

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 14, 1999, the Zoning Administrator approved with conditions a special permit to rebuild a non-conforming garage for the project known as Z99-066. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Special Permit to rebuild a 206 square foot non-conforming garage in the same location on 0.07± developed acres in the Single Family or Two Family (R-1B) zone.

Location: 316 23rd Street (D3, Area 1)

Assessor's Parcel Number: 011-0117-004

Applicant: Michael Milkoviatt
15 Casey Court
Sacramento, CA 95838

Property Owner: Pamela Wofford
316 23rd Street
Sacramento, CA 95816

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
Central City

Community Plan Designation: Low Density Residential

Existing Land Use of Site: Single Family Residence

Existing Zoning of Site: Single Family or Two Family (R-1B)

Surrounding Land Use and Zoning:	Setbacks (Residence)	Required	Existing
North: R-1; Single Family Residence	Front:	25'	4'
South: R-1; Single Family Residence	Side(N.):	5'	4
East: R-1; Single Family Residence	Side(S):	5'	8.5
West: R-1; Single Family Residence	Rear:	15'	30'

Property Dimensions: 40' x 80'

Property Area:	0.08± acres	
Square Footage of Buildings:	Existing House-	961 square feet {footprint}
	Existing Garage-	206 square feet
	Total-	1,167 square feet
Height of Garage Building:	One Story; 10 feet	
Exterior Building Materials:	Wood Siding	
Roof Materials:	Dimensional Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-E

Previous Files: None

Additional Information: The applicant is requesting to rebuild a previously existing non-conforming garage within the rear yard setback area. The garage is in a state of disrepair and has been demolished since application submittal. The existing garage was approximately 206 square feet and covers 34 percent of the rear yard setback area. The Zoning Ordinance allows accessory structures to cover 33 percent of the rear yard setback area. The existing garage was constructed prior to the Zoning Ordinance requirement so the structure is a legal non-conforming structure. Additionally, the interior size of the garage is less than the current Zoning Ordinance requirement for a 10 foot by 20 foot pad. The applicant proposes to use the existing pad. There is two feet between the pad and the north property line (alley). A Zoning Administrator Special Permit is necessary to rebuild the legal non-conforming structure. The lot is also substandard in width (40 feet wide) and depth (80 feet deep) to a normal residential parcel.

The project has been noticed and staff received no calls.

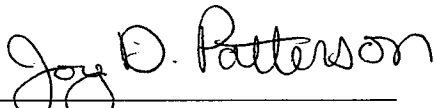
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15302.

Conditions of Approval

1. There shall be no further expansion of the garage into the rear yard setback area nor any additional structures added any where on the site.
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.
4. The applicant shall comply with all Design Review conditions.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed garage will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - b. the proposed garage will be located on the same pad of the demolished garage structure.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed garage is compatible in design with the other existing properties in the neighborhood;
 - b. there will still be adequate yard area; and
 - c. the lot is substandard in width and depth.
3. The project is consistent with the General Plan and Central City Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Low Density Residential respectively.

