

January 15, 1979

CITY PLANNING DEPARTMENT

Planning Department - Variance

SUBJECT: Request for Planning Director's Variance (P-8486) to reduce a portion of the side yard setback from five feet to two feet, eight and one-half inches in order to construct a 700 square foot second-story addition to an existing dwelling.

LOCATION: 1810 Castro Way (Assessor Parcel No. 012-044-0300)

PROJECT INFORMATION


General Plan Designation:	Residential
Sutterville Heights Community Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single-family dwelling
Surrounding Land Use and Zoning:	
North:	Single-family and R-1
South:	Single-family and R-1
East:	Single-family and R-1
West:	Single-family and R-1

Property Dimensions: 44' x 105'-6" Area: 4,709.76 square feet

The applicant is proposing to construct a 20' x 35' (700 sq. ft.) second-story addition on to the center of the existing dwelling (see attached plan). The existing dwelling is within two-feet, eight and one-half inches of the side lot line, and the proposed addition will maintain the two-feet, eight and one-half inches side yard setback. This area will be used for family room, extra bedroom and bathroom. A total rear yard of 37 feet is provided (see attached plan), not including the detached garage.

EVALUATION

The subject site is a sub-standard 44'-6" x 105'-6" lot. The existing dwelling is currently within two-feet, eight and one-half inches of the side property line. The proposed addition is a logical extension of the existing house, and it will not significantly affect the adjacent dwelling to the west and east side. Staff has no objection to the request.

(1979) P-8486 

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ENVIRONMENTAL DETERMINATION

The project is exempt from Environmental Review pursuant to the State EIR Guidelines (CEQA, Section 15105a).

RECOMMENDATION

It is recommended that the Variance request be approved subject to the following conditions and findings of fact:

Conditions:

1. The new addition will be built as per plan submitted, and the owner got permission to have window on the west and east side of the new addition.
2. Rental of the additional unit area is prohibited.

Findings of Fact:

1. The request for the Variance does not constitute a special privilege in that the existing dwelling is within two-feet, eight and one-half inches from the westerly property line, and the site is a 44'-6" x 105'-6" sub-standard lot.
2. The Variance does not constitute a use variance in that single-family dwellings are permitted in the R-1 zone.
3. The granting of the Variance will not be injurious to the public welfare nor to the properties in the vicinity because it will not significantly change the characteristics of this area.
4. The proposed project is consistent with the 1974 City General Plan and 1965 Sutterville Heights Community Plan as indicated by the following:

The General Plan and Community Plan designate the site for Light Density Residential development.

REPORT PREPARED BY:

James I. Tanimoto

 James Tanimoto
 Assistant Planner

RECOMMENDATION APPROVED:

Ethan Browning, Jr.

 Ethan Browning, Jr.,
 Planning Director

JIT:bw

Attachments

000998

MAPLE PK. LOTS 19, 20 & 21, POR. AMD. PLAT MAPL
HOMELAND & SWANSTON PK. UNIT 1

2ND AVE

100 489	21	100 1	468
488	20	(2)	469
487	19	3	470
486	(18)	(4)	471
485	17	(5)	472
		(042)	
484	16	(6)	473
483	22	(7)	474
482		(8)	475
481	23	(9)	476
480	(13)	(10)	477
479	(12)	(11)	478

ST.

118	117	116	115	114	113	112	111	110	109
(1)	(2)	(3)	(4)	5	(6)	(7)	(8)	(9)	(10)
(27)	26	25			(21)	(20)	19		(18)
92	93	94	95	96	97	98	99	100	101
(7)	(8)	(9)			(10)				
		CASTRO		(28)	22				
(3)	(2)	1	(4)	(5)	(6)				
91	90		88	87	86	85	84	83	82
1	2		(4)	5	6	(7)	8	9	
(27)	(30)	25	(24)	23	22	(21)	(20)	(19)	
62	63	64	65	66	67	68	69	70	71
(11)	(12)	(13)	(14)	(15)	(16)				

18th

CARAMAY

WAY

560	561	562	563
(8)	(9)	(10)	11
(48)	47		46
333	334	335	336

61	60	59	58	57	56	55	54	53	52
(13)	14	(15)		(16)	(17)	18	19	20	21
	44	(045)	41	40	(39)	(38)	(37)	(36)	(35)
	43	42							12
	39	37	36	35	34	33	32	31	

