

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

**PLANNING DIRECTOR'S
SPECIAL PERMIT MODIFICATION
(P92-232)**

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Date: September 10, 1992

Applicant: Kevin Fugina, 2648 16th Street, Sacramento, CA 95818

Owner: Norman Lok, 7564 Delta Wind Drive, Sacramento, CA 95831

Application: Planning Director's Special Permit Modification to allow an increase the allowable front yard paving from 440± square feet of paving to 510± square feet of paving in order to allow a third car garage for an existing single family residence located in the Single Family Alternative (R-1A) zone.

Location: 7564 Delta Wind Drive

Background: On October 24, 1985, the City Planning Commission granted a Special Permit to allow the construction of a 198 unit zero lot line development to be located on 33± acres in the Single Family Alternative (R-1A) zone. The development consisted of single and two story units to be mixed throughout the development.

Staff Evaluation: The applicant has requested a Planning Director's Special Permit Modification in order to construct a third car garage addition onto the north side of the existing single family residence. The proposed garage addition will provide additional vehicle storage area for the property owner. The addition as proposed will be consistent in materials and design with that of the existing residence. The setbacks as proposed (See Exhibit A) will still be consistent with the setbacks which were approved on other residences in the subdivision.

In order to provide a three car garage on the subject site the applicant has requested to increase the allowable front yard paving from 40 percent to 46 percent of paving. Based upon the submitted site plan the applicant is intending on utilizing a combination of 30

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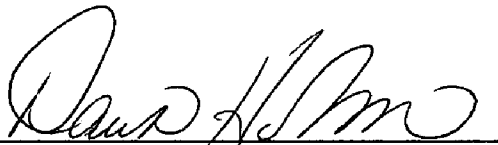
inch wide pavers in the front 12 feet of the property and solid pavement on the additional 12 feet adjacent to the garage. The applicant has agreed to utilize pavers for the third car garage in order to reduce the amount of paving that would be required. Provided that the applicant plant a living ground cover in between the pavers, Planning staff has no objections to the proposed garage addition and the use of paving strips.

Recommendation: Staff recommends that the Planning Director approve the Special Permit Modification subject to the conditions which follow:

Conditions:

- 1) The driveway paving shall be done in accordance with Exhibit A attached;
- 2) The area in between the proposed paving strips shall be landscaped with a living ground cover or lawn and irrigation shall be provided;
- 3) The setback along the north side of the proposed addition shall not be less than 5'; and
- 4) All necessary building permits shall be obtained.

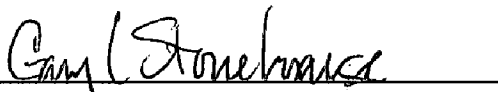
REPORT PREPARED BY:



Dawn Holm, Assistant Planner

9/10/92
Date

REPORT APPROVED BY:



Gary Stonehouse, Planning Director

9-16-92
Date