

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

APPLICANT: James Douglas and Aubrey Elizabeth Joy, 1441 37th Street, Sacramento, CA 95816
OWNER: Applicant
PLANS BY: McDermott Design, 2696 Musgrave Place, El Dorado Hills, CA 95630
FILING DATE: 8-13-92 **ENVIR. DET.:** Cat. Ex. 15301(e)(1) **REPORT BY:** Mike Dale
ASSESSOR'S PARCEL NUMBER: 008-0252-017

APPLICATION: Planning Director's Special Permit to expand a non-conforming structure that contains a 3-foot sideyard setback on 0.16± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 1441 37th Street
City Council District #3

PROPOSAL: The applicant is requesting the necessary entitlement to construct a partial second story addition atop an existing garage. The addition will be flush with the north side of the house which is situated within the 5-foot sideyard setback.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: Standard Single Family Residential (R-1)
Existing Land Use of Site: Single Family Residence with Detached Garage, Gazebo, and Shed

Surrounding Land Use and Zoning:

North: Standard Single Family (R-1)
South: Standard Single Family (R-1)
East: Standard Single Family (R-1)
West: Standard Single Family (R-1)

Parking Required: 1 space
Parking Proposed: 2 spaces
Property Dimensions: 50' x 146'
Property Area: 0.16± total acres
Total Existing Square Footage: 1760
Total Proposed Square Footage: 2589
Existing Lot Coverage: 34%
Proposed Lot Coverage: 36%
Height of Building: 26'
Topography: Flat w/Landscaping
Street Improvements & Utilities: Existing
Exterior Building Materials: Stucco, Brick
Roof Materials: Composition Shingles
Exterior Building Colors: To Match Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.16± developed acres located in the Standard Single Family (R-1) zone. The site is a 7,300 square foot lot located on the east side of 37th Street in the East Sacramento area. It is developed with a 1,760 square foot single family home, a 400 square foot detached garage, 136 square foot gazebo, 93 square foot patio, and a 75 square foot shed. The General Plan designation for the site is Low Density Residential (4-15 du/na). The site is surrounded by residential land uses in the R-1 zone.

B. Applicant's Proposal

The property owner wishes to construct a second floor addition on top of the existing two car garage. The proposed construction would be situated within the 5-foot sideyard setback. The 829 square foot addition will consist of a master bedroom, 1.5 bathrooms, an outdoor deck facing the backyard, and internal stairway. The addition is considered to be "partial" in that the new construction will cover only the garage and the area between the garage and the existing dwelling.

The property owner wishes to retain the quality and integrity of the existing house by designing the second-floor addition to be compatible with the existing architecture. The addition is proposed to be in-line (or "flush") with the existing north wall so that the structure will remain architecturally consistent. Materials to be used will be consistent with those of the existing structure.

C. Staff Evaluation

The City's zoning ordinance requires that structures which are attached to a main building should be deemed to be part of the main building and should conform to the following regulations:

1. Maximum height - as permitted by zone district in which the site is located.
2. Setbacks - as permitted by zone district in which the site is located.
3. Lot coverage - as permitted by zone district in which the site is located.
4. Minimum driveway - minimum of 20 feet of driveway between the front of (said) parking structure and any street right-of-way line.

The proposal is consistent with points 1 and 3, above, in that the height of the proposed structure would be 26 feet high (max. allowed = 35 feet), and the lot coverage would be approximately 36% (max. allowed = 40 percent). The existing driveway is non-conforming in that it is less than 20 feet long and less than 26 feet of maneuvering area is provided. However, since both the garage and driveway were constructed legally and will remain in their present location, the existing driveway does not pose a problem. The proposed addition, however, would encroach within the required 5-foot sideyard setback to the north. The applicant is therefore required to obtain a special permit to construct within the 5-foot sideyard setback.

The proposed addition would also be located too close to the existing covered patio and the gazebo. The zoning ordinance requires that detached accessory structures be located no closer than six feet to the main building. The applicant has been informed of this and has agreed to remove the trellis and to relocate the gazebo to meet the above requirement.

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Section 2-13 of the General Plan directs residential development to be efficient and utilize planned urban resources. The proposal accomplishes this by increasing the utility of the project site while meeting necessary height and area regulations. The City's zoning ordinance also recognizes that in those portions of the City where residential uses have been established, homes may not provide the living space desired by contemporary life style. The ordinance also acknowledges that in order to prevent the waste of valuable resources through the deterioration of existing neighborhoods, to discourage unnecessary suburban expansion, and to ensure the continued vitality and desirability of such existing homes, it may be advisable to waive certain minimum yard requirements through the issuance of a special permit.

