

# CITY PLANNING COMMISSION

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

**APPLICANT:** Maura Twomey Et. Al., 1033 47th Street, Sacramento, CA 95819  
**OWNER:** Maura Twomey Et. Al., 1033 47th Street, Sacramento, CA 95819  
**PLANS BY:** James Plumb Associates, 1249 32nd Street, Sacramento, CA 95816  
**FILING DATE:** 2-14-92 **ENVIR. DET.:** Cat. Ex. 15301(e)(1) **REPORT BY:** Mike Dale  
**ASSESSOR'S PCL. NO.:** 008-0154-021

**APPLICATION:** Variance to exceed the maximum 25% lot coverage in the 15 foot rear yard setback by 14% (39% coverage) for a 515 square foot detached garage/storage structure on 0.16± developed acres in the R-1 zone.

**LOCATION:** 1033 47th Street  
(City Council District #3)

**PROPOSAL:** The property owner is requesting the necessary entitlement to construct a storage building in the rear yard portion of a single family lot.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4-15 du/na)  
Existing Zoning of Site: Standard Single Family (R-1)  
Existing Land Use of Site: Single Family Residence - approx. 1350 square feet  
Single Car Detached Garage - approx. 316 square feet

**Surrounding Land Use and Zoning:**

North: Single Family Residential (R-1)  
South: Single Family Residential (R-1)  
East: North - General Commercial (C-2)  
South - Single Family Res. (R-1)  
West: Single Family Residential (R-1)

Parking Required: 1 space  
Parking Provided: 1 space  
Property Dimensions: 142' x 50'  
Property Area: 0.16± total acres  
Total Existing Square Footage: 1,666 (Existing House w/Existing Single-Car Garage)  
Total Proposed Square Footage: 1,865 (Existing House and Proposed Storage Area w/Attached Garage)  
Rear Lot Coverage: 39%  
Height of Building: 14'  
Topography: Flat w/Landscaping  
Street Improvements & Utilities: Existing  
Exterior Building Materials: Wood w/Composition Shingles  
Exterior Building Colors: White

001415

**PROJECT EVALUATION:** Staff has the following comments:**A. Land Use and Zoning**

The subject site consists of 0.16± developed acres (7,100 square feet) located in the Standard Single Family (R-1) zone. The lot is developed with a 1,350 square foot single-family residence and a detached 316 square foot single-car garage. The lot is landscaped with lawn and bushes. The lot is located on the east side of 47th Street and on the west side of a public alley within the East Sacramento area. The subject site is generally surrounded by single-family residences in the R-1 zone except for the General Commercial uses located to the north-east. The General Plan designation for the lot is Low Density Residential (4-15 du/na).

**B. Applicant's Proposal**

The applicant is proposing to relocate the existing garage closer to the front property line and attach a single-level storage area to the back of the garage in the rear yard portion of the project site. The front portion of the garage would be moved about 3.5 feet toward the front property line, and the rear of the garage would be moved approximately 9.5 feet toward the front property line. (See Exhibit A - Site Plan)

The applicant is also proposing to construct a single-level storage area which would be built adjacent to, and to the rear of, the existing garage. An internal wall would separate the proposed storage area from the garage, and entry ways would be provided for the storage area and garage separately. The proposed storage area would be located approximately 3.5 feet from the rear property line and alley.

The applicant's proposal would cover approximately 39 percent of the rear yard portion of the subject site. The City's zoning ordinance requires that no more than 25 percent of the rear yard area may be covered by structures. A variance must be therefore be approved by the Planning Commission in order for the proposal to legally exceed the maximum 25 percent coverage by 14 percent.

