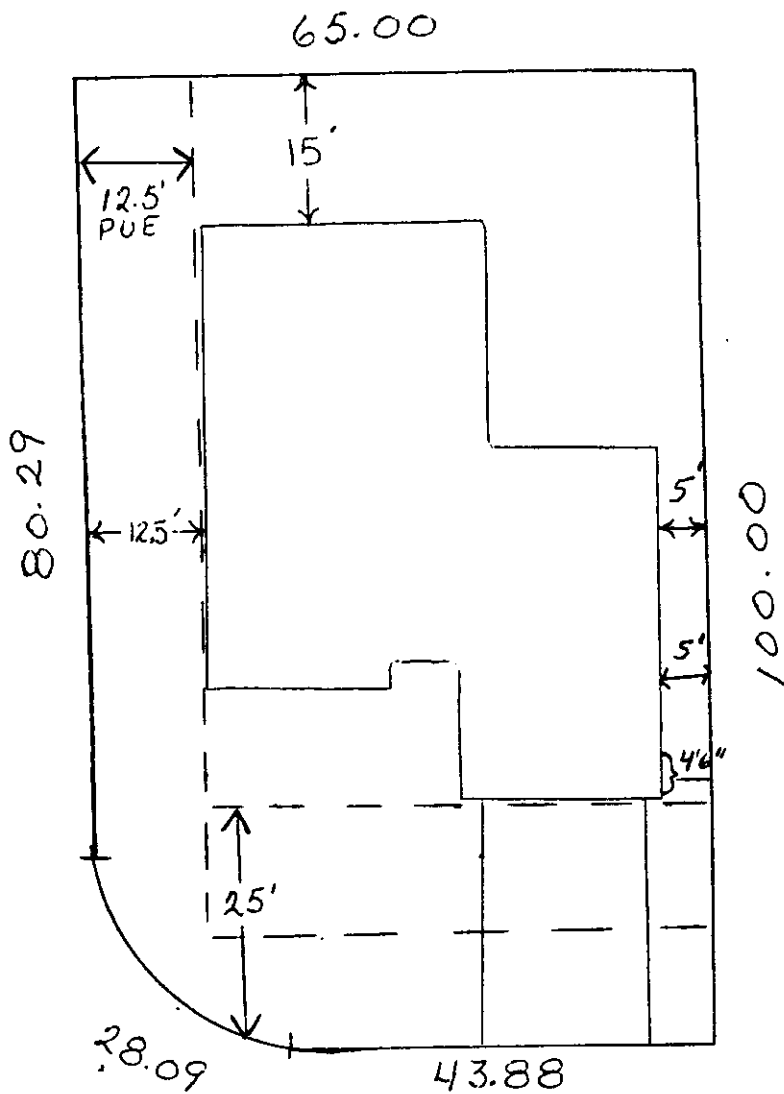
3. The project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance.
4. The proposed project is consistent with the General Plan and the 1984 North Sacramento Community Plan which designate the site Low Density Residential and Residential, respectively.



VICINITY MAP



LAND USE & ZONING MAP



702 Tailwind Drive

SUNRISE NORTHWIND II

LOT # 132

PLAN: 1587C ALT (R)

PARCEL # 237-50-4C

SCALE: 1' = 20' 0"

P89-030

1504

2-9-89

Item # 23