

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT <u>Raul Lara, 7000 Westmoreland Way, Sacramento, CA 95831</u>
OWNER <u>Edwardo D. Lara, 7000 Westmoreland Way, Sacramento, CA 95831</u>
PLANS BY <u>Albiani Drafting Service</u>
FILING DATE <u>1/3/89</u> ENVIR. DET. <u>Exempt 15305a</u> REPORT BY <u>JP:pe</u>
ASSESSOR'S-PCL. NO. <u>031-1260-055</u>

APPLICATION: Planning Director's Variance to reduce the required five foot interior side yard setback to three feet for a proposed 2,427+ square foot single family residence in the Standard Single Family (R-1) zone (P89-048)

LOCATION: 7763 El Rito Way

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential 4-15 du/na
Pocket Community	
Plan Designation:	Low Density Residential 3-6 du/na
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Sacramento River levee easement; R-1
East :	Vacant; A
West :	Single Family; R-1

Parking Required:	1 space
Parking Provided:	2 spaces
Property Dimensions:	Irregular
Property Area:	0.26 + acres
Square Footage of Building:	2,427+ square feet
Height of Building:	One story
Exterior Building Materials:	Brick, stucco
Roof Material:	Wood shake

PROJECT EVALUATION: Staff has made the following evaluation:

The subject site is a 11,352+ square foot lot located in the Standard Single Family (R-1) zone. The site is vacant except for several trees. Two of these trees are oak trees which are required to remain on the subject site as a condition of the tentative map approval for the subdivision in which the site is located (P84-229). Surrounding land uses include single family residences to the north and west, vacant land designated as part of the City Sewage Treatment Plant and zoned Agriculture (A) to the east and the Sacramento River levee to the south. The site is designated Low Density Residential by both the General Plan and the Pocket Community Plan.

P89-048

002835

The applicant proposes to construct a 2,427+ square foot single family residence on the site. The City Arborist has inspected the subject site and has indicated to the applicant that the proposed residence must be a minimum of eight feet from the two oak trees which are required to remain on the site. In order to accomplish this minimum distance on the north side of the residence the applicant is requesting a variance to reduce the interior side yard setback from five feet to three feet on the south side of the residence.

Planning staff has no objection to the applicant's request. The interior setback proposed to be reduced is adjacent to the levee clear area and the reduced setback would not have an impact on surrounding residential uses. Adequate light and air will be provided adjacent to the residence as no structures will be constructed in the levee clear area. Reducing this setback will allow for the retention of two large oak trees which add significantly to the aesthetics of the neighborhood. Staff, therefore, recommends approval of the variance request.

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

RECOMMENDATION: Planning staff recommends approval of the variance request to reduce the five foot interior side yard setback to three feet subject to conditions and based upon findings of fact which follow.

Conditions:

1. The applicant shall retain all oak trees on the subject site as required by the City Arborist.
2. The site plan submitted to the Building Division shall indicate all oak trees to remain and those oak trees which shall be removed.
3. Prior to commencement of construction on the subject site the applicant shall protect the oak trees to remain to the satisfaction of the City Arborist. Irrigation systems within the oak trees' driplines shall be prohibited.

Findings of Fact:

1. The requested variance does not constitute a special privilege in that:
 - a. the reduction in the side yard setback will allow two large oak trees on the subject site to remain; and
 - b. a variance would be granted to any other property owner facing similar circumstances.
2. The granting of the variance will not be injurious to the public welfare nor to properties in the vicinity in that:

- a. it will not interfere with the privacy of adjacent property owners; and
 - b. it will not significantly alter the characteristics of the surrounding residential neighborhood.
3. The proposed variance does not constitute a use variance in that single family residences are allowed in the R-1 zone.
4. The proposed project is consistent with the City's General Plan and the Pocket Community Plan both of which designate the site for low density residential uses.

Report Prepared By:

Joy Patterson

Joy Patterson, Associate Planner

1-30-89

Date

Recommendation Approved:

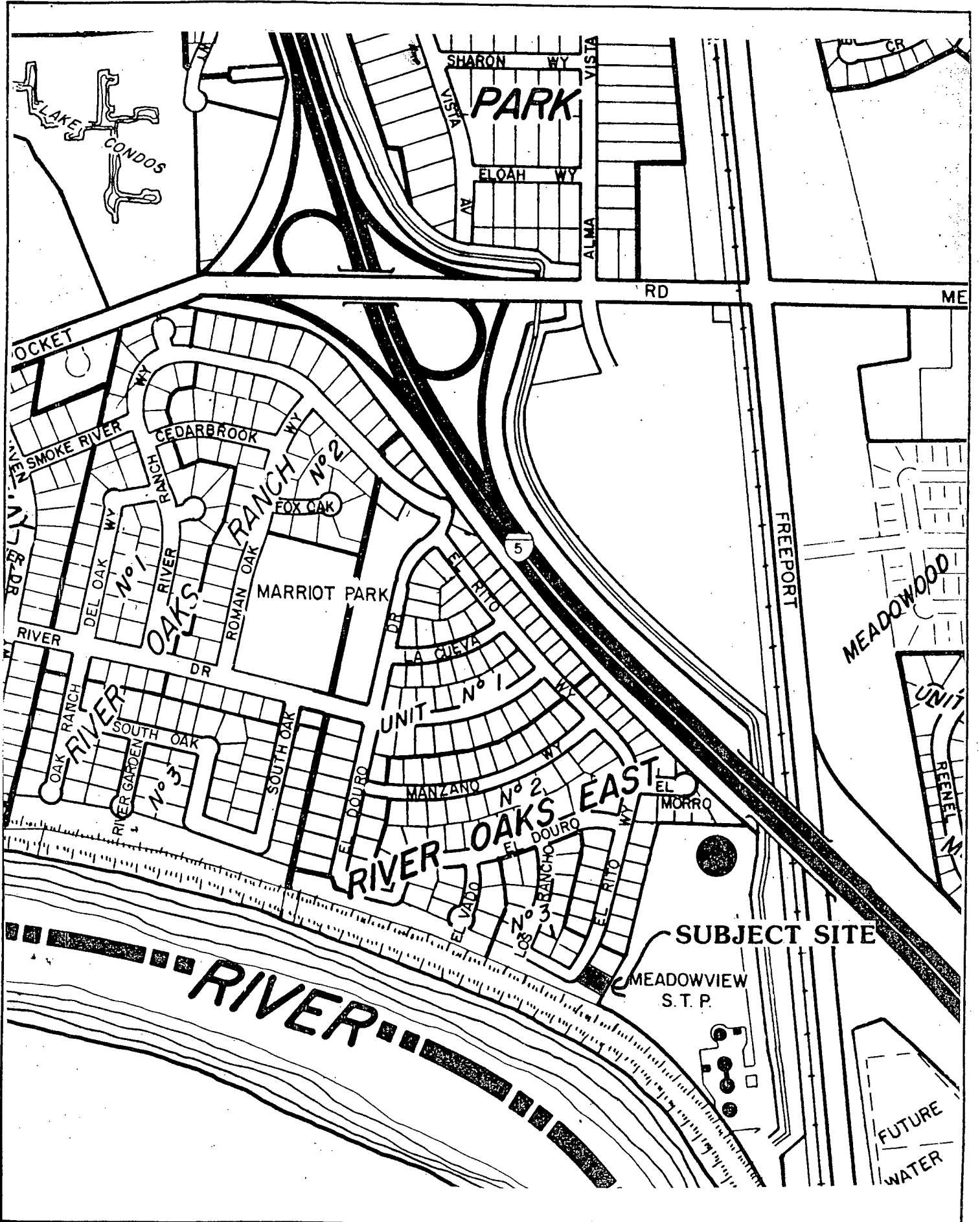
Marty Van Duyn

Marty Van Duyn, Planning Director

1-31-89

Date

