

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, October 10, 2002, the Zoning Administrator approved with conditions a special permit to reduce the required driveway depth and increase lot coverage for a detached garage in the Standard Single Family (R-1) {SPD} zone for the project known as (File Z02-130). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

- Request: 1. **Zoning Administrator Special Permit** to reduce the required driveway depth of 20 feet to 10 feet for a detached garage on 0.08± developed acres in the Standard Single Family (R-1) {SPD} zone.
2. **Zoning Administrator Special Permit** to exceed the maximum 33% lot coverage of the required rear yard to 64% for a detached garage.
3. **Zoning Administrator Special Permit** to exceed the maximum 40% lot coverage to 54% with a detached garage.

Location: 3340 M Street (D3, Area 1)

Assessor's Parcel Number: 007-0222-004

Applicant: Martin Reimers
 8225 Hillgrove Street
 Granite Bay, CA 95746

Property Terry Wheeler
Owner: 1856 51st Street
 Sacramento, CA 95819

Project Planner: Lindsey Alagozian

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

Surrounding Land Use and Zoning:

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

Property Dimensions: 50 feet x 139 feet
Property Area: 0.08± acres

Square Footage of Residence:	2,117 square feet
Height of Residence:	3 Stories, 27 feet
Proposed Square Footage of Garage:	480 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Project Plans:	See Exhibit A and B

Previous Files: DR02-104 (Concurrent)

Additional Information The applicant is proposing to convert an existing 480 square foot greenhouse into a detached garage. The site includes a 2,117 square foot single family residence and a greenhouse that are both in disrepair. The proposed detached garage will be 24 feet west of the existing single family residence, 10 feet from the street side yard, and lie on both the rear and side yard property line. The height of the structure will be 10 feet with 8 feet walls. The structure will be sided with lap wood siding and 30-year dimensional laminated composition shingles.

The applicant will be restoring the single family residence at a later time. The greenhouse does not appear to have been constructed with building permits, therefore, the proposed converted structure will cover approximately 64% of the required rear yard and exceed total lot coverage to 54% of the lot. A Zoning Administrator Special Permit is required for the reduced driveway and to exceed the lot coverage requirements. The applicant has obtained a Public Works Variance to allow for the reduced driveway depth for the converted structure. The applicant will not be permitted to park cars in the driveway or block the sidewalk.

The site is located within the East Sacramento Improvement Neighborhood Association. The project has been noticed to the neighborhood association, and nearby property owners. Staff received positive support from the neighborhood association provided that cars will not be parked in the driveway that could possibly block the sidewalk. The next-door neighbor called to ensure that the eaves for the garage will not project onto his property and otherwise expressed support for the project. An exhibit has been provided to indicate the location of the property line between the neighbor and the subject site, in which the structure and eaves shall not encroach. (See Exhibit C). The next-door neighbor does not object to the project, provided that the structure does no encroach onto his property.

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 15303 (c), New Construction or Conversion of Small Structures.

Conditions of Approval:

General

1. Size and location of the project shall conform to the plans submitted. Any changes or modifications shall require review and approval by the Planning Department.
2. The detached garage shall be painted to match the residence.
3. An automatic garage door opener shall be installed in the garage.

4. The applicant shall obtain the necessary building permits prior to commencing construction.
5. The applicant shall comply with all Design Review conditions of approval.
6. The applicant shall comply with all variance conditions of approval issued by Public Works.

Public Works

7. Remove and replace any deteriorated curb, gutter, and sidewalk to city standards and to the satisfaction of Public Works.
8. Construct driveway to city standards and to the satisfaction of Public Works.

Building

9. The proposed project shall meet all building codes.

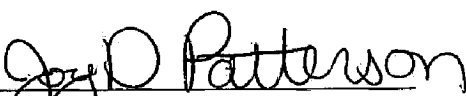
Utilities

Advisory Note:

10. The proposed project is located in the 100-year floodplain designated as A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone there are no requirements to elevate or flood proof.

