

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 28, 1998, the Zoning Administrator approved with conditions variances to allow a garage conversion and previous additions to an existing house exceeding lot coverage and paving coverage to remain for the project known as Z98-116. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

- Request:
1. Zoning Administrator Variance to allow an existing converted garage into additional living space to remain and provide a ten by twenty foot parking pad within the front yard setback area for a single family residence on 0.14± developed acres in the Standard Single Family (R-1) zone.
 2. Zoning Administrator Variance to allow existing structures to remain that exceed the allowed 40 percent total lot coverage by 1.5 percent (491 square feet).
 3. Zoning Administrator Variance to allow existing paving that exceeds the allowed 40 percent paving in the front yard setback area by 4 percent (51 square feet) for a total of 551 square feet of paving.

Location: 3717 Pinell Street (D2, Area 4)

Assessor's Parcel Number: 252-0131-007

Applicant: Steve and Lulie Barnett
2104 Winafred Street
Sacramento, CA 95825

Property Owner: Same as applicant

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

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-1; Single Family Residence	Front:	25'	28.5'
South: R-1; Single Family Residence	Side(N.):	5'	5'
East: R-1; Single Family Residence	Side(S.):	5'	3'
West: R-1; Single Family Residence	Rear:	15'	20'

Property Dimensions:	50 feet x 120 feet		
Property Area:	0.14± acres		
Square Footage of Buildings:	Existing structures-	2,491.5 square feet	
Height of Building:	Single Story		
Exterior Building Materials:	Wood Siding		
Roof Materials:	Composition Shingles		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant is requesting to allow a previously converted 672 square foot garage to remain. The space was converted into bedrooms. The applicant proposes to park in the existing driveway for the garage which is in the front yard setback area. The parcel is an interior lot and the existing house extends to each side yard setback. The Zoning Ordinance allows a garage to be converted if a ten foot by twenty foot parking pad is provided outside of the front setback area. There is no way to locate a pad out of the setback area for this site the way it is developed. The applicant is requesting a variance to locate the parking pad in the front yard setback area.

There are numerous structures on the site, some constructed with building permits and others without building permits. The combined total square footage of all structures is 2,491 square feet which is 41.5 percent lot coverage. The Zoning Ordinance permits a maximum of 40 percent lot coverage. The applicant is requesting a variance to allow the structures to remain.

The driveway and front patio cover 551 square feet of the front yard setback with concrete which exceeds the allowed 40 percent paving coverage as stated in the Zoning Ordinance. The applicant is requesting a variance to allow the concrete to remain.

The site is located within the expanded Design Review Area and the project was reviewed and approved. The project has been noticed and staff has not received any calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15305(a)}.

Conditions of Approval

1. There shall be no further expansion of the house or any other structure.
2. The applicant shall obtain all necessary building permits to legalize all structures.
3. The applicant shall obtain appropriate Design Review approval for any exterior modifications.
4. There shall be no more concrete placed in the front setback area.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the garage conversion using the existing driveway for parking will not substantially alter the characteristics of the site or the surrounding neighborhood, and
 - b. the structures and paving are existing with adequate open space remaining.
2. Granting the variances does not constitute a special privilege extended to an individual applicant in that a variances would be and have been granted to other property owners facing similar circumstances.
3. Granting the variance requests do not constitute use variances in that the single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there is adequate front and rear yard area;
 - b. there is a parking space for one vehicle;
 - c. there is no way to provide an accessible parking pad out of the front setback area without demolishing a part of the house;
 - d. the lot coverage is not excessive and adequate open space is available; and
 - e. the paving in the front yard is existing and is primarily used for a walkway and porch area.
5. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Low Density Residential (4-8 du/na) and

Residential (11-15 du/na) respectively.

