

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, April 4, 1995, the Zoning Administrator approved with conditions, a special permit to expand a non-conforming garage for the project known as Z95-015. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: Zoning Administrator Special Permit to expand a 317 square foot garage which is a non-conforming structure by adding 77 square feet on 0.11± developed acres in the Standard Single Family (R-1) zone.

Location: 521 Santa Ynez Way

Assessor's Parcel Number: 004-226-019

Applicant: Nicholson Construction Co.(Michael Nicholson) Property Kathleen Mannion
5514 19th Avenue Owner: 521 Santa Ynez Wy
Sacramento, CA 95820 Sacramento, CA 95816

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

Surrounding Land Use and Zoning:	Setbacks (Residence)	Required	Existing
North: R-1; Single Family Residence	Front:	25'	25'
South: R-1; Single Family Residence	Side(N.):	5'	4'(existing)
East: R-1; Single Family Residence	Side(S.):	5'	8'
West: R-1; Single Family Residence	Rear:	15'	34'

Property Dimensions: 45 feet x 110 feet
Property Area: 0.11± acres
Square Footage of Buildings:
Existing Garage- 317 square feet
Garage Addition- 77 square feet
Total- 394 square feet

Height of Building:	Single Story
Exterior Building Materials:	Brick
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant is requesting to expand an existing converted garage by 77 square feet and return the structure to a garage use. The existing converted garage exceeds the allowed 25 percent rear yard setback coverage by 15 percent (267 square feet coverage and 169 square feet is allowed). The garage is located approximately 4.5 feet from the south interior property line at the narrowest point. The garage was converted to living space and had not been used as a garage for a number of years. The applicant proposes to change the structure back into a garage and extend the structure to the south property line to provide a straight driveway approach into the garage. The expansion will match the existing building in style and materials. A Zoning Administrator Special Permit is necessary to expand the legal non-conforming structure.

The site is located within the East Sacramento Improvement Association area. The proposed plans have been submitted to the neighborhood association and they had no comment. The project has been noticed and staff has not received any calls. Additionally, the adjacent affected property owners to the south and east (rear) have signed letters in support of the project (see Exhibit D).

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 15305(b)}.

Conditions of Approval

1. There shall be no further expansion of the garage into the rear yard setback area nor any additional structures added in the rear yard setback area.
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. {NOTE: The south wall of the garage will require a one hour fire wall.}

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing garage is askew from the driveway and the addition will reduce the necessary maneuvering area;
 - b. the previously converted garage will be returned to a garage; and
 - c. the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed expansion to the existing garage is compatible in design with the other existing properties in the neighborhood; and
 - b. the affected property owner to the south and east support the project.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na)



