

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, October 17, 1995, the Zoning Administrator approved with conditions a special permit to rebuild a non-conforming garage for the project known as Z95-095. Findings of Fact and conditions of approval for the project are listed on page 2-3.

Project Information

Request: Zoning Administrator Special Permit to rebuild a 720 square foot garage which is a non-conforming structure on 0.10± developed acres in the Standard Single Family (R-1) zone.

Location: 4217 G Street

Assessor's Parcel Number: 004-0245-014

Applicant: Hector and Francisca Ortiz **Property** **Same as**
4217 G Street **Owner:** **Applicant**
Sacramento, CA 95819

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:	Setbacks (Residence)	Required	Existing
North: R-1; Single Family Residence	Front:	25'	16'
South: R-1; Single Family Residence	Side(E.):	5'	11'
East: R-1; Single Family Residence	Side(W.):	5'	9'
West: R-1; Single Family Residence	Rear:	15'	95'

Property Dimensions: 45' x 160'
Property Area: 0.17± acres
Square Footage of Buildings:
Existing House- 1,300 square feet {footprint}
Destroyed Garage- 720 square feet
Proposed Garage- 720 square feet
Total- 2,020 square feet

Height of Garage Building:	Single Story, 18 feet
Exterior Building Materials:	Horizontal Siding
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-D

Previous Files: None

Additional Information: The applicant is requesting to rebuild a previously existing non-conforming garage within the rear yard setback area. The garage and portions of the foundation were destroyed when a tree fell on it last spring during the heavy storms. The proposed garage will be rebuilt on the existing foundation footprint (see photographs, Exhibit E). The proposed new garage will be the same size as the destroyed garage, 20 feet by 36 feet totaling 720 square feet. The new garage will be located three feet from the rear property line covering a total of 432 square feet (64%) of the rear yard setback area. A Zoning Administrator Special Permit is necessary to rebuild the legal non-conforming structure. The lot is also substandard in width (45 feet wide) and there is an existing pool which prevents locating the garage out of the rear setback area.

The proposed garage will have a steeper pitched roof with windows for light and air. There will not be a load bearing floor adequate for living area; however, there will be a floor to provide additional storage area. The plans indicate a circular stairway to the storage area.

The project has been noticed and staff has not received any 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, Section 15305(b)}.

Conditions of Approval

1. There shall be no further expansion of the garage into the rear yard setback area nor any additional structures added in the rear yard setback area.
2. Size and location of the structure shall conform to the plans submitted. The framing detail may be modified and pull down stairs to reach the storage area are acceptable. The proposed circular stairs shall be eliminated.
3. The applicant shall obtain all necessary building permits prior to commencing construction. {NOTE: The east wall will require a one hour fire wall.}

4. The ceiling joists for the storage area shall be 2" x 8" at 16" on center.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed garage will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - b. the proposed garage is the same size as the previously destroyed garage which exceeded rear yard setback lot coverage.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed garage is compatible in design with the other existing properties in the neighborhood;
 - b. there will still be adequate rear yard area; and
 - d. the lot is substandard in width.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na)

