

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, January 17, 2001, the Zoning Administrator approved with conditions a special permit to rebuild a non-conforming garage for the project known as Z00-158. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: **Zoning Administrator Special Permit** to rebuild a 227 square foot non-conforming garage in the same location on 0.07± developed acres in the Single Family or Two Family (R-1B) zone.

Location: 2630 S Street (D4, Area 1)

Assessor's Parcel Number: 010-0046-010

Applicant: Leonard Ramirez  
2951 36th Avenue  
Sacramento, CA 95824

Property Owner: Tony Karlouitch  
2755 Cottage Way #18  
Sacramento, CA 95825

Project Planner: Sandra Yope

General Plan Designation: High Density Residential (30+ du/na)  
Central City

Community Plan Designation: Low Density Residential  
Existing Land Use of Site: Single Family Residence

Existing Zoning of Site: Single Family or Two Family (R-1B)

**Surrounding Land Use and Zoning:**

North: R-3A(SPD); Single Family Residence  
South: R-1B(SPD); Single Family Residence  
East: R-1B(SPD); Single Family Residence  
West: R-1B(SPD); Duplex

Property Dimensions: 40' x 80'  
Property Area: 0.07± acres

Square Footage of Buildings:	Existing House-	1,400 square feet {footprint}
	Existing Garage-	227 square feet
	Total-	1,627 square feet
Height of Garage Building:	One Story; 9 feet	
Exterior Building Materials:	Stucco	
Roof Materials:	Dimensional Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-B

Previous Files: None

Additional Information: The applicant is requesting to rebuild a previously existing non-conforming garage within the rear yard setback area. The garage was in a state of disrepair and becoming a dangerous building. The existing garage was approximately 227 square feet and covers 37.8 percent of the rear yard setback area. The Zoning Ordinance allows accessory structures to cover 33 percent of the rear yard setback area. The existing garage was constructed prior to the Zoning Ordinance requirement so the structure is a legal non-conforming structure. The structure is one foot from the rear (south) property line and 9.4 feet from the street side (east) property line. A Zoning Administrator Special Permit is necessary to rebuild the legal non-conforming structure. The lot is also substandard in width (40 feet wide) and depth (80 feet deep) to a normal residential parcel.

The project has been noticed and staff received no calls.

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 15302.

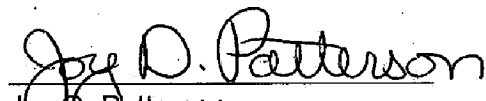
Conditions of Approval

1. There shall be no further expansion of the garage into the rear yard setback area nor any additional structures added any where on the site.
2. Size and location of the structure shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The applicant shall comply with all Design Review conditions.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:


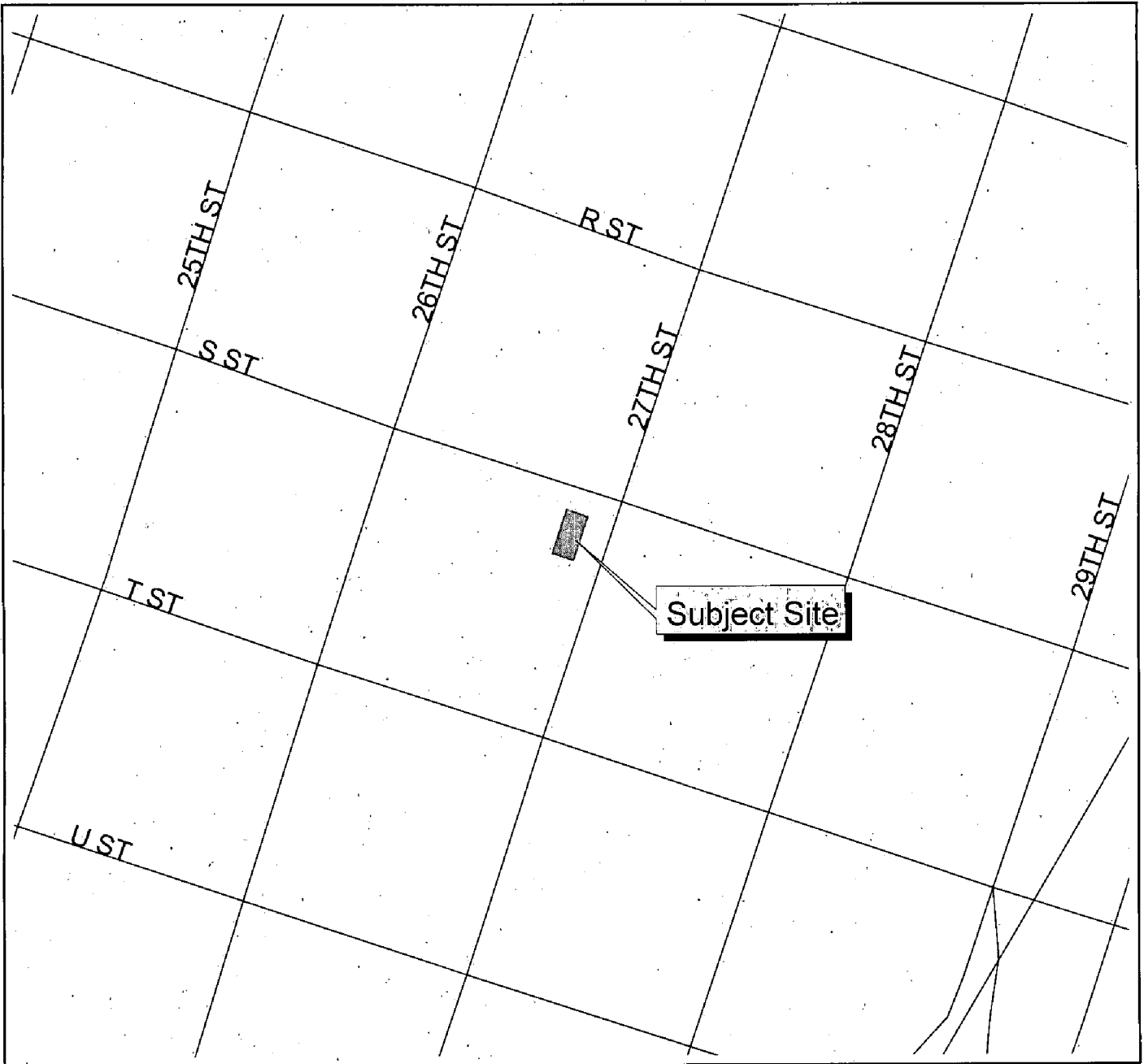
- a. the proposed garage will not substantially alter the characteristics of the site or the surrounding neighborhood; and
  - b. the proposed garage will be located on the same pad as the old garage structure.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
- a. the proposed garage is compatible in design with the other existing properties in the neighborhood;
  - b. there will still be adequate yard area; and
  - c. the lot is substandard in width and depth.
3. The project is consistent with the General Plan and Central City Community Plan which designate the subject site as High Density Residential (30+ du/na) and Low Density Residential respectively.

  
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                      ZA Log Book

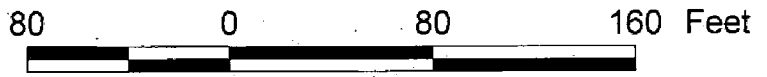


Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# VICINITY MAP





Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# LAND USE AND ZONING



EXHIBIT A

Rebuild with  
 1/2" 16" studs  
 2x4 rafters  
 6" 2" Long

5/12 Pitch

two vents  
 on North side

1 turbine vent  
 12" x 12"

3 coat stucco

1/2 sheen paint

25 #/100 shingles  
 (on roof)

1 window  
 30" x 48"

1/8" = 1'

