

# CITY PLANNING COMMISSION

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

**APPLICANT** Darryl Chinn/Mark Rusconi, 7311 Perkins Way, Sacramento, CA 95818  
**OWNER** Andrew Lee, 6809 Coachlite Way, Sacramento, CA 95831  
**PLANS BY** Mark Rusconi Architects, 424 San Miguel Way, Sacramento, CA 95819  
**FILING DATE** 7-6-87 **ENVIR. DET.** Ex 15305a **REPORT BY** CS:tc  
**ASSESSOR'S-PCL. NO.** 006-285-006

**APPLICATION:** Variance to reduce the side courtyard requirement from 10 feet to 5 feet 9 inches

**LOCATION:** 1310 Q Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 1310 square foot two-story duplex in the residential office zone

## PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
1980 Central City Community  
Plan Designation: Residential Office  
Existing Zoning of Site: R-0  
Existing Land Use of Site: Duplex

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Parking lot; R-5	Front:	existing	6'10"
South: Light rail/warehouse; C-4	Side(Int):	5'	5' & 10'
East: Four-plex; R-0	Rear:	5'	6'
West: Multiple family; R-0			

Parking Required:	2 spaces
Parking Provided:	4 spaces
Property Dimensions:	40' x 160'
Property Area:	.14+ acres
Density of Development:	28.5 d.u. per acre
Square Footage of Building:	Courtyard unit 1,100 sq. ft./alley unit 1,210 sq. ft.
Height of Building:	2 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Horizontal wood siding,
Roof Material:	Asphalt composition shingle

## BACKGROUND:

The applicant for the current proposal, submitted a Preservation Board application (PB85-029) on September 9, 1985, for the development of a five unit townhouse on the subject site. The lot is located in the "1200 - 1300 Q Street Preservation Area" which requires review and approval by the Design Review/Preservation Board. The previous submittal required the removal of the "supportive" structure located on the front of the lot. Due to a lengthy period of inactivity staff withdrew the application and the project never materialized.

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**APPLC. NO.** P87-293 **MEETING DATE.** August 13, 1987 **ITEM NO.** 21

PROJECT EVALUATION:

Staff has the following comments regarding the proposal:

A. Land Use and Zoning:

The subject is a 6,400+ square foot interior lot located in the Residential Office (R-0) zone. A 2,100+ square foot two-story duplex is located on-site. The existing structure is set back six feet, 10 inches from the front property line. The side setback to the west is five feet, nine inches, the east side setback is six feet, and the rear setback is 103 feet.

The project will require the removal of a shed at the rear of the property, scrub trees along the side property lines, a laundry pole, and a dilapidated fence along the rear property line. Surrounding land use include a parking lot to the north, an unimproved alley and light rail tracks to the south, a two-story seven unit apartment complex to the west, and a four-plex to the east. Following Planning Commission action, the project will be reviewed by the Preservation Board as it is located in a Preservation area.

B. Proposed Project:

The applicant proposes to develop a two-story 1,310+ square foot duplex to the rear of the property. The distance between the existing structure and proposed structure would be 32 feet in order to provide a central yard area. Each of the two units is two level with two bedrooms/two bath. The main entrances are on the west elevation at ground level. The entrance of one unit faces north and does not require a 10 foot courtyard setback. The other entrance faces west and the 10 foot required courtyard setback is provided. Access from Q Street to the new duplex would be along the existing sideyard setback (five feet, nine inches) of the existing structure. Therefore, the purpose of the variance request is to reduce the 10 foot setback requirement to five feet, nine inches.

An attached two car garage is proposed nearest the rear of the property with access from the alley. A recessed area for laundry facilities are provided in the garage. Two parking pads are shown to either side of the garage for use by tenants of the existing duplex. The garage and parking pads are setback six feet from the alley.

The proposed project will not be intrusive to adjacent properties as it is nine feet behind the two story four-plex to the east and 17 feet behind the two story apartment to the west. Also, a number of trees will help to visually buffer adjacent properties.

C. Building Design:

The applicant proposes to use six inch wide horizontal wood siding on all elevations. The existing structure on-site has narrow two inch wide wood siding. Although the siding of the two structures are different, staff finds the proposed siding acceptable as the two structures cannot be viewed together from Q Street or 13th Street. Also, adjacent structures have a minimum horizontal siding width of

six inches.