**C. Policy Considerations**

The following are excerpts taken from the Sacramento General Plan Update which support the proposed project:

1. Maintain and improve the quality and character of residential neighborhoods. (Sec.2-1, Goal A)
2. Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources. (Sec. 2-13, Goal C)

**D. Staff Evaluation**

The proposal would involve the relocation of, and partial reconstruction of, a existing single-car garage. The front of the garage would be moved 3.5 feet toward the front of the property line. As a result of the relocation, the front of the garage would be situated approximately 12 feet away from the existing residential structure and 110 feet from the front property line. The rear of the garage would be moved about 9.5 feet toward the front property line. The resulting

garage would be approximately 13 feet wide and 17 feet long. The overall area of the garage would be reduced by 85 square feet. The proposal, with respect to the garage, would be consistent with the City's area and setback regulations.

The proposal also involves the addition of approximately 285 square feet of storage area. The addition would occur adjacent to, and to the rear of, the relocated garage. A wall will separate the storage area from the garage, and separate entry ways will be provided. The addition would be located 3.5 feet away from the rear property line.

The City's zoning ordinance allows no more than 25 percent coverage of the 15-foot rear yard setback. The combined garage and storage area would result in a rear yard coverage of approximately 39 percent. This would exceed the 25 percent rear yard coverage by 14 percent (or 110 square feet). In order to offset the loss of open space, approximately 110 square feet of open space in the backyard area should be replaced and preserved. This can be done by requiring that the remaining 15-foot rear yard setback, and an additional 3.5 feet of rear yard area be designated as permanent open space. (Exhibit A) In this way, the net effect of the variance, as it would effect the area in the required 15-foot rear yard setback, would be zero.

The project site is located directly west of commercial uses. The uses include a restaurant/bar, general commercial uses, post office, bank, recording studio, and a parking lot. In addition, two public alleys are located opposite of the property owner's rear yard fence - one of which dead ends into the subject site. The property owner contends that the commercial uses and public alleys generate significant light and noise impacts upon the subject site. The proposed development would help alleviate these disturbances by functioning as a partial barrier between the commercial uses and the residential structure. The requested variance, in this case, if approved, would help alleviate a hardship sustained by the residential property owner due to the proximity of the subject site to the active commercial and public land uses.

The proposal, if approved, would not be significantly visible from either the commercial uses, public alley, or neighboring residential uses. It is believed that the proposal would neither significantly affect the aesthetic quality of the alley or commercial landscape nor impact the property owner's northerly residential neighbor.

The City's zoning ordinance requires 26 feet of maneuvering area for driveways located between public alley ways and detached garages. The proposed structure would be located only 3.5 inches from the public alley way. Though the site plans indicate that a wall would physically separate the proposed storage area from the garage, it would be technically feasible for future property owners to convert the proposed structure into a garage and access the garage from the public alley way. Staff therefore recommends that the project be conditioned, if approved, to prohibit vehicular access to the proposed structure from the adjacent public alley.

#### E. Agency Comments

Project application information was forwarded to the City's Department of Public Works (Engineering Transportation Section and Engineering Development Section), Building Division, and Advance Planning Section. The application was also sent to the East Sacramento Improvements Association. The Department of Public Works was the only responding agency. Their comments are as follows:

**Public Works**

1. Show existing easements - our records show potential for the existing combination sewer to be located on the property side of the alley.
2. Both water and sewer services are located within the alley - exact location should be shown for each service to assure no conflict exists with the proposed structure.
3. No part of the structure, including roof overhang or foundations, shall encroach on the public alley.
4. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.

**ENVIRONMENTAL DETERMINATION:** The project is found to be categorically exempt from further environmental review pursuant to sections 15303(e)(1) of the California Environmental Quality Act Guidelines.

**RECOMMENDATION:** Staff recommends approval of the requested variance subject to the following Conditions and based on Findings of Fact which follow:

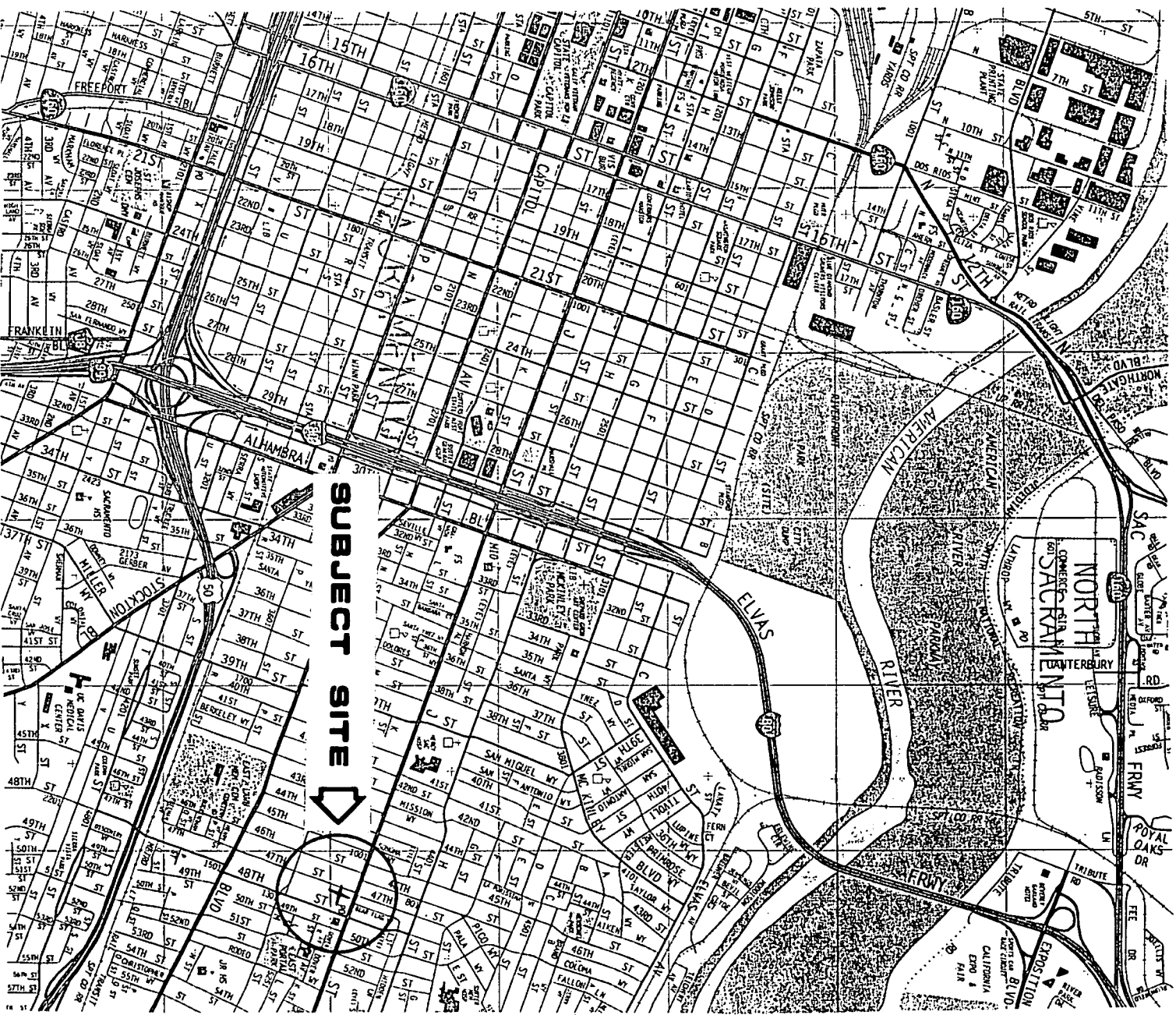
**Conditions:**

1. Prior to issuance of any building permit, and subject to Planning Director review and approval, 573.5 square feet (18.5 feet by 31 feet in the rear yard area) of open space shall be designated on the site plans as permanent open space.
2. Prior to issuance of any building permit, the applicant shall show existing easements.
3. Prior to issuance of any building permit, the applicant shall show the location of both water and sewer services.
4. No part of the structure, including roof overhang or foundations, shall encroach on the public alley.
5. There shall be no vehicular access from the alley to the proposed structure.

