

B. Applicant's Proposal

The applicant is proposing to expand and remodel an existing 151 square foot garage to the west property line by adding an additional 70 square feet along the west side (see Exhibit A).

C. Staff Analysis

Staff has no objections to applicant's request. The existing detached garage is 61 years old and is located in the rear setback area. The garage covers 151 square feet of the rear yard setback area which exceeds the maximum allowed 25 percent rear lot coverage as specified in the Zoning Ordinance by one foot. The garage is a non-conforming structure by current Zoning Ordinance standards and requires a Planning Director's Special Permit to make any modifications or expansions.

The proposed 70 square foot addition to the existing garage will extend the west wall of the garage a distance of 3.5 feet to the property line. The Zoning Ordinance allows accessory buildings to be in the side yard setback area if they are more than 60 feet from the front property line. The Building Code requires the wall along the property line have a one hour fire wall. The materials and design are proposed to match the existing house. The garage will not be extended in length nor will the required 26 feet of maneuvering area which exists off the alley be reduced. The increased garage width will allow a second car to be parked inside of the garage. All adjacent property owners have been notified of the applicant's request and staff has not received any objections to the proposal.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301(e)(1) and 15313(e)).

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit to expand a non-conforming residential accessory structure by adding 70 square feet to an existing garage subject to the conditions and based upon the findings of fact which follow.

Conditions:

1. Building materials shall match existing house.
2. The applicant shall comply with all applicable ordinances pertaining to hours of operation for on-going construction. All equipment and debris shall remain on the subject parcel.
3. Size and location of the addition shall conform to the revised plans submitted. Revised elevations and floor plans shall be submitted for staff review and approval prior to the issuance of building permits.
4. The applicant shall obtain all necessary building permits prior to commencing construction.
5. The wall along the west property line shall have a one hour fire wall.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the garage is existing and is located in the rear and sideyard setback area;
 - b. the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood; and

APPLC. NO. P91-225

- c. accessory buildings are allowed in the rear yard and sideyard setback areas.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
- a. the proposed expanded garage is compatible in design with the other existing garages in the neighborhood;
 - b. the proposed garage will have a one hour fire wall; and
 - c. there will be adequate maneuvering area for the garage off the alley.
3. The project is consistent with the General Plan which designate the subject site as Low Density Residential (4-15 du/na).

Report Prepared By:

Sandra L. Yope
Sandra L. Yope
Planner

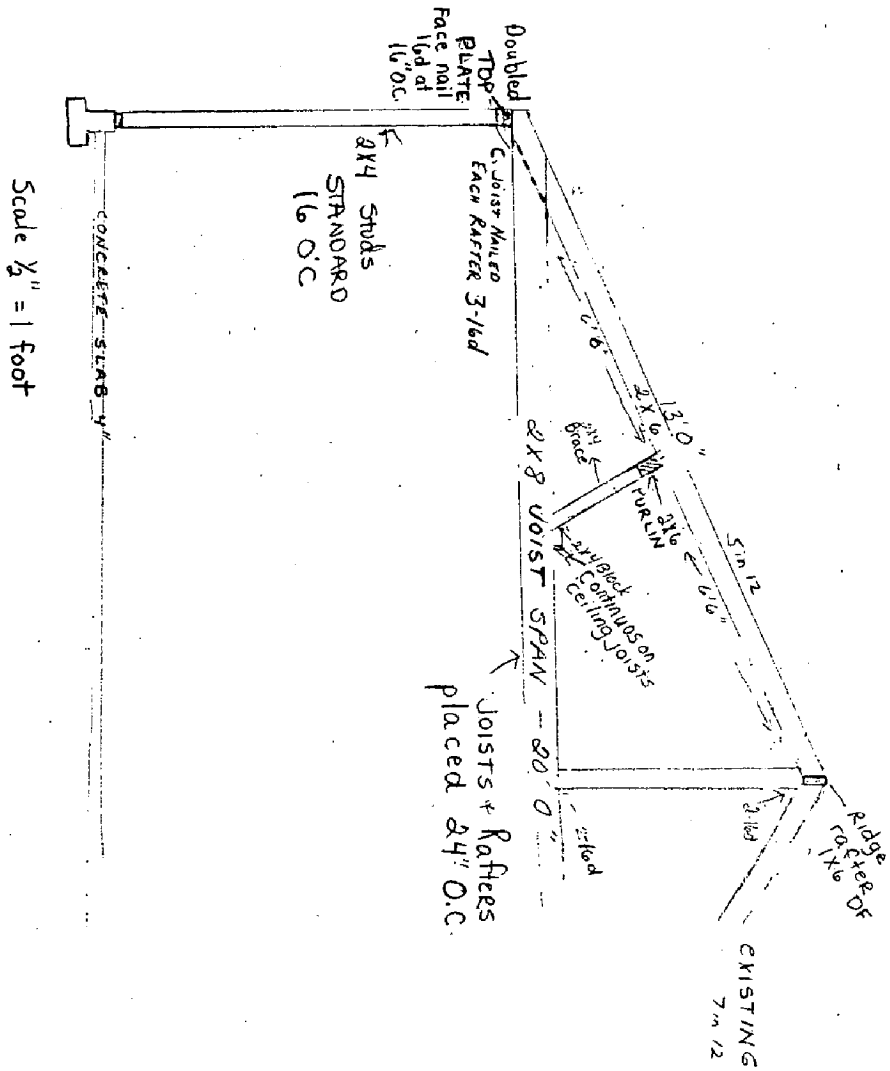
24 Oct 91
Date

Recommendation Approved By:

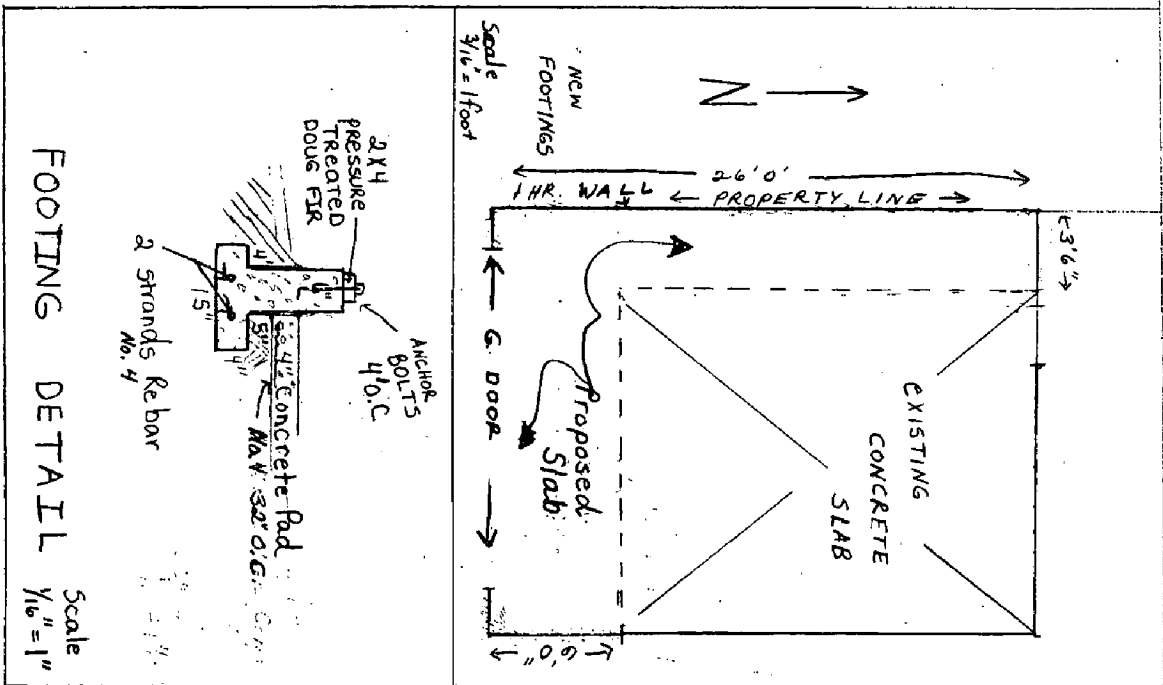
Gary Stonehouse
Gary Stonehouse
Planning Director

