

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 6, 1999, the Zoning Administrator approved with conditions a variance to allow a garage conversion for an existing duplex to remain for the project known as Z99-102. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: **Zoning Administrator Variance** to allow two existing converted garages into additional living space to remain and provide a two ten by twenty foot parking pads within the front yard setback area for a duplex on 0.27± developed acres in the Standard Single Family (R-1) zone.

Location: 3741 and 3743 Y Street (D5, Area 3)

Assessor's Parcel Number: 014-0053-037

Applicant: Emory Curtis
3743 Y Street
Sacramento, CA 95817

Property Owner: Same as applicant

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

Surrounding Land Use and Zoning:
North: R-1; Single Family Residence
South: R-1; Single Family Residence
East: R-1; Single Family Residence
West: R-1; Single Family Residence

Property Dimensions: 70 feet x 122 feet
Property Area: 0.27± acres
Square Footage of Buildings: Existing structure- 1,970 square feet
Height of Building: Single Story
Exterior Building Materials: Stucco
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 previously converted 380 square foot garages for both units of a duplex to remain. The space was converted into bedrooms. 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 the pads out of the setback area for this site the way it is developed. The applicant is requesting a variance to locate the parking pads in the front yard setback area. Additionally, the applicant is proposing a circular drive in the front yard with the two parking pads as part of the drive.

The site is located within the Oak Park Design Review Area and the applicant has discussed the project with Design Review staff. The project has been noticed and staff received one call in support of the project.

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

Conditions of Approval

1. The applicant shall construct two ten foot by 20 foot deep parking pads located in front of the converted garages. The applicant shall submit a revised site plan to Planning for review and approval prior to submission for building permits. The applicant may submit a circular driveway proposal incorporating either interlocking pavers or turfstone for review and approval by Planning staff. The applicant should also include a proposed landscaped plan for the front yard if the circular driveway is proposed.
2. The applicant shall obtain all necessary building permits to legalize all room conversions.
3. The applicant shall obtain Design review and approval for the proposed new front windows (new larger front windows in the converted area are required).

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the garage conversion with a new parking pad for on-site parking will not substantially alter the characteristics of the site or the surrounding neighborhood, and
 - b. there is adequate off street parking.
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 duplex 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 a parking space for one vehicle per unit; and
 - b. there is no way to provide an accessible parking pad out of the front setback area without demolishing a part of the house.
5. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-8 du/na).

