

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Ed Perez, Maryam & David, Inc. 8400 Carbide Ct., Suite B, Sacramento CA 95828		
OWNER	Applicant		
PLANS BY	Stonham & Becker, 2740 Arden Way, #200, Sac., CA 95825		
FILING DATE	3/11/87	ENVIR. DET.	Cat. Ex. 15305 (a) REPORT BY DJH/vf
ASSESSOR'S-PCL. NO.	117-0710-53 and 54		

APPLICATION: Planning Director's Variance to reduce the front yard setback by two feet from 25 to 23 feet and the street sideyard setback by two feet from 12 1/2 to 10 1/2 feet on 0.15 acres in the townhouse (R-1A) zone (P87-134)

LOCATION: Northeast corner of Brenham Court and Euler Way

PROPOSAL: The applicant is requesting the necessary entitlements to correct improper placement of foundation forms measured from back of sidewalk and not property line.

PROPERTY INFORMATION:

1974 General Plan Designation: Residential
1986 South Sacramento Community Plan Designation: Residential 4-8 du/net acre
Existing Zoning of Site: R-1A
Existing Land Use of Site: Half-plex under construction

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1	Front:	25'	23'
South: Single Family; R-1A & R-1	Side(Int)	5'	5'
East: Half-plex under construction; R-1A	Side(St):	12 1/2'	10 1/2'
West: Half-plex; R-1A	Rear:	15'	10 1/2'

Parking Required: 2 spaces
Parking Provided: 2 spaces
Property Dimensions: 62 feet x 110 feet
Property Area: 0.15± acres
Density of Development: 7 d.u. per acre
Square footage of building: 1844 sq. ft.
Height of Building: Single Story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Plywood, brick, wood trim
Roof Material: Composition Shingles; shake shingles required

PROJECT BACKGROUND: The City Council on January 17, 1984 approved rezoning of nine corner lots from R-1 to R-1A and a tentative map dividing the lots. (P83-381). The Planning Commission approved Special Permits for half-plex development on December 15, 1983. The applicant purchased the lots from Royal Construction Company and proposes to construct model 1844 previously approved by the Planning Commission. Attached is a copy of the floor plan, elevations and staff report for P83-381 for the applicant's information.

P87-134

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PROJECT EVALUATION:

- A. The subject site is designated for residential uses in the 1974 General Plan and Residential 4-8 du/acre in the 1986 South Sacramento Community Plan. The zoning is Townhouse, (R-1A) zone. Existing land use of the corner lot is a foundation for a half-plex unit framed with plumbing installed but no concrete poured at the time of field inspection on March 31, 1987.
- B. The builder on January 30, 1987 requested modification to the front yard setbacks for 17 lots in the College View Estates subdivision from 25 feet to 23 feet. (P83-381). Staff, however, encouraged the builder to relocate these forms and eliminate any variances for these 17 lots. Lots 76A and 76B, the subject site, required variances since the property was zoned R-1A and a Special Permit had been issued for half-plex development according to specific plot plans. The applicant is requesting a two foot reduction on the street side yard setback from 12-1/2 to 10-1/2 feet and a reduction in the front yard setback from 25 feet to 23 feet. The builder's sub-contractor for the foundation work incorrectly measured the front yard setback from the edge of sidewalk rather than two feet behind the sidewalk where the edge of road right-of-way exists.
- C. The requested variance to reduce the front yard and street sideyard setback is supported by staff for the following reasons:
1. Future single family dwellings will observe the 25 foot setback and 12-1/2 foot setbacks.
 2. The setback of 23 feet allows adequate driveway length to the garage from the property line. A minimum 20 foot driveway is required by the City Ordinance.
 3. In similar circumstances on Toy Avenue and Windcloud Avenue, a builder was granted a variance from the front yard setback when foundations were poured incorrectly; measured at 22 feet rather than 25 feet (P86-265)(P87-106).

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

RECOMMENDATION: Staff recommends approval of the variance, subject to conditions and based upon findings of fact which follow:

Conditions

1. The variance from the front yard setback of 25 feet and sideyard setback of 12-1/2 feet shall apply only to lots 76A and 76B.
2. The applicant shall comply with all conditions of special permit P83-381 (attached).

Findings of Fact

1. The variance is not a use variance in that half-plex dwellings are allowed in the Townhouse (R-1A) zone.
2. The variance does not constitute a special privilege extended an individual property owner in that a 23 foot setback will be broken up by the 25 foot setback for remaining lots. This staggered effect is commonly used in other parts of the City for residential development. Under similar circumstances, staff has allowed requests similar to this proposal. Also, the reduced setbacks were approved by the City Building Division.
3. Granting the variance would not be detrimental to surrounding property in that the lot is a corner lot. The relative staggering of front and side yard setbacks will enhance the neighborhood.
4. The project is found to be consistent with the Discretionary Interim Land Use Policy of the City in that the site is designated residential by the 1974 General Plan and the 1986 South Sacramento Community Plan and the proposed single family dwellings conform with the plan designation.

