



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

November 5, 1992

SPECIAL PERMIT MODIFICATION
(P92-291)

APPLICATION: Planning Director's Modification of a Special Permit to allow construction of a 300 square foot garage for a single family residence on 0.11+ developed acres in the Single Family Alternative (R-1A) zone.

LOCATION: 6410 Sabo Drive

SUMMARY: The applicant is requesting a special permit modification in order to construct a 300 square foot garage on a parcel containing a single family residence. The subject site was part of a subdivision, creating the small 53 foot by 93 foot lot, and rezoning the site to Single Family Alternative (R-1A).

BACKGROUND INFORMATION: A tentative map (P88-024) was approved by City Council on May 10, 1988, which subdivided 1.7+ acres into 10 parcels. Two parcels contained existing residences and the remainder were vacant. The application also rezoned the property to Single Family Alternative (R-1A) and included a special permit to develop eight zero lot line single family residences. The tentative map has been recorded. The Single Family Alternative (R-1A) zoning requires a special permit in order to develop.

APPLICANT'S PROPOSAL: The applicant is requesting a modification of the special permit to allow the construction of a 300 square foot garage. The site currently contains a 1,650 square foot residence. The residence does not currently contain a garage. The applicant is proposing to construct a 15 foot by 20 foot, single car garage on the property. The applicant is proposing to use

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horizontal wood siding on the front of the garage with vertical wood siding on all other sides. The applicant also proposes a composition shingle roof.

STAFF ANALYSIS: Staff has no objection to the applicant's proposal. The provision of a garage brings the site into conformance with the Zoning Ordinance requirement that each single family residence have at least a single car garage. The provision of the garage does not exceed the maximum 40 percent lot coverage and the minimum 20 foot driveway is being provided.

The submitted plans indicate the use of horizontal wood siding in the front with vertical siding on all other sides. Staff has no objection to this proposal. It is consistent with the existing residence on the site. The applicant is also proposing a composition shingle roof. The roof should be a minimum 25 year laminated dimensional composition shingle. The garage door should consist of a metal roll-up door.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification to allow construction of a 300 square foot garage subject to conditions and based upon findings of fact which follow.

Conditions

1. There shall be a minimum 20 foot driveway.
2. The site shall not exceed the 40 percent lot coverage required by the Zoning Ordinance.
3. The exterior materials shall consist of horizontal wood siding on the front elevation, with vertical siding on all other elevations as indicated on the submitted plans.
4. The roof material shall consist of a minimum 25 year rated laminated dimensional composition shingle.
5. The garage door shall consist of a metal roll-up door.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the garage is required by ordinance and is compatible with the existing single family residence.
2. The project, as conditioned, will not be detrimental to the public welfare in that a 20 foot driveway is being provided and the lot coverage is not being exceeded.

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- 3. The project is consistent with the General Plan and South Sacramento Community Plan which both designate the site Low Density Residential.

