

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	David A. Beveridge, 933 45th Street, Sacramento, California 95819			
OWNER	David A. Beveridge, 933 45th Street, Sacramento, California 95819			
PLANS BY	Sunrise Design, Inc., 9278 Madison Avenue, Orangevale, California 95662			
FILING DATE	June 11, 1990	ENVIR. DET.	Exempt 15301e	REPORT BY CG
ASSESSOR'S PCL. NO.	008-0095-013			

APPLICATION: Planning Director's Special Permit to reconstruct a non-conforming structure, a detached garage containing 591± square feet which exceeds the maximum twenty-five percent rear yard lot coverage, on 0.14± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 933 45th Street

PROPOSAL: The applicant is requesting the necessary entitlements to reconstruct a non-conforming detached garage which exceeds the maximum twenty-five percent rear yard lot coverage.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 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

Parking Required:	One-car garage
Parking Provided:	Two-car garage
Property Dimensions:	50' x 120'
Property Area:	0.14± acres
Square Footage of Existing Unit:	1,596± square feet
Square Footage of Garage:	591± square feet
Height of Garage:	17 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Cedar Shake

BACKGROUND INFORMATION: The applicant was issued a Building Permit on May 2, 1990 to remodel the existing, detached garage. After beginning the remodel, the applicant determined the structure needed foundation repair, due to damage from a grade change to the rear of the property and an existing tree, and demolished the garage. A Planning Director's Special Permit is required prior to the reconstruction of the garage, due to its non-conforming structure status. The detached garage exceeds the maximum twenty-five percent rear yard coverage allowed for detached accessory buildings.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.14± acres developed with a single family residence in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding zoning is R-1 and the surrounding land uses are single family residences.

B. Applicant's Proposal

The applicant is proposing to reconstruct a detached garage in the rear of the subject site. The garage is to contain 591± square feet and be able to accommodate two cars and a work bench area.

C. Staff Analysis

Staff has no objection to the reconstruction of the non-conforming structure. The garage is being slightly expanded, however, the expansion is occurring outside the fifteen foot rear yard setback area. The existing garage footprint is also being modified to accommodate the tree in the rear which originally damaged the foundation. There is adequate space between the garage and the existing residence.

The 591± square foot garage covers 52.5 percent of the fifteen foot rear yard. The Zoning Ordinance allows only 25 percent coverage of the rear yard. Staff has no objection to this increased coverage since this situation has existed for nearly 45 years. The total lot coverage, including the residence and the garage, is only 36 percent. There is adequate open yard area on the site. The Zoning Ordinance limits the wall height of a detached structure to ten feet and the total height of the structure to 18 feet. The garage may also not be used as living quarters.

The exterior material of the garage is stucco (see Exhibit B). The roof material is cedar shake. The garage doors are raised panel. The design of the reconstructed garage is compatible with the existing residence and the surrounding neighborhood.

A modified Section 12 (Non-conforming Use Regulations) of the Zoning Ordinance became effective March, 1990. This new language gives the Planning Director authority to issue a Planning Director's Special Permit to authorize reconstruction or restoration of a non-conforming structure devoted to a residential use.

D. Neighbor Comments

The applicant has notified the adjacent property owners of the request for a Planning Director's Special Permit to reconstruct the non-conforming garage. No opposition has been received.

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

RECOMMENDATION: Staff recommends the Planning Director approve the Planning Director's Special Permit to reconstruct the non-conforming garage subject to conditions and based upon findings of fact which follow.

Conditions

1. The wall height of the garage shall not exceed ten feet and the height to the peak of the roof shall not exceed 18 feet.
2. The garage shall not be used for living quarters.
3. The footprint of the garage shall be as indicated on the submitted site plan (Exhibit A).

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that it is reconstruction of the previous garage and the total lot coverage does not exceed forty percent.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare and will not result in the creation of a nuisance in that:
 - a. It is a reconstruction of a previous non-conforming situation;
 - b. Adequate open space is provided on the site; and
 - c. The design is compatible with the existing residence and surrounding residences.
3. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).

