

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Rex McLean, Architect, 3000 T Street, Suite 200, Sacramento, CA 95816		
OWNER	Lana Moffit and Chris Peterson, 523 Garden Street, Sacramento, CA 95815		
PLANS BY	Rex McLean, Architect, 3000 T Street, Suite 200, Sacramento, CA 95816		
FILING DATE	01/28/93	ENVIR. DET.	Exempt 15301 & 15303
ASSESSOR'S PCL. NO.		275-0233-013-0000	REPORT BY D.Holm

APPLICATION: A. Variance to reduce the required five foot side yard setback to 2 feet 2 inches for a proposed 720± square foot attached garage on 0.19± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 523 Garden Street
(Council District #2)

PROPOSAL: The applicant is requesting the necessary entitlements to attach an existing detached garage to the existing single family residence and construct a second story over the existing garage.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento	
Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1

Property Dimensions:	56' x 147'
Property Area:	.19± acres
Existing Lot Coverage:	23%
Proposed Lot Coverage:	37%
Square Footage of Existing Structures:	1,807± square foot existing
Square Footage of Proposed Addition:	360± square foot of living area
	200± square foot carport/deck
	690± square foot balcony/deck
	1,250 square foot addition
Height of Existing Residence:	Two Story
Height of Proposed Addition:	Two Story

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Exterior Building Materials:	Stucco with Horizontal siding
Roof Material:	Wood Shake
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The site is .19± developed acres located in the Standard Single Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na). The surrounding land uses and zoning include single family residences, zoned Standard Single Family (R-1), to the north, south, east, and west.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to allow an existing detached garage to be attached to the existing single family residence which would permit the addition of a second story study over the garage. As proposed a large deck and balcony will be constructed between the residence and the second floor of the garage. In addition, a carport will be constructed off the rear of the existing garage to allow additional covered parking.

C. Staff Analysis

The applicant is requesting a variance to allow the existing detached garage which is located two feet two inches off the side property line to be attached to the existing single family residence. As proposed a large deck and balcony will be constructed between the existing structures to provide a common connection which would attach the structures. In addition, the applicant is proposing to construct a second story study over the existing garage and a new carport off the rear of the existing garage (See Exhibit A). The proposed structure will not encroach into the required rear yard. The proposed balcony, deck and carport addition to the existing single family residence and garage, will result in approximately 37 percent of the lot being covered with structures.

The applicant has worked with planning staff on the proposed project to insure that the proposed addition will be compatible with the adjacent residences. Provided that the deck connecting the existing residence to the proposed second floor of the garage is constructed, the residence and garage will be considered attached. A variance is required to attach the garage to the residence as the side yard setback along the western property line is two feet two inches. The deck, balcony and patio will attach the structures and is required to be maintained as a connection or a variance to allow a second story on a detached garage will be required to be obtained. Planning staff has discussed this with the applicant and the applicant has stated that the proposed connection will be constructed and maintained if the variance is approved.

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As proposed the second story study above the garage will be used as additional living area with access from the second floor of the existing residence . Planning staff has verified with the applicant and the property owner that the proposed addition will not be used as a second residential unit. Planning staff has recommended that the applicant construct the appropriate firewall along the west property line to accommodate a second residential unit in the future. If the structure is constructed with the appropriate firewall along the west property line the 360 square foot living area could be converted to a second residential in the future if a special permit was obtained from the Zoning Administrator.

The proposed carport will be located to the rear of the existing garage. As the property is 147 feet in depth the remaining rear yard area after the construction of the carport will be 27 feet in depth. As proposed the top of the carport will be constructed as a deck/patio area off the proposed study. To provide a visual barrier for the adjacent property owner the applicant has agreed to construct a minimum of a six foot high lattice type wall on top of the proposed carport. Additionally, the applicant could provide a lattice cover over the top of the deck.

Planning staff has surveyed the surrounding area and has found that several of the garages in the area were constructed with a second floor for additional living area. In addition there were several homes that were constructed with less than a five foot side yard setback. As the garage is existing and the proposed plans conform to similar developments within the Woodlake Community planning staff has no opposition to the reduced side yard setback along the west property line.

D. Building Design

The existing single family residence is a stucco home with horizontal wood trim and a wood shake roof. The proposed second story addition, balcony, deck and patio will be constructed to match the existing single family residence. As previously mentioned planning staff has discussed the construction of a six foot high lattice type wall above the carport along the western property line. The applicant should provide to the Planning Director for review and approval a detailed drawing of what type of barrier will be constructed above the carport.