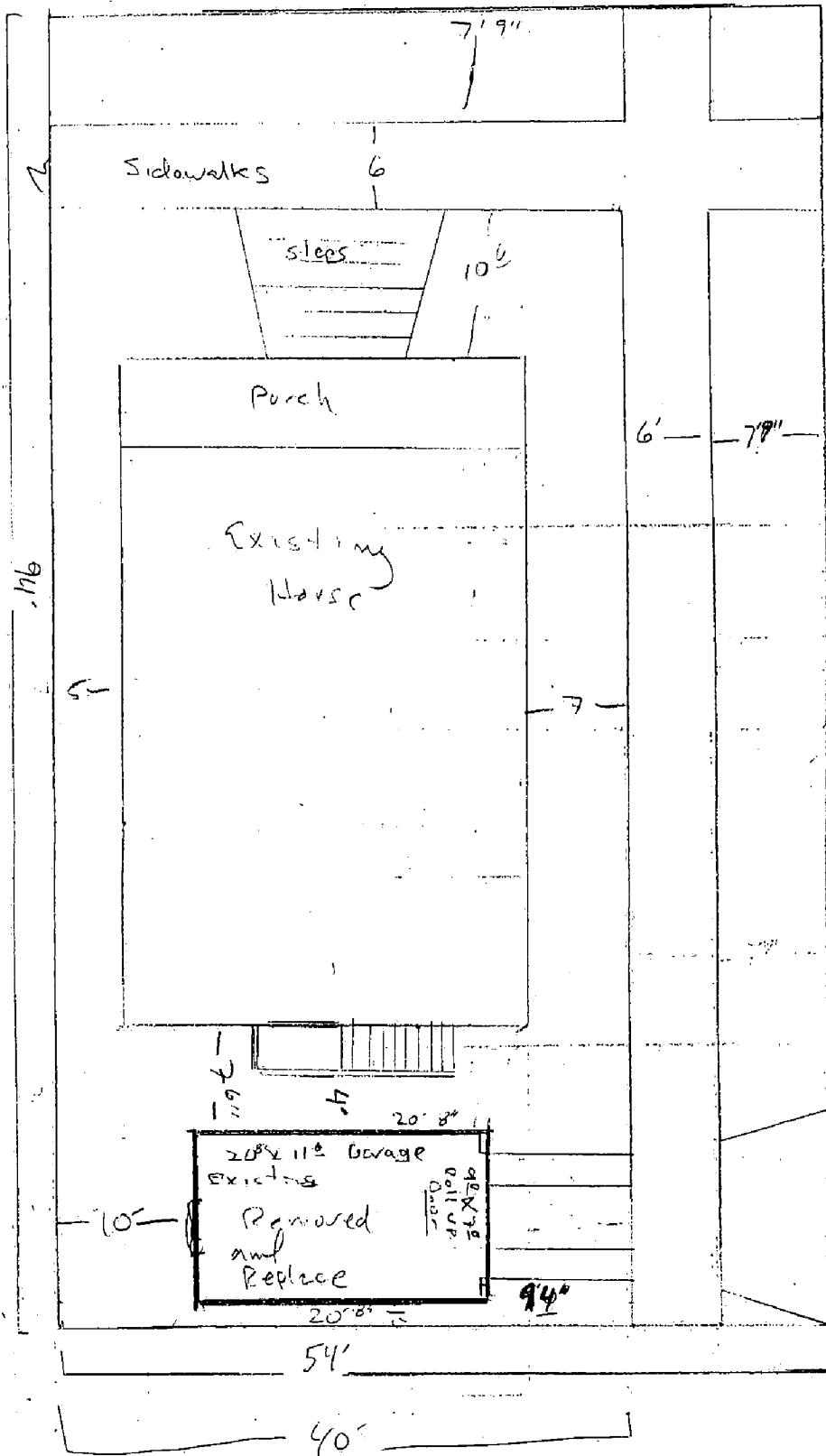
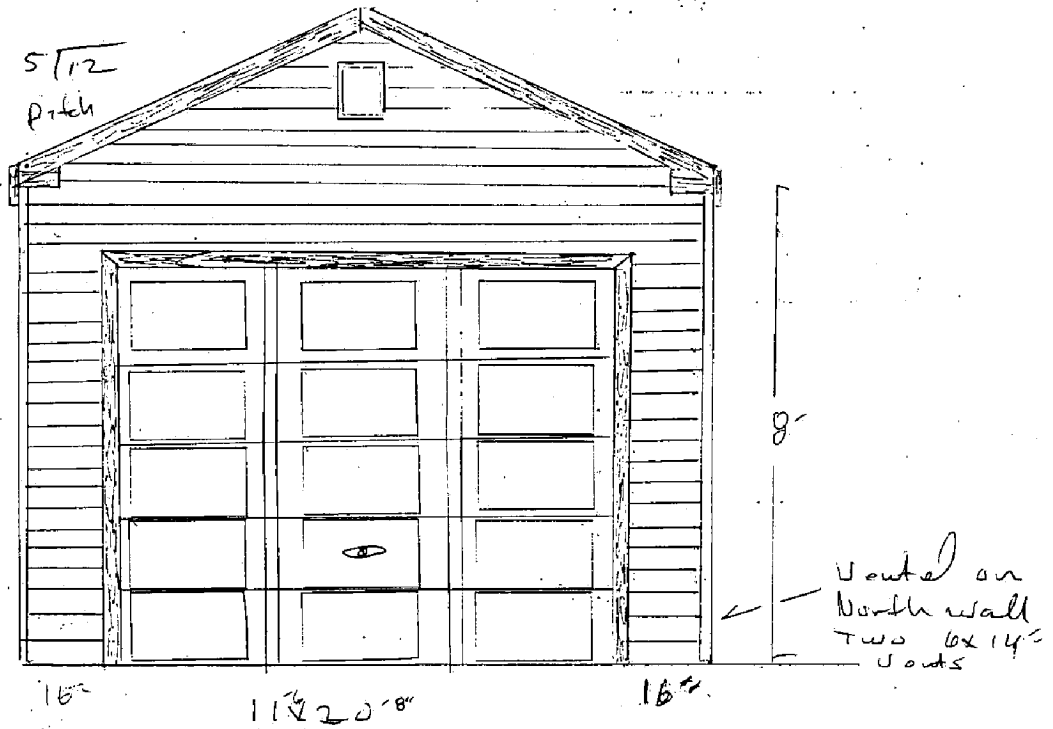


EXHIBIT B

West View



Front Elevation View

5" Cottage loc. on Front view only and wrap around  
back will be stucco smooth grade 24" or 5"  
to match **ORA** existing

Raised panel roll up door