

CITY PLANNING COMMISSION

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

APPLICANT	Raymond & Viola Nilsen, 1305 61st St., Sacramento, CA 95819		
OWNER	Raymond & Viola Nilsen, 1305 61st St., Sacramento, CA 95819		
PLANS BY	Raymond & Viola Nilsen, 1305 61st St., Sacramento, CA 95819		
FILING DATE	10-30-86	ENVIR. DET. Cat Ex. 15303	REPORT BY DH:ds
ASSESSOR'S PCL. NO.	008-318-014		

APPLICATION: Variance to allow a garage conversion to a bedroom on 0.13+ developed acres in the Single Family (R-1) zone.

LOCATION: 1305 61st Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert a garage into a bedroom for three to five years for a family member.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 East Sacramento Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single family dwelling and attached garage

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25 ft.	25 ft.
South: Single Family; R-1	Side(Int):	5 ft.	5 ft.
East: Single Family; R-1	Side(St):	5 ft.	6 ft.
West: Single Family; R-1	Rear:	15 ft.	40 ft.

Parking Required:	1 space
Parking Provided:	0 spaces
Property Dimensions:	53' x 103'
Property Area:	0.12+ acres
Density of Development:	8 d.u. per acre
Square Footage of Building:	Not given
Height of Building:	One story; 15 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Steel siding over stucco
Roof Material:	Composition shingle

BACKGROUND INFORMATION: The applicant began the conversion of the garage without building permits and was cited by the Building Inspection Division to seek permits. The front garage door has been removed and a portion of the wall reconstructed in place of the garage door. The applicant was informed of the requirement to provide one parking space on-site behind the setbacks and was informed to seek a variance to allow the garage conversion.

PROJECT EVALUATION:

- A. The subject site is designated for Light Density Residential uses in the 1963 East Sacramento Community Plan. Zoning is Residential Single Family (R-1). Existing land use is a single family residence and surrounding land uses are single family.

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- B. The applicant is requesting a variance from the Zoning Ordinance requirement providing one parking space behind the front yard setback for a single family dwelling. The present required parking space is provided in a garage. The applicant is requesting building permits to expand the living area of the dwelling into the garage to provide housing for family members. The width of the garage is narrow so that the owner has not used the garage for vehicle parking since 1964. The applicant states that his unemployed son has moved back into the two-bedroom house. The applicant's 82 year old mother occupies the second bedroom. The garage conversion would only be necessary until either the son moves out or mother passes on. The applicant states the additional bedroom will be necessary for only three to five years.
- C. A garage conversion survey was prepared by the applicant and confirmed by staff indicating three garage conversions within 1,000 feet of the subject site. All single family dwellings in the area have attached or detached garages. The garage conversions indicated in the survey appear to have been constructed without building permits. A house located next door to the applicant at 1313 61st Street has had its garage converted.
- D. In order to approve a variance, the Commission is required to make findings based upon general plan and zoning, unique or particular circumstances for the site which require special consideration and review for whether the request could be considered granting a special privilege. Staff has reviewed supportive materials provided by the applicant and does not find grounds to support the variance. In reviewing building permit records for the three dwellings noted on the garage conversion survey, no building permits were found in the City Building Inspection records for the conversions. To staff's knowledge, garage conversions have not legally been approved in the area by the Planning Commission nor have building permits been issued. Granting the request would be considered granting a special privilege to one property owner and establish a precedent in the area for future garage conversions.

The applicant could locate the proposed bedroom to the rear or above the structure; thereby retaining the garage.

E. Agency Review:

The proposed project was reviewed by the City Engineer, Traffic Engineer, Building Inspections and East Sacramento Improvement Association with no adverse comments received.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303).

RECOMMENDATION: Staff recommends that the Planning Commission deny the variance based upon findings of fact which follow.

