

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 17, 2001, the Zoning Administrator approved with conditions a variance to allow a garage conversion to an existing house to remain for the project known as Z00-163. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: **Zoning Administrator Variance** to waive the garage requirement and allow the parking pad to be in the front setback for a single family residence located on 0.14+ developed acres in the Standard Single Family, Executive Airport Overlay-4 (R-1) {EA-4} zone.

Location: 2337 25th Avenue (D5, Area 3)

Assessor's Parcel Number: 018-0154-024

Applicant: Juliet and David Tsue
2337 25th Avenue
Sacramento, CA 95822

Property Owner: Same as applicant

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Standard Single Family (R-1){EA-4}

| Surrounding Land Use and Zoning: | Setbacks | Required | Existing |
|--|----------|----------|----------|
| North: R-1 {EA-4}; Single Family Residence | Front: | 25' | 27' |
| South: R-1 {EA-4}; Single Family Residence | Side(E): | 5' | 5' |
| East: R-1 {EA-4}; Single Family Residence | Side(W): | 5' | 5' |
| West: R-1 {EA-4}; Single Family Residence | Rear: | 15' | 66' |

Property Dimensions: 50 feet x 126 feet
Property Area: 0.14+ acres
Square Footage of Buildings:
Existing House- 1,091 square feet
Existing Structures- 414 square feet
Total- 1,505 square feet
Height of Building: Single Story
Exterior Building Materials: Stucco and Wood Siding

| | |
|----------------------|---------------|
| Roof Materials: | Wood Shingles |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |

Project Plans: See Exhibit A and B

Previous Files: None

Additional Information: The applicant is requesting to allow a previously converted 220 square foot garage to remain. The space was converted into a bedroom. The applicant proposes to park in the existing driveway for the garage which is in the front yard setback area. The parcel is an interior lot and the existing house extends to each side yard setback. The Zoning Ordinance allows a garage to be converted if a ten foot by twenty foot parking pad is provided outside of the front setback area. There is no way to locate a pad out of the setback area for this site the way it is developed. The applicant is requesting a variance to locate the parking pad in the front yard setback area.

The project has been noticed and staff received no calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15305(a)}.

Conditions of Approval

1. The applicant shall obtain all necessary building permits to legalize the conversion.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the garage conversion using the existing driveway for parking will not substantially alter the characteristics of the site or the surrounding neighborhood, and
 - b. the structures and paving are existing with adequate open space remaining.
2. Granting the variances does not constitute a special privilege extended to an individual applicant in that a variances would be and have been granted to other property owners facing similar circumstances.
3. Granting the variance requests do not constitute use variances in that the single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there is adequate front and rear yard area;

- b. there is a parking space for one vehicle; and
 - c. there is no way to provide an accessible parking pad out of the front setback area without demolishing a part of the house.
5. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-8 du/na).