The design of the building will utilize materials and architecture which are compatible and consistent with the existing building and neighborhood. The second-story addition will be designed and constructed so as to be indistinguishable from the original construction and architecture. The adjacent neighbor's garage, to the north, is located directly across from the applicant's garage and the proposed development. Impacts to the adjacent neighbor's privacy are therefore not anticipated.

D. Agency Comments

Building Division: 3-foot sideyard is permitted per UBC. However, the overhang shall not extend more than 12" beyond exterior wall along 3'0" sideyard.

Engineering Development: This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.

Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION: The project is found to be categorically exempt from further environmental review pursuant to sections 15301(e)(1) of the California Environmental Quality Act Guidelines.

RECOMMENDATION: Staff recommends approval of the special permit subject to Conditions and based on Findings of Fact which follow:

Conditions:

1. Prior to issuance of the building permit, the existing trellis shall be removed and the gazebo shall be permanently relocated so that it is no closer than 6 feet to the main building.
2. The overhang shall not extend more than 12 inches beyond the exterior wall along the 3-foot sideyard.

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Findings of Fact:

1. The proposed project is consistent with sound principles of land use planning in that it will be located, designed, constructed, operated and maintained to be compatible with the existing character of the area.
2. The proposed project will not be detrimental to the public health, safety, or welfare in that it will match the existing building's 3-foot sideyard setback and will not impact the privacy of adjacent neighbors.
3. The proposed project is consistent with the objectives of the General Plan in that it is efficient and utilizes planned urban resources.

Report Prepared By:

Date:

Mike Dale

9-25-92

Mike Dale, Assistant Planner

Recommendation Approved By:

Date:

Gary Stonehouse

10-1-92

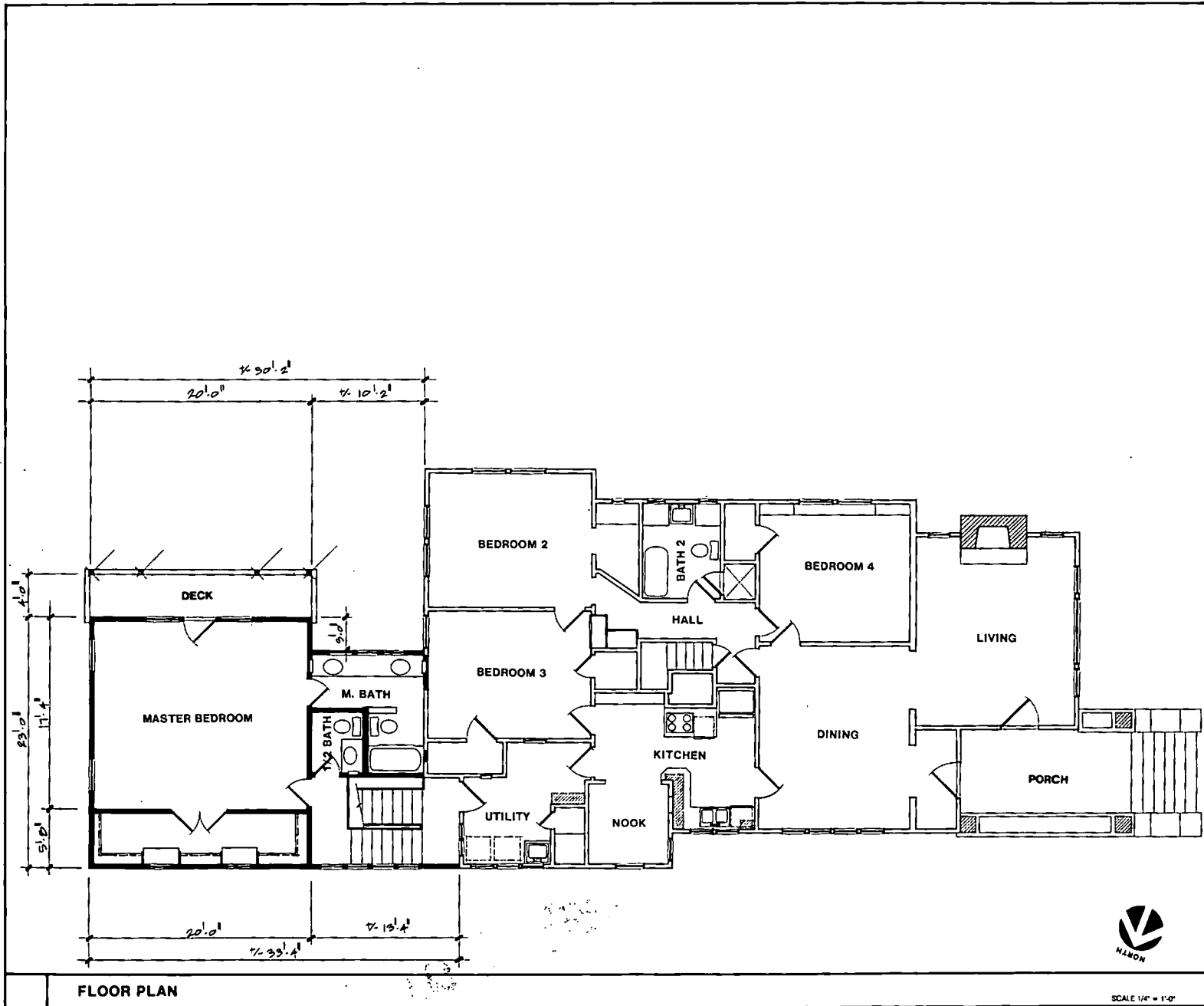
Gary Stonehouse, Planning Director

VICINITY MAP

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2013



FLOOR PLAN



SCALE 1/4" = 1'-0"

McDermott Design
 2696 MUSGRAVE PLACE
 EL DORADO HILLS, CALIF 95630
 (916) 933-6243



PROJECT

JOY REMODEL

SHEET TITLE

FLOOR PLAN

REVISIONS

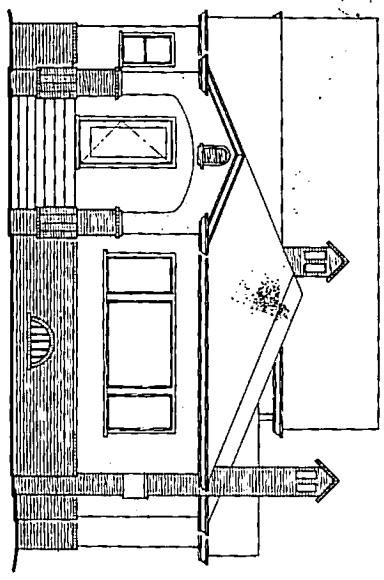
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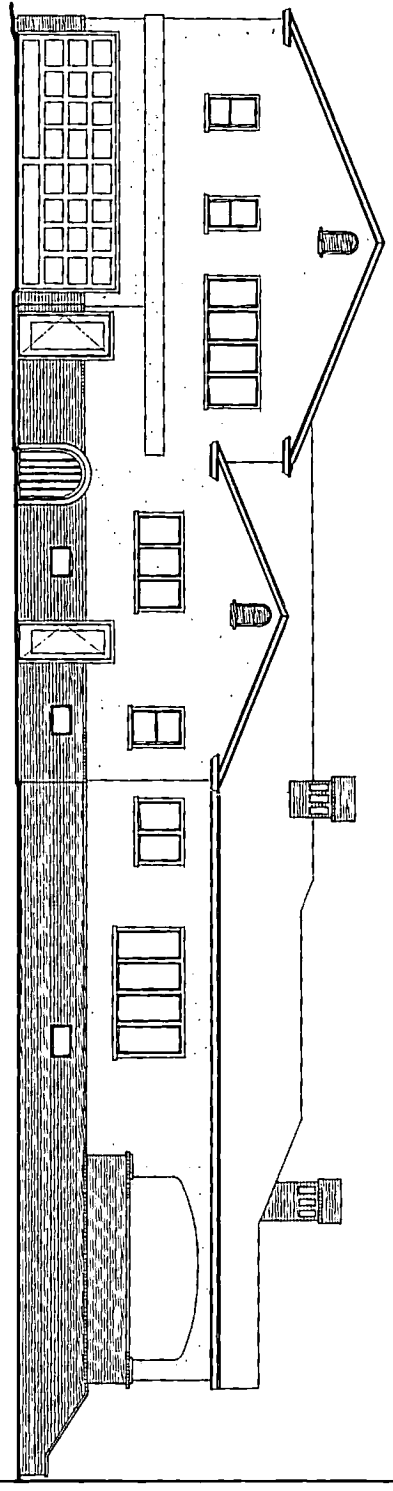
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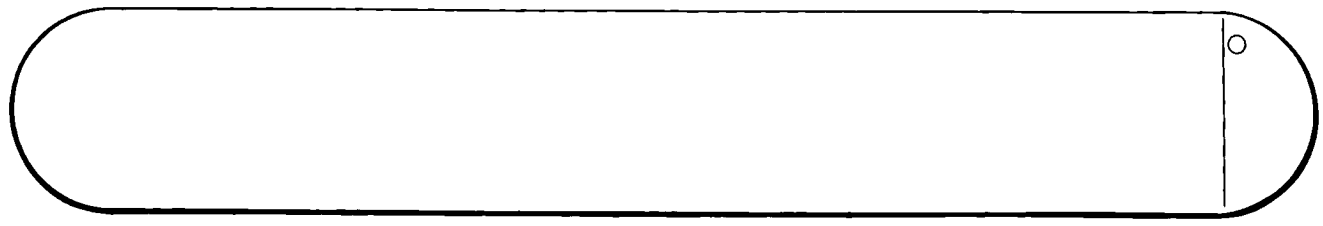


