

CITY PLANNING COMMISSION

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

APPLICANT	DeWitt Russell, 1600 Markham Way, Sacramento, CA 95818		
OWNER	Nick Leonard, 1862 Fifth Avenue, Sacramento, CA 95818		
PLANS BY	Applicant, DeWitt Russell, 1600 Markham Way, Sacramento, CA 95818		
FILING DATE	10/31/86	ENVIR. DET.	EX 15303e
ASSESSOR'S PCL. NO.	12-224-15		
		REPORT BY	FG/vf

APPLICATION: A. Variance to reduce required 20 foot driveway to 18 feet.
 B. Variance to exceed 25 per rear yard coverage.

LOCATION: 1862-5th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a detached garage.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 Riverside - Land Park Community Plan Designation:	Light density residential
Existing zoning of site:	R-1
Existing land use of site:	Residential

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	100'
South: Residential; R-1	Side(int):	variable	2'
East : 2F; R-1	Side(St):	so long as	18'
West : Residential; R-1	Rear:	25 percent rear yard coverage is not exceeded	2'

Parking required:	1 space
Parking provided:	2 spaces
Property dimensions:	40' x 120'
Property area:	0.1+ acres
Square footage of building:	360 Sq. Ft.
Height of building:	16 Ft.
Topography:	Flat
Street improvements:	Existing
Utilities:	Existing
Exterior building materials:	Wood frame, stucco
Roof material:	Composition shingles

PROJECT EVALUATION: Staff has the following comments regarding this project:

A. The subject site consists of a 0.11 acre lot which is developed with a single family residence. The site is zoned single family (R-1) and is designated for residential and light density residential uses in the General Plan and the 1963 Riverside - Land Park Community Plan respectively. Surrounding uses are exclusively single family.

- B. The applicant is proposing to construct a 2-car garage in the rear yard area. The structure would be wood frame construction with an exterior stucco finish and composition shingle roof. The proposed structure would be 16 feet in height and designed to be architecturally compatible with the existing residence.

Originally, a garage was located on the spot where the applicant proposes a new one. It is unclear as to when the 'old' garage was torn down, but, evidently, it was some time ago. The applicant would construct the new garage on the old garage foundation. The proposed garage would violate City standards with regard to rear yard coverage and minimum driveway length. Approximately 43 percent of the rear yard area would be covered with the garage where only a 25 percent coverage is permitted by Ordinance. The driveway would be only 18 feet in length, 2 feet less than is required by Code.

Staff has reviewed the proposal and the subject site. The lot is only 40 feet wide, which is substandard in size (width) and would not be wide enough to permit a garage/driveway to be constructed off of the front of the lot (5th Avenue). The only logical place to locate a garage is at the rear of the lot with access from the street side yard (29th Street). An existing driveway and foundation are located in this area of the lot. There are no building permits to indicate when the original garage was constructed, however, old Planning Department Land Use Records do indicate that a garage was located on the site in the approximate location the applicant wishes to construct the new garage. In addition, the adjacent lot to the south of the site has an existing garage which is constructed in a manner and location similar to that being requested by the applicant on his site. Staff feels that the necessary findings for a hardship can be made to justify the granting of a variance, i.e., the lot is substandard in size and similar uses exist in the immediate vicinity under similar circumstances.

- C. The project has been reviewed by the Traffic Engineering. They had no comment. Staff would recommend that the garage door be a 'roll-up' type and that an automatic door opener be installed.

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

RECOMMENDATION: Staff recommends the following action:

- A. Approval of the variance to reduce the required 20 foot driveway to 18 feet subject to conditions and based upon Findings of Fact which follow:
- B. Approval of the variance to exceed the 25 percent rear yard coverage by 18 percent subject to conditions and based upon findings of fact which follow:

Conditions:

1. The garage door shall be a 'roll-up' type with an automatic garage door opener;
2. The garage shall be compatible in design with the existing single family residence (i.e., stucco, asphalt shingles).