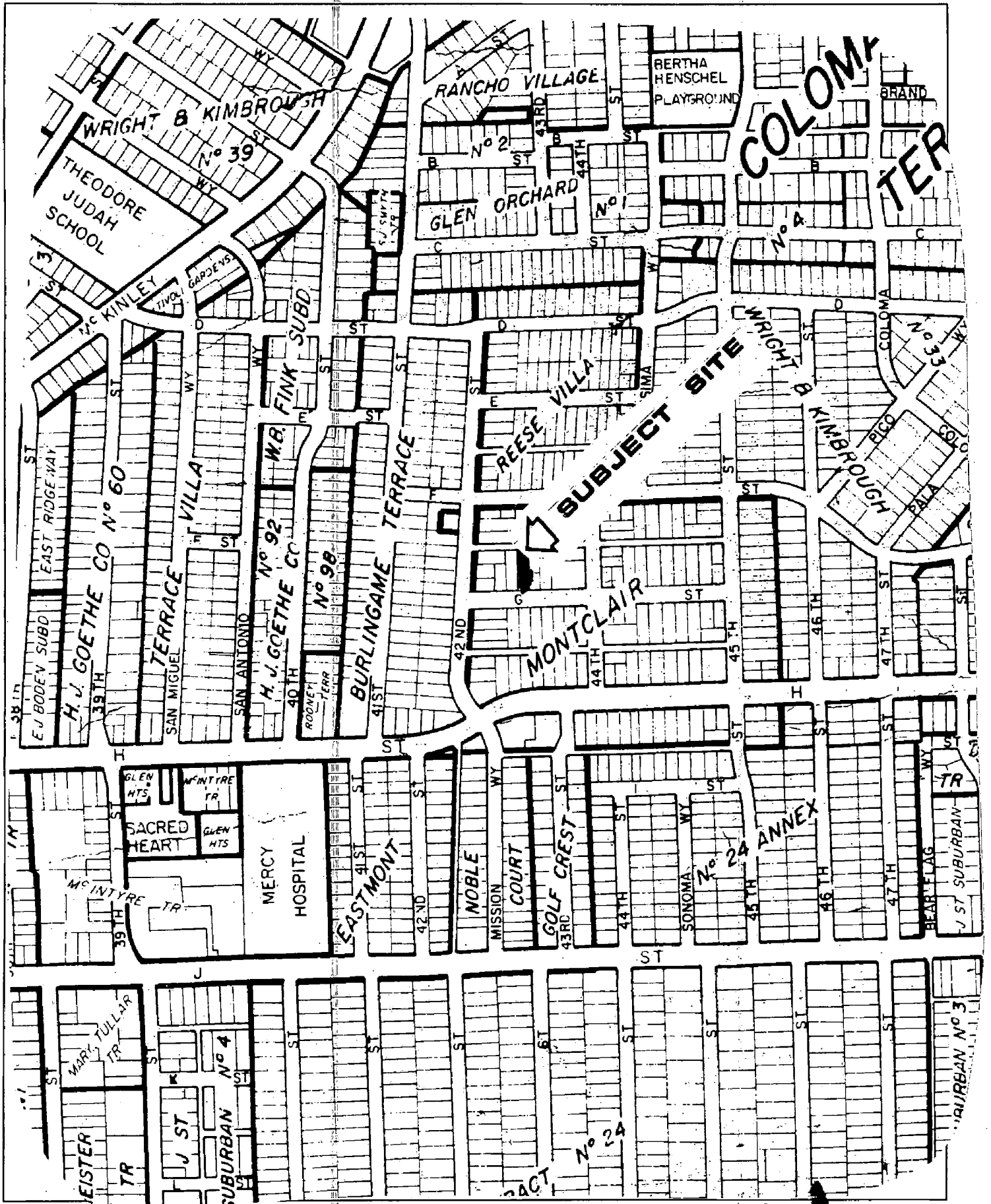


Joy D. Patterson
Zoning Administrator

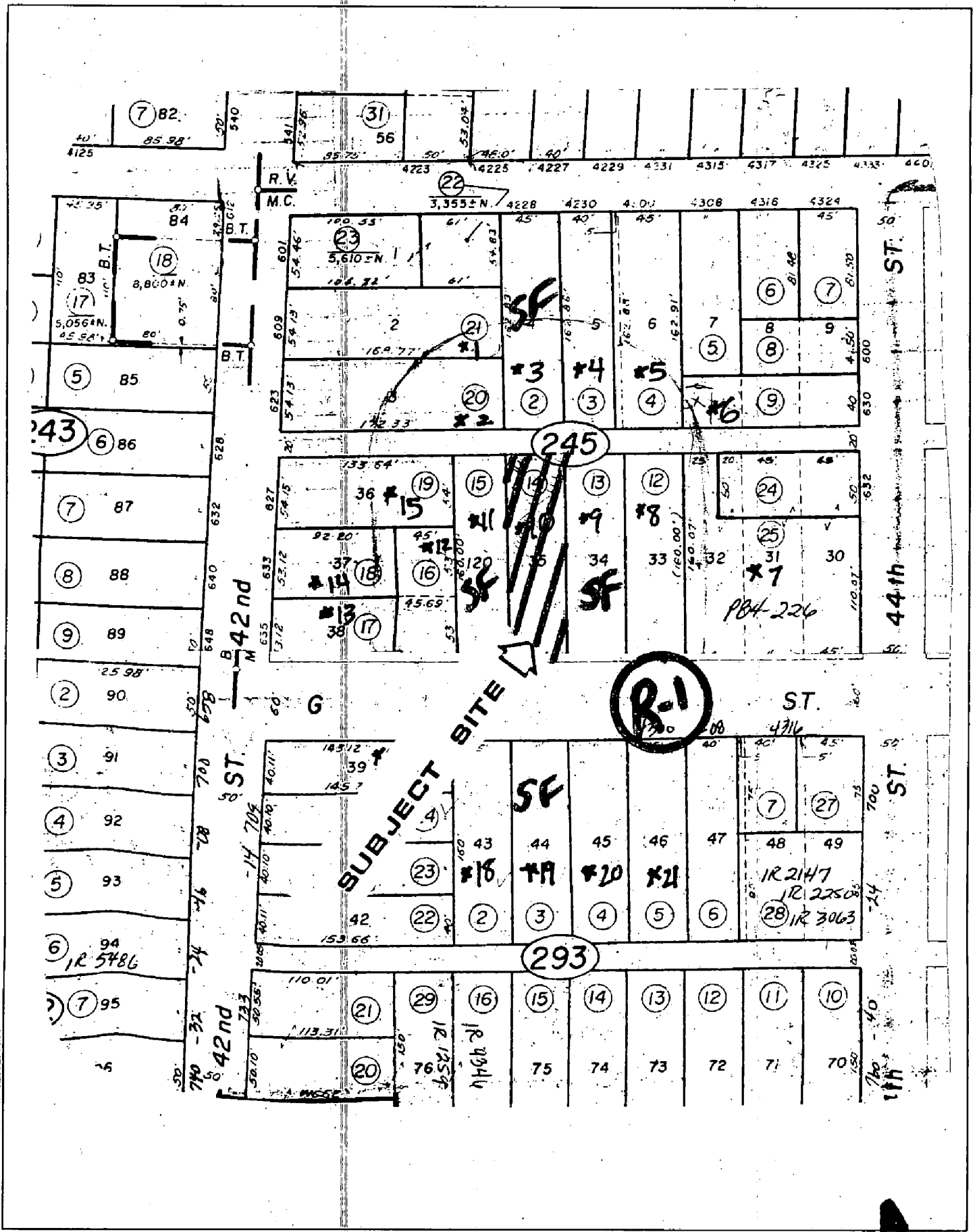
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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 ✓