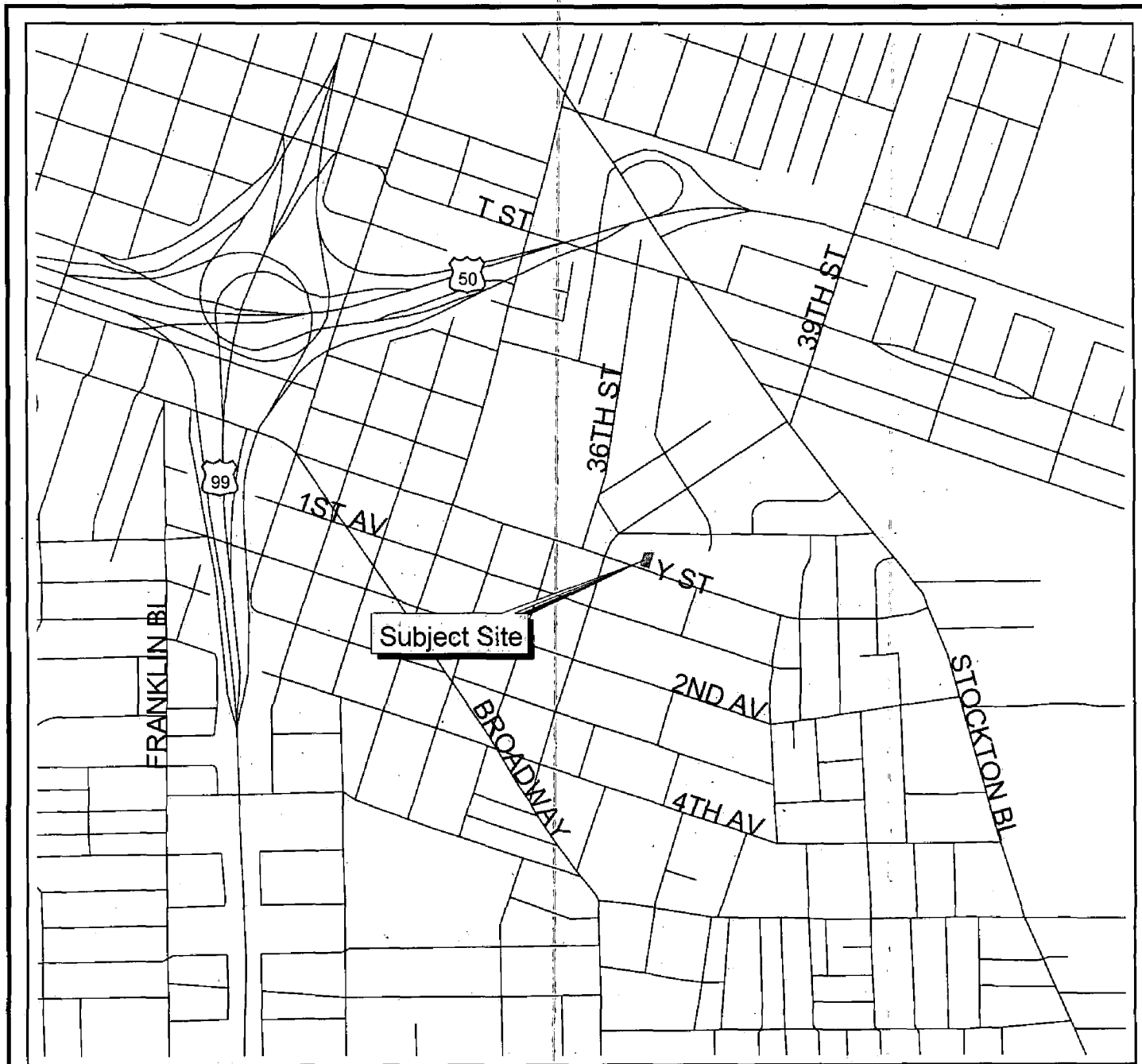


Joy D. Patterson
Zoning Administrator

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.

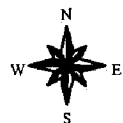
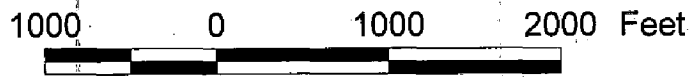
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book

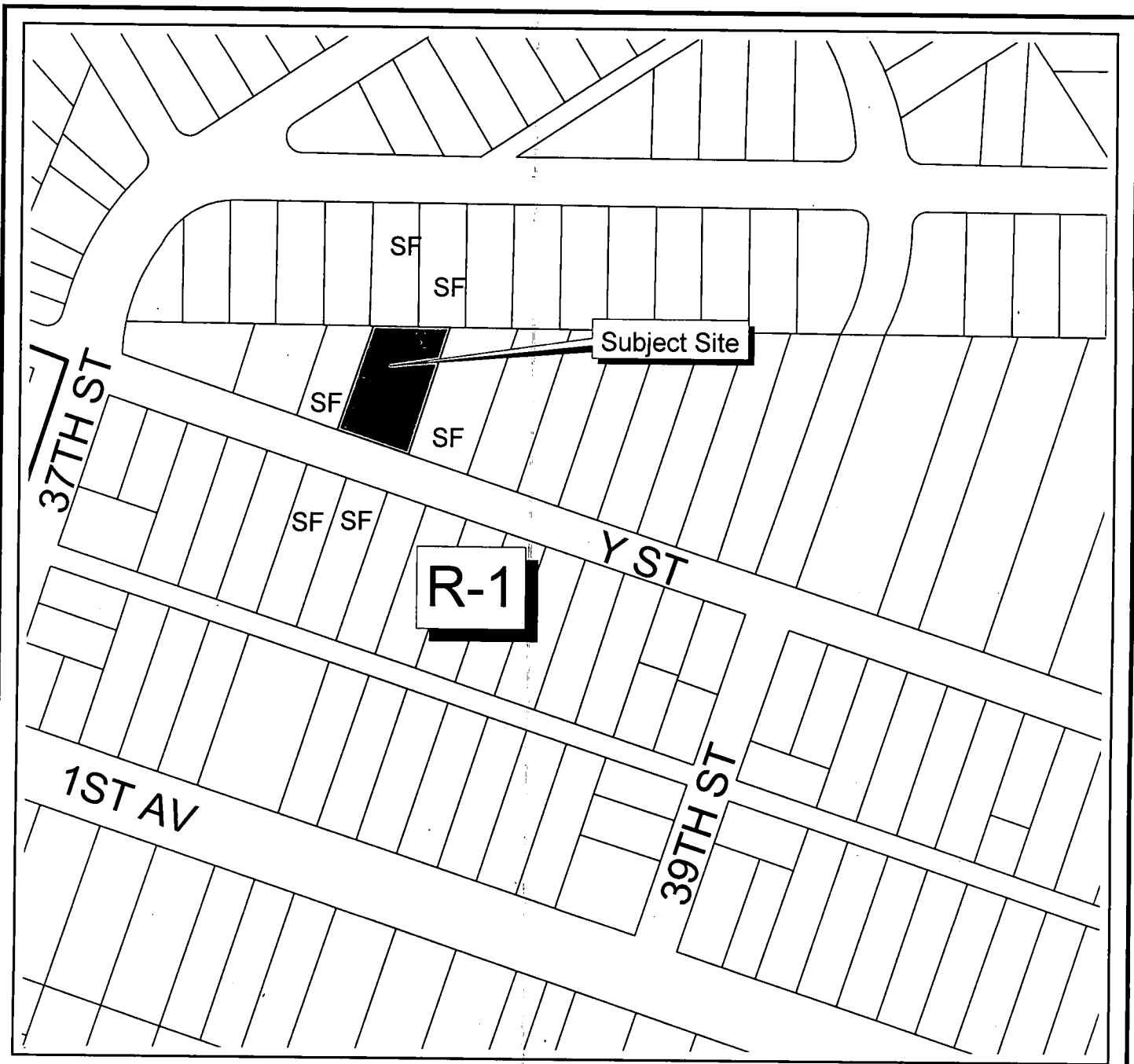


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP



200 0 200 400 Feet



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING

