

REPORT AMENDED BY CPC 9-10-87
CITY PLANNING COMMISSION

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

APPLICANT	R. Bruce Van Dover, P O Box 2151, Sacramento, CA 95810		
OWNER	R. Bruce Van Dover, P O Box 2151, Sacramento, CA 95810		
PLANS BY	Lex Coffroth, 1126 18th, Sacramento, CA 95814		
FILING DATE	6/19/87	ENVIR. DET.	Ex. 15303b; 15305a
ASSESSOR'S-PCL. NO.	002-163-25	REPORT BY	EG/vf

- APPLICATION:
- A. Special Permit to allow an infill density bonus of one unit.
 - B. Variance to encroach into required front yard by 18 inches with bay windows.
 - C. Variance to allow a trash enclosure in required rear yard.
 - D. Variance to exceed 50 percent lot coverage by 2 percent.
 - E. Variance to encroach into a required side yard by 18 inches with bay windows.

LOCATION: 619 13th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a five unit apartment.

PROJECT INFORMATION:

1974 General Plan Designation:	High density residential
1980 Central City Community Plan Designation:	Multiple family
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Apts.; R-3A	Front:	10.3'	10.3'
South: Apts.; R-3A	Side(Int):	5'	5' min.
East : Apts.; R-3A	Rear:	15'	15'
West : Apts.1F; R-3A			

Parking Required:	5 Spaces
Parking Provided:	5 Spaces
Property Dimensions:	60' x 80'
Property Area:	0.11+ acre
Density of Development:	45.5 d. u. per acre
Square Footage of Building:	6,566 gross sq. ft.
Height of Building:	37.5 ft.
Topography:	Flat
Street Improvements:	Existing

APPLC. NO. P87-288 MEETING DATE: August 13, 1987 ITEM NO. 8

8-27-87
9-10-87

Utilities:	Available to site
Exterior Building Materials:	Cement plaster
Roof Material:	Asphalt Shingle

PROJECT EVALUATION: Staff has the following comments regarding this project:

- A. The subject site consists of a 0.11 acre lot which is zoned Multiple Family (36 du/ac)-R-3A. The General Plan designates the site for high density residential and the 1980 Central City Plan designates the site for multiple family uses. Surrounding uses are predominantly multiple family apartments.
- B. The applicant is requesting an infill density bonus of one unit for a total of five units on the site. In addition, variances are being requested to allow projections in the front and side yard setbacks, to allow a trash enclosure in the rear yard setback and to exceed the 50 percent lot coverage. Staff has reviewed this request and has concerns and comments which follow:

1. The infill development regulations are "intended to encourage the development of infill sites which would normally not occur due to economic or physical site constraints." The key here is that a site must be constrained either economically or physically. Infill regulations were adopted so as to encourage development in areas that had been passed over or where lots were of a shape or size to make standard development impractical (eg., Woodbine, Gardenland, etc.). If this were not the case, any vacant lot in any area of the City from Land Park to North Natomas would be eligible for density increases.

Staff does not find the Central City as an area needing density bonuses to attract development. The City has routinely approved projects on lots at the allowed densities. There has been at least five projects approved in the last year without density increases. Approval of this request would set a poor precedence for future projects.

2. The subject site is zoned so that four units (36 units per acre) would be the maximum allowed on this lot. The site originally had two dwellings but these have since been demolished. The site was also rezoned to R-3A in 1980 after the adoption of the Central City Plan to reduce the residential densities in the area to a more acceptable level. Approval of this project would contradict past actions to improve the living environment in the community.
3. The applicant is requesting a 25 percent density bonus which would increase the density from 36 units per acre to a density of 45 du/na. Based upon the number of units proposed (five) divided by the size of the lot (0.11 ac), the applicant would exceed the density bonus (45.5 du/na) even if the site did qualify for infill development.

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4. The applicant's proposal, while architecturally acceptable, is out of scale for the size of the lot. The proposal would overbuild the site in that it would exceed the 50 percent lot coverage, trash enclosures would be located in the required rear yard setback and bay windows would encroach into both front and interior setbacks. No unique circumstances exist which prevent the applicant from constructing a structure that would comply with all applicable setback regulations.

- C. The proposal has been reviewed by the Traffic Engineer, Public Works, Fire Department, and Alkali Flat PAC. The following comments were received:

Traffic

Detailed plans for wall at 13th Street and alley must provide visibility to the satisfaction of the Traffic Engineer.

Public Works

TV sewer in alley and repair if needed.

Alkali Flat PAC

The Alkali Flat PAC has reviewed the project and recommends approval, although the site is located adjacent to but outside the Alkali Flat boundary.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sections 15303b, 15305a).

RECOMMENDATION: Staff recommends the following action:

- A. Deny the special permit to allow an infill density bonus based on Findings of Fact which follow.
- B. Deny the variance to encroach into required front yard based on Findings of Fact which follow.
- C. Deny the variance to allow a trash enclosure in the required rear yard based on Findings of Fact which follow.
- D. Deny the variance to exceed the 50 percent lot coverage based on Findings of Fact which follow.
- E. Deny the variance to encroach into a required rear yard based on Findings of Fact which follow.

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Findings of Fact (See Findings Below For Approval)

1. The variances would be a special privilege extended to one individual property owner in that:
 - a. No unique circumstances or hardships exist.
 - b. The site does not qualify as an infill site since no economic or physical site constraints exist.
2. Granting the variances would be detrimental to public health, safety or welfare or result in the creation of a nuisance in that, minimum setbacks and open space will not be provided.
3. The proposed development can be redesigned to comply with all minimum applicable standards for height lot coverage and setbacks.
4. The density bonus is inconsistent with the Central City Plan's goal to make the residential areas a more livable place through application of appropriate density levels.

Findings of Fact - Project Approval

1. The variances would not be a special privilege extended to one individual property owner in that:

Unique circumstances exist.
2. Granting the variances would not be detrimental to public health, safety or welfare nor result in the creation of a nuisance in that setbacks and adequate open space will be provided.
3. The proposed development has been designed to compliment existing development in the area.
4. The density bonus is consistent with the Central City Plan's goal to make the residential areas a more livable place through application of appropriate density levels in that:
 - a. The Washington neighborhood has experienced little new construction of housing in recent years.
 - b. The site has been in non-use for at least ten years.
 - c. The design of the project compliments the historic preservation district and ~~existing older homes.~~

