

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday July 26, 1994, the Zoning Administrator approved with conditions a special permit to replace an existing garage for a duplex for the project known as Z94-075. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Special Permit to replace a 298 square foot garage which is a non-conforming structure on 0.07± developed acres in the Standard Single Family (R-1) zone.

Location: 1501 and 1503 33rd Street

Assessor's Parcel Number: 007-0294-001

Applicant: Ken DiBartolo
P.O. Box 226
9141 E. Stockton Blvd
Sacramento, CA
EIK GROVE 95824

Property Owner: Steve Egan
4285 Alton Avenue
Sacramento, CA 95864

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:	Setbacks	Required	Provided
North: R-1; Duplex	Front:	25'	8'(existing)
South: R-1; Single Family Residence	Side(North)	12.5'	7'(existing)
East: R-1; Single Family Residence	Side(South):	5'	3.3'(existing)
West: R-1; Single Family Residence	Rear:	15'	20'(existing)

Property Dimensions: 37.50 feet x 80 feet
Property Area: 0.07± acres
Square Footage of Building: Existing Duplex- 1,338 square feet
Garage- 298 square feet
Total- 1,636 square feet
Height of Building: One Story, 9 feet
Exterior Building Materials: Horizontal Wood Siding

Z94-075

July 26, 1994

ITEM 1

Roof Materials: Hot Tar
Topography: Flat
Street Improvements: Existing
Utilities: Existing

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

Previous Files: None

Additional Information: The applicant is requesting to replace an existing garage that is in a state of disrepair. The existing 298 square foot garage will be demolished and replaced with a new garage that is the same size and located on the same foundation. The existing garage is a non-conforming structure. The garage exceeds the allowed 25 per cent lot coverage for an accessory structure in the rear yard setback area and is larger than 225 square feet allowed for garages in the rear yard setback area for sites located in the Alhambra Corridor. Also the existing garage is only 3.75 feet from the existing duplex rear wall instead of the required six feet and has a driveway that is 7.5 feet in length and not the required 20 feet. The lot is substandard in size and the existing location of the duplex prohibits a new garage to be constructed that meets all the Zoning Ordinance requirements. The Zoning Ordinance requires a Special Permit to replace a non-conforming structure.

The site is located in the East Sacramento Improvement Association Neighborhood organization. The proposed plans have been submitted to the neighborhood association and they have no comments. The site is also located within the Alhambra Corridor Design Review area. The applicant has submitted an application to Design Review staff.

Environmental Determination:

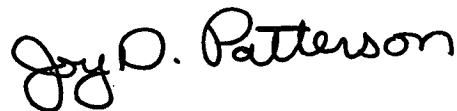
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15303(e)}.

Conditions of Approval

1. The remaining rear yard shall be left open with no additional structures constructed or located in the area.
2. Size and location of the addition shall conform to the plans submitted. (Revisions to elevation approved by the Design Review staff are permitted.)
3. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the existing garage is a nonconforming structure in an extreme state of disrepair and the proposed garage replacement 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 a nuisance in that:
 - a. the proposed garage replacement is compatible in size and style with the adjacent residential properties;
 - b. the existing garage that is in a state of disrepair will be replaced; and
 - c. the lot is substandard in size so that a new garage could not be located on the site with the existing duplex that would meet all current Zoning Ordinance requirements.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