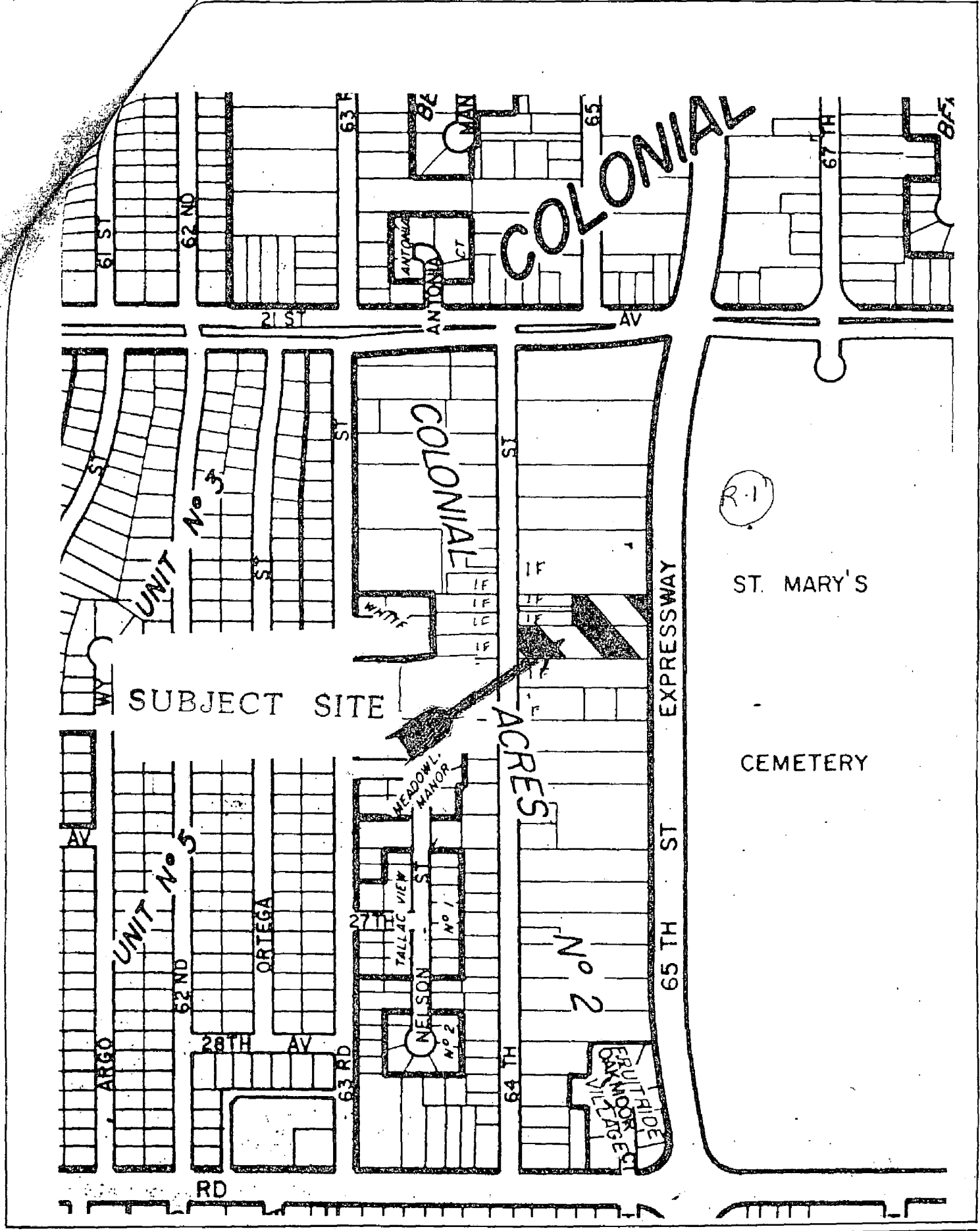
Report Prepared By:

Cindy Gros 11-5-92
Cindy Gros, Associate Planner Date

Recommendation Approved By:

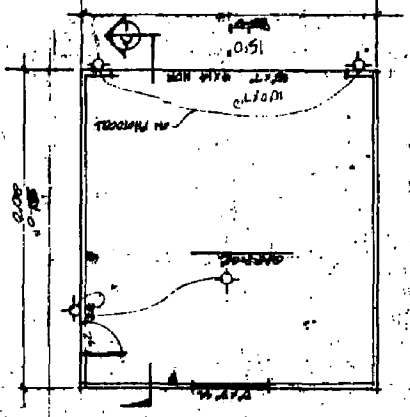
Gary Stonehouse 11-6-92
Gary Stonehouse, Planning Director Date

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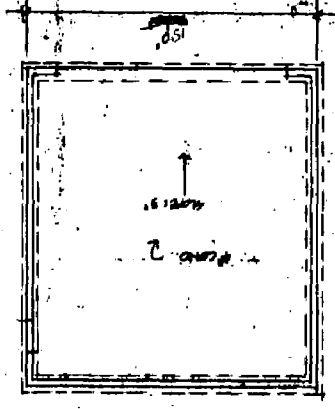




