

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, October 10, 2002, the Zoning Administrator approved with conditions a special permit to reduce the required driveway depth and increase rear yard lot coverage for a detached garage in the Standard Single Family (R-1) zone for the project known as (File Z02-133). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

- Request:
1. **Zoning Administrator Special Permit** to reduce the required driveway depth of 20 feet to 7.5 feet for a detached garage on 0.11± developed acres in the Standard Single Family (R-1) zone.
 2. **Zoning Administrator Special Permit** to exceed the maximum 33% lot coverage of the required rear yard to 61% for a detached garage.
 3. **Zoning Administrator Special Permit** to locate an accessory structure within 5 feet of the street side yard setback area.

Location: 1700 4th Avenue (D4, Area 2)

Assessor's Parcel Number: 012-0134-001

Applicant: Paul Kreutz
312 Parker Drive
Folsom, CA 95630

Property Owner: Arlen Orchard
1700 4th Avenue
Sacramento, CA 95818

Project Planner: Lindsey Alagozian

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

Surrounding Land Use and Zoning:

North: R-1; Residential
South: R-1; Residential
East: R-1; Residential
West: R-1; Residential

Property Dimensions: 120 feet x 40 feet

Property Area: 0.11± acres

Square Footage of Residence: 1,225 square feet

Square Footage of Garage: 300 square feet

Square Footage of Proposed Residence: 1,259 square feet
 Square Footage of Proposed Garage: 331 square feet
 Height of Residence: 1 Story, 17 feet
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Project Plans: See Exhibit A - F

Previous Files: None

Additional Information The applicant is proposing to convert the existing single car garage into a family room, expand the kitchen and convert the den into a second bathroom. The project involves adding approximately 34 square feet to the existing residence to accommodate the changes. The applicant is also proposing to construct a detached single car garage of 331 square feet approximately 20 feet east of the residence. The garage will be on the rear property line with a 6 foot side yard setback and a 7.5 foot street side yard setback. The applicant is proposing a reduced driveway depth of 7.5 feet for the garage and coverage of approximately 61% of the required rear yard. A Zoning Administrator Special Permit is required to reduce the driveway, exceed the maximum rear yard lot coverage over 33%, and locate the structure within the street side yard setback area.

The proposed remodel and new detached garage will be constructed out of stucco and tile roofing to match the existing residence. The remodel and new construction will include several design changes including removing the existing garage door along 4th Avenue and replace it with French doors. New French doors will also be installed along the side of the house to replace the existing windows. The design of the garage is consistent with the architecture of the residence. A water feature will be installed along the west elevation.

The applicant has obtained a Public Works Variance to allow for the reduced driveway depth for the converted structure. The applicant will not be permitted to park cars in the driveway or block the sidewalk. The site is located within the Land Park Community Association. The project has been noticed to the neighborhood association, and nearby property owners.

Staff received several phone calls requesting additional information about the project. All neighbors expressed positive support for the project; however, the property owner who lives next door to the project site attended the public hearing and expressed concern for the proximity of the garage to his residence. The Zoning Administrator agreed that the structure shall be constructed 2 feet west of the property line. This will ensure that the existing water service can be accessible and will provide a greater distance between the neighboring residence and the garage. Both the applicant and the neighbor agreed that the additional space is acceptable.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15303 (c), New Construction or Conversion of Small Structures.

Conditions of Approval:

General

1. Size and location of the project shall conform to the plans submitted. Any changes or modifications shall require review and approval by the Planning Department.

2. The detached garage shall be constructed a minimum of 2 feet west of the eastern property line as indicated on Exhibit B.
3. The detached garage and house expansion shall be painted to match the residence.
4. The applicant shall install an automatic garage door opener.
5. The applicant shall obtain the necessary building permits prior to commencing construction.
6. No mechanical equipment shall be placed on the roof. Any necessary vents shall be painted to match the roof color.
7. The applicant shall comply with all conditions of approval for the variance issued by Public Works.