SP-1
A-M-P

1" = 100'

HARKNESS ST

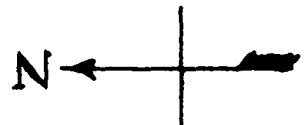
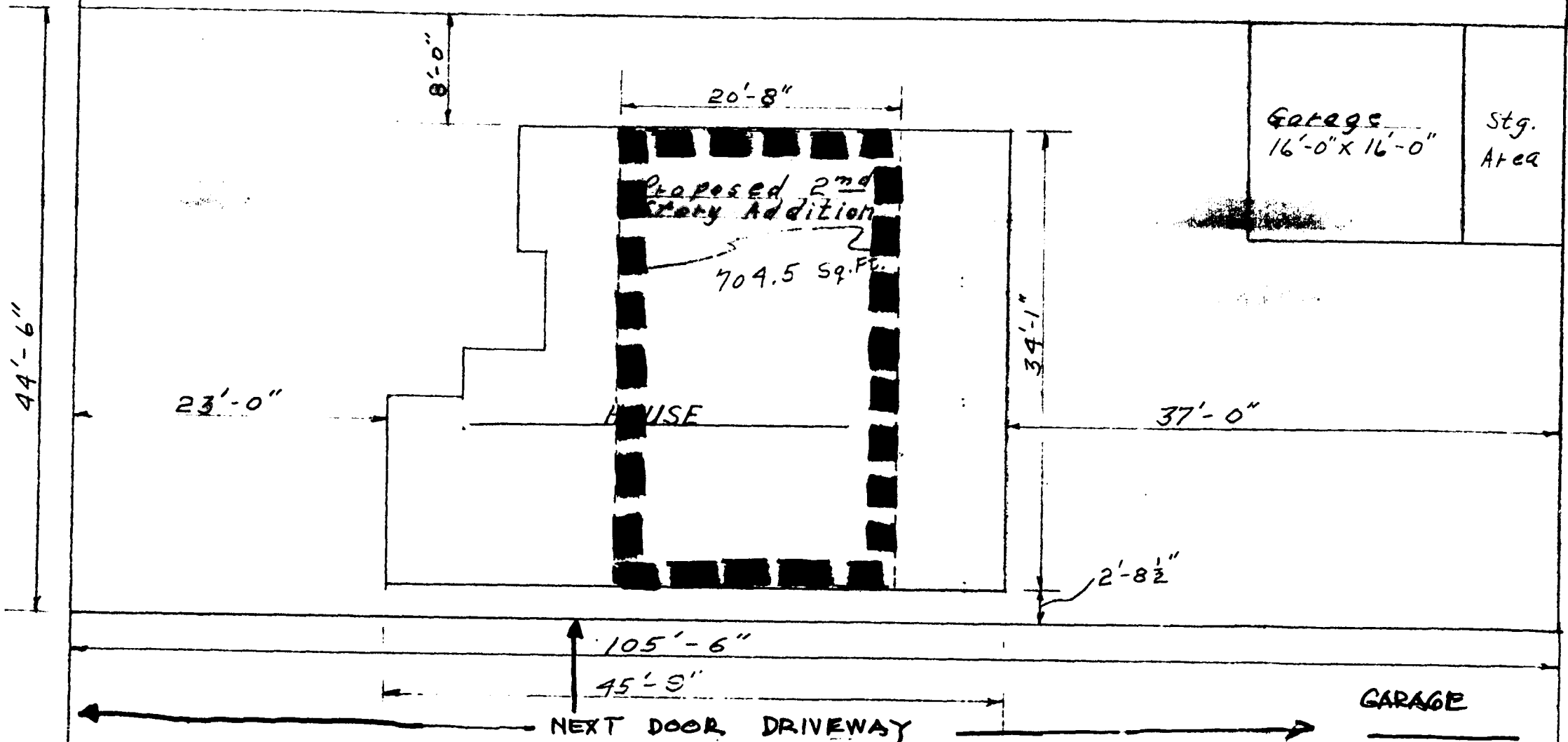
18th ST

08

NOTE—Assessor's Block Numbers S
Assessor's Parcel Numbers S

CASTRO WAY

000999



PLOT PLAN

DAVE MORI 1810 CASTRO WAY
 SACRAMENTO CALIF.
 LOT No.