**Findings of Fact:**

1. The variance, as conditioned, does not result in a special privilege extended to one individual property owner. The circumstances are such that the same variance would be appropriate for any property owner facing similar circumstances.
2. The proposal does not constitute a "Use Variance" in that the proposed and existing land uses are allowed within the R-1 zone.
3. The proposal, as conditioned, will not be injurious to the public welfare nor to property in the vicinity of the applicant in that adequate open space will be provided.
4. The variance, as conditioned, is consistent with the goals and policies of the General Plan in that:
  - a. it will maintain and improve the quality and character of the residential neighborhood by providing additional on-site storage and serving as a noise barrier between residential and commercial uses; and
  - b. it will efficiently utilize and preserve existing urban resources, such as space.

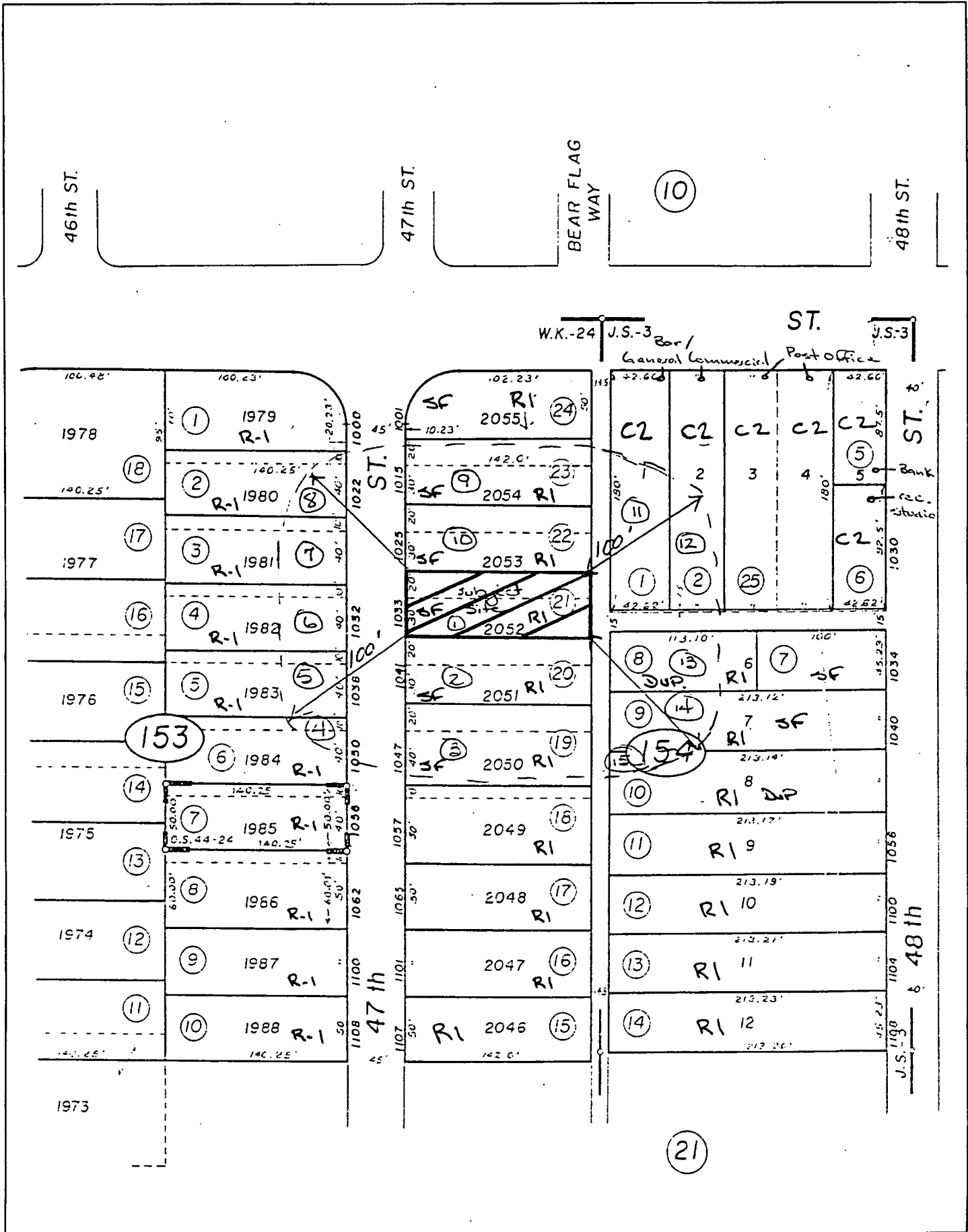
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**SUBJECT SITE** 