Public Works

8. Remove and replace any deteriorated curb, gutter, and sidewalk to city standards and to the satisfaction of Public Works.
9. Construct driveway to city standards and to the satisfaction of Public Works.

Building

10. The proposed project shall meet all building codes.

Utilities

11. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban run-off pollution from the site during construction.

Advisory Note:

12. The proposed project is located in the 100-year floodplain designated as A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone there are no requirements to elevate or flood proof.
13. There is an existing 6 inch water main in the vicinity of the rear/side property line. Care should be taken during construction of the proposed garage as shown on the site plan. The contractor is responsible for determining the location of all existing utilities and protecting and repairing damages to existing utilities. Call Underground Services Alert (USA) (1-800-642-2444) two working days prior to work commencement.

Findings of Fact

1. Granting the Special Permit is based upon sound principles of land use in that:


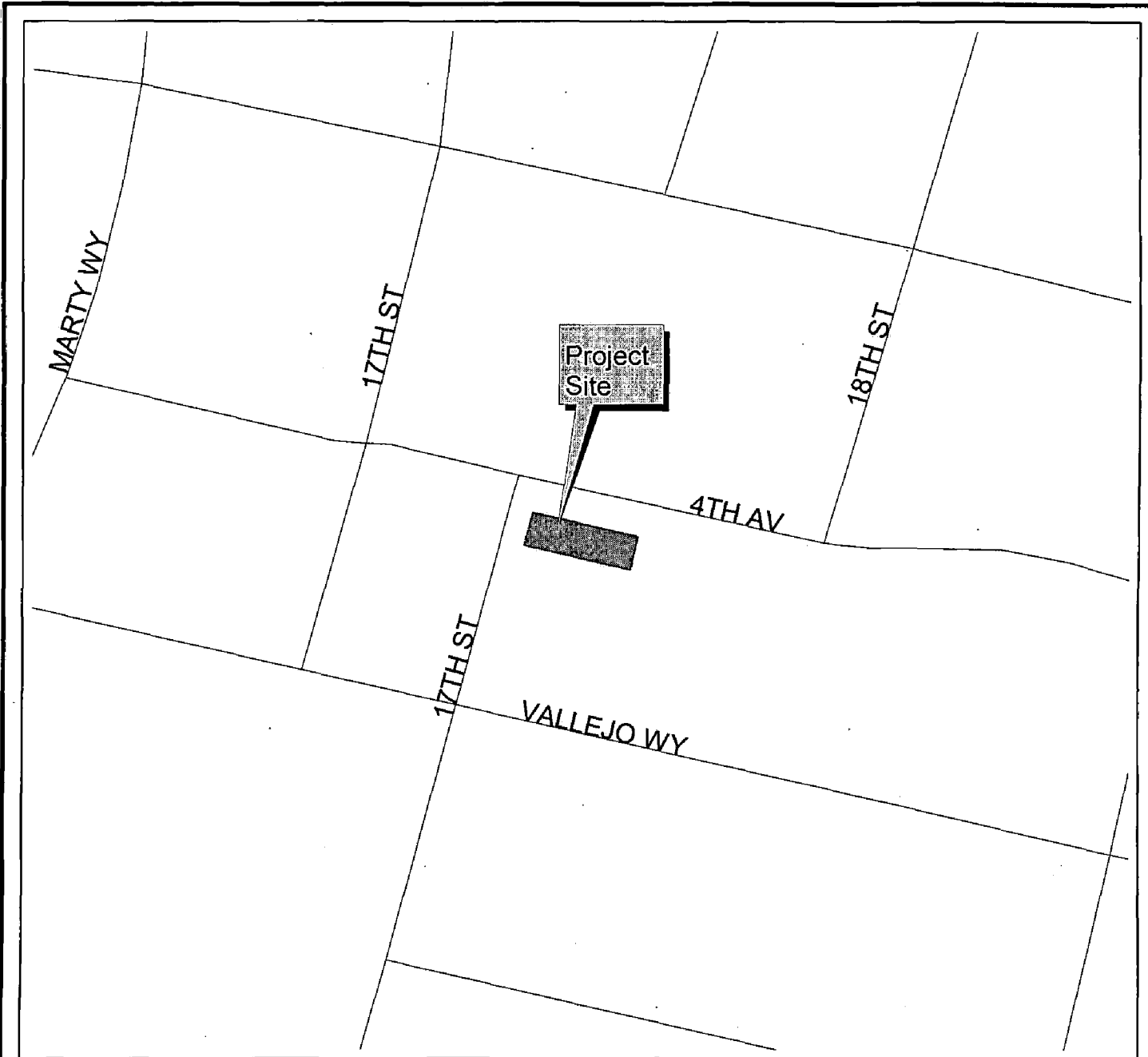
- a. the proposed project will not impose negative impacts upon the surrounding residential properties; and
 - b. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood; and
 - c. the project will not obstruct the existing utilities located near the property line and provide access to the water main.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
- a. the use will not generate significant impacts to the nearby residential properties.
 - b. the project will provide a minimum of 5 feet between the neighboring residence and the detached garage.
3. The project is consistent with the General Plan which designates the site as Residential Low Density 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 (original)
ZA Log Book
Applicant
Property Owner

