

PLANNING DIRECTOR'S VARIANCE
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT CRTI- Bailey Engineering, 2112 4th Street, Sacramento, CA 95818
OWNER South Lake Shores Condominium Home Owners Assc., 6241 Riverside Blvd., Sacramento, CA, 958311
PLANS BY CRTI- Bailey Engineering, 2112 4th Street, Sacramento, CA 95818
FILING DATE June 17, 1991 ENVIR DET Exempt 15301(c) & 15305(a) REPORT BY SLY
ASSESSOR'S PCL. NO: 030-0810-001

APPLICATION: Planning Director's Variance to reduce the required minimum front yard setback of 25 feet to 17 feet on 2.63 \pm developed acres in the Multi-Family Residential, (R-2B) zone.

LOCATION: 6241 Riverside Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to create a loading zone and handicap parking for existing condominiums.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential (16-29 du/na)
Pocket
Community Plan Designation: Medium Residential (16-29 du/na)
Existing Zoning of Site: R-2B
Existing Land Use of Site: Condominiums

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Single Family Residential, R-1	Front:	25'	17'
South: Greenhaven Lake, A	Side(East):	5'	12'
East: Apartments and Condominiums, R-2B and R-3	Side(West):	5'	10'
West: Vacant and Single Family Residential, R-1 and R-1A	Rear:	15'	15'

Property Dimensions: Irregular
Property Area: 2.63 \pm acres
Square Footage of Building: Existing buildings- 41,566 square feet
Height of Building: Two stories
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Background Information: On December 4, 1980, the Planning Commission approved a Special Permit to convert 46 existing apartment units to condominium units and on February 3, 1981, the City Council approved a Tentative Map to convert 46 existing apartment units to condominium units on 2.63 acres (P9152).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 2.63 \pm developed acres in the Multi-Family Residential, R-2B, zone. The site is developed with a two story condominium complex totaling 41,566 square feet. The General Plan designates the subject site as Medium Density Residential (16-29 du/na) and the Pocket Community Plan designates the site as Medium Density Residential (16-29 du/na). The surrounding land use and zoning for the subject site are single

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family residential, zoned Standard Single Family, R-1 to the north; Greenhaven Lake, zoned Agricultural to the south; apartments and condominiums, zoned R-2B and Multi-Family, R-3, to the east; and vacant and single family residential, zoned Single Family Alternative, R-1A, and R-1 to the west.

B. Applicant's Proposal

The applicant is proposing to obtain the necessary entitlements to reduce the front yard setback from 25 feet to 17 feet in order to construct a loading zone and handicap parking in front of an existing condominium complex (see Exhibit A).

C. Staff Analysis

The north property line of the existing condominium complex is adjacent to Riverside Boulevard. The applicant proposes to relocate the existing sidewalk from its present position southward to a maximum displacement of eight feet from its present location. This will permit a loading zone to be created in front of the condominiums out of the flow of traffic on Riverside Boulevard. The loading zone will be 140 feet long from the start of the angling curb to the end of the angling curb. The center 40 feet will encroach eight feet into the existing front setback area requiring a variance from the Zoning Ordinance. The Zoning Ordinance requires a minimum front yard setback area of 25 feet. Currently, there is limited access to the front center units for delivery purposes. Deliveries or movers must take a very circuitous route to access the front units which is over 700 feet in some cases (see Exhibits A and B). The loading zone would permit direct access to the front units and reduce the carrying distance to under 100 feet for the farthest point. Additionally, the primary entrances/exits for the entire complex will not be blocked by trucks trying to shorten their delivery route. Staff recommends that the loading area be designated as short term parking areas of fifteen minutes.

Staff does not support the use of the area as a designated handicap parking area. Staff does not want to encourage long term parking of any type in this area, but to create an area to facilitate safer loading and unloading for the front units. Designating a specific handicap space in this area would reduce the loading area and impact the entrance/egress route into the loading area.

The adjacent property owners have been notified by certified mail of the proposed development. No comments have been received as of the writing of the staff report.

Staff supports the approval of the Planning Director's Variances in that the encroachment into the front setback area will not significantly detract from the surrounding area and it will reduce potential hazardous loading and unloading of trucks either double parked on Riverside Boulevard or blocking existing entrances/exits to the condominium complex.

D. Agency Comments:

The proposed project was reviewed by Traffic Engineering and Engineering Development. The following comments were received:

1. Traffic Engineering staff comments:
 - a. The variance is acceptable because there are no driveways within the reduced setback area.
 - b. The applicant shall reconstruct existing curbs, gutters, and appurtenances to the satisfaction of the Public Works Department.
 - c. The owner shall dedicate roadway easements for additional public use to the City of Sacramento.

