

PLANNING DIRECTOR'S VARIANCE
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Ronald Vrilakas & Margaret Gillespie, 2320 A K Street, Sacramento, CA 95816		
OWNER Ronald Vrilakas & Margaret Gillespie, 2320 A K Street, Sacramento, CA 95816		
PLANS BY Ronald Vrilakas & Margaret Gillespie, 2320 A K Street, Sacramento, CA 95816		
FILING DATE December 17, 1990	ENVIR. DET. Negative Declaration	REPORT BY SLY
ASSESSOR'S PCL. NO. 006-0296-013		

APPLICATION:

- A. Negative Declaration
- B. Planning Director's Variance to reduce the required rear yard setback from fifteen feet to twelve feet on 0.50 ± vacant acres in the Residential-Office, (R-O) zone.
- C. Planning Director's Variance to reduce the required side yard setback from five feet to three feet.
- D. Planning Director's Variance to encroach 1.5 feet more than the allowable four feet into the required six foot front yard setback.
- E. Planning Director's Variance to allow the finished floor height increased from two feet to 6.5 feet.

LOCATION: 1714 18th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 1,500 square foot single family residence on a substandard lot.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial/Warehouse
1980 Central City	
Community Plan Designation:	Residential-Office
Existing Zoning of Site:	R-O
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family, R-O
South:	Light Rail tracks and Commercial, C-4
East:	Commercial, C-4
West:	Vacant, R-O

Setbacks	Required	Provided
Front:	6'	8'
Side(North):	5'	3'
Side(South):	5'	7'
Rear:	15'	12'

Property Dimensions:	40 feet x 50 feet
Property Area:	0.44 <u>±</u> acres
Square Footage of Building:	1,500 square feet
Height of Building:	39 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood Siding
Roof Material:	Composition shingle

APPLC. NO. P90-480

000526

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 40 foot by 50 foot parcel in the Residential-Office, (R-O) zone. The site is currently vacant. The General Plan designates the subject site as Heavy Commercial/Warehouse and the 1980 Central City Community Plan designates the site as Residential-Office. The surrounding land use and zoning for the subject site are single family, zoned R-O to the north; light rail tracks and commercial, zoned C-4 to the south; commercial, zoned C-4 to the east; and vacant, zoned R-O to the west.

B. Applicant's Proposal

The applicant is proposing to construct a 1,500 square foot, Victorian style, two story single family residence on the subject site. The project utilizes a lot that is substandard in size and qualifies as an infill site (see Exhibit A).

C. Staff Analysis

Staff has no objections to the applicant's request. The parcel is a very small, substandard lot adjacent to light rail tracks. Previously, there was a multi-family wood residence on the site that was built in the early 1900's and was demolished approximately five years ago. The applicant proposes to construct a Victorian style, two story single family dwelling on the subject site (see Exhibits B and C). The proposed design for the house is similar to the adjacent residential properties to the north. Allowing the north sideyard setback to be reduced to three feet will permit the south side yard setback to be seven feet, thus creating a larger buffer for the residence from the adjacent light rail tracks. There is adequate space between the proposed project and the existing adjacent house. The new structure will be 10.5 feet from existing house. The applicant is also requesting a reduction of the rear yard setback from the required 15 feet to 12 feet. Staff supports this reduction because the lot is a substandard in size.

The applicant proposes to locate a parking space for the house off the alley to the rear of the house. A garage survey reflects 72 percent of the neighboring residential properties do not have a garage. According to the Zoning Ordinance no garage is required if 50 percent or greater of the residential properties within a 1000 foot of the subject site do not have a garage. Therefore, no garage is required for the proposed residence. Staff requires that the parking pad meet the requirements found in Section 6 of the Zoning Ordinance, including size and paving requirements.

The proposed design indicates stairs which encroach 1.5 feet more than the allowable four foot encroachment into the front yard setback. This design is in keeping with the style of the residential properties in the vicinity which also have stair landings that project well into the front yard setback. The elevated floor is also similar in design to the adjacent Victorian style residences. A Variance is necessary in order for the floor to be constructed at six feet-six inches above grade because the Zoning Ordinance requires a finished floor height of not greater than two feet.

The subject site is in the Central City which requires Design Review/Preservation Board staff review and approval of the project. All the adjacent property owners have been notified and staff has received no opposition to the project.