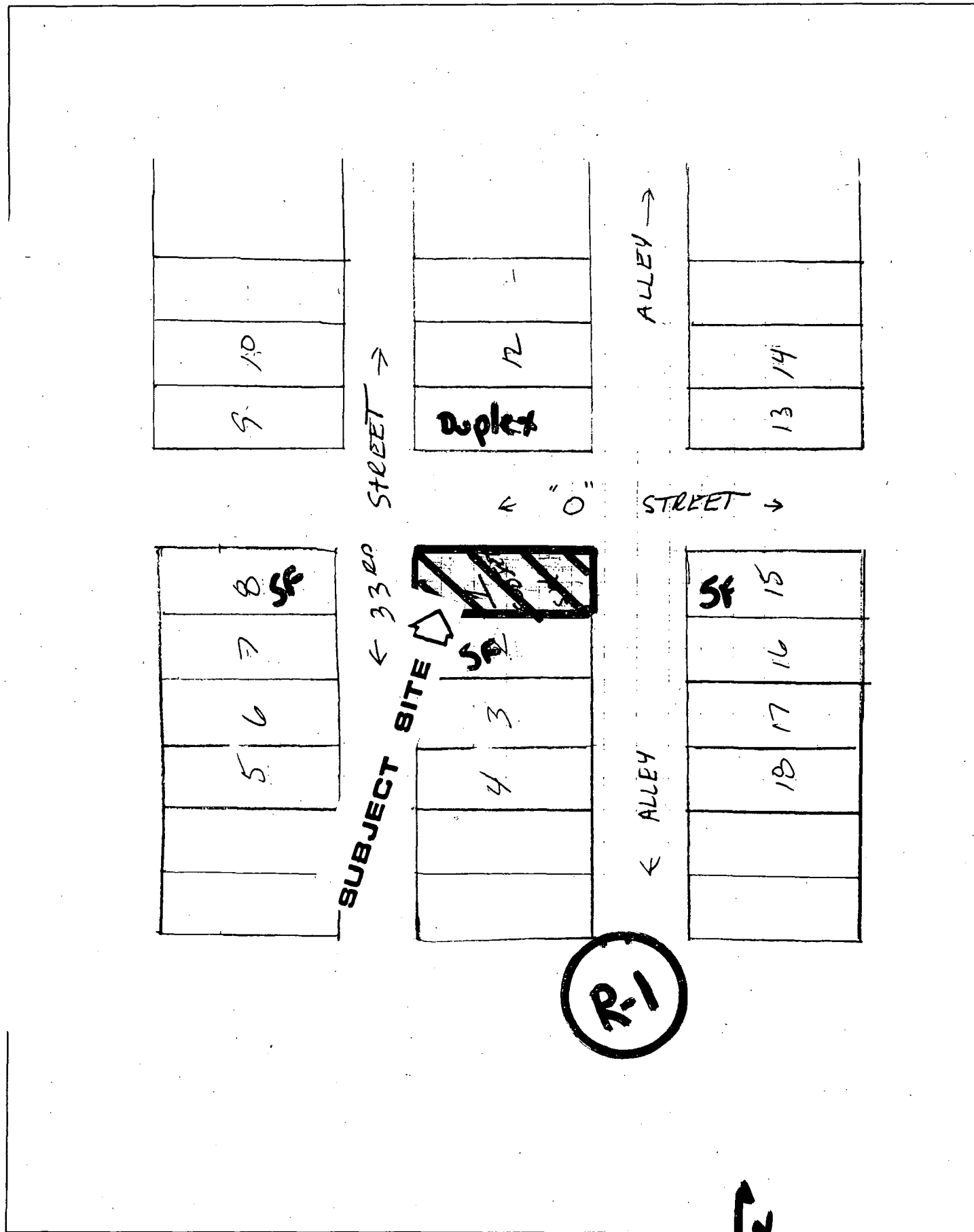


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit or Variance is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit or Variance shall be deemed to have expired and shall be null and void. A Special Permit or Variance use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building 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