Findings of Fact:

1. Granting of the variances would not constitute a special privilege extended to one individual property owner in that similar uses on adjacent lots currently exist;
2. Evidence indicates that the lot is substandard in size and would not accommodate the placement of a standard garage with minimum setbacks on the site;
3. Granting of the variances would not be injurious to public welfare, health and adjacent property in that:
 - a. the proposed garage would be located next to a similar garage on the adjacent lot, thereby reducing any impacts on the adjacent residential use;
 - b. useable rear yard area would be provided for the subject site.



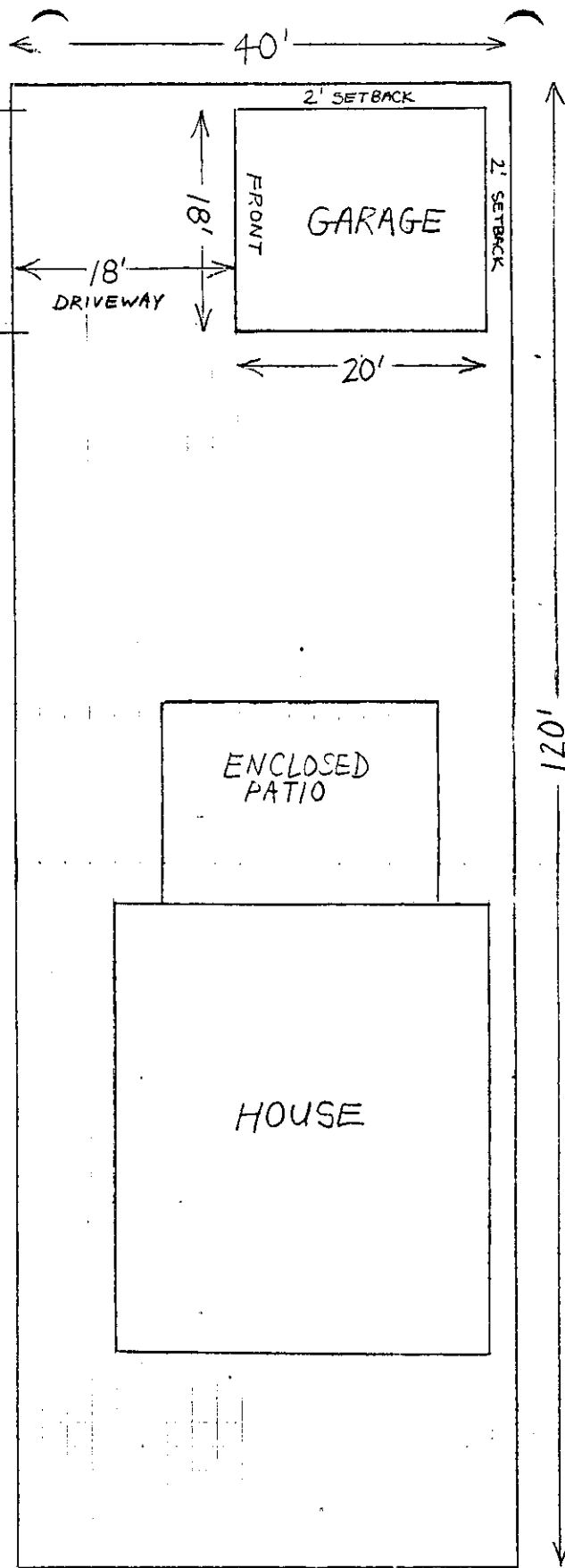
VICINITY - LAND USE - ZONING

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12-4-86

Item 36

19TH STREET



DEWITT RUSSELL
1862 5TH AVE.
SACRAMENTO
444-6512



SCALE (NTS)
0 10' 20'