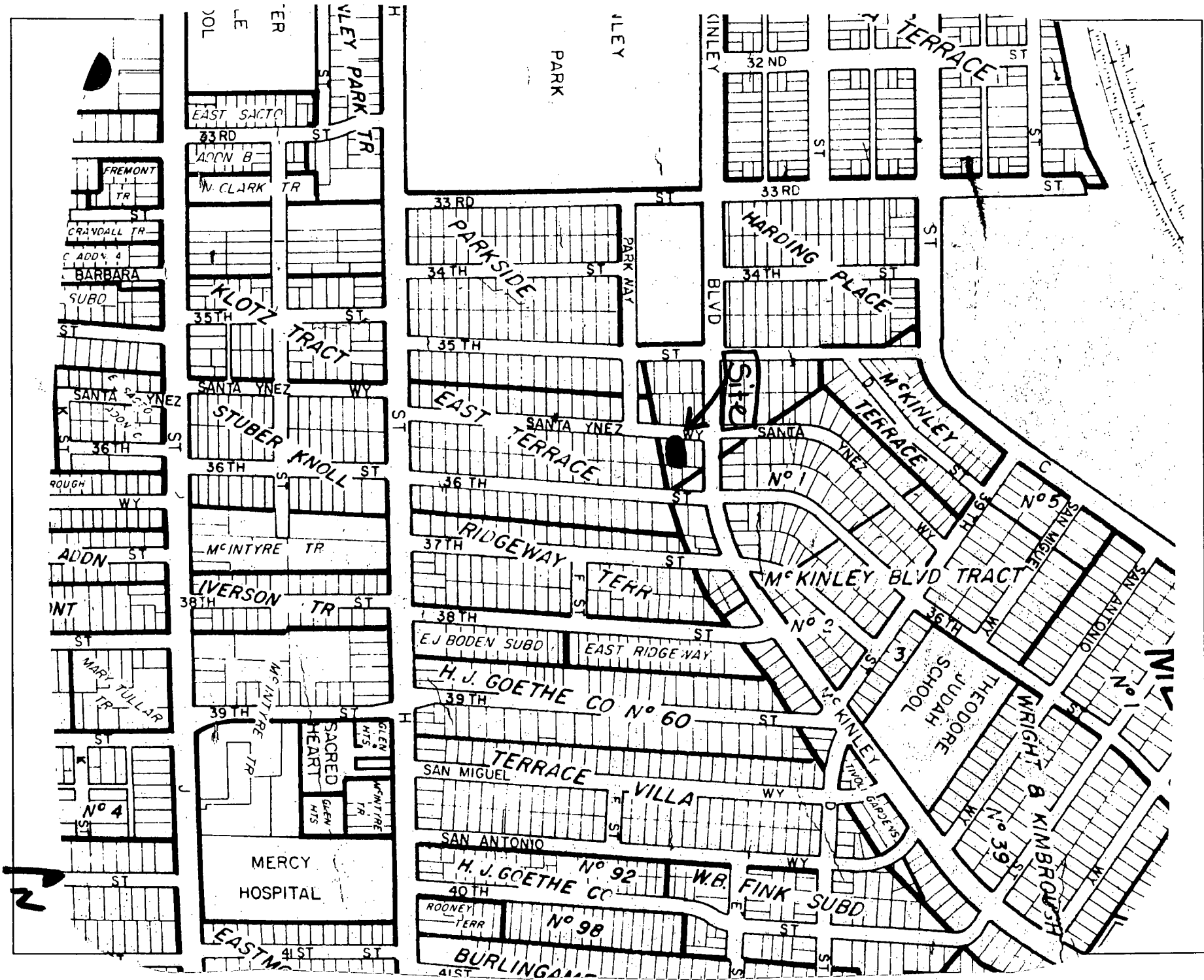
Joy D. Patterson
Zoning Administrator

A use for which a Special Permit 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.