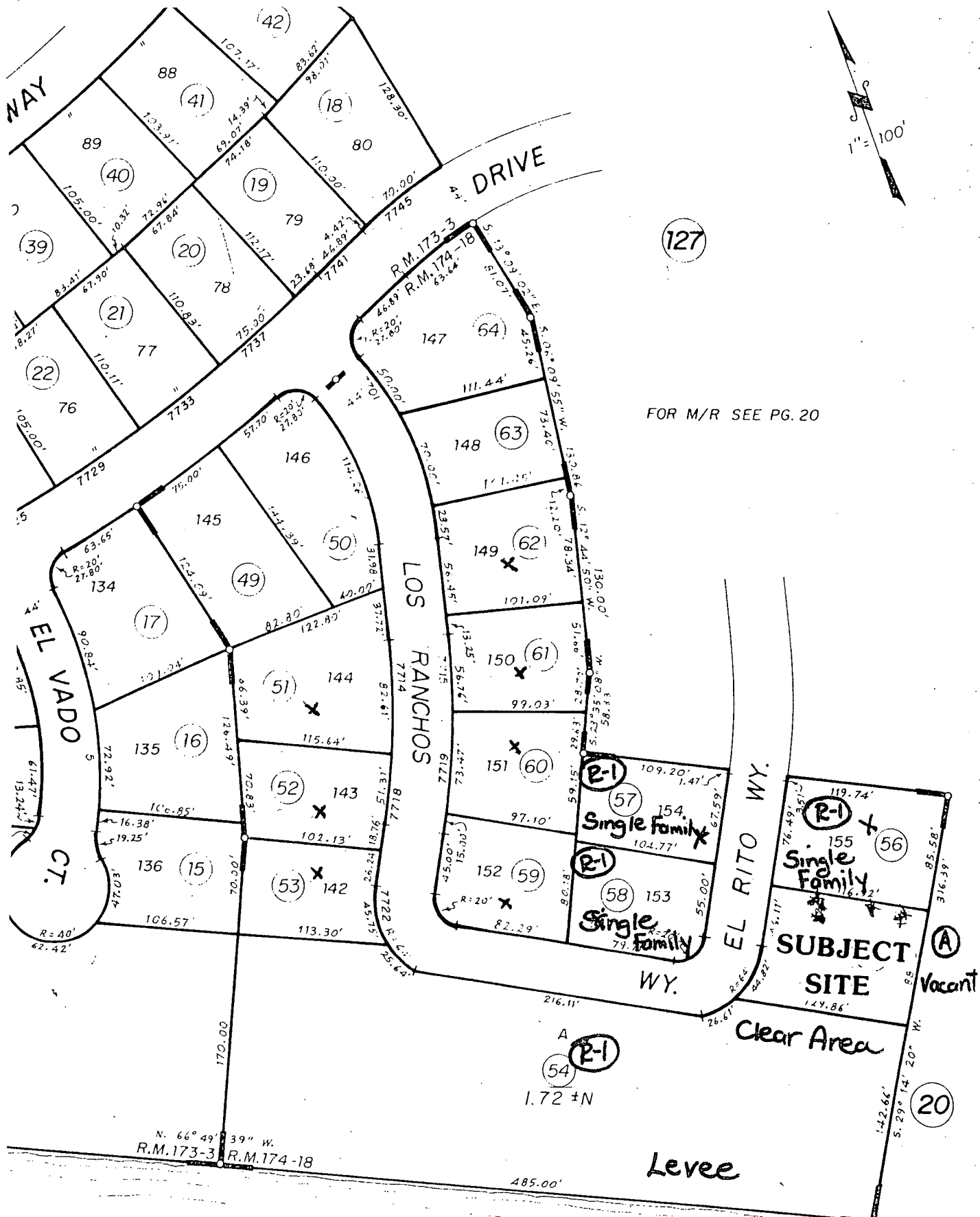
062837



VICINITY MAP

P89-048

002222



FOR M/R SEE PG. 20

173, Pg. 2 (12-31-86)

