

CITY PLANNING COMMISSION

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

APPLICANT	<i>Thomas Wright, 4731 D St., Delta, Ca. 95819</i>		
OWNER	<i>Same as appl</i>		
PLANS BY	<i>Appl</i>		
FILING DATE	<i>8-17-88</i>	ENVIR. DET.	<i>CA 15301(e)(1)</i>
ASSESSOR'S-PCL. NO.	<i>204-0201-036</i>		
REPORT BY	<i>JK</i>		

APPLICATION: *Planning Director's Variance to encroach 2' into the required 5' side yard setback for a second story addition.*

LOCATION: *4731 D St.*

PROPOSAL: *The applicant is requesting the necessary entitlements to reduce the required five foot side yard setback to three feet in order to construct a second*

PROJECT INFORMATION: *story addition to an existing single family home.*

General Plan Designation: *Low Density Residential (4-15 du/acre)*

Community Plan Designation:

Existing Zoning of Site: *R-1*

Existing Land Use of Site: *Single family*

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: <i>Single family; R-1</i>	Front:	25'	25'
South: " " "	East Side (Int):	5'	3'
East: " " "	West Side (Ext):	5'	11'
West: " " "	Rear:	15'	62'

Parking Required: *1*

Parking Provided: *1*

Property Dimensions: *50.5' x 125.1'*

Property Area: *0.14 ± acres*

Density of Development: *d.u. per acre*

Square Footage of Building: *10450 (existing) 6760 (addition)*

Height of Building: *20' (2 story)*

Topography: *Flat*

Street Improvements: *Existing*

Utilities: *Existing*

Exterior Building Materials: *Stucco*

Roof Material: *med. shake*

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All windows on the east side are set in the down
→ these providing light to the room and privacy for the adjacent
Project Evaluation: The site is a 50' x 135' rectangular
lot in the standard single family (R-1) zone. The
General Plan designates the site as Low Density Residential
(4.15d/ae). Surrounding land uses are single family
to the north, south, east and west. An existing
one story, 1045 sq ft house and a detached garage
are ~~set~~ are located on the site.

The applicant proposes to construct a 676 sq ft ~~lot~~
second story addition to the existing single story house
The second story addition will consist of a 30' x 30' matrix
kitchen, ~~bedroom~~ bath and laundry facilities.
~~The addition is proposed to~~ The existing house
is located east of the east property line
and the ~~second addition~~. The applicant is requesting
a variance from the requirement that not detract to permit
the second story addition to continue the existing
detract. The applicant home is located right to the
set from the east property line due to the driveway ~~line~~
being located next to the subject also east property line.

They are not objections to the applicant's request. The
proposed building addition along the east property line
will not project further into the existing ~~at~~ three foot
setback already established by the ~~existing~~ house. The
setback of the house will not change, ~~the~~ the 40% lot
coverage is not exceeded. Adjacent property owners have

From request of the applicant request. City has received no objections to this project.

Governmental Determination: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(e)(1)).

Recommendation: City recommends approval of the Planning Director's variance, subject to the following conditions and based upon findings by staff which justify:

Condition:
The location and size of the addition shall conform to the plans submitted.

Findings of fact:

1. The requested variance does not constitute a special privilege in that:

- a. the project will not detract along the street property line in this part;
- b. a variance would be granted to any other property owner facing similar circumstances.

2. The granting of this variance will not be detrimental to the public welfare as to property in the vicinity.

in that the proposed addition will not significantly alter the characteristics of the single family residential area.

3. The requested variance does not constitute a use variance in that single family dwellings are permitted in the R-1 zone.

4. The proposed project is consistent with the General Plan which designates the site for Low Density Residential (4-15 du/acre).

Report Prepared By:

Seanne Corcoran, Planning Tech II

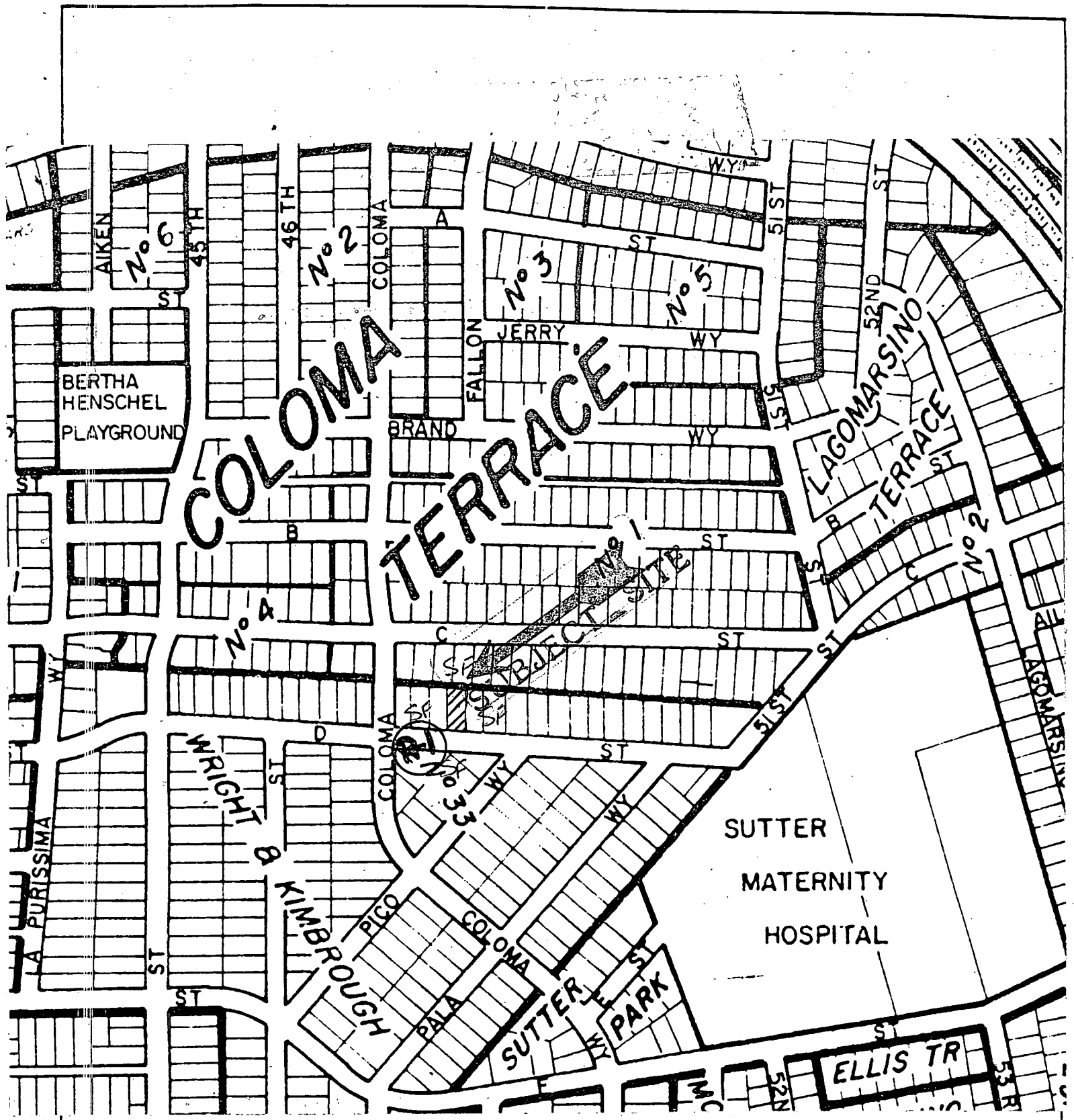
Date

Recommendation Approved By:

Marty Van Duzyn, Planning Tech II

Date

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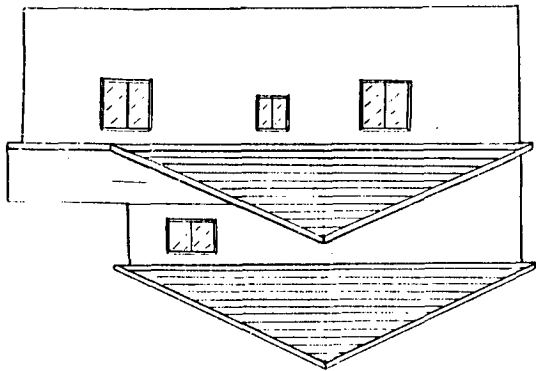
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VICINITY - LAND USE - ZONING

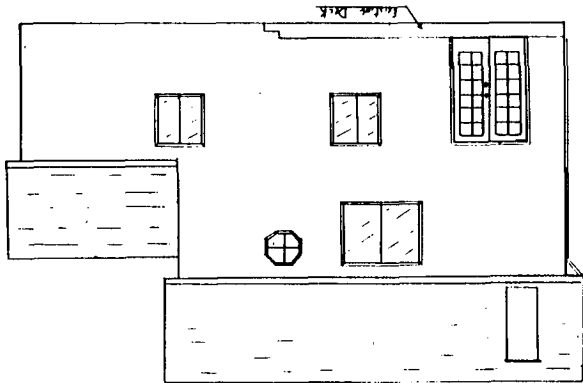
EXHIBIT A

REVISED

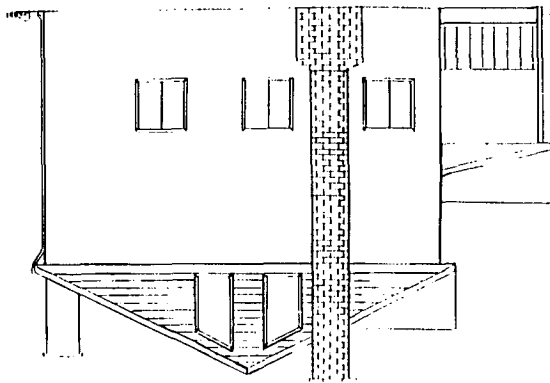
SOUTH ELEVATION
Scale: 1/4" = 1'-0"