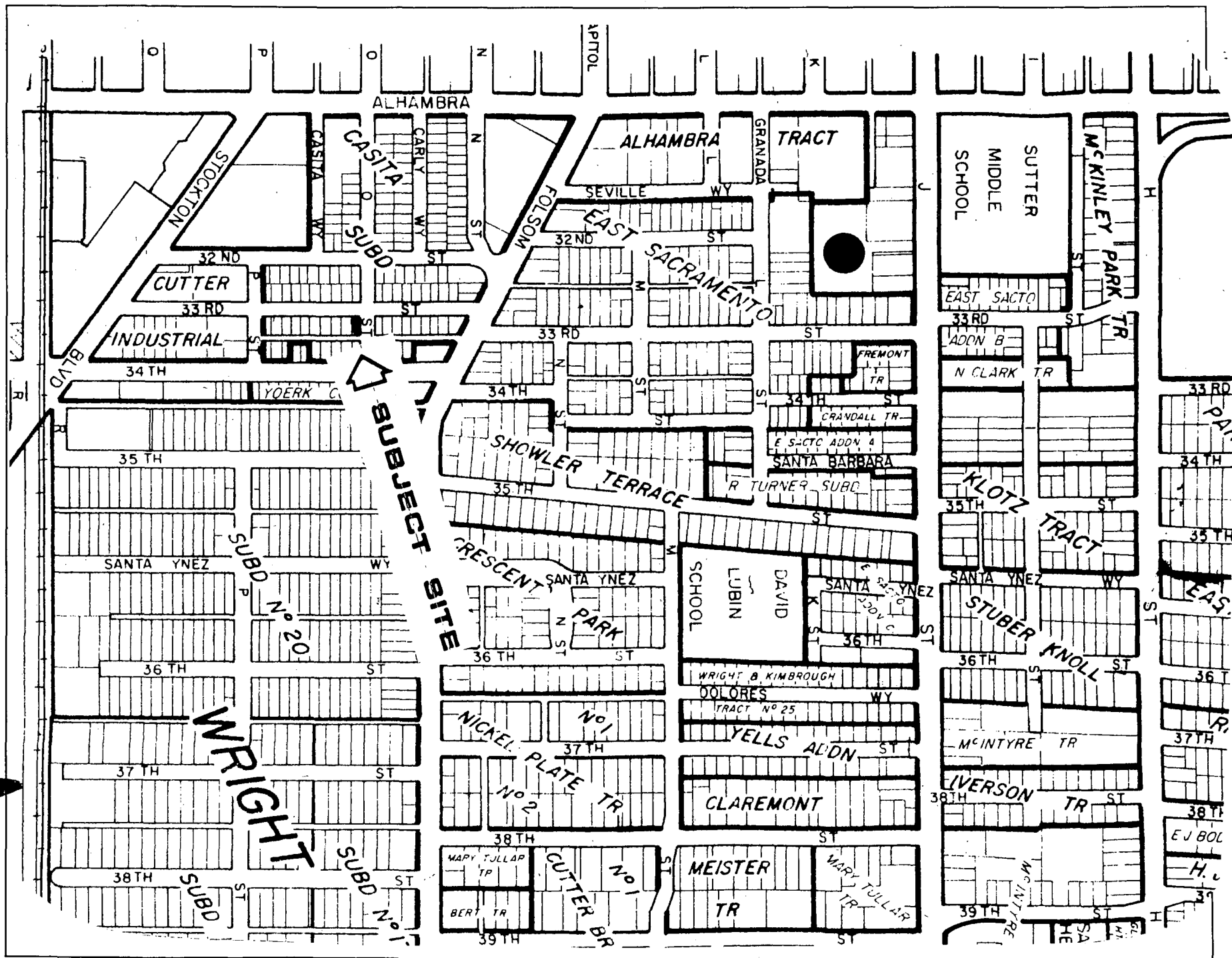
LAND USE & ZONING MAP

Z94-075

JULY 26, 1994

ITEM NO. 1

VICINITY MAP



Site Plan: 1501 33RD, Sheet
Sacramento, CA

294-075

80'

3'4"

20'

Alley 40.25'