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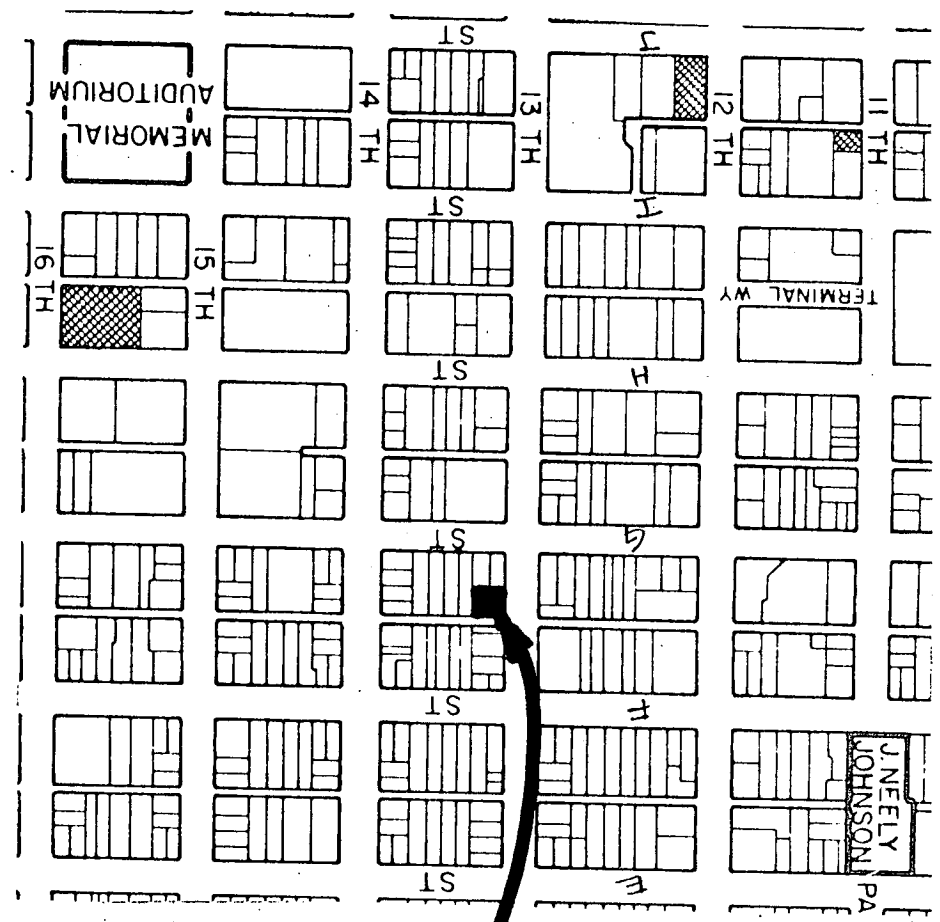
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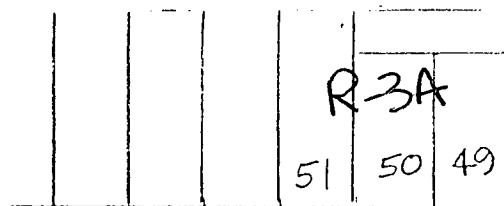
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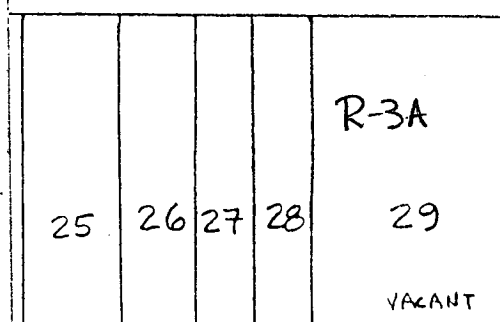
VICINITY MAP



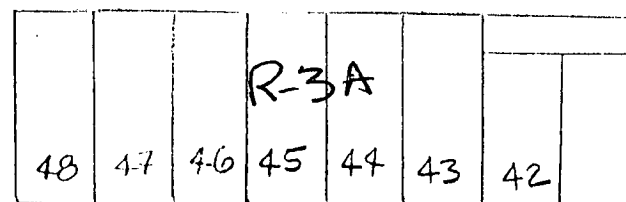
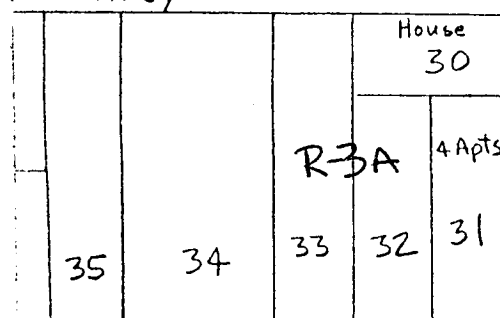
SUBJECT SITE



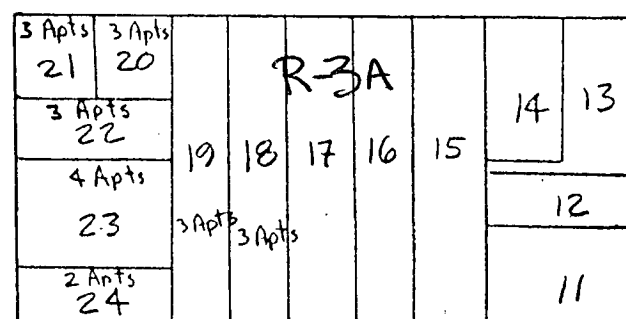
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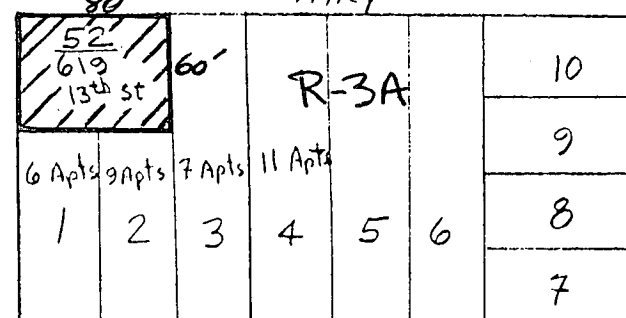


13th Street

14th Street

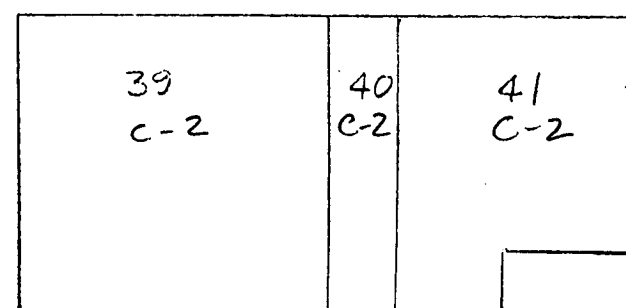
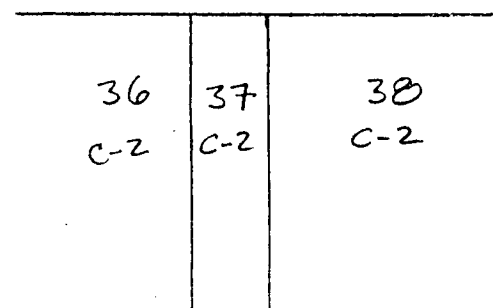
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Alley