The varied roof design and recessed wall areas provide an interesting and acceptable design. Staff recommends that the proposed aluminum windows have a baked in enamel finish. Roof equipment, if applicable, will be reviewed by the Design Review/Preservation Board. Preliminary comments prior to Preservation Board review include the following:

1. For security purposes, garage doors shall be of a durable material with interior locking devices. The doors must have a six inch wide horizontal design to match the siding.
2. A six foot high fence with locking gates shall be provided between the parking area and building.
3. The parking area walkways should be well lit.
4. Landscaping should be provided in the yard area between the existing and proposed duplexes.

ENVIRONMENTAL DETERMINATION:

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA 15035a).

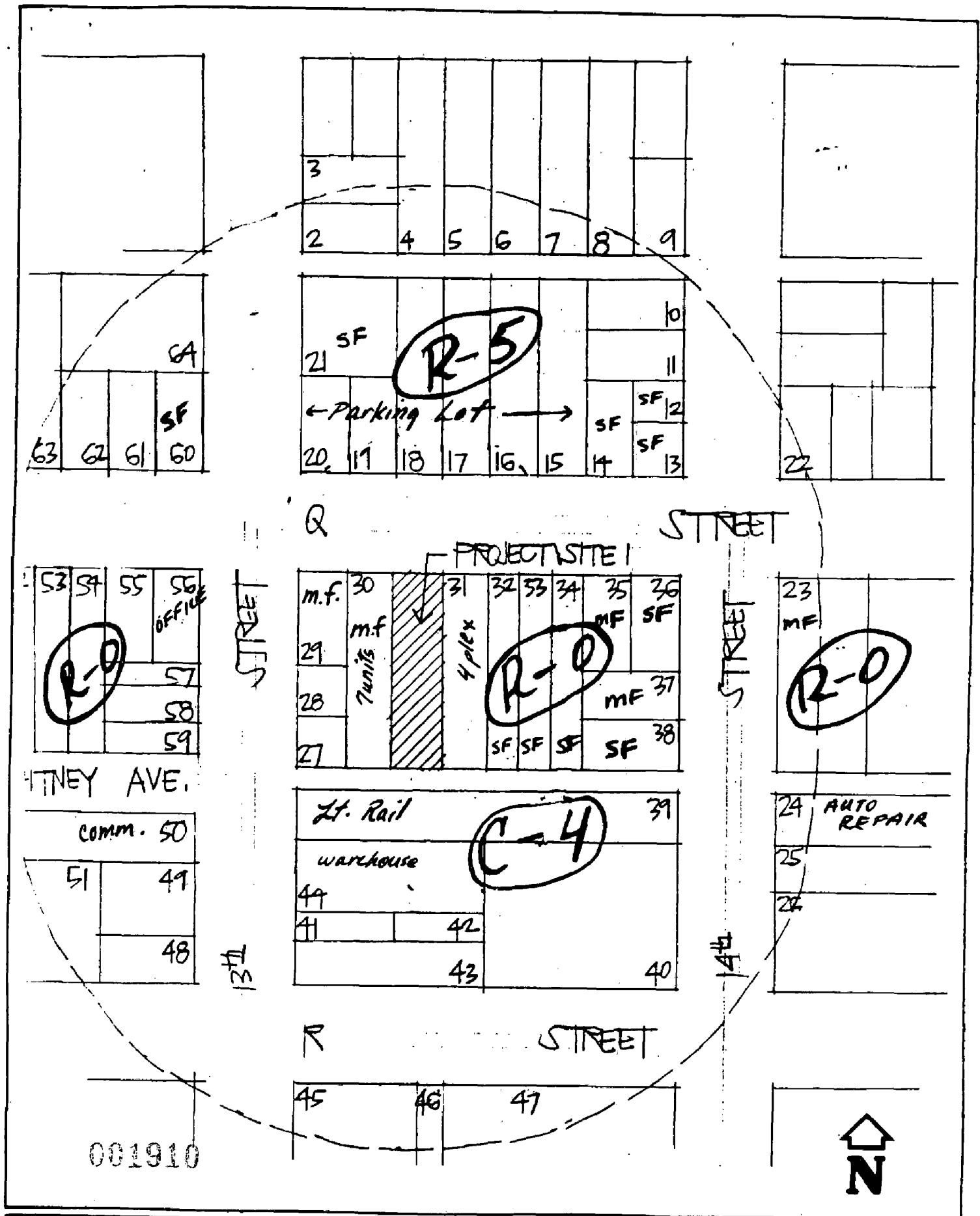
RECOMMENDATION: Staff recommends the following actions:

1. Approve the variance to reduce the 10 foot courtyard requirement to five feet 9 inches subject to conditions and based upon Findings of Fact which follow:
  - a. The garage doors and fence gates shall be secured with locks.
  - b. Landscaping and irrigation plans are to be submitted to the Design Review Preservation Board prior to issuance of building permits.
  - c. The project shall be reviewed and approved by the Design Review/Preservation Board prior to issuance of building permits/

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed duplex is compatible with surrounding land uses which consist of multiple family structures.
2. The project, as conditioned, will not be detrimental to the public health, safety and welfare, nor result in the creation of a nuisance, in that:
  - a. Adequate landscaping and off-street parking is provided.

- b. The building design is compatible with existing structures in the Q Street Preservation Area.
- 3. The proposed project is consistent with the City's Discretionary Land Use Policy, in that the site is designated for Residential Office by the 1980 Central City Community Plan, and the proposed duplex conforms with the plan designation.



# LAND USE & ZONING MAP

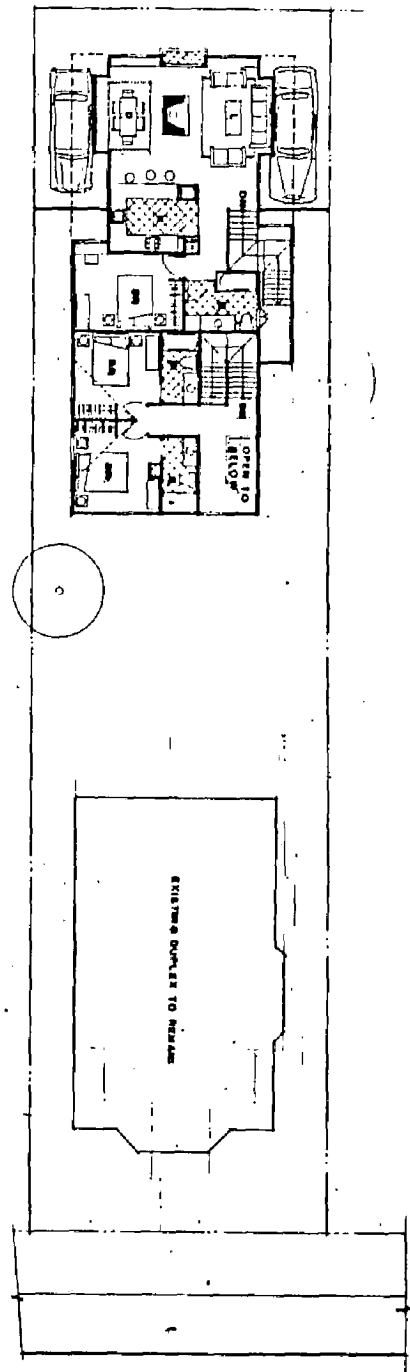
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Aug. 13, 1987

Item

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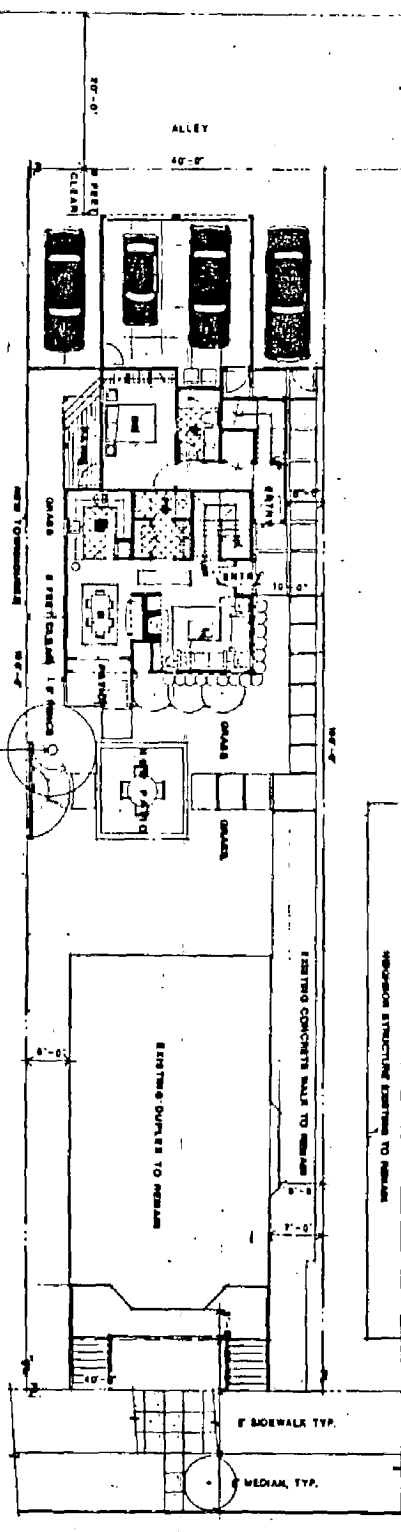
SECOND FLOOR PLAN  
1/8"=1'-0"