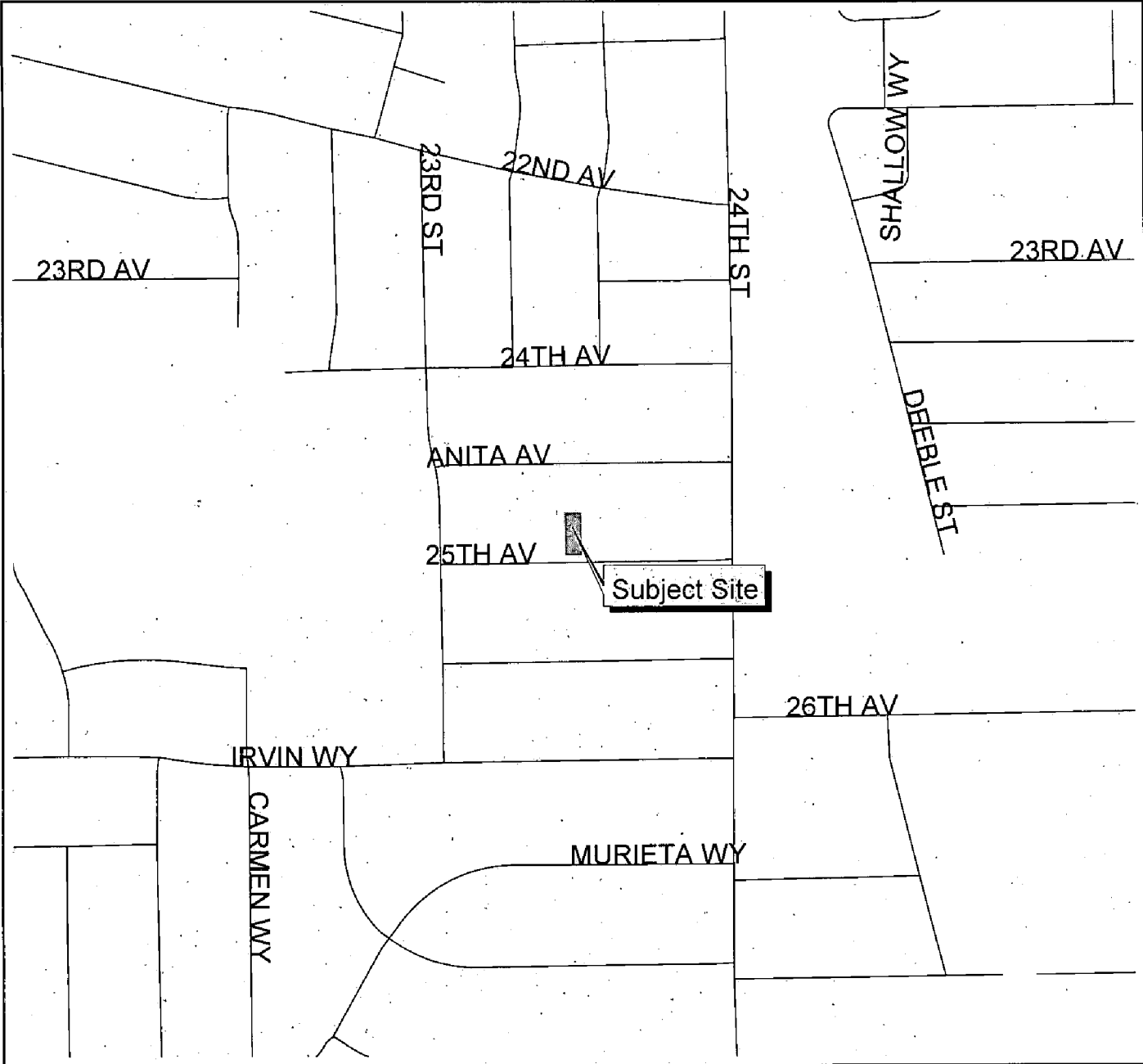



Joy D. Patterson
Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

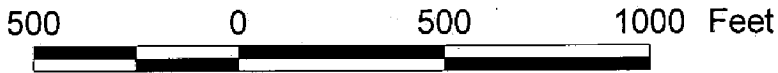
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book

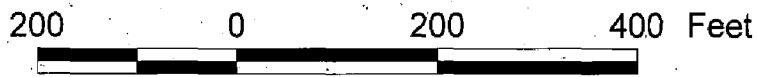
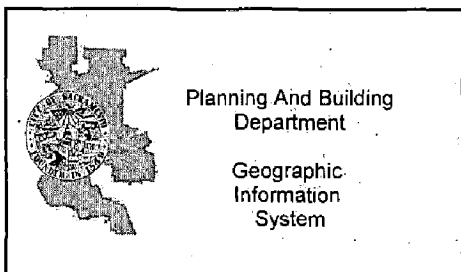