Report Prepared By:

Cindy Gnos
Cindy Gnos, Assistant Planner

7-16-90
Date

Recommendation Approved By:

Joy Patterson Sr. Planner
for Marty VanDuyn, Planning Director

7-16-90
Date

CHRIS OLIVEIRA & ASSOCIATES
11346 Sunco Drive Suite 100
RANCHO CORDOVA, CALIFORNIA 95742
(916) 631-9701

JOB _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

DEAD LOAD

	PSF
RAFTERS	3
SKIP SHG	1.5
STAKES	2
GYP	2.75
INSUL	1
CLG	2
MISC	3.75
	<hr/>
	15.25

GARAGE BEAMS

$ATTN = 11 \frac{#}{L}$

$W = 1(15 + 6) = 24 \frac{#}{L}$

$SPAN = 20' MAX$

$LDF = 1.25$

$M = 204600 \#'$

$REQ'D S = 68.2 \quad C.S. = 1$

$V = 3410 \#$

$REQ'D A = 24.8$

$\frac{M}{S} = 10 \frac{#}{L} \quad 24P - 14 \frac{#}{L}$

COL - 4x6x8

$f_c = 177 \text{ PSI OK BY INSPECTION}$

COL HITS ON THE POSTING

G' SPAN BEAM

$M = \frac{341 \times 6^2 \times 12}{8} = 30944 \#'$

$REQ'D S = \frac{M}{1300 \times 1.25} = 60.6$

$V = 341 \times 8 = 2728 \#$

$REQ'D A = \frac{V}{2 \times 8 \times 1.25} = 38.5$

6x10 DFL No. 1

CHRIS OLIVEIRA & ASSOCIATES

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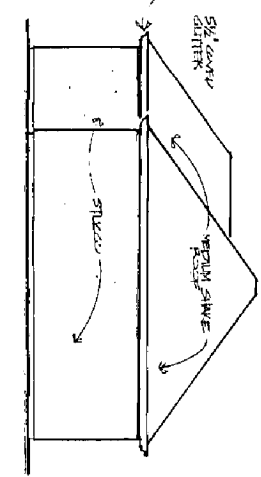
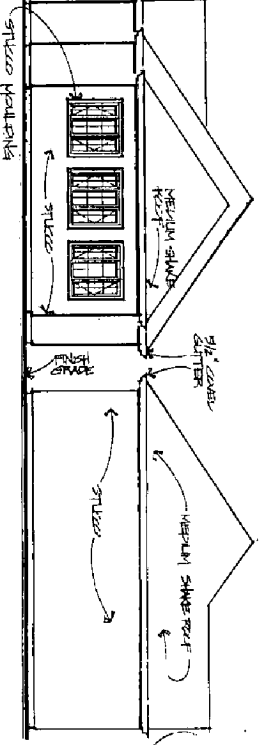
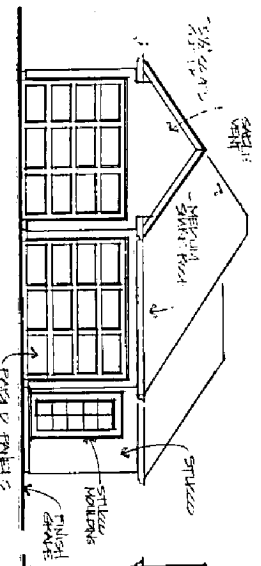
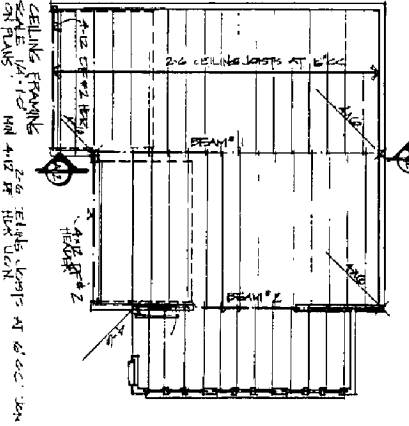
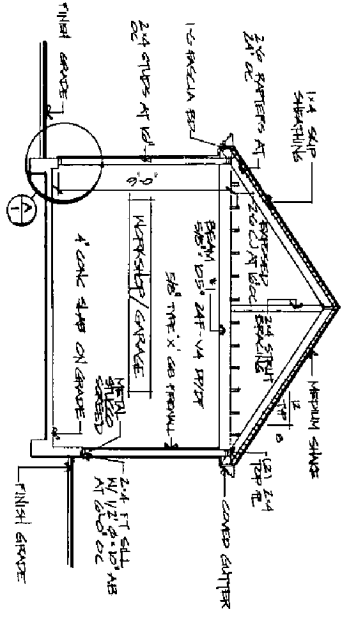
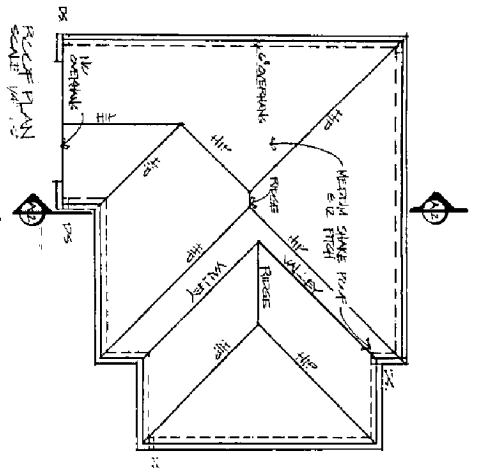
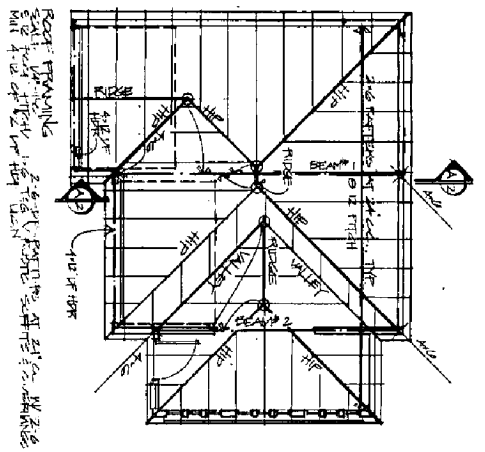
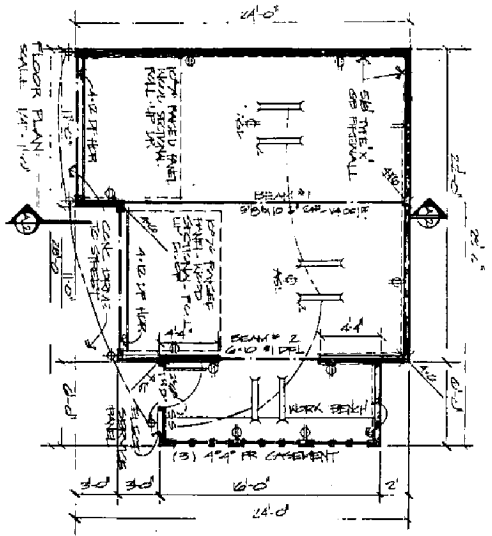
JOB _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

BEAM CALCS FOR
BEYERIDGE CONSTRUCTION

E-7-90



Chris Oliveira
Chris Oliveira



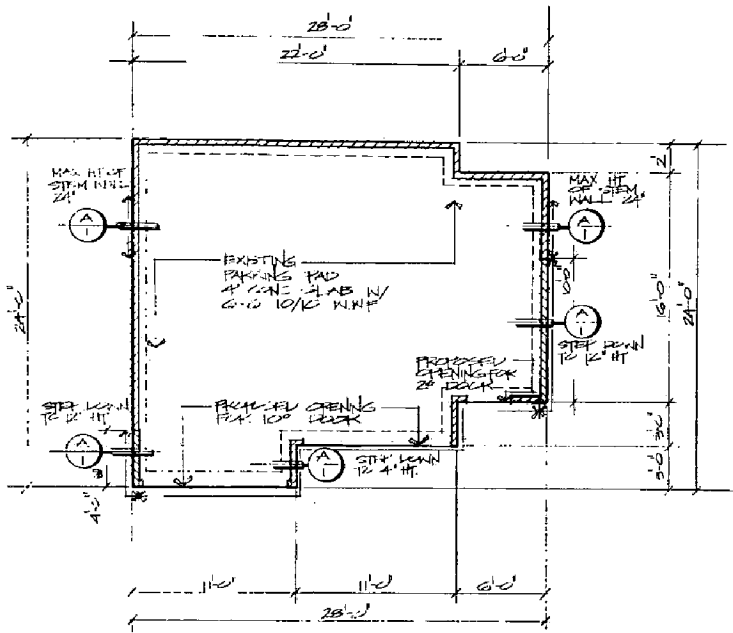
DATE	08-11-92
SCALE	1/4" = 1'-0"
JOB NO.	333
NO. OF	421 P.
DRAWN BY	SL

Plans For:
DAVID BEVERIDGE CONSTRUCTION 02826
 P.O. Box 951 Davis, CA 95617 PH: 487-5303

SUNRISE DESIGN INC.

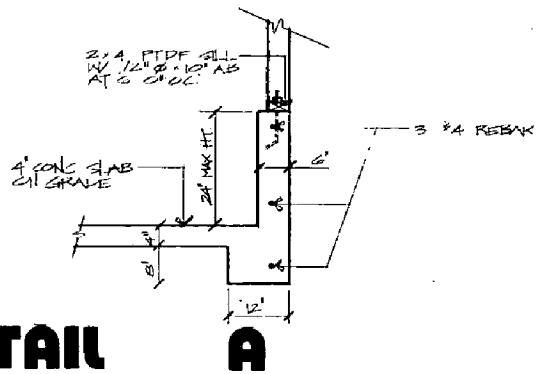
988-8511
 2878 Redwood Ave.
 Emeryville, CA 94608

SHEET
2
 OF 3



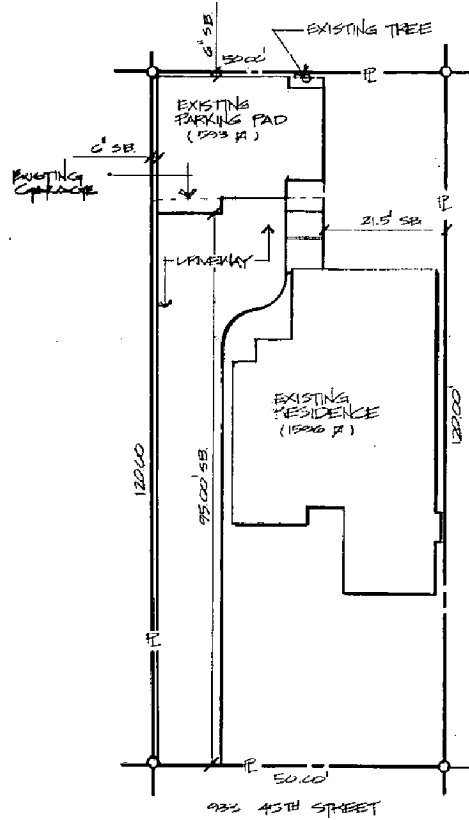
FOUNDATION

SCALE: 1/4" = 1'-0"



DETAIL A

SCALE: 1" = 1'-0"



	62 FT
PARKING PAD	593 sq ft
(E) HOUSE	1506 sq ft
TOTAL	2189 sq ft
LOT COVERAGE	(2189/6000) x 100 = 36%

SITE PLAN

SCALE: 1" = 10'-0"