**VICINITY MAP**

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**LAND USE AND ZONING MAP**

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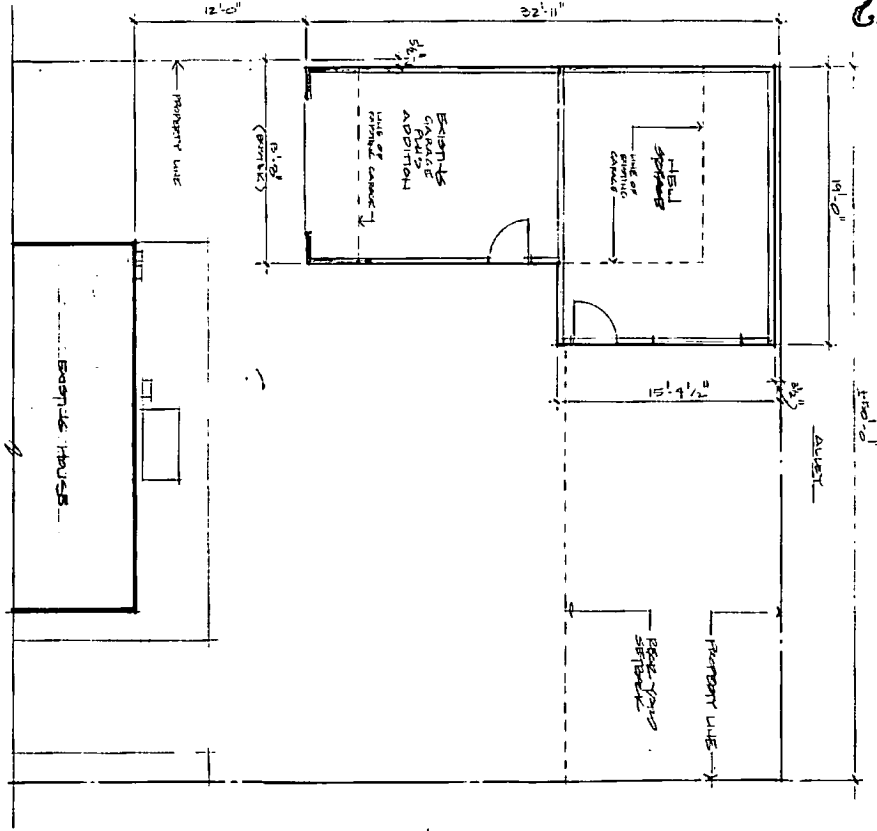
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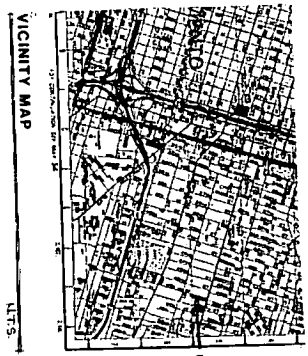
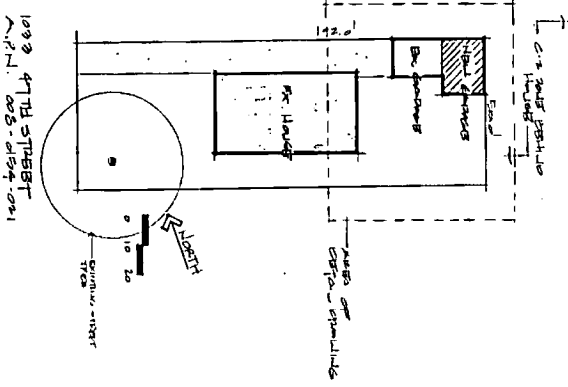