E. Agency Review

The proposed project was reviewed by the City's Traffic Engineering, Engineering Development, Building, Fire, Police and Water and Sewer Divisions. No comments were received.

F. Neighborhood Comments

The proposed project is within the boundaries of the Woodlake Improvement Association and the Del Paso Boulevard Business Improvement neighborhood associations. Planning staff routed the proposed project to these associations and no comments were received. Planning staff received a letter indicating support of the project from the property owners to the west of the site (Exhibits-F).

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301 and 15303).

RECOMMENDATION: Staff recommends the Planning Commission approve the variance to reduce the required side yard setback for an attached garage and single family residence to two feet two inches subject to conditions and based upon findings of fact which follow:

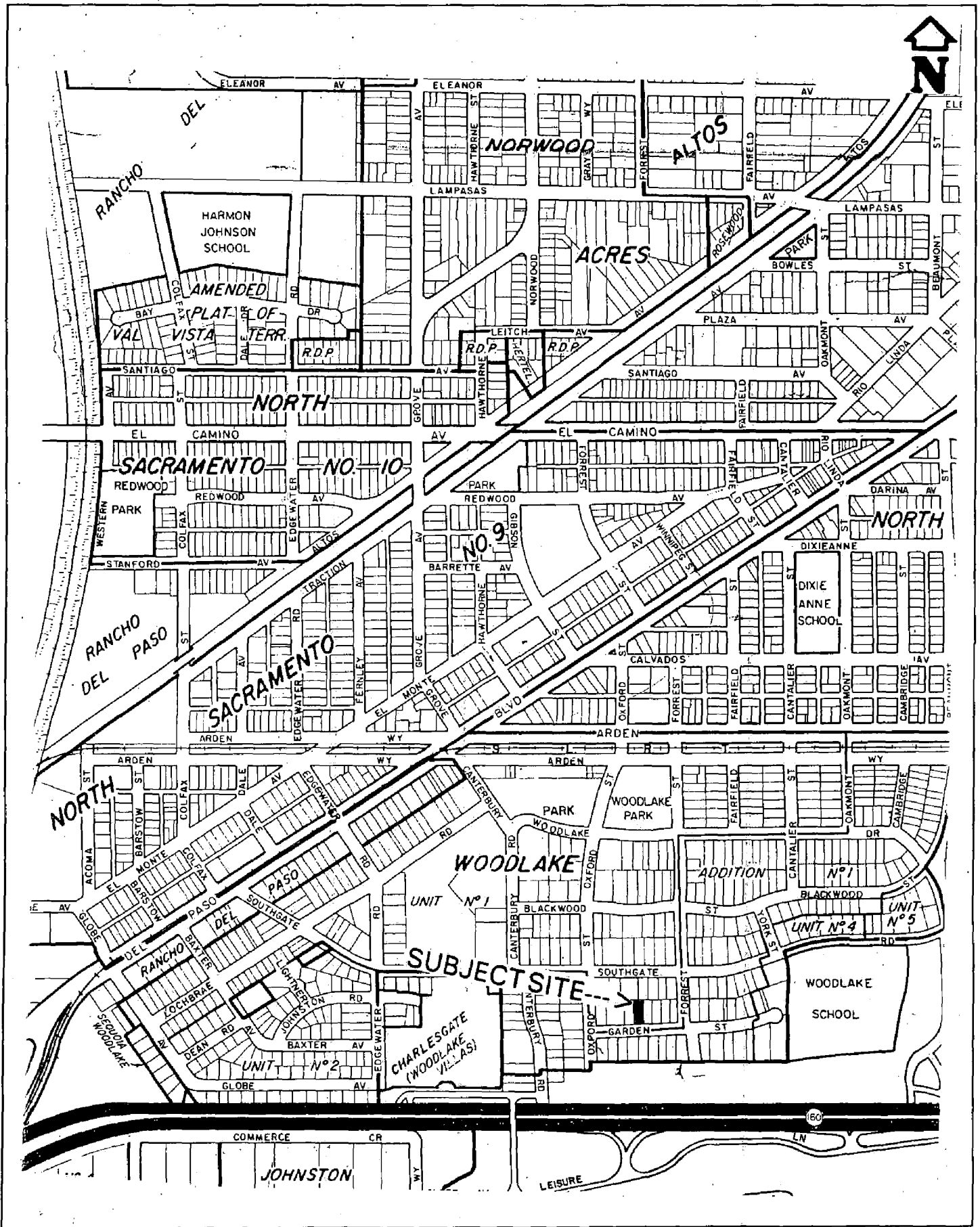
Conditions

1. The second floor study over the existing garage shall not be utilized as a separate living unit unless a special permit is obtained;
2. A minimum of a six foot high lattice wall shall be constructed along the north end of the proposed deck to be located over the carport. The applicant shall submit detailed drawings of the materials to be used to the Planning Director for review and approval prior to issuance of building permits;
3. The proposed deck and balcony that will attach the existing residence to the existing detached garage shall be constructed concurrently with the construction of the second floor addition over the garage;