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Street



All lots zoned R-3A except as noted

LAND USE & ZONING MAP

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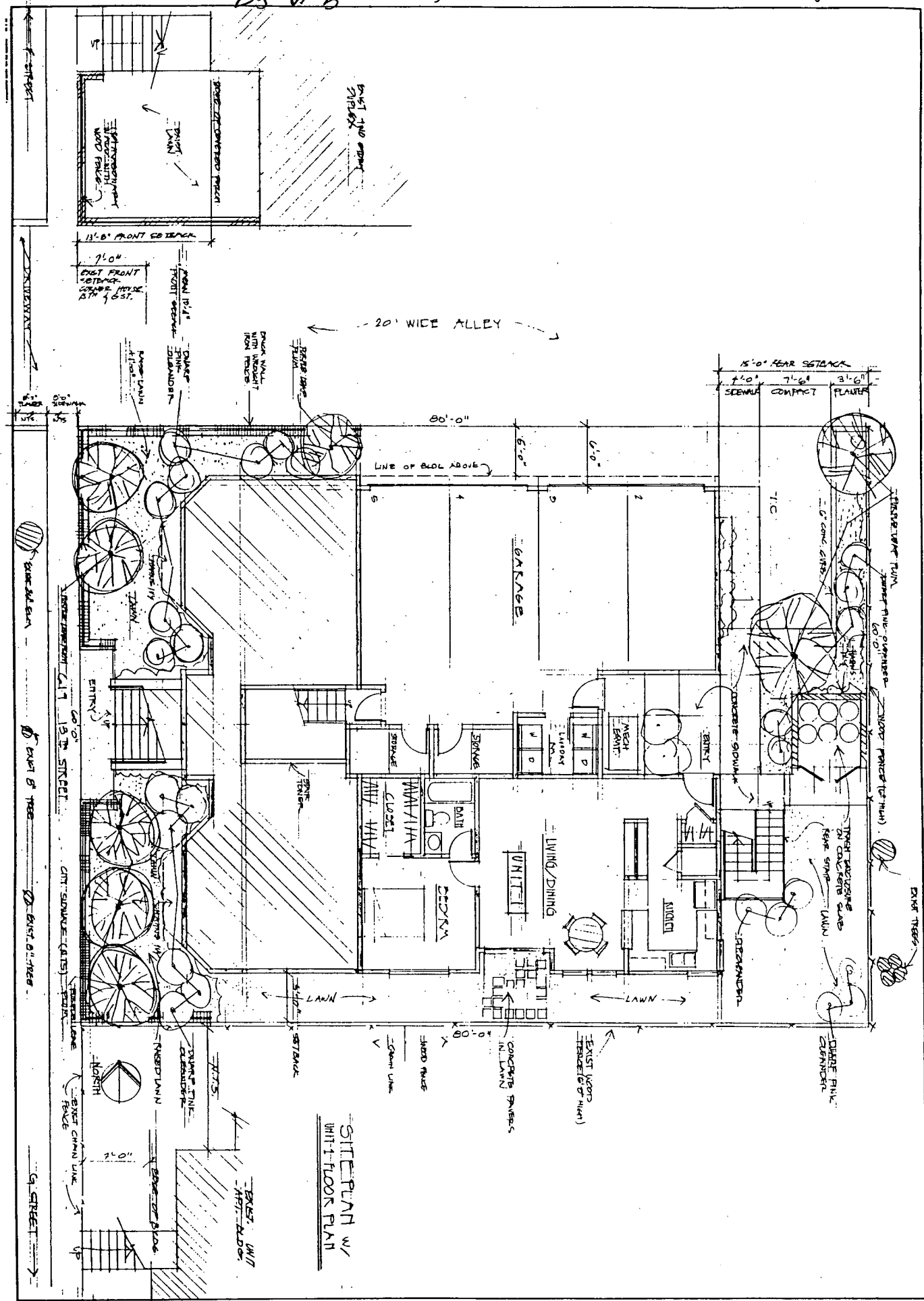
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8' 8" 1/2

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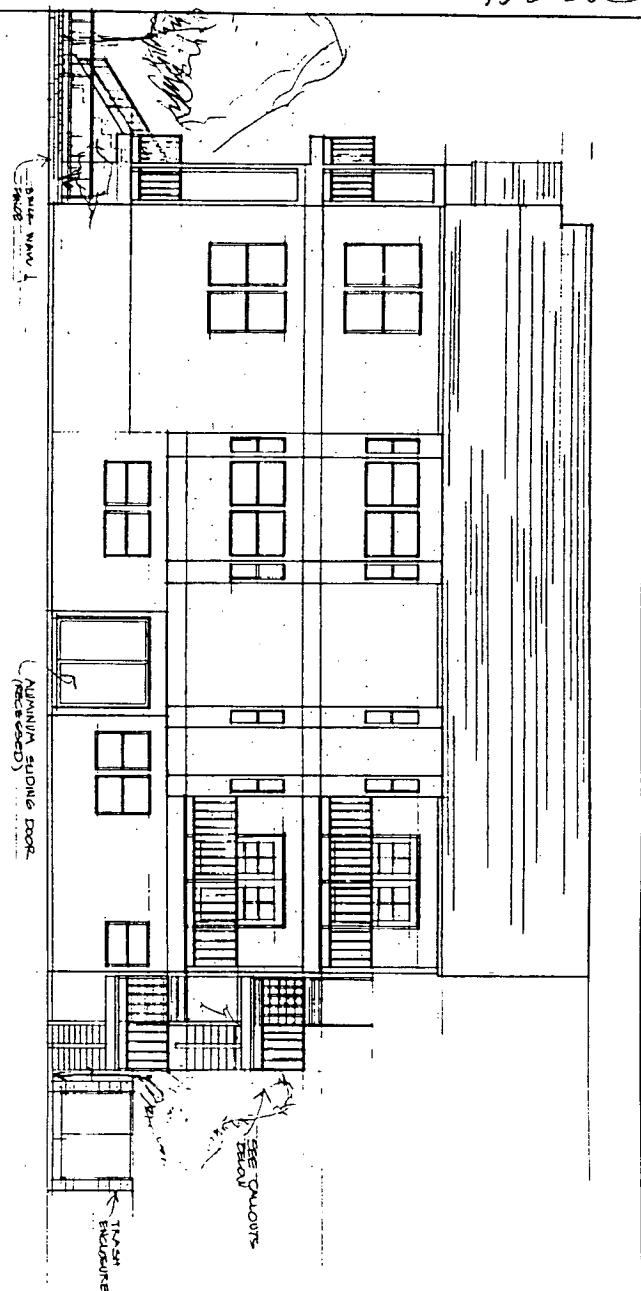
<p>5 UNIT APT. BLDG 619 13TH STREET SAC, CA.</p>	<p>OWNER: DANCE VAN DOVER</p>	<p>LEX COFFROTH AIA ARCHITECT 1126 18TH ST. SAC, CA. 95811 (916) 442-2262</p>
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Architectural drawings of a three-story building, including a side elevation, a front elevation, and a street elevation. The side elevation shows a gabled roof, a chimney, and a porch. The front elevation shows a symmetrical facade with a central entrance and two side wings. The street elevation shows the building's profile along a street with a sidewalk and a streetcar. Annotations include 'SIDE ELEVATION', 'FRONT ELEVATION', 'STREET ELEVATION', 'CHIMNEY', 'PORCH', 'STREETCAR', 'SIDE WING', 'FRONT WING', 'STREET', 'SIDE WING', 'FRONT WING', 'STREET'.