10.25.91
Date

EXHIBIT E



Scale $\frac{1}{2}$ " = 1 foot



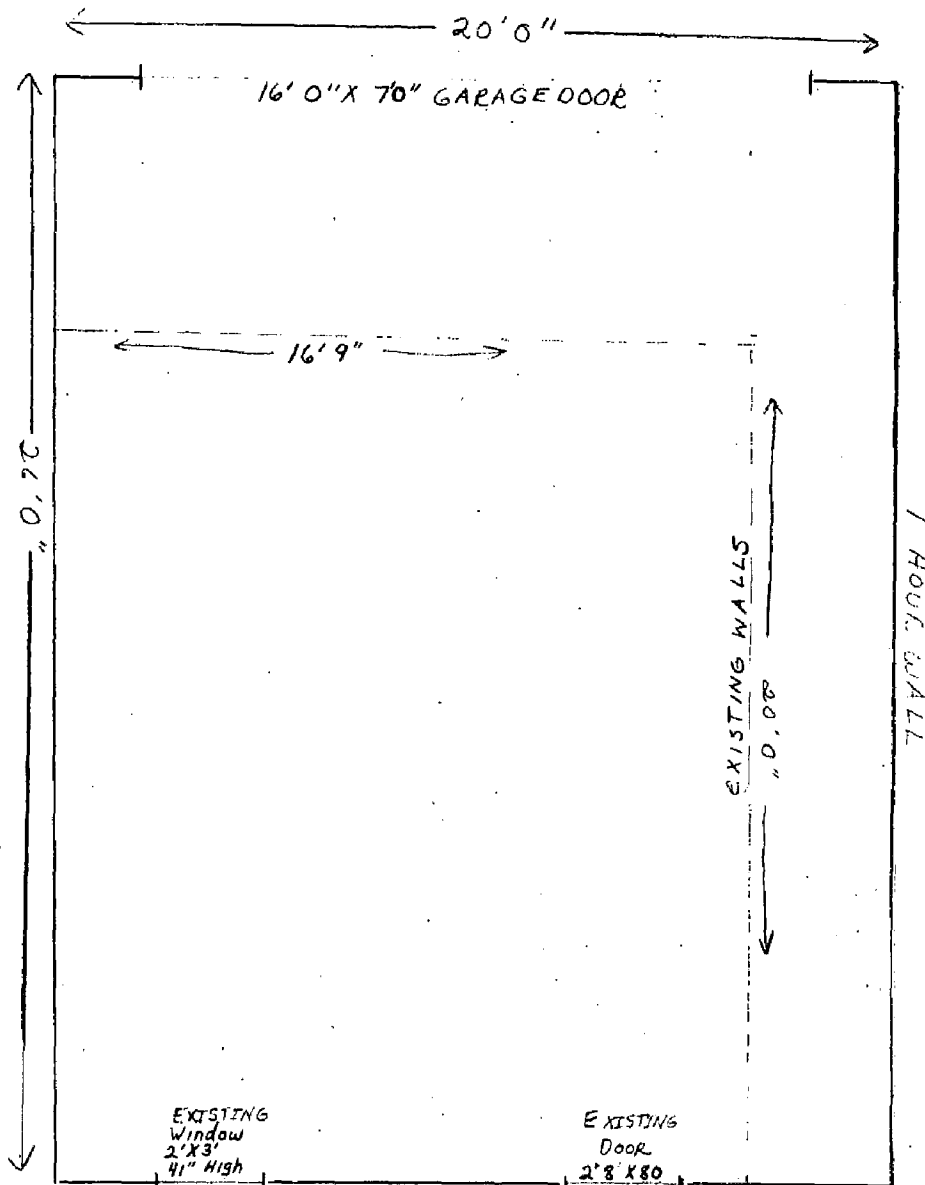
FOOTING DETAIL

Scale $\frac{1}{6}$ " = 1"

