

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Adriana Gianterco, 2773-13th Street, Sacramento, CA 95818		
OWNER	Adriana Gianterco, 2773 - 13th Street, Sacramento, CA 95818		
PLANS BY			
FILING DATE	12-24-82	50 DAY CPC ACTION DATE	REPORT BY: GM-bw
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	012-064-24

APPLICATION: Request for Planning Director's Variance (P83-010) to allow a second story loft over part of an existing garage and attached garden room.

LOCATION: 2773-13th Street

## PROJECT INFORMATION:

1963 Riverside/Land Park Community

Plan Designation:

Light Density Residential

Existing Zoning of Site:

R-1

Existing Land Use of Site:

Single Family Residential

Surrounding Land Uses:

North: Single Family; R-1

South: Single Family; R-1

East: Single Family; R-1

West: Single Family; R-1

## STAFF EVALUATION:

1. The subject site is a 64±' x 140' interior lot developed with a one-story single family dwelling. The garage structure is attached to the main house and is located at an angle two to four feet from the north property line. The applicant proposes to add a second story, 197± square foot, loft addition to the garage structure.
2. Staff has no objection to the variance request based upon the fact that the loft addition is located well back from adjacent property lines. The proposed second story addition is located 12 feet from the north property line, 26 feet from the south property line and 32 feet from the rear property line. The Zoning Ordinance requires a five-foot side yard and 15 foot rear yard setbacks.

In addition, no windows are proposed for the north wall of the loft addition, thereby maintaining privacy to the abutting property owner.

3. The subject property is zoned R-1, Single Family residential. The applicant is advised that the proposed expansion cannot be used as living quarters.

~~STAFF RECOMMENDATION:~~ Staff recommends approval of the variance request based on the Findings of Fact which follow.

## Findings of Fact

- a. The request for the variance does not constitute a special privilege in that: 1) the loft addition complies with the side and rear yard setbacks of the R-1 zone; 2) under similar circumstances the granting of the variance would be appropriate for other property owners.

002609

3. b. The variance does not constitute a use variance in that:

single family dwellings are permitted in the R-1 zone.

c. The granting of the variance will not be injurious to the public welfare nor the properties in the vicinity as it will not significantly change the characteristics of the area.

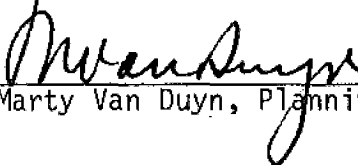
d. The project is in conformance with the 1974 City General Plan and the policy which states: "Encourage comprehensive neighborhood beautification programs through landscaping, tree planting, home improvement, and general maintenance to increase neighborhood pride and improved neighborhood appearance."

REPORT PREPARED BY:



Gene Masuda, Associate Planner

RECOMMENDATION APPROVED:



Marty Van Duyn, Planning Director

GM:bw

Attachments

P83-010

002610

renovation / remodel  
mr & mrs john saltonstall  
2773 13th street  
sacramento ca.

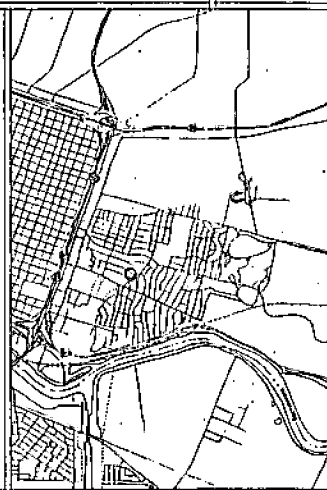
index

- C 2nd floor - see plan
- A1 2nd floor - bathroom floor plan - complete
- A2 2nd floor - bathroom - section
- A3 2nd floor - kitchen - section
- A4 2nd floor - kitchen - section
- A5 2nd floor - kitchen - section
- A6 2nd floor - kitchen - section
- A7 2nd floor - kitchen - section

notes

1. REVISIONS: ALL THE REVISIONS SHOWN ON THIS PLAN ARE TO BE MADE TO THE ORIGINAL PLAN AND NOT TO BE USED FOR CONSTRUCTION. THE REVISIONS SHOWN ON THIS PLAN ARE TO BE MADE TO THE ORIGINAL PLAN AND NOT TO BE USED FOR CONSTRUCTION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO BUILDING CODE AND ALL OTHER LOCAL ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO.