DATE	6-1-82
SCALE	LISTED
JOB NO.	003
SQ. FT.	5075 sq ft
DRAWN BY:	CL

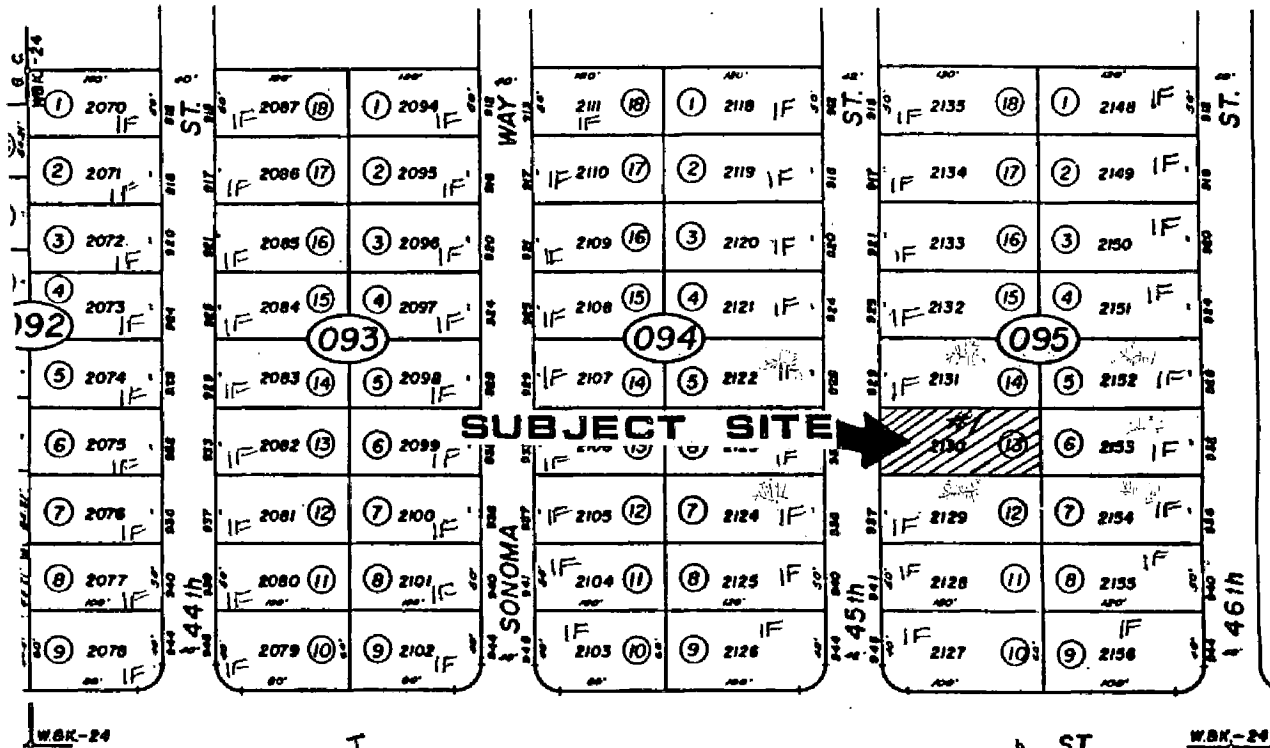
Plans For:
DAVID BEVERIDGE CONSTRUCTION 002825
 P.O. Box 951 Davis, CA 95617 PH: 457-5303

SUNRISE DESIGN INC.
 988-8511
 9278 Madison Ave.
 Orangevale, CA 95662

SHEET
 1
 OF 3

CONTRACTOR TO VERIFY ALL NOTES AND DIMENSIONS ON THESE DRAWINGS.

P90 255



ALL ZONED
R-1

LAND USE & ZONING MAP 002824

VICINITY MAP

002823

