



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

Planning Department - Variance

SUBJECT: Request for a Planning Director's Variance (P-82-047) in order to reduce the street side yard setback from 12 feet-six inches to six feet-six inches

LOCATION: 5047 M Street (APN: 008-223-08)

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 East Sacramento Community
Plan Designation: Light Density Residential
Existing Zoning: R-1
Existing Land Use: Duplex

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Single Family; R-1
East: Park; R-1
West: Single Family; R-1

Property Dimensions: 135' x 126' x 180' x 8.5'
Property Area: 9,600 square feet

The applicant is proposing to build a 18' x 18' garage within the 12'-6" street side yard setback. The subject site is an irregularly-shaped lot bordered by single family dwellings on the north, south, west and East Portal Park on the east.

There is a duplex located on the subject site which currently has no on-site parking. Also located on the lot are three large trees which makes construction anywhere other than the proposed location difficult.

EVALUATION

Because of the irregular property lines and the location of the trees, it would be difficult to construct the garage in the proposed location without removing one of the trees, while at the same time conforming to the 12'-6" setback requirement.

Because 51st Street is adjacent to East Portal Park, it would be desirable to retain on-street parking and allow access to the proposed garage via the alley.

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P-82047

The proposed garage will be fronted on the alley as are other garages along the alley.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review (CEQA, Section 15105(a)).

STAFF RECOMMENDATION

Staff recommends approval of the applicant's request to reduce the street yard setback to 6½ feet, based upon the findings of fact which follow:

Findings of Fact:

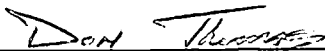
1. The variance does not constitute a special request in that the lot is irregularly shaped and also that there is a need to save the existing trees due to energy conservation considerations;
2. The variance does not constitute a use variance in that detached structures are permitted in R-1 zones;
3. The variance is not injurious to public welfare nor to the properties in the vicinity because it will not significantly change the physical characteristics of the area;
4. The proposed project is consistent with the General Plan and Community Plan in that both designate the site for residential development.

REPORT PREPARED BY:



Tom Miller, Associate Planner

and



Don Thomas, Planning Aide Intern

RECOMMENDATION APPROVED:



Marty Van Duyn, Planning Director

TM:DT:cp

001872

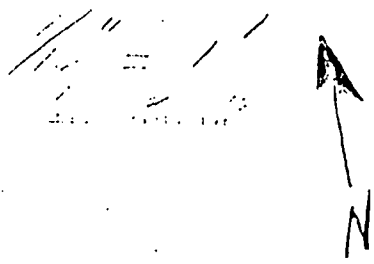
001872

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Proposed addition 5027 M ST.

18' x 18' Garage



ALLEY

stop line

6' Black fence - extension of garage wall to add Act.

4" Concrete slab floor

Corner of 1785th St. & 17th Ave.

East Portal Park.

