

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

APPLICANT	Rural California Housing Corporation, 2125 19th Street, Sacramento, CA 95818				
OWNER	Sacramento Housing and Redevelopment Agency, 429 J Street, Sacramento, CA 95814				
PLANS BY	Fong Fatough & Borges Architects, 7777 Greenback Ln #200, Citrus Heights, CA 95610				
FILING DATE	09/03/92	ENVIR DET	Exempt 15305(a)	REPORT BY	D.Holm
ASSESSOR'S PCL. NO.	251-0159-005-0000				

APPLICATION: Planning Director's Variance to reduce the minimum required street side yard setback from 25 feet to 13 feet for a proposed single family residence on 0.12± vacant acres in the Multiple Family (R-2A) zone.

LOCATION: SW corner of Rio Linda Boulevard and Almora Street

PROPOSAL: The applicant is requesting the necessary entitlements to reduce the required street side yard setback in order to allow for the construction of a single family residence on the subject site.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
North Sacramento Community Plan Designation:	Residential (7-15 du/na)
Existing Zoning of Site:	R-2A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-2A & R-1
South:	Vacant, Single Family & Multiple Family; R-2A & R-1
East:	Vacant; R-2A
West:	Vacant & Single Family; R-2A & R-1

Property Dimensions:	54' x 100'
Property Area:	0.12± acres
Square Footage of Proposed Residence/Garage:	1,210 square feet
Height of Proposed Residence:	Single Story
Required Parking:	1 car garage
Proposed Parking:	2 car garage
Allowable Lot Coverage:	40%
Proposed Lot Coverage:	22%
Topography:	Flat
Street Improvements/Utilities:	Existing

BACKGROUND INFORMATION: The subject site is located within the boundaries of the Del Paso Heights Redevelopment Area. In the spring of 1990, the Sacramento Housing and Redevelopment Agency acquired a liquor store and a pool hall and had the businesses demolished under the powers of eminent domain. Since the businesses were demolished the surrounding area has shown positive changes such as new single family housing and the opening of a senior citizens complex. The proposed project is one of several projects that the applicant will be submitting on behalf of the Redevelopment Agency in order to encourage development within the surrounding area. A similar request was approved by the Planning Director on June 24, 1992 at the northwest corner of Rio Linda and Nogales.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site totals 0.12± vacant acres zoned Multiple Family (R-2A) and is designated for low density residential (4-15 du/na) by the General Plan and for residential (7-15 du/na) by the 1984 North Sacramento Community Plan. The surrounding land use and zoning includes multiple family and single family residences, zoned standard single family (R-1) and vacant land, zoned multiple family (R-2A), to the south; vacant land, zoned multiple family (R-2A), to the east; vacant land, zoned multiple family (R-2A), and single family residences, zoned standard single family (R-1), to the west, and vacant land, zoned multiple family (R-2A) and standard single family (R-1), to the north.

B. Applicant's Proposal

The applicant is requesting a variance in order to reduce the required 25 foot street side yard setback to 13 feet. The requested variance is needed in order to allow for the construction of a single family residence on the existing vacant parcel. The proposed residence to be constructed on the subject site will be a 1,210 square foot, single story structure with an attached two car garage.

C. Staff Analysis

The subject site is zoned Multiple Family (R-2A) which allows one dwelling unit for every 2,500± square feet of lot area. As the subject site is only 5,400 square feet in area the maximum number of units that could be developed on the subject site would be two units. The applicant is proposing to construct a new single story single family residence on the subject site. The proposed density (8.3 du/na) of the project is consistent with the General Plan and 1984 North Sacramento Community Plan designations for the subject site and single family residences are a permitted land use within the R-2A zone. As the R-2A zone is typically developed with low density apartments and other multiple family developments, the Zoning Ordinance standards for development require a 25 foot front yard and street side yard setback.

As the subject site is only 54 feet wide, in order to construct a residence on the subject site and meet the minimum setbacks, the maximum house width would be 24 feet. In order to allow for a more attractive front elevation, the applicant is proposing to construct a 36 foot wide single

family residence on the subject site. In order to allow for the construction of the proposed single family residence the applicant is requesting to reduce the required 25 foot street side yard setback to 13 feet. Planning staff has no objections to the proposed variance in that the lot area and proposed development is consistent with R-1 zoned parcels which require only a 12 1/2 foot street side yard setback.