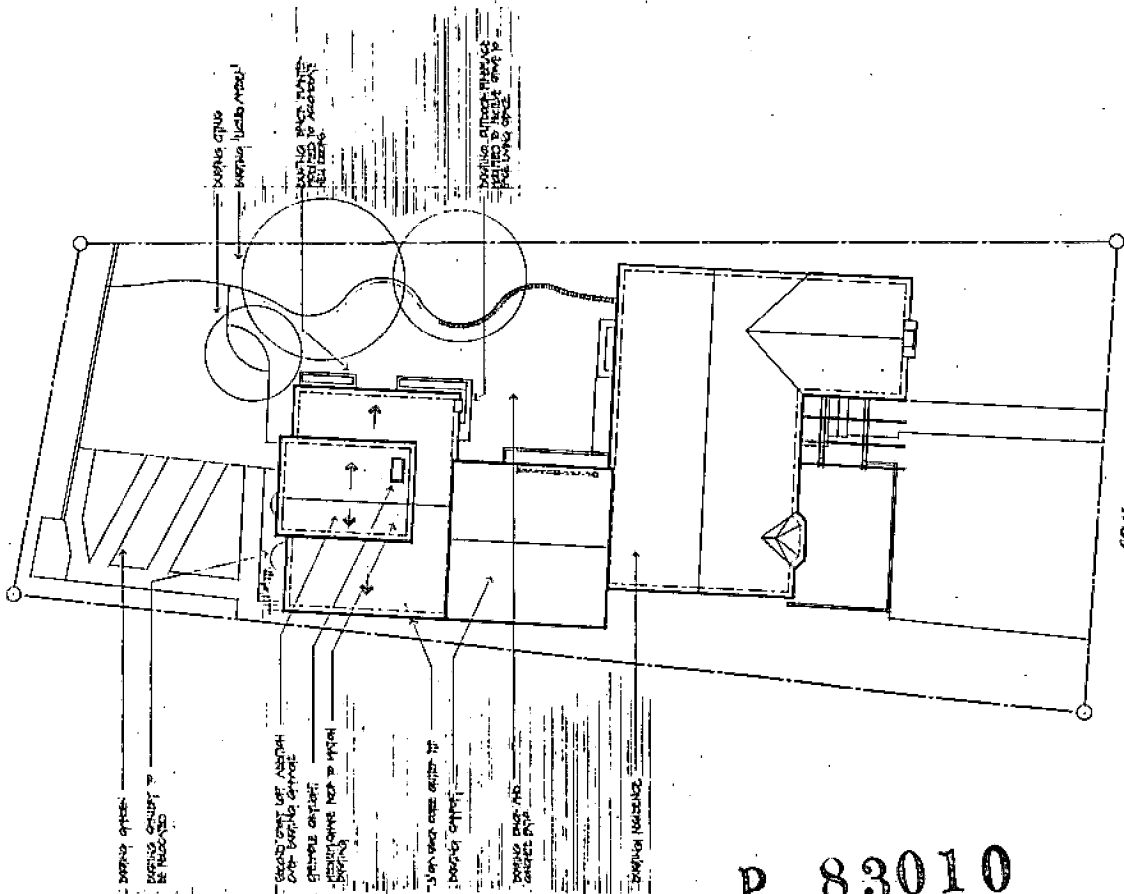
vicinity map



cover sheet

C

002611



13th street

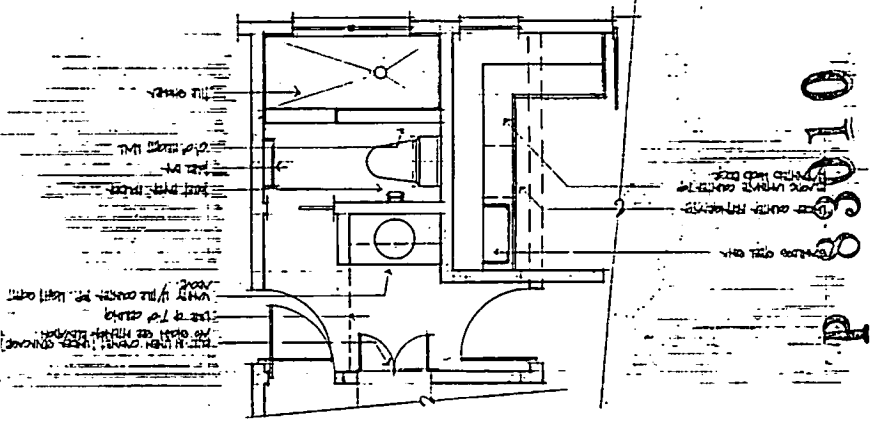
site plan

SCALE: 1/8" = 1'-0"  
DRAWN BY: [Signature]  
DATE: 11-19-68

P 83010

# P I O

enlarged floor plan  
002612

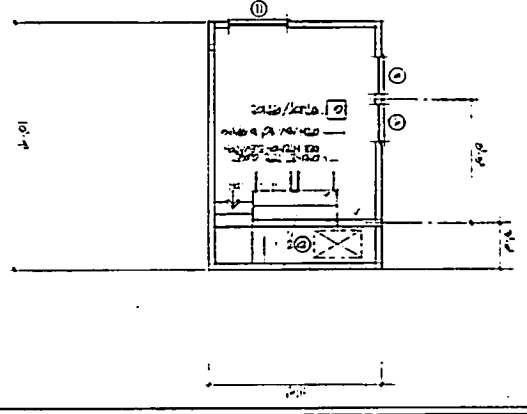
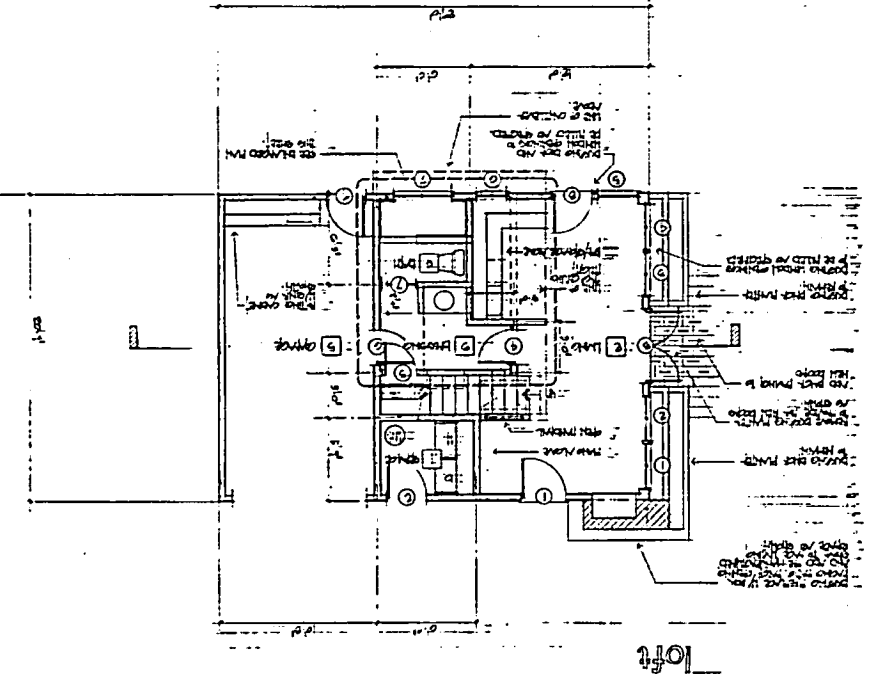


no.	room	floor	wall	ceiling	remarks
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
65					
66					
67					
68					
69					
70					
71					
72					
73					
74					
75					
76					
77					
78					
79					
80					
81					
82					
83					
84					
85					
86					
87					
88					
89					
90					
91					
92					
93					
94					
95					
96					
97					
98					
99					
100					

no.	door	schedule	remarks
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