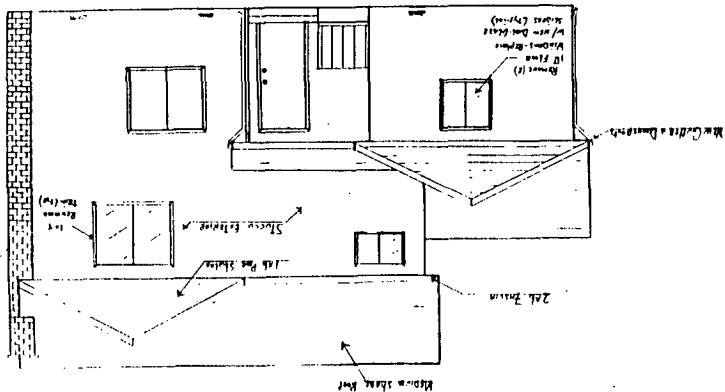
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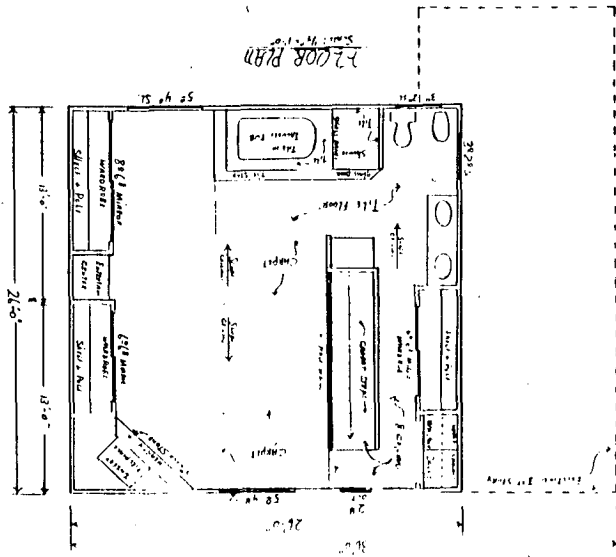
WEST ELEVATION
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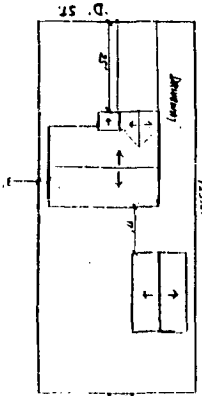
NORTH ELEVATION
Scale: 1/4" = 1'-0"



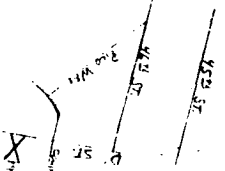
2200R Plan
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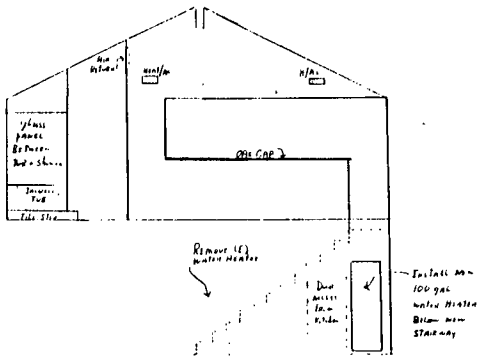


5th Plan
Scale: 1/4" = 1'-0"

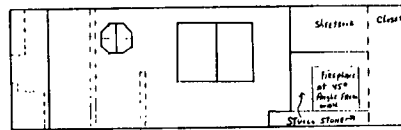


Neighborhood Map

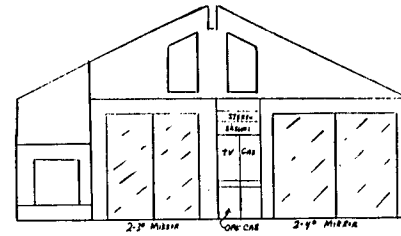




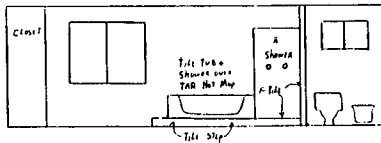
Master Bedroom - West View



Master Bedroom - North View

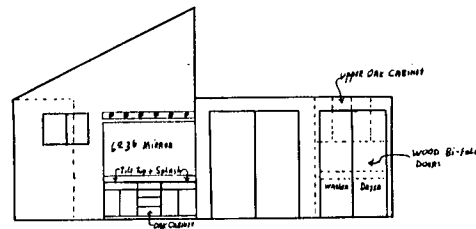


Master Bedroom - East View

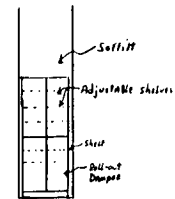


Master Bedroom Bath - South View

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Master Bath Vanity - West View



Linen Detail

P 88370 1