REPORT PREPARED BY:

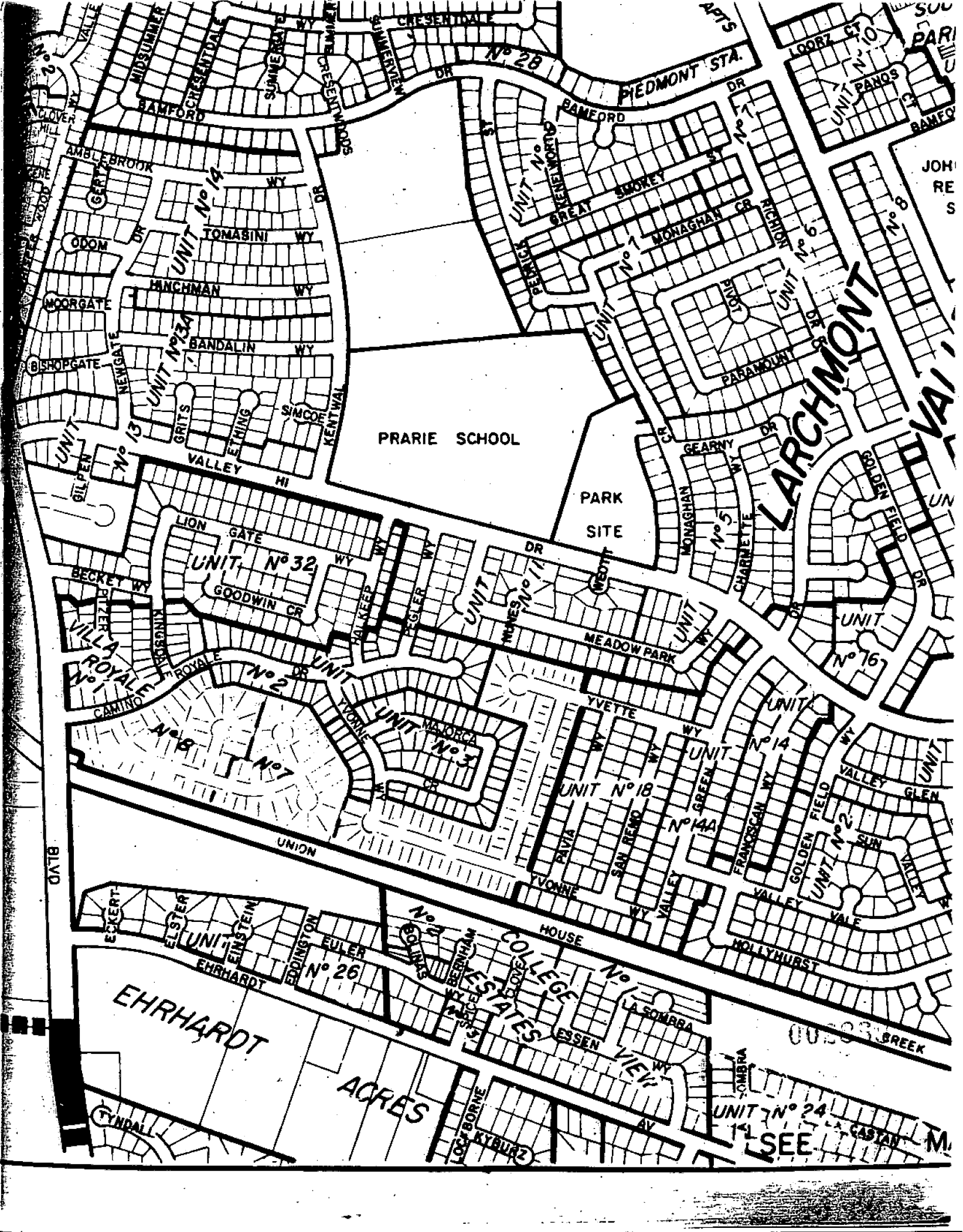
Dan Hendrycks
 Dan Hendrycks, Associate Planner

4-14-87
 Date

RECOMMENDATION APPROVED:

Marty Van Duyn
 Marty Van Duyn

4-21-87
 Date



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 SUMMERDALE
 CRESSENTDALE
 RAMFORD
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 LOORZ ST
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 AMBLEBROOK
 GERTY
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 MOORGATE
 BISHOPGATE
 UNIT No 19
 TOMASINI WY
 HINCHMAN WY
 BANDALIN WY
 GRITS
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 SIMCOR
 KENTWAL
 PRARIE SCHOOL
 PARK SITE
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 VALLEY HI
 LION GATE WY
 UNIT No 32
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 UNIT No 3
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 YVETTE WY
 UNIT No 18
 PAVIA
 SAN REMO
 YVONNE
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 UNIT No 14
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 EHRHARDT
 EDDINGTON
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COLLEGE VIEW ESTATES

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VALLEY HIGH VILLAGE

DUNGAN ESTATES

SUNRISE VALLEY

NEW HORIZONS EST

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SUNRAIL

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DAY BURS

SUN

LAGUNA

PARKWAY MEADOWS

UNIT No 2

SUNRAIL

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