

CITY OF SACRAMENTO PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT John Terry Architect, 1915 24th Street, Sacramento, California 95822
OWNER Mike and Shauna Pompei, 1225 Noonan Drive, Sacramento, California 95816
PLANS BY John Terry Architect, 1915 24th Street, Sacramento, California 95822
FILING DATE May 6, 1991 ENVIR. DET. Exempt 15303 REPORT BY CG
ASSESSOR'S PCL. NO. 016-0261-007

- APPLICATION:**
- A. Variance to reduce the recorded street side yard setback from 25 feet to 12.5 feet for a 734 square foot addition to an existing 1,800 square foot residence on 0.19± developed acres in the Standard Single Family (R-1) zone.
 - B. Variance to reduce the rear yard setback from 15 feet to 5 feet.

LOCATION: 1225 Noonan Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 734 square foot addition to an existing 1,800 square foot residence in the Land Park area.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence
Parking Required:	One-car Garage
Parking Provided:	Two-car Garage
Property Dimensions:	95'± x 89'±
Property Area:	0.19± Acres
Square Footage of Existing Home:	1,800 Square Feet
Square Footage of Proposed Addition:	734 Square Feet
Height of Building:	2 Stories
Exterior Building Materials:	Lap Siding
Roof Material:	Built-up Gravel
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Surrounding Land Use:	Setbacks:	Required	Proposed
North: Single Family; R-1	Front(Noonan):	25'	16.5'
South: Single Family; R-1	Side(St):	25'	12.5'
East: Single Family; R-1	Side(Int):	5'	5'
West: Single Family; R-1	Rear:	15'	5'

APPLC. NO. P91-111

MEETING DATE June 27, 1991

ITEM NO. 25

000810

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.19± acres in the Standard Single Family (R-1) zone. The site is currently developed with a 1,800± square foot single family residence with a combination of one and two stories. The home was built in the 1940s or 1950s, with remodeling done in 1962, and the second story added in 1987. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding adjacent land use is all single family residential. The surrounding zoning is Standard Single Family (R-1).

B. Applicant's Proposal

The applicant is proposing to reduce the street side setback from the required 25 feet to 12.5 feet. The purpose of the addition is to add an attached two-car garage and two bedrooms. Currently the home has a carport with non-conforming setbacks.

C. Staff Analysis

The subject site exists within a subdivision called South Land Park Terrace. This subdivision, like many other in the Land Park area, contains recorded setbacks of 25 feet on both street frontages for corner lots. The existing site plan (Exhibit A) reflects the existing footprint of the home as it encroaches into the 25 foot required front setback along Noonan Drive. This setback was the original setback of the home. Staff assumes a measurement error was the cause of the non-conforming construction. The applicant is now requesting to encroach into the other setback area (Kaylar Drive). Typically, the street side setback is 12.5 feet, however, the subdivision has a recorded setback of 25 feet. The applicant has requested the variance to allow a typical 12.5 foot street side setback for the addition. Staff can find no hardship to support this variance request. All the other corner properties in the area contain at least 25 feet on both street frontages and the home is already encroaching into the front setback.

The proposed site plan (Exhibit B) shows a 5 foot rear setback for the attached garage. Corner lots, however, do allow rear yard substitution. This is accomplished by relocating the rear yard area to the side of the lot opposite the street side yard provided that within said yard a rectangle bounded by the interior side lot line, rear lot line, and the points of the nearest sides of the main building contain at least as many square feet of yard area as the yard area which would be provided by the 15 foot rear yard across the entire width of the parcel. The applicant has indicated triangular areas to substitute the square footage. The Zoning Ordinance does not allow this type of substitution, only a rectangle, therefore a rear yard setback variance is necessary. Staff also does not support this variance request in that adequate usable rear yard area, as defined by the Zoning Ordinance, is not provided.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspection, Fire, and the Association to Preserve Land Park. The following comments were received from Engineering Development Services:

1. The site is currently serviced with water in both streets, and sewer at the rear property line.
2. Notice: Property to be developed in accordance with this variance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

APPLC. NO. P91-111

MEETING DATE June 27, 1991

ITEM NO. 25

000811

The applicant also notified adjacent property owners within 100 feet and no objection has been received.

