

P94-103 - 4333 I Street

- REQUEST:
- A. Variance to increase the maximum allowable rear yard lot coverage from 25% to 74% in the Standard Single Family (R-1) zone, and a
 - B. Variance to reduce the rear yard setback from 6 feet to 0 feet for development of a detached two vehicle garage on 0.13 \pm developed acres in the Standard Single Family (R-1) zone.

LOCATION: 4333 I Street
APN: 008-0052-024
East Sacramento Community Area
Council District #3

APPLICANT/OWNER:	Trent Harger (916) 456-6236 4333 I Street Sacramento, CA 95819
ENGINEER:	Scott Harger (916) 448-6182 425 S Street Sacramento, CA 95814

APPLICATION FILED: September 22, 1994

STAFF CONTACT: Laura Conti, 264-8287

SUMMARY/RECOMMENDATION:

The applicant proposes to construct a 774 \pm detached two-car garage adjacent to a 210 \pm square foot detached workshop located along the northwest property line. In order to meet the applicants objective, the project requires the discretionary entitlements described above. The basic issue of this project is the location of the detached garage. **Staff recommends approval of the project, subject to conditions.** This recommendation is based upon the project's consistency with the policies regarding residential land uses in the General Plan and the site's compatibility with the existing residential neighborhood and adjacent residential land uses.

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PROJECT INFORMATION:

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)

Surrounding Land Use and Zoning:

North: Residential (Single Family Residential); R-1
 South: Residential (Single Family Residential); R-1
 East: Residential (Single Family Residential); R-1
 West: Residential (Single-Family Residential); R-1

Setbacks:	Required	Provided
Front:	25'	35' (existing)
Side(west):	5'	6' (existing)
Side(east):	5'	8'
Rear:	6'	0'

Existing Building Size:	774 \pm sq. ft.
Property Dimensions:	50' x 112'
Property Area:	5,600 \pm gross acres
Height of Residence:	25 feet, 2 story
Exterior Building Materials:	Brick, Wood
Height of Garage:	12 feet, 1 story
Exterior Building Materials:	Stucco
Roof Material:	Steel
Parking Required:	1 space
Parking Provided:	2 spaces

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

BACKGROUND INFORMATION:

The property was constructed with a two story residence and a detached two vehicle garage in the 1930's. The original two vehicle garage was masonry and was approximately 378 \pm square feet in size. In 1956 the property owner constructed a

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264± square foot workshop with an attached 176± square foot covered porch. Approximately two years ago the garage was demolished due to mortar failure.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the site as Low Density Residential. A Housing Element goal of the General Plan is to "maintain and improve existing housing stock" (GP, Sec. 3-45). The proposed project is consistent with the designation and goals of the General Plan.

B. Site Plan Design/Zoning Requirements

1. Setbacks and Lot Coverage (see Exhibit A and B)

The site is a 50' by 112' lot currently developed with a single family residence and a detached 210± square foot workshop. The residence is located approximately 35 feet back from the front property line, six (6) feet along the western property line and eight (8) feet along the eastern property. The detached workshop is located six inches from the western property line with no rear yard (northern property line) setback. As designed, the detached garage would be attached to the workshop and also located along the rear/northern property line. This would result in the removal of the covered porch.

Residential units are required to provide a five foot side yard setback. Residential structures (including accessory structures) may not cover more than 40 percent of the lot area. Detached accessory structures may be located on the property line if located more than sixty (60) feet from the front property line and maintain a six foot distance from the residential unit. Detached accessory structures may also be located in the required rear yard setback area if they do not cover more than 25% of the required rear yard setback area and must be located six (6) feet from the rear yard setback, when abutting an alley. The project, as proposed, results in approximately 64% of the required rear yard lot coverage and 38% total lot area coverage (see Exhibit A).

According to the City's Zoning Ordinance "The purpose of accessory building regulations is to provide for adequate yard areas, access, space between buildings and to prevent inadequate driveways which result in cars being parked across sidewalk areas" (Sec 5, 5-1). While Planning staff is in support of the development of the detached two vehicle garage, staff believes the location of the garage does not provide for adequate rear yard space.

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The original two vehicle garage was located along the north and west property lines and although it resulted in approximately 74% of the required rear yard lot coverage it was adjacent to the covered porch. Staff believes the "usable" rear yard area to be a combination of both the covered porch area as well as the open rear yard area. Although the rear yard lot coverage area is approximately 74% with staff's recommended alternative, the "usable" rear yard area is larger than the proposed project's "usable" rear yard area because of the utilization of the rear yard area with the covered porch.

