

PLANNING DIRECTOR'S VARIANCE

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Stan Hazelroth LTA, 1909 Capitol Avenue, #100, Sacramento, CA 95814				
OWNER	Peter A. Nowinski and Cynthia J. Larsen, 1501 41st St., Sacramento, CA 95819				
PLANS BY	Stan Hazelroth LTA, 1909 Capitol Avenue, #100, Sacramento, CA 95814				
FILING DATE	3/10/89	ENVIR. DET.	Exempt 15305a	REPORT BY	JP:kjr
ASSESSOR'S-PCL. NO.	008-0414-022				

APPLICATION: Planning Director's Variance to reduce the 20 foot driveway depth to 12 feet for an enclosed garage

LOCATION: 1501 41st Street

PROJECT INFORMATION:

General Plan Designation:	Residential (4-15 du/ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Two single family residences

Surrounding Land Use and Zoning:

North:	Single family residential; R-1
South:	Single family residential; R-1
East:	Multi-family (condominiums); R-2B-R
West:	Single family residential; R-1

Parking Required:	2
Parking Provided:	2
Property Dimensions:	61' x 97'
Property Area:	0.13+ acres

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. The subject site is a 0.13+ acre corner lot located in the Standard Single Family (R-1) zone. A 2,000+ square foot single family residence is located on the site. In 1986, the Planning Commission approved the necessary entitlements to convert an existing garage on the site into a 600 square foot single family residence resulting in two units on the subject site (P86-319). Surrounding land uses are single family residences to the north, south, and west and a multi-story condominium complex to the east. The site is designated for Low Density Residential (4-15 du/ac) use by the General Plan.

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- B. One of the entitlements approved by the Planning Commission in 1986 was a variance to reduce the driveway length from 20 feet to 12 feet. At the end of the 12 foot driveway is a 19' x 18' carport which provides the two required parking spaces for the residential uses located on the site. The applicant, who is in the process of purchasing the site, is proposing to enclose the existing carport for use as a garage so that automobiles kept at the site will be located in a secured and enclosed building out of view of traffic and neighbors.
- C. The 12 foot driveway length is an existing situation on the subject site. The concern of Planning Division and Transportation Division staff is that the enclosure of the carport does not result in the garage being used for storage and automobiles being parked across the sidewalk or in the street. Staff, therefore, recommends as conditions of approval that: The applicant place a small sign adjacent to the building indicating that parking in the driveway is not permitted, and the primary purpose of the garage is for the on-site parking of two vehicles with storage permitted only if it does not interfere with the parking of the two vehicles. The applicant has indicated that he has no objections to these conditions.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

RECOMMENDATION: Planning Staff recommends approval of the variance request to reduce the 20 foot driveway depth to 12 feet for an enclosed garage subject to conditions and based upon findings of fact which follow:

Conditions

1. The applicant shall place a small sign adjacent to the driveway indicating that parking in the driveway is not permitted.
2. Storage in the enclosed garage is permitted only if it does not interfere with the two required vehicle parking spaces inside the garage. The applicant shall record this condition as part of his deed with the County Recorder's Office. Proof of this recordation shall be submitted to staff for review.

Findings of Fact

1. Granting the variance does not constitute a special privilege extended to one individual property owner in that a variance would be granted to any other property owner facing similar circumstances.

- 2. The variance request, as conditioned, does not constitute a use variance in that two residential units are allowed on a corner lot in the R-1 zone.
- 3. The variance, as conditioned, would not be injurious to the public welfare or surrounding properties in that
 - a. the carport is currently being used with a 12 foot driveway
 - b. adequate on-site parking and maneuvering for the two units will be provided
- 4. The project conforms to the City's General Plan which designates for Residential (4-15 du/ac) uses.