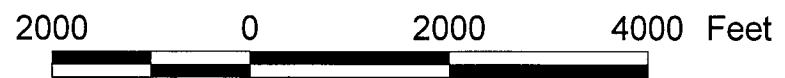
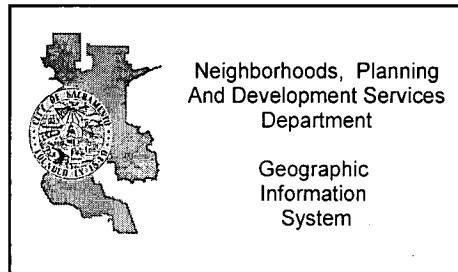
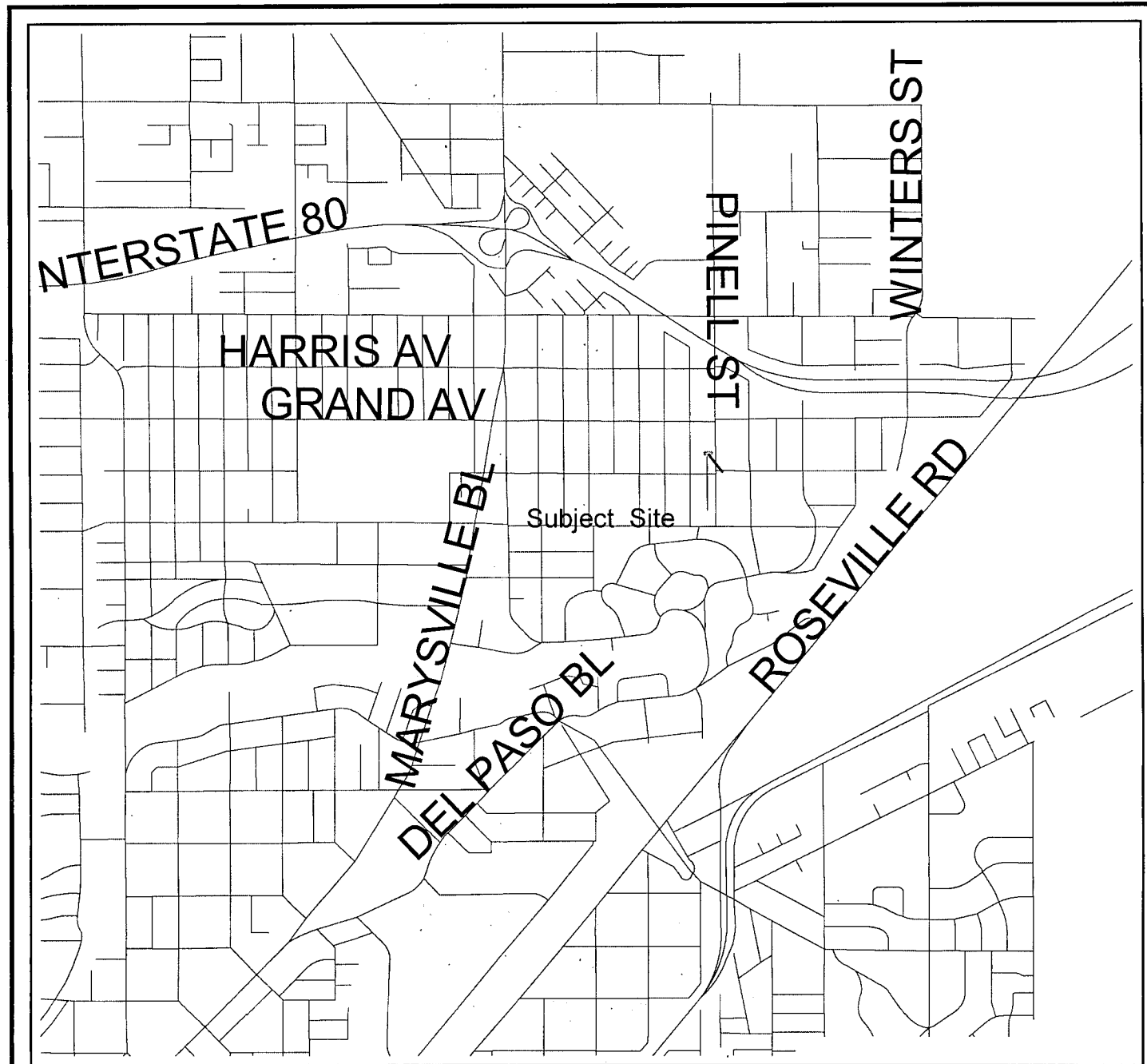
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

