

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	REPORT BY	FG/vf
ASSESSOR'S-PCL. NO.	002-163-25				

- 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

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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.

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.

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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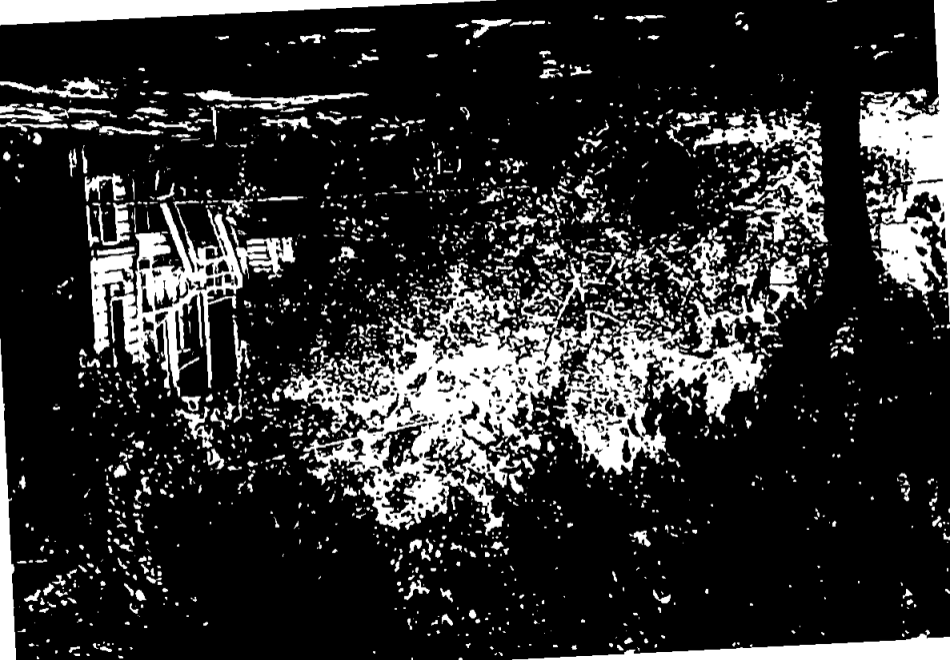
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Lot ① view from G St.



DESIGN REVIEW & PRESERVATION BOARD
1231 "I" Street, Suite 200 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Scott Gordon, 1338 North Market, Sacramento, CA 95814		
OWNER	RJB Interests, 1007 7th Street, Sacramento, CA 95814		
PLANS BY	9/18/87		
FILING DATE			REPORT BY: RBH:vf
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	006-094-03

APPROVED WITH CONDITIONS, JUNE 15, 1988 (SEE CONDITIONS ON PAGE 3)

LOCATION: 1007 10th Street and 700 J Street

PROPOSAL: Replacement of original doors and windows on the west facade of building, an Essential Building on the City's Official Register.

PROJECT INFORMATION:

Existing Zoning of Site: C-3
Existing Land Use of Site: Office

Surrounding Land Use and Zoning:

North: Office, Commercial; C-3
South: Office, Commercial; C-3
East : Office, Commercial; C-3
West : Office, Commercial; C-3

Significant Features of Site: An Essential Structure on the City's Official Register

Exterior Building Colors and Material: Grey and Beige, Terra Cotta and Stone

BACKGROUND INFORMATION: Staff was made aware of changes being made on the building. A field inspection was made and it was discovered that the applicant had removed the original door and framing material from the entry way located on the west side of the building. New, prefabricated doors and panels were at the site and were in the process of being placed in the opening. Staff requested to see a building permit for the project. No building permit was located at the site. When staff searched the Building Division files, it was found that the work in progress was being done without any building permit having been issued. Staff returned to the site and red tagged the project with a stop work order. The applicant, at that time, stated that they needed to secure the opening. In most circumstances, staff would require them to board up the opening until a permit had been issued. In this case, because the precut, prefinished material was already located at the site, staff granted the applicant permission to place the new door and glass panel in the opening on a temporary basis (see attached staff memo). The existing doors were required by staff to be stored at a warehouse so that their replacement could be facilitated should that be the findings of the Board. Staff informed the applicant that they needed to have the project reviewed by the Preservation Board before they could apply for a building permit. The applicant has now submitted their application for review and approval of the replacement doors and glass panels.