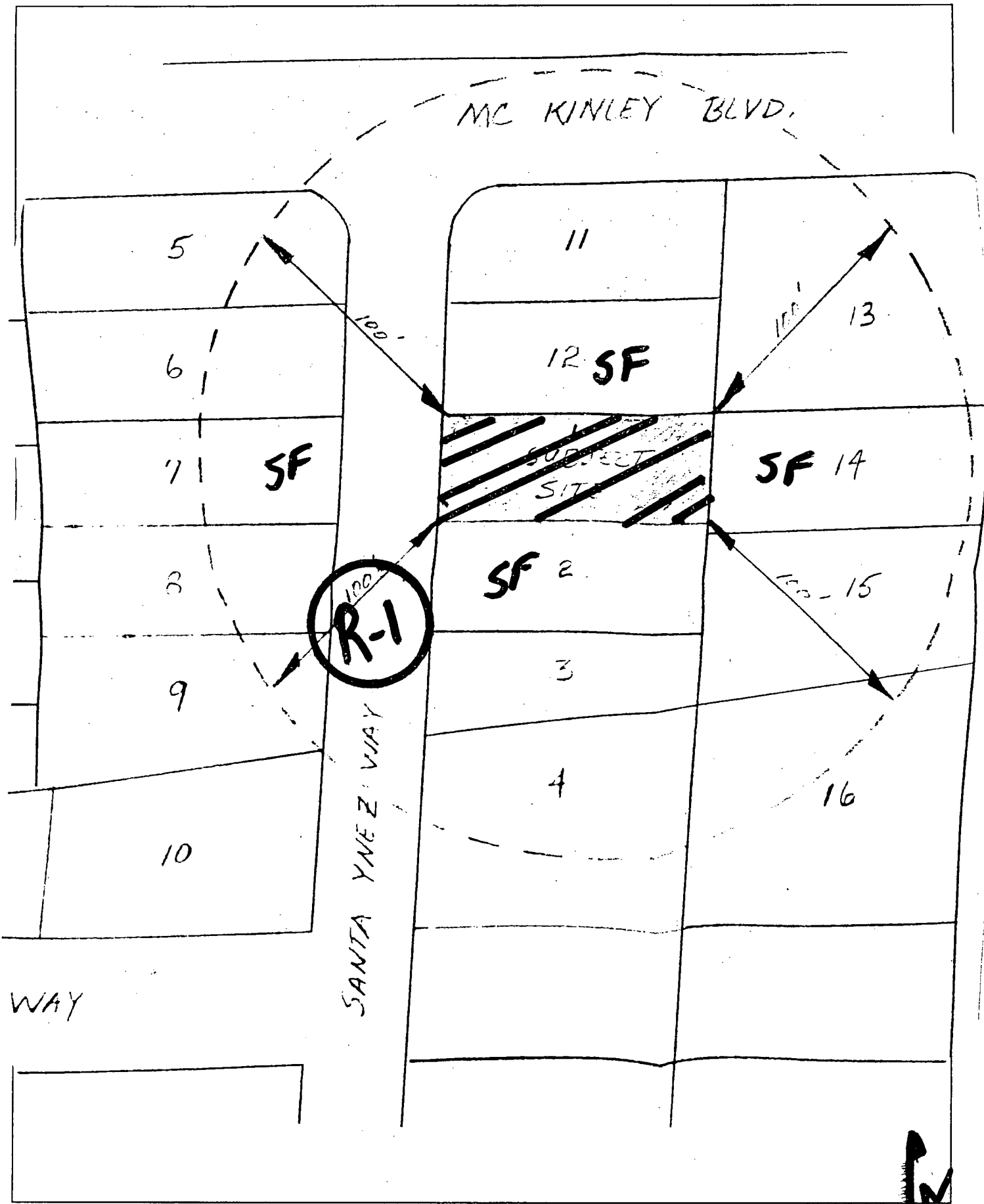
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book