100' Eave Frost

EXISTING S. J. & Family Residence

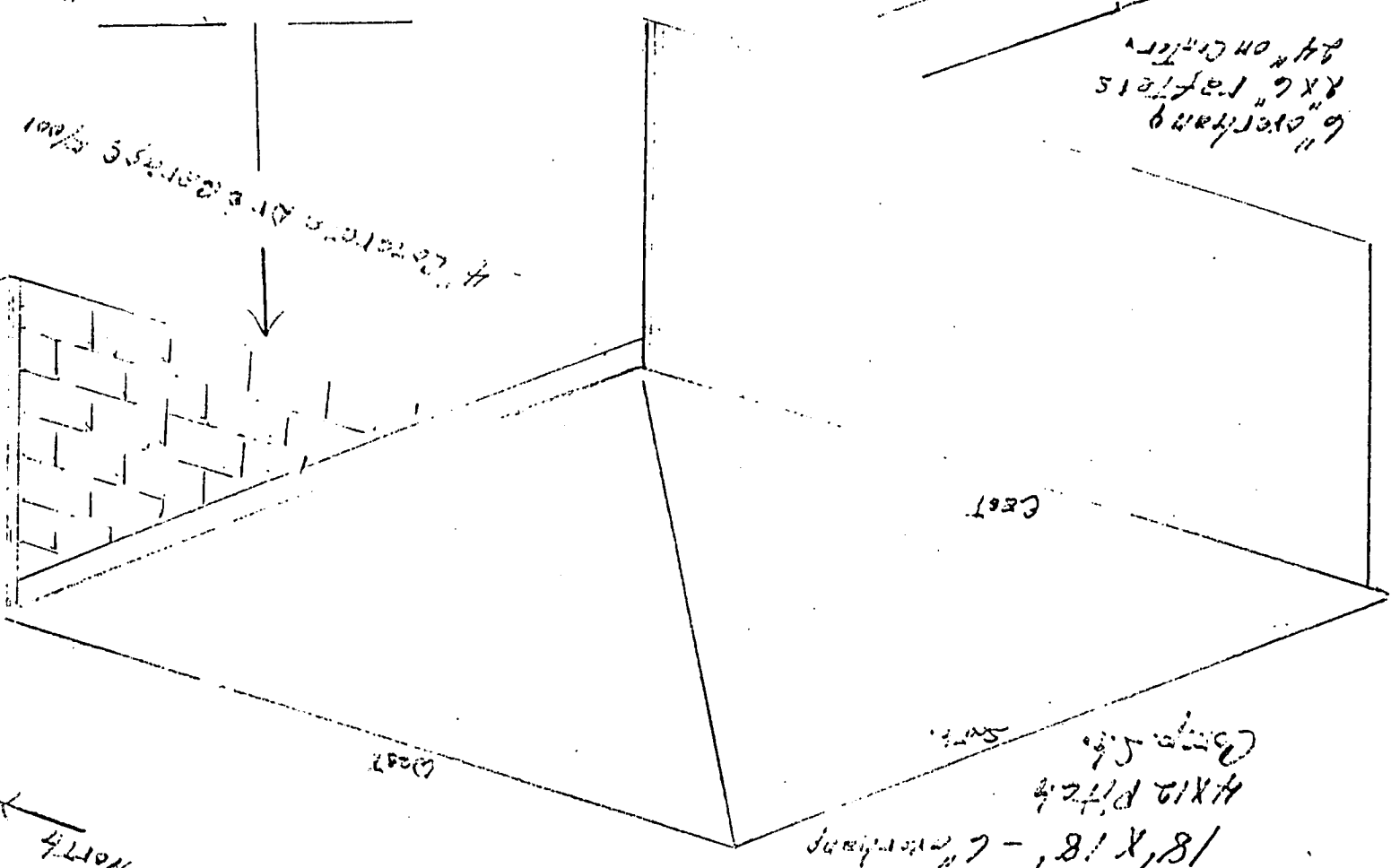
60' contour line

60' contour line

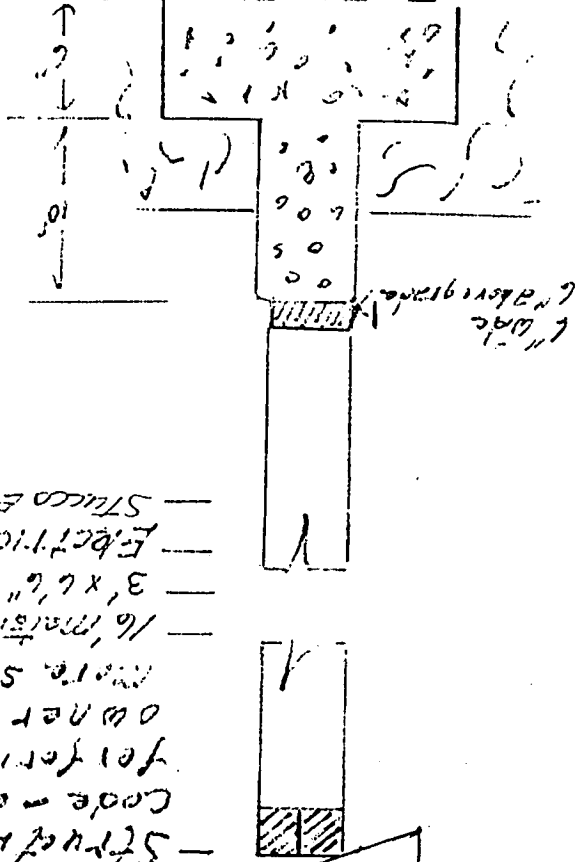
5027 M ST.

M. ST

001873



- Structural is per Code - work to be performed for owner by contractor
 - 1/6" metal or fire glass door
 - 3' x 6" door in rear
 - Electrical to the minimum
 - STUCCO EAST & SOUTH WALLS
- Block Fire Wall on West next to adjoining owner then extension of that wall (1' high) along prop. line 6' high as a 40:1 Prop. fire front and 5' inside alley prop line.



Proposed Garage 502 N ST.

