

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 20, 1999, the Zoning Administrator approved with conditions a Variance to reduce the required minimum interior dimensions for a detached garage for the project known as Z99-087. Findings of Fact and Conditions of Approval for the project are listed on pages 3-6.

Project Information

Request: **Zoning Administrator Variance** to reduce the required minimum interior dimension (length) for a detached garage from 20' to 17'-8"(\pm) located on 31.6 \pm developed acres in the Single Family Alternative (R-1A PUD) zone.

Location: 2227 River Plaza Drive (D1, Area 4)

Assessor's Parcel Number: 274-0360-001 to -013

Applicant: RMB Architects(Mark Marvelli)
2277 Watt Ave.
Sacramento, CA 95825

Property Owners: Prudential Insurance Company of America
4 Embarcadero Center, #2700
San Francisco, CA 94111

Project Planner: Donna Decker

General Plan Designation: Low Density Residential (4-15 du/na)
South Natomas
Community Plan Area: Medium Density Residential (7-15 du/na)
Existing Land Use of Site: Multi-Family Residential
Existing Zoning of Site: R-1A PUD

Surrounding Land Use and Zoning	Setbacks	Required	Existing
North OB PUD; Multi-Family Zone	Front(S):	To be determined	30' \pm
South OB PUD; Office Zone R-1 PUD; Standard Single Family Zone	Side(E):	To be determined	25' \pm
East: OB PUD; Office Zone	Side(W):	To be determined	30' \pm

The project was also noticed to the Natomas Community Association and no comments were received.

Agency Comments

The proposed project has been reviewed by the Building Department and the Fire Division. The comments received pertaining to this project have been included as conditions.

Environmental Determination

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

Conditions of Approval:

General

1. The applicant shall obtain all necessary building permits prior to commencement of construction.
2. The design of the proposed building shall conform to the plans as shown on the attached exhibits and shall reflect the size and location as shown. If plans are revised, then a copy shall be given to the Planning Staff prior to the issuance of building permits.
3. The project is subject to Design Review and approval. The plans shall comply with all Design Review conditions prior to the issuance of building permits.

Building Department

4. The building design shall conform to the requirements of the 1997 Uniform Building Code.
5. The applicant shall obtain all necessary building permits prior to commencement of construction.
6. Distances between garages and apartments shall be a minimum of 8 feet for garages less than 1,000 square feet, and 10 feet for garages exceeding 1000 square feet.

Findings of Fact-Variance:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in that the multi-family

dwelling is residential use that is permitted in the Single Family Alternative (R-1A PUD) Planned Unit Development Zone.

3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance.
4. The project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na), is consistent with the South Natomas Community Plan which designates the site as Medium Density Residential (7-15 du/na, and is consistent with the Zoning which designates the site as Single Family Alternative (R-1A PUD) Planned Unit Development Zone.

