

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday July 27, 1993 the Zoning Administrator approved with conditions a Zoning Administrator's Special Permit for the project known as Z93-036. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator's Special Permit to rebuild a 400 sq.ft. non-conforming structure on .16± developed acres in the Single-Family Residential (R-1) zone.

Location: 501 35th Street

Assessor's Parcel Number: 004-0224-012

Applicant:	Volney Brown	Owner:	Volney Brown
Address:	501 35th Street Sacto., CA. 95816	Address:	501 35th Street Sacto., CA. 95816

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

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1

Parking Required: One space
Parking Provided: Two car garage
Property Dimensions: 50'x 137'
Property Area: 6,850 sq.ft.
Square Footage of
Existing Structure: 400 sq. ft. garage, storage shed (20' x 20')
Proposed Structure: 400 square foot garage
Height of Building: One story - 10 ft. wall, 18 ft. max. to top of roof
Exterior Building Materials: Stucco
Roof Materials: Wood shingle
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A, B, C and D

Additional Information: Existing 400 square foot garage/shed is located 8'6" from the street side yard property line and covers 300 square feet of existing rear yard setback area. Garage was built approximately 60 years ago and is in poor condition (part of structure has been removed). Structure is non-conforming as it is located less than 12'6" from street side yard property line, has less than 20 foot driveway and covers more than 25% of the required rear yards setback (coverage is 40% of 15 foot rear yard setback). The applicant proposes to remove the existing structure and, using the existing concrete pad, construct a new 400 square foot garage. The new garage will meet Zoning Ordinance requirements in that the walls of the structure will be no higher than 10 feet, the garage will be one story and the overall height of the structure will not exceed 18 feet.

The applicant also proposes to remove the existing along the street side yard and replace it with a wall. The existing fence is located adjacent to the sidewalk (McKinley Blvd. right-of-way is 50 feet). The new wall will need to be relocated so that it is located on the applicant's property. The applicant will also be providing a greater clear vision zone at the driveway than the angle that is currently provided by the existing fence.

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, Section 15301(e)).

Conditions of Approval:


1. The new garage shall not cover more than 40% of the required rear yard setback area nor be closer than 8'6" to the back of the sidewalk. Wall of the structure shall not exceed 10 0 feet in height nor shall the overall height of the structure be higher than 18 feet.
2. The new fence shall be located on the subject property (a minimum of two feet from the back of the sidewalk). A greater clear vision zone than the one currently provided at the driveway shall be provided. This takes into account the existing tree in the backyard (see Exhibit B).
3. The applicant shall obtain a demolition permit in order to demolish the existing structure (if required by the Building Division) and a building permit for the new garage.

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8/3/93

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing 400 square foot garage covers 40% of the rear yard setback area and is located eight feet back from the sidewalk;
 - b. the new garage structure will not substantially alter the characteristics of the site or the surrounding neighborhood.

2. The project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. the existing garage is in poor condition and will be replaced with a structure that meets current building code requirements;
 - b. the new garage will be compatible with the existing residence and surrounding residential uses.
3. The project is consistent with the General Plan which designates the site for Low Density Residential uses.