no.	window	schedule	remarks
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

ground floor plan



A-1

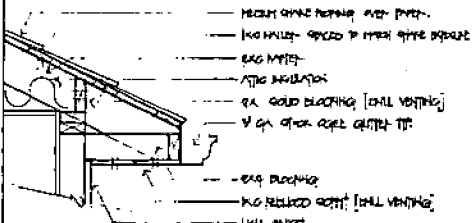
Floor plans  
enlarged plan  
schedules

1000  
1000  
1000  
1000

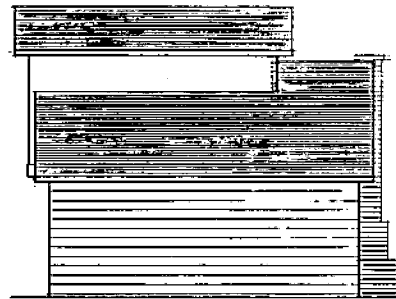
2000  
1000  
1000

A DESIGN STUDIO





1 eave detail



north



east



south



west

exterior elevations

SEE PLAN FOR ALL DIMENSIONS AND  
 FINISH SCHEDULES TO BE USED.

002613

P 83010

BOULD  
 JOSEPH  
 & CO

DESIGN STUDIO

2007 HOMER ST  
 SAN FRANCISCO CA 94111  
 TEL: 415.241.2143

SCALE  
 1/8" = 1'-0"

A-2

POR. SWANSTON PARK UNIT 2

Tax Area Code

12-06

02



Bk. 9

002614

CITY OF SACRAMENTO  
Assessor's Map Bk. 12 -Pg.06  
County of Sacramento, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles.

P 83010