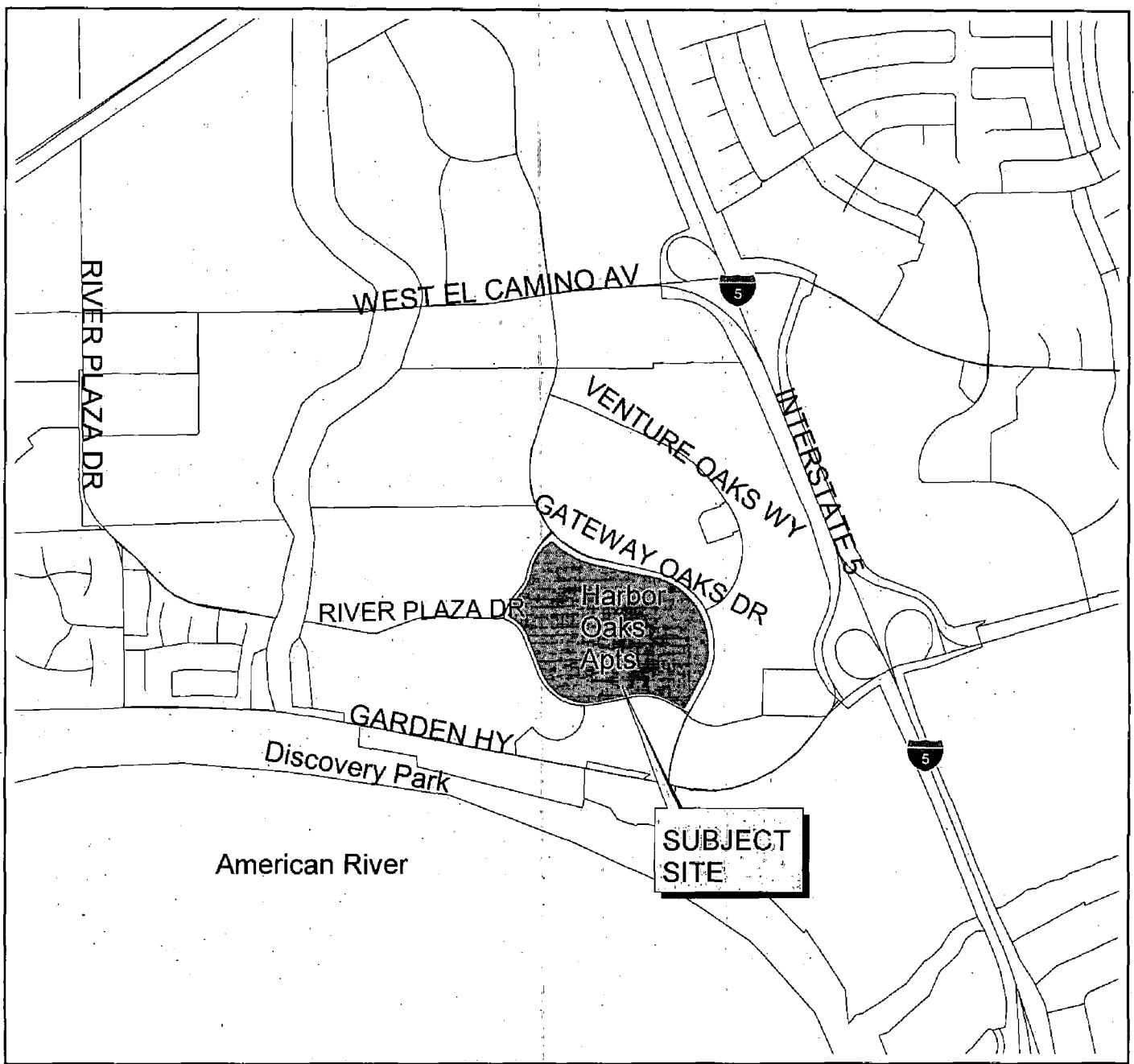


Joy D. Patterson
Zoning Administrator

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.

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.

cc: File (original)
ZA Log Book
Applicant



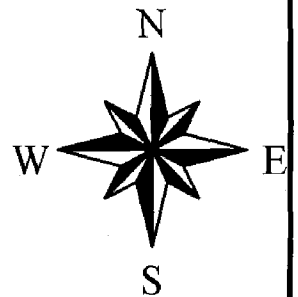
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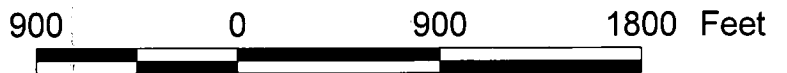
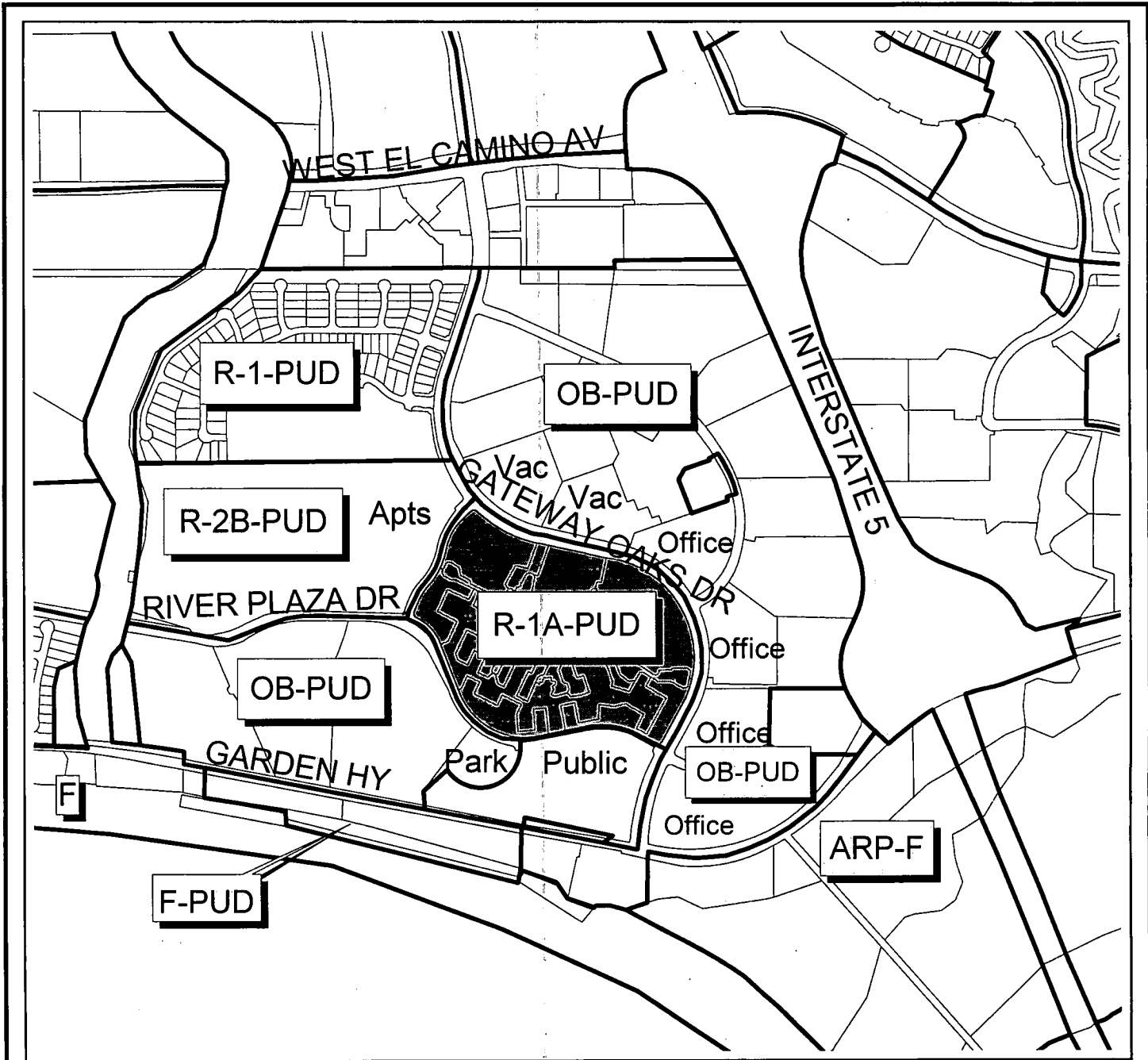



Neighborhoods, Planning
And Development Services
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Geographic
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VICINITY MAP



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LAND USE AND ZONING