P91-225

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EXHIBIT D

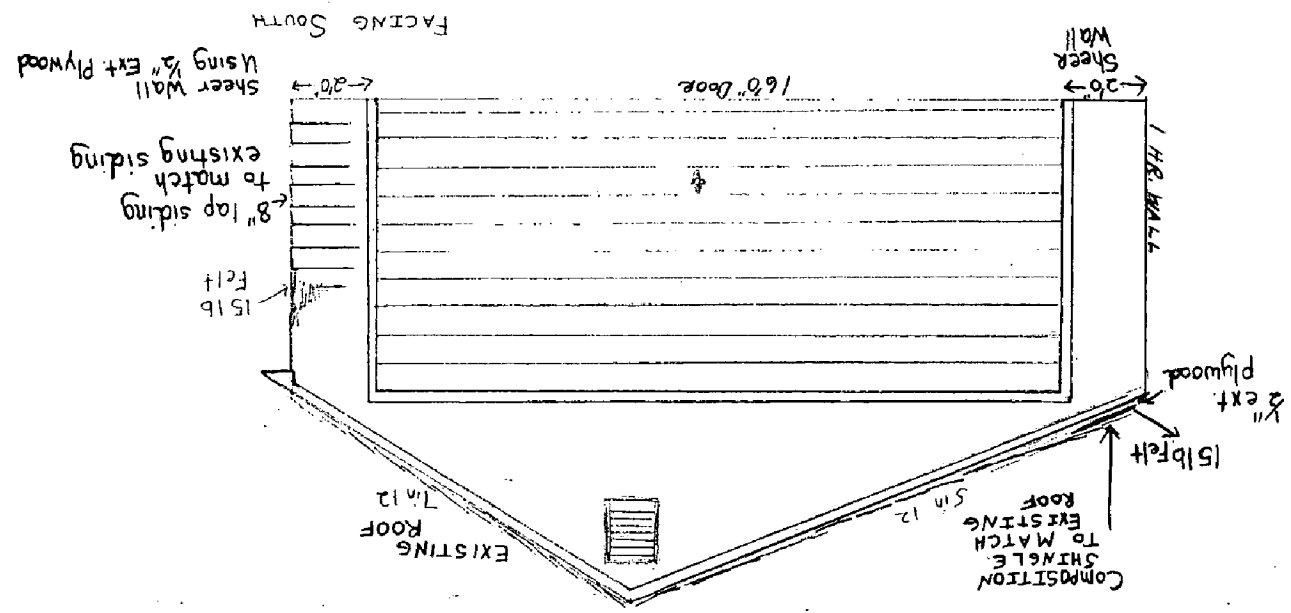
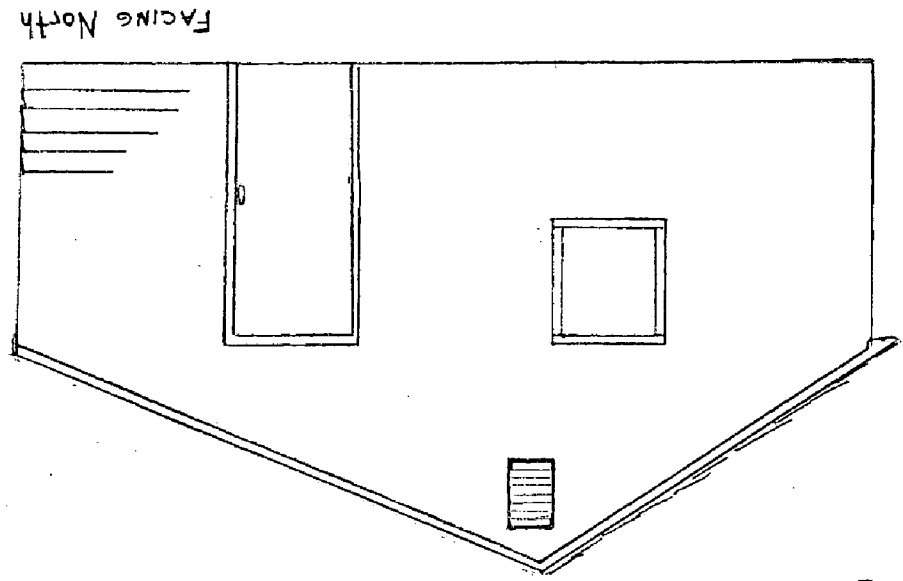


FLOOR PLAN
Scale 3/8" = 1 foot

P91-225

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EXHIBIT C



Scale 3/8" = 1 ft

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FRAMING DETAIL FOR SOUTH WALL Scale $\frac{1}{2}'' = 1 \text{ foot}$

