

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

APPLICANT: <u>Doreen Sinclair, 1800 P Street, Sacramento, CA 95814</u>			
OWNER: <u>Doreen Sinclair, 1800 P Street, Sacramento, CA 95814</u>			
PLANS BY: <u>Doreen Sinclair, 1800 P Street, Sacramento, CA 95814</u>			
FILING DATE: <u>February 25, 1991</u>	ENVIR DET.: <u>Exempt 15301 (F)((1))</u>	REPORT BY: <u>DIH</u>	
ASSESSOR'S PCL. NO. <u>006-0295-009</u>			

APPLICATION: Planning Director's Special Permit to expand a non-conforming structure on 0.05± developed acres in the Multi-Family (R-5) zone.

LOCATION: 1612 18th Street

PROPOSAL: The applicant is requesting the necessary entitlement to expand a non-conforming residential structure on 0.05± developed acres in the Multi-family (R-5) zone.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
Central City Community Plan Designation:	Multi Family
Existing Zoning of Site:	Multi family (R-5)
Existing Land Use of Site:	Single family residential

Surrounding Land Use and Zoning:

North:	Residential, R-5
South:	Residential, R-5
East:	Residential, R-5
West:	Residential, R-5

Property Dimensions:	40' x 60'
Property Area:	2400 sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Lot Coverage:	85%
Proposed Lot Coverage:	87.6%

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 40' x 60' interior lot developed with a two story single family residence in the Multiple Family (R-5) zone. The area in which the proposed project is located is characterized by large single family houses on small lots along the numbered streets and large lots with large single family houses facing the lettered streets. The lots adjacent to the proposed project lot are similar in size. The houses on the smaller lots cover the majority of the lot area. The area is zoned Multi-family; however, the majority of the houses in the area are large two

story single family residences. The General Plan designates the area as High Density Residential (30 + du/na) and the Central City Community Plan designates the area as Multi-family Residential.

B. Applicant's Proposal:

The applicant is requesting the necessary entitlement in order to create an egress from the rear of the house which would consist of a door off the kitchen leading onto a deck (7 feet by 8 feet 6 inches) with steps leading down to grade. The height of the deck from the grade level would be 5 feet 10 inches. The house has a high basement.

C. Staff Comments:

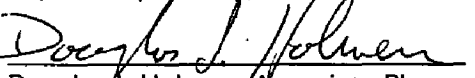
The proposed deck would be an expansion of a nonconforming structure by further exceeding the lot coverage. Staff has no objection to the increase in lot coverage. It is important that a second exit from the building be provided for safety reasons. The area where the deck is proposed to be located is in the sideyard area where there is an existing brick patio. Although the patio area is abutting the rearyard areas of two adjacent houses, it is secluded by trees, other landscaping and fencing. The deck and stairs would be unintrusive. The structure would maintain existing 5 foot rear yard and 5 foot side yard setbacks. Adequate open space will still be provided.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines, CEQA Section 15303 (e).

RECOMMENDATION: Staff recommends that the Planning Director's Special Permit be approved based on Findings of Fact which follow:

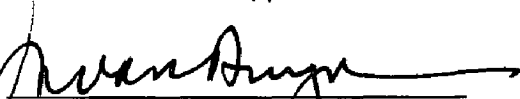
1. The project is based upon sound principles of land use in that the deck and stairs are compatible with other existing side and rearyard appurtenances in the area.
2. The deck and stairs will not be detrimental to the public health, safety or welfare, nor result in the creation of a public nuisance in that a second egress is provided from the single family dwelling.
3. Granting the variance does not constitute a special privilege extended to an individual property owner in that special permits would be granted for other property owners facing similar circumstances.
4. The project is consistent with the General Plan which designates the site High Density Residential (30 + du/na) and the Central City Plan which designates the site as Multi-family Residential.

Report Prepared by;


Douglas L. Holmen, Associate Planner

April 15, 1991
DATE

Recommendation Approved:


Marty Van Duyn, Planning Director

4/15/91
DATE