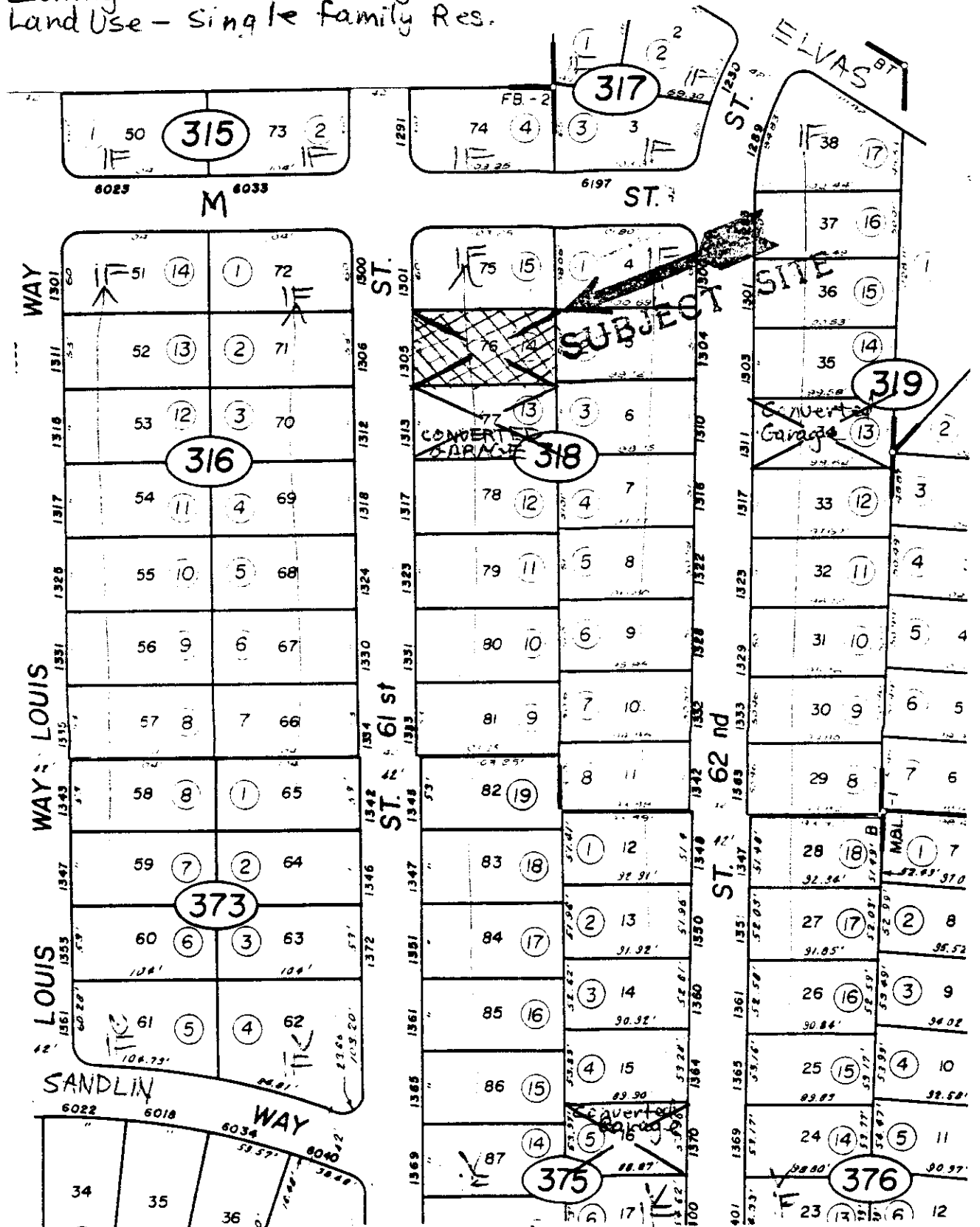
Findings of Fact - Denial

1. Granting of the variance would constitute a special privilege extended to one individual property owner in that under similar circumstances, the required parking could be provided elsewhere on the site or a room addition could be constructed to

the rear of the dwelling.

2. The applicant has not provided any evidence for the record which indicates the unique hardship finding necessary to grant the request. The applicant has created his own personal hardship.
3. Granting the variance would be injurious to the public welfare, health and adjacent property in that:
 - a. it would establish permanent parking space in the front yard setback area in conflict with adjacent properties in the same zone who legally provide a garage;
 - b. it would reduce the open area separating a single family dwelling from the street.

Zoning - R-1 Entire Page
 Land Use - Single family Res.