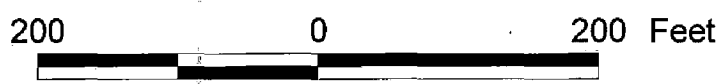


Planning And Building
Department

Geographic
Information
System

VICINITY MAP





Planning And Building
Department
Geographic
Information
System

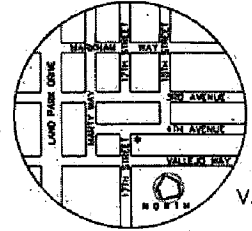
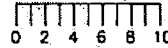
LAND USE AND ZONING



Z02-133
REC'D JULY 08, 2002

PLOT PLAN BEFORE

SCALE: 1/4"



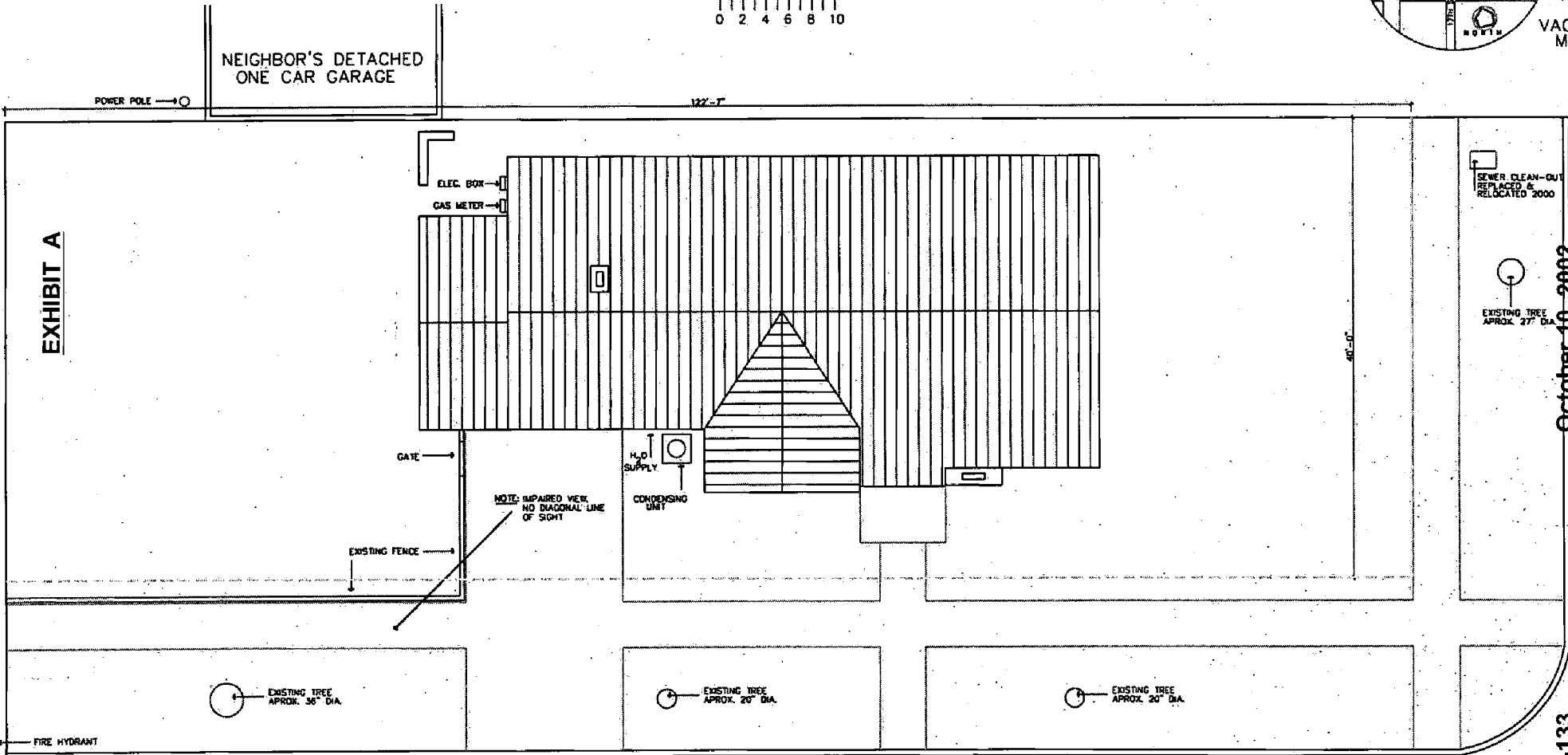
Item 4

VACINITY MAP

NEIGHBOR'S DETACHED ONE CAR GARAGE

POWER POLE

EXHIBIT A



NOTE: IMPAIRED VIEW, NO DIAGONAL LINE OF SIGHT

SEWER CLEAN-OUT REPLACED & RELOCATED 2000

EXISTING TREE APPROX. 27" DIA.

EXISTING TREE APPROX. 36" DIA.

EXISTING TREE APPROX. 20" DIA.

EXISTING TREE APPROX. 20" DIA.

FIRE HYDRANT

October 10, 2002

17TH STREET

Z02-133



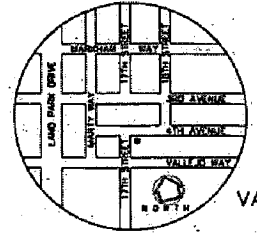
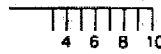
JOB NO. ORCHARD SHEET PL1 OF 6	ARLEN ORCHARD RESIDENCE (916) 444-3430	A REMODEL & NEW GARAGE AT 1700 4TH AVENUE, LAND PARK SACRAMENTO, CALIFORNIA	PLOT PLAN BEFORE --- --- ---	REVISIONS 7/7/02
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Z02-133
REC'D JULY 08, 2002

Detached garage must be two feet west of the property line.