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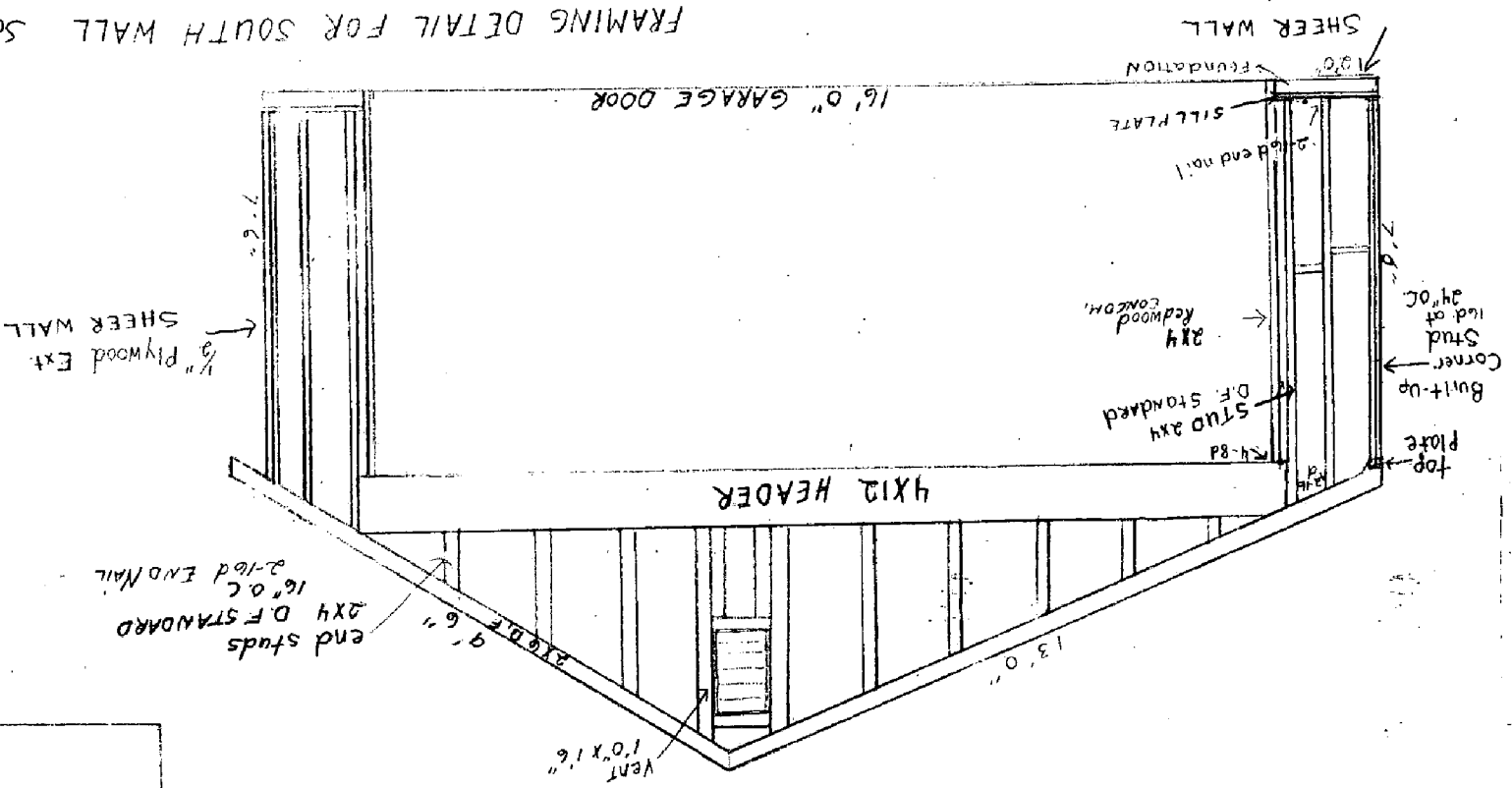