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5TH AVENUE

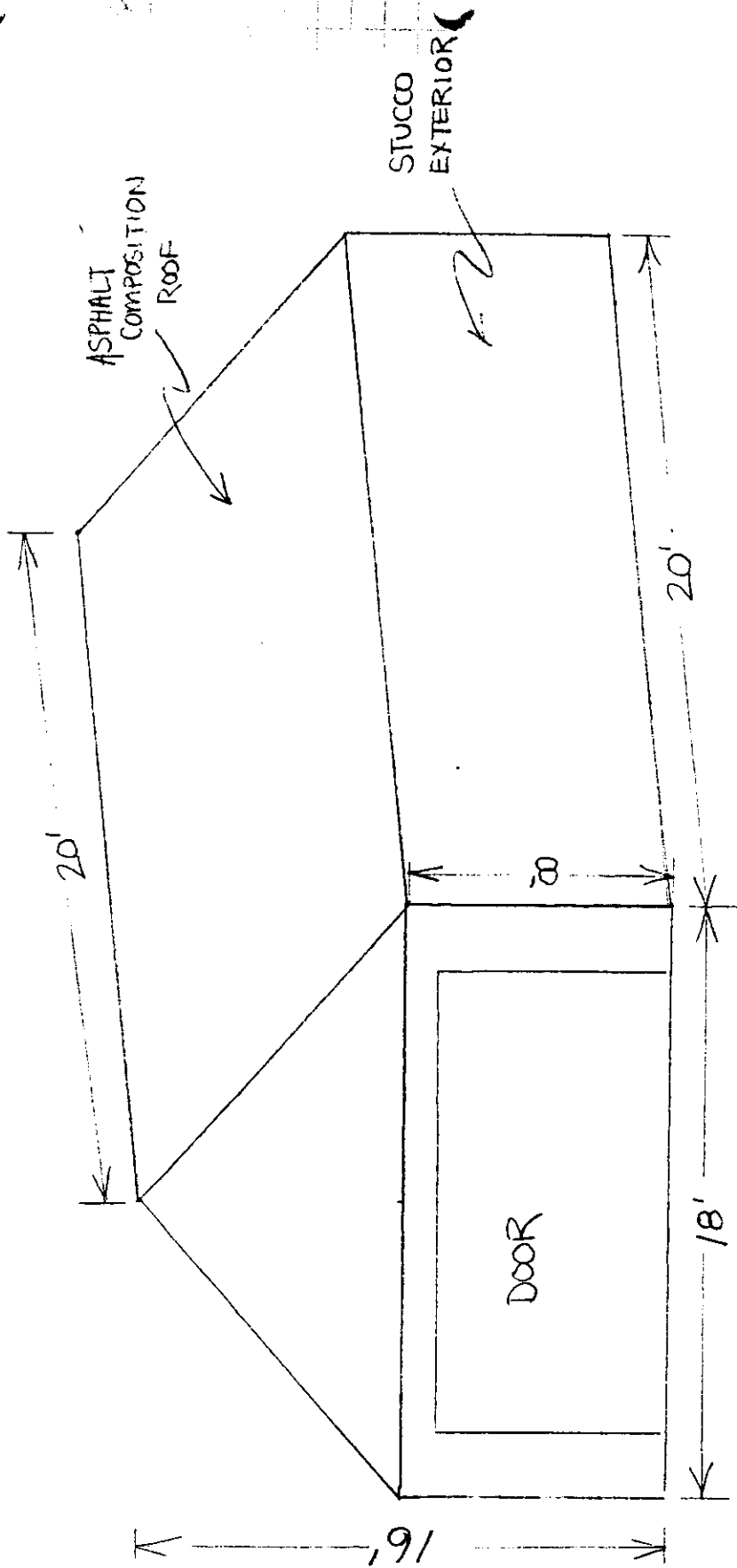
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Item 36

DEWITT RUSSELL
1862 5TH AVE.
SACRAMENTO 444-6512.

RESIDENTIAL
2-CAR GARAGE



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