

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Robert E. Dieble, 1110 F Street, Sacramento, CA 95814		
OWNER	Robert E. & Virginia Bieble, 110 F St. Sacramento, CA 95814		
PLANS BY	Same as applicant		
FILING DATE	5-15-90	ENVIR. DET.	Neg. Dec.
ASSESSOR'S-PCL. NO.	002-0123-003	REPORT BY	JC

- APPLICATION:
- A. Negative Declaration
 - B. Planning Director's Variance to allow a residential unit to encroach two feet into the required five foot side yard setback on 0.07+ acres in the Multi-Family (R-3A) zone.

LOCATION: 405 13th Street

PROPOSAL: The applicant is requesting the necessary entitlements to allow a single family residence to be constructed three feet from the side property line.

PROJECT INFORMATION:

General Plan Designation: High Density Residential (30+ du/na)
1980 Central City
Community Plan Designation: Multi-Family Residential
Existing Zoning of Site: R-3A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-3A	Front:	12'	12'
South: Residential; R-3A	Side(So):	5'	3'
East: Residential; R-3A	Side(No):	5'	8'
West: Residential; R-3A	Rear:	15'	29'

Parking Required: 1
Parking Provided: 1
Property Dimensions: 40' X 80'
Property Area: 0.07+ acres
Square Footage of Building: 1700+ sq. ft.
Height of Building: 28'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Masonsite wood siding
Roof Materials: Composition

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a vacant 40' X 80' lot totaling 0.07+ acres in the Multi-Family (R-3A) zone. The General Plan designates the site as High Density Residential (30+

du/na). The 1980 Central City Community Plan designates the site as multi-family. The surrounding land uses and zones are multi-family, R-3A to the north, south, east and west.

B. Site and Building Design

The applicant is proposing to construct a 1700+ square foot single family residence with garage on a 40' X 80' lot. The applicant proposes a twelve foot front setback, a three foot (south) sideyard setback and a eight foot (north) sideyard setback. The Zoning Ordinance requires front setbacks to be twenty-five feet or the average of the two nearest buildings. The units adjacent to this lot are set at twelve feet. The applicant is proposing a three foot setback along the south property line in order to construct a single car garage at the rear of the lot. Staff has noted several units with a three foot setback in the neighborhood, which is not uncommon in the Central City. In constructing the garage a minimum eight foot driveway is required, which the applicant proposes along the north property line. The garage as proposed on the plans will encroach into the rear yard area. A detached accessory structure may only cover 25% of the required rear yard area. The applicant may wish to move the structure 2.6' from the rear (east) property line or he may redesign the garage to 10' X 20' the required minimum for a garage, which then would allow the structure to be constructed on the property lines with a one hour fire wall.

The Victorian design of the proposed structure is compatible to the neighborhood. The proposed building materials will be of Weyerhawuser (a masonite wood siding) with a composition roof. The proposed building colors will be light blue with white and dark blue trim. This site is located in a design review area and is subject to review and approval by the Design Review staff.

One goal of the Central City Plan is to "provide adequate housing for all residents of the Central City at all socio-economic levels, and in particular provide the opportunity for low and moderate income persons to reside within the Central City. And further, provide a choice of housing types by developing new housing and conserving existing housing". Staff supports this variance which will provide for the construction of a residential unit on a currently vacant lot and which will further upgrade and stabilize the neighborhood.

Environmental Determination: The Environmental Coordinator has determined that the project as proposed will not have a significant impact on the environment; therefore, a negative declaration has been prepared.

Recommendation: Staff recommends the Planning Director take the following action:

1. Approve the variance to allow a residential unit to encroach two feet into the required five foot side yard setback subject to conditions and based upon findings of fact which follow.

Conditions:

1. The garage shall be placed 2.6' from the rear (east) property line or redesigned to a 10' X 20' garage so that the structure shall not cover more than 25% of the required rear yard.

2. The driveway shall comply with the City's surfacing requirements.
3. Plans shall be reviewed and approved by the Design Review staff.