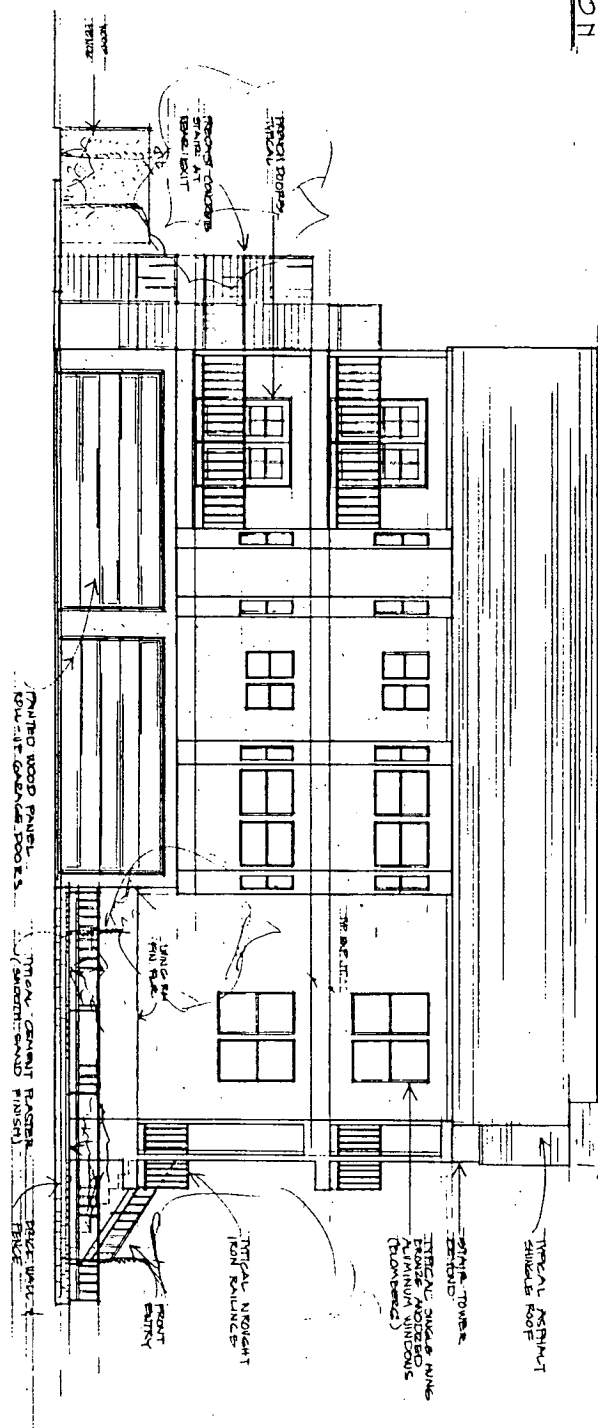
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3 UNIT APT BLDG.
619 13TH STREET
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LEX COPFROTH NA
ARCHITECT

1126 18th St. SAC. CA 95014 (916) 443-3262

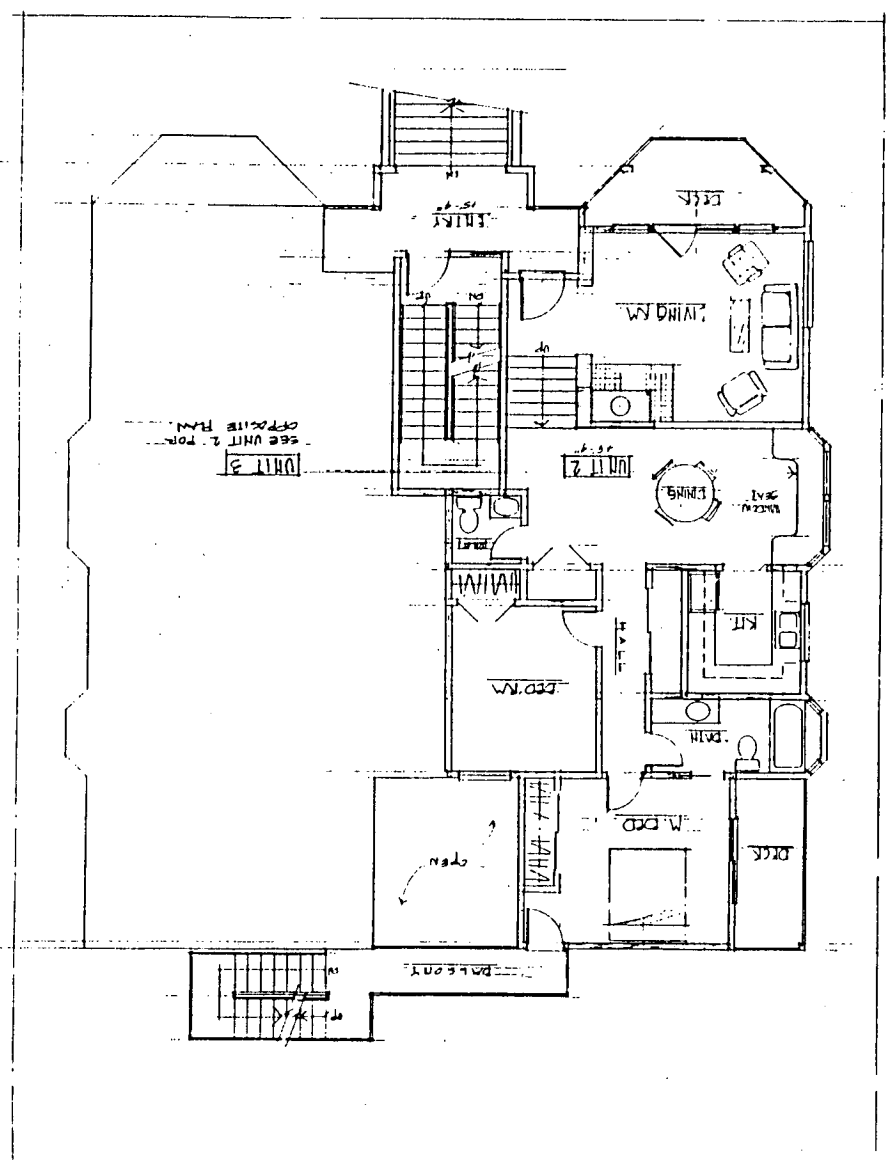
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SECOND FLOOR PLAN