VICINITY MAP

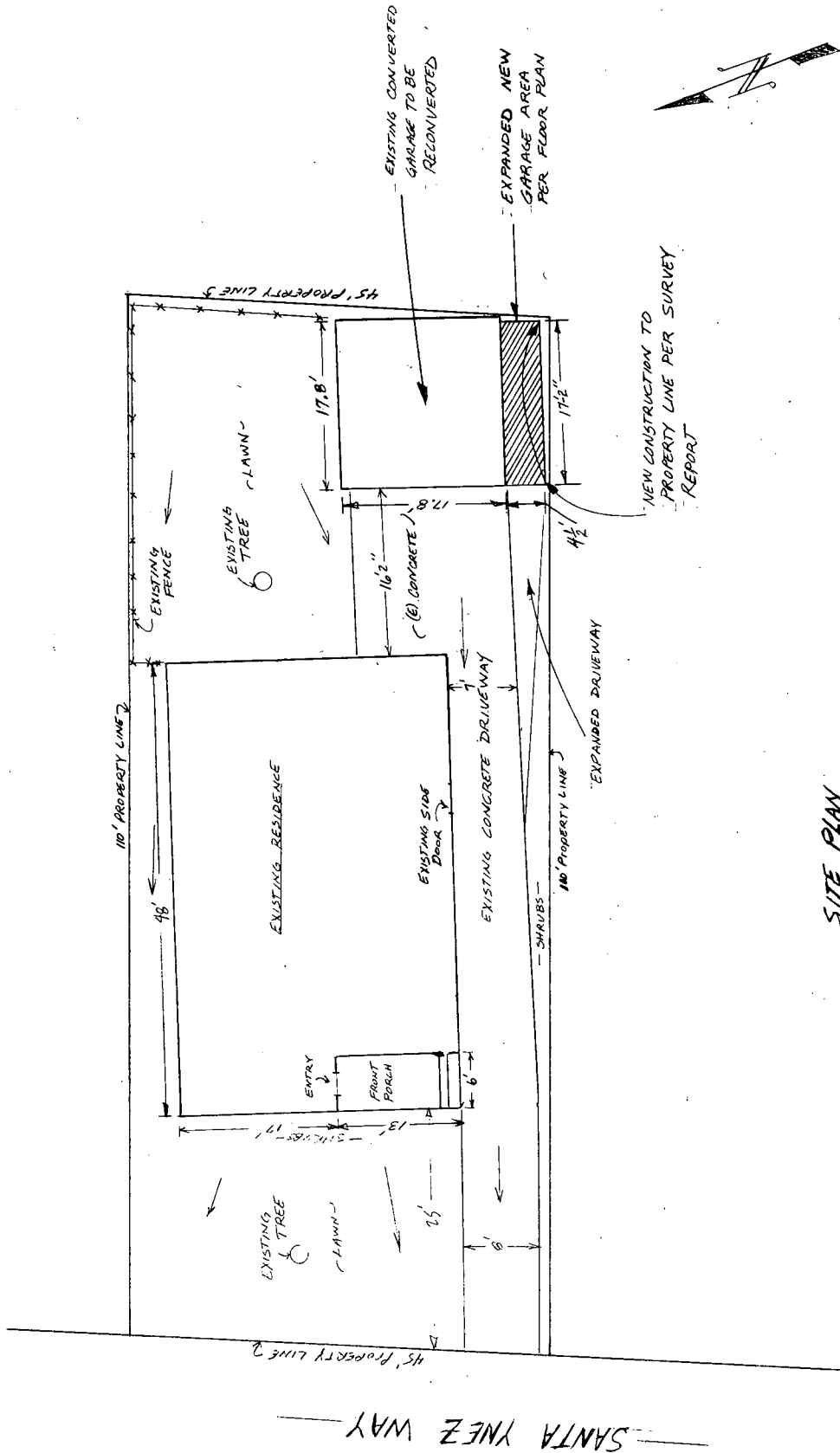


2



LAND USE & ZONING MAP

EXHIBIT - A



SCALE: 1/8" = 1'-0"

SITE PLAN
 521 SANTA YNEZ WAY
 EXISTING 317 #
 NEW 77 #

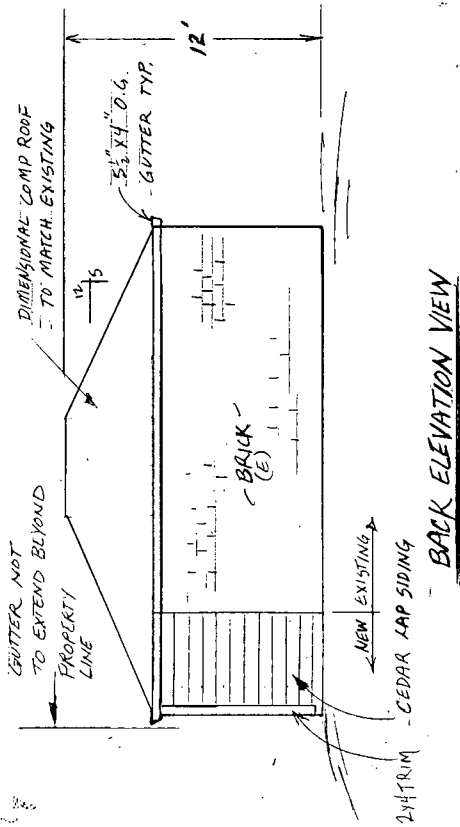
APPROVED BY:		DRAWN BY:
DATE: FEB 24, 95	REVISION:	EXPANSION
SITE PLAN FOR 521 SANTA YNEZ WAY KATHLEEN MANNING RESIDENCE		
GARAGE RECONVERSION / EXPANSION		
NICHOLSON CONST. CO. 5514 19th AVE		
SACRAMENTO CA 95820		
A/C 460947 PH. 457-6438		
DRAWING NUMBER		1 of 3