Report Prepared by:

Joy Patterson

4-24-89

Joy Patterson, Associate Planner

Date

Recommendation Approved by:

Marty Van Duyn

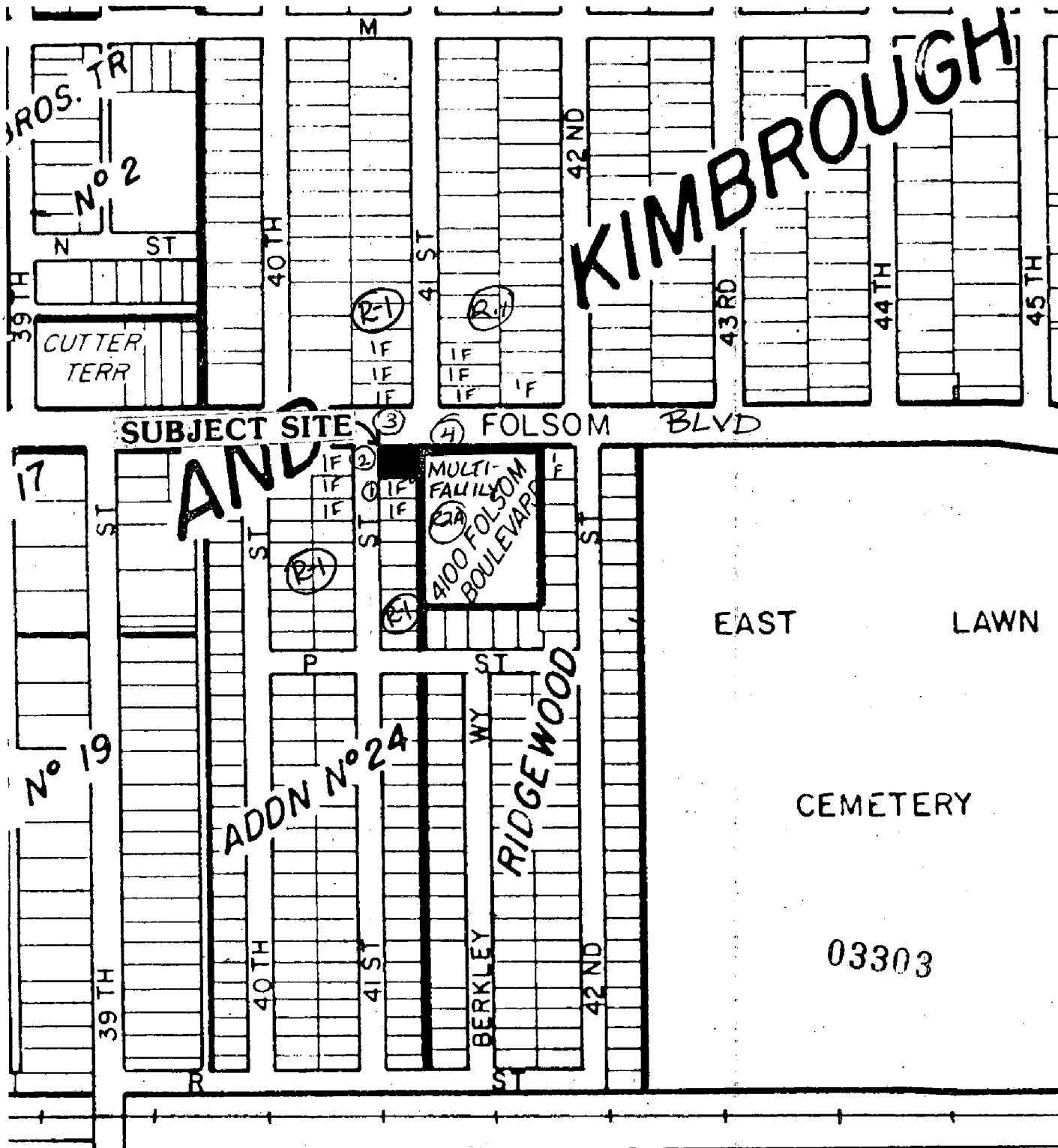
4-24-89

Marty Van Duyn, Planning Director