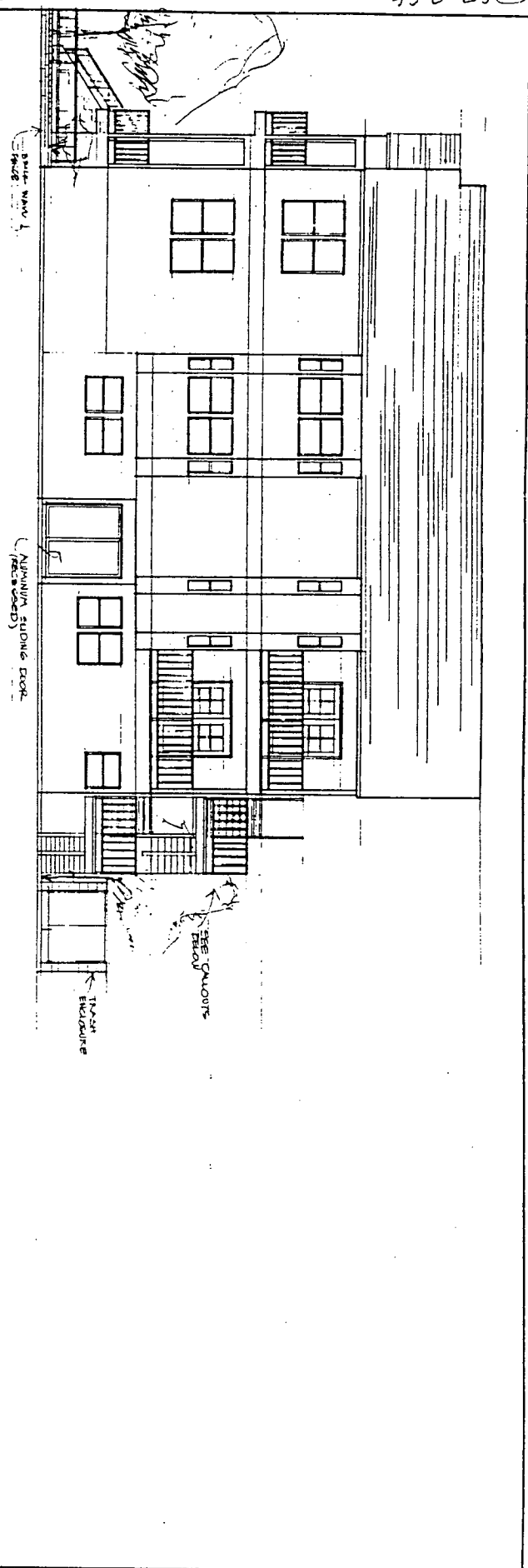
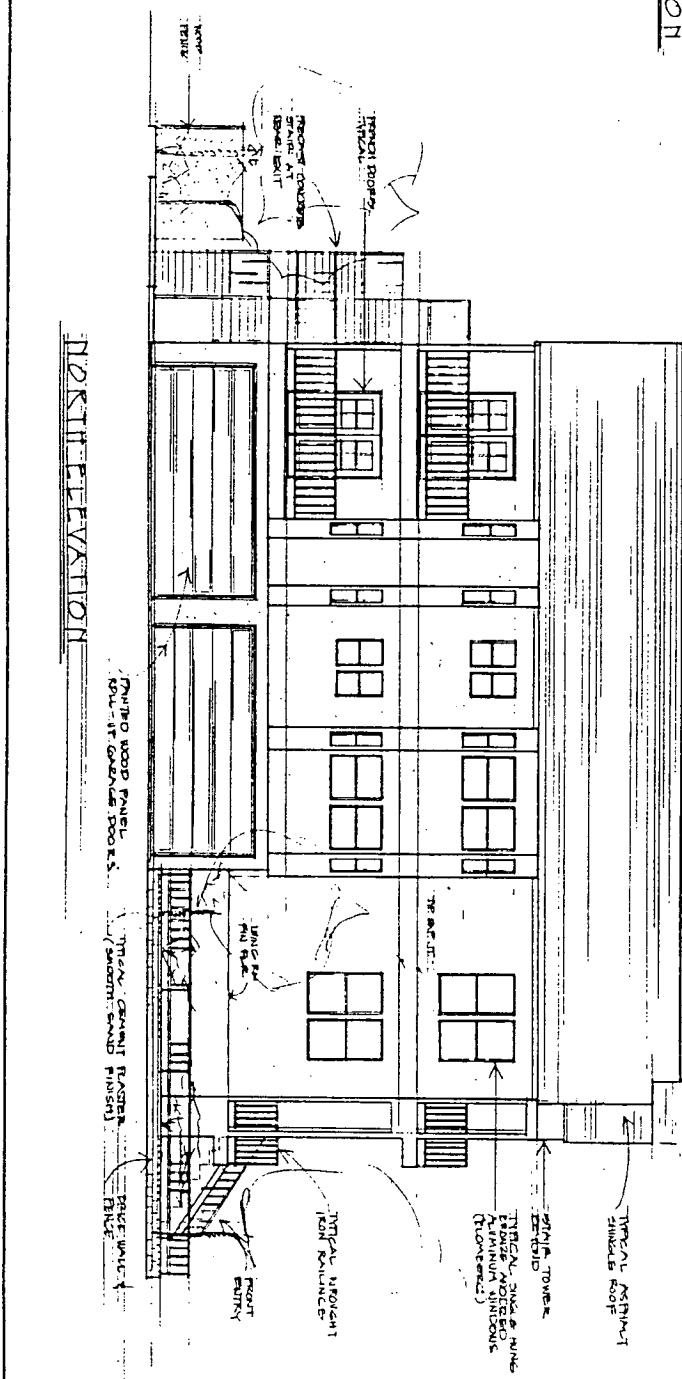
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619 12TH STREET
SAC. CA.

OWNER:
BRUCE VAN DIVER

LEX COFFROTH AIA
ARCHITECT
1126 18TH ST. SAC. CA. 95811-1413 3242

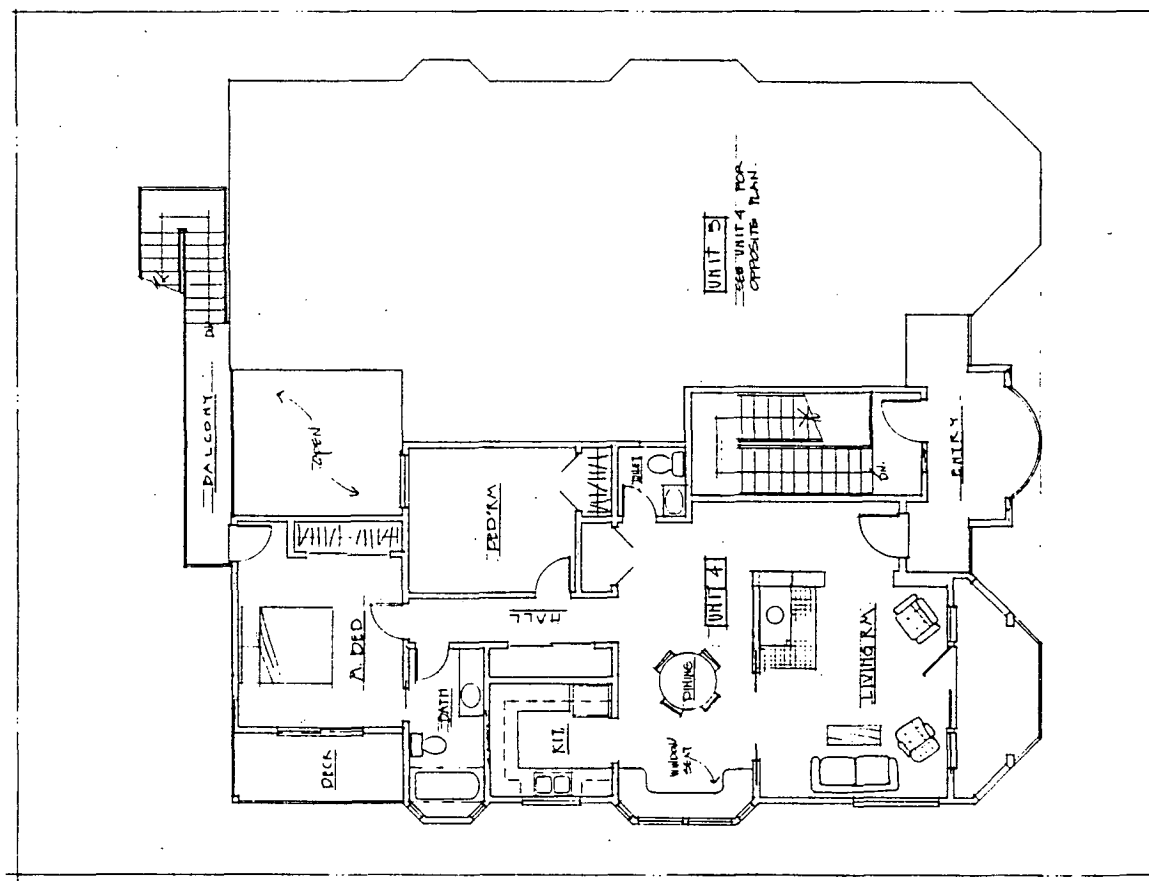
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SOUTHELEVATION