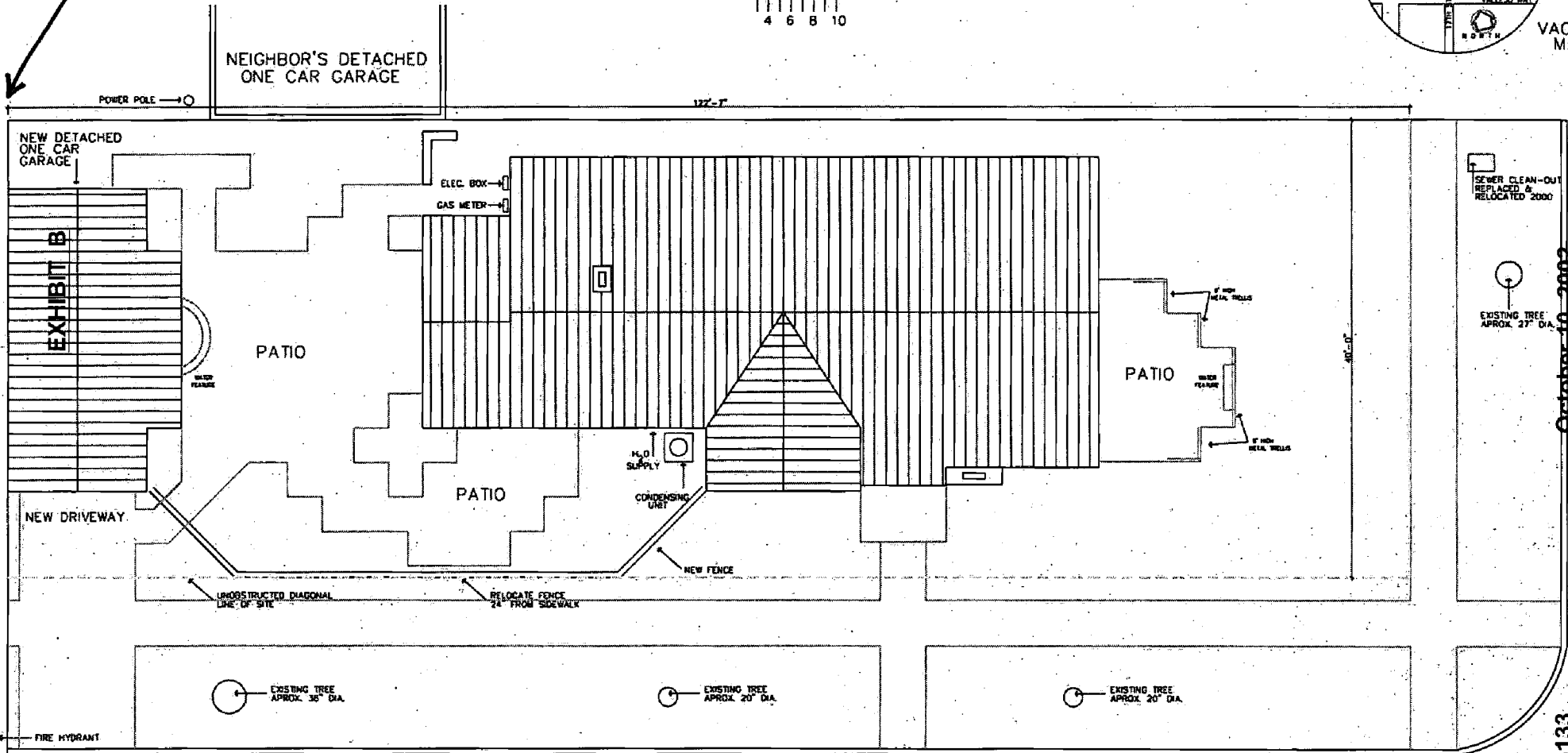
PLOT PLAN AFTER

SCALE: 1/4"



Item 4

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October 10, 2002

Z02-133

4TH AVENUE



JOB NO. ORCHARD
 SHEET
PL-2
 OF 8.