Planning And Building
Department

Geographic
Information
System



VICINITY MAP



LAND USE AND ZONING



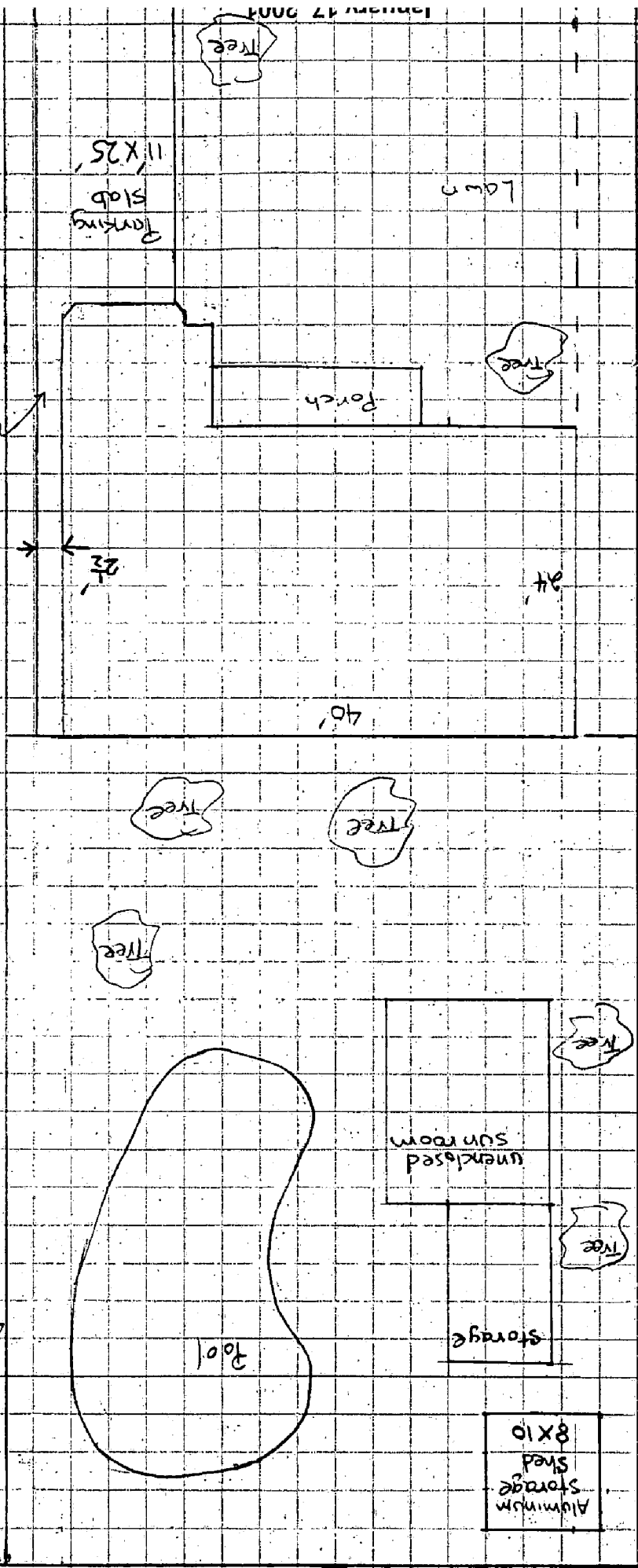
Steward

MAP Submitted by David Isvie 12/28/00
APN: 018-0154-024

Scale 1/4" = 3 feet

N
N

EXHIBIT A



186' Lot length

Walkway

Parking slab
11' X 25'

Porch

40'

25'

unenclosed sun room

storage

Aluminum storage shed 8x10

Tree

Tree

Tree

Tree

Tree

Tree

Tree

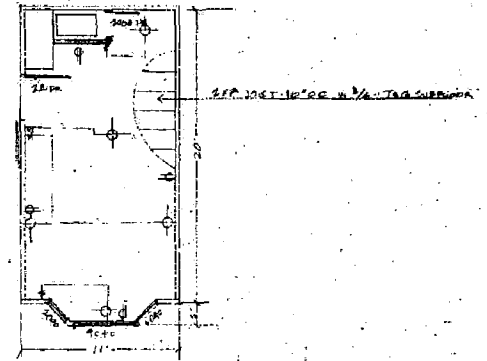
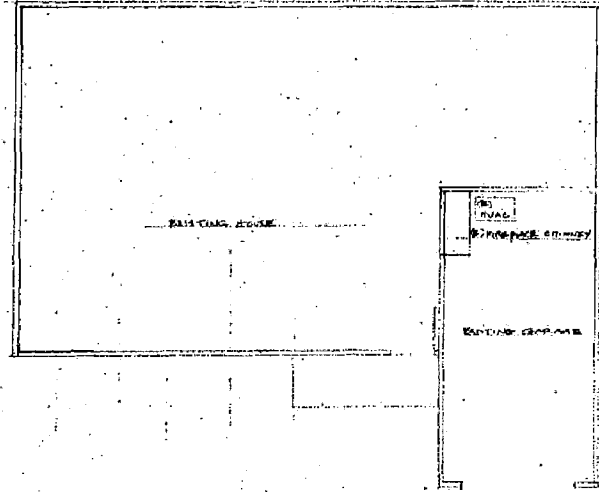
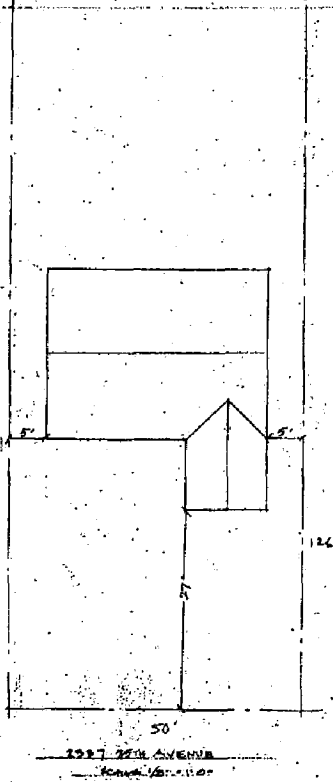
Pool

