

ATTACHMENT C

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OCTOBER 14, 1993

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**RESOLUTION NO.** 1462

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF OCTOBER 14, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A VARIANCE FOR PROPERTY LOCATED AT  
2165 4TH AVENUE

(P93-129) (APN: 013-0031-021)

WHEREAS, the City Planning Commission on October 14, 1993, held a public hearing on the request for approval of variances to: (1) allow a second floor on a detached accessory structure; (2) increase the rear yard lot coverage from 25 to 46 percent; (3) reduce the maneuvering area from 26 feet to 22 feet; and (4) increase the maximum allowed wall height from 10 feet to 15.5 feet, for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303e and 15305).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variances to: (1) allow a second floor on a detached accessory structure; (2) increase the rear yard lot coverage from 25 to 46 percent; (3) reduce the maneuvering area from 26 feet to 22 feet; and (4) increase the maximum allowed wall height from 10 feet to 15.5 feet, are hereby approved based upon the following findings of fact:
  - A. Granting the variances does not constitute a special privilege extended to an individual property owner in that variances would be and have been granted to other property owners wanting two story, two car garages.
  - B. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
    - 1) the structure is meeting overall height requirements;
    - 2) there will be adequate outdoor yard area maintained; and
    - 3) the reduced maneuvering area is currently not provided for in the alley.

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- C. Granting the variance does not constitute a use variance in that single family residences and detached garages are allowed in the Standard Single Family (R-1) zone.
- D. The project is consistent with the General Plan which designates the site for Low Density Residential uses.
2. The variances to: (1) allow a second floor on a detached accessory structure; (2) increase the rear yard lot coverage from 25 to 46 percent; (3) reduce the maneuvering area from 26 feet to 22 feet; and (4) increase the maximum allowed wall height from 10 feet to 15.5 feet, are hereby approved, subject to the following conditions:
- A. The site shall maintain the required open space as indicated on Exhibit C-1.
- B. The applicant shall submit revised elevations for review and approval of Planning staff prior to the issuance of Building Permits. The revised elevation shall be similar to Exhibit C-4 and include:
- 1) the total height of the garage shall not exceed 18 feet;
  - 2) the first floor plate line a maximum of 10 feet;
  - 3) the second plate line for the dormers a maximum of 14 feet;
  - 4) the top of the dormer a minimum of 18 inches below the peak of the roof;
  - 5) the dormer shall be a minimum of two feet inset from the main wall of the garage;
  - 6) the exterior material shall be the T1-11 plywood siding indicated or shingle siding as exists on the residence; and
  - 7) the roof material shall be medium shake.
- C. The second floor of the garage shall not be used as living area (i.e., a bedroom or kitchen). It is only for a hobby or recreation room.

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO PLANNING COMMISSION

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