Finding of Fact:

1. Granting the variances does not constitute a special privilege extended to an individual applicant in that:
 - a. the lot is substandard in size and area; and
 - b. the adjacent buildings provide a three foot sideyard setback.
2. Granting the request does not constitute a use variance in that a single family residence is allowed in the Multi-Family (R-3A) zone.
3. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
 - a. the single family residence is compatible in design and established setbacks of the existing properties;
 - b. the single family residence will upgrade and stabilize the surrounding neighborhood; and
 - c. the construction of the residence will eliminate the undesirable aspects, such as a dumping ground or gathering spot for transients, of a vacant lot.
4. The proposed project is consistent with the General Plan and the 1980 Central City Plan which designate the site as residential.

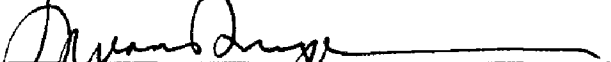
Report Prepared By:



Jeanne Corcoran, Planner

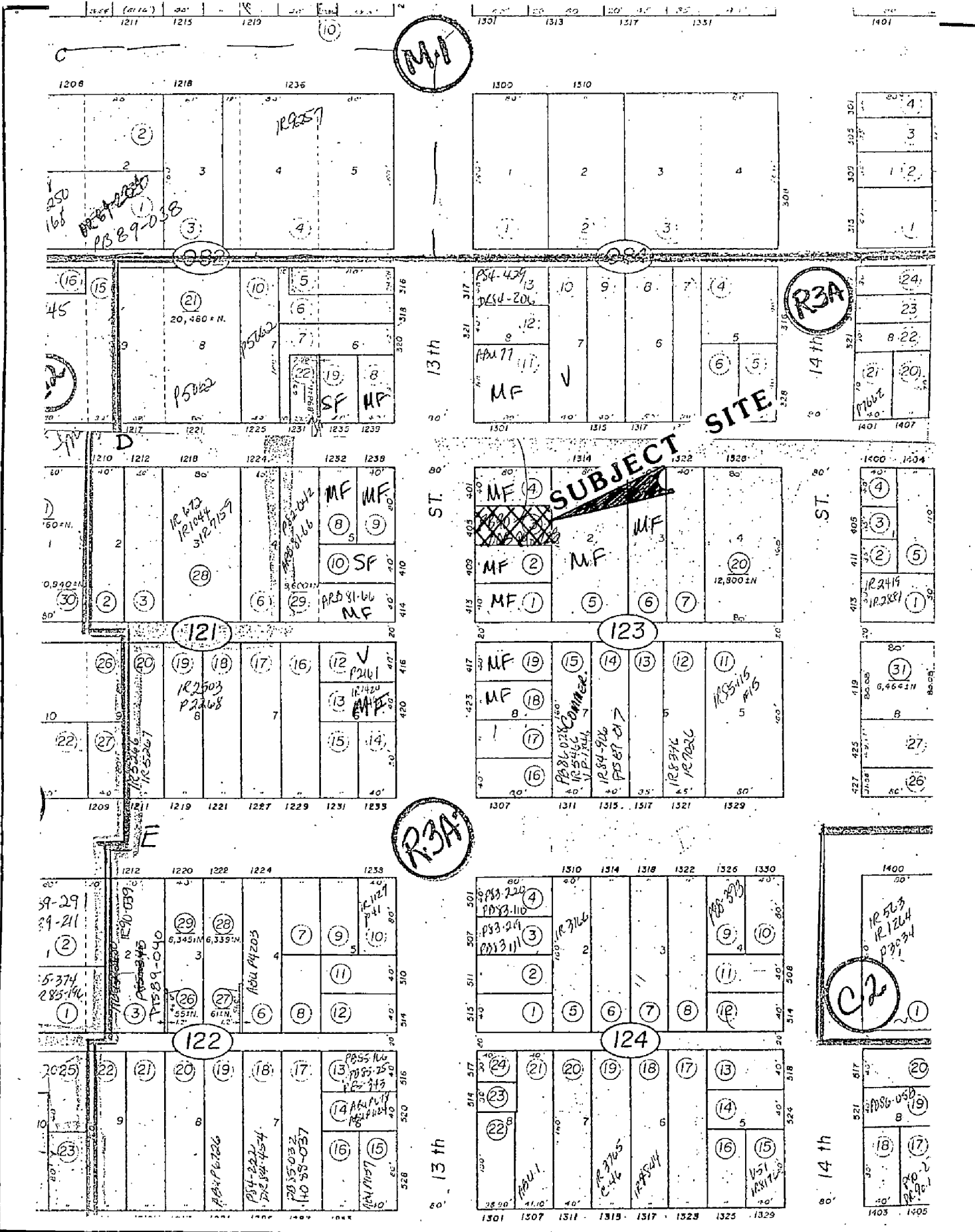
7-25-90
Date

Recommendation Approved By:



Marty Van Duyn, Planning Director

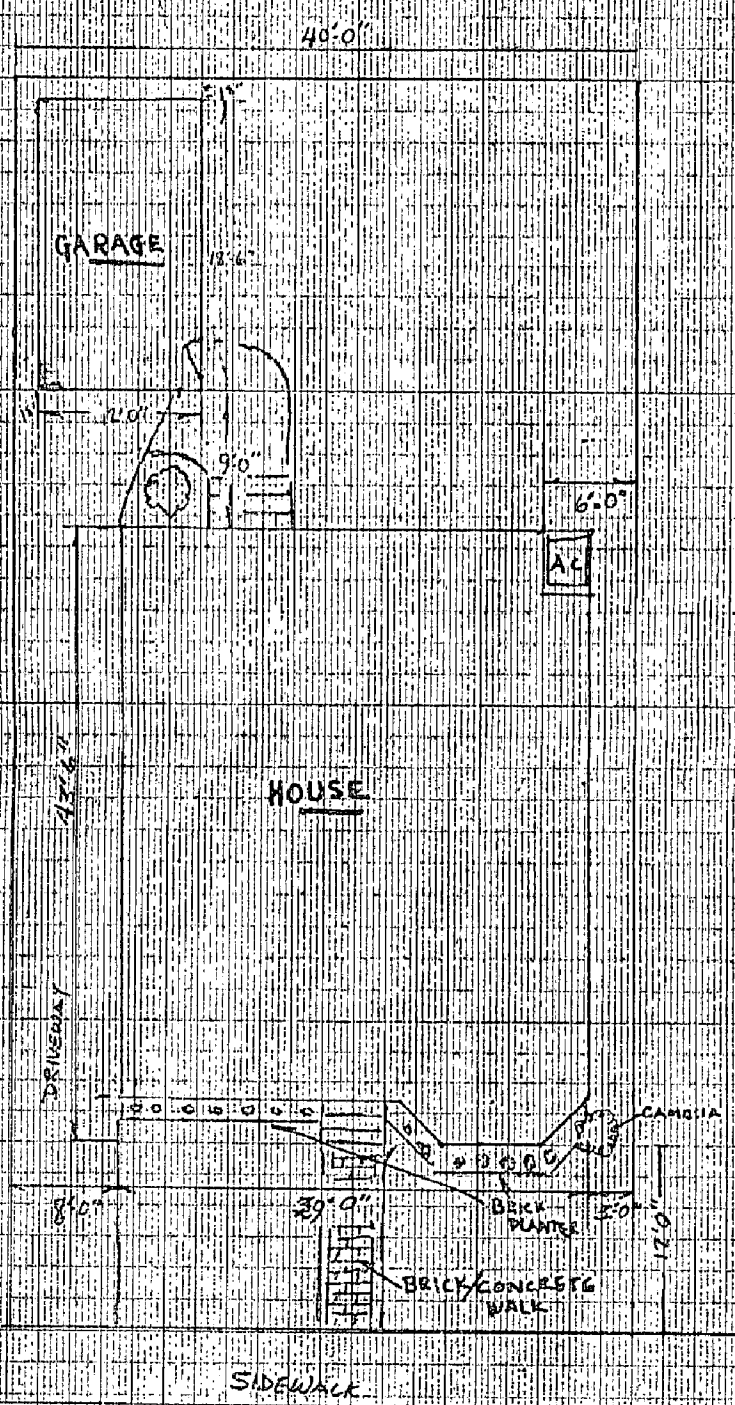
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EXHIBIT A
SITE PLAN