EXHIBIT B

1 Hour Wall Detail

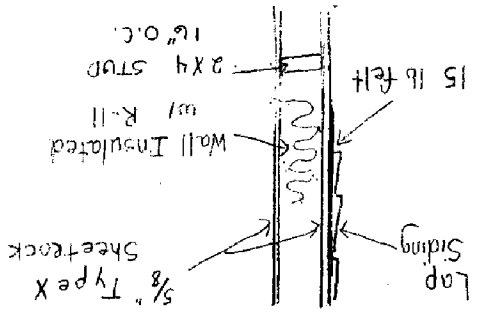
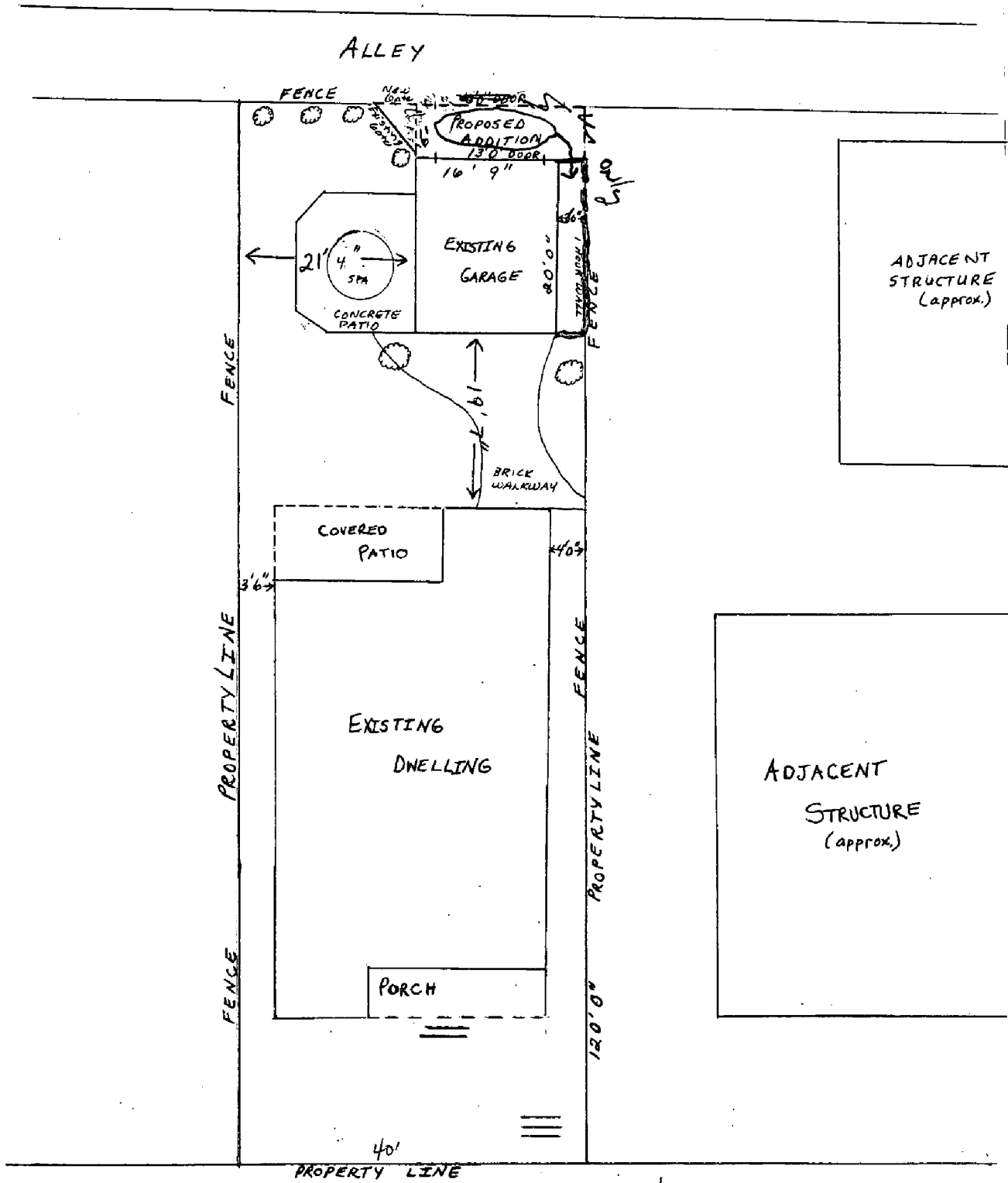