Findings of Fact

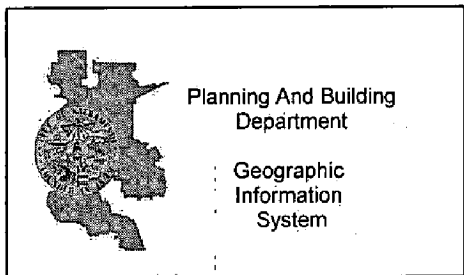
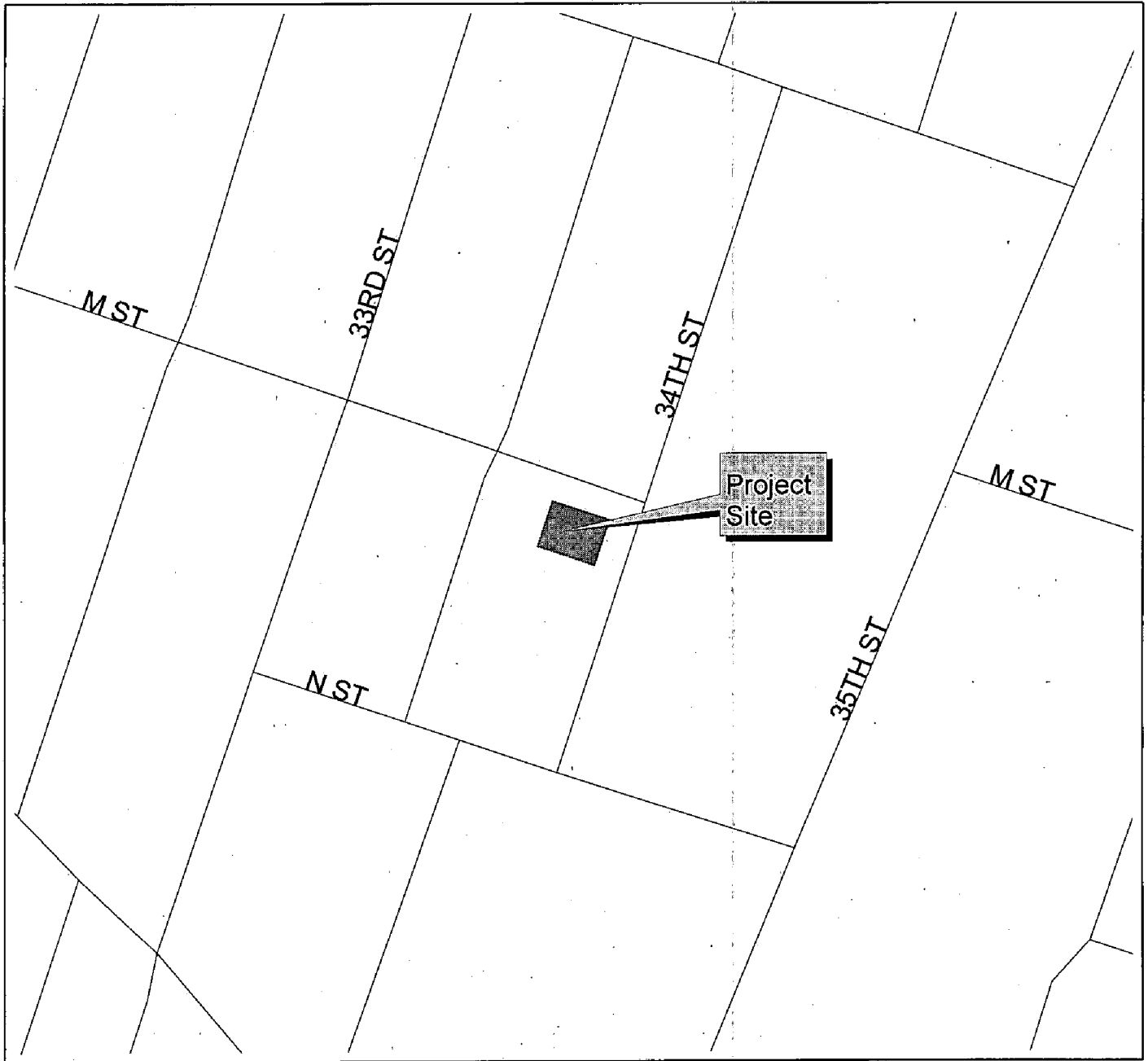
1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. the proposed project will not impose negative impacts upon the surrounding residential properties; and
 - b. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the use will not generate significant impacts to the nearby residential properties.
3. The project is consistent with the General Plan which designates the site as Residential Low Density 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.