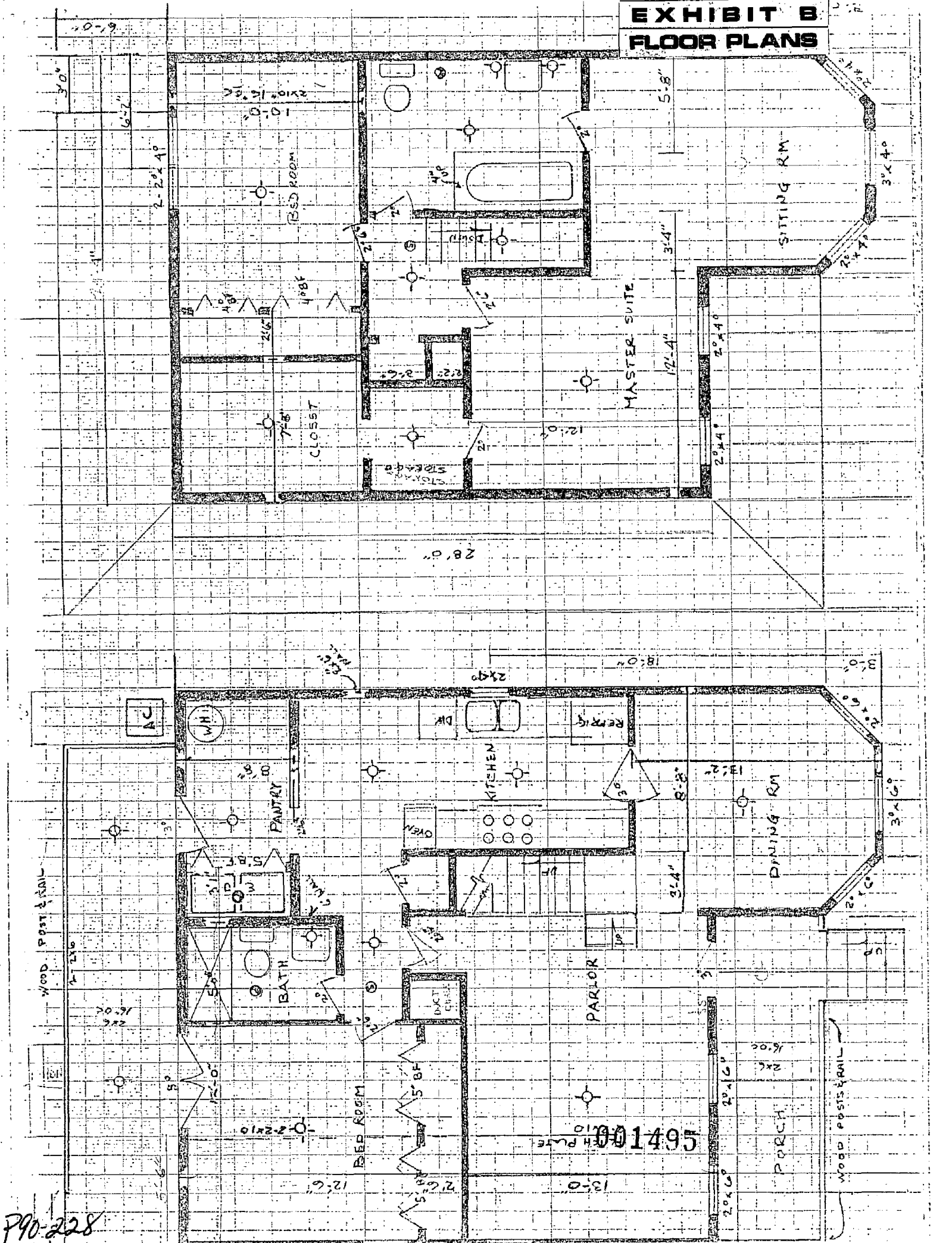


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