EXHIBIT A



p91-225

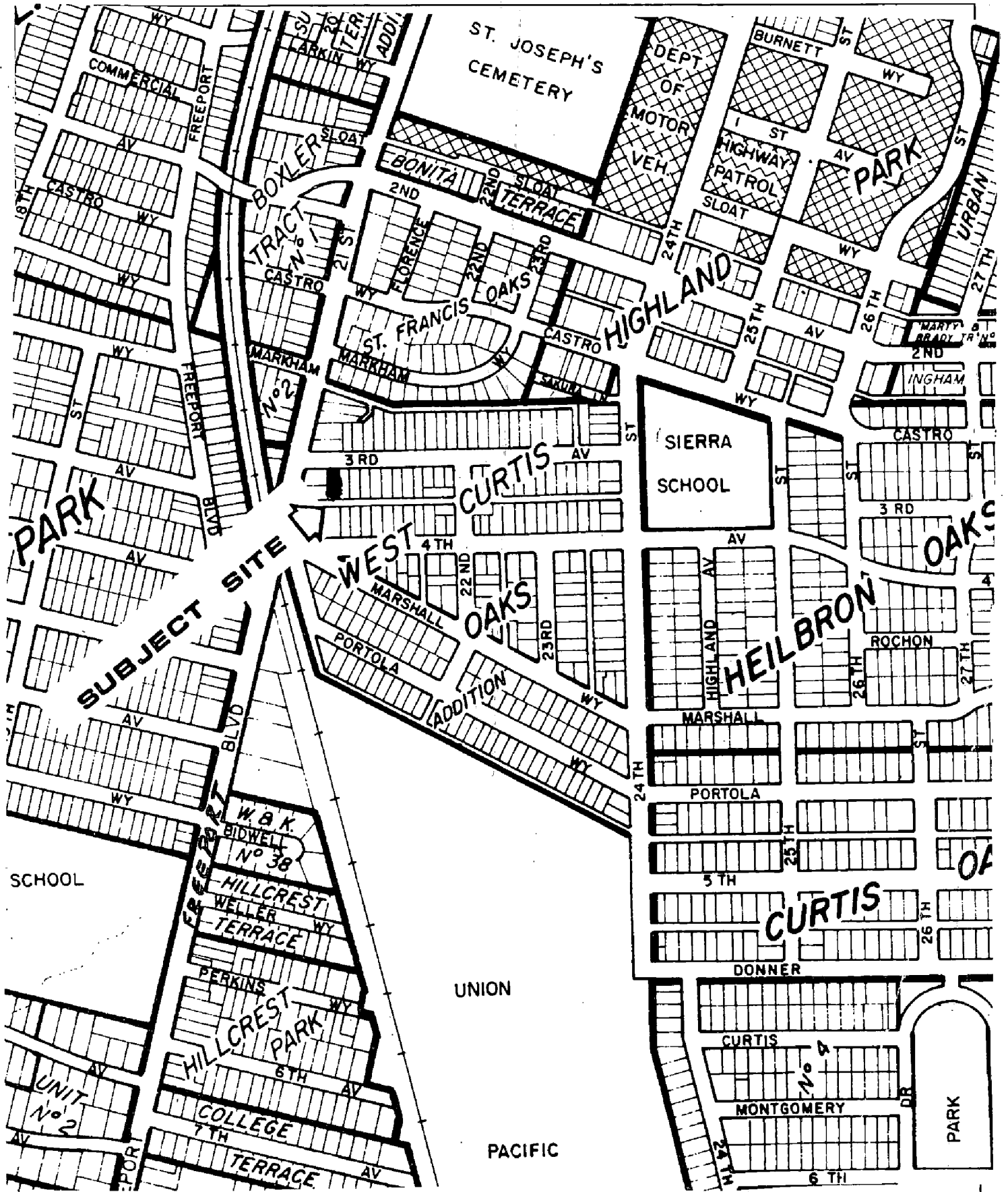
STREET

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LAND USE & ZONING MAP





VICINITY MAP