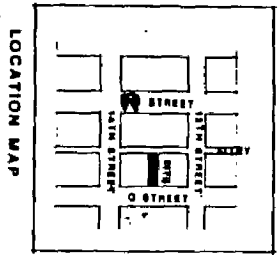
**EXHIBIT A**  
**SITE PLAN**  
**FLOOR PLANS**



GROUND FLOOR PLAN / SITE  
1/8"=1'-0"



PROJECT DATA			
CONCRETE UNIT	UNIT	700 SQ	700 SQ
GROUND LEVEL	UNIT	400 SQ	400 SQ
SECOND LEVEL	UNIT	400 SQ	400 SQ
EXISTING ADJACENT STRUCTURE TO REMAIN	UNIT	100 SQ	100 SQ
EXISTING DUCKS TO REMAIN	UNIT	100 SQ	100 SQ
EXISTING CONCRETE WALL TO REMAIN	UNIT	100 SQ	100 SQ



Q STREET TOWNHOUSES  
1310 Q STREET  
SACRAMENTO CALIFORNIA

MARK RUSSONI  
ARCHITECT  
1000 N. STREET, SUITE 100  
SACRAMENTO, CALIF. 95811

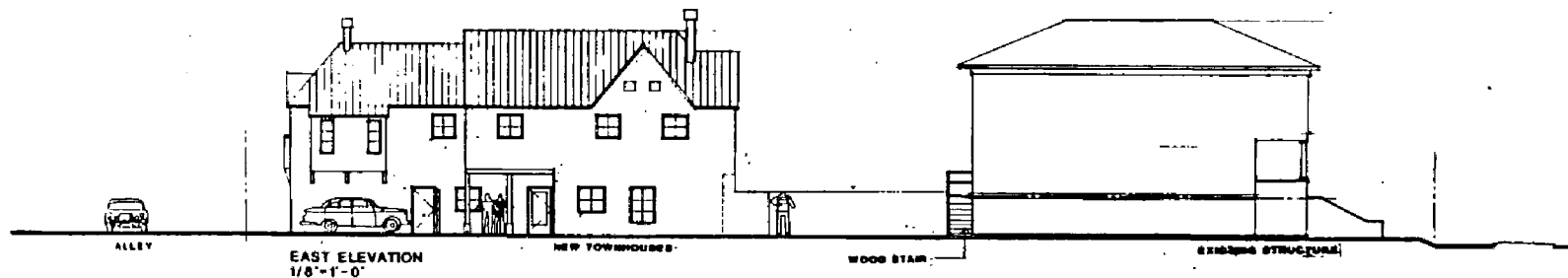
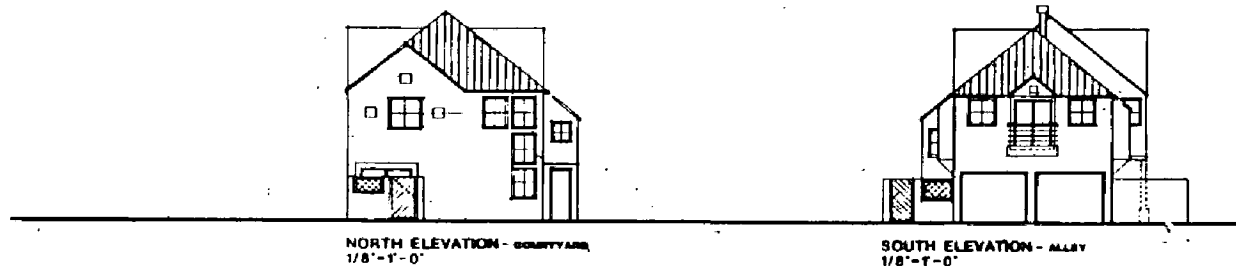
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P87-293