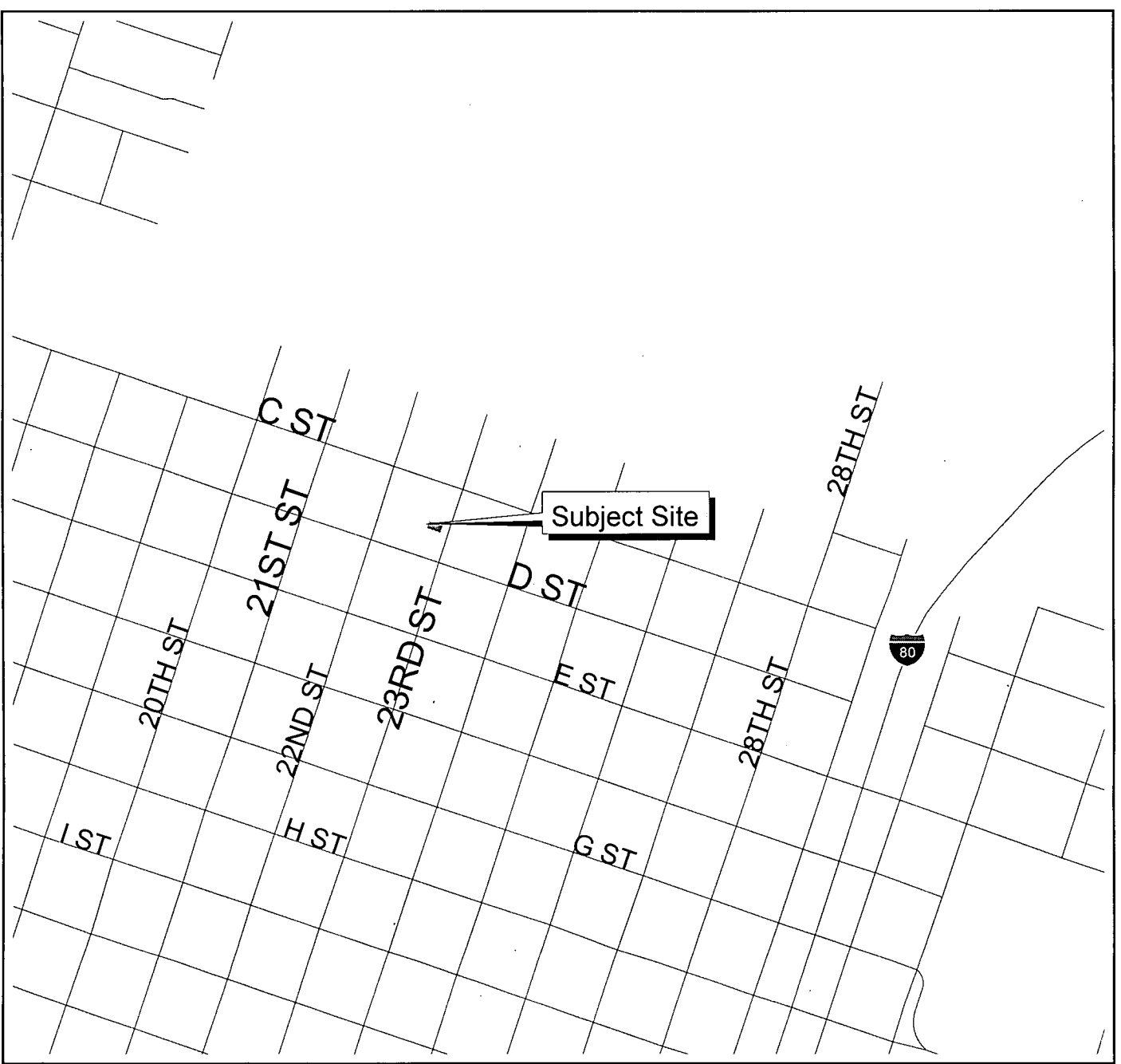



Joy D. Patterson
Zoning Administrator

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

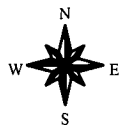



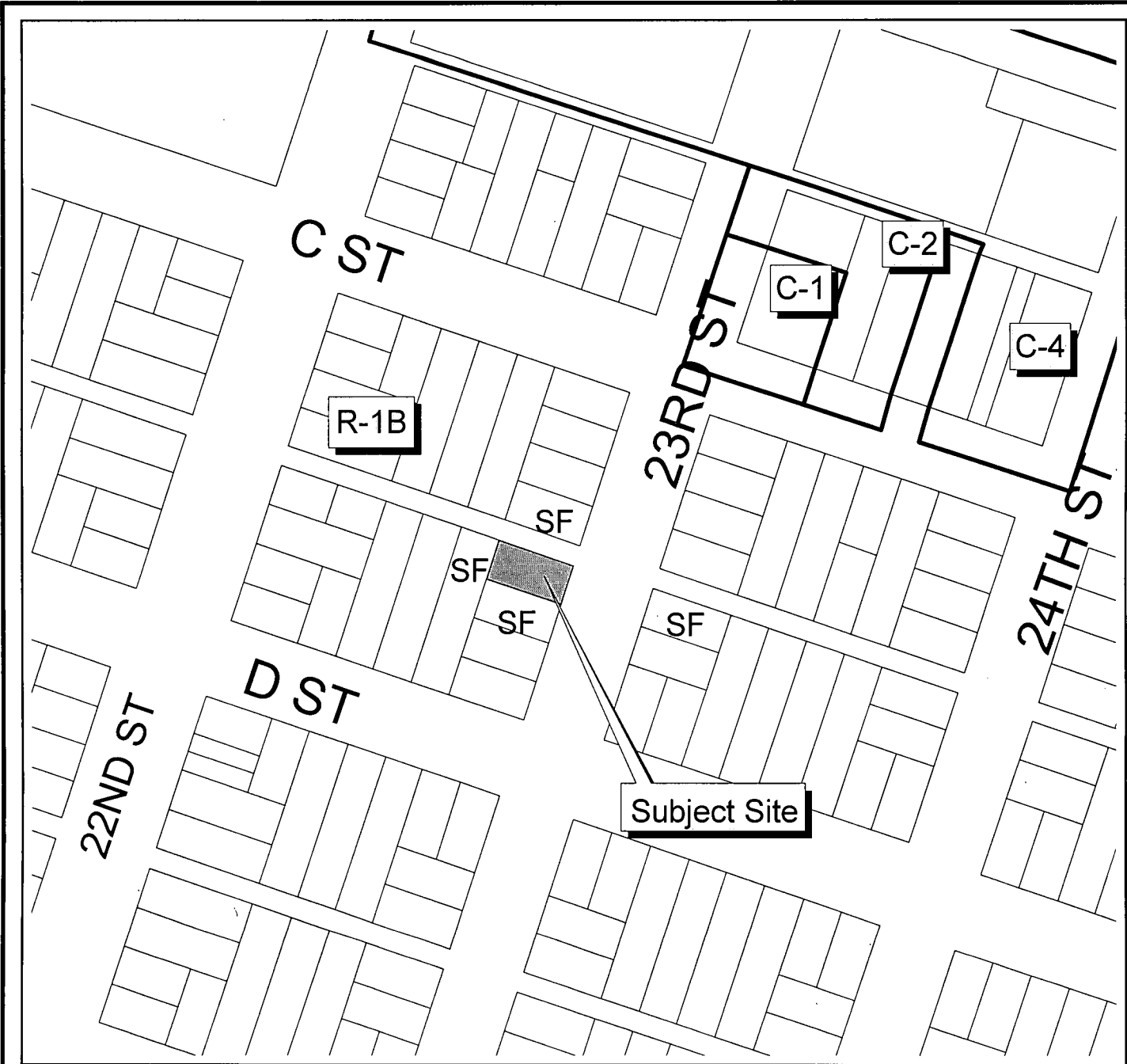
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
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VICINITY MAP





Neighborhoods, Planning
And Development Services
Department

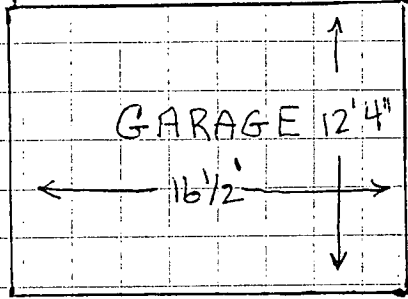