ARLEN ORCHARD RESIDENCE
 (916) 444-3450

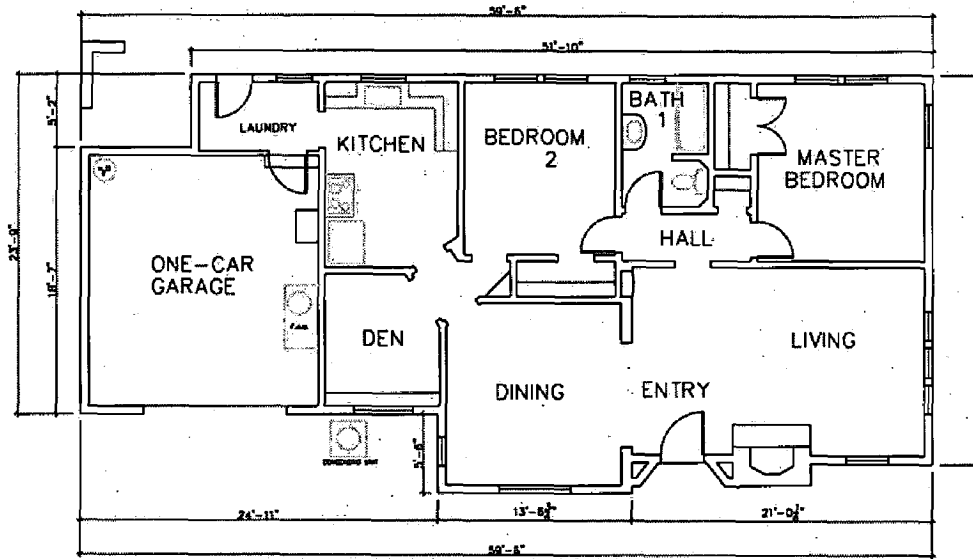
A REMODEL & NEW GARAGE AT
 1700 4TH AVENUE, LAND PARK
 SACRAMENTO, CALIFORNIA

PLOT PLAN AFTER

REVISIONS
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Z02-133
REC'D JULY 08, 2002

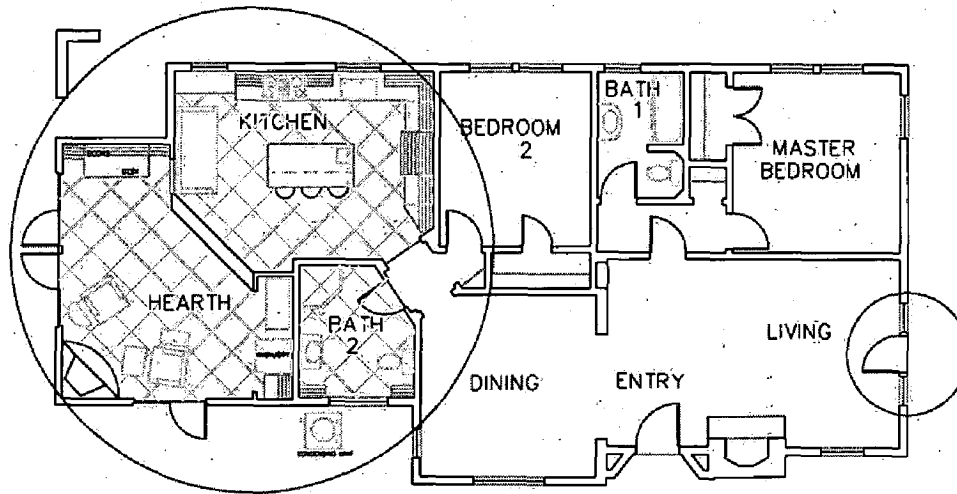
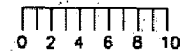
EXHIBIT C



BEFORE

FLOOR PLAN

SCALE: 1/4"



(EXTERIOR DIMENSIONS UNCHANGED)

REVISIONS
 1/7/02
 Item 4

FLOOR PLANS
 October 10, 2002

A RESIDENTIAL & NEW GARAGE AT
 1700 4TH AVENUE, SACRAMENTO, CALIFORNIA

ARLEN ORCHARD
 Z02-133
 RESIDENCE

JOB NO. ORCHARD
 SHEET
 EP

Z02-133
REC'D JULY 08, 2002

EXTERIOR ELEVATIONS

SCALE: 1/4"