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**SUBTRACT**

- 115' SOUTHWEST X 50' = 150 SF
- 115' SOUTHWEST X 50' = 150 SF
- 25% = 1875 SF
- PROPOSED SUBTRACT IN
- PERCENTAGE = 17.5%
- 145' X 27'15\"/>
- 178' X 15'11\"/>
- 175 SF = 17%



These drawings and specifications are the property and copyright of the architect and shall not be used on any other work except by agreement with the architect. Written dimensions take precedence over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of the architect prior to the commencement of any work.

Job No.	1033 47TH STREET
Drawn By	JPL
Checked By	JPL
Date	05-15-94
Project	1033 47TH STREET
Address	1033 47TH STREET
Sheet	1

**EXHIBIT A**

1033 47TH ST  
SACRAMENTO, CA

**JAMES PLUMB ASSOCIATES**

ARCHITECTS

1150 N. 2ND STREET, SUITE 200  
SACRAMENTO, CA 95811

No.	Description	Amount

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A...

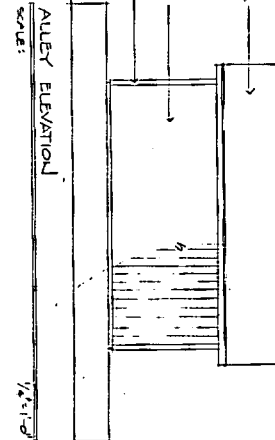
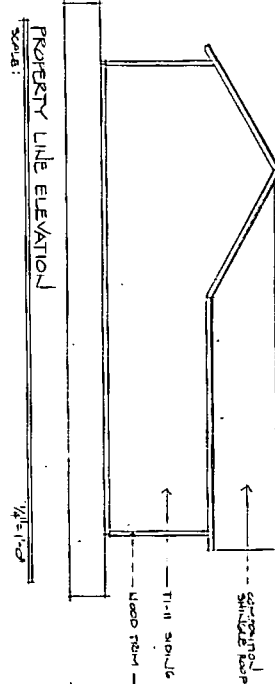
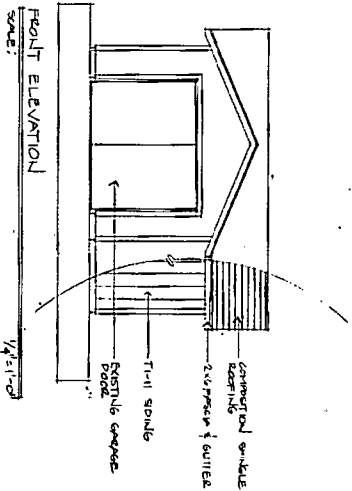
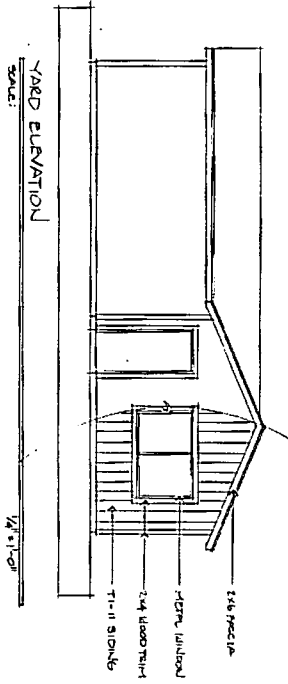
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NO. 10	DATE	BY	CHKD.	SCALE

**EXHIBIT B**  
**ELEVATIONS**

1033 47TH ST  
SACRAMENTO, CA

**JAMES PLUMB ASSOCIATES**  
 1314 L STREET, SUITE 100  
 SACRAMENTO, CA 95811  
 BOB, DAVE, BOB  
 BOB, DAVE, BOB

NO.	DATE	BY	CHKD.	SCALE

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