NORTH ELEVATION

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THIRD FLOOR PLAN

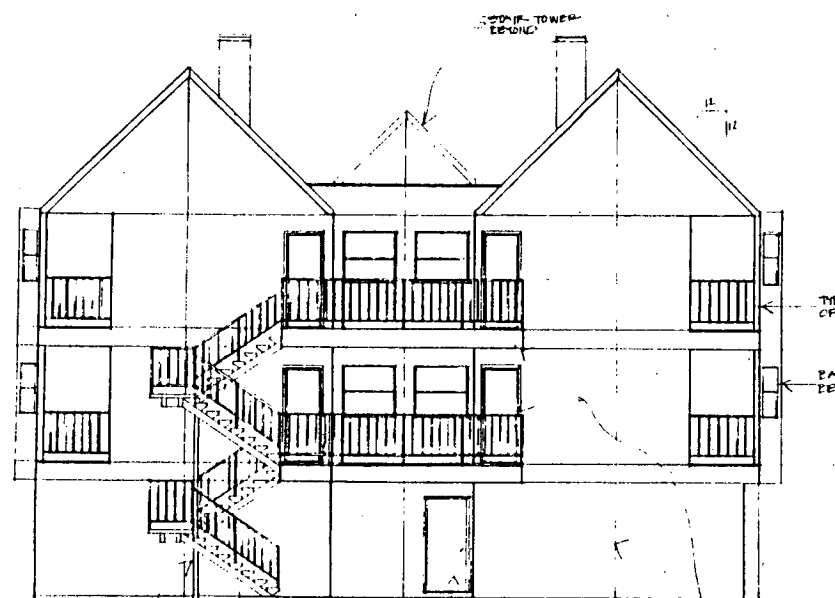
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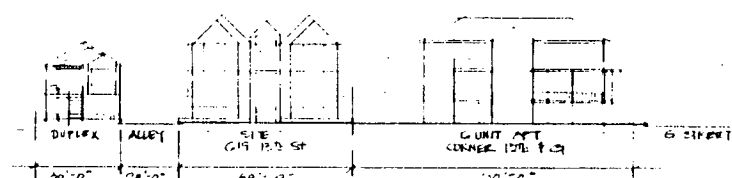
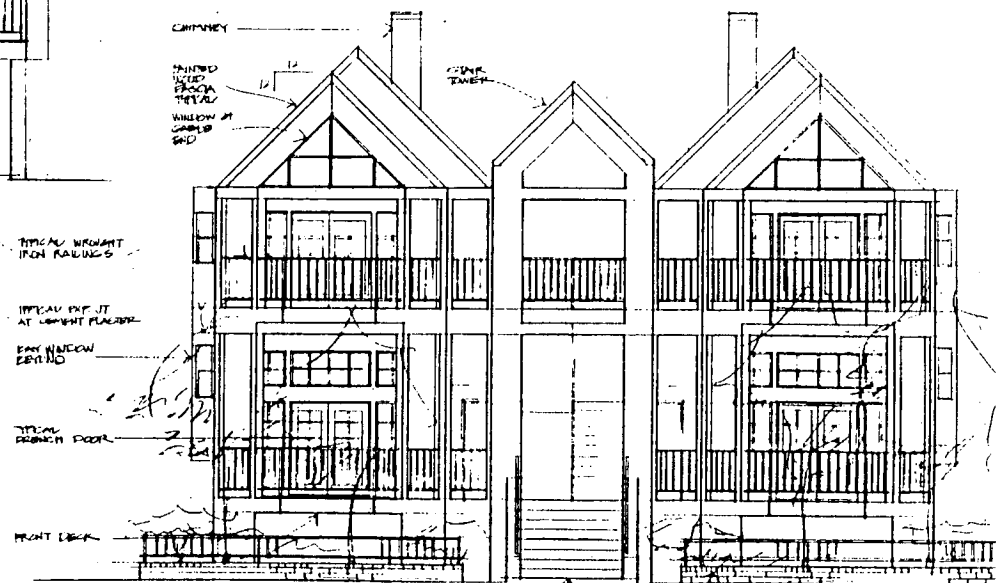
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EAST ELEVATION

13TH STREET ELEVATIONS

FRONT STAIRS

BACK PLAY. W/ WFOV & M
IRON PENCE

REVISED

ALEX COFFROTH AIA
ARCHITECT

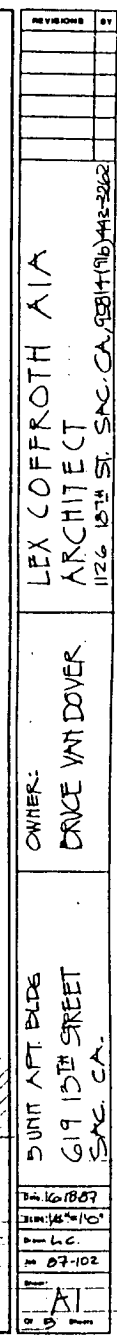
OWNER: NEVADA POWER

619 12th Street
Sgt. C. C. C.