Geographic
Information
System

LAND USE AND ZONING



EXHIBIT A

216 23rd St
Sac. Ca



15' 2"

Alley

8 1/2'

House
961 sq. ft

RECEIVED
 JUN 11 1999
 CITY OF SACRAMENTO
 CITY PLANNING DIVISION

Scale
1/4" = 2'



990-667

EXHIBIT B

Pam Wofford
316 - 23rd St
Sacramento, Ca.

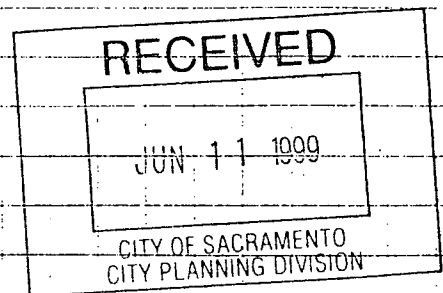
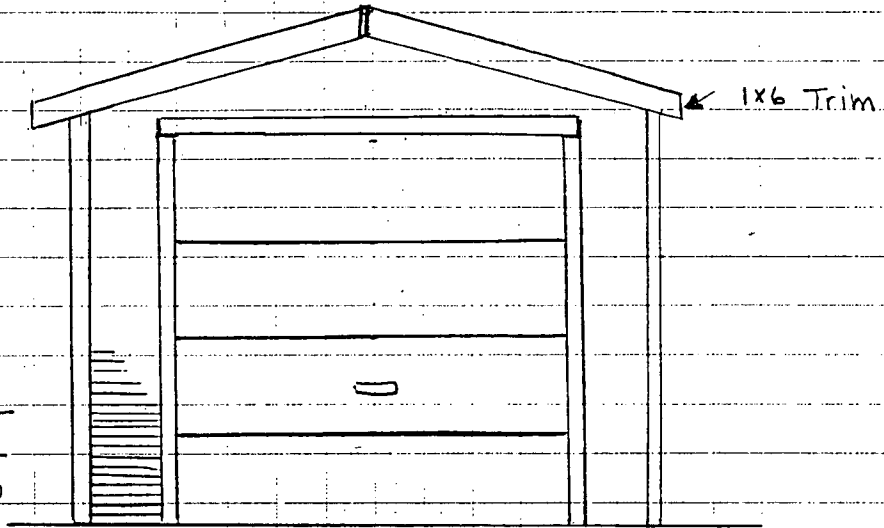
New garage will be built of the same size as the old.