Proposed 2nd Story Addition
 Date: 10-20-78 Scale: 1"=10'-0"

13'-2"

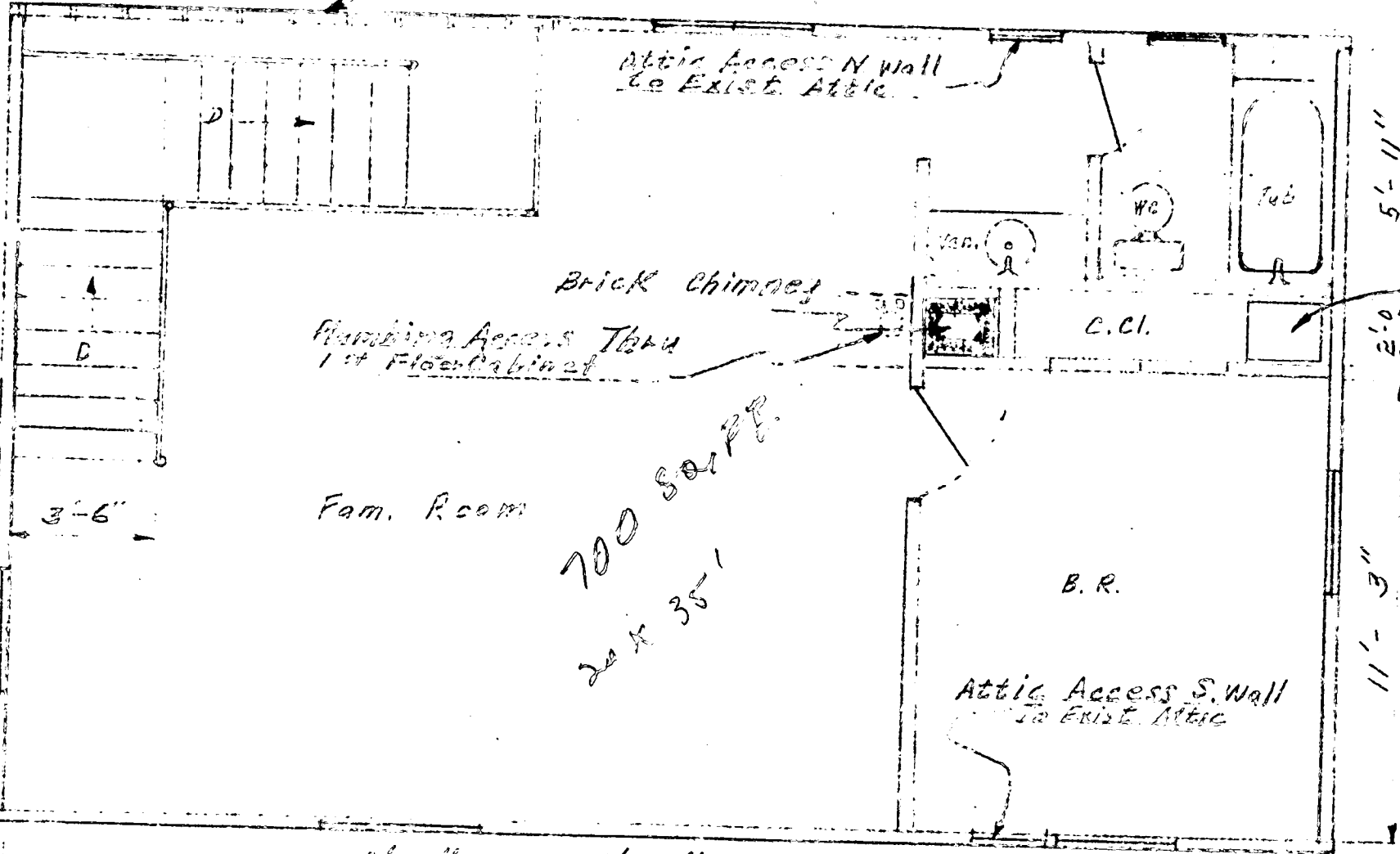
North Wall Cut out

2'-8"

4'-0"

8'-6"

2'-0" 3'-0"



New Attic Access

15'-5"

20'-0"

3'-8" 3'-0" 2'-9"

3'-6"

4'-0"

11'-0"

3'-9"

3'-6"

3'-6"

13'-1"

10'-3"

10'-8"

5'-11"

2'-0"

11'-3"

000991

Floor Plan - Second Story (Proposed)

10"