Property line

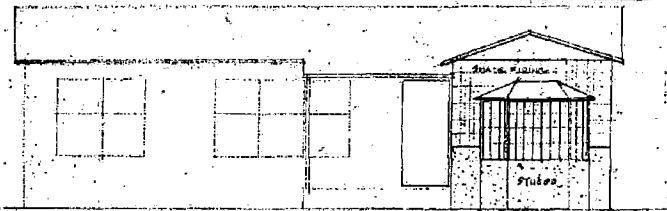
Fence

Lot

EXHIBIT B



FLOOR PLAN 5/24/00



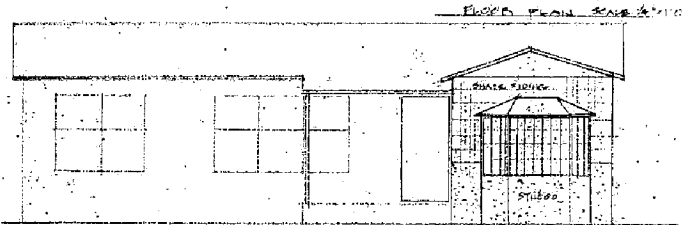
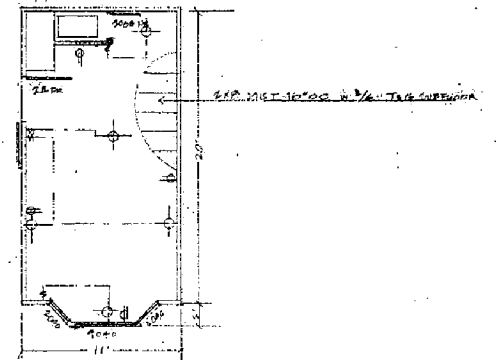
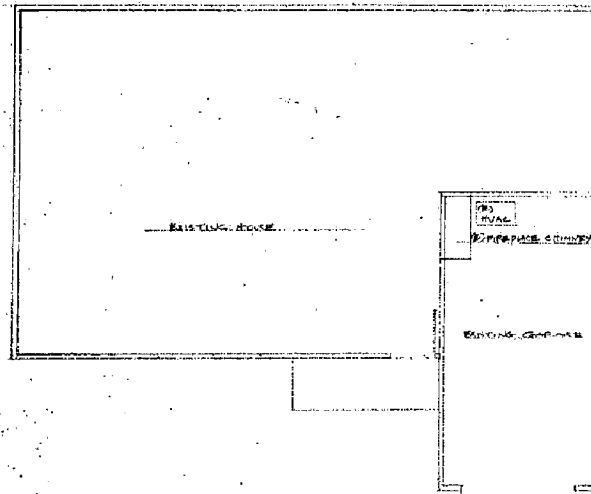
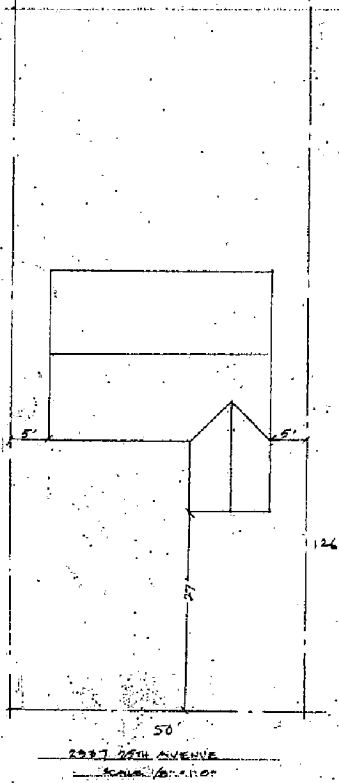
| | |
|----------------------------|-------|
| DAVID THIE | |
| 2337 56th Avenue | |
| DATE: | DATE: |
| JACK MACDONALD CONSULTANTS | |
| 1349 GABLE WAY | |

Z 00-163
 Received 12/08/00

January 17, 2001

ITEM 2

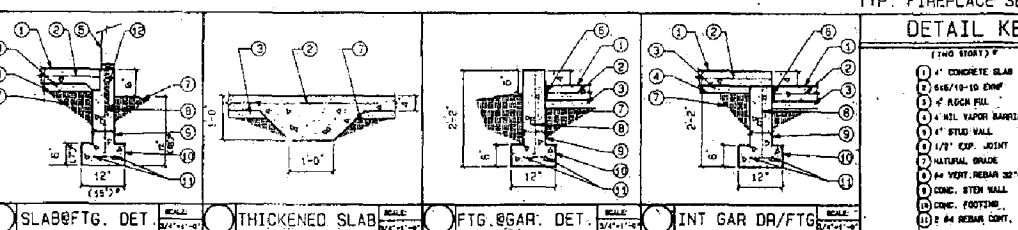
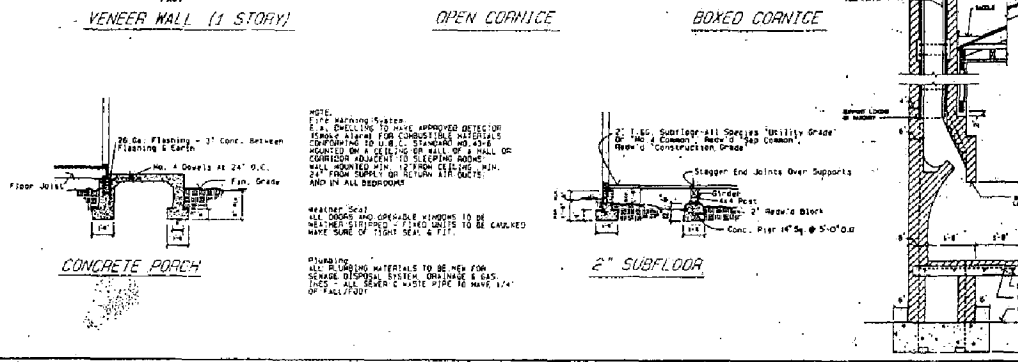
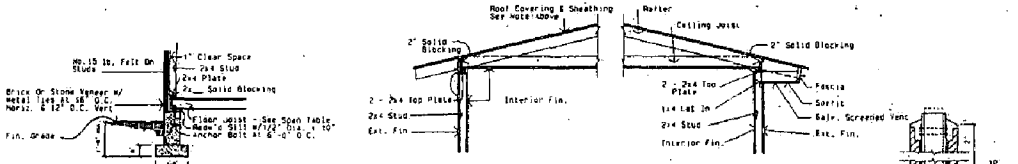
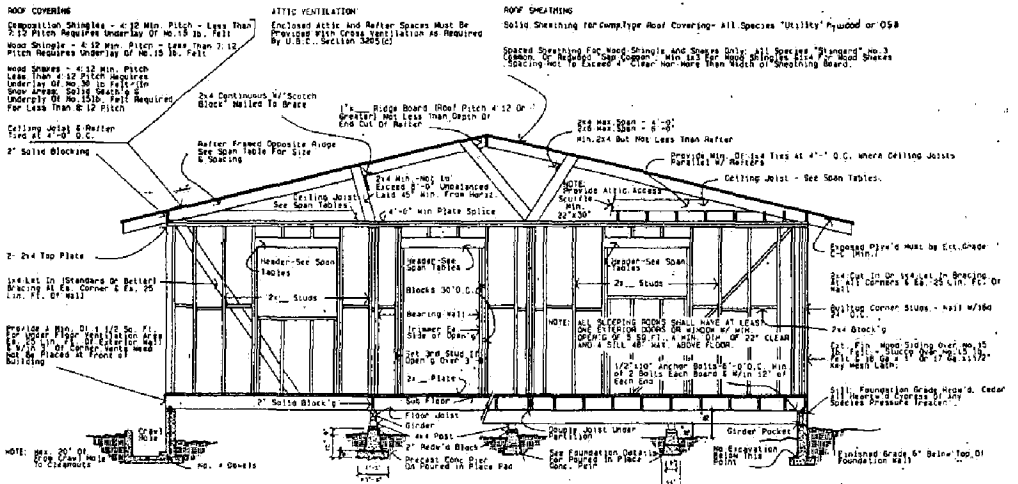
Z00-163