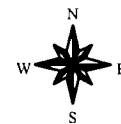
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building 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



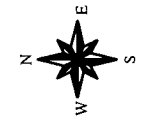
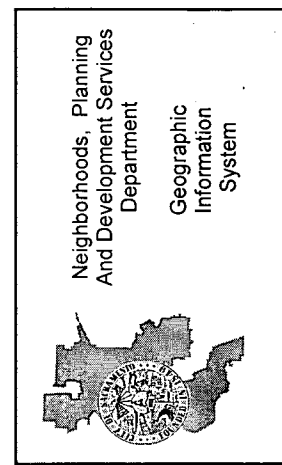
VICINITY MAP



Z98-116

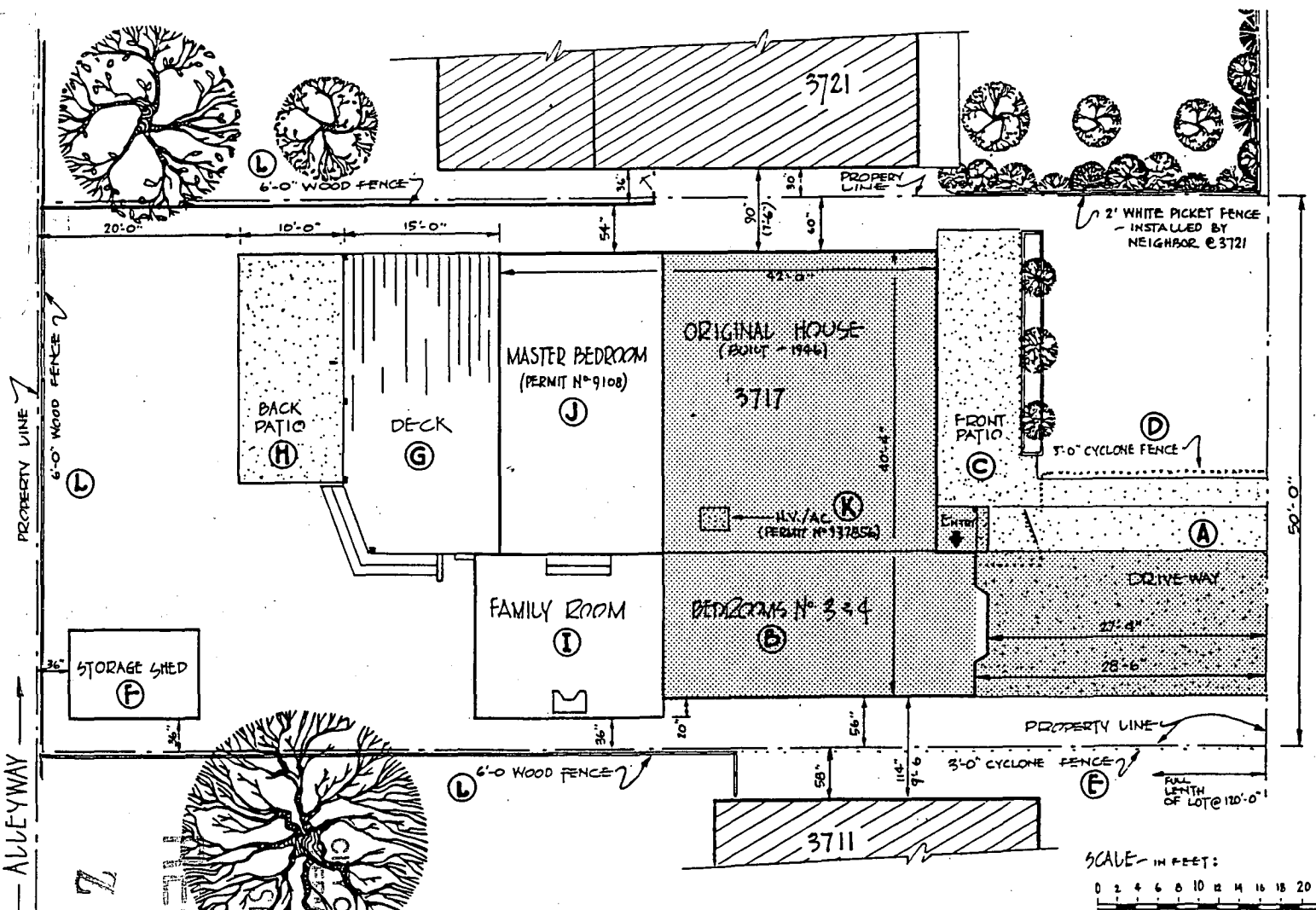
October 28, 1998

Item 3



LAND USE AND ZONING

EXHIBIT - A



LEGEND:

- ORIGINAL HOUSE - BUILT 1946
- REQUEST FOR LEVEL 2 VARIANCE AS FOLLOWS:
- 1980 (MAY) MODIFICATIONS:
 - (A) CONCRETE STAIR TO HIDEY GRANARY.
- 1980 AND 1984 MODIFICATIONS:
 - (B) CONVERT EXISTING GARAGE INTO REAR PORCH (INCLUDING 2 BATH, UTILITY ROOM & CLOSET).
 - (C) FRONT PATIO AND SECOND CONCRETE STAIR TO HIDEY GRANARY.
 - (D) 3'-0" CYCLONE FENCE ADJACENT TO DRIVEWAY (PART OF 'C').
 - (E) 3'-0" CYCLONE FENCE ON SOUTH SIDE OF HOUSE TO THE STREET.
- 1988 AND 1993 MODIFICATIONS:
 - (F) STORAGE SHED MOVED TO PRESENT LOCATION IN 1988 (MAY) - BUILD UNDER PERMIT # 9108 IN AN APPROACH TO THE REAR OF HOUSE. THIS IS NOT A PERM. STRUCTURE & NEIGHBOR.