4. The deck and balcony shall be maintained to provide an attachment between the residence and garage. If the deck and balcony connection are removed a variance for a second story study over the garage would be required;
5. The roof material shall be wood shake to match the roof of the existing single family residence; and
6. The applicant shall obtain all necessary Building Permits.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. adequate space is available on the site to accommodate the proposed addition; and
 - b. the project is compatible with surrounding land uses which consist of single and two story single family structures.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in the creation of a public nuisance in that:
 - a. the proposed addition will not alter the characteristics of the surrounding residential neighborhood;

- b. adequate parking is provided;
 - c. the design and materials of the proposed addition are compatible with the existing residence on the subject site; and
 - d. the reduced side yard setback will not result in an impact on the adjacent properties as the proposed addition will be located adjacent to a garage, no windows will be located on the north elevation and a firewall will be constructed along the north side of the structure.
3. Granting the variance does not constitute a use variance in that single family residences are allowed in the Standard Single Family (R-1) zone and similar variances have been granted to property owners in the area facing similar circumstances.
 4. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan which designates the site for Residential (4-8 du/na).



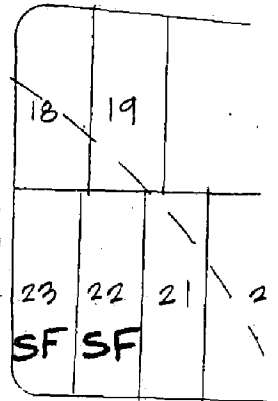
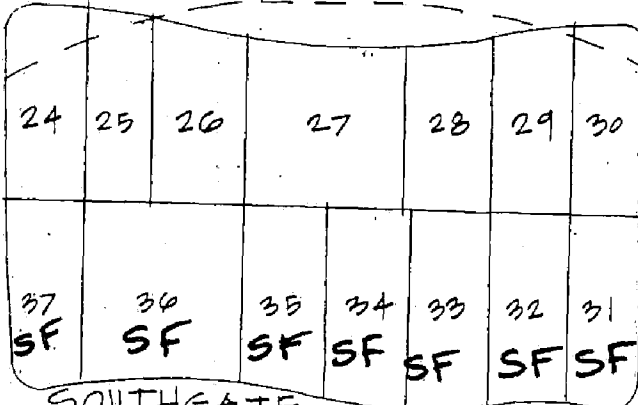
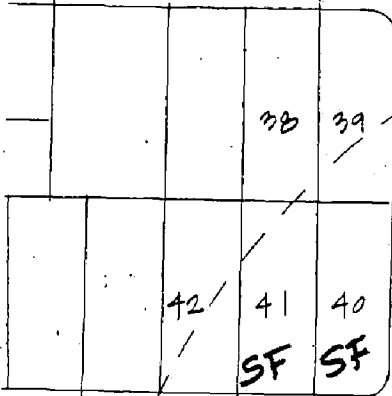
VICINITY MAP

