

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

December 9, 1991

SPECIAL PERMIT MODIFICATION
(P91-329)

APPLICATION: Planning Director's Special Permit Modification to reduce the side yard setback to 4.14 feet for one parcel containing 0.1+ acres in the Single Family Alternative (R-1A) zone.

LOCATION: Lot #32, Samos Way
APN: 119-1300-032

SUMMARY: The applicant is requesting a modification to reduce the side yard setback from five feet to 4.14 feet for a small portion of the proposed residence. The requested reduction is a special permit modification since the R-1A zoning does not have standard setbacks and the entire development was approved under a special permit to have five foot side yards.

BACKGROUND INFORMATION: On October 25, 1990, the Planning Commission and on December 11, 1990, the City Council approved a tentative map and a special permit (P90-276) on the subject site. The tentative map subdivided the property into 74 single family lots and four landscape and drainage canal lots. The special permit approved by the Planning Commission was to develop the 74 single family residences. Any development within the Single Family Alternative (R-1A) zone requires special permit approval. The special permit addresses design as well as setbacks. The original special permit approved the subdivision with standard five foot side yard setbacks. The applicant is proposing to modify the special permit to reduce one of the side yard setbacks to 4.14 feet for a small portion of the proposed residence.

ANALYSIS: Staff has no objection to the reduction in the side yard setback. All the other setbacks, as well as lot coverage, are

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being met. This reduction in setback is necessary for the model to be built on the site. This parcel (Lot 32) is very narrow at the rear (37 feet). The parcel is also a corner lot and requires a 12.5 foot street side yard setback. This combination makes it very difficult to place a residence on the lot. Staff has no objection to the special permit modification provided all the previous conditions of the special permit are satisfied.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification to reduce the side yard setback to 4.14 feet for one parcel subject to conditions and based upon findings of fact which follow.

Conditions

1. The setbacks provided shall be no less than indicated on the submitted plans.
2. The conditions of the original special permit shall be met.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the single family residence is compatible with the surrounding single family residences.
2. The project, as conditioned, will not be detrimental to the public welfare in that adequate open space is being provided on the parcel and the setback reduction is only for a small portion of the structure.
3. The project is consistent with the General Plan and South Sacramento Community Plan which designate the site Low Density Residential (4-15 du/na) and Residential (7-15 du/na), respectively.

Report Prepared By:

Cindy Gnos
Cindy Gnos, Associate Planner

12-9-91
Date

Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse, Planning Director

12-12-91
Date

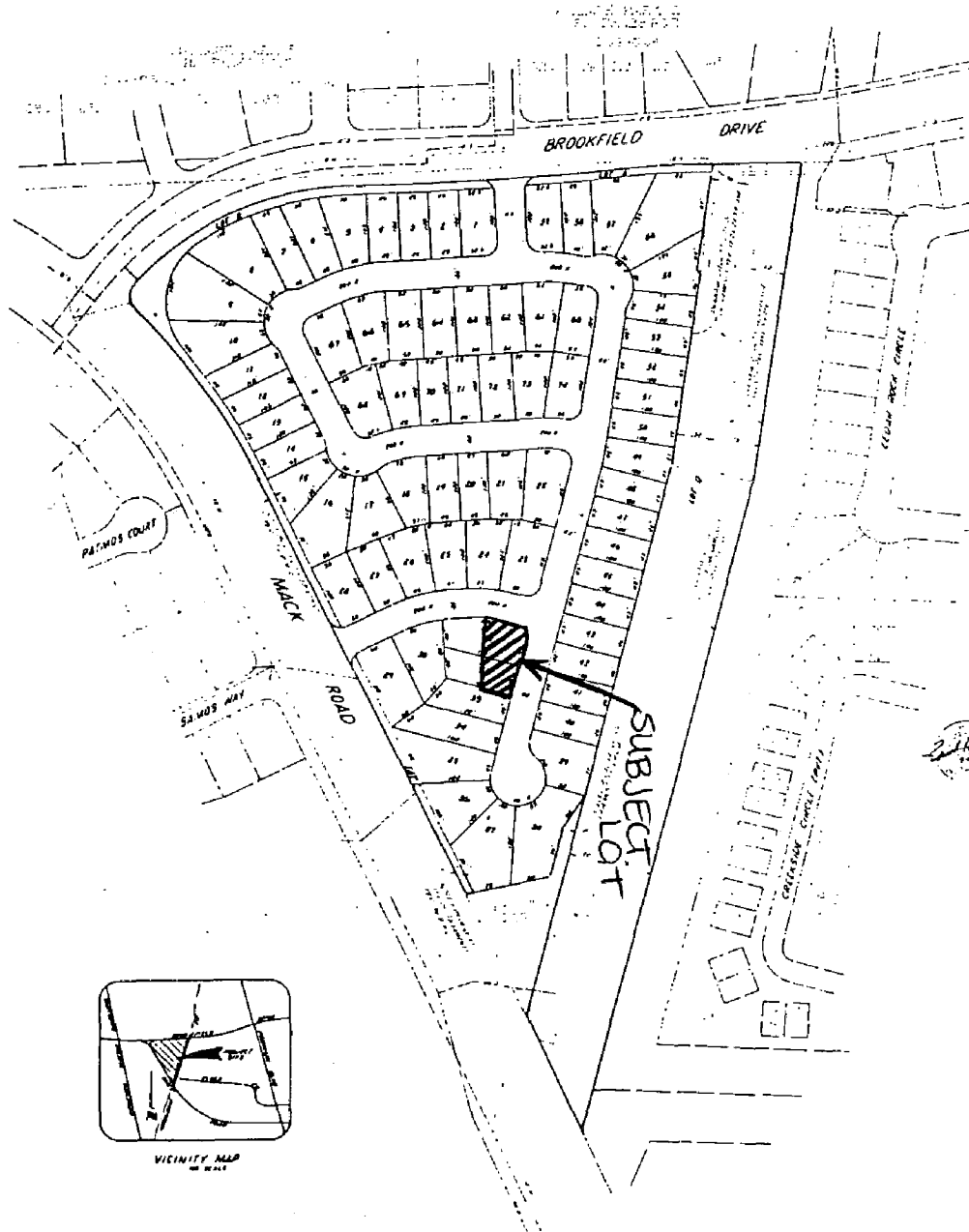
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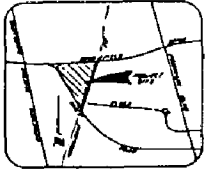
TENTATIVE SUBDIVISION MAP COLONY BROOKFIELD

A PORTION OF THE W. 1/2 OF THE N.W. 1/4
SECTION 8, T.7N., R.5E., M.D.B.&M.
CITY OF SACRAMENTO, CALIFORNIA
AUGUST 1990 SCALE: 1"=60'
MURRAY SMITH & ASSOCIATES



OWNER:	MURRAY SMITH & ASSOCIATES
APPLICANT:	MURRAY SMITH & ASSOCIATES
PREPARED BY:	MURRAY SMITH & ASSOCIATES
DATE:	AUGUST 1990
SCALE:	1"=60'
PROJECT:	COLONY BROOKFIELD
SECTION:	SECTION 8, T.7N., R.5E., M.D.B.&M.
CITY:	CITY OF SACRAMENTO
STATE:	STATE OF CALIFORNIA
DATE OF MAP:	AUGUST 1990
DATE OF RECORDING:	AUGUST 1990
DATE OF EXPIRY:	NO EXPIRY DATE
DATE OF REVISION:	NO REVISIONS
DATE OF CANCELLATION:	NO CANCELLATION
DATE OF RESCINDMENT:	NO RESCINDMENT
DATE OF REVOCATION:	NO REVOCATION
DATE OF AMENDMENT:	NO AMENDMENT
DATE OF SUPPLEMENT:	NO SUPPLEMENT
DATE OF CORRECTIVE:	NO CORRECTIVE
DATE OF REPEAL:	NO REPEAL
DATE OF REVIVAL:	NO REVIVAL