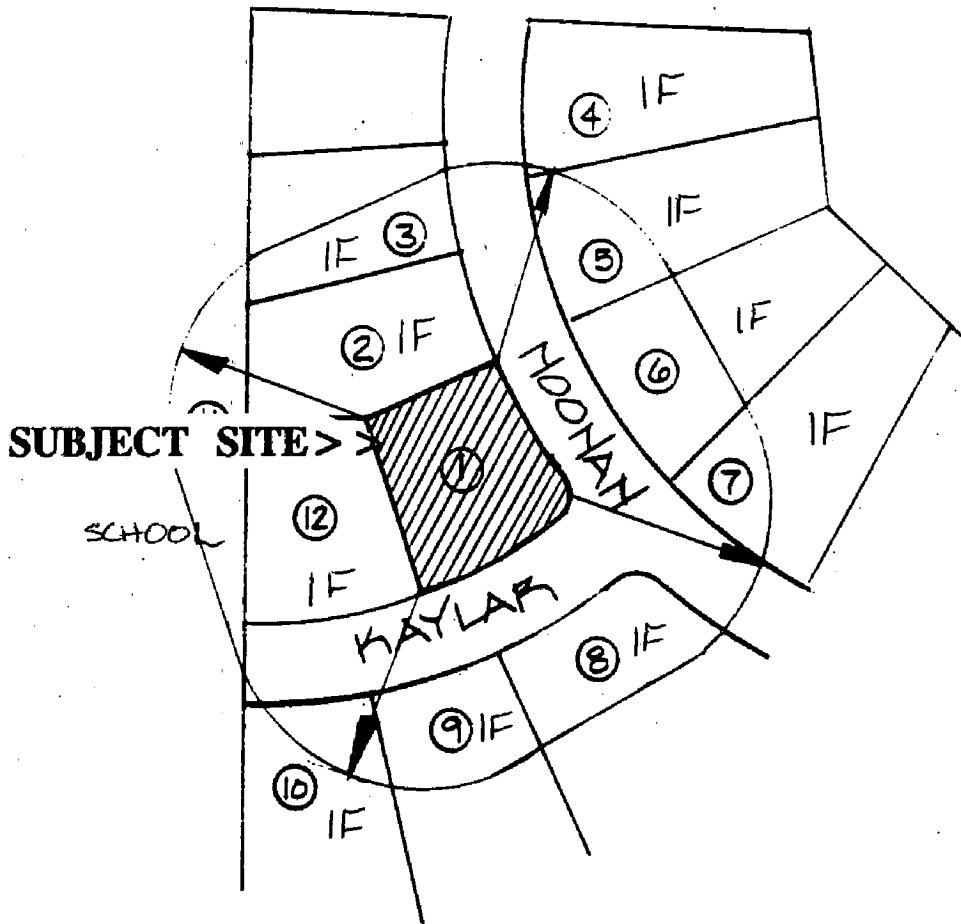
ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined this project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303).

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

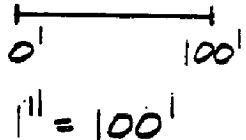
- A. Deny the Variance to reduce the recorded street side yard setback from 25 feet to 12.5 feet based upon findings of fact which follow.
- B. Deny the Variance to reduce the rear yard setback from 15 feet to 5 feet based upon findings of fact which follow.

Findings of Fact

- 1. Granting the variances does constitute a special privilege extended to an individual property owner in that:
 - a. the surrounding corner properties meet the setback requirements;
 - b. rear yard substitution must be calculated as per the Zoning Ordinance; and
 - c. there is no hardship to support such a request.
- 2. The project will be injurious to the public safety and welfare in that the setbacks are inconsistent with the neighborhood and adequate useable (rectangular) rear yard area is not provided.
- 3. There is no hardship to support the setback variances. Other properties in the area have developed meeting the 25 foot setback requirements.