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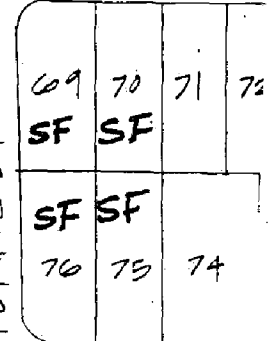
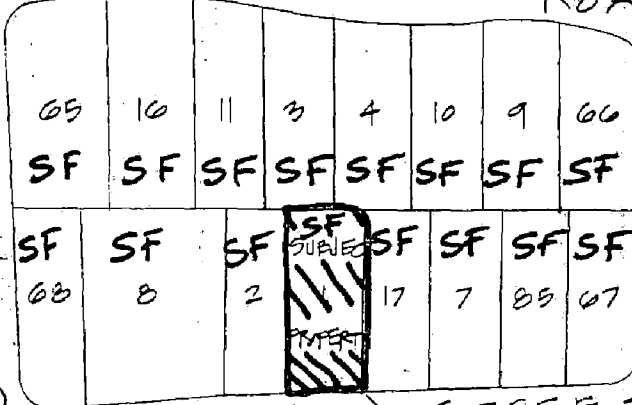
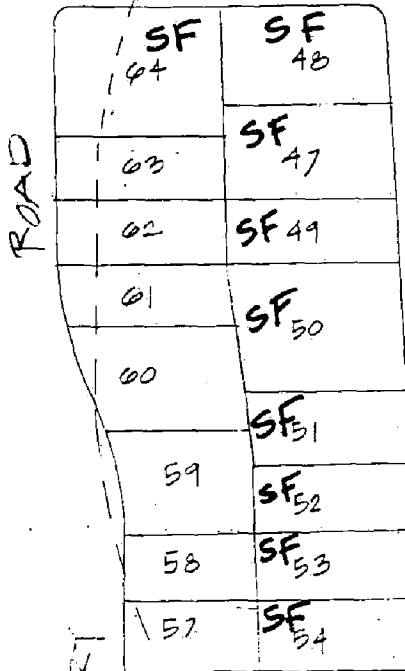
BLACKWOOD STREET

STREET

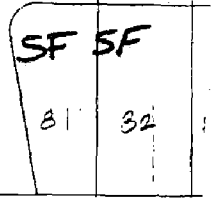
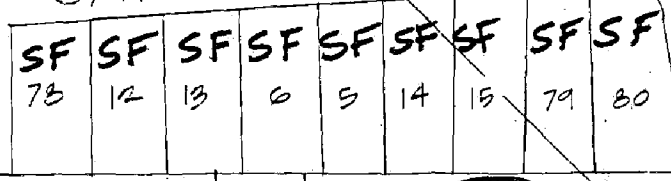