Additionally, staff finds the location of the rear yard, adjacent to the covered porch and directly behind the existing single family residence (the home the garage is intended on serving), to be a preferable location in terms of "usability" of the rear yard than the proposed rear yard location (within the northwest portion of the back yard).

Therefore, staff recommends the applicant develop the detached two vehicle garage in the same location as the original two vehicle garage (along the north west property lines {see Exhibit B}) in order to maximize the "usable" rear yard area. The applicant however, is not in agreement with staff's recommendation regarding the garage location. According to the applicant, the sunniest portion of the back yard is in the northwest corner of the lot and therefore, their garage orientation would allow for better utilization of the rear yard area.

2. Parking and Traffic/Circulation

The project includes the development of a residential detached two vehicle garage. The project provides two parking spaces within an enclosed garage per the City's Zoning Ordinance requirements (Sec. 2, 2-18). This is one more parking space than required by the City's Zoning Ordinance (Sec, 6, 6-1). According to the City's Zoning Ordinance enclosed garages, for single family residences, are to be ten (10) feet wide by twenty (20) feet deep to allow for a standard car to be parked inside with adequate area to open doors. The proposed garage measures 20'5" feet wide by 22'0" feet deep and is appropriate for the parking of two vehicles. The City's Public Works Department, Transportation Division has reviewed the proposed project and determined there is adequate vehicle maneuvering area. There are no traffic/circulation impacts associated with the subject proposal. Planning staff finds the project to be providing necessary parking and supports the applicant's proposal.

3. Building Design (see Exhibit A)

As designed the garage structure's exterior building materials will be stucco with steel roof materials. The project's design features are compatible with the existing single family residence. The garage structure is proposed to be located along the

rear property line more than 80 feet back from the street and along an alley. Staff finds the detached two vehicle garage to be appropriate and serve to maintain the residential character of the neighborhood. Staff is therefore, in support of the design of a two vehicle garage.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(e)(1)).

B. Public/Neighborhood/Business Association Comments

The project has been reviewed by the East Sacramento Improvement Association and the McKinley Elvas Neighborhood Alliance. According to the President of the East Sacramento Improvement Association, the Association has no opposition to the construction of the requested detached two car garage (verbal Comment Mr. Jim Collins 1/25/95). To date no comments have been received from the McKinley Neighborhood Alliance.

An adjacent property owner has commented on the proposed project (Verbal Communication, 1/26/95). Although in support of the project, the adjacent property owner has requested that all building construction materials be maintained on-site so as to not block access within the alley, which is along the northern property line.

C. Summary of Agency Comments

The project has been reviewed by several City Departments. The following summarizes the comments received:

1. Public Works Department

The applicant is requesting to construct a detached two vehicle garage. The City's Engineering Division has reviewed the subject proposal and has the following comments:

- a. The garage access shall be restricted off the alley in order to allow the garage to be built on the property line.

2. Planning Department, Building Division

There are no problems with the proposed detached accessory garage. (Written Comment, Tim Sullivan, Building Official 1/26/95).

3. Fire Department

No Comment (Written Comment, Elaine Clark 7/5/94).

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve, subject to conditions, or deny each of the entitlements indicated below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:


Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached resolution approving a Variance to increase the maximum allowable rear yard lot coverage from 25% to 74%, subject to conditions and based upon findings of fact which follow; and
- B. Adopt the attached resolution approving a Variance to reduce the rear yard setback from six (6) feet to zero (0) feet for development of a detached two vehicle garage subject to conditions and based upon findings of fact which follow.