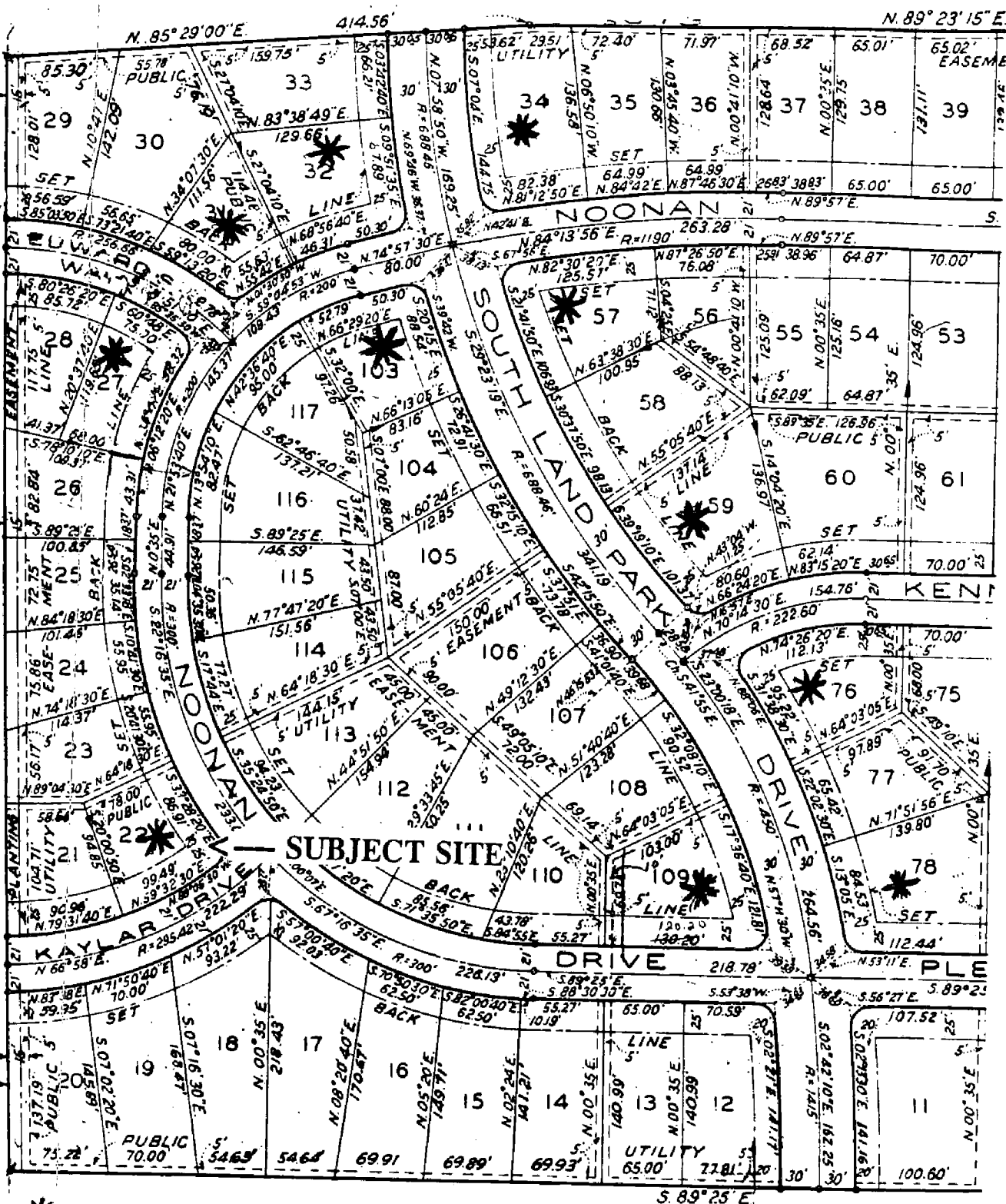


ALL ZONED
R-1



LAND USE & ZONING MAP

Center line of Sacramento Drainage Canal, Described in Book 147 of Deeds at page 620 859.28
N. 00° 55' 30" W.