Staff supports the approval of the Planning Director's Variances in that the proposed house is compatible with the existing adjacent residential properties; the project proposes development of a qualifying infill and substandard parcel; and the project will not negatively affect the other land uses in the area.

D. General and Community Plan Consistency Issues

The proposed single family dwelling is located on 18th Street next to the alley, adjacent to the Light Rail Transit line between Q and R Streets. It is at the end of a half block of single family homes situated on the west side of 18th Street and would complete the development of the half block at the same scale and density as the rest of the block. Thus, the project is fully compatible and in keeping with the other houses.

The site is currently designated Heavy Commercial Warehouse in the General Plan. Since the subject site is located in the "R" Street Corridor and is designated Residential-Office in the Central City Community Plan; the Community Plan supersedes the General Plan. The City Council approved the Planning Commission's recommended land use plan for the "R" Street Corridor on January 9, 1991. The site is designated Residential Mixed-Use in the "R" Street Corridor land use plan. The proposed project is consistent with the intent of the City Council to support new housing development in the Central City.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.
- B. All joints in exterior walls shall be grouted or caulked airtight.
- C. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- D. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- E. Windows must have a minimum STC rating of 28 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- F. Sliding glass doors must carry an STC rating of 28 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
- G. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- H. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation of construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

RECOMMENDATION: Staff recommends approve the Planning Director take the following actions based upon the findings of fact which follow.

- A. Ratify the Negative Declaration.
- B. Approve the Planning Director's Variance to reduce the required minimum rear yard setback from fifteen feet to twelve feet.
- C. Approve the Planning Director's Variance to reduce the required minimum side yard setback from five feet to three feet.
- D. Approve the Planning Director's Variance to encroach 1.5 feet more than the allowable four feet into the required six foot front yard setback.
- E. Approve the Planning Director's Variance to allow the finished floor height increased from two feet to 6.5 feet.

Conditions:

- 1. The applicant shall revise the site plan to indicate a parking pad and driveway which meets the requirements found in Section 6, of the Zoning Ordinance, including size and paving requirements prior to issuance of building permits.
- 2. The size, style, and location of the house on the site shall conform to the plans submitted.
- 3. The proposed project shall be reviewed and approved by the City Design Review/Preservation Board staff prior to issuance of building permits.
- 4. The applicant shall obtain all necessary building permits prior to commencing construction.
- 5. The applicant shall comply with the mitigation measures of the Negative Declaration which include:
 - 1) The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.
 - 2) All joints in exterior walls shall be grouted or caulked airtight.
 - 3) Window or through-the-wall ventilation and air conditioning units shall not be permitted.
 - 4) All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
 - 5) Windows must have a minimum STC rating of 28 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
 - 6) Sliding glass doors must carry an STC rating of 28 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
 - 7) Exterior entrance doors should have a minimum STC rating of 30. They must include complete

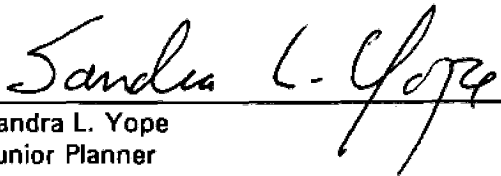
perimeter door seals.

- 8) If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation of construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

Findings of Fact:

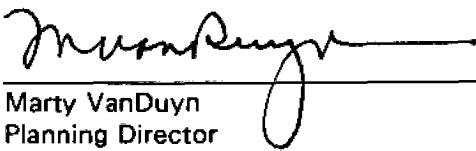
1. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances with substandard lots.
2. Granting the variance request does not constitute a use variance in that a single family residence is allowed in the Residential-Office, (R-O) zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed project is compatible in size and style with the adjacent residential properties;
 - b. there is adequate space between the proposed house and the existing adjacent house in that there will be 10.5 feet between buildings;
 - c. adequate off-street parking will be provided;
 - d. the proposed house will meet fire and building code requirements; and
 - e. the proposed project will permit development of a vacant parcel that qualifies as an infill site.
4. The project is consistent with the Central City Community Plan which designates the site as Residential-Office and the City Council's intention for residential development in the "R" Street Corridor.