295-015

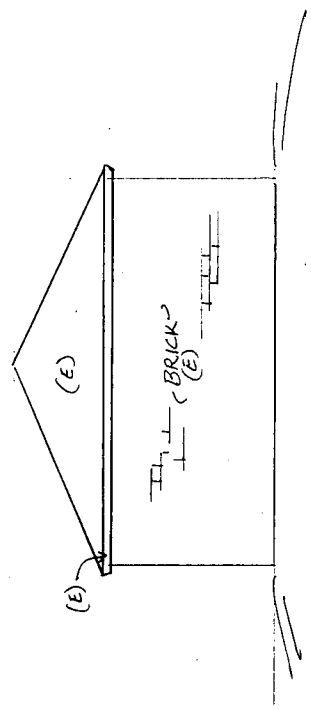
APRIL 4, 1995

ITEM 1

EXHIBIT - B

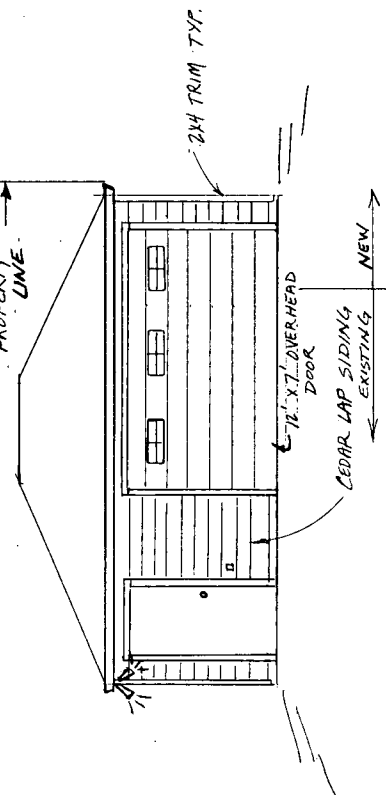


BACK ELEVATION VIEW

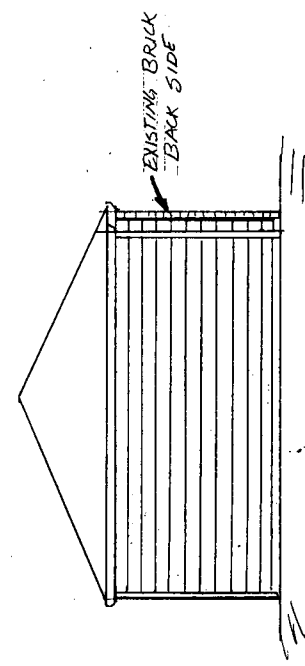


LEFT SIDE ELEVATION

NOTE: NO ALTERATION
TO LEFT SIDE



FRONT ELEVATION VIEW



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"		DATE: 12-21-94	DRAWN BY:	REVISION:
APPROVED BY:		457-6498		
PROJECT: S21 SANTA YNEE WAY GARAGE RE-CONVERSION/EXPANSION FOR KATHY MANNION		NICHOLSON CONSTRUCTION CO., 5514 19th AVE SAC CA 95820		
DRAWING NUMBER: LNR 460997		DRAWING NUMBER: 3 of 3		