* Corner lots with 25' recorded setbacks on both frontages

PORTION OF NOONAN'S SOUTH LAND PARK TERRACE
SUBDIVISION MAP

REVISIONS									

1916 24th Street
 Sacramento, Ca.
 95816
 916-451-6744

JOHN
 RY
 ARCHITECT

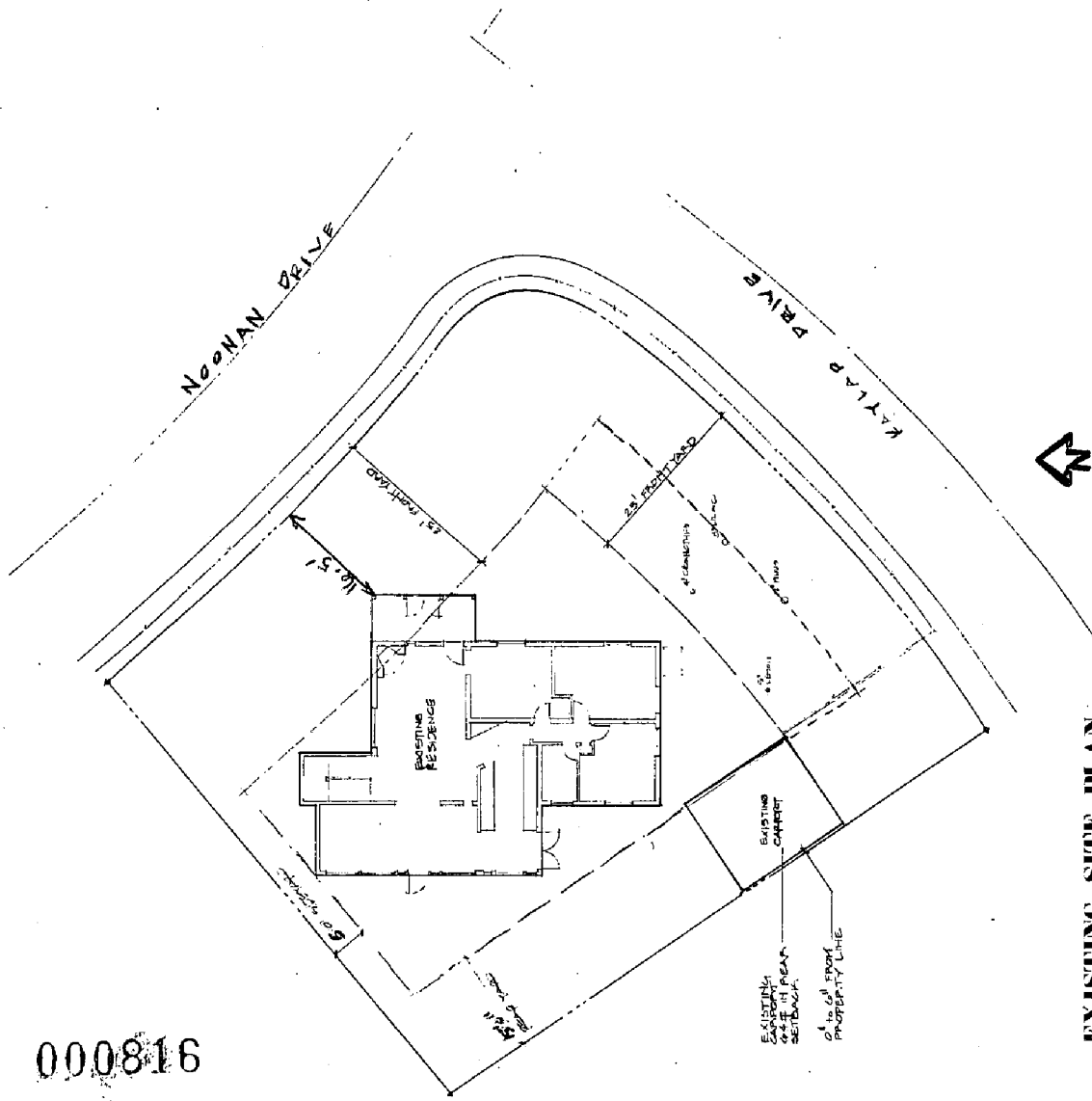
EXHIBIT - A

1925 N. MANAN DRIVE
 SACRAMENTO, CALIF.

POMPEI
 ADDITION

DATE	10/27/89
SCALE	1/8" = 1'-0"
PROJECT NO.	000816
CLIENT	J.P. / J.P.
DATE	10/27/89

EXISTING SITE PLAN