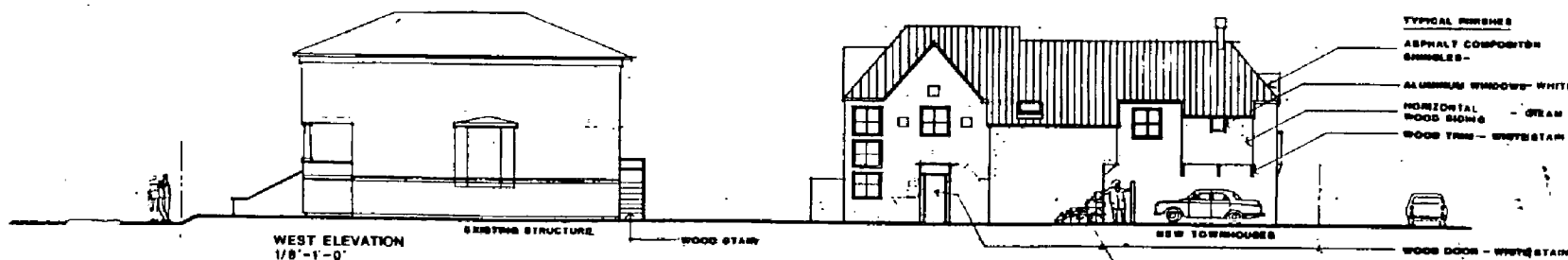
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Aug. 13, 1987

Item



**EXHIBIT B**  
**ELEVATIONS**



MARK RUSCONI  
ARCHITECT

454 SAN MATEO WAY  
SACRAMENTO, CA 95814  
916-487-7881

Q STREET TOWNHOUSES  
1310 Q STREET  
SACRAMENTO CALIFORNIA

JUNE 8, 1987

# CITY PLANNING COMMISSION

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

95818

APPLICANT	<u>Darryl Chenn / Mark Rusconi, 7311 Perkins Wy., Sact. CA</u>		
OWNER	<u>Andrew Lee, 6809 Coachlite Wy., Sact. CA 95831</u>		
PLANS BY	<u>Mark Rusconi Architect, 424 San Miguel Wy., Sact. CA 95819</u>		
FILING DATE	<u>7-6-87</u>	ENVIR. DET.	<u>EX-15305a</u>
ASSESSOR'S-PCL. NO.	<u>006-285-006</u>		
	REPORT BY <u>CS</u>		

**APPLICATION:** A. Negative Declaration

- B. Variance to reduce the side courtyard requirement from 10 feet to 5 feet 9 inches
- C.
- D.

**LOCATION:** 1310 Q Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 1310 square foot two-story duplex in the residential office zone

**PROJECT INFORMATION:**

1974 General Plan Designation: Industrial  
 1980 Central City Community

Plan Designation: Residential Office  
 Existing Zoning of Site: R-O  
 Existing Land Use of Site: Duplex

**Surrounding Land Use and Zoning:**

North:	<u>Parking Lot</u>	<u>R-5</u>
South:	<u>Light rail warehouse</u>	<u>C-4</u>
East:	<u>Four-plex</u>	<u>R-O</u>
West:	<u>Multiple family</u>	<u>R-O</u>

**Setbacks: Required Provided**

Front:		
Side (Int):	<u>5'</u>	<u>5' and 10'</u>
Side (Ext):		
Rear:	<u>5'</u>	<u>6'</u>

Parking Required: 2 spaces

Parking Provided: 4 spaces

Property Dimensions: 40' x 160'

Property Area: .14 ± acres

Density of Development: 28.5 d.u. per acre

Square Footage of Building: Courtyard Unit 1100 sq. ft. / Alley unit 1210 sq. ft.

Height of Building: 2 story

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Materials: Horizontal wood siding

Roof Material: asphalt composition shingle

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**APPLC. NO.** P87-293 **MEETING DATE** 8-13-87 **ITEM NO.** \_\_\_\_\_



BACKGROUND: The applicant for the current proposal, submitted a Preservation Board application (PB85-029) on September 9, 1985 for the development of a 5 unit townhouse on the subject site. The lot is located in the "1200-1300 Q Street Preservation Area" which requires review and approval by the Design Review/Preservation Board. The previous submittal required the removal of the "supportive" structure located on the front of the lot. Due to a lengthy period of inactivity staff withdrew the application and <sup>the</sup> project never materialized.