SCALE 1/8" = 1'-0"

NORTH



SCALE 1/8" = 1'-0"



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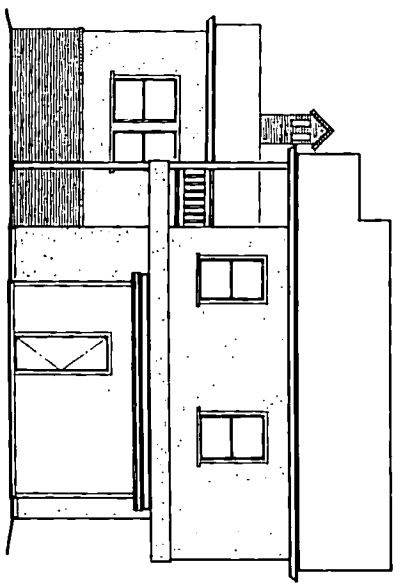
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT
JOY REMODEL

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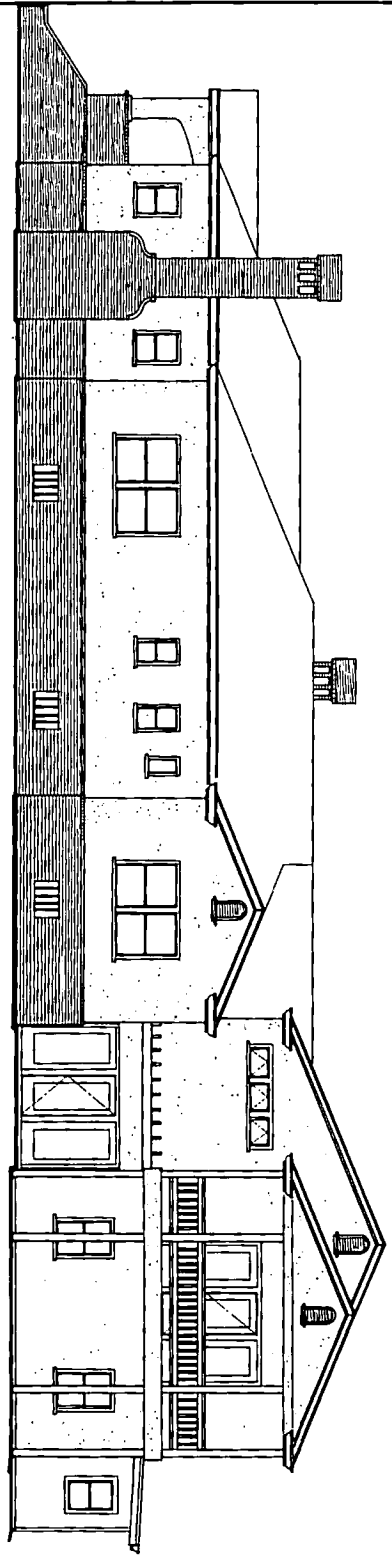
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EAST

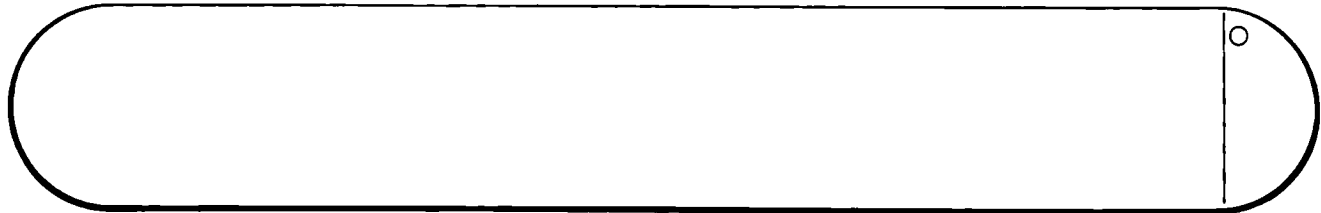


SCALE 1/8" = 1'-0"

SOUTH



SCALE 1/8" = 1'-0"



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SHEET TITLE
EXTERIOR ELEVATIONS

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