294-075

JULY 26, 1994

ITEM 1

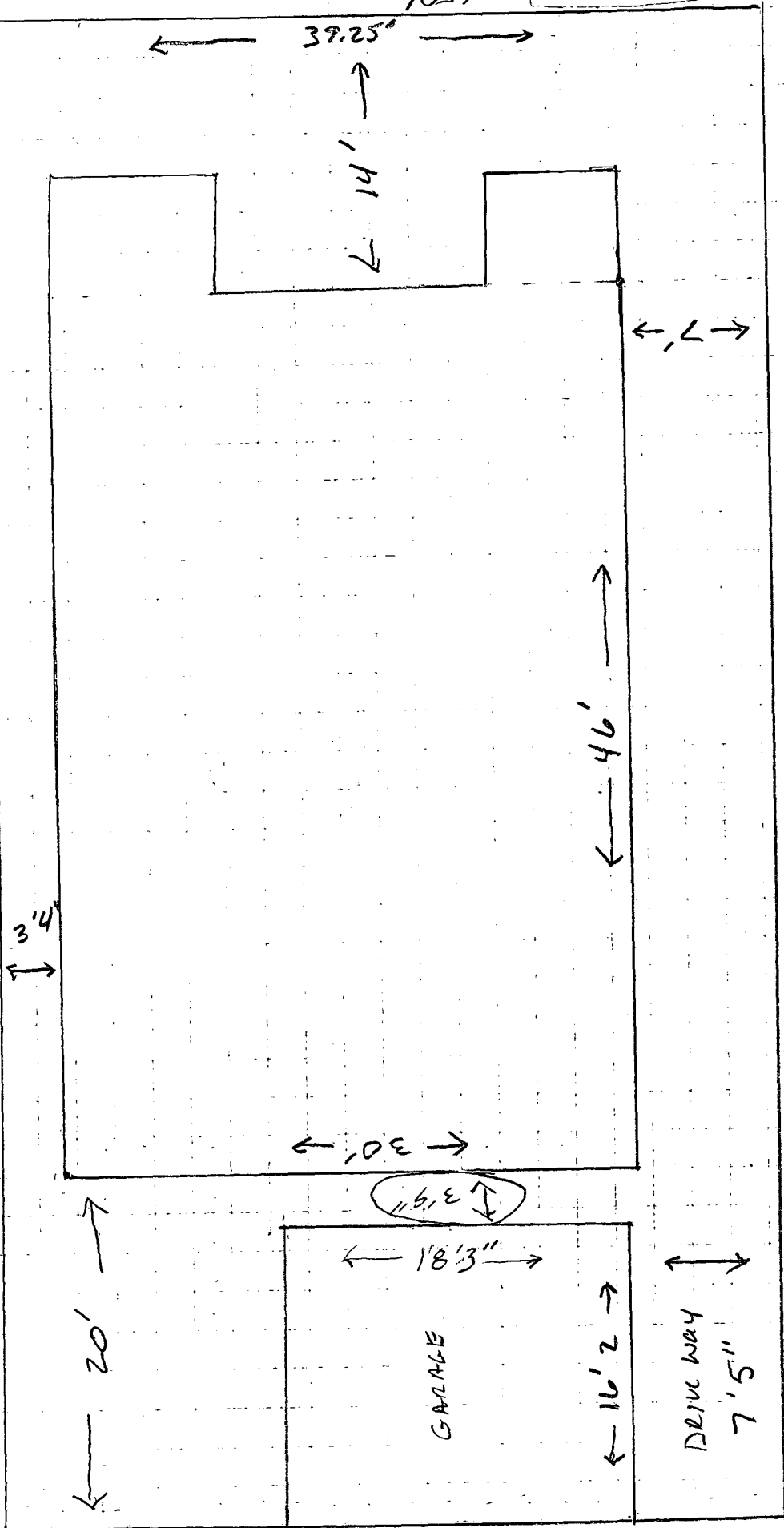


EXHIBIT A

33RD ST.