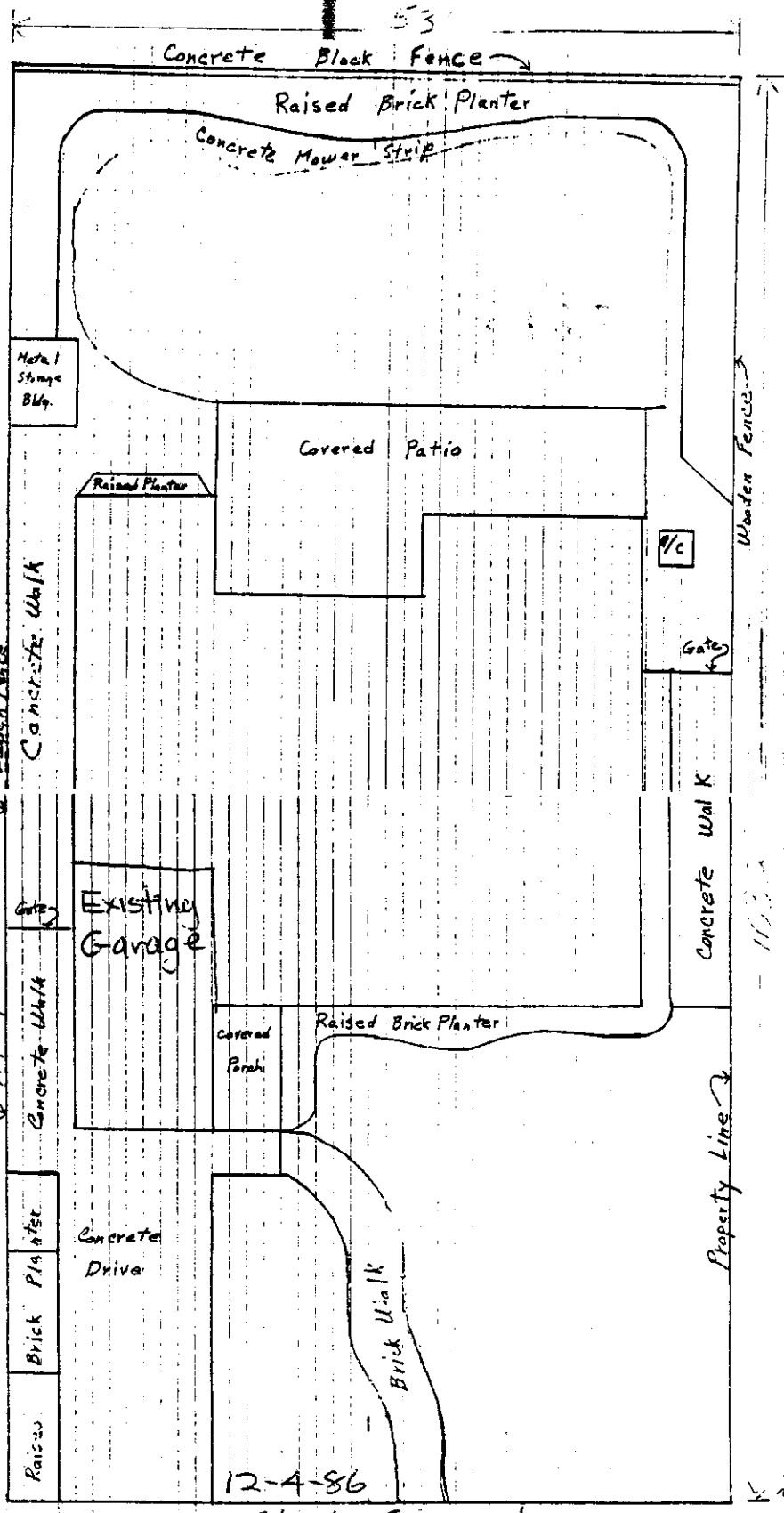


LAND USE & ZONING MAP

SITE PLAN

APN #
008-0318-019-0000
1305-61st St.
Nilsen, Raymond P

Scale 1"=5'

