

Item No. 2

Supplemental Material

For

City of Sacramento Preservation Commission Agenda Packet

For the Meeting of: November 4, 2009

- Additional Material
 Revised Material

Contact Information: Elise Gumm, LEED AP, 808-1927

Project Name: Two Family Green Victorian (PB09-052)

Subject: **Addendum to Staff Report**

Site Design

4. **Setbacks:** The original building is setback over 5 feet from both side property lines and is setback approximately 15 feet from the front property line. A portion of the addition, the garage, is proposed to have a sideyard setback along west property line of zero (0) feet. According to the Zoning Code, Section 17.128.035, the minimum interior sideyard setback at the site is 5 feet. However, that Section also states that "The design review or preservation review conducted on a development project in the R Street corridor special planning district under Chapter 17.132 or Chapter 17.134 of this title may address and modify the required yard area and setbacks listed in the Height, Yard and Stepback Standards Tables in subsection A to achieve the intent and purposes of the Central City Design Guidelines, the R Street Corridor Urban Design Guidelines, to ensure that an adequate and appropriate street tree canopy is created and maintained, and to mitigate visual impacts on listed historic resources; provided, that the design or preservation review is performed at the director or commission level."

Therefore, the Preservation Commission has authority to approve the proposed project with the zero foot setback. Staff notes that the proposed zero setback for the garage is consistent with the setback requirement for detached accessory structure in the Zoning Code, Section 17.80.050. Even though the proposed garage is attached to the house, it appears to be a separate structure from the original building, and the proposed zero setback is compatible to many historic garages in the neighborhood. Therefore, staff supports the proposed zero sideyard setback on the west property line. Its design is compatible with the proposed addition and there are sufficient normal setbacks and setbacks for the original building and the main structure.