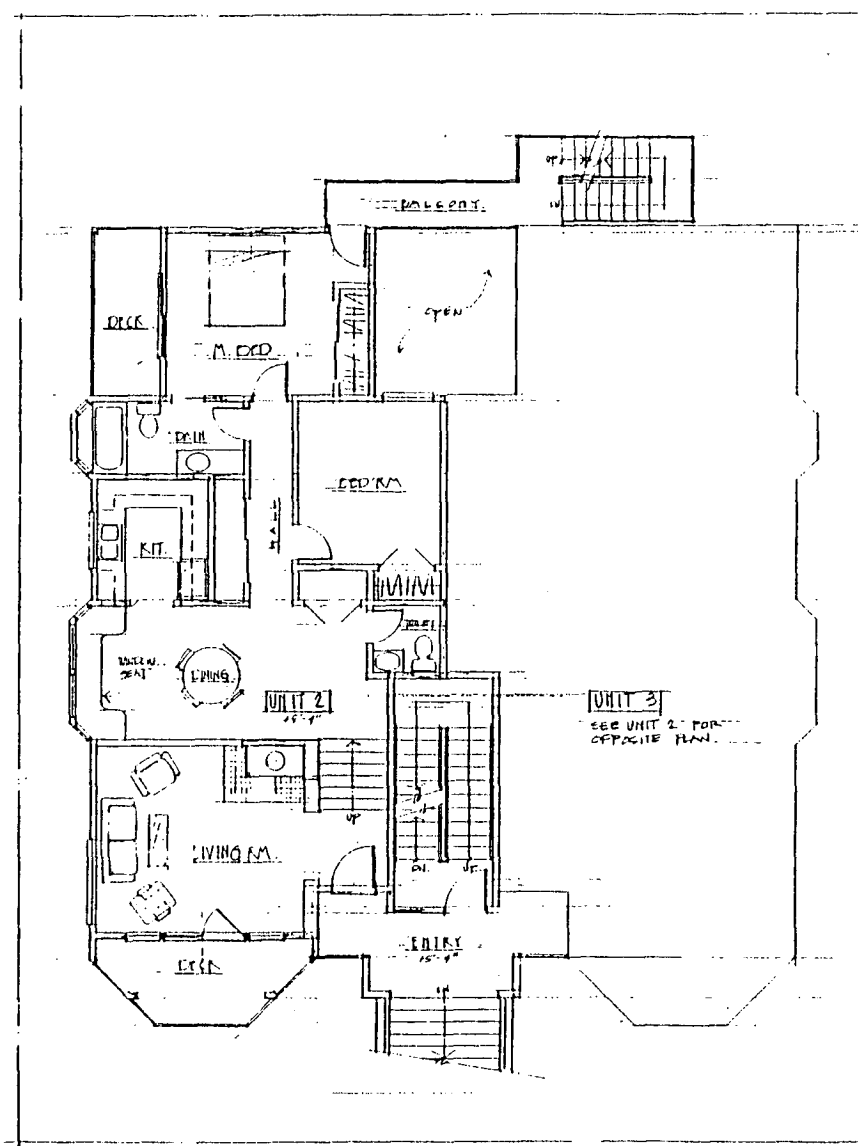
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NO. 04-02

On 5th March

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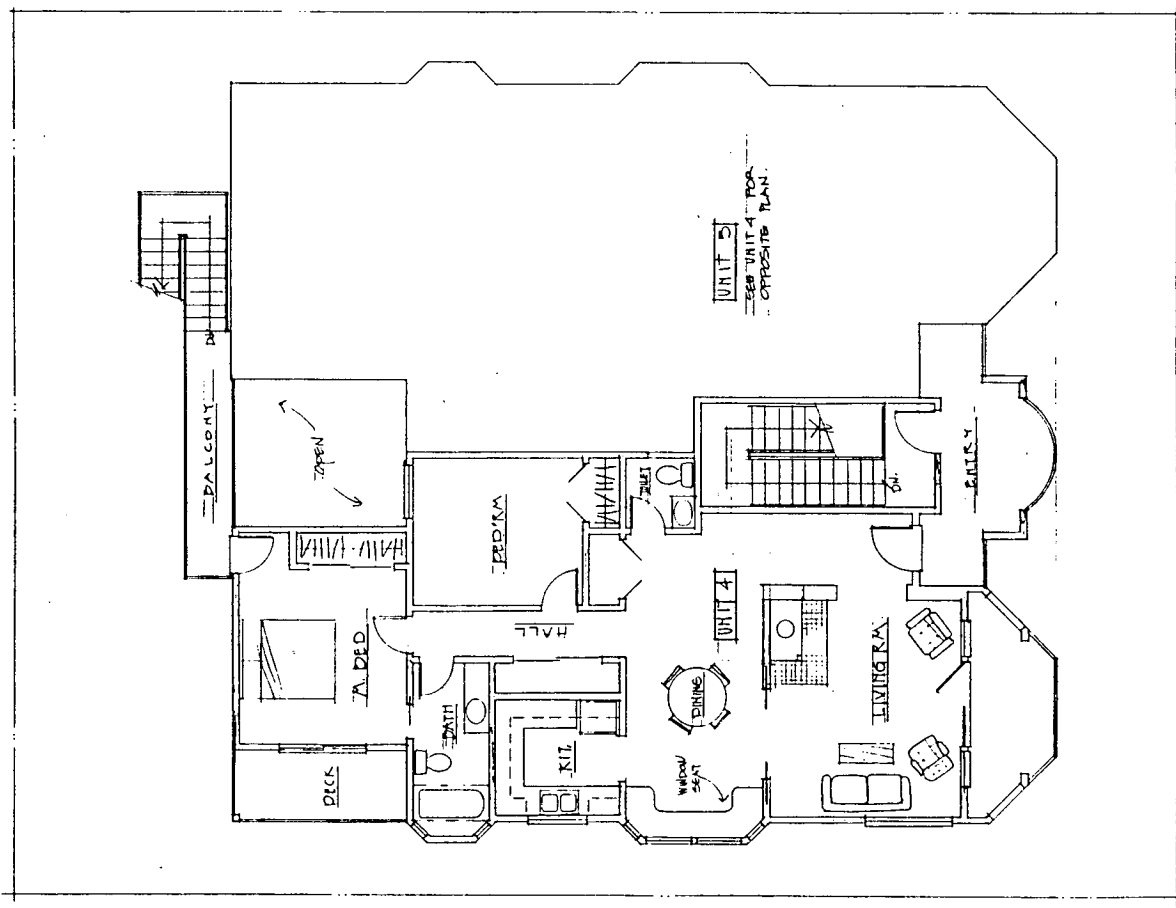
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SECOND FLOOR PLAN

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APR 1987	DRIVE VAN DYKE	5 UNIT APT BLDG
1126 15TH ST S.W. CA, 98114 (916) 433-2702	ARCHITECT	619 13TH STREET
LEX COFFROTH AIA	OWNER	SAC, CA
REVISIONS		
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THIRD FLOOR PLAN

