

PLANNING DIRECTOR'S VARIANCE
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Lee Blackshire, 808 Carmelita Ave. Sacto. CA. 95838				
OWNER	Lee Blackshire, 808 Carmelita Ave. Sacto. CA. 95838				
PLANS BY	Lee Blackshire, 808 Carmelita Ave. Sacto. CA. 95858				
FILING DATE	10-16-92	ENVIR. DET.	Exempt	REPORT BY	D. Holm
ASSESSOR'S PCL. NO.	251-0241-001				

- APPLICATION:
- A. Planning Director's Variance to increase the allowable lot coverage from 40% to 42% in order to allow the construction of a 750± square foot detached garage on 0.14± developed acres in the Standard Single Family (R-1) zone.
 - B. Planning Director's Variance to increase the allowable wall height for a detached accessory structure from 10 feet to 12 feet 6 inches for a proposed 750± square foot two car garage.

LOCATION: 808 Carmelita Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to increase the allowable lot coverage and the wall height for a detached garage in order to provide an enclosed parking area for the existing single family residence.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence

Surrounding Land Use and Zoning:

North: Single Family & Apts; R-2A
South: Vacant; R-2A
East: Railroad Right-of-Way; R-2A
West: Vacant; R-2A

Property Dimensions:	Irregular
Property Area:	0.14± acres
Existing Residence:	1,893 sq.ft.
Proposed Garage:	750± sq.ft.
Height of Garage:	18 feet
Proposed Garage Material:	Wood Siding
Proposed Roof Material:	Composition Shingle
Allowable Lot Coverage:	40%
Proposed Lot Coverage:	42%
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The site is zoned Standard Single Family (R-1) and is designated for Low Density Residential (4-15 du/na) in the General Plan and Residential (4-8 du/na) in the North Sacramento Community Plan. The site is a .13± developed parcel which has an existing single family residence constructed on it. The surrounding land use and zoning is: single family residences, zoned Standard Single Family (R-1) and Single Family Alternative (R-1A) to the west; a church, multiple family and single family residences, zoned Standard Single Family (R-1), to the south; the Southern Pacific Railroad, zoned Standard Single Family (R-1), to the north; and single family and multiple family residences, zoned Standard Single Family (R-1), to the east.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to allow for the construction of a detached two car garage with enough height to allow for an eventual small loft above the parking area. The loft would be built sometime in the future. The Zoning Ordinance requires that the walls of a detached accessory structure not exceed 10 feet in height (to the plate line). The maximum height of the structure measured from grade should not exceed 18 feet and only one story is permitted. The proposed garage will not exceed the 18 foot maximum height but the walls will exceed the 10 foot wall requirement.

C. Staff Analysis

The existing code regulating detached accessory structures was adopted in June 1987. Planning staff is currently reviewing this section of the Zoning Ordinance to allow for higher walls in garages and possibly to allow for the addition of a second floor. Over the past five years planning staff has observed several problems with the existing ordinance and found that the existing wall height is not adequate for trucks and recreational vehicles. The proposed ordinance changes are currently being researched and will require future public hearings.

The applicant is, therefore, requesting a variance to allow an additional 2 1/2 feet of wall height for the proposed detached garage. The applicant would like to include a small second floor loft sometime in the future when the Zoning Ordinance is amended. The applicant is not requesting the second floor loft at this time. The proposed garage will be located at the rear of the site adjacent to the Southern Pacific Railroad Tracks. As proposed, the additional 2 1/2 feet of height should not impact adjacent residences and will not be visible from the public street. Planning staff visited the site and reviewed the applicant's proposal and has no objections to the proposed garage height as proposed.

D. Agency Review

The proposed project was reviewed by the City's Engineering Development, Real Estate and Water and Sewer Divisions. The following comments have been received:

Public Works Development Service Division

1. 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 of improvements needed to upgrade the combination system; and
2. Notice: Property to be developed in accordance with this building permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends the Planning Director:

- A. Approve the Planning Director's Variance to increase the allowable lot coverage from 40% to 42% subject to conditions and based upon findings of fact which follow; and
- B. Approve the Planning Director's Variance to increase the allowable wall height for a detached accessory structure from 10 feet to 12 feet 6 inches subject to conditions and based upon findings of fact which follow.

Conditions

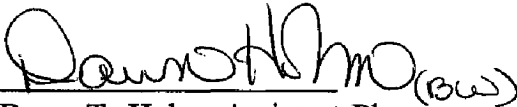
1. The maximum wall height shall not exceed 12 feet 6 inches and the maximum height of the detached garage shall not exceed 18 feet as measured front the grade of the property to the highest point of the garage;

2. The proposed garage shall be a single story building with only one floor; and
3. The applicant shall obtain all necessary building permits and the proposed garage shall be constructed according to the attached site plan and elevations.