1501

39.25'

14'

7'

46'

30'

16.3'

18'3"

16'2"

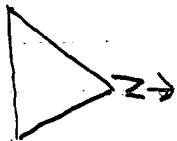
DRIVEWAY
7'5"

80'

Scale 1 block = 2' feet

0 2 4 6 8

0 street



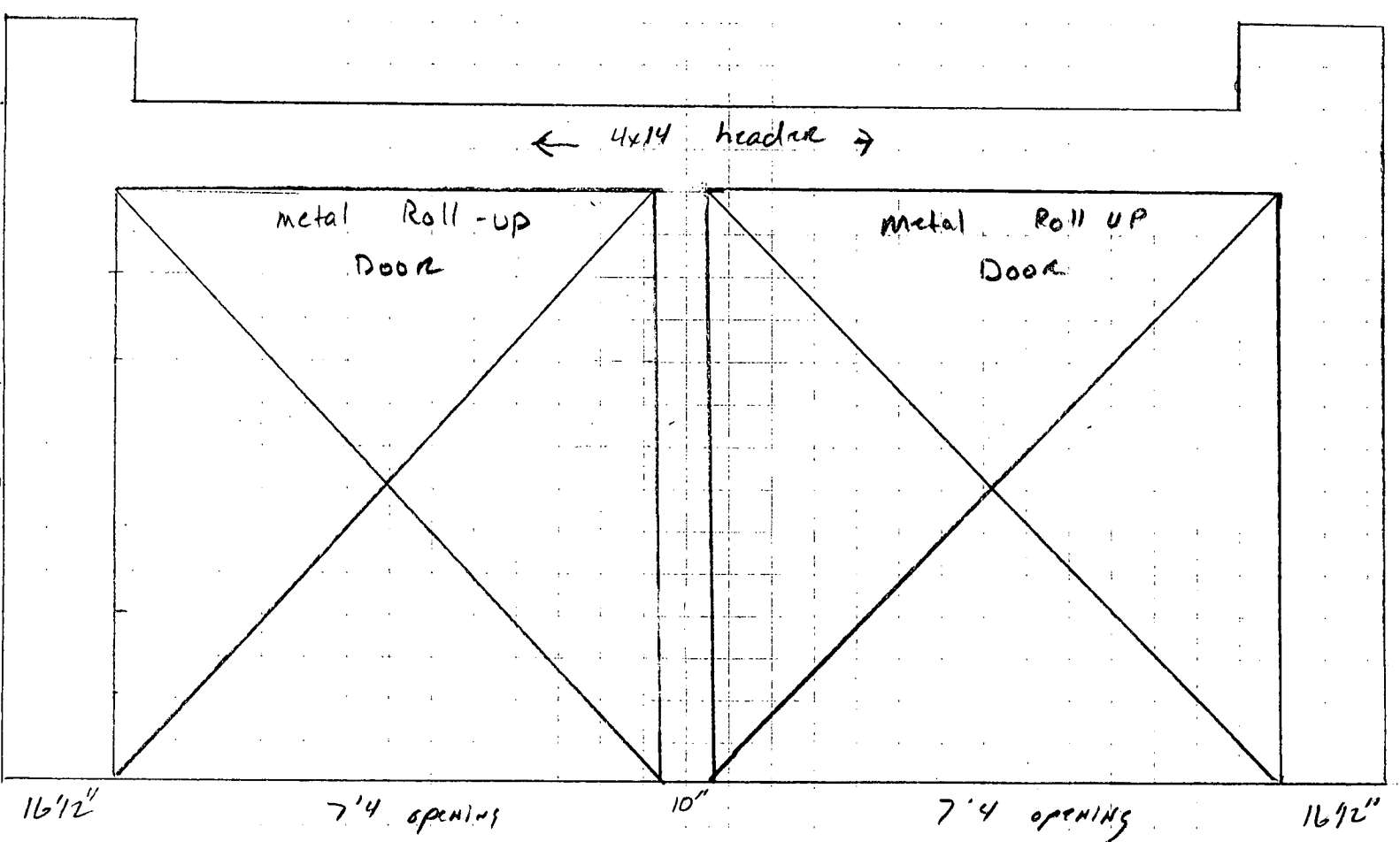
294-075

Elevation :