SOUTHEAST ROAD

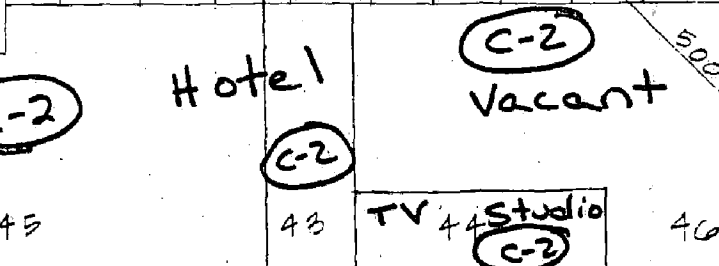
ROAD



GARDEN STREET



INTERBIK ROAD

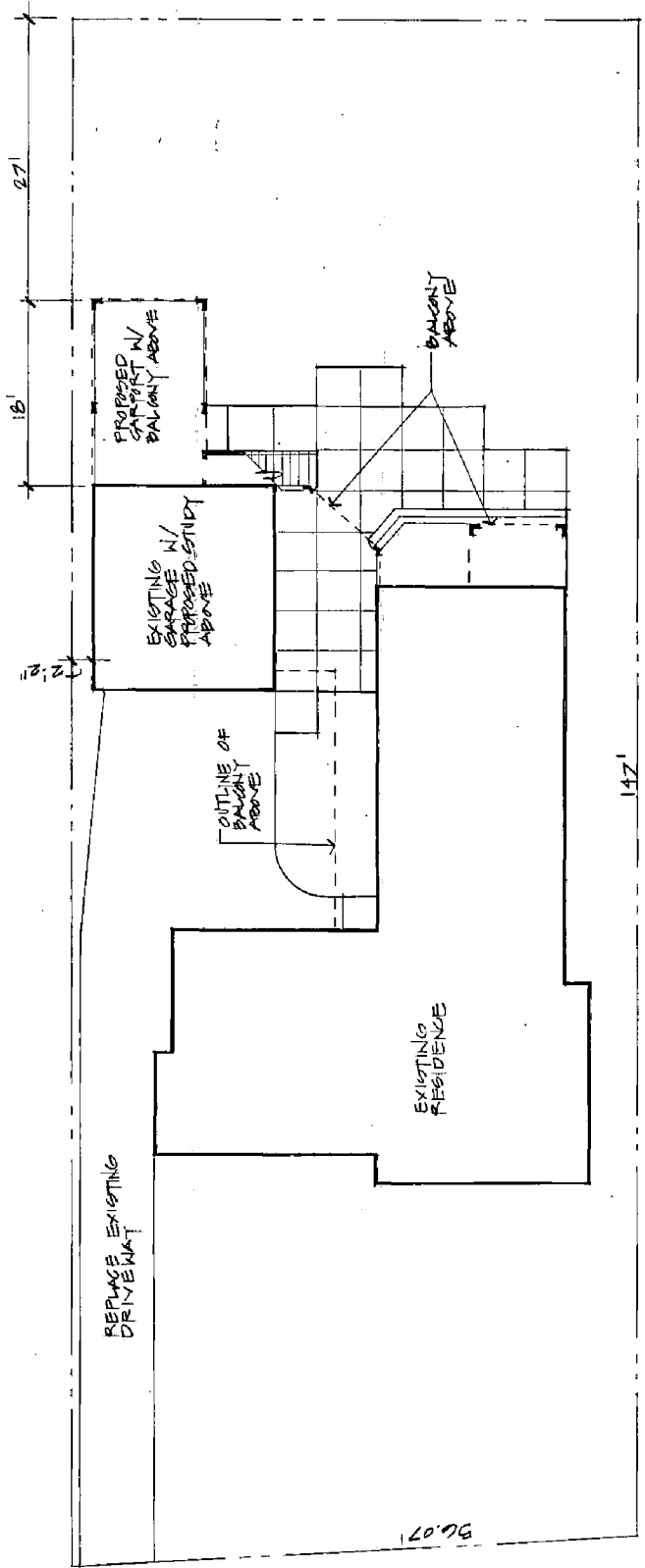


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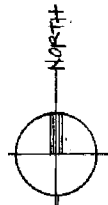
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LAND USE & ZONING MAP