PROJECT EVALUATION: Staff has the following comments regarding the proposal:

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A. Land Use and Zoning:

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The subject site is a  $6400 \pm$  square foot interior lot located in the Residential Office (R-O) zone. A  $2100 \pm$  square foot two-story duplex is located on site. The existing structure is set back 6 feet 10 inches from the front property line. The side setback to the west is 5 feet 9 inches, and the east side setback is 6 feet, and the rear setback is 103 feet.

The project will require the removal of a shed at the rear of the property, scrub trees along the side property lines, a laundry pole, and a deteriorated fence along the rear property line. Surrounding land uses include a parking lot to the north, an <sup>unimproved</sup> alley and light rail tracks to the south, a two-story 7 unit apartment complex to the west, and a four-plex to the east. Following Planning

Commission action, the project will be reviewed by the Preservation Board as it is located in a Preservation area.


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### B. Proposed Project:

The applicant proposes to develop a <sup>two-story</sup> 1310<sup>±</sup> square foot duplex to the rear of the property behind an existing ~~2100<sup>±</sup> square foot two-story duplex.~~ The distance between the existing structure and proposed <sup>structure</sup> would be 32 feet in order to provide a central yard area. Each of the two units is two level with two bedrooms/two baths. The main entrances are on the west elevation at ground level. The entrance of one unit faces north and does not require a 10 foot courtyard setback. The other entrance faces west and the 10 foot required courtyard setback is provided. Access from Q Street to the new duplex would be along the side setback (5 feet 9 inches) of the existing structure, ~~requiring the variance~~ which is the purpose of the variance request.

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to reduce the 10' setback requirement to 5 feet 9 inches.

An attached two-car <sup>garage</sup> is proposed nearest the rear of the property with access from the alley. A  Two parking pads are shown to either side of the garage for use by tenants of the existing duplex. The garage and parking pads are setback 6 feet from the alley.

recessed area for laundry facilities are provided in the garage.

The proposed project will not be intrusive to adjacent properties as it is 9 feet behind the two story four-plex to the east and seventeen feet behind the two story apartment to the west. Also, a number of trees will help to <sup>visually</sup> buffer adjacent properties.

C. Building Design:-

The applicant proposes to use 6 inch wide horizontal wood siding on all elevations. The existing structure on site has narrow 2 inch <sup>wide</sup> wood siding. Although the siding of the two structures are different, staff finds the proposed siding acceptable as the two structures can not be viewed together from Q Street or 13th Street. Also, adjacent structures have a minimum <sup>horizontal</sup> siding width of 6 inches.

The varied roof design and recessed <sup>and acceptable</sup> wall <sup>are</sup> provide an interesting design. Staff recommends that the proposed aluminum windows have a baked in enamel finish. Roof equipment will be reviewed by the Design Review Preservation Board. if applicable

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Preliminary comments prior to Preservation Board review include the following:

1. For security purposes, garage doors shall be of a durable material with interior locking devices. The doors must have a <sup>6" wide</sup> horizontal design to match the siding.
2. A six foot high fence with locking gates shall be provided between the parking area and building.
3. The parking area walkways should be well lit.
4. Landscaping should be provided in the yard area between the existing and proposed duplexes.

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ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA 15035.2).

RECOMMENDATION: Staff recommends the following actions:

1. Approve the variance to reduce the required 10 foot courtyard requirement to 5 feet 9 inches subject to conditions and based upon Findings of Fact which follow:

a. The garage doors and fence gates ~~along the fence~~ shall be secured with locks.

b. Landscaping and irrigation plans are to be submitted to the Design Review Preservation Board prior to issuance of building permits.

c. The project must be reviewed <sup>and approved</sup> by

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the Design Review/Preservation Board prior to issuance of building permits.

1. The project, as conditioned, is based upon sound principles of land use in that the proposed duplex is compatible with surrounding land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety and welfare, nor result in the creation of a nuisance, in that:
  - a. Adequate <sup>landscaping and</sup> off-street parking is provided.
  - b. The building design is compatible with existing structures in the Q Street Preservation Area.

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3. The proposed project is consistent with the City's Discretionary Land Use Policy, in that the site is designated for Residential Office by the 1980 Central City Community Plan, and the proposed duplex conforms with the plan designation.