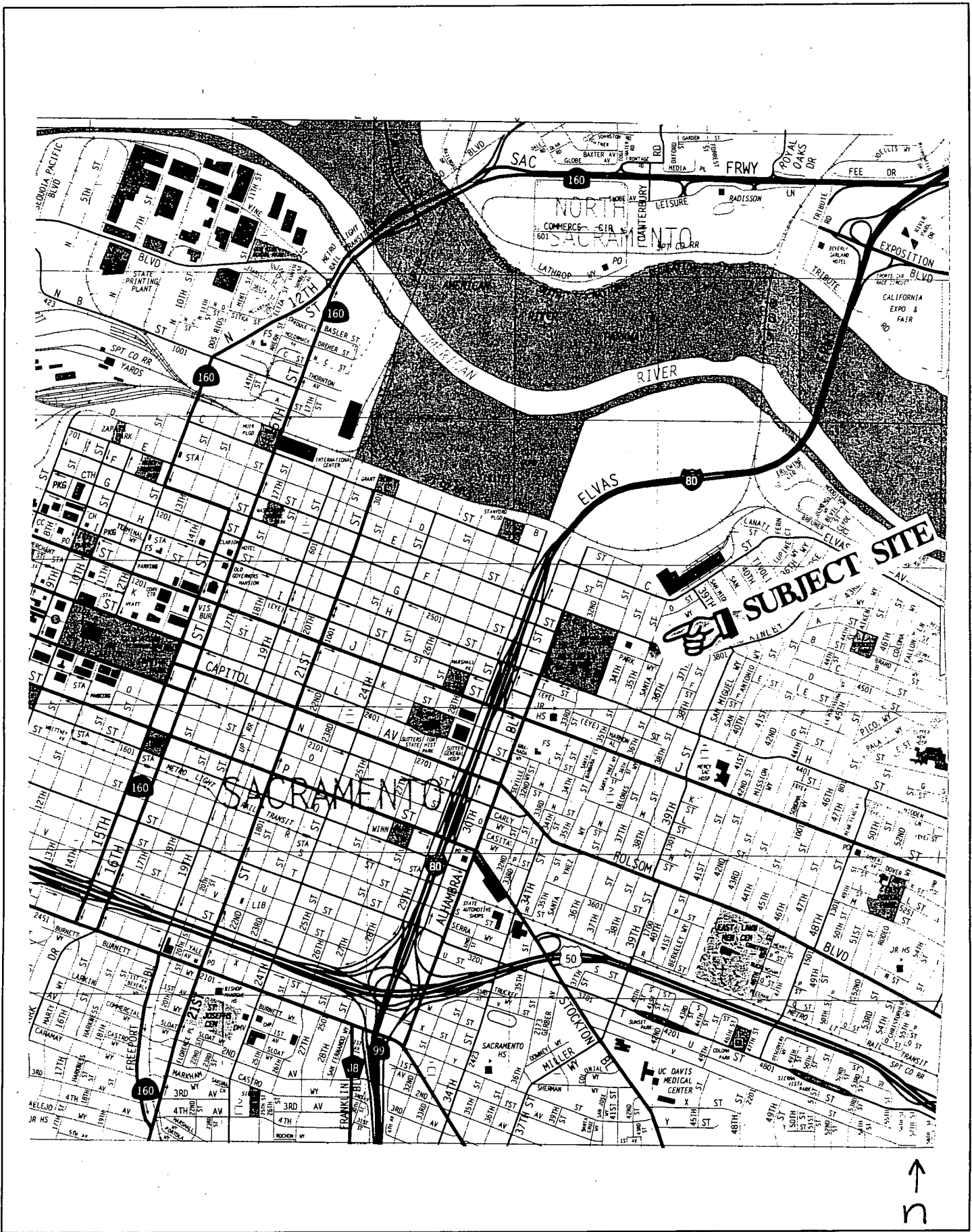


Joy D. Patterson
Zoning Administrator

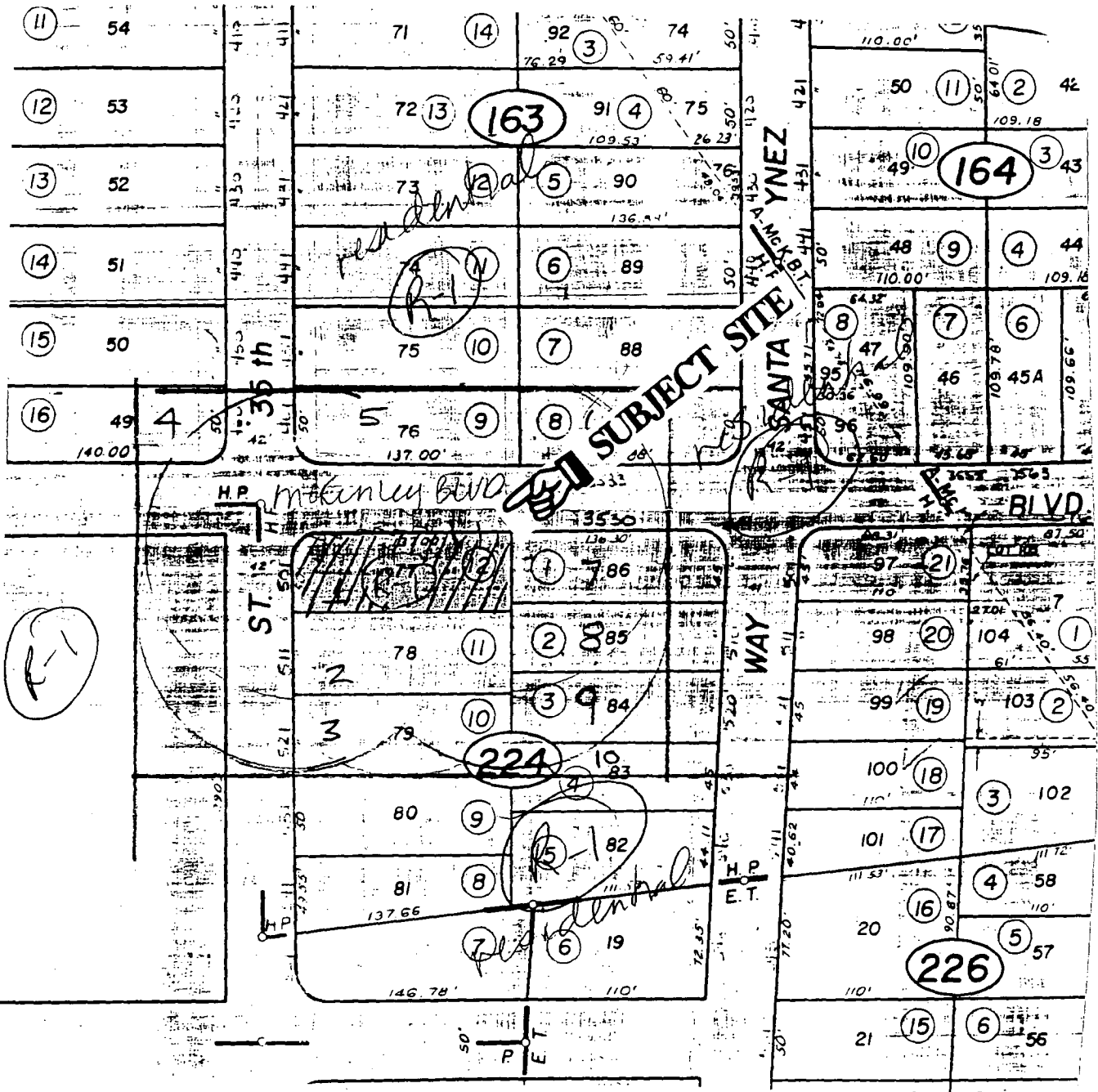
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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



VICINITY MAP



LAND USE & ZONING MAP

Exhibit A
Existing Site Plan

Scale = 1/8" = 1' ARCHITECT

501 35th ST

House

Z93-036

293-036

* NEIGHBORS CONFIRM FENCE BUILT IN MID-TO-LATE '70s.

36'

20'

7-27-93

GARAGE

DRIVEWAY

10'

SIDEWALK

McKILLEY BLVD.