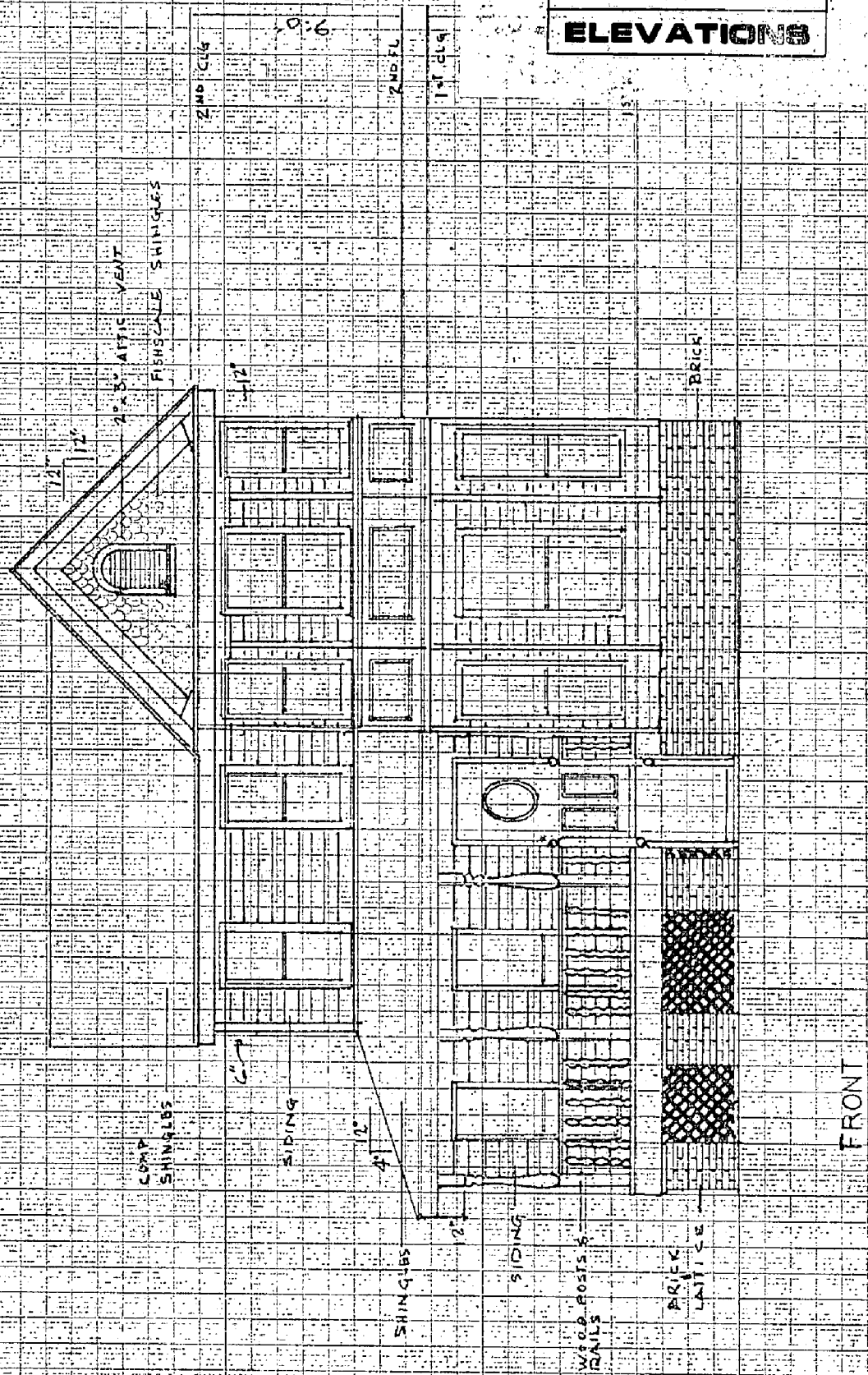
**EXHIBIT B
FLOOR PLANS**