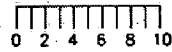
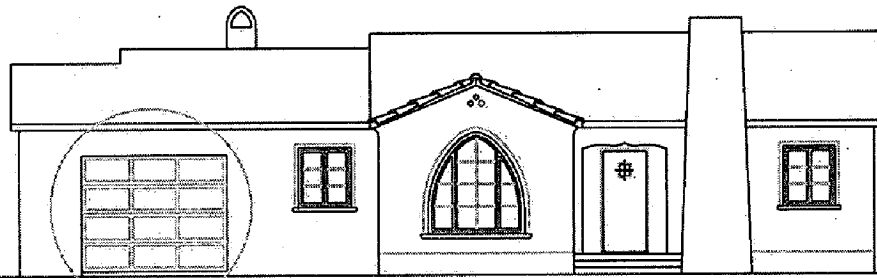
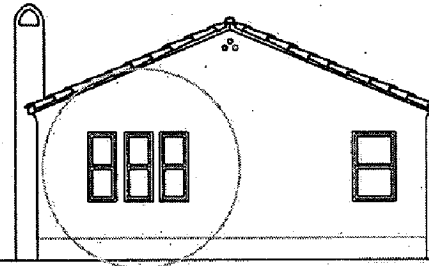


EXHIBIT D



FRONT

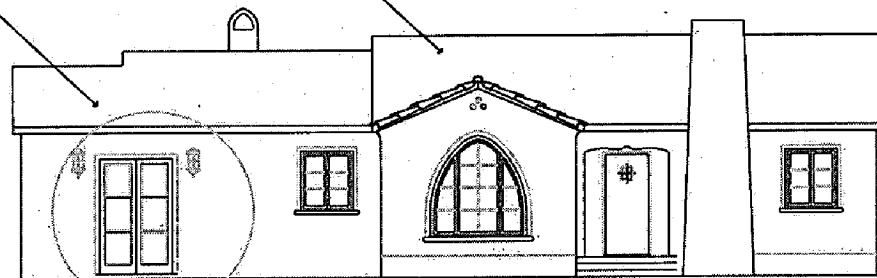


SIDE

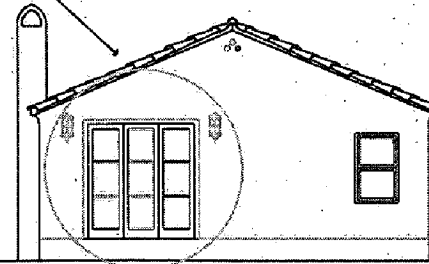
BEFORE

CHANGE GARAGE DOOR
TO FRENCH DOOR

CHANGE WINDOWS
TO FRENCH DOOR



FRONT



SIDE

AFTER

REVISIONS
7/7/02
Item 4

EXTERIOR PLANS
A REVISION & NEW GARAGE AT
1700 4TH AVENUE, October 10, 2002
SUSAN PATRICK, CRUP BERNIA

ARLEN ORCHARD
Z02-133 RESIDENCE

JOB NO. ORCHA
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Z02-133
REC'D JULY 08, 2002