Report Prepared By:

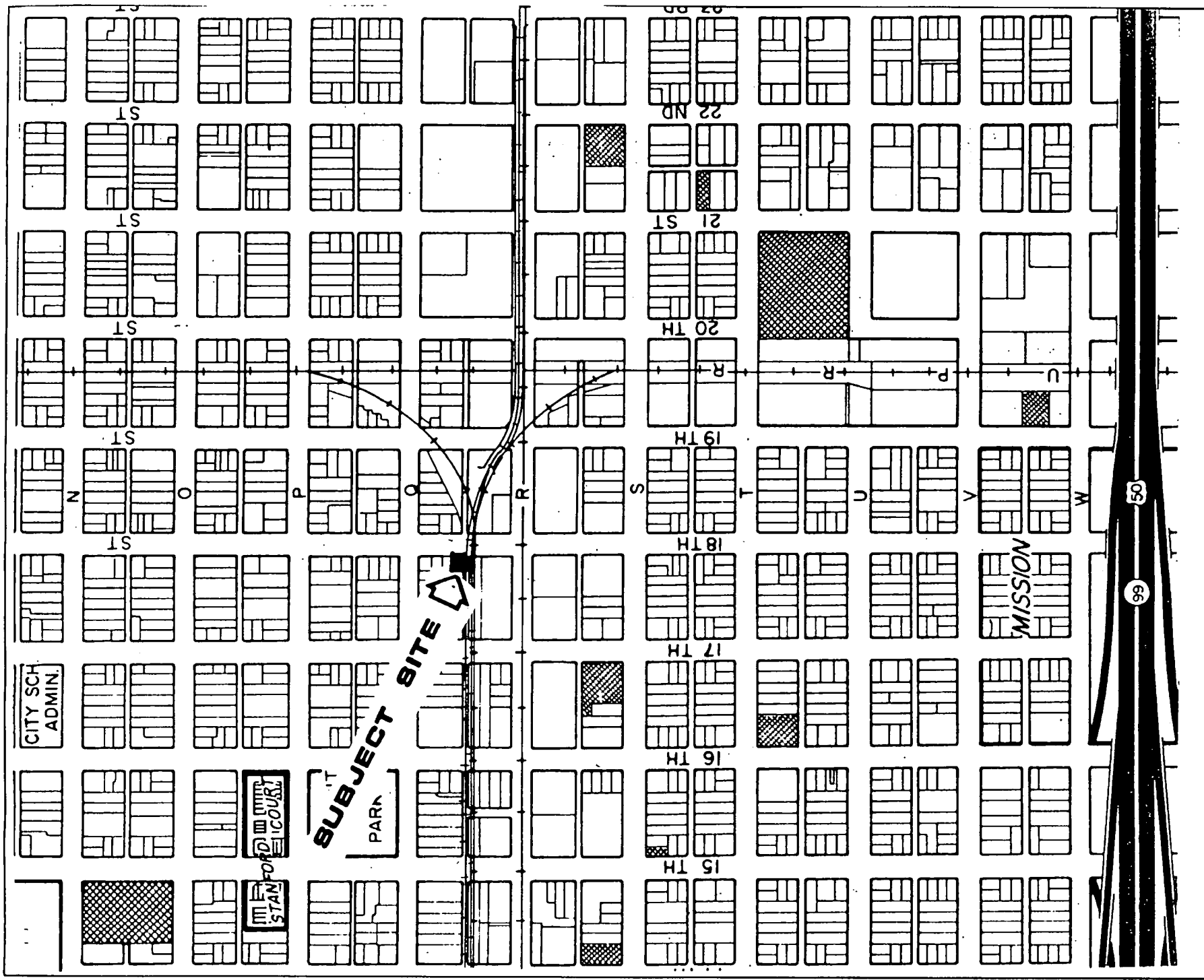

Sandra L. Yope
Junior Planner

6 Mar 91
Date

Recommendation Approved By:


Marty VanDuyn
Planning Director

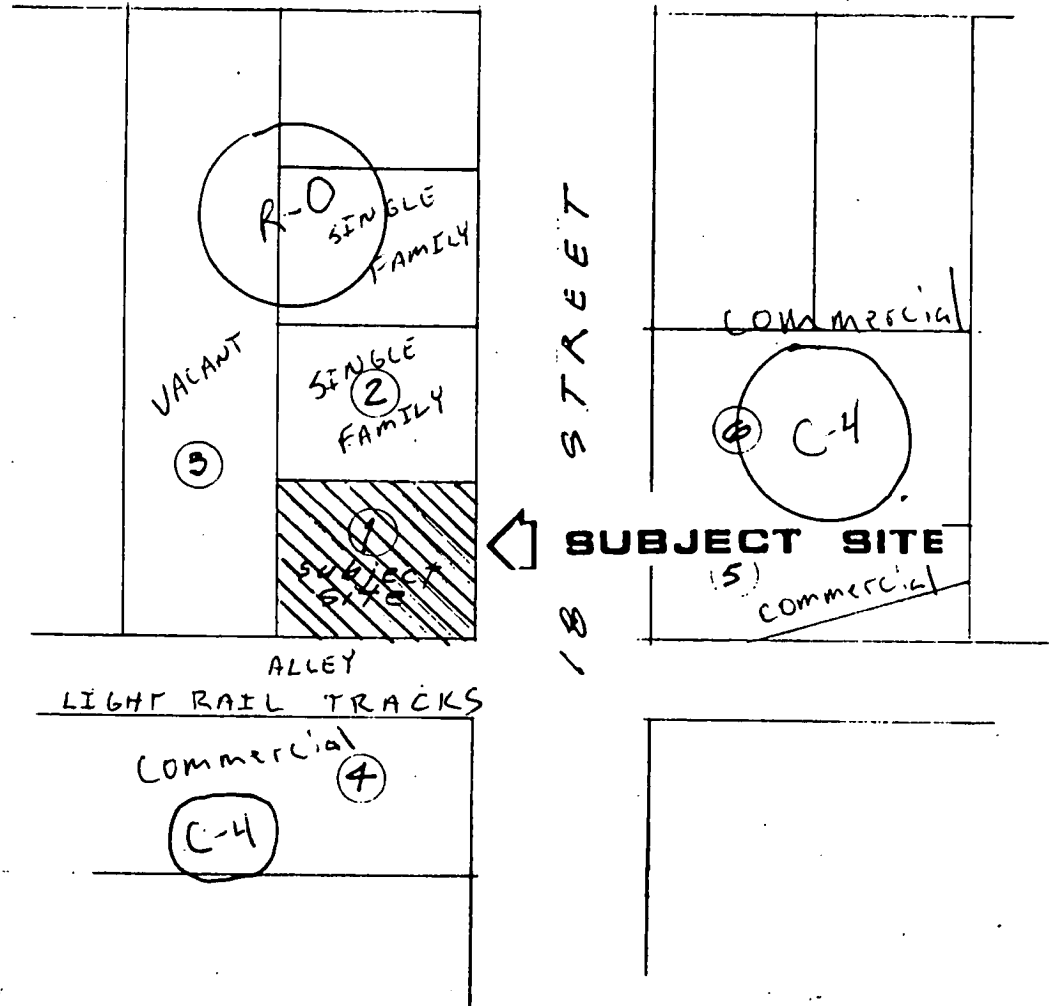
6 MAR 91
Date



VICINITY MAP

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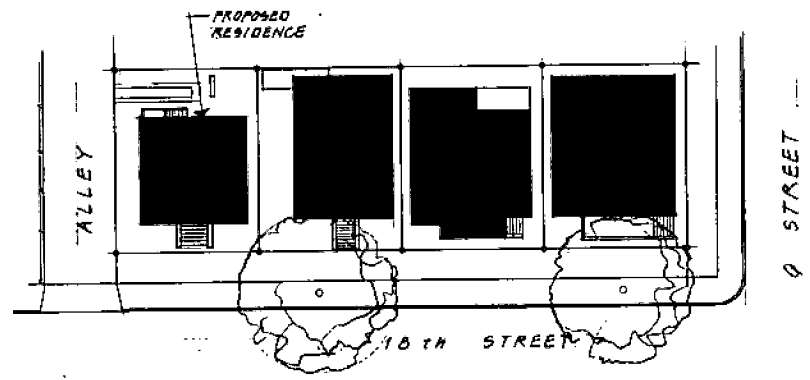
Q STREET