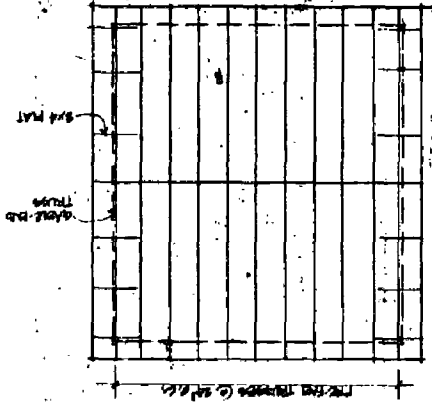
FLOOR PLAN



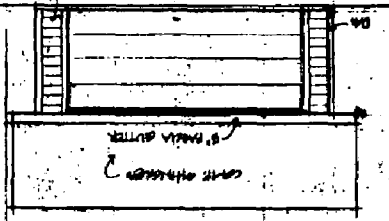
FOUNDATION PLAN



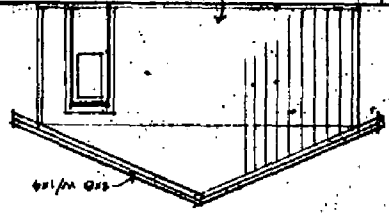
ROOF FRAMING PLAN



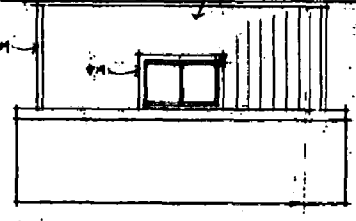
NORTH ELEVATION



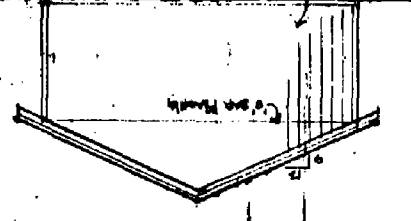
WEST ELEVATION



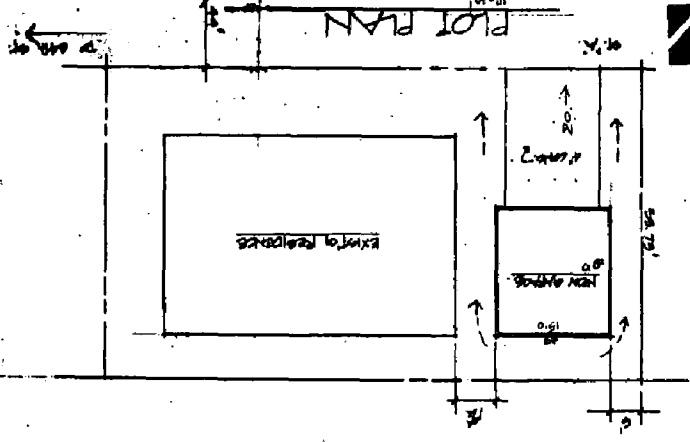
SOUTH ELEVATION



EAST ELEVATION

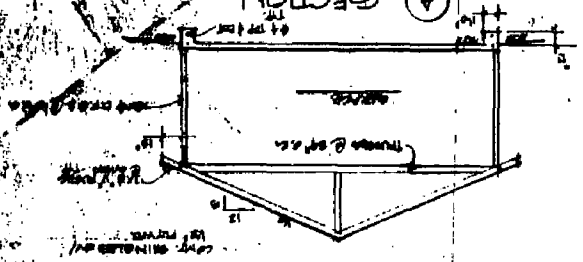


PICT PLAN



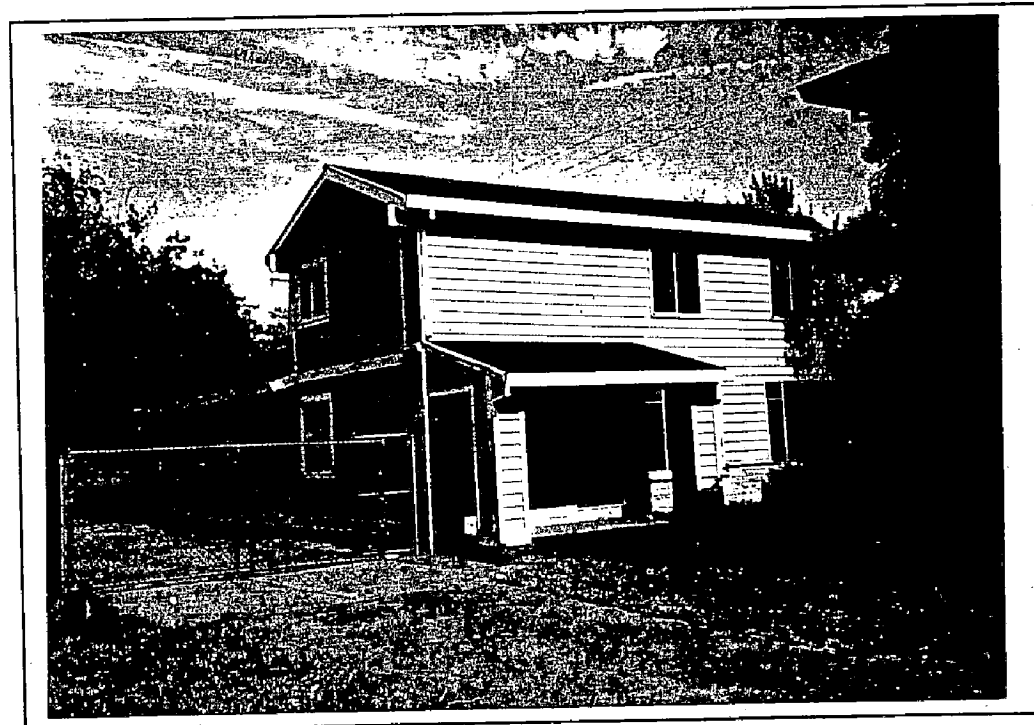
OWNER	
ARCHITECT	
DATE	
SCALE	
PROJECT	
DESCRIPTION	