5'



#3

20'

24'

PROPERTY LINE

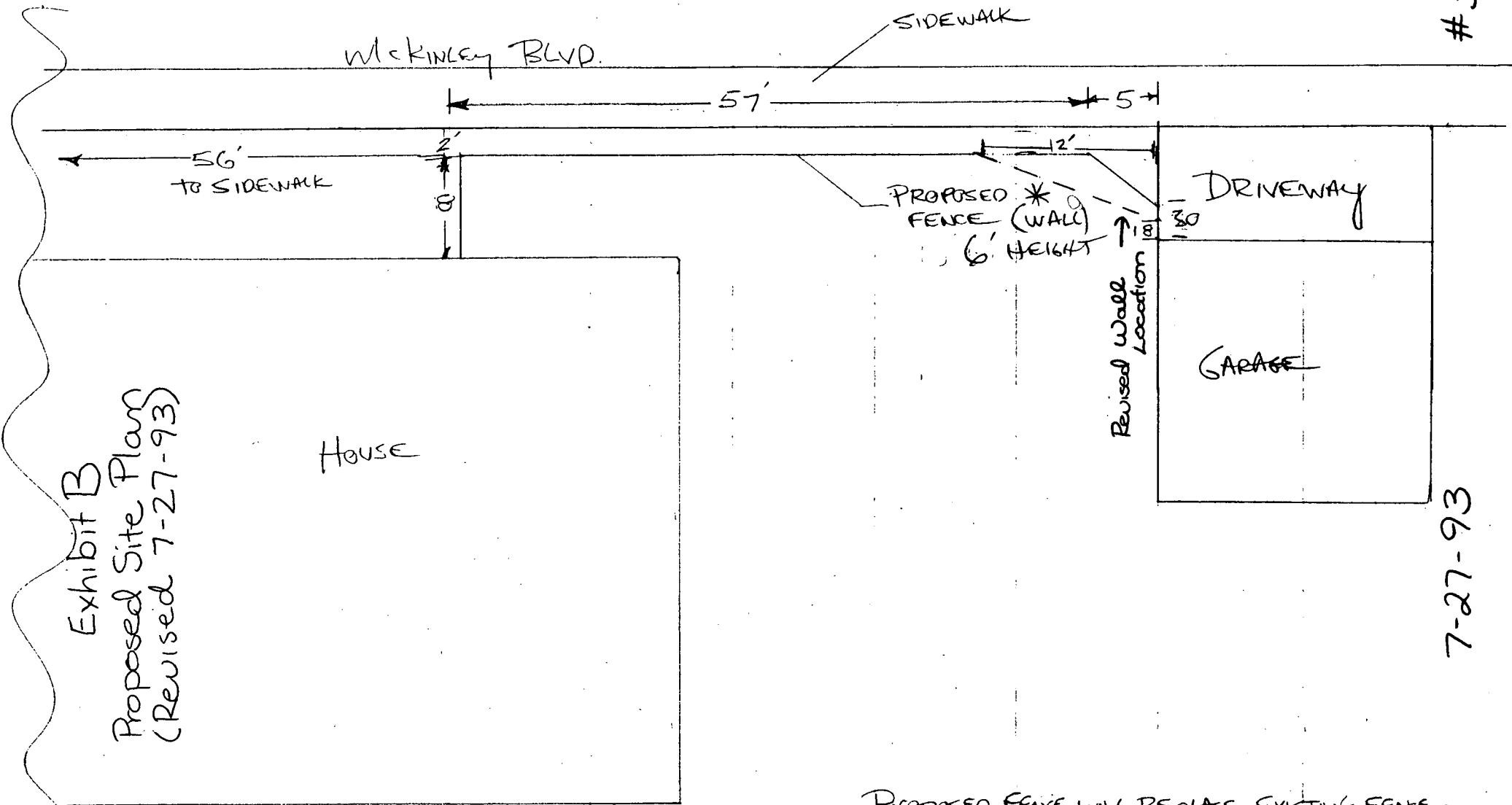


Exhibit B
 Proposed Site Plan
 (Revised 7-27-93)

House

GARAGE

DRIVEWAY

PROPOSED FENCE (WALL)
 6' HEIGHT

Revised Wall Location

501 35th St.