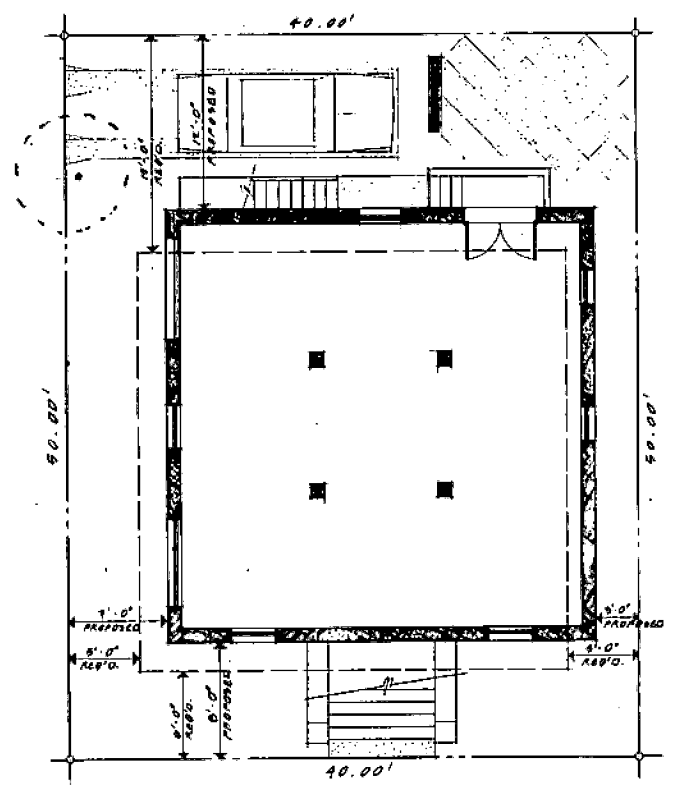
ADJACENT MAP

LAND USE & ZONING MAP

P90-480



SITE
CONTEXT



BASEMENT /
SITE
PLAN

GILLESPIE
VRILAKAS
RESIDENCE

1714 18th ST.
SAC., CA
95814

EXHIBIT - A

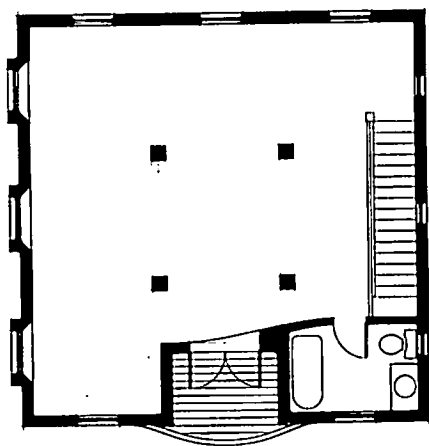
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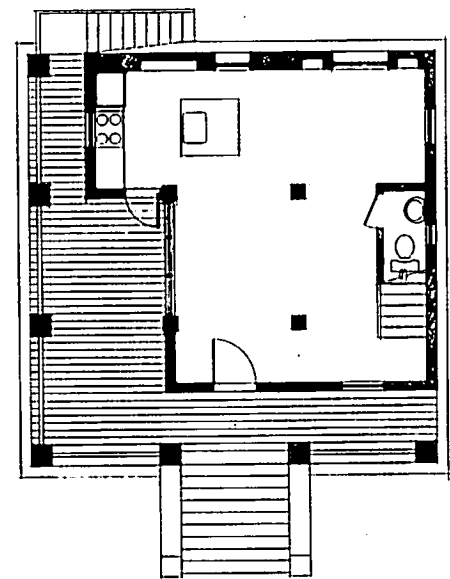
GILLESPIE
VRILAKAS
RESIDENCE

1714 18th ST.
SAC., CA
95814

EXHIBIT - B



UPPER
FLOOR
PLAN



LOWER
FLOOR
PLAN



P90-480



NORTH



EAST • 18th ST.