EXHIBIT - A



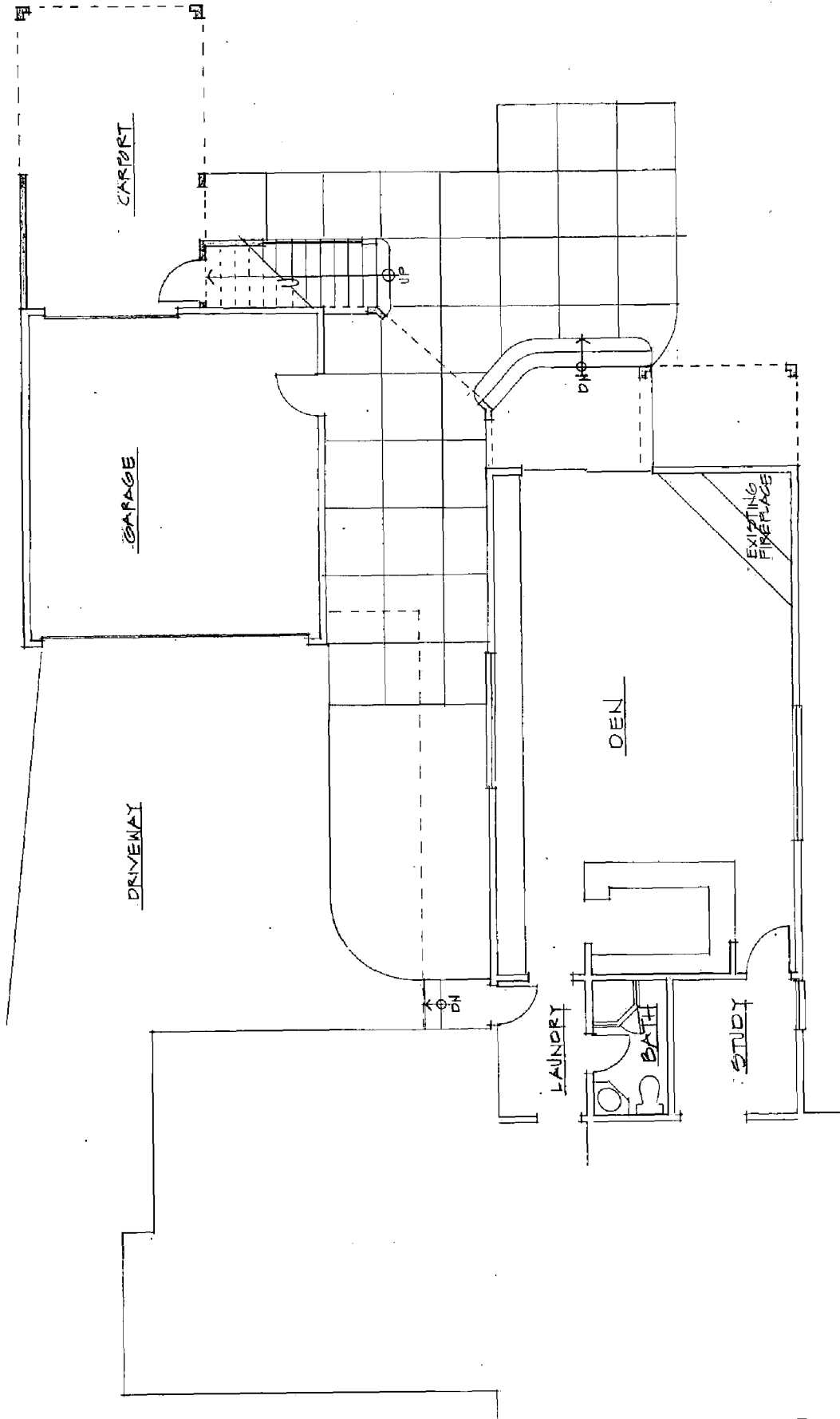
GARDEN STREET



SITE PLAN
10/5/01

03600

EXHIBIT - B



CARPOT

GARAGE

DRIVEWAY

UP

PIPE

DOWN

LAUNDRY

DEN

BATH