EXTERIOR ELEVATIONS

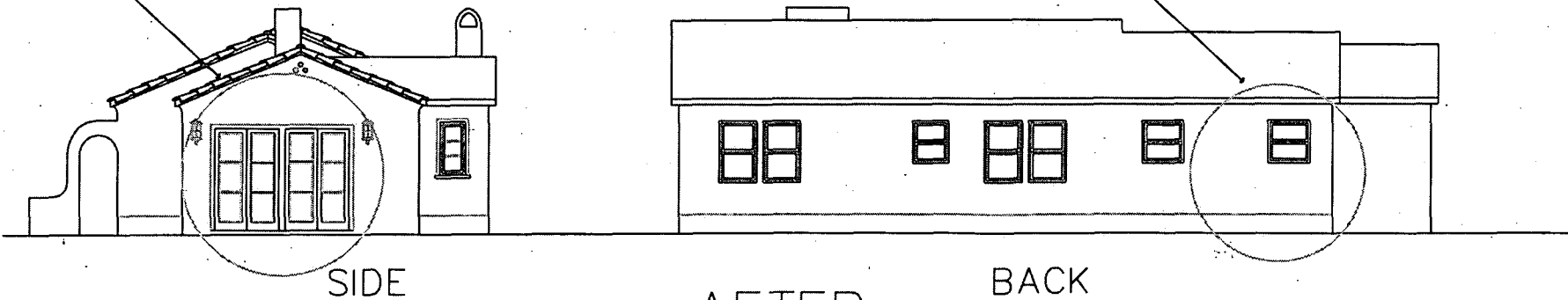
SCALE: 1/4"



BEFORE

CHANGE GARAGE WINDOWS
 TO FRENCH DOOR

OMIT A WINDOW
 & CHANGE DOOR
 TO WINDOW



AFTER

REVISIONS
 7/7/02
 Item 4

EXTERIOR PLANS
 October 10, 2002

A REMODEL & NEW GARAGE AT
 1700 4TH AVENUE, SACRAMENTO, CALIFORNIA

ARLEN ORCHARD
 Z02-133
 RESIDENCE
 (916) 444-3430

JOB NO. ORCHARD
 SHEET
 EX2

Z02-133
REC'D JULY 08, 2002

REVISIONS
7/7/02
Item 4

PROPOSED DETACHED SINGLE CAR GARAGE FLOOR PLAN & EXTERIOR

SCALE: 1/4"

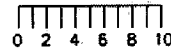
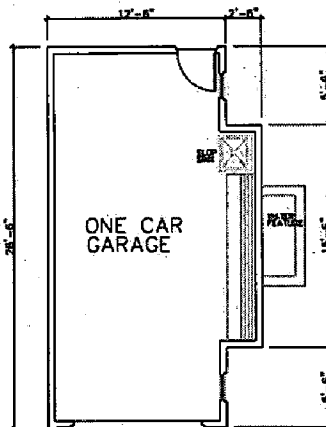
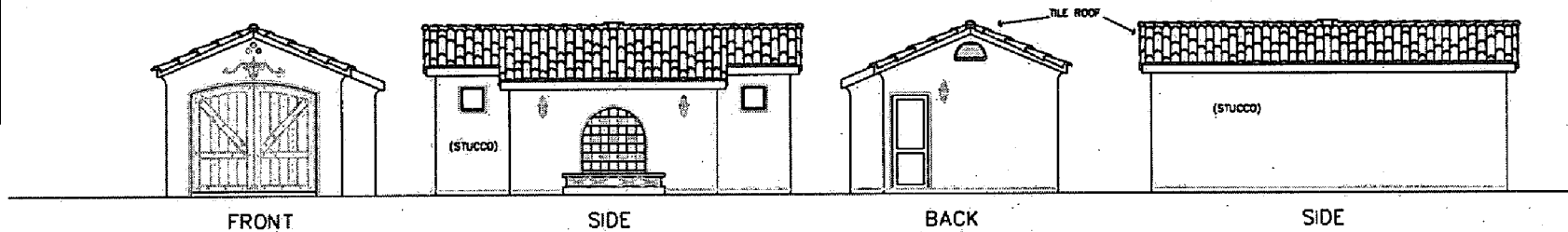


EXHIBIT F



NEW GARAGE PLANS

AS PREPARED FOR NEW GARAGE AT
1700 4TH AVENUE, OROVILLE, CALIFORNIA

APRIL 13, 2002
Z02-133
ORCHARD RESIDENCE

JOB NO. ORCHARD
SHEET
GR
OF 6