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**EXHIBIT C
ELEVATIONS**



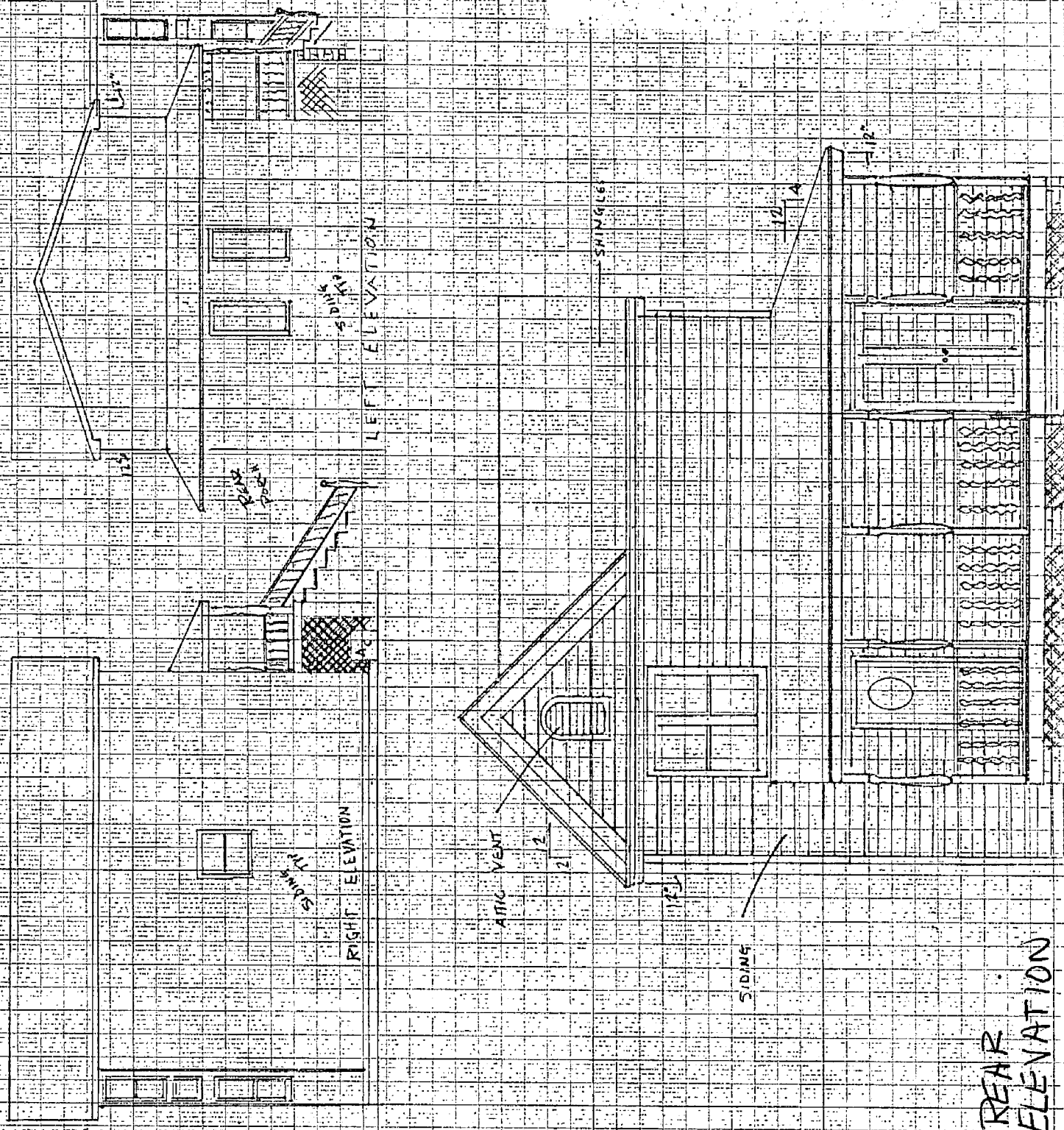
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**EXHIBIT C
ELEVATIONS**

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