WEST



SOUTH • ALLEY



GILLESPIE
VRILAKAS
RESIDENCE

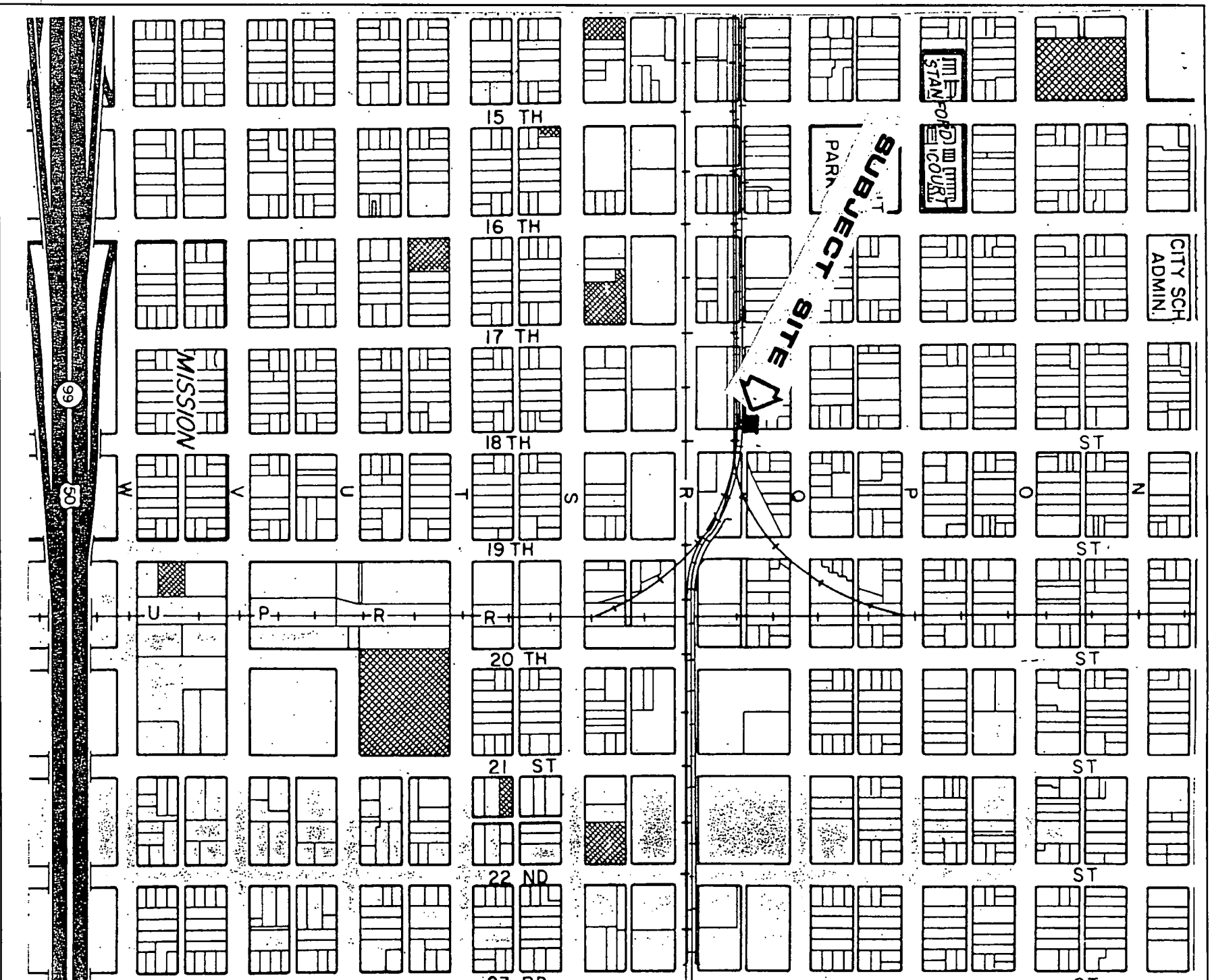
1714 18th ST.
SAC., CA
95814

EXHIBIT - C

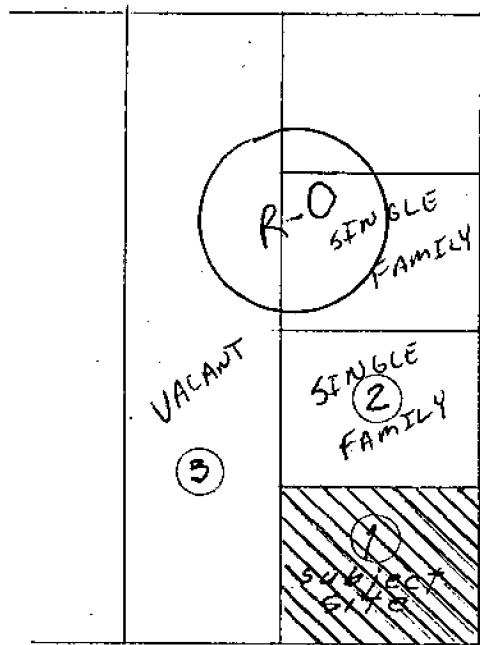
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VICINITY MAP