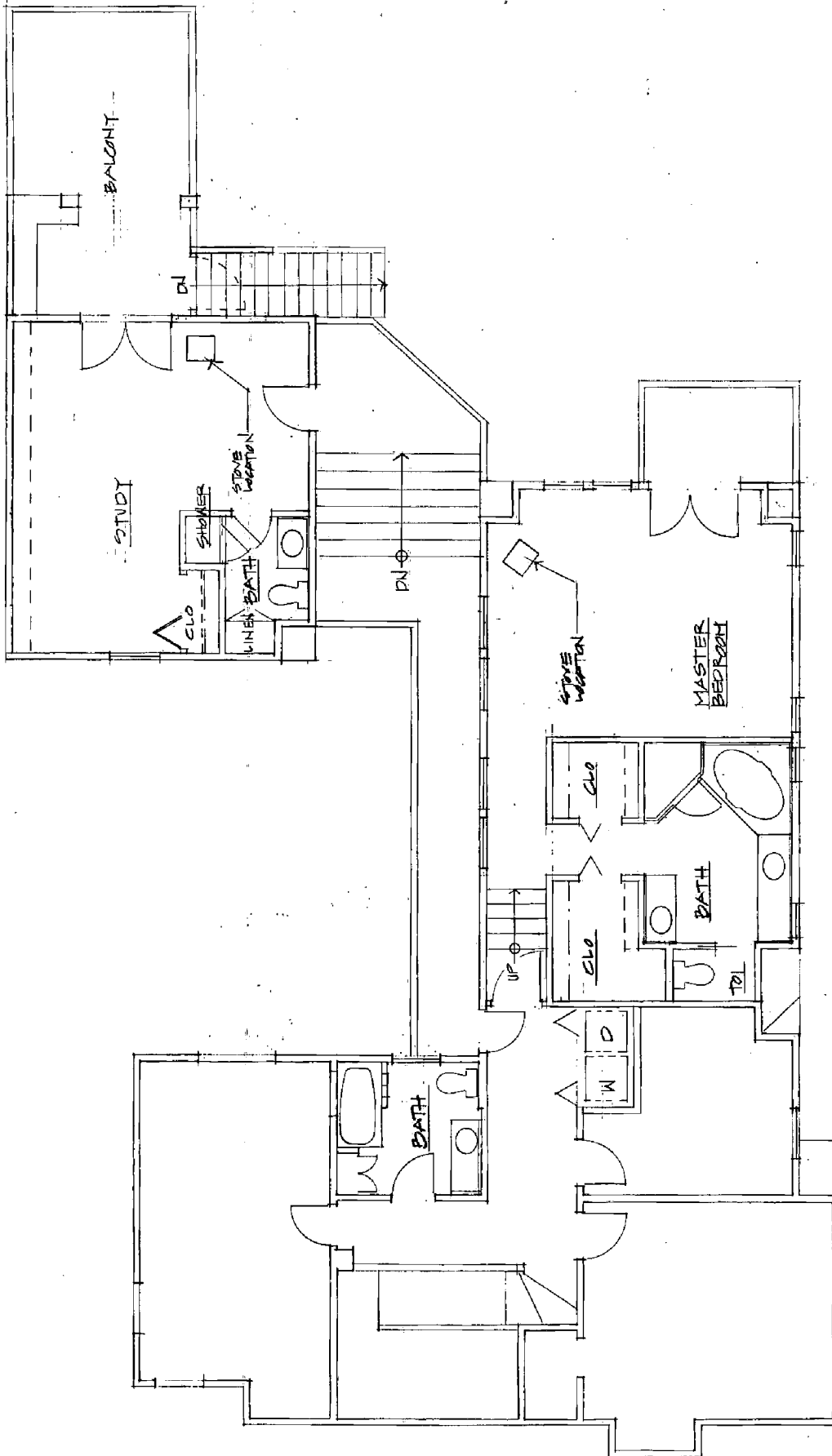
STUDY

EXISTING
FIREPLACE

NORTH
FIRST FLOOR PLAN
1/4" = 1' - 0"

00951

EXHIBIT - C



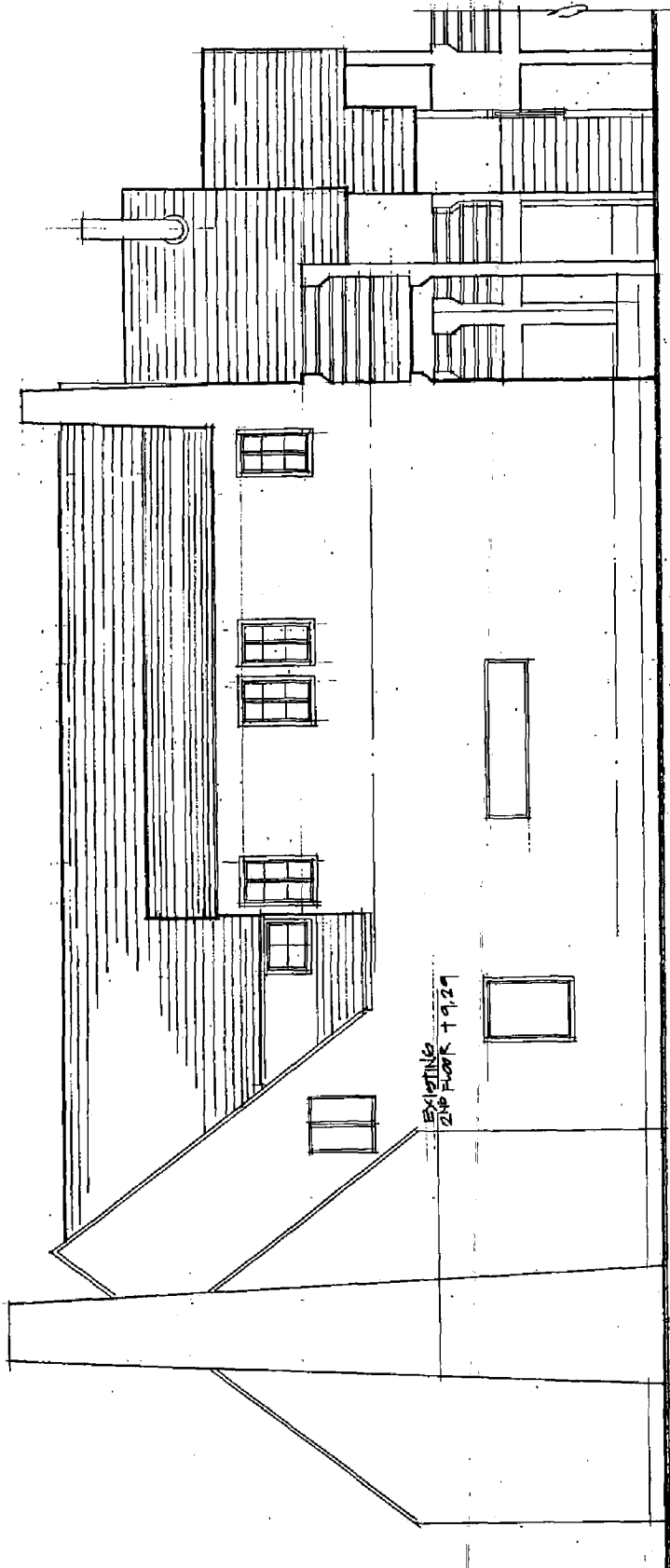
NORTH
SECOND FLOOR PLAN
1/4" = 1'-0"