VICINITY MAP



LAND USE & ZONING MAP

Z95 095



ALLEY

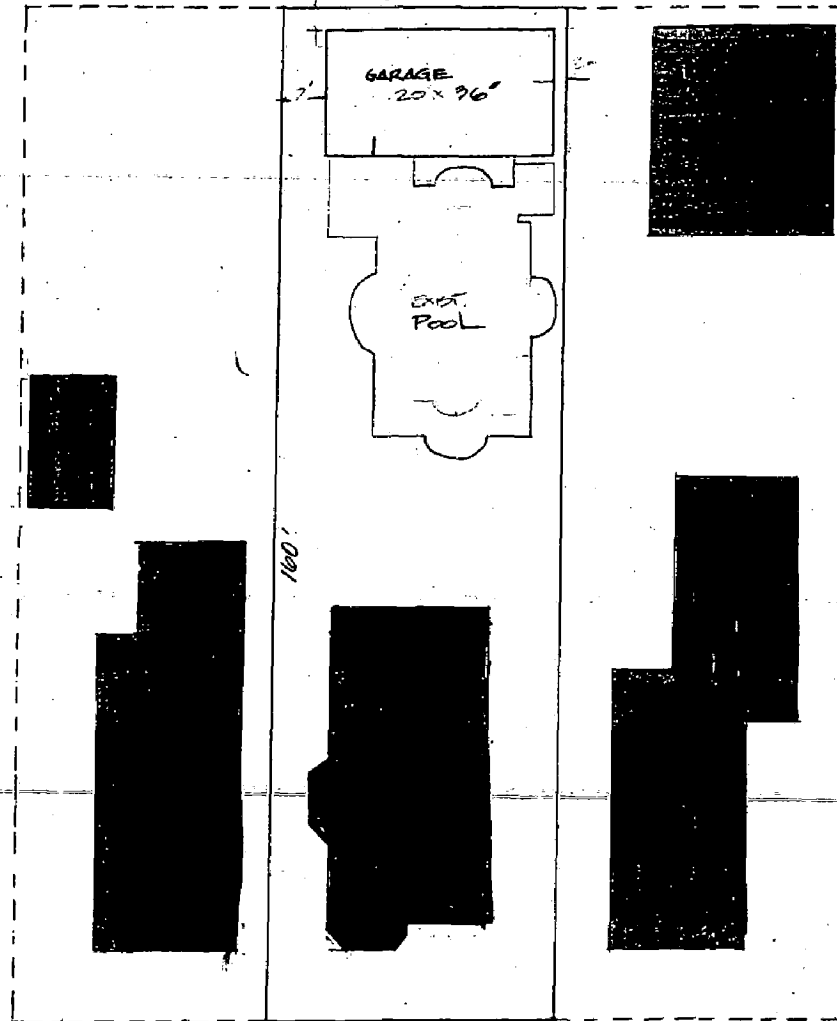


EXHIBIT A

ITEM 1

OCTOBER 17, 1995

PLOT PLAN

294

SCALE : 1" = 20'