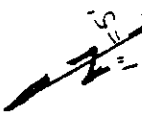


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12-4-86
61st Street

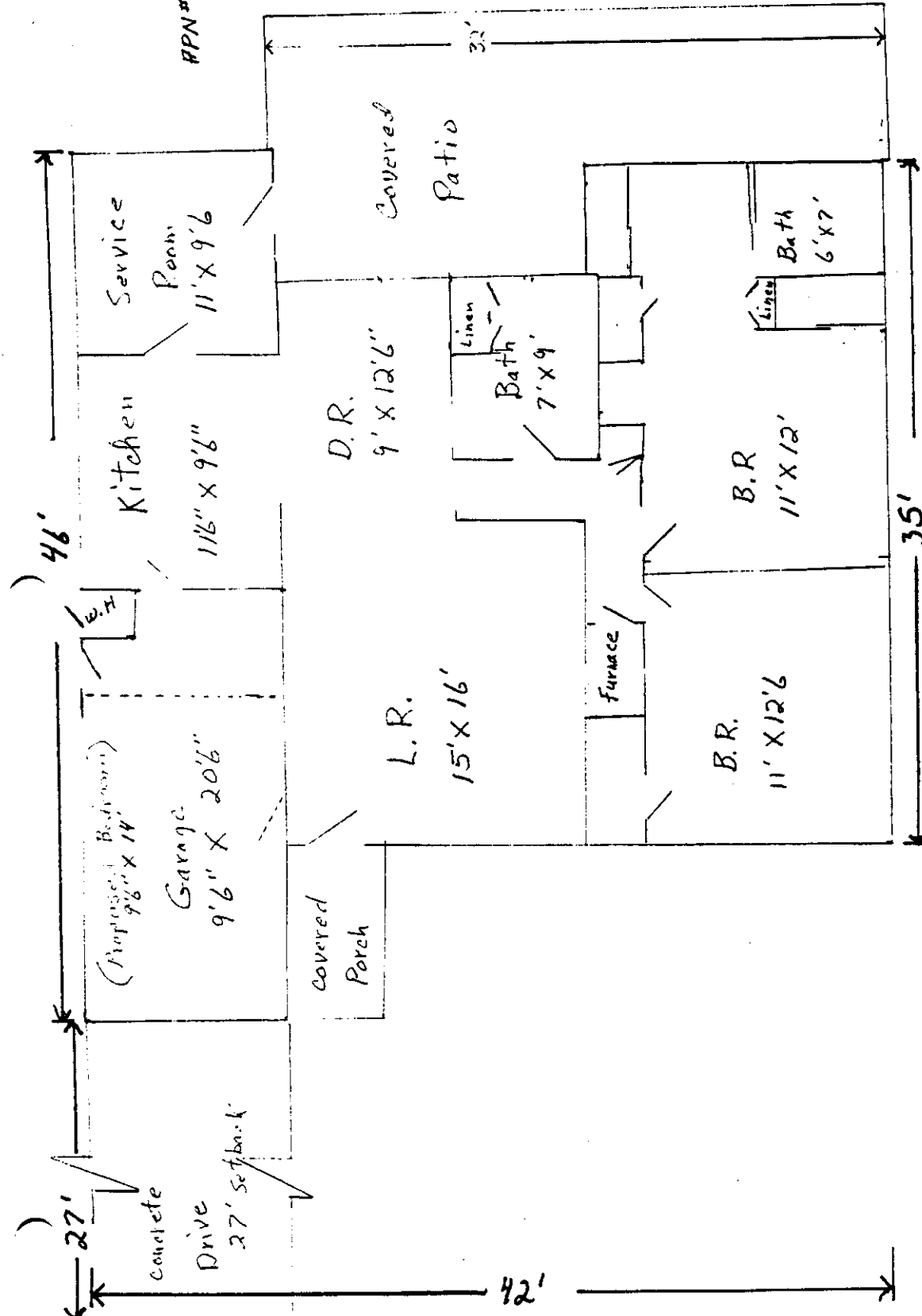
item 35

P.C. ⑤



APN #008-0318-014-0000
1305-61st St.
Nilsen, Raymond R.