Report Prepared By,


Laura Conti
Associate Planner

Report Reviewed By,


Steve Peterson
Senior Planner

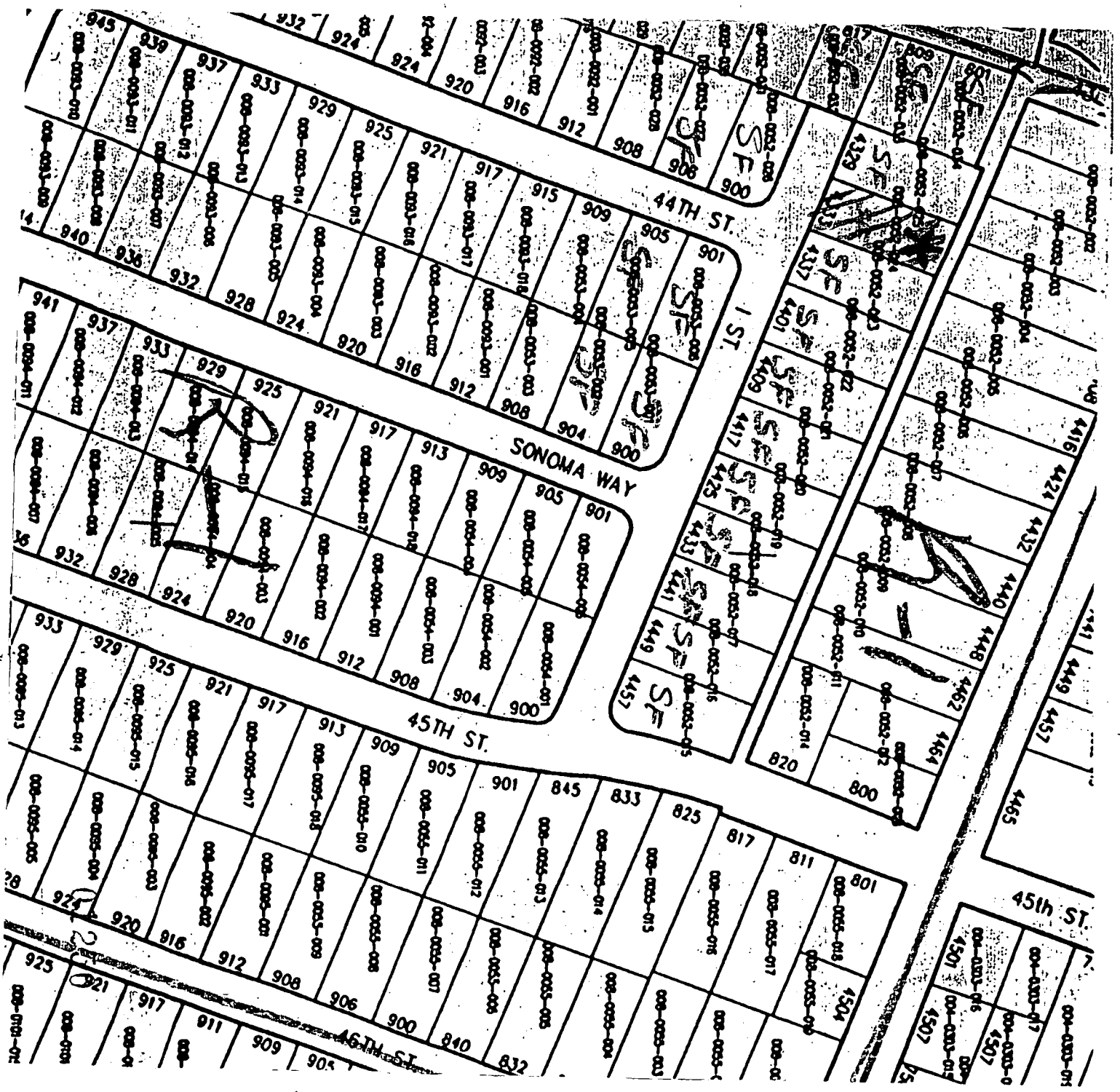
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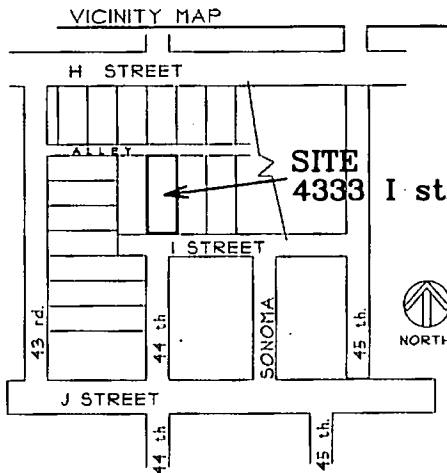
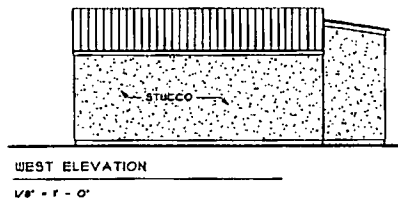
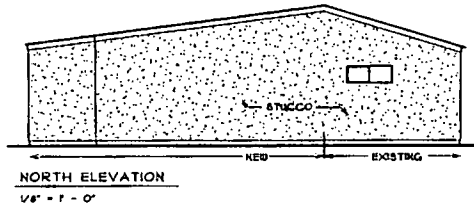
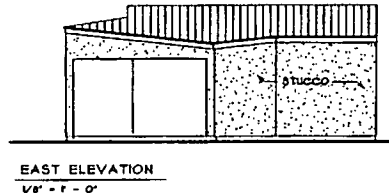
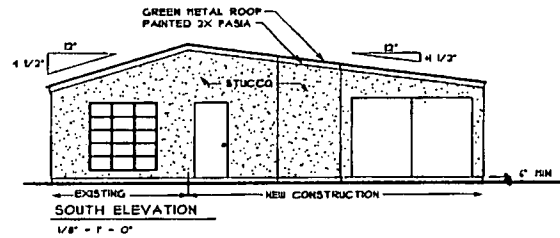
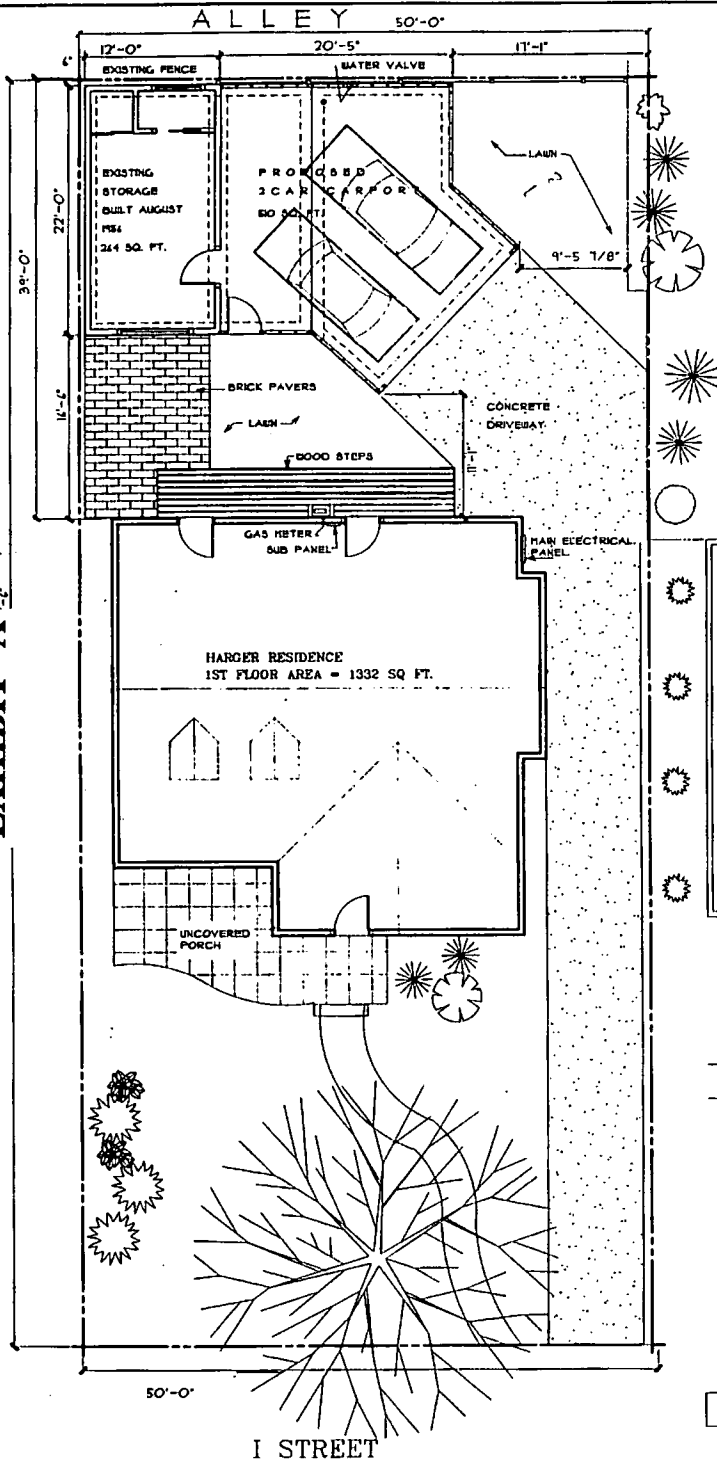
Attachment A
Attachment B
Attachment C
Exhibit A
Exhibit B

Vicinity Map
Land Use and Zoning Map
Resolution-Variance(s)
Site Plan - proposed
Site Plan - original

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ATTACHMENT B
Land Use and Zoning Map





PROJECT DESCRIPTION

PROPOSED CARPORT	714 SQ. FT.
EXISTING RESIDENCE	1332 SQ. FT.
TOTAL LOT COVERAGE	2106 SQ.FT = 38%
TOTAL LOT AREA	5600 SQ.FT
PERCENT OF COVERAGE	38%
CODE ALLOWED	40%

ASSESSORS PARCEL NUMBER 008-052-24-00
ZONE: R-1

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SCOTT F. HARGER
433 I STREET SACRAMENTO, CA 95819
ARCHITECT CIB380

NORTH SCALE
1/8" = 1'-0"

DATES
27 JULY 14

CARPORT ADDITION
THE TRENT & GAYLE HARGER RESIDENCE
4333 I STREET, SACRAMENTO, 95819