| | | | |
|---------------|-----------|------------------|-----------|
| DAVID TSUE | | 2337 15TH AVENUE | |
| SCALE: | DRAWN BY: | DATE: | REVISION: |
| JACK MADONSON | | 1349 GALE WAY | |
| | | DRAWING NO.: | |

Z 00-163
Received 12/08/00

SINGLE STORY FRAMING DETAILS



- GENERAL REQUIREMENTS**
- 1) Walls between dwellings and attached garages shall be 5/8" fire-rated gypsum board or 3/4" plaster on the garage side of the wall and any entry between dwellings and garage shall be 3/8" solid core wood doors that are self-closing.
 - 2) Windows between carport and dwelling shall not be operable. Doors between carport and dwelling shall be of any type solid core and be self-closing and provide that any space be fixed and operable.
 - 3) Where a garage door opens into a dwelling, 60 sq. in. of ventilation per car space must be provided at not more than 8' above the level of the garage floor and must vent thru an exterior wall. No door may be located from a garage to an area used for sleeping purposes.
 - 4) Garage floors shall be of an approved non-combustible material.
 - 5) Minimum room sizes (superficial area):
 - A. at least one living area of 120 sq. ft.
 - B. living and cooking or living and sleeping areas to be 150 sq. ft.
 - C. rooms used for sleeping only 90 sq. ft.
 - D. kitchen to be 90 sq. ft.
 - 6) Minimum horizontal dimensions of any habitable space to be 7'-0". Minimum ceiling heights in any habitable space, service room or toilet shall be 7'-0" where sloping ceilings occur, the required ceiling height shall be provided in at least 50% of the room and no portion of any room having a ceiling height of less than 5 ft. shall be considered as contributing to the minimum required area. Minimum ceiling height in corridors and halls to be 7'-0".
 - 7) No open classed space shall be less than 2'-6" wide and have a minimum of 50% of clear space in front of the watercloset.
 - 8) No shower stall or receptor shall have a finished clear dimension less than 2'-6".
 - 9) Required window area and openings:
A">
 - A. bathroom and water closets: Not less than 3 sq. ft. or 1/10 of floor area, 1/2 operable.
 - B. kitchen, living rooms, dining and sleeping rooms: Not less than 12 sq. ft. or 1/10 of floor area, 1/2 operable.
 - 10) Exception: Artificial light and mechanical ventilation may be substituted in accordance with U.S.C. section 1406.3a).
 - 11) Partitions between kitchen and sleeping rooms shall be from floor to ceiling or from whichever is applicable and openings in partitions greater than 3'-0" wide and 7'-0" high shall be provided with a door.
 - 12) Gas fired water heaters or forced air or gravity central heating furnaces will not be allowed in bedrooms, dining closets or in any non-vented space with access only from the above locations, nor shall any gas fired water heater be allowed under a landing, stairway, bedroom or bathroom.
 - 13) Every dwelling unit and multi-unit room shall be provided with heating facilities capable of maintaining a constant temperature of 70° at a point 3 ft. above the floor in all habitable rooms.
 - 14) Every dwelling or dwelling unit shall have the following minimum sanitary facilities: water closet, lavatory, tub or shower, and kitchen sink. All kitchen sinks shall be provided with hot and cold running water. All of the above lines shall be properly trapped, vented and connected to an approved sewer disposal system.
 - 15) Every dwelling unit shall be provided with a kitchen and sink area that may be used for sleeping purposes. There shall be a tight fitting door between a kitchen or any room in which food is prepared and any water closet.
 - 16) Electrical outlets shall be provided for each 12 linear feet of wall area in walls 2 ft. or more in length. Two 20 amp. small appliance circuits shall be provided. A minimum of one lighting circuit is recommended for ea. 500 sq. ft. of floor area.
 - 17) All other general requirements conditions and laws of the local jurisdiction for building and safety shall apply in addition to or in lieu of the above.