FLOOR PLAN



Exterior

Walls = Steel siding over studs

Roof = Asphalt shingles

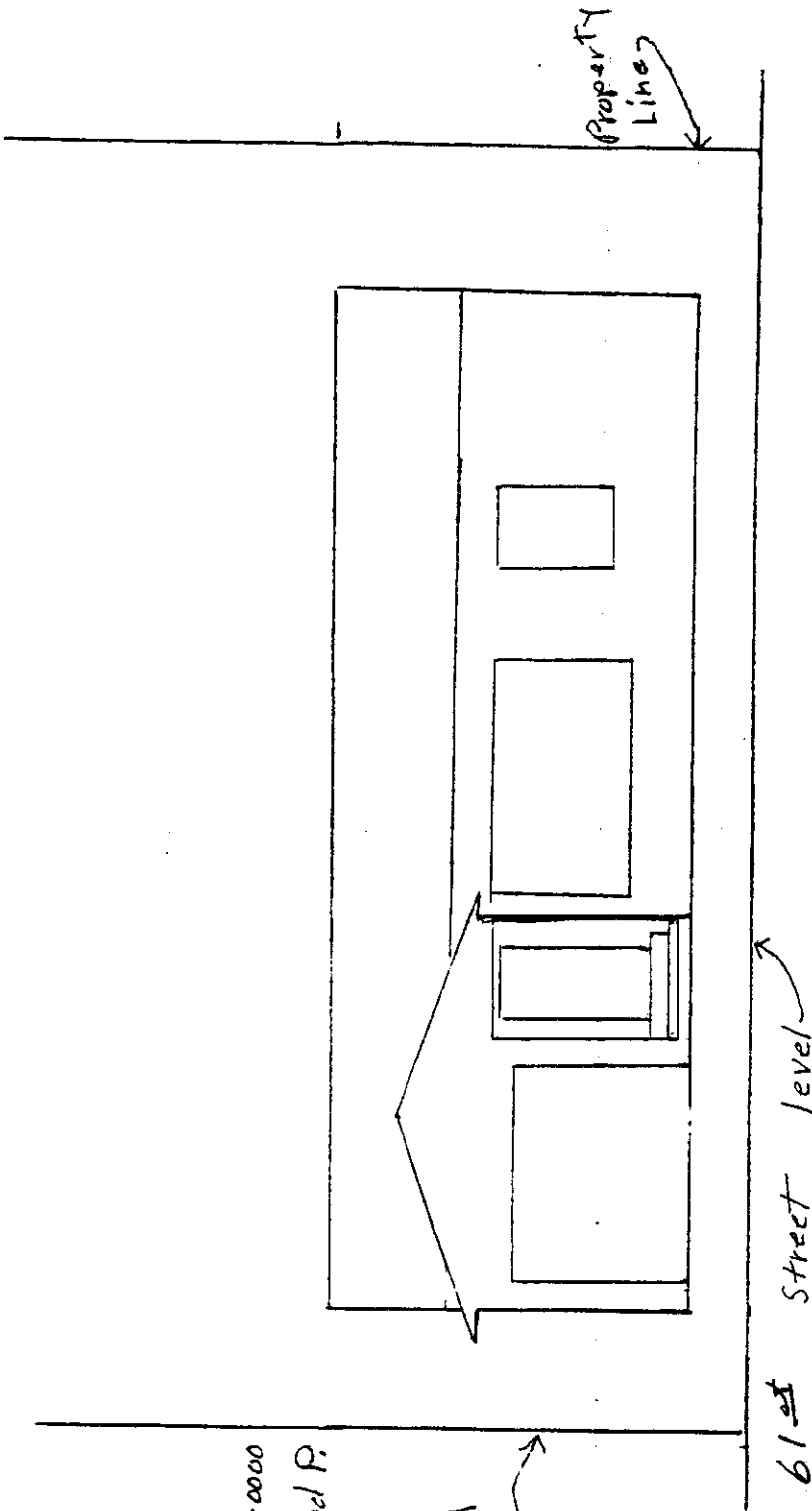
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street

12-4-86

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ELEVATION



Scale 1"=5'

HPN# 008-0318-014-0000
1305-61st St.
Nilsen, Raymond P.

Property Line

61st Street level

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12-4-86

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