295-015

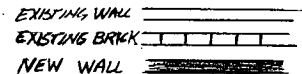
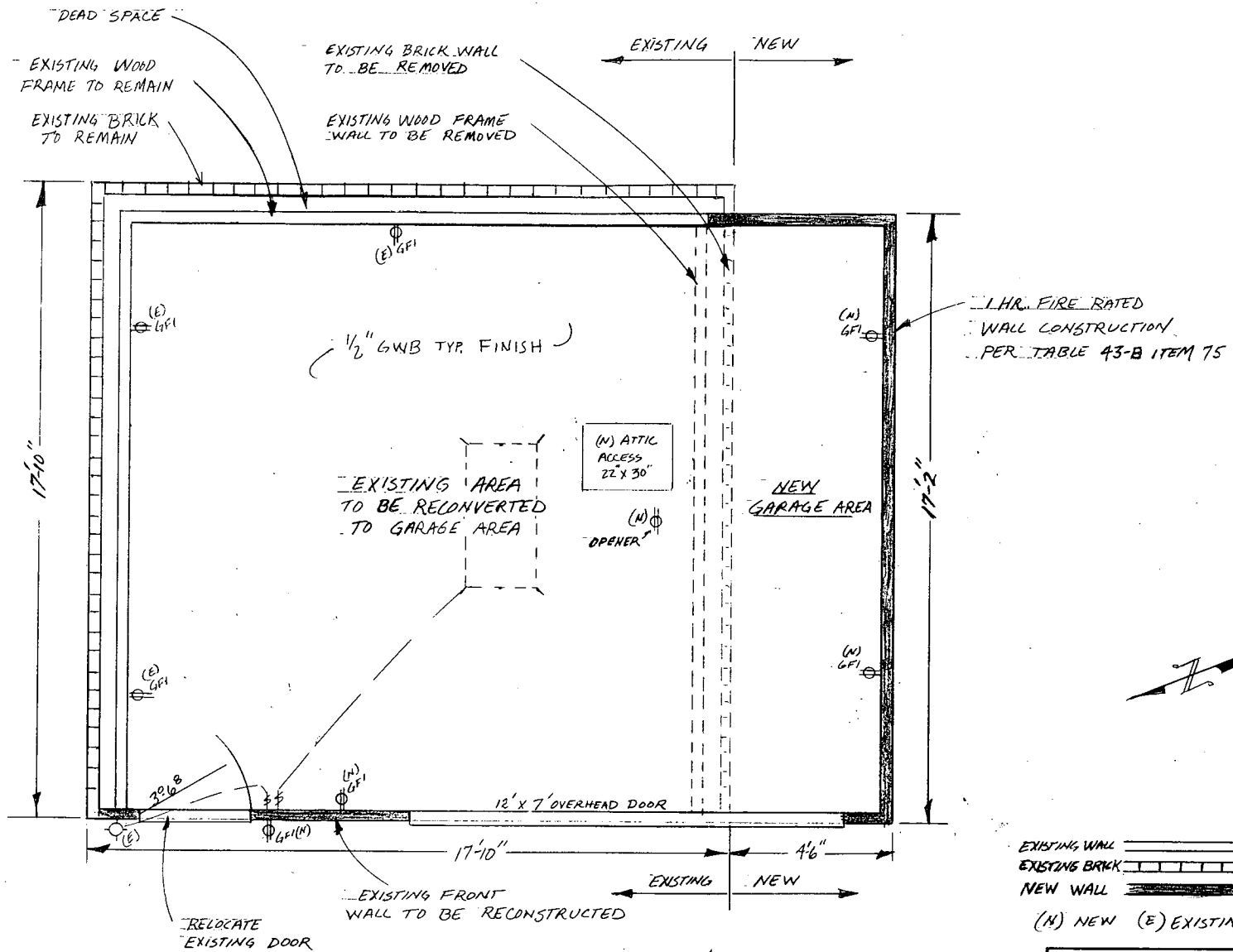
APRIL 4, 1995

ITEM 1

295-015

APRIL 4, 1985

ITEM 1



(N) NEW (E) EXISTING

GARAGE - RECONVERSION / EXPANSION
FLOOR PLAN - NEW AND EXISTING

SCALE 1/2" = 1'-0"

NOTE: CONTRACTOR TO VERIFY DIMENSIONS

521 SANTA YNEZ WAY GARAGE EXPANSION AND RECONVERSION FOR KATHY MANAIAN		
SCALE: 1/2" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE: FEB 20, 95	REVISOR:	REVISION:
NICHOLSON CONSTRUCTION CO. #60947 5519 19TH AVE SAC CA 95820 PH 457 6438		
DRAWING NUMBER		2 of 3

EXHIBIT C

EXHIBIT - D

D-1

I/we have seen my neighbor Kathy Mannion's plans to expand the building adjoining my property and have no objection to the expansion.

Col George Katsaris (Ret)
Name

520 30TH Street
Address

RECEIVED

MAR 07 1995

CITY OF SACRAMENTO
CITY PLANNING DIVISION

295 015

295-015

APRIL 4, 1995

ITEM 1

D-2

I/we have seen my neighbor Kathy Mannion's plans to expand the building adjoining my property and have no objection to the expansion.

Sandra Shewry
Name
531 Santa Ynez Way
Address
Sacto 95818

RECEIVED

MAR 07 1995

CITY OF SACRAMENTO
CITY PLANNING DIVISION

Z95 015

Z95-015

APRIL 4, 1995

ITEM 1