 - (G) CONVERTED EXISTING DECK ADJACENT TO A REAR OF MASTER BEDROOM.
 - (H) "BACK PATIO" TO THE REAR (WEST) OF NEW CONCRETE REAR DECK.
 - (I) "FAMILY ROOM" CONVERTED OVER EXISTING BEAM (SOUTH PORCH) UNDER PERMIT # 9108.
- NO VARIANCE REPORT FOR THE FOLLOWING, AS PERMITS WERE OBTAINED, BUT SHOULD REFER FOR COMPLETE HISTORY OF THIS SITE:
 - (J) NEW 1987 WALL FROM 1988 - HIDEY GRANARY (THIS CALLED A DECK). PERMIT N° 1108.
 - (K) NEW 1993 WALL OVER 1993 - NEW FLOOR IN REAR. PERMIT N° 111657C.
 - (L) ABOUT 1911 (BETWEEN THE TIME THE HOUSE WAS BUILT IN 1946 TO ABOUT 1950) - NORTH, SOUTH & WEST SIDES - 6'-0" WOOD FENCING ON ALL. THE FRONT EDGE OF THIS FENCE LEADS TO THE ORIGINAL CORNER OF THE HOUSE - AS CONTROLLED IN 1946.

• PLOT PLAN - 3717 PINELL STREET
 LOT N° 7 - EAST DEL PASO HEIGHTS - SHOWN ABOVE REFLECTS EXISTING AS OF NOV. 10, 1997
 REQUEST FOR LEVEL 2 VARIANCE - SEE LEGEND

798-116

RECEIVED

4 1998

CITY OF SACRAMENTO
 PLANNING ASSISTANCE

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ITEM #3

OCTOBER 28, 1998

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