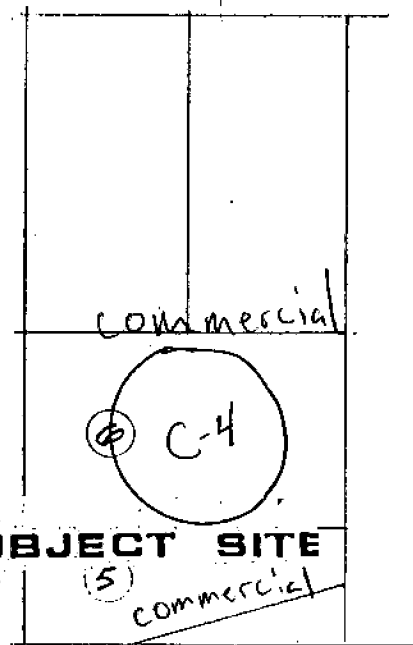
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Q STREET



18 STREET



SUBJECT SITE

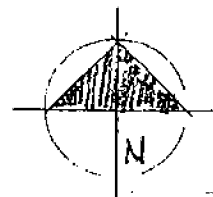
ALLEY
LIGHT RAIL TRACKS

Commercial 4

C-4

ADJACENT MAP

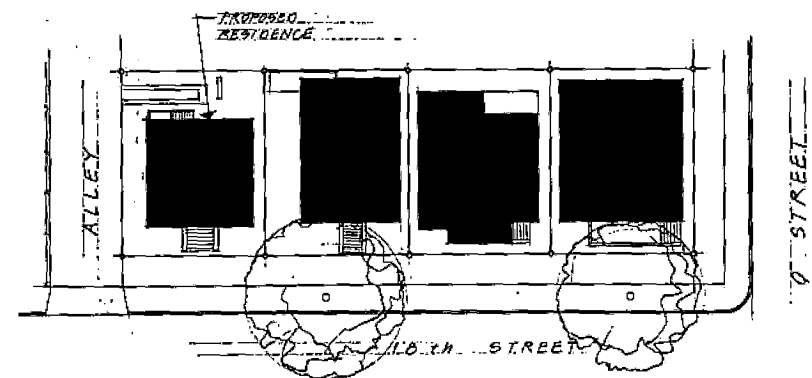
0 50' 1" = 50'



LAND USE & ZONING MAP

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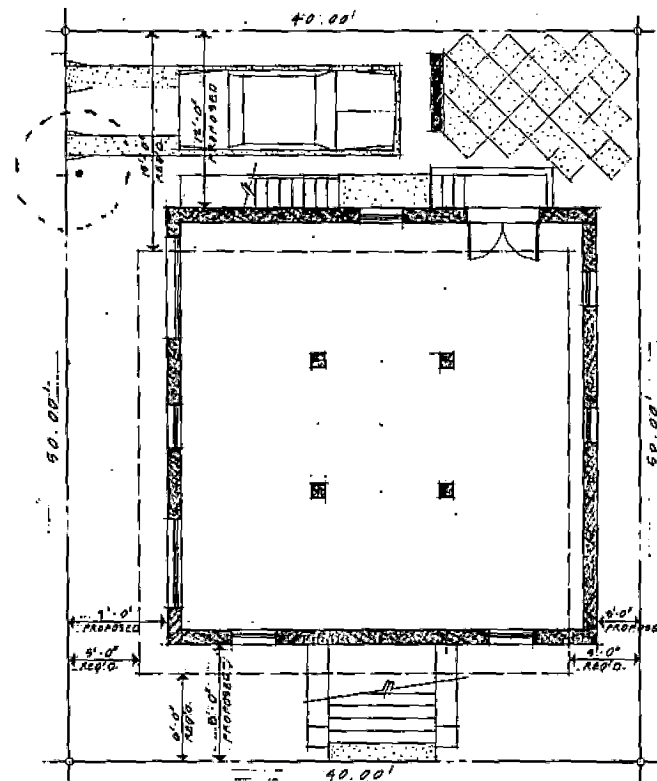
P90-480