We will have same siding as in is now. This siding is also on the house. (shiplap siding - see photo)

Garage will be trimmed with 2x4 trim boards.

Garage door will be metal (roll up type) as it is now. (7' high)

Standard 2x4 @ 16" framing for walls

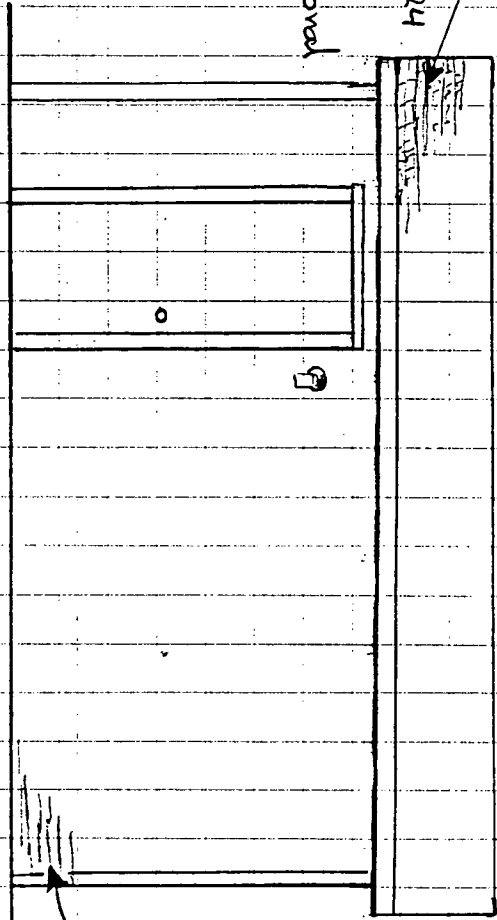


Pam Wofford

316 - 23rd St,
Sac. Ca.

Roof
Framework 2x6@24
Wafers/Board sheathing
Composition - dimensional
Shingles (white)

Side view



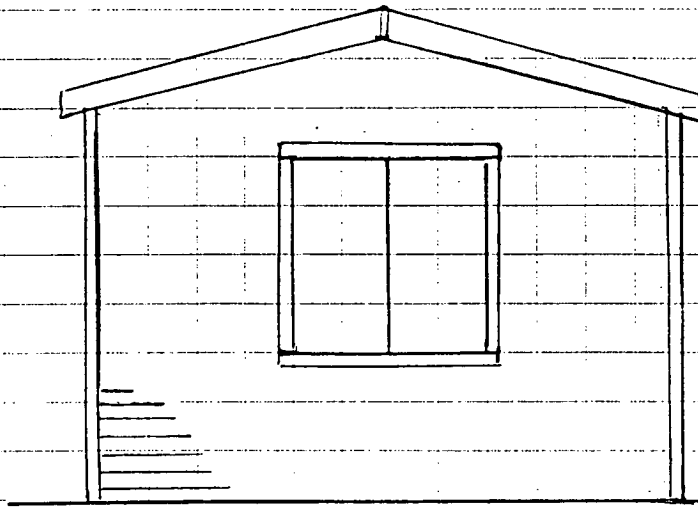
Shiplap siding
2x4 trim on the
sides + around
door

2x6 Trim board

EXHIBIT D

Pam Wafford
316 23^{1/2} St
Sac. Ca.

BACK View



1 - 4x4 sgl pane window

All trim + siding is the same everywhere

EXHIBIT E

316 23rd St,
Sacramento, Ca.

