

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Andy Domich/Montgomery Contractors, 1516 7th Ave., Sacramento, CA. 95818		
OWNER	M/L Faustina, etal, 1231 Gilcrest Way, Sacramento, CA. 95831		
PLANS BY	_____		
FILING DATE	_____	REPORT BY:	RI:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	009-182-05

LOCATION: 2230 9th Street (NW corner of 9th and W)

PROPOSAL: Rehabilitation of a two story duplex to the subject site from 2817 K Street

PROJECT INFORMATION:

Existing zoning of site:	R-1B
Existing land use of site:	Vacant
Surrounding land use and zoning:	
North:	Vacant parcel
South:	W-X Street freeways (Business 80); TC
East:	Single family
West:	
Parking required:	Two
Parking provided:	One
Property area:	48 x 80
Square footage of building:	2,400 s.f.
Exterior building colors:	Dark brown/cream

BACKGROUND INFORMATION: The applicant proposes house moves of two structures from the 2800 block of K Street to the subject site and the abutting parcel to the north. The subject site is to receive an existing duplex from 2817 K Street. The abutting parcel would receive an existing single family structure from 2809 K Street for possible conversion into a duplex (DR84-117). The R-1B zoning of the two parcels necessitates Planning Commission approval to permit the second units on each parcel. A combined application for Special Permit (P84-103) will be considered by the CPC on April 12.

STAFF EVALUATION: Staff has the following comments and concerns:

1. One parking space is required for each duplex unit. There are problems with both spaces that are indicated on the site plan. The space off of 9th Street abuts one proposed on the other house move site (DR84-117). Traffic Engineering will not issue driveway permits unless they are at least 10 feet apart. The space off of W Street has inadequate clearance for a minimum 10 foot width driveway, plus the 3 foot driveway flares, plus a 3 foot clearance to an existing street tree.