Date

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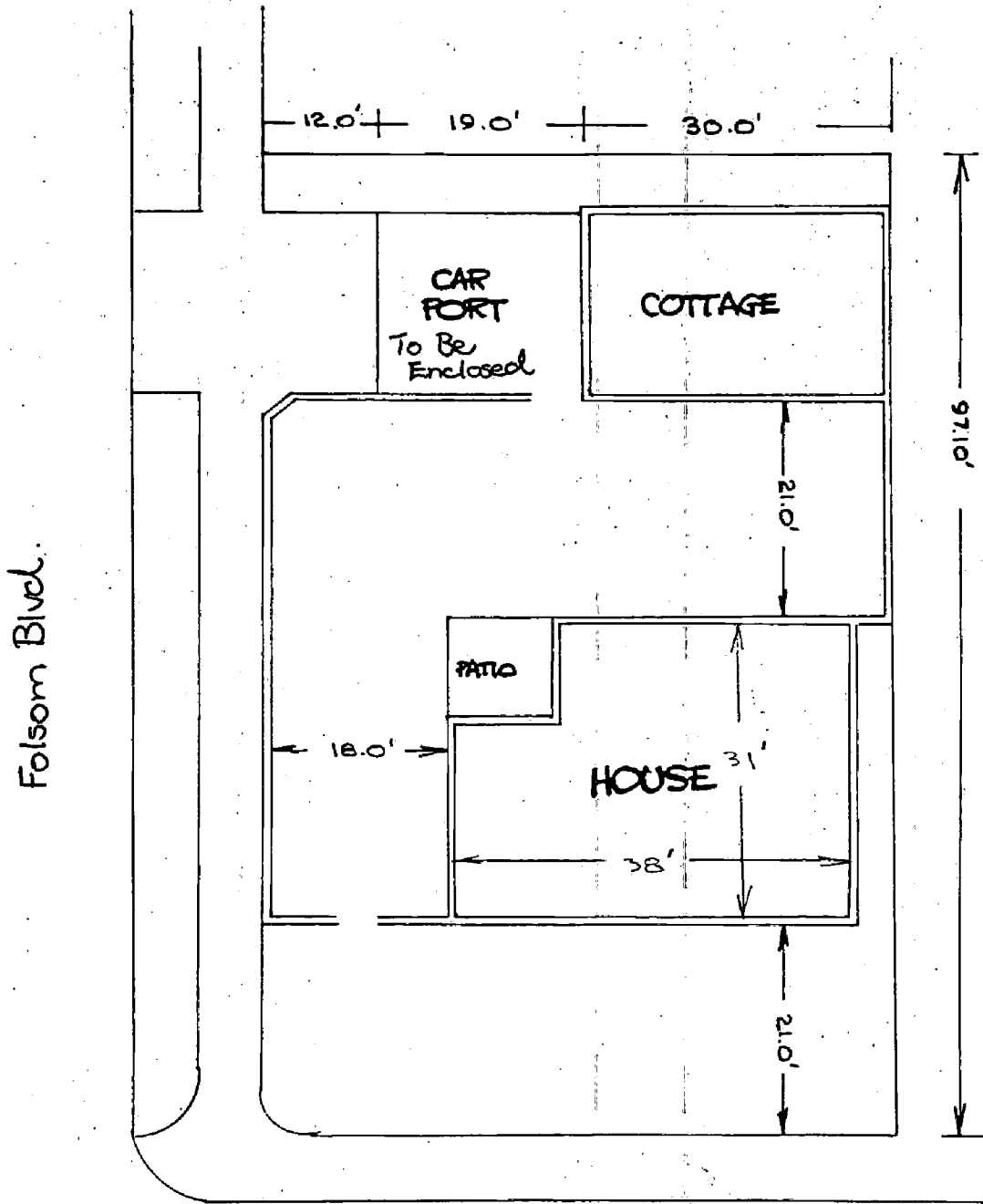


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VICINITY - LAND USE - ZONING