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P93-021

APRIL 22, 1993

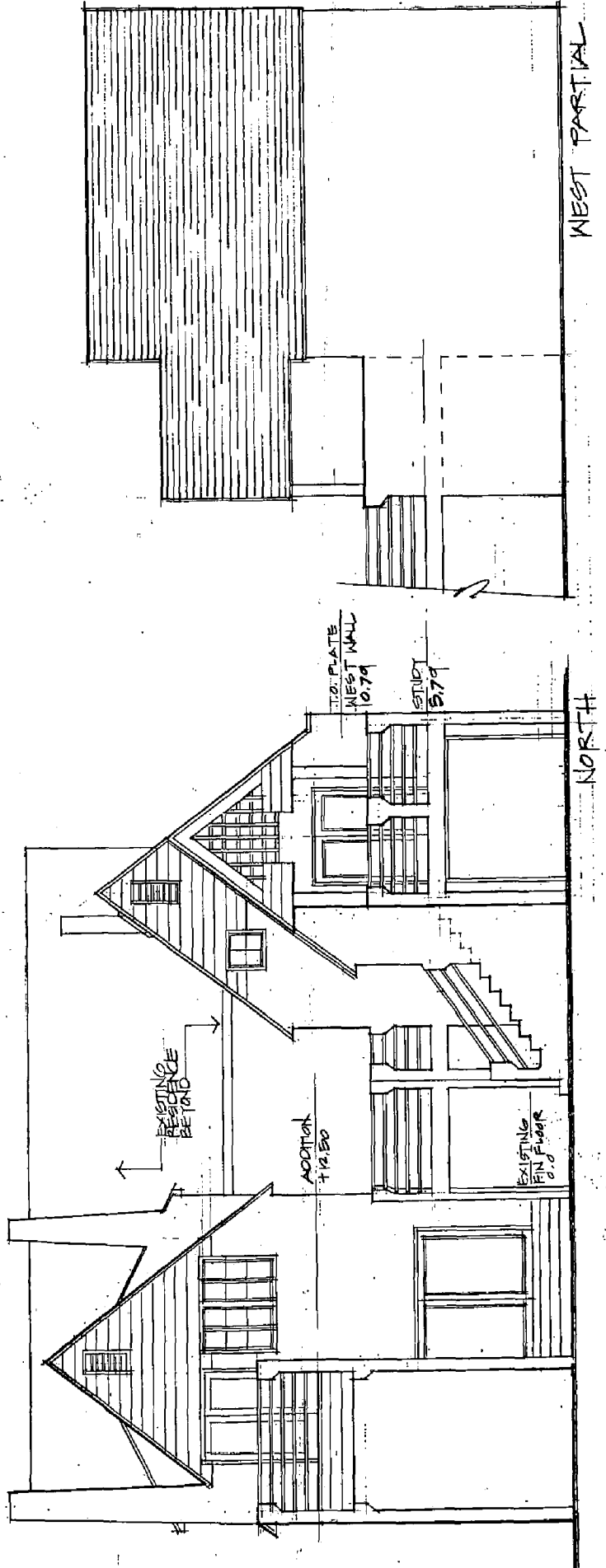
ITEM NO. 178



EXISTING 2ND FLOOR +9.29

EAST

00354



TO PLATE WEST WALL 10.79

STUDY 5.79

EXISTING RETRO

ADDITION +12.50

EXISTING FIN FLOOR 0.0

NORTH

WEST PARTIAL

EXHIBIT - F

Bill and Margaret Cross
519 Garden Street
Sacramento, CA 95815

March 7, 1993

City of Sacramento
Department of Planning & Development
1321 I Street, Suite 200
Sacramento, CA 95814

Attn: Dawn Holm

Re: Proposed project at 523 Garden Street.

We have reviewed the proposed plans for the additions to 523 Garden Street, including the plans for the garage, carport, and overhead balconies, and have no objections to this project. We consent to any variances which are required to carry out these plans.

Sincerely,


Bill Cross


Margaret Cross

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P93-021

APRIL 22, 1993

ITEM NO. 17