SITE
CONTEXT



000539



BASEMENT /
SITE
PLAN



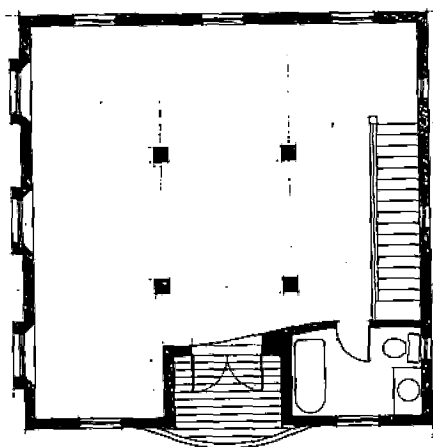
GILLESPIE
VRILAKAS
RESIDENCE

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SAC., CA
95814

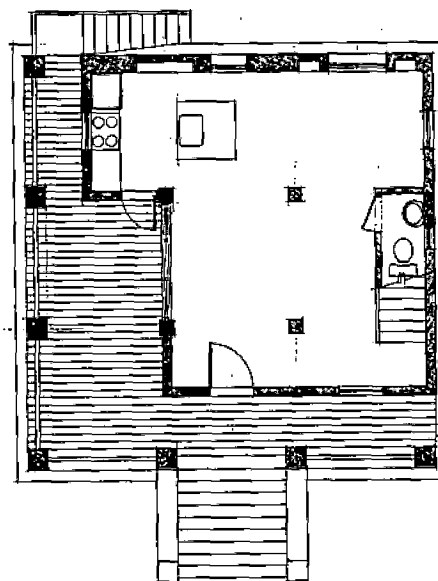
EXHIBIT - A

890-480

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UPPER
FLOOR
PLAN



LOWER
FLOOR
PLAN

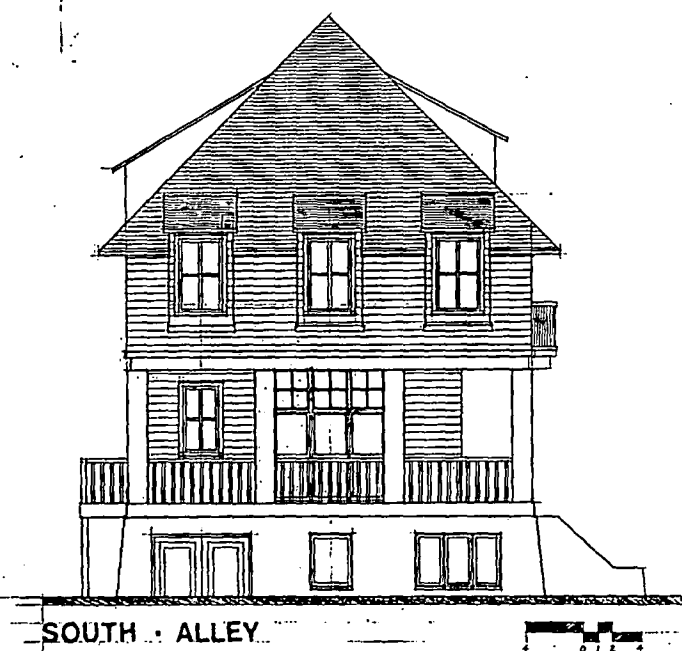
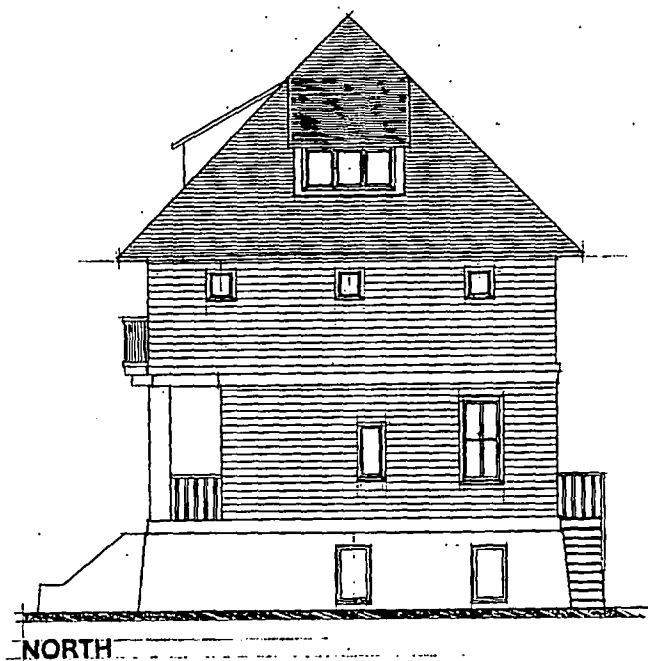


GILLESPIE
VRILAKAS
RESIDENCE

1714 18th ST.
SAC., CA
95814

FAMILY - D

P90-480



GILLESPIE
VRILAKAS
RESIDENCE

1714 18th ST.
SAC., CA.
95814

EXHIBIT - C

3

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