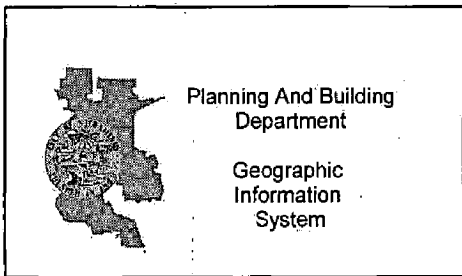
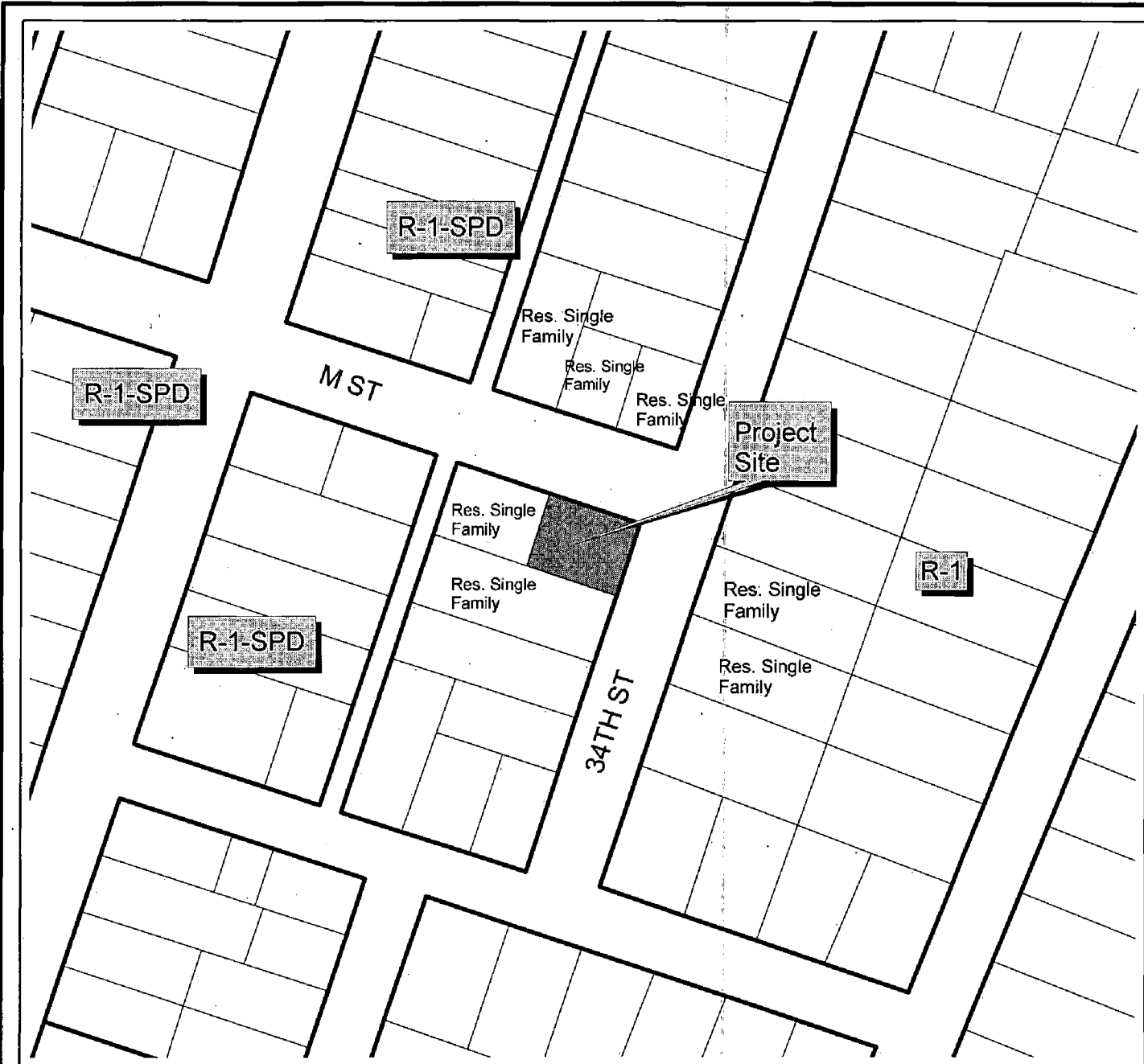
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File (original)
ZA Log Book
Applicant
Property Owner