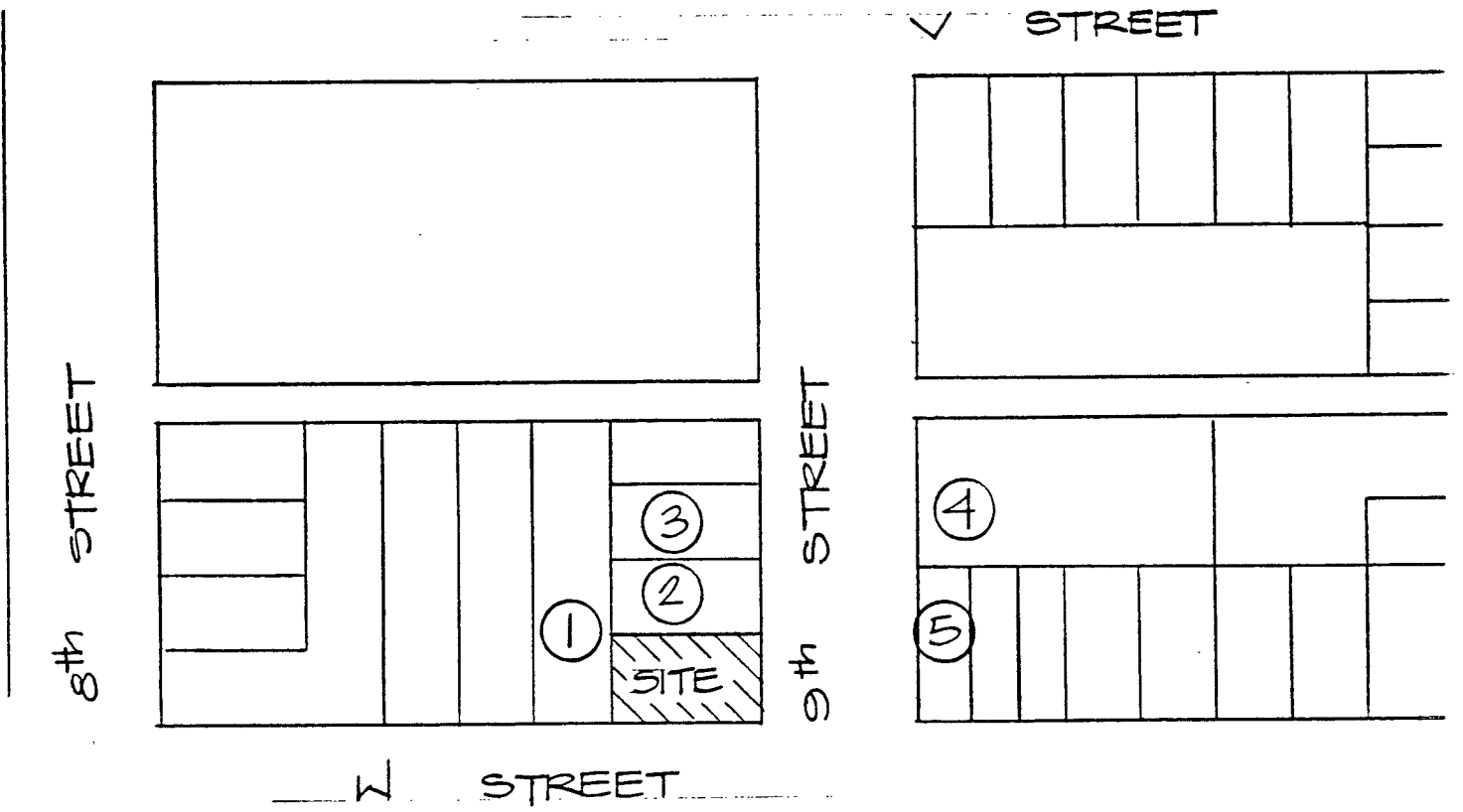
2. The front setback indicated to be 14 feet needs to be reduced in order to accommodate an adequate rear yard setback as well as the rear stairs. They may not encroach more than 4 feet into the required 15 feet rear yard. The stairs are not indicated on the site plan. On the basis of averaging the front setback of two existing dwellings on 9th Street, the minimum front yard setback permitted by ordinance is 10'-5". Staff suggests placement of the structure with the maximum front setback possible, while satisfying minimum rear yard requirements and conforming stairs. The design of the stairs and compatibility with building design and location of windows and doors should be subject to staff's review and approval.
3. Plans imply the location of a covered patio within the 15 required rear yard setback. Such location is contrary to the Zoning Ordinance and would require a Variance. The design of a patio cover if a Variance is granted, should be subject to staff review and approval.
4. Should the Planning Commission, in consideration of the Special Permit (P84-103) determine that carports are required, such structures should be subject to staff review and approval.

STAFF RECOMMENDATION: Staff recommends approval of the proposed house move subject to the following conditions:

1. The Special Permit for a second unit, must be approved by the Planning Commission, or the structure shall be converted to single family use.
2. The applicant shall resolve the issue of required parking.
 - a. Two parking spaces shall be provided; or
 - b. The applicant must be granted a variance to reduce or waive the parking requirement; and
 - c. No street trees may be removed without the approval of the City Arborist.
3. All setbacks shall be in compliance with the Zoning Ordinance unless reduced by Variance approval of the Planning Commission. Maximum possible front setback shall be provided, subject to staff review.
4. The rear stairs shall be in conformance with City codes. They shall be compatible with the building's design and shall not conflict with windows or doors, subject to staff review and approval.
5. Any covered patio shall conform to minimum building setbacks unless authorized through variance approvals. If a variance is approved, patio cover to be reviewed and approved by staff.
6. Should carports be required by the Planning Commission, the design of such structures shall be subject to staff review and approval.

Approval is based on the following findings of fact:

1. The proposed project, as conditioned, will blend into the surrounding neighborhood.
2. The proposed project, as conditioned, is in compliance with Design Review Board design criteria.



FREEWAY

80

PROPERTY OWNERSHIP MAP