Findings of Fact - Variances


1. Granting the request does not constitute a use variance in that detached garages are allowed in the Standard Single Family (R-1) zone.
2. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
 - a. adequate open space and light will be provided;
 - b. the proposed garage will be compatible in materials and design to that of the existing structure; and
 - c. the proposed garage will be located outside of the required front, rear, and interior side yard setback areas.
3. Granting the variance will not be a special privilege extended to an individual owner in that variances have been granted to other property owners facing similar circumstances.
4. The proposed project is consistent with the General Plan which designates the site as low density residential (4-15 du/na) and the North Sacramento Community Plan which designates the site as residential (4-8 du/na).

REPORT PREPARED BY:

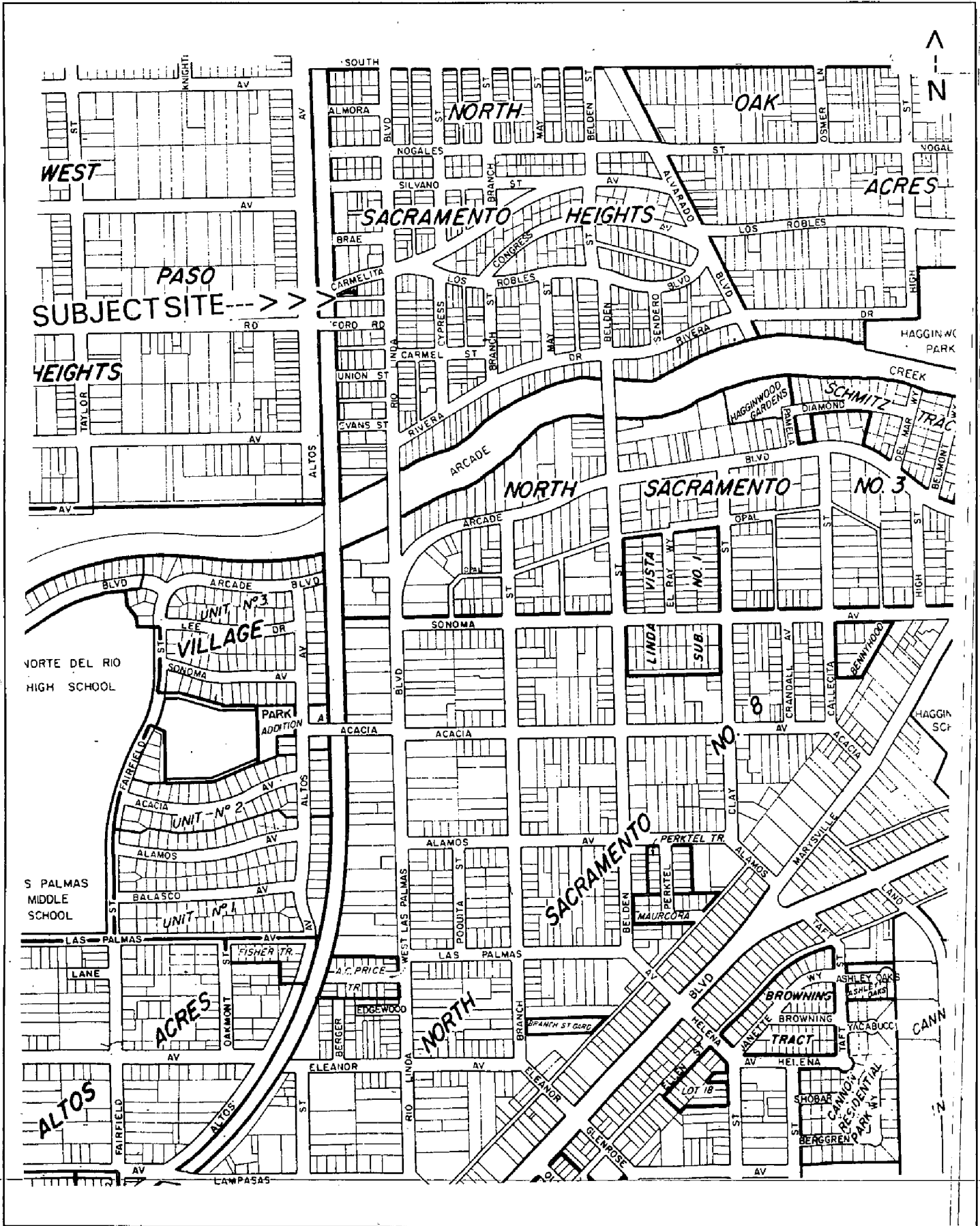

Dawn T. Holm, Assistant Planner

1-19-93
Date

REPORT APPROVED BY:

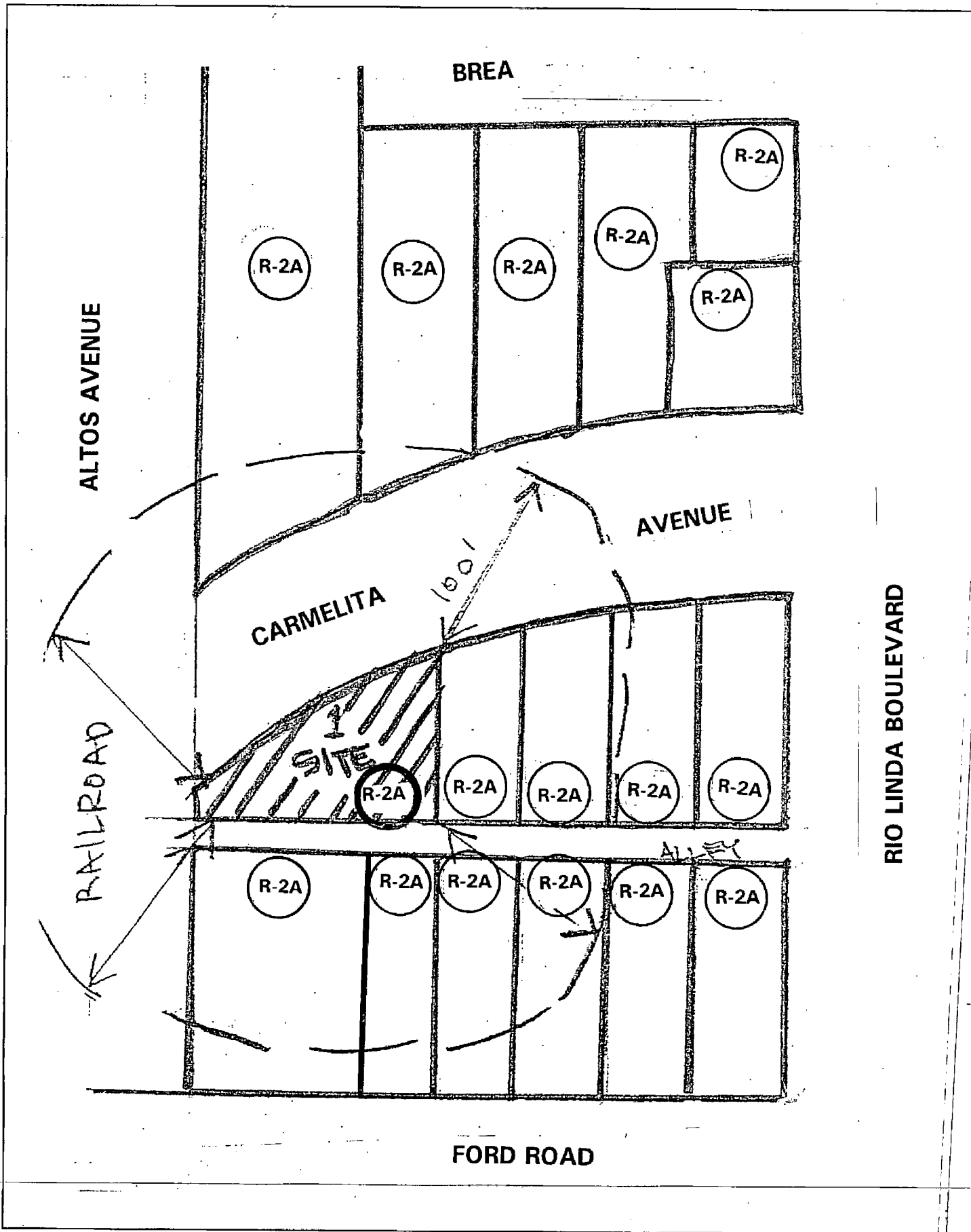

Gary Stonehouse, Planning Director

1-11-93
Date



VICINITY MAP

1622



LAND USE AND ZONING MAP

IMPACT CHECKLIST

P 92-280

The project may have potentially significant adverse impacts in the following areas:

- 1. _____ Earth: N/A
- 2. _____ Air: N/A
- 3. X _____ Water: A99 FLOOD ZONE
- 4. _____ Plant Life: N/A
- 5. _____ Animal Life: N/A
- 6. _____ Noise: N/A
- 7. _____ Light and Glare: N/A
- 8. _____ Land Use: N/A
- 9. _____ Natural Resources: N/A
- 10. _____ Risk of Upset: N/A
- 11. _____ Population: N/A
- 12. _____ Housing: N/A
- 13. _____ Transportation/Circulation: N/A
- 14. _____ Public Service: N/A
- 15. _____ Energy: N/A
- 16. _____ Utilities: N/A
- 17. _____ Human Health: N/A
- 18. _____ Aesthetics: N/A
- 19. _____ Recreation: N/A
- 20. _____ Cultural Resources: N/A

PLEASE NOTE: _____