

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, May 16, 1995, the Zoning Administrator approved with conditions, a special permit to rebuild a non-conforming garage for the project known as Z95-037. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Special Permit to rebuild a 360 square foot garage which is a non-conforming structure on 0.10 \pm developed acres in the Standard Single Family (R-1) zone.

Location: 630 54th Street

Assessor's Parcel Number: 004-0332-002

Applicant: Larry Tracy Property Same as Applicant
 P.O. Box 162936 Owner:
 Sacramento, CA 95816

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

Surrounding Land Use and Zoning:	Setbacks (Residence)	Required	Existing
North: R-1; Multi-Family	Front:	25'	37'
South: R-1; Single Family Residence	Side(N.):	5'	8'
East: R-1; Single Family Residence	Side(S.):	5'	16'
West: R-1; Multi-Family	Rear:	15'	36'

Property Dimensions: 44 feet x 100 feet
Property Area: 0.10 \pm acres
Square Footage of Buildings: Rebuilt Garage- 360 square feet
Existing Duplex- 1,080 square feet
Total- 1,440 square feet
Height of Building: Single Story

Exterior Building Materials:	Stucco
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A

Previous Files: None

Additional Information: The applicant is requesting to replace a garage that has slowly deteriorated over time, finally completely falling down in the recent April storms. The 360 square foot garage (18 feet x 20 feet) will be rebuilt on the existing foundation. The previous structure was non-conforming because it covered 270 square feet (41 percent) of the rear yard setback area. The Zoning Ordinance permits 25 percent rear yard setback lot coverage. The garage is located approximately two feet from the south interior property line and is on the rear (west) property line. A Zoning Administrator Special Permit is necessary to rebuild the legal non-conforming structure.

The site is located within the East Sacramento Improvement Association area. The proposed plans have been submitted to the neighborhood association and they had no comment. The project has been noticed and staff has not received any calls.

One nearby property owner came to the public hearing out of concern for the existing site conditions. The owner and applicant discussed the project and the neighbor was supportive of all efforts to improve the site.

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 required 15 foot rear yard setback area.
2. Size and location of the structure shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction. {NOTE: The south and east walls of the garage will require a one hour fire wall.}
4. The applicant shall provide paving strips or a driveway and a paved pad at the garage entrance.

Findings of Fact:

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the garage will be rebuilt in the same location; and
 - b. the proposed project will not substantially alter the characteristics of the site or the surrounding neighborhood.

- 2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed rebuilt garage is compatible in design with the other existing properties in the neighborhood; and
 - b. the new garage replaces a previous garage that collapsed due to its state of disrepair.

- 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
 Joy D. Patterson
 Zoning Administrator

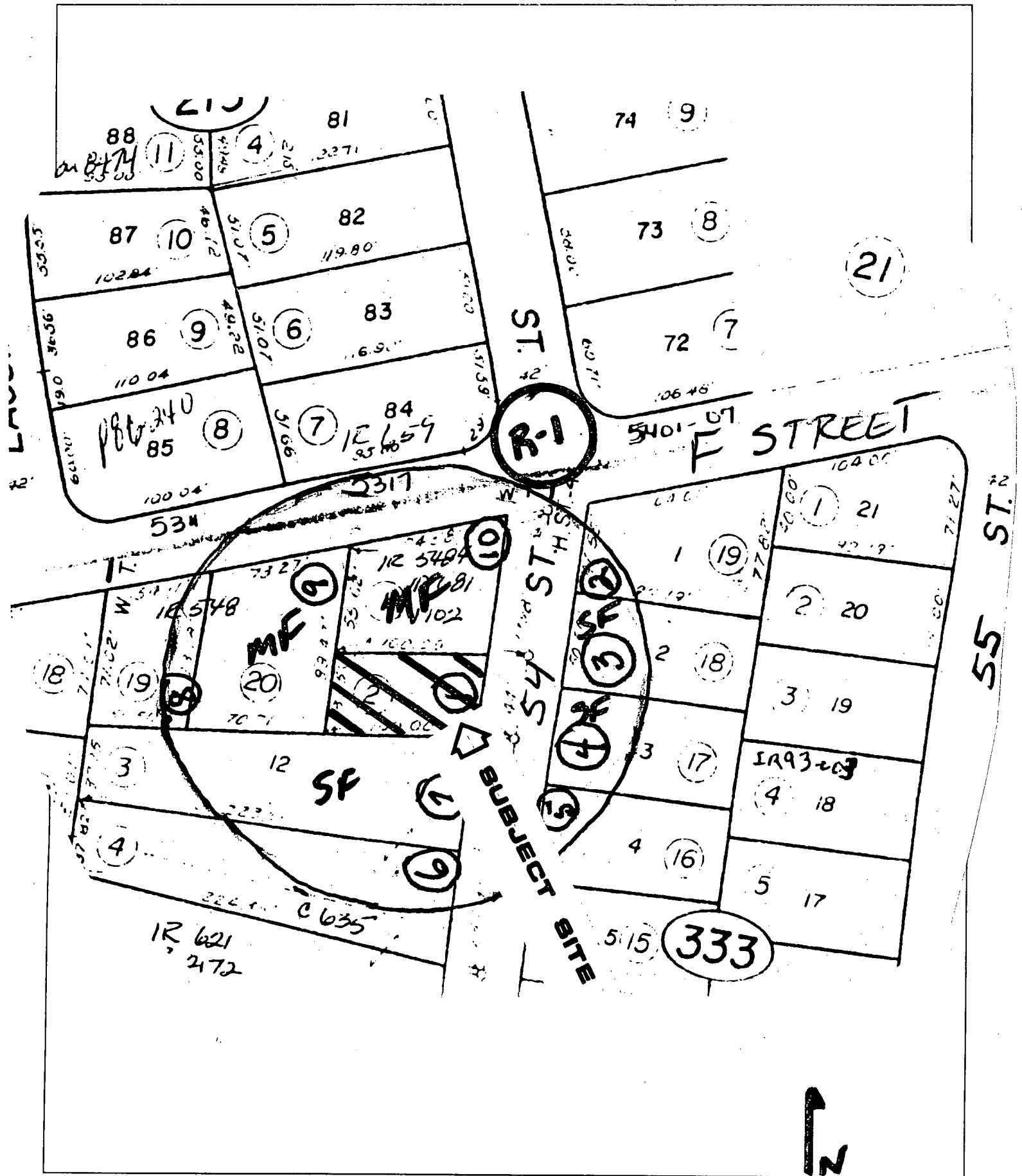
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