Horizontal sliding →

JULY 26, 1994

ITEM 1



Scale -
1 Block = 6"

← 18'3" →

FRONT VIEW

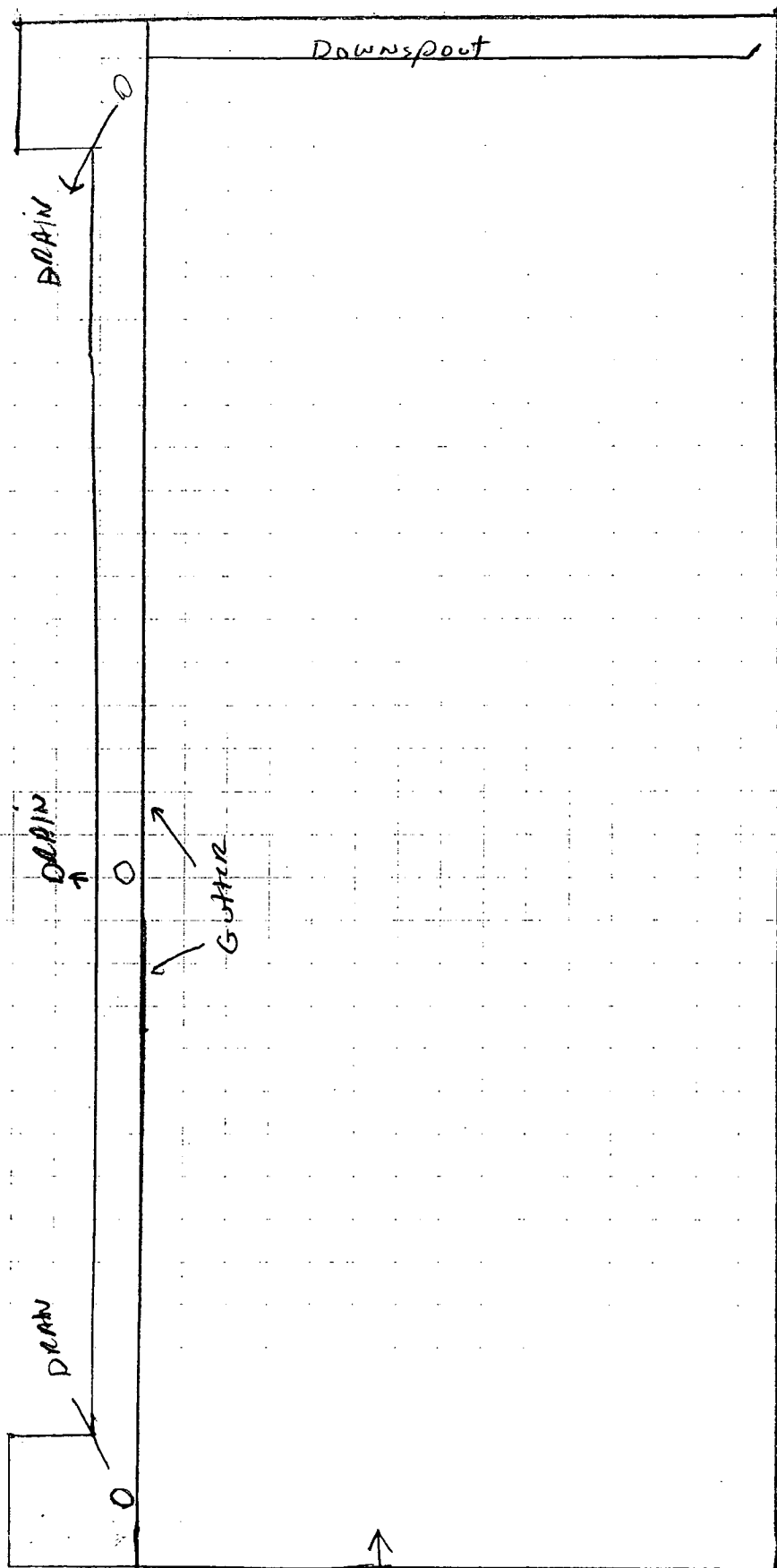
Site Plan
1501-03 33RD ST.
Sacto, CA

EXHIBIT - B

EXHIBIT C

East Side Elevation:

A Flat top roof w/3" fall West to East
A Hot tar



Horizontal
Lap
Siding →

← 7'6" →

← 16'3" →

△
West
Crack
1-Block = 6"

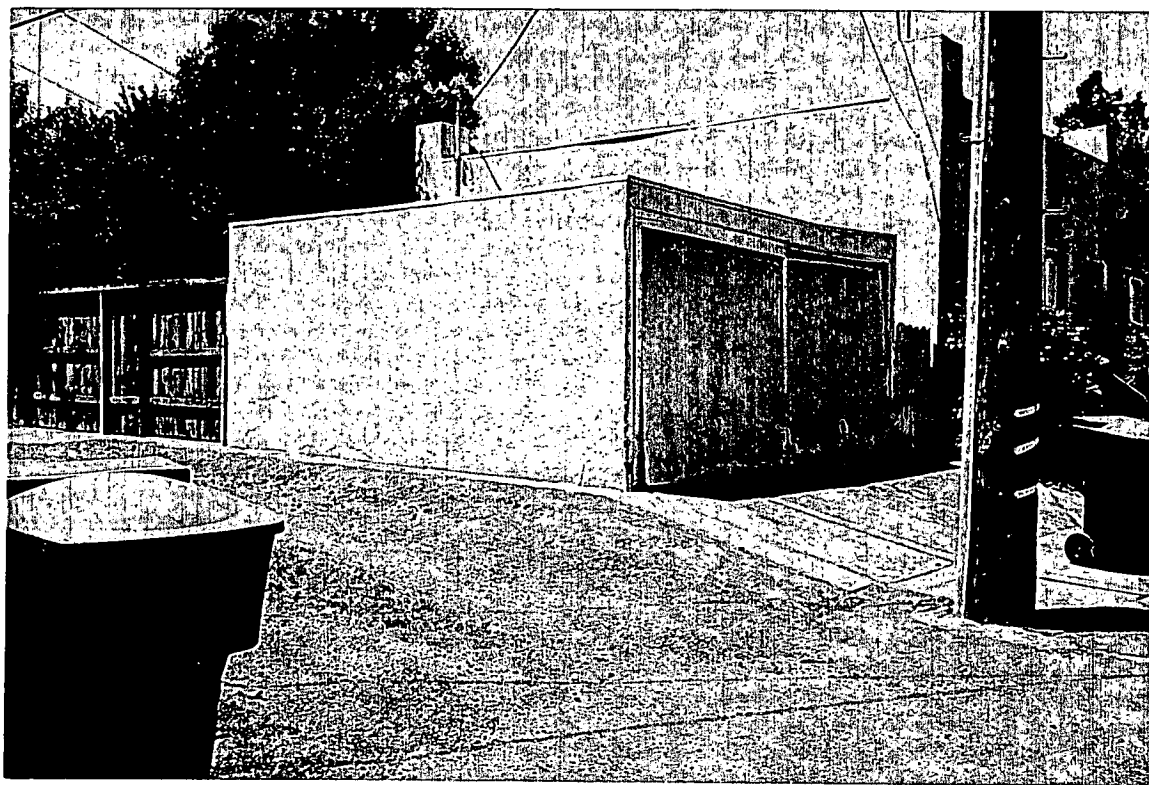
1501 + 03 3300 St.
Sacks, Ca

294-075

JULY 26, 1994

ITEM 1

EXHIBIT D



294-075

JULY 26, 1994

ITEM 1