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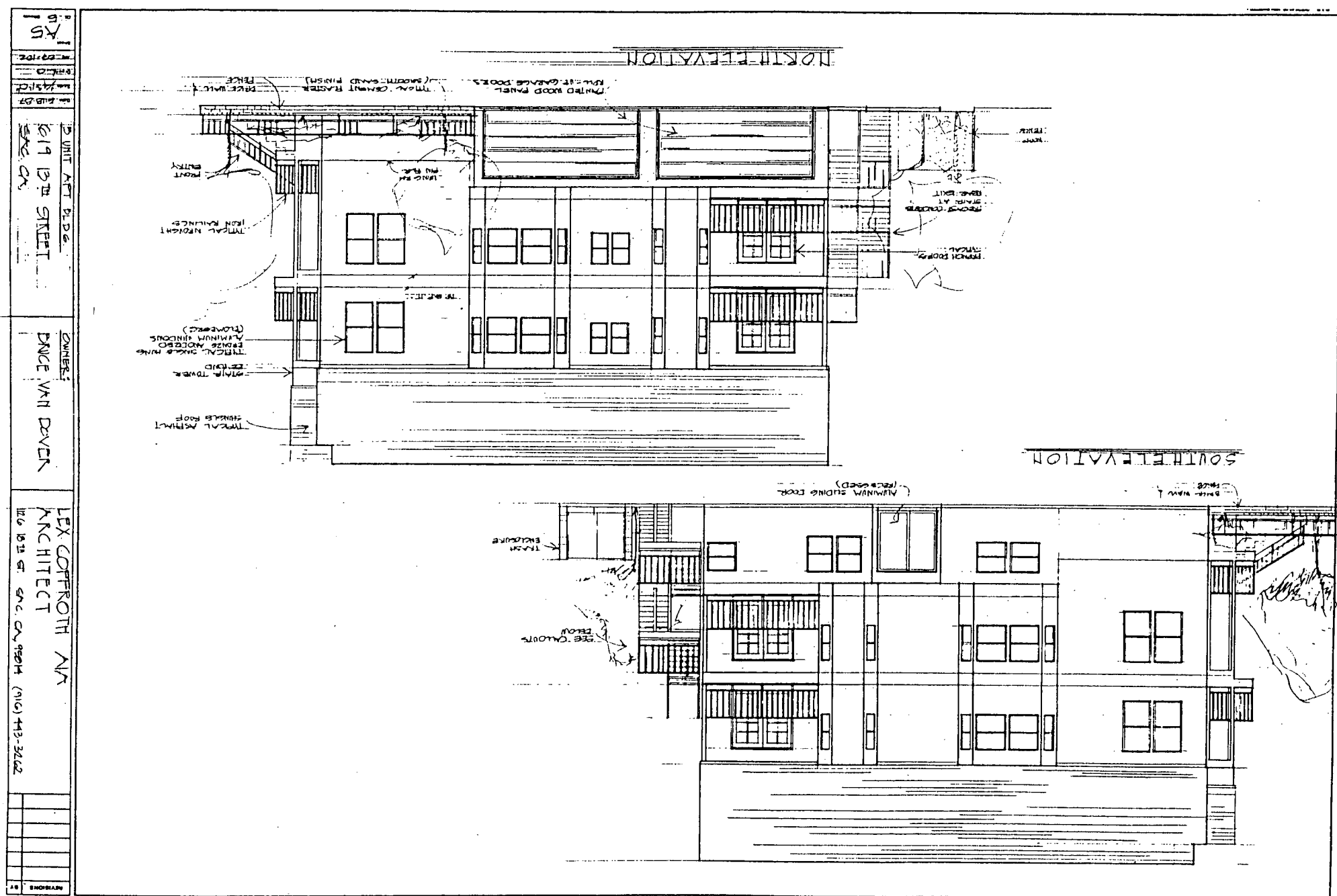
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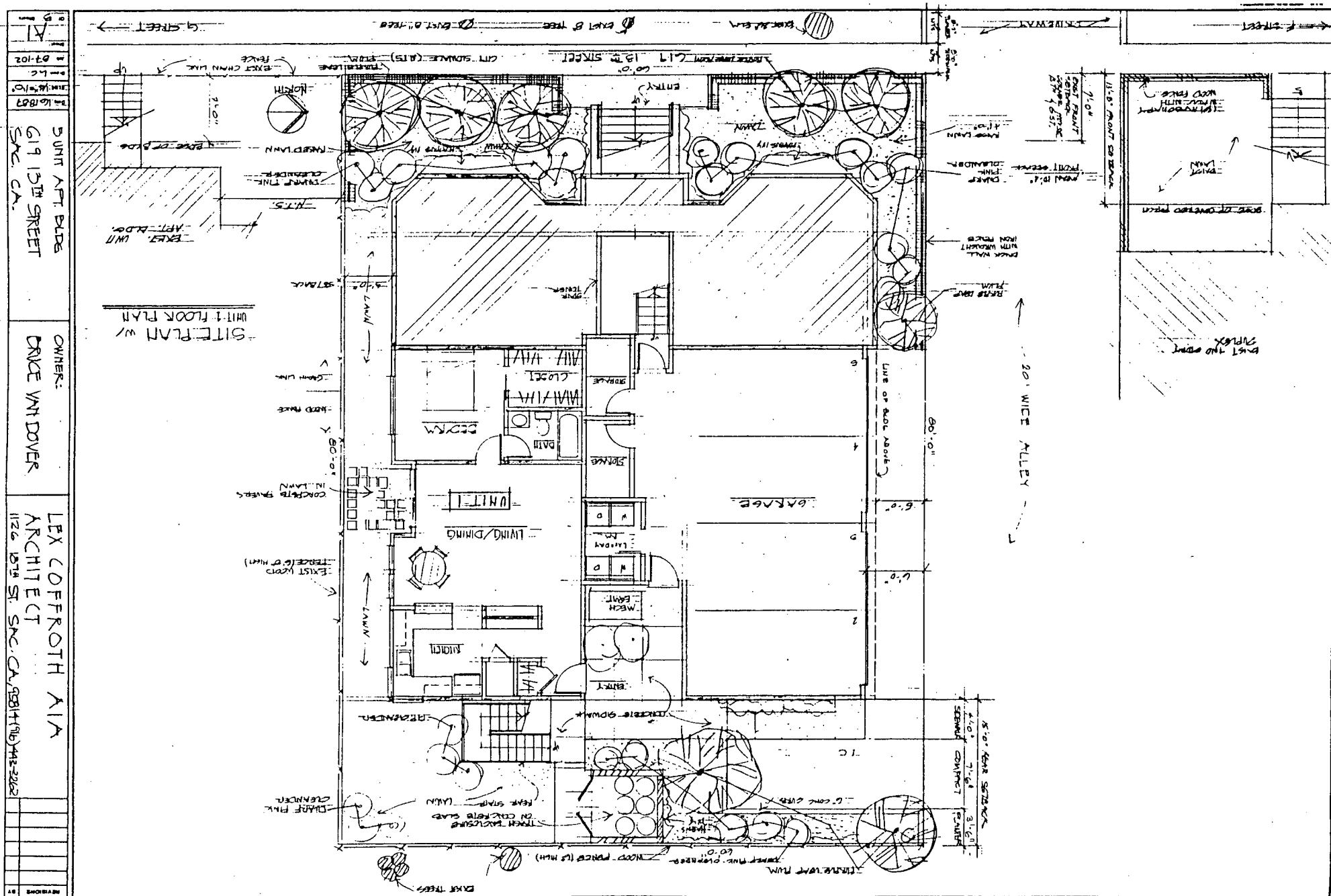
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ALKALI FLAT PROJECT AREA COMMITTEE

530 - 12TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 446-6111

TO: Mr. Wil Weitman, Senior Planner, Sacramento City
Planning Department

FROM: Mr. Tim Quintero, Director, Alkali Flat Project
Area Committee

SUBJECT: Various requests for property located at 619 13th Street.
(P87-288)

DATE: August 25, 1987

The Alkali Flat Project Area Committee met on July 1, 1987 to review the development plans for infill construction of a five unit residential structure to be located at 619 13th Street.

Following review, the Alkali Flat PAC voted to recommend to the Sacramento City Planning Commission that they approve the development plans and various requests for the property located at 619 13th Street.

Wil, the Alkali Flat PAC is in favor of infill development of vacant land in and adjacent to the Alkali Flat Redevelopment Area. However, the issue of the density bonus on this project should be resolved by City Planning staff and the developer prior to City Planning Commission review.

Sincerely,

Tim Quintero

Tim Quintero, Director
Alkali Flat PAC

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