

CITY PLANNING COMMISSION

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

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APPLICANT Darryl Chinn / Mark Rusconi, 7311 Perkins Wy., Sact, CA
OWNER Andrew Lee, 6809 Coachlite Wy., Sact, CA 95831
PLANS BY Mark Rusconi Archt, 424 San Manuel Wy., Sact, CA 95819
FILING DATE 7-6-87 **ENVIR. DET.** Ex: 15305 a **REPORT BY** CB
ASSESSOR'S-PCL. NO. 006-285-006

APPLICATION: ~~A. Negative Declaration~~

- B. Variance to reduce the side courtyard requirement from 10 feet to 5 feet 9 inches
- C.
- D.

LOCATION: 1310 Q Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 1310 square foot two-story duplex in the residential office zone

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
 1980 Central City Community

Plan Designation: Residential Office

Existing Zoning of Site: R-0

Existing Land Use of Site: Duplex

Surrounding Land Use and Zoning:

	Setbacks:	Required	Provided
North: <u>Parking Lot</u> R-5	Front:		
South: <u>Light rail/warehouse</u> C-4	Side(Int):	5'	5' and 10'
East: <u>Four-plex</u> R-0	Side(Ext):		
West: <u>multiple family</u> R-0	Rear:	5'	6'

Parking Required: 2 spaces

Parking Provided: 4 spaces

Property Dimensions: 40x160'

Property Area: .14 ± acres

Density of Development: 28.5 d.u. per acre

Square Footage of Building: Courtyard Unit 1100 sq. ft. / alley unit 1210 sq. ft.

Height of Building: 2 story

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Materials: Horizontal wood siding

Roof Material: asphalt composition shingle

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APPLC. NO. 887-293 **MEETING DATE** 8-13-87 **ITEM NO.** _____

PROJECT EVALUATION: Staff has
 the following comments regarding
 the proposal:

BACKGROUND: The applicant for
 the recent proposal, submitted
 a Recreation Grant application
 (PB85-029) on September 9, 1985
 for the development of a 5 unit
 dormhouse on the subject site.
 The lot is located in the
 "1200-1300 Q Street Recreation
 Area" which requires review and
 approval by the Design Review
 Commission Board. The review
 submitted required the removal of
 the "supervisory" structure located
 on the front of the lot. Due to
 a lengthy period of inactivity
 staff withdrew the application
 and the project never materialized.

A. Land Use and Zoning:

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The subject site is a 6400[±] square foot interior lot located in the Residential Office (R-O) zone. A 2100[±] square foot two-story duplex is located on site. The existing structure is set back 6 feet 10 inches from the front property line. The side setback to the west is 5 feet 9 inches, and the east side setback is 6 feet, and the rear setback is 10.3 feet.

The project will require the removal of a shed at the rear of the property, scrub trees along the side property lines, a laundry pole, and a delapidated fence along the rear property line. Surrounding land uses include a parking lot to the north, an ^{unimproved} alley and light rail tracks to the south, a two-story 7 unit apartment complex to the west, and a four-plex to the east. Following Planning

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Commission action, the project will be reviewed by the Preservation Board as it is located in a Preservation area.

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B. Proposed Project:

The applicant proposes to develop a ^{two-story} 1310± square foot duplex to the rear of the property behind an existing ~~2100± square foot two-story duplex.~~ The distance between the existing structure and proposed ^{structure} would be 32 feet in order to provide a central yard area. Each of the two units is two level with two bedrooms/two baths. The main entrances are on the west elevation at ground level. The entrance of one unit faces north and does not require a 10 foot courtyard setback. The other entrance faces west and the 10 foot required courtyard setback is provided. Access from Q Street to the new duplex would be along the side setback (5 feet 9 inches) of the existing structure, requiring the variance which is the purpose of the variance request.

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to reduce the 10' setback requirement to 5 feet 9 inches.

An attached two-car ^{garage} is proposed nearest the rear of the property with access from the alley. a ↗

recessed area for laundry facilities are provided in the garage.

Two parking pads are shown to either side of the garage for use by tenants of the existing duplex. The garage and parking pads are setback 6 feet from the alley.

The proposed project will not be intrusive to adjacent properties as it is 9 feet behind the two story four-plex to the east and seventeen feet behind the two story apartment to the west. Also, a number of trees will help to ^{visually} buffer adjacent properties.

C. Building Design:-

The applicant proposes to use 6 inch wide horizontal wood siding on all elevations. The existing structure on-site has narrow 2 inch ^{wide} wood siding. Although the siding of the two structures are different, staff finds the proposed siding acceptable as the two structures can not be viewed together from Q Street or 15th Street. Also, adjacent structures have a minimum ^{horizontal} siding width of 6 inches.

The varied roof design and recessed ^{and acceptable} wall areas provide an interesting design. Staff recommends that the proposed aluminum windows have a baked in enamel finish. Roof equipment will be reviewed by the Design Review/Preservation Board if applicable.

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Following comments prior to
reconstruction and review include
the following:

1. For security purposes, garage doors shall be of a double material with interior locking device. The door must have an integral design to match the siding.

2. A six foot high fence with locking gate shall be provided between the parking area and building.

3. The parking area walkways should be well lit.

4. Landscaping should be provided in the yard area between the existing and proposed duplexes.

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ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA 15035 a).

RECOMMENDATION: Staff recommends the following actions:

1. Approve the variance to reduce the required 10 foot courtyard requirement to 5 feet 9 inches subject to conditions and based upon findings of fact which follow:

a. The garage doors and fence gates ~~along the fence~~ shall be secured with locks.

b. Landscaping and irrigation plans are to be submitted to the Design Review Preservation Board prior to issuance of building permits.

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c. The project must be reviewed ^{and approved} by

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the Design Review/Preservation Board prior to issuance of building permits.

1. The project, as conditioned, is based upon sound principles of land use in that the proposed duplex is compatible with surrounding land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety and welfare, nor result in the creation of a nuisance, in that:
 - a. ^{landscaping and} Adequate off-street parking is provided.
 - b. The building design is compatible with existing structures in the Q Street Preservation Area.

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3. The proposed project is inconsistent with the City's Development and Use Policy, in that the site is designated for Residential Office by the 1980 Central City Community Plan, and the proposed duplex conforms with the plan designation.