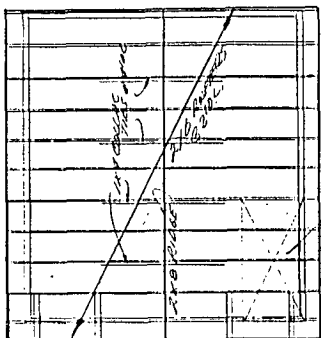
cc: File
 Applicant
 ZA Log Book



VICINITY MAP

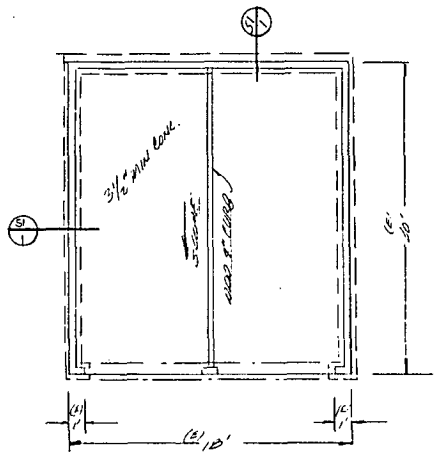


LAND USE & ZONING MAP

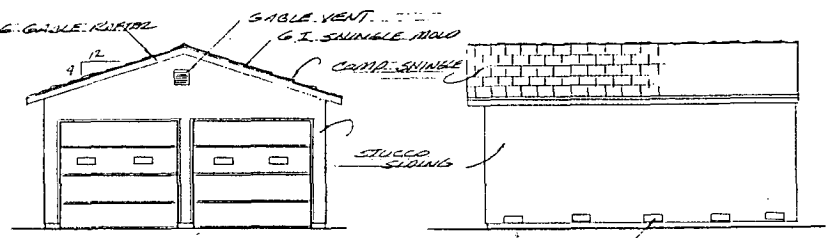


1/2" LOK SOLID SHEATHING
4" x 8" @ 6" OC JOISTS
12" x 12" FIELDS

ROOF PLAN 1/4" = 1'



(E) FOUNDATION 1/4" = 1'

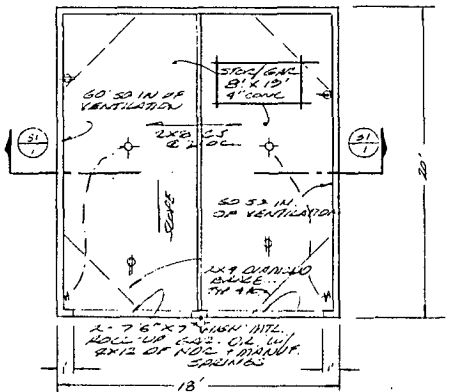


1/4" FRONT ELEVATION

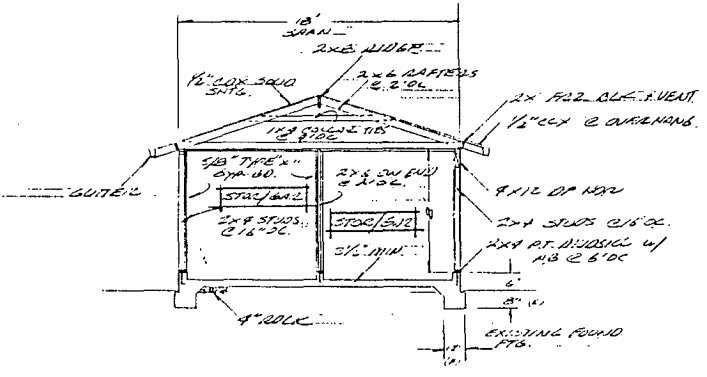
1/4" SIDE ELEVATION

GENERAL NOTES

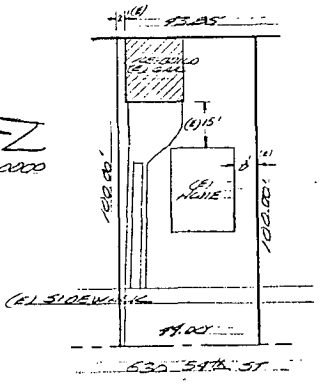
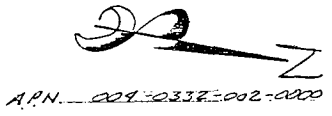
- 1.) All materials D.F. NO. 2 & Br.
- 2.) All work to comply to 1991 U.B.C.
- 3.) All dimensions and conditions are to be verified by owner and contractor before starting const.
- 4.) Building permit required before starting const.



FLOOR PLAN 1/4" = 1'



SECTIONAL 1/4" = 1'



SITE PLAN 1/2" = 1'