CITY OF SACRAMENTO
Assessor's Map Bk. 031, Pg. 126

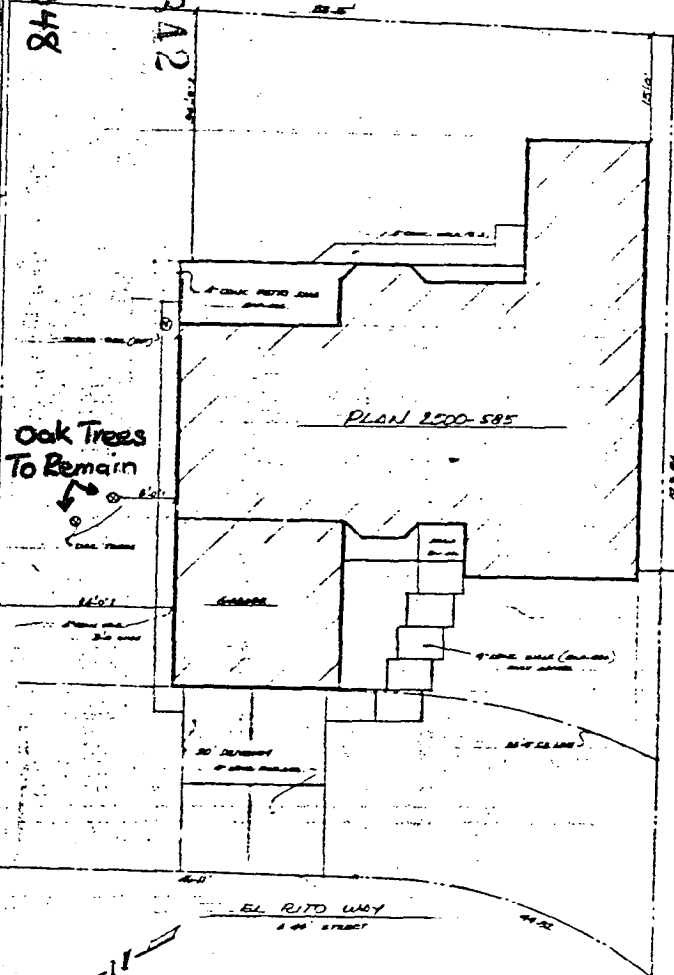
LAND USE & ZONING MAP

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PS9-048

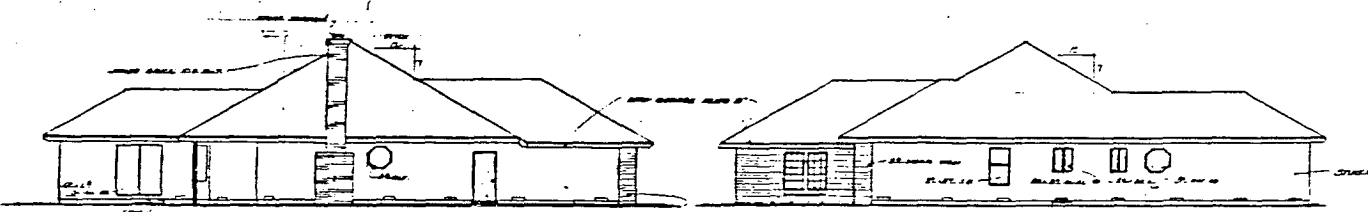
0028A2



SITE PLAN

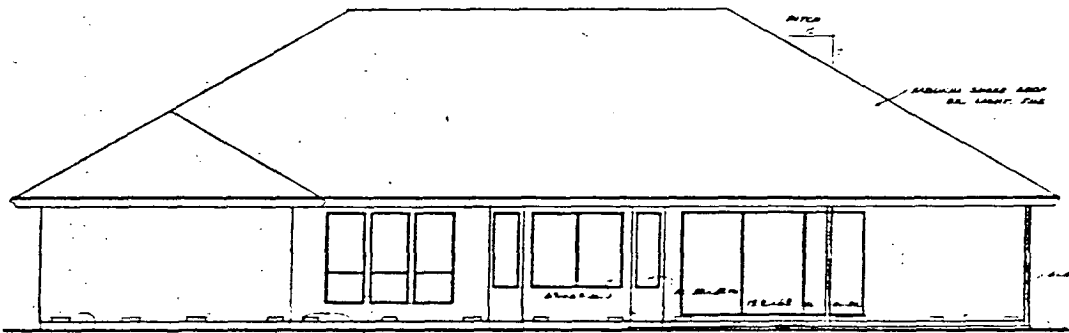
SCALE 1/8"=1'

LOT 156
 RIVER OAKS RANCH # 2 (EAST)
 CITY OF SACRAMENTO, CA.

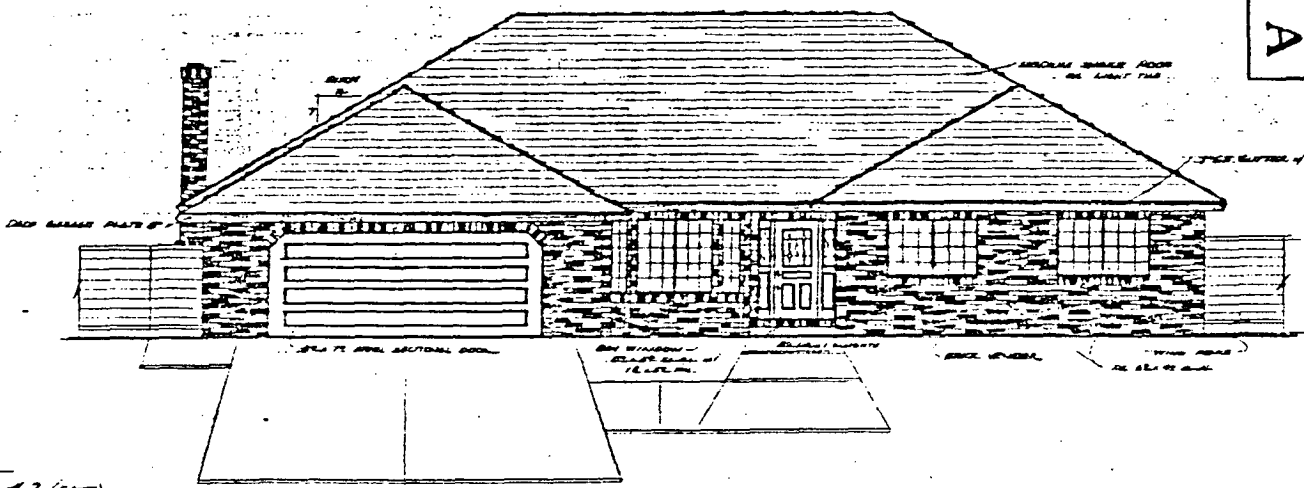


LEFT ELEVATION

RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

SCALE 1/8"=1'

EXHIBIT A



Albiani Drafting Service

Custom Home Plan for:

Home Planning & Drafting - by Vince Albiani
 Sacramento, California 916-428-5287

PLAN NUMBER	SCALE	SHEET	STREET
1520-002	1/8"=1'	1527	
DRAWN BY		SQUARE FT.	