DATE : 9-5-95

GARAGE REPLACEMENT

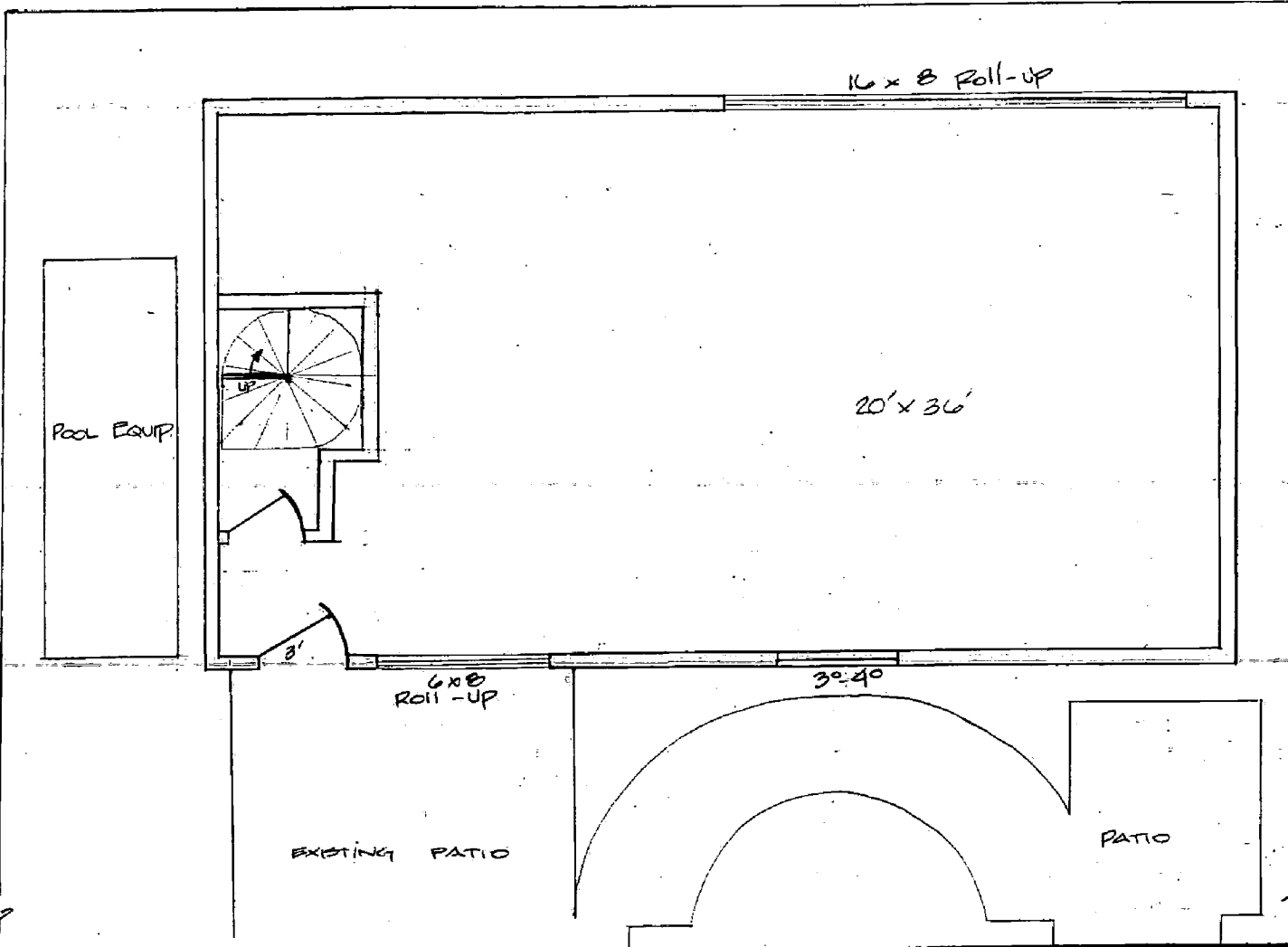
4217 G ST SACRAMENTO CA 95819



295-095



EXHIBIT B



FLOOR PLAN 1994

SCALE: 1/4" = 1'

DATE: 9-5-95

GARAGE REPLACEMENT
 4217 G ST SACRAMENTO CA 95819



295-095

HFO HOME PROJECT



4217 G ST SACRAMENTO CA 95819

GARAGE REPLACEMENT

DATE : 9-5-95

SCALE : 1/4" = 1'