SCALE = 3/32

PROPOSED FENCE WILL REPLACE EXISTING FENCE IN EXISTING LOCATION EXCEPT FOR 2' SET BACK AS SHOWN. NEW FENCE WILL BE CONSTRUCTED FROM CINDER BLOCK/STUCCO

7-27-93

Z93-036

Z93-036

7-27-93

#3

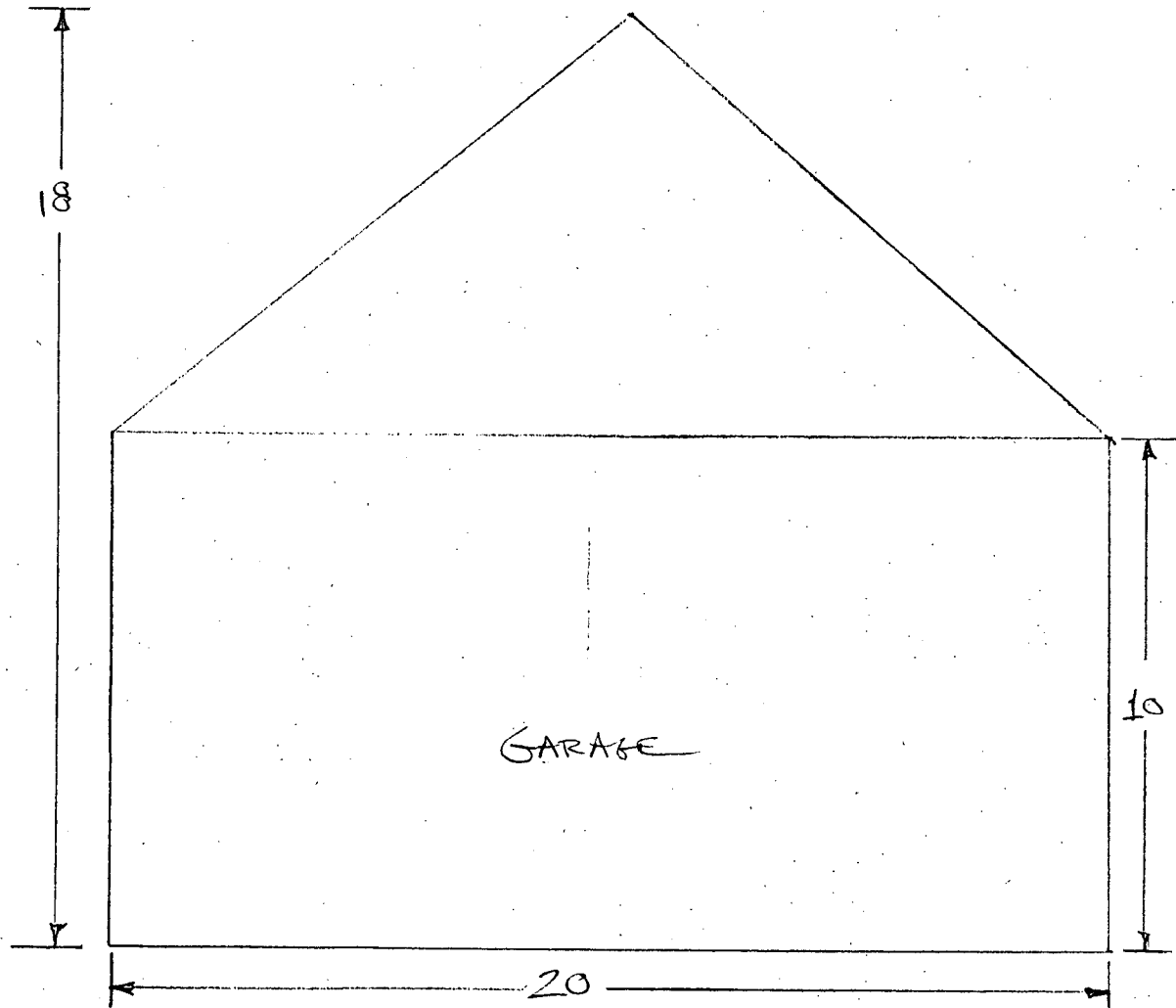


Exhibit C

SCALE = 1/4 ARCHITECT

501 35TH ST.

Z93-036



Exhibit D
Photos of
Existing
Garage/Sheed
and
Fence



293-036

7-27-93

#3