The proposed site plan reflects a four foot high ornamental fence to be constructed along the front and street side yard property lines. The Zoning Ordinance permits an ornamental fence up to 6 feet in height along the property lines provided that the fence comply with Section 3-D-7 of the Zoning Ordinance in regards to visibility. As proposed, the fence will need to be reduced to three feet at the corner and adjacent to the driveway in order to comply with the visibility requirements. The applicant has the option to either reduce the fence height or relocate the proposed fencing outside of the required visibility areas.

D. Building Design

The subject site is located within the Del Paso Heights Redevelopment Area which requires design review of all new developments and remodels. Planning staff has been informed by the Redevelopment Agency that the proposed plans have been reviewed and approved by the Del Paso Heights Redevelopment Advisory Committee (RAC). The applicant should be aware that a separate application for design review will be required prior to issuance of building permits.

E. Agency Review

The proposed project was reviewed by the City's Engineering, Real Estate, and Water and Sewer Divisions. The following comment has been received:

Traffic Engineering Division

1. The proposed four foot high ornamental iron fence should be reduced to three feet within the corner visibility area.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines {CEQA, Section 15305 (a)}.

RECOMMENDATION: Staff recommends the Planning Director approve the Planning Director's Variance to reduce the required street side yard setback from 25 feet to 13 feet subject to conditions and based upon findings of fact which follow;

Conditions

1. The proposed four foot high ornamental iron fence shall be reduced to three feet within the corner visibility area and adjacent to the driveway. All proposed fencing shall comply with Section 3-D-7 of the City's Zoning Ordinance; and

2. The applicant shall obtain approval from the City's Design Review staff prior to issuance of a building permit.

Findings of Fact - Variances:

1. Granting the request does not constitute a use variance in that single family residences are allowed in the Multiple Family (R-2A) zone.
2. 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.
3. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
 - a. adequate open space and landscaping will be provided; and
 - b. the proposed fencing at the corner and along the driveway will be reduced in height in order to provide adequate visibility.
4. The proposed project is consistent with the General Plan which designates the site for low density residential (4-15 du/na) and the 1984 North Sacramento Community Plan which designates the site for residential (7-15 du/na).

REPORT PREPARED BY:

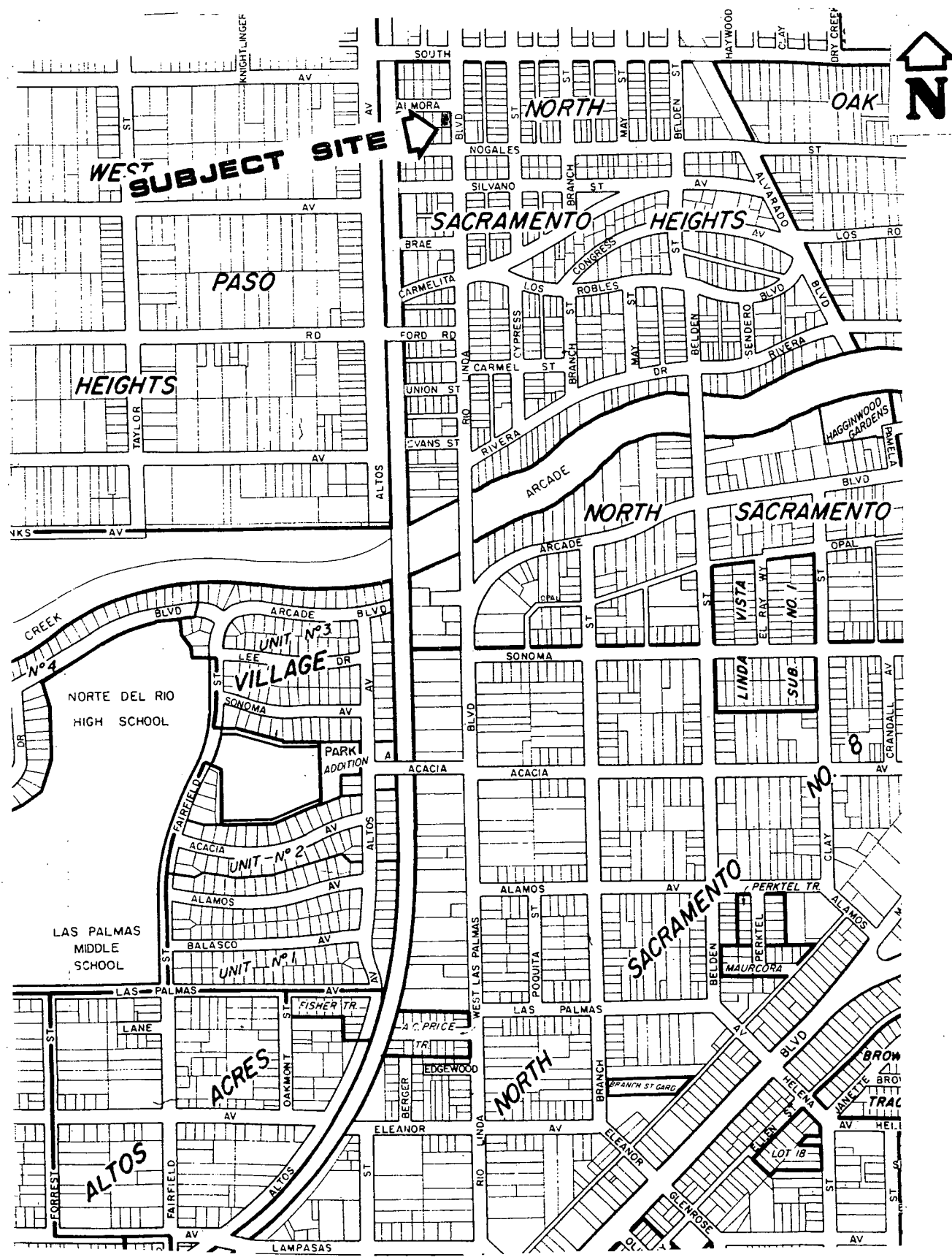

Dawn T. Holm, Planner

10-26-92
Date

REPORT APPROVED BY:

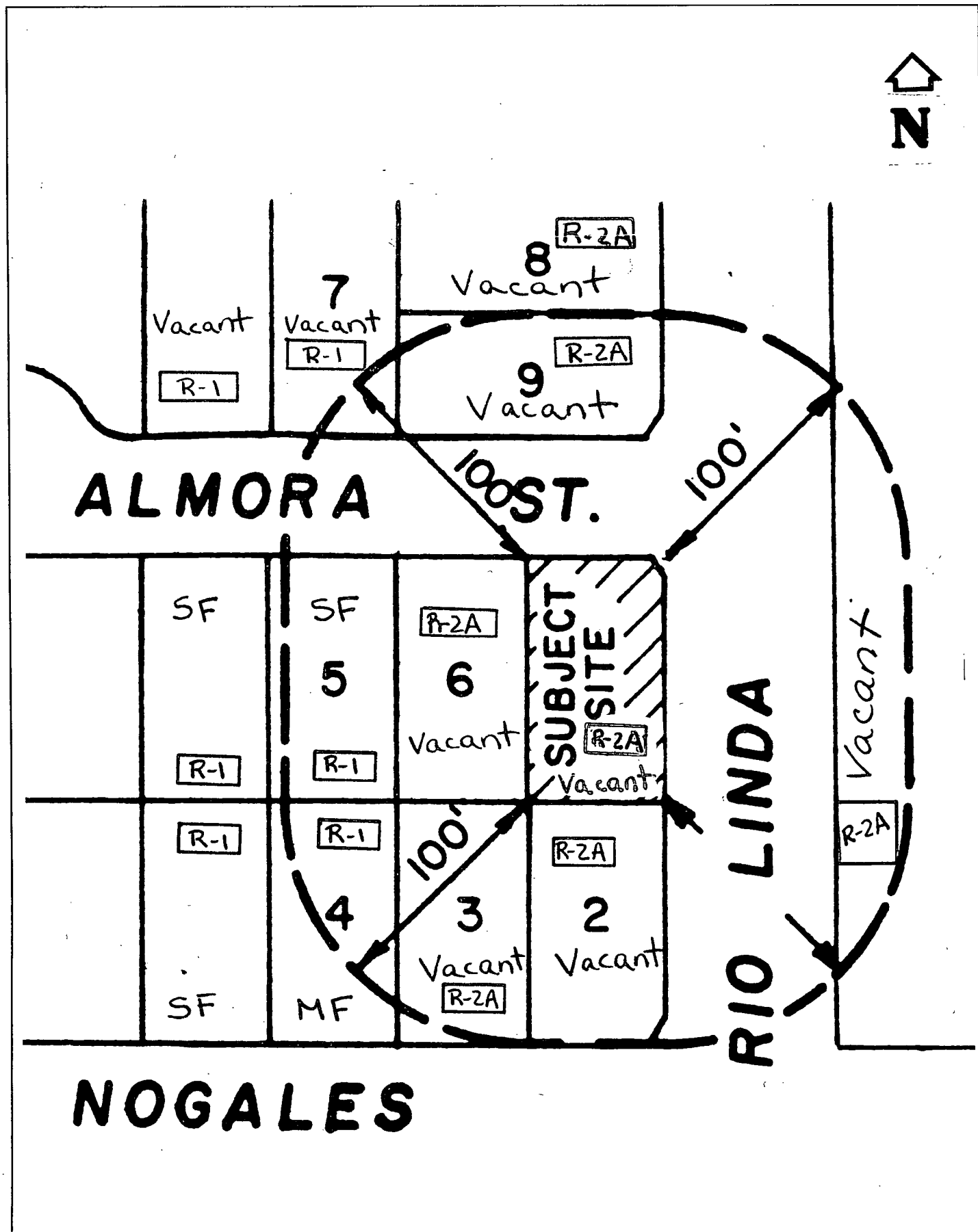

Gary Stoenhouse, Planning Director

10.26.92
Date



VICINITY MAP

0177

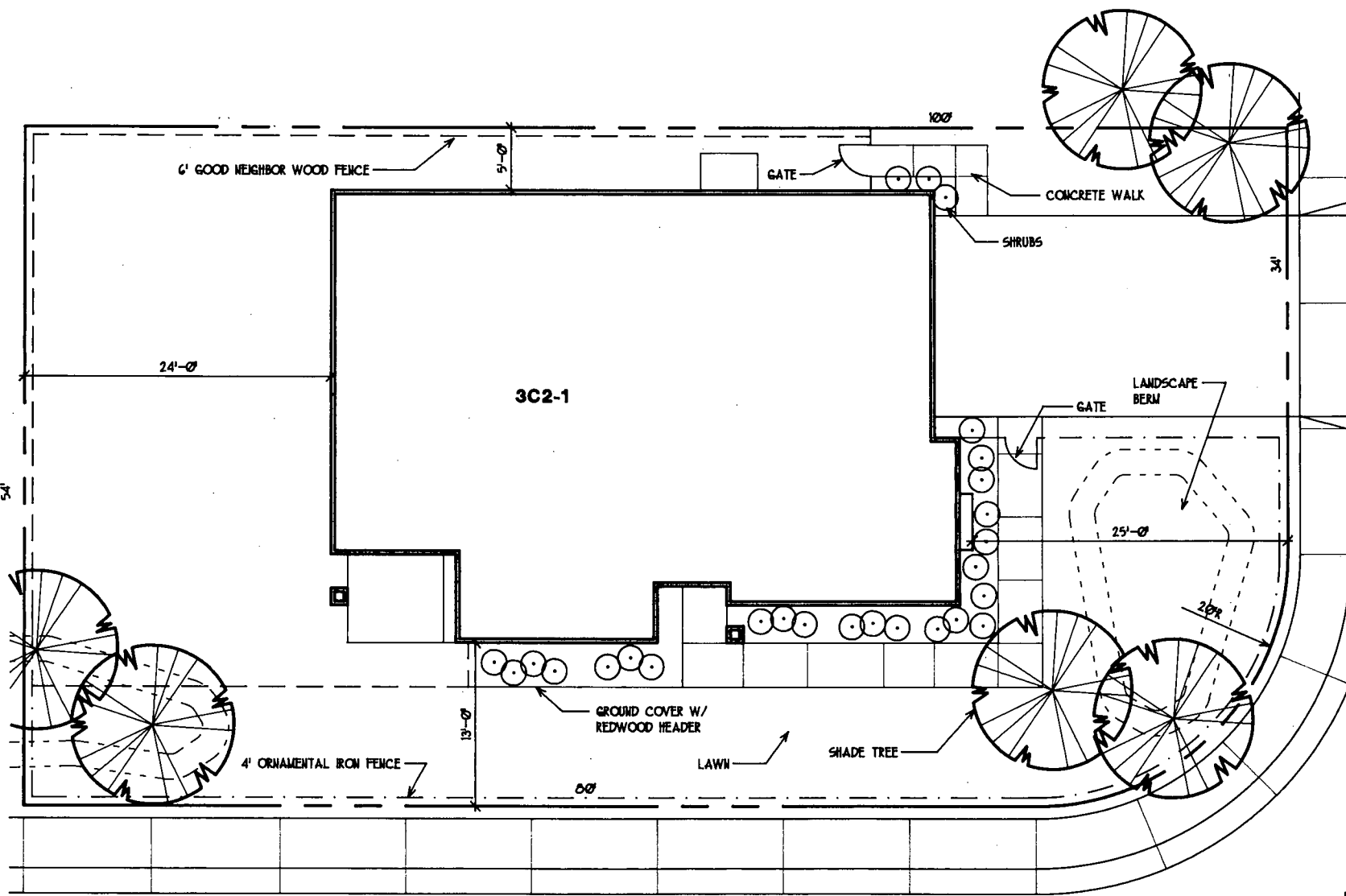


LAND USE AND ZONING MAP

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P92-244

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 Alameda, CA 94601
 (415) 762-7200

A L M O R A S T R E E T

RCHC RIO LINDA HOUSING

PHASE 1
 SACRAMENTO, CALIFORNIA

DATE: 01/20/03
 DRAWN BY: J. BORGES
 CHECKED BY: J. BORGES
 APPROVED BY: J. BORGES

LOT 29 SITE PLAN
 AP # 291-0091-003



DATE	01/20/03
DRAWN BY	J. BORGES
CHECKED BY	J. BORGES
APPROVED BY	J. BORGES

A2.0

R I O L I N D A B L V D .

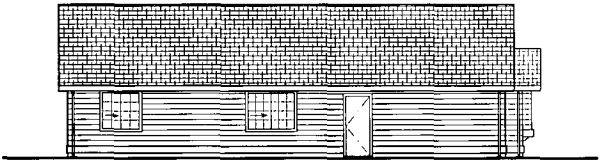
pg 2-44



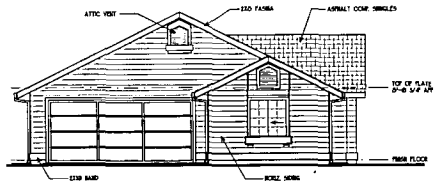
RIGHT SIDE ELEVATION : 3C2-1



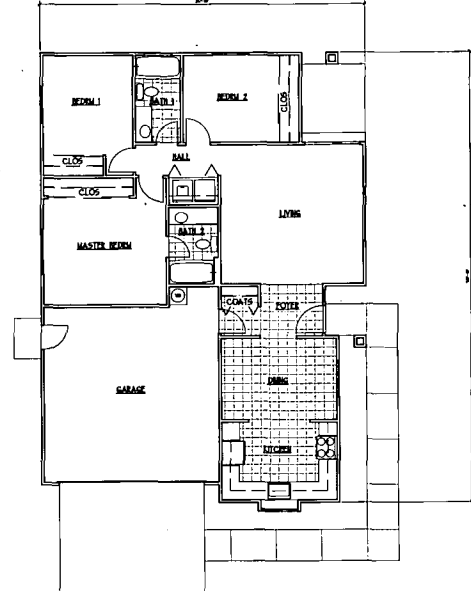
REAR ELEVATION : 3C2-1



LEFT SIDE ELEVATION : 3C2-1



FRONT ELEVATION : 3C2-1



UNIT 3C2-1



ARCHITECTS & PLANNERS
7777 Greenbush Lane Suite 200
Claremont, CA 91711
(949) 722-7200

No.	Date	Description

RCIC RIO LINDA HOUSING
PHASE II
SACRAMENTO, CALIFORNIA

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Sheet 15a
FLOOR PLAN ELEVATIONS

Date	Job No.
04/15/12	7603/3C21
07/17/12	

A2.1

0310