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2. Engineering Development staff comments:
 - a. Parking will only be allowed within the 40 feet area where the curb is parallel to the centerline of Riverside Boulevard. Parking will be prohibited within the 50 feet flair sections in front and back of the 40 feet parking area.
 - b. The Transportation Division does not recommend a handicapped parking zone. Designation of a handicapped parking zone will prohibit the loading and unloading of passengers and goods. A vehicle with a handicapped designation will also be allowed to park with out time limits.
 - c. The Transportation Division recommends parking be designated for a 15 minute time limit green zone. The green zone designation will allow for passenger loading and unloading and the delivery of goods.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301{c} and 15305 {a}).

RECOMMENDATION: Staff recommends the Planning Director approve the Planning Director's Variance to reduce the required minimum front yard setback of 25 feet to 17 feet subject to the conditions and based upon the findings of fact which follow.

Conditions:

1. The applicant shall take the necessary actions with the City Parking Division to provide the short term 15 minute parking spaces along Riverside Boulevard. The parking area shall be designated for a 15 minute time limit green zone.
2. Parking will only be allowed within the 40 feet area where the curb is parallel to the centerline of Riverside Boulevard. Parking will be prohibited within the 50 feet flair sections in front and back of the 40 feet parking area.
3. The applicant shall not designate a handicapped parking zone in proposed area.
4. The applicant shall reconstruct existing curbs, gutters, and appurtenances to the satisfaction of the Public Works Department.
5. The owner shall dedicate roadway easements for additional public use to the City of Sacramento.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in that condominiums are allowed in the Multi-Family Residential Review, (R-2B) zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the loading zone compatible with the surrounding area;
 - b. the existing sidewalk will be reconstructed along the loading zone;

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- c. adequate landscaped setback area will still exist; and
 - d. the loading area will create a safer area for deliveries to the front condominium units.
4. The project is consistent with the General Plan and the Pocket Community Plan which designates the site as Medium Density Residential (16-29 du/na).

Report Prepared By:

Sandra L. Yope
Sandra L. Yope
Planner

22 Oct 91
Date

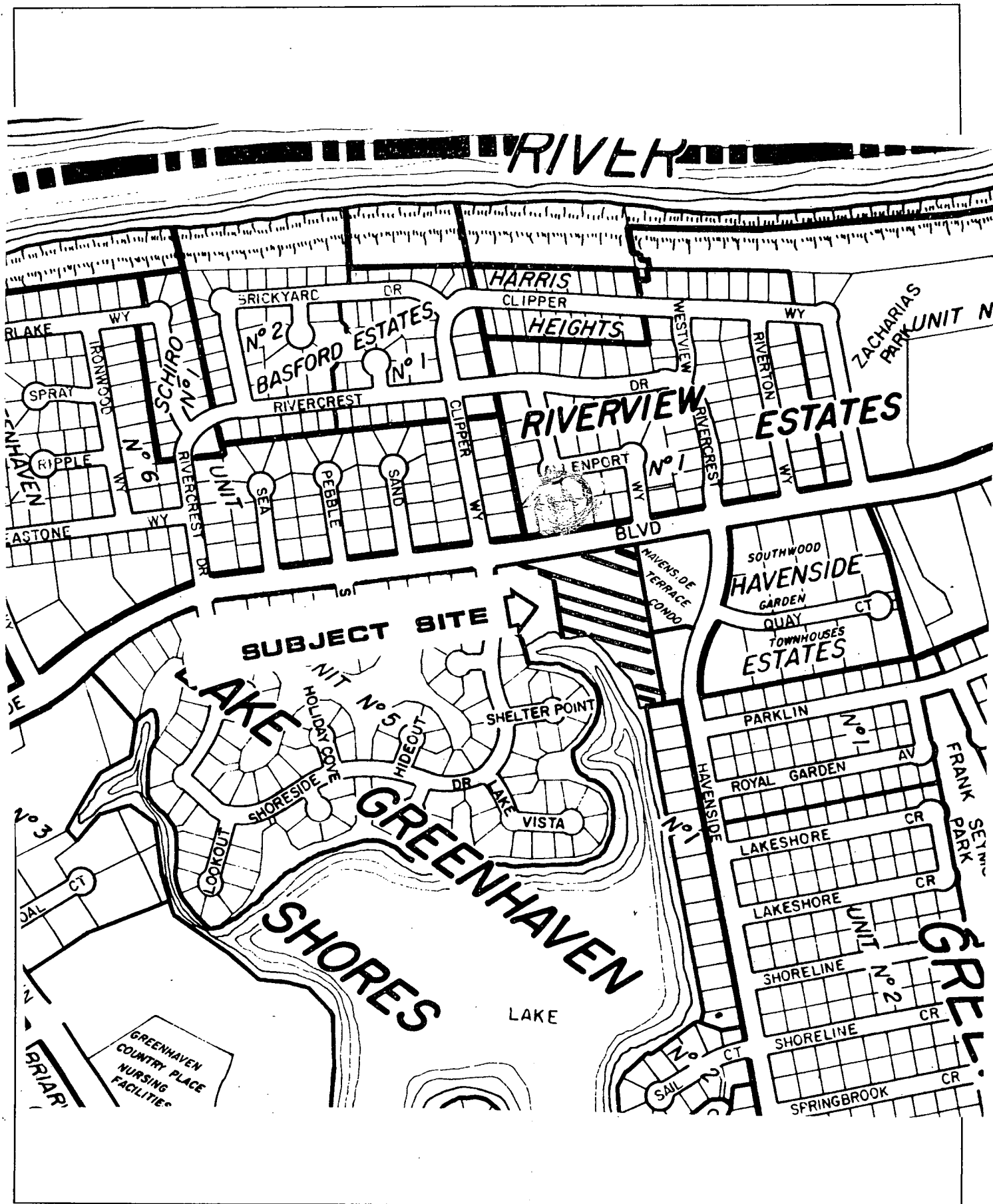
Recommendation Approved By:

Gary L Stonehouse
Gary Stonehouse
Planning Director

10-24-91
Date

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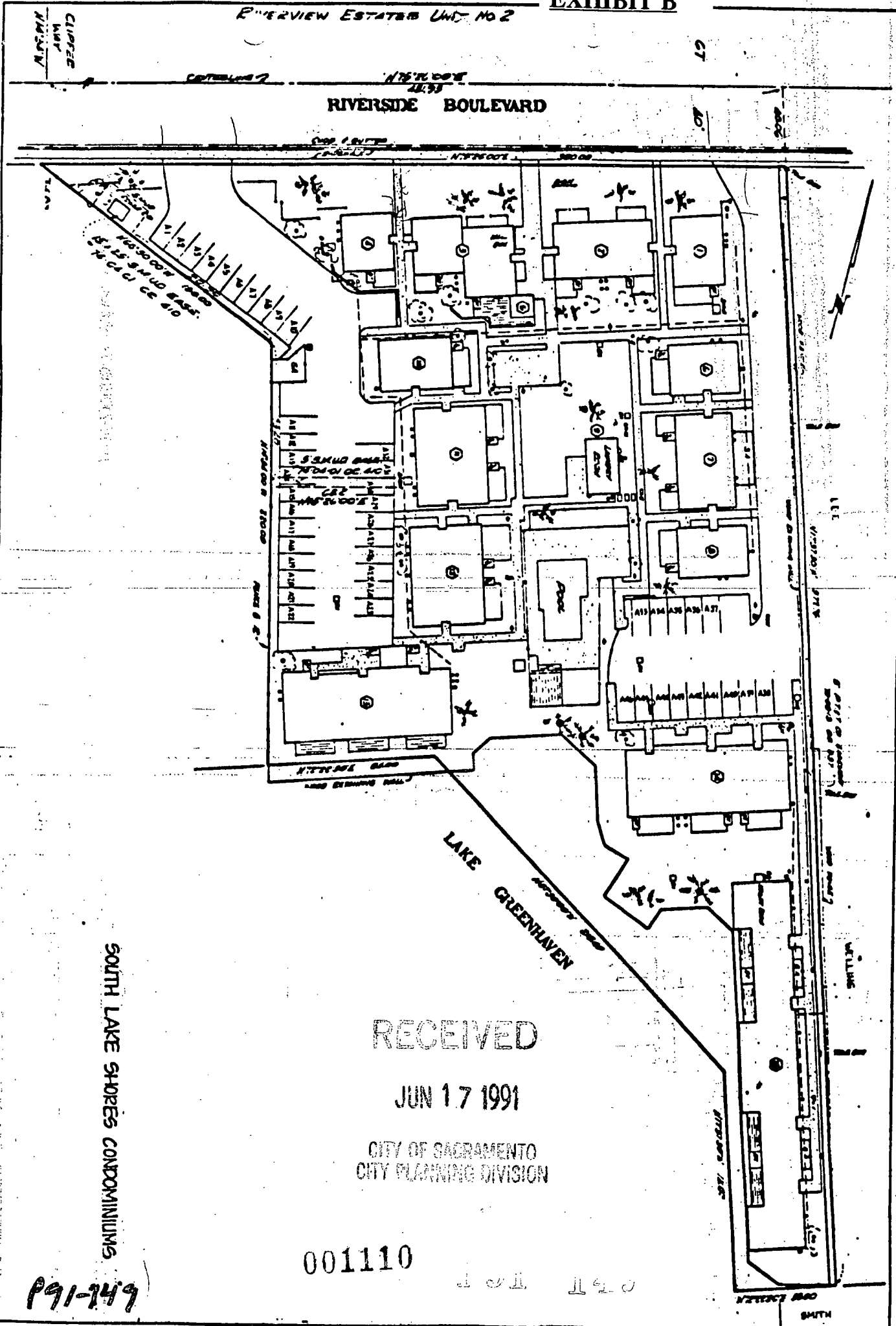
VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT B