967-4764

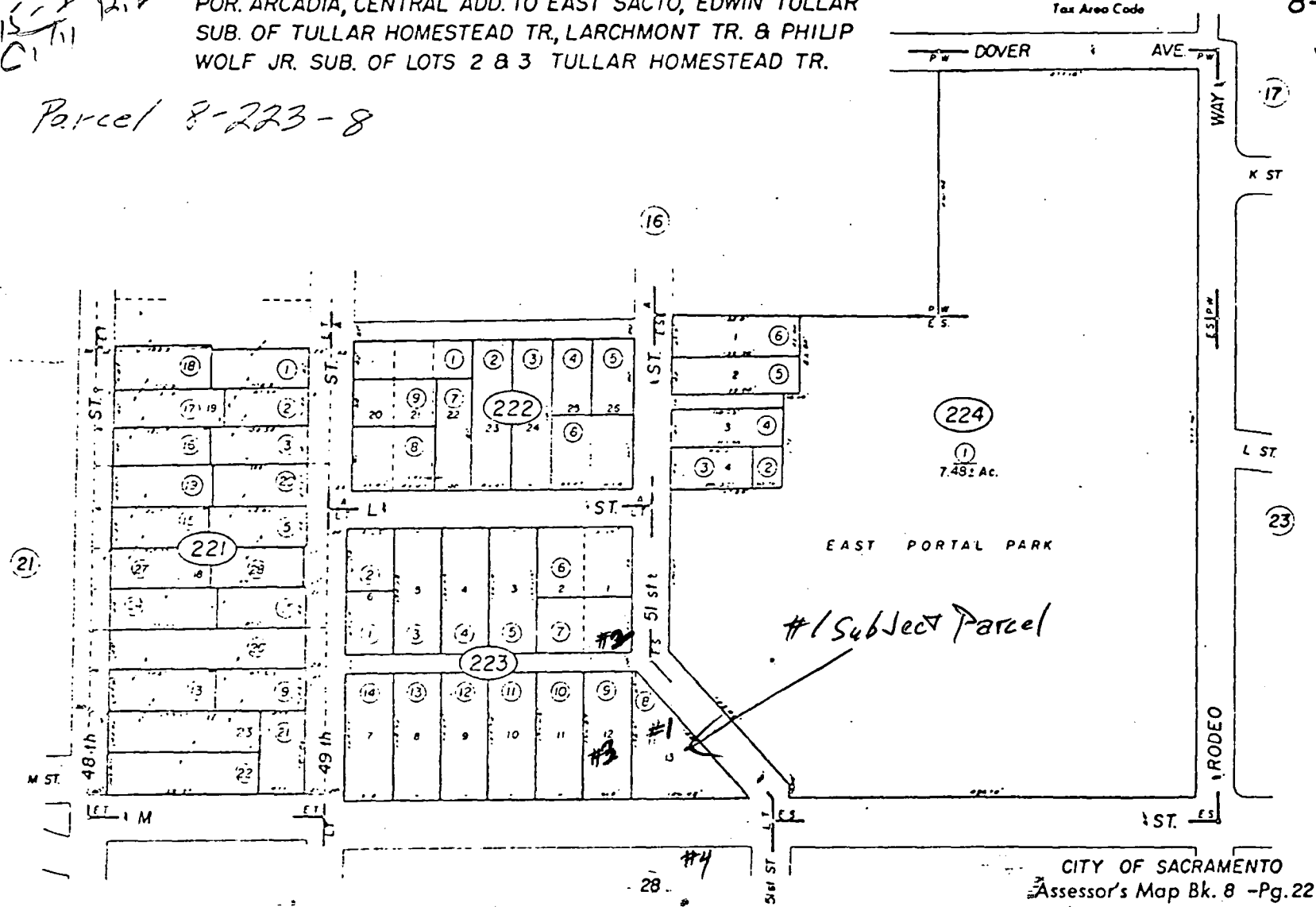
915-I
C.T.H.

ST. I
P.R.F. S. ST. 103

POR. ARCADIA, CENTRAL ADD. TO EAST SACTO, EDWIN TULLAR
SUB. OF TULLAR HOMESTEAD TR., LARCHMONT TR. & PHILIP
WOLF JR. SUB. OF LOTS 2 & 3 TULLAR HOMESTEAD TR.

Parcel 8-223-8

8-22



001875

GRANT TR., KIEF SUB., POR. KIT CARSON CT., SMITH TR. SMITH TR. 4 & ZITO TER.

CITY OF SACRAMENTO
Assessor's Map Bk. 8 -Pg. 22
County of Sacramento, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

P 82047

Tax Area Code

8-23

17