EXHIBIT A

— APPROXIMATE MEASUREMENTS —



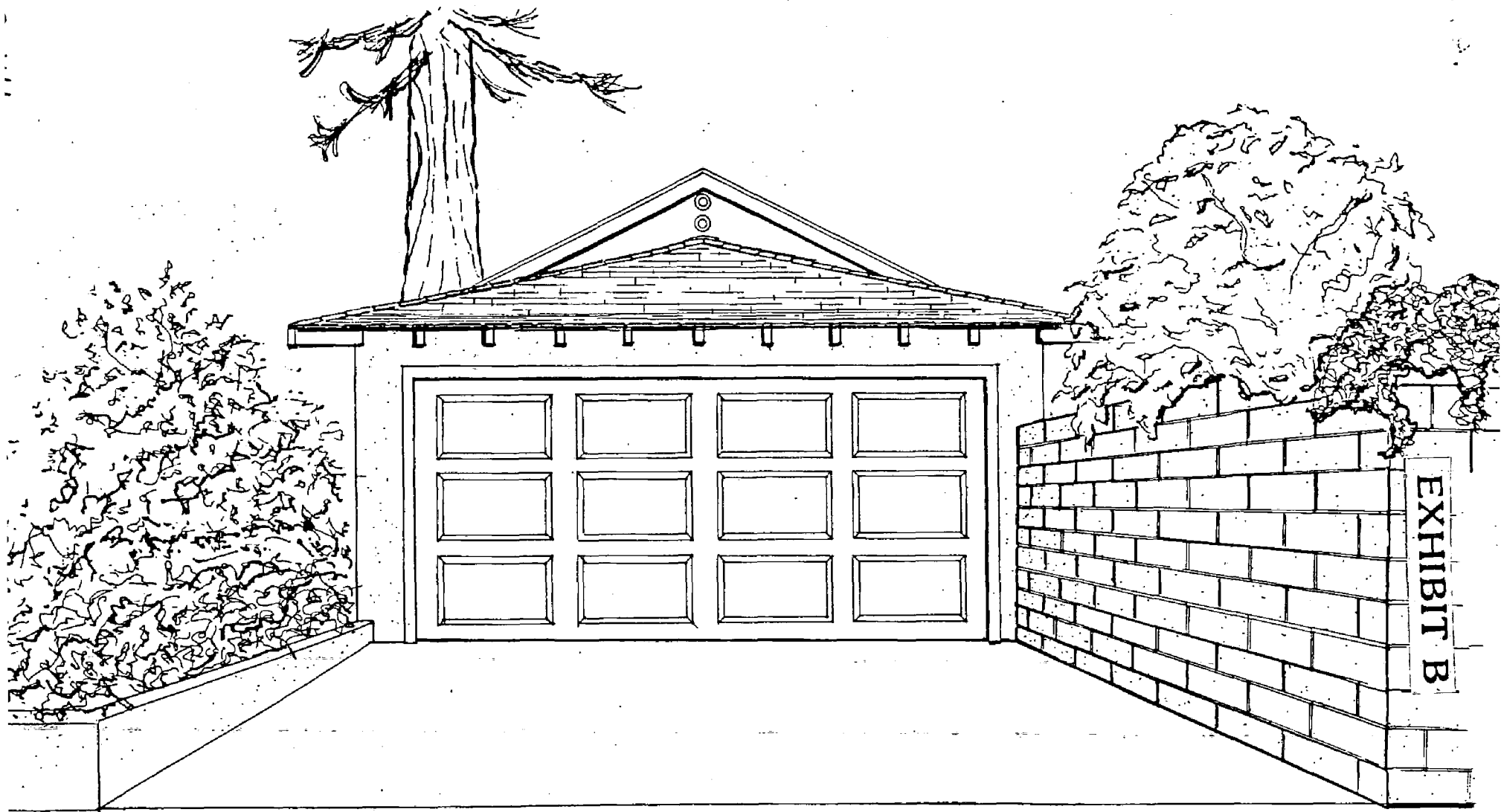
Folsom Blvd.

41st Street

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PROPOSED ELEVATION WITH PERSPECTIVE

03305