



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

January 5, 1981

PLANNING DIRECTOR'S VARIANCE

SUBJECT: Request for Planning Director's Variance (P-9193) to reduce the side yard setback from five feet to three feet in order to complete (80% done) the new bedroom and bathroom addition to an existing dwelling.

LOCATION: 211 Alhambra Boulevard
Assessor's Parcel Number 003-113-0200

PROJECT INFORMATION:

General Plan Designation:	Residential
1963 East Sacramento Community	
Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Dwelling
Surrounding Land Use and Zoning:	
North: Residential; R-1	
South: Residential (Duplex) and alley; R-1	
East: Residential; R-1	
West: Commercial (Yancey Co.); M-1	
Property Dimensions: 40' x 80'	Area: 3200 sq. ft.
Topography:	Flat
Street Improvements:	Provided
Existing Utilities:	Available to Site

The applicant has constructed an 11' x 12' bedroom and a 5' x 8' bathroom addition onto the rear and side of the existing building without a building permit. The Building Inspection Division has issued a stop work order on the building. A portion of the new addition encroaches two feet into the side yard setback.

STAFF EVALUATION: The subject site is a sub-standard lot (40' x 80'). (See attached plan). The existing dwelling is currently within three feet of the side property line. The proposed side yard setback addition is a logical extension of the existing house, and it will not significantly affect the adjacent dwelling to the south. The proposed bedroom is currently 80% completed in the rear of the existing building. This will not significantly affect the adjacent dwelling to the south or east sides. The neighboring property owners have indicated no objection to the unfinished structure. The staff has no objection to the request.

P-1980-9193

ENVIRONMENTAL DETERMINATION

The project is exempt from Environmental Review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

RECOMMENDATION

It is recommended that the variance request be approved subject to the following conditions and findings of fact:

Conditions:

1. The new addition bedroom window on the south side should be removed and reinstalled on the north side.
2. The new addition bathroom window on the south side should be removed and reinstalled on the east side.
3. The new addition bedroom door on the north side should be removed and entry to this room should be only from the inside of the existing house.
4. The existing metal storage building in the rear of the proposed new bathroom must be moved to the rear of the property line or removed completely off the site.
5. Rental of the additional unit area is prohibited.

Findings of Fact:

1. The request for the variance to reduce the side yard setback from five feet to three feet from the southerly line in the rear of the property does not constitute a special privilege in that the site is substandard in size and it is difficult to meet minimum setback requirements.
2. The variance does not constitute a use variance in that single-family dwelling is permitted in the R-1 zone.
3. The granting of the variance will not be injurious to the public welfare nor to the properties in the vicinity, because it will not significantly change the characteristics of this area.

4. The project is in conformance with the 1974 City General Plan and 1963 East Sacramento Community Plan in that both plans designate the site for light density residential development.

REPORT PREPARED BY:

James I. Tanimoto

James I. Tanimoto, Assistant
Planner

RECOMMENDATION APPROVED:

Marty Van Duyn, Planning
Director

MVD:JIT:kk
Attachments
P-9193