RIVERVIEW ESTATES UNIT NO 2



SOUTH LAKE SHORES CONDOMINIUMS

RECEIVED

JUN 17 1991

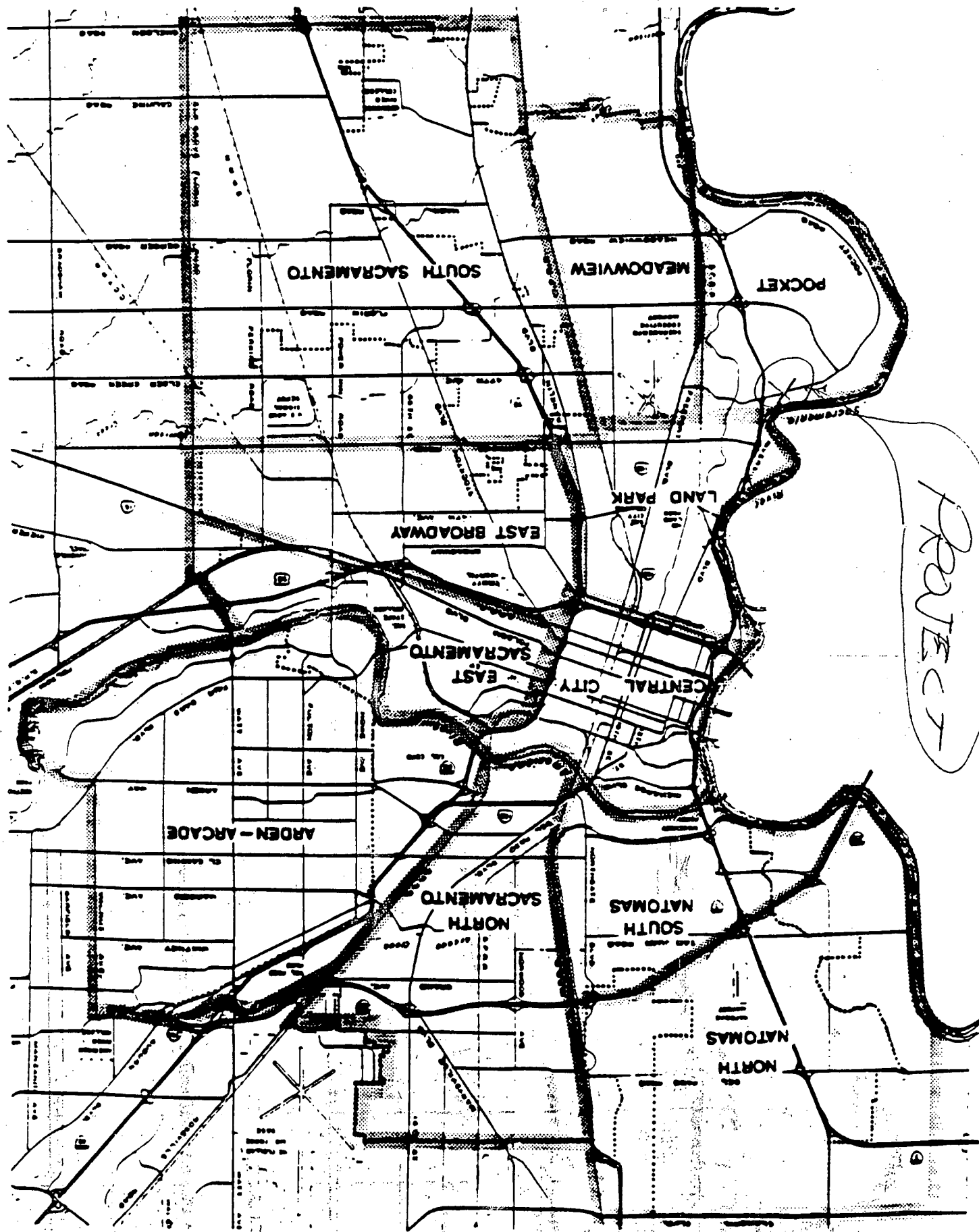
CITY OF SACRAMENTO
CITY PLANNING DIVISION

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SMITH



*PLEASE MARK ON THIS MAP THE APPROXIMATE LOCATION OF YOUR PROJECT