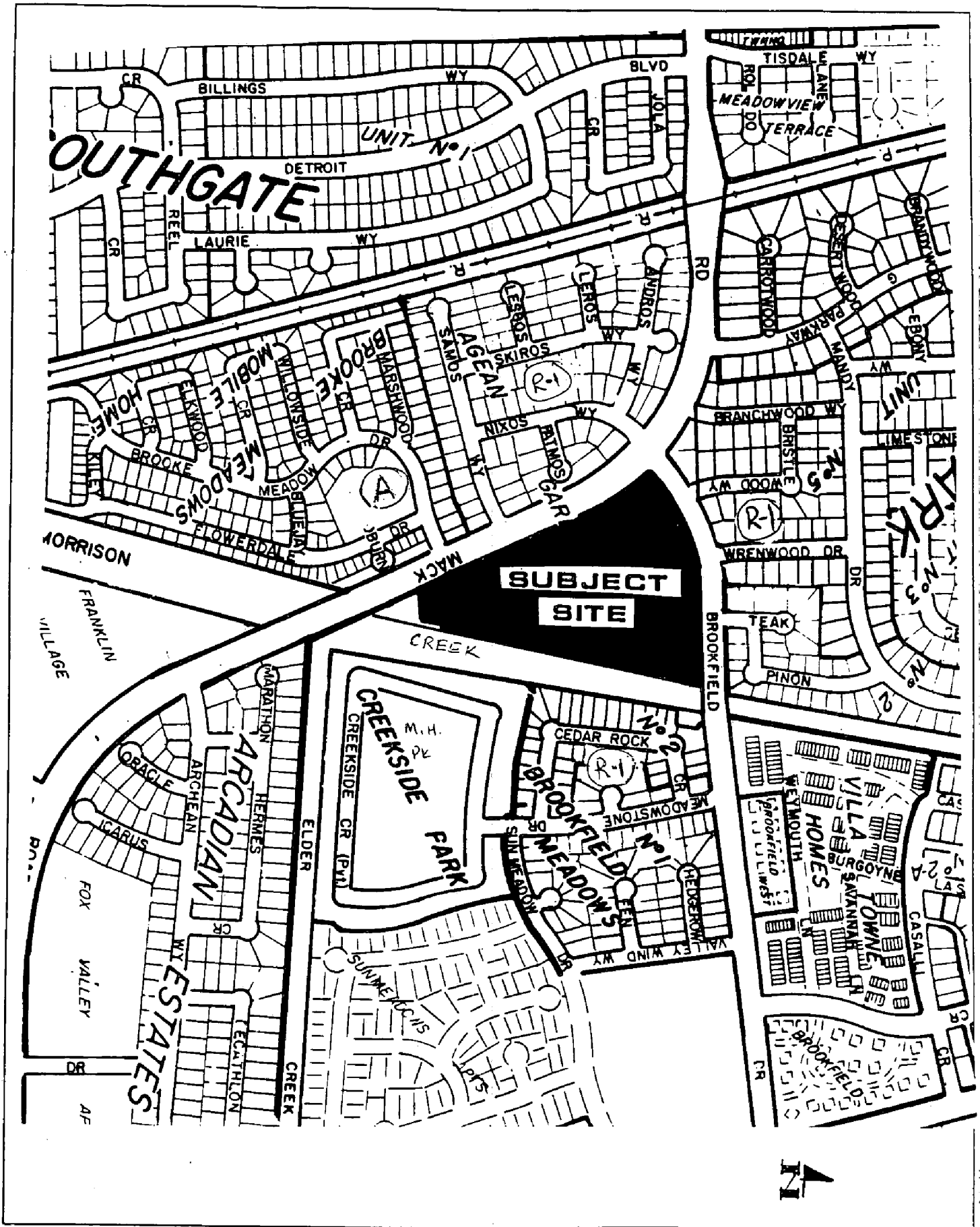
[Handwritten signature]
MURRAY SMITH & ASSOCIATES



VICINITY MAP
NO SCALE

Murray Smith & Associates
Murray Smith & Associates
2000 J Street, Sacramento, CA 95811
916/441-1111

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LAND USE, VICINITY MAP & ZONING MAP