MAILING SCHEDULE

| | |
|-----------------------------------|-------|
| 1st subfloor to joist-face nail | 2-8d |
| 2nd subfloor to joist or girder | 2-10d |
| plate to stud or joicing | 2-10d |
| stud to blocking | 2-10d |
| stud to plate/nail | 2-10d |
| 10d plate/nail together | 10d |
| joist and intersections | 2-10d |
| ceiling joist to plate/nail | 2-10d |
| joist over partitions | 2-10d |
| rafter to blocking | 2-10d |
| continuous 1" brace to stud | 2-10d |
| 2" x 4" to blocking | 2-10d |
| 1" sheathing to blocking | 2-10d |
| corner block and angle | 2-10d |
| joist to sill or girder-face nail | 2-10d |
| finishing to joist-face nail | 2-10d |

VENT CLEARANCE TABLE

| FROM | TO/FLOOR | Water Meter | Water Heater | Gas Fired Heating Appliances |
|------------------|-------------------------|-------------------------|-------------------------|------------------------------|
| Window, door | 4" horiz. or 6" above | 10" horiz. or 12" above | 10" horiz. or 12" above | 10" horiz. or 12" above |
| Roof | 1" above | 6" above | 6" above | 6" above |
| at line except | 4" above | 6" above | 6" above | 6" above |
| forced air mech. | 10" horiz. or 12" above | 10" horiz. or 12" above | 10" horiz. or 12" above | 10" horiz. or 12" above |
| vertical wall | 1" above | 1" above | 1" above | 1" above |
| surface | 45° angle | 45° angle | 45° angle | 45° angle |

ALLOWABLE SPANS

| ALLOWED MAX. SPAN | 1" x 4" | 2" x 4" | 2" x 6" | 2" x 8" | 2" x 10" |
|--|---------|---------|---------|---------|----------|
| FLOOR JOIST 16' SP. SL. 10' MAX. LL (1" UNCL. 20' SP. SL.) | 10' | 12' | 14' | 16' | 18' |
| CEILING JOIST 16' SP. SL. 10' MAX. LL (1" UNCL. 20' SP. SL.) | 10' | 12' | 14' | 16' | 18' |
| RAFTER 16' SP. SL. 10' MAX. LL (1" UNCL. 20' SP. SL.) | 10' | 12' | 14' | 16' | 18' |
| 2" x 4" GIRDER 16' SP. SL. 10' MAX. LL (1" UNCL. 20' SP. SL.) | 10' | 12' | 14' | 16' | 18' |
| 2" x 6" GIRDER 16' SP. SL. 10' MAX. LL (1" UNCL. 20' SP. SL.) | 10' | 12' | 14' | 16' | 18' |
| 2" x 8" GIRDER 16' SP. SL. 10' MAX. LL (1" UNCL. 20' SP. SL.) | 10' | 12' | 14' | 16' | 18' |
| 2" x 10" GIRDER 16' SP. SL. 10' MAX. LL (1" UNCL. 20' SP. SL.) | 10' | 12' | 14' | 16' | 18' |

HEADERS

| SIZE | ALLOWABLE SPAN (EXCEPT UNDER TRUSS BEARING) |
|------|---|
| 4x4 | 4'-0" |
| 4x6 | 4'-0" |
| 4x8 | 6'-0" |
| 4x10 | 8'-0" |
| 4x12 | 10'-0" |
| 4x14 | 12'-0" |

GIRDERS (AT INTERIOR FLOOR SPANS)

| SIZE | ALLOWABLE SPAN |
|------|----------------|
| 4x4 | 3'-0" |
| 4x6 | 3'-0" |

GIRDERS (AT EXTERIOR WALL) #1

| SIZE | SPAN |
|------|-----------------------|
| 4x4 | 17'13" - 200 sq. in. |
| 4x6 | 21'13" - 442 sq. in. |
| 4x8 | 24'13" - 778 sq. in. |
| 4x10 | 28'13" - 1114 sq. in. |

As allowed on a single story dwelling if a difference of elevation of 4 ft. or more exists from one side of the dwelling into the other. Sills shall have continuous foundation with a 2 ft. flange on side and graded to prevent water draining under dwelling.

Z 00-163
 Received 12/08/00

BROWNIE'S

DATE
 SCALE
 JOB NO.