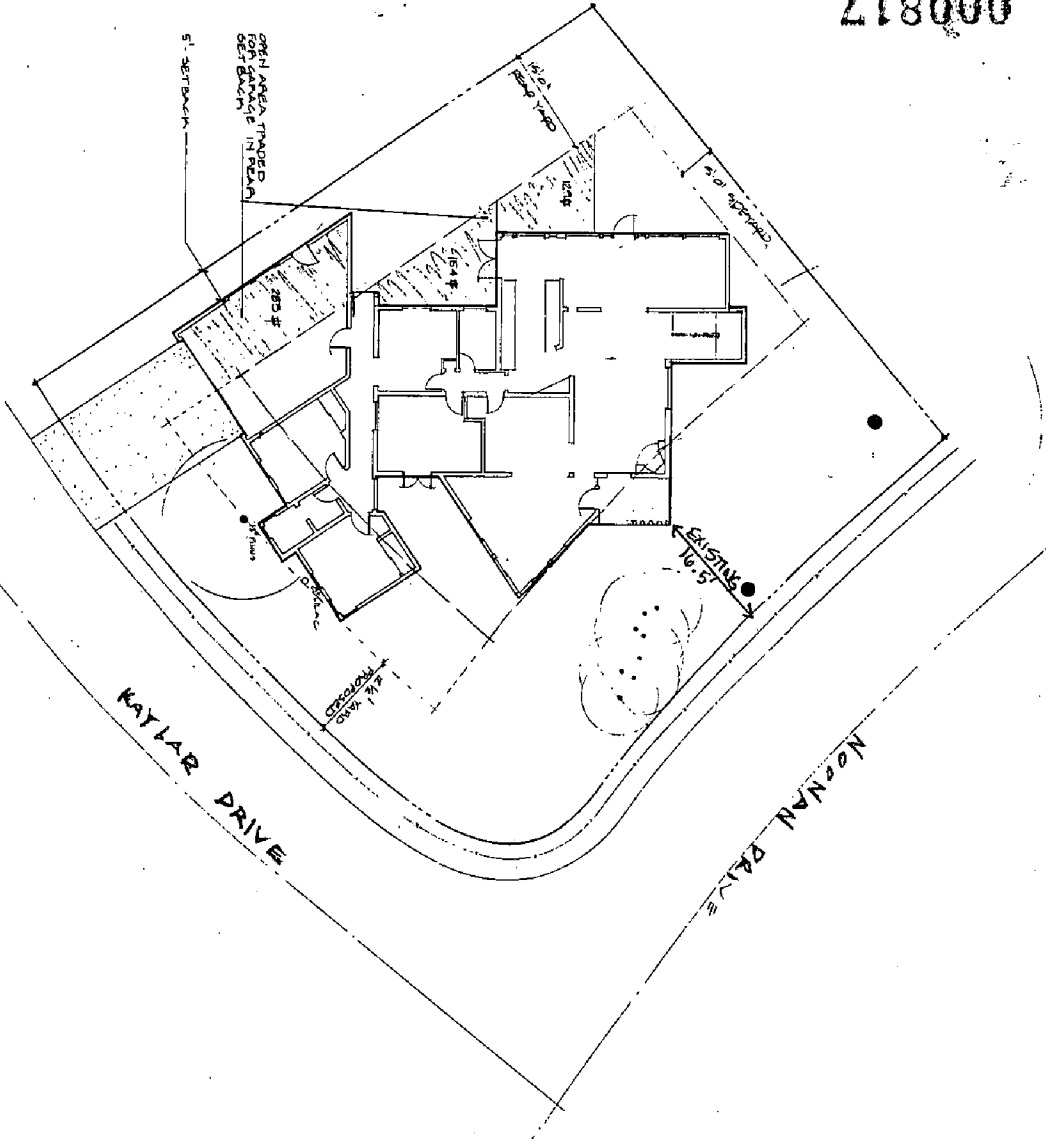
000816

EXISTING SITE PLAN
 1/8" = 1'-0"

000817

PROPOSED SITE PLAN

1/8" = 1'-0"



PROPOSED SITE PLAN

1915 24th Street Sacramento, Ca. 95816 916-451-6744	JOHN RRY ARCHITECT	1225 NOONAN DR. SACRAMENTO, CA. 95816	POMPEI ADDITION	DATE: 3-12-91 DRAWN: JPD SCALE: AS SHOWN	SHEET NO. 01 TOTAL SHEETS 01
	EXHIBIT - B			1915 24th Street Sacramento, Ca. 95816 916-451-6744	SHEET NO. 01 TOTAL SHEETS 01

000818

SOUTH-EAST ELEVATION AS SEEN FROM KAYLAR DRIVE

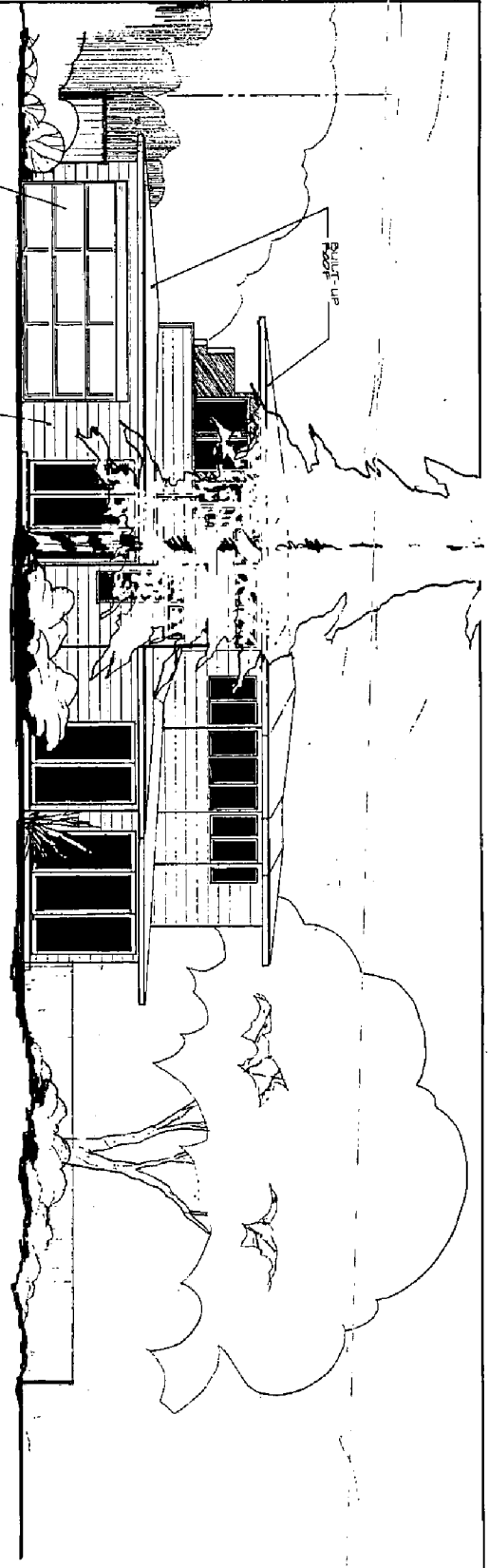
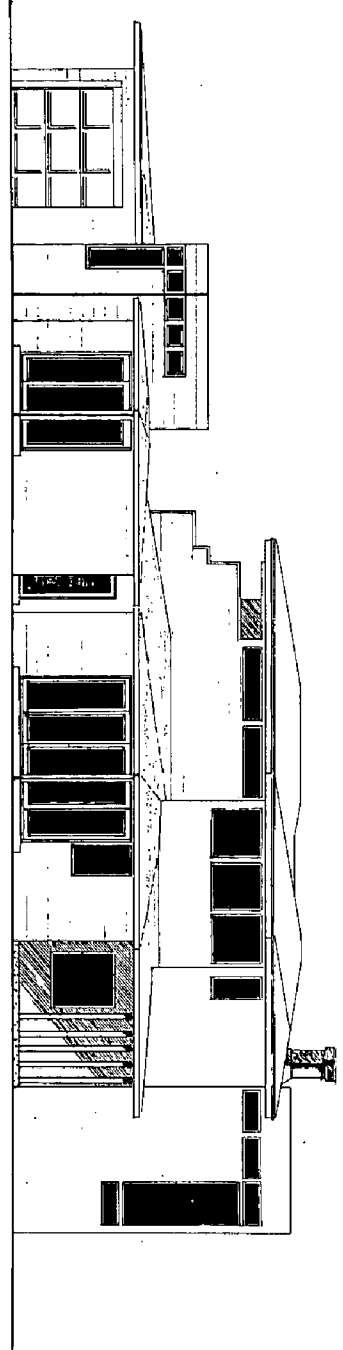
large garage door

1st window

stairs, doors & handrails to porch existing

BUILT-UP ROOF

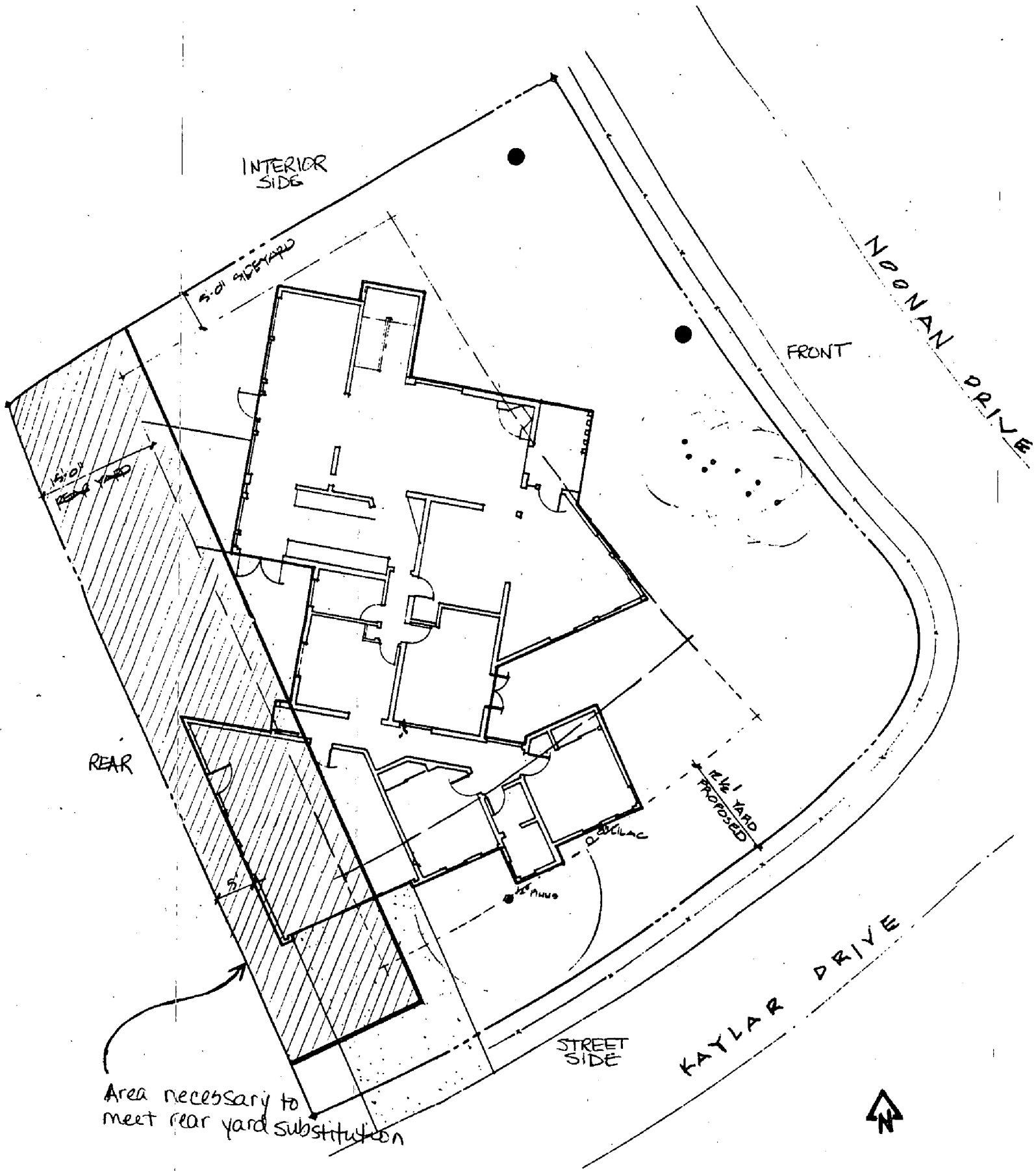
EAST ELEVATION



ELEVATIONS

<p>POMPEI ADDITION</p> <p>Scale 1/4" = 1'-0"</p> <p>DATE 06/04/91</p> <p>BY JERRY ARCHITECT</p>	<p>EXHIBIT - C</p>	<p>JOHN BERRY ARCHITECT</p> <p>1915 24th Street Sacramento, Ca. 95816 916-451-6744</p>	<table border="1"> <tr> <td>REVISION</td> <td>BY</td> <td>DATE</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISION	BY	DATE									
REVISION	BY	DATE													

EXHIBIT D REAR YARD SUBSTITUTION



000819