SECTION



Corcoran & Seevers

PHOTOGRAPHS



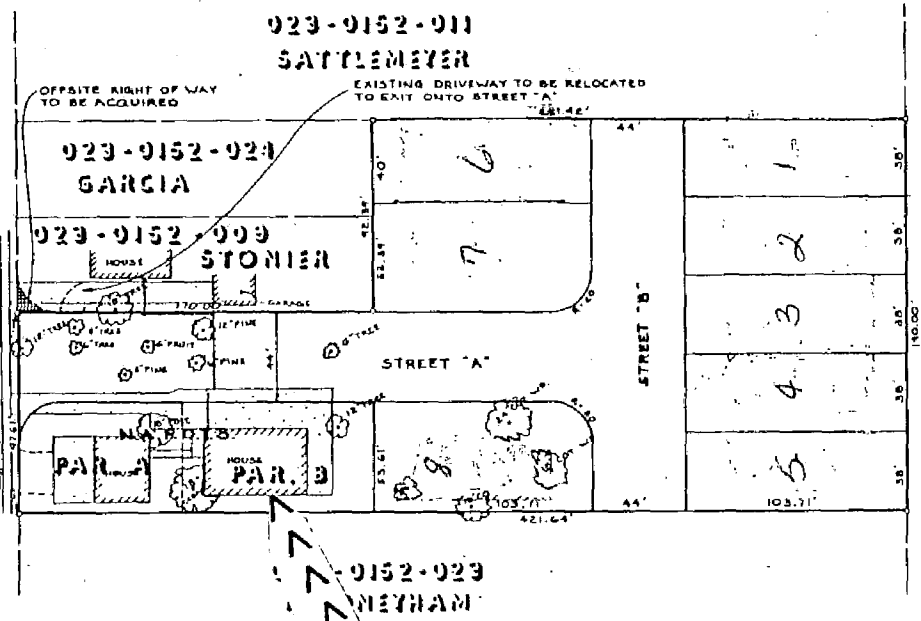
view of existing house which is currently under renovation

2071

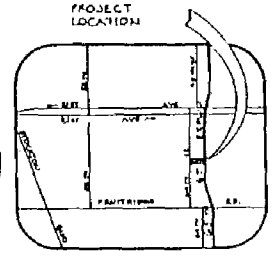
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TENTATIVE SUBDIVISION MAP
KERI LYNN ESTATES

023-0151-003 WILSON
 023-0151-004
 023-0151-005
 023-0151-006
 023-0151-007



SUBJECT SITE 27



VICINITY MAP (M.T.S.)



TENTATIVE SUBDIVISION MAP
KERI LYNN ESTATES

2072

CITY OF SACRAMENTO CALIFORNIA
 1" = 40' NOVEMBER 1967



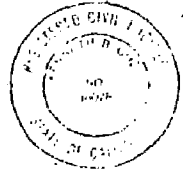
WILLIAMSON & ASSOCIATES
 925 SECRET RIVER DRIVE, STE. C
 SACRAMENTO, CA. 95831
 (916) 393-7099

OWNER & SUBDIVIDER:
 DIVISION HOLDERS
 2317 ORANGE GROVE AVE.
 NORTH HIGHLANDS, CA 95660
 (916) 488-8450

ENGINEER:
 WILLIAMSON & ASSOCIATES
 925 SECRET RIVER DRIVE, SUITE C
 SACRAMENTO, CA 95831
 (916) 393-7099

- A.P.N. 023-0152-13 & 20
- EXISTING USE: SINGLE FAMILY
- PROPOSED USE: SINGLE FAMILY
- WATER: CITY OF SACRAMENTO
- SEWER: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- SCHOOLS: SACRAMENTO CITY UNIFIED
- PARKS: CITY OF SACRAMENTO
- FIRE: CITY OF SACRAMENTO
- BORDER OF LOTS: 6
- SIZE OF LOTS: 56' X 100' MIN.
- EXISTING ZONING: R-1
- PROPOSED ZONING: R-1-A

LEGAL DESCRIPTION:
 PARCEL ONE: LOT 23, COLONIAL ACRES NO. 2, 15 00 27, EXCEPTING THE NORTH 1.00 ACRE AND THE EAST 50.00 FEET.
 PARCEL TWO: THE NORTH 1.00 ACRE OF LOT 23, COLONIAL ACRES NO. 2, 15 00 27, EXCEPTING THE WEST 178.00 FEET AND THE EAST 50.00 FEET.



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