ELEVATIONS

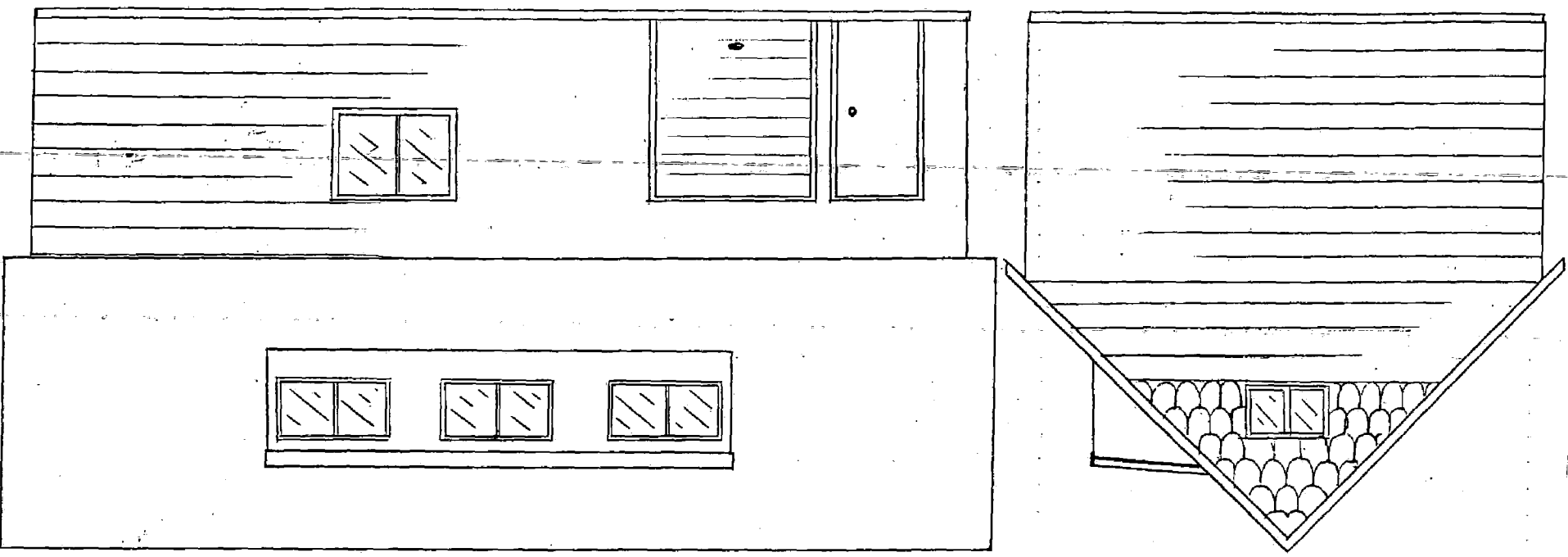


EXHIBIT C

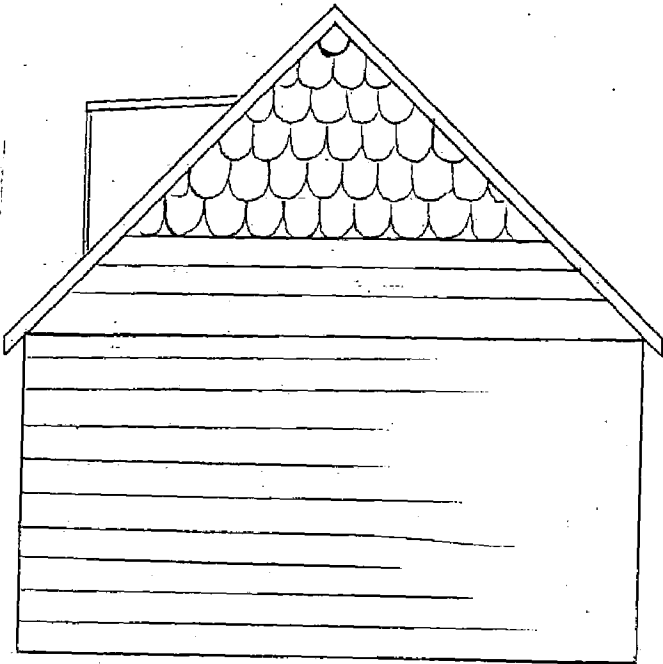


OCTOBER 17, 1995

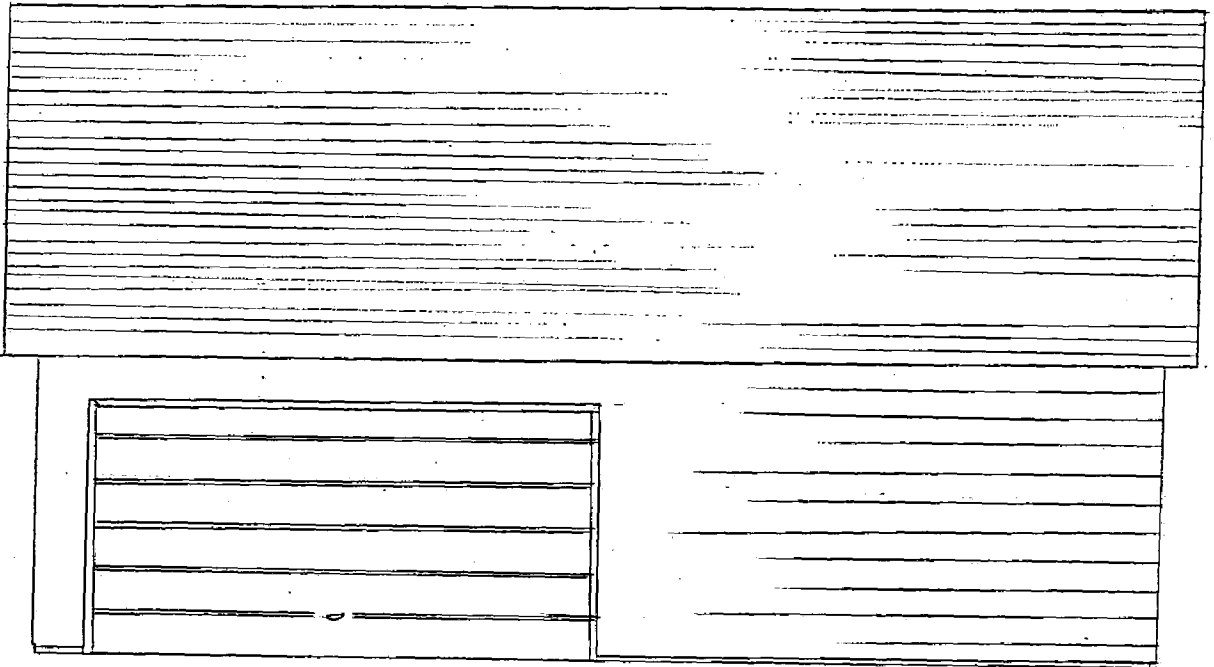
ITEM 1

295 095

EXHIBIT D



EAST ELEVATION



NORTH ELEVATION

SCALE: 1/4" = 1'

DATE: 10-4-95

GARAGE REPLACEMENT

4217 G ST SACRAMENTO CA 95819



ITEM 1

OCTOBER 17, 1995

2015-005

EXHIBIT E

Photographs of demolished garage



Z95-095

10-17-95

#1