VICINITY MAP

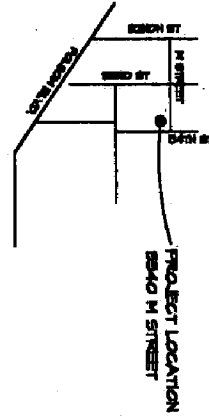




LAND USE AND ZONING

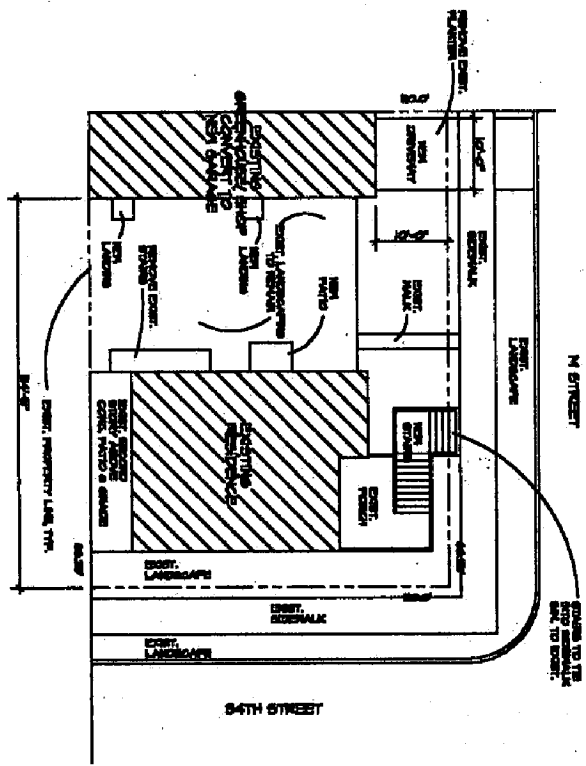


EXHIBIT A



VICINITY MAP
TO SCALE

Z02-130
REC'D JULY 02, 2002



1 SITE PLAN

SITE INFORMATION

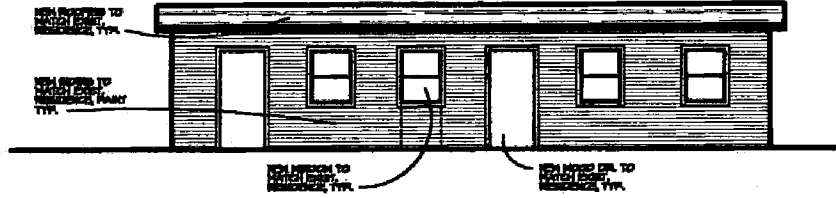
OWNER: WHEELER RESIDENCE
 PROJECT: RESIDENCE REMODEL
 DATE: 07/02/02
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO: 1 OF 1
 PROJECT NO: [Number]

INDEX TO DRAWINGS

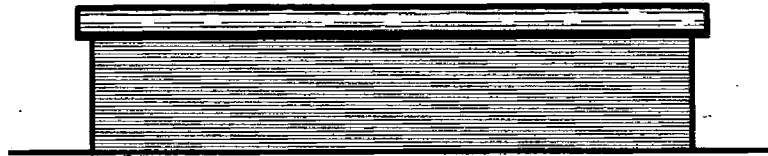
1 SITE PLAN

<p>WHEELER RESIDENCE RESIDENCE REMODEL</p> <p>8340 M ST. SACRAMENTO, CA</p>	<p>MARTIN J. REIMERS, AIA 6125 Hillgrove Street Granite Bay, CA 95746 916.797.9172 email-MJRAIA@comcast.net</p>		<p>A</p>
			<p>DATE: 10/10/2002 AS NOTED A-1</p>

EXHIBIT B



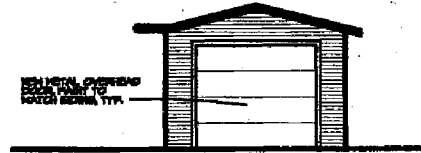
2 EAST ELEVATION W-1-0'



3 WEST ELEVATION W-1-0'

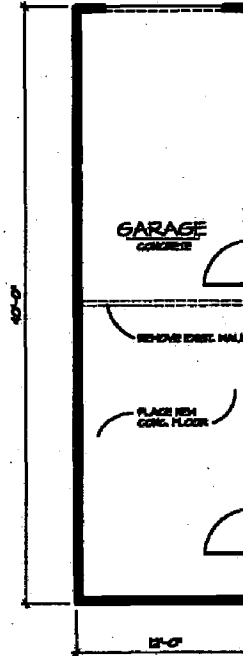


4 SOUTH ELEVATION W-1-0'



5 NORTH ELEVATION W-1-0'

Z02-130
REC'D JULY 02, 2002



1 FLOOR PLAN W-1-0'

MARTIN J. REIMERS, AIA
2225 WILSON STREET
SACRAMENTO, CA 95746
916.771.9173
martjr@aia.com

WHEELER RESIDENCE
RESIDENCE PERMITS

SACRAMENTO, CA
October 10, 2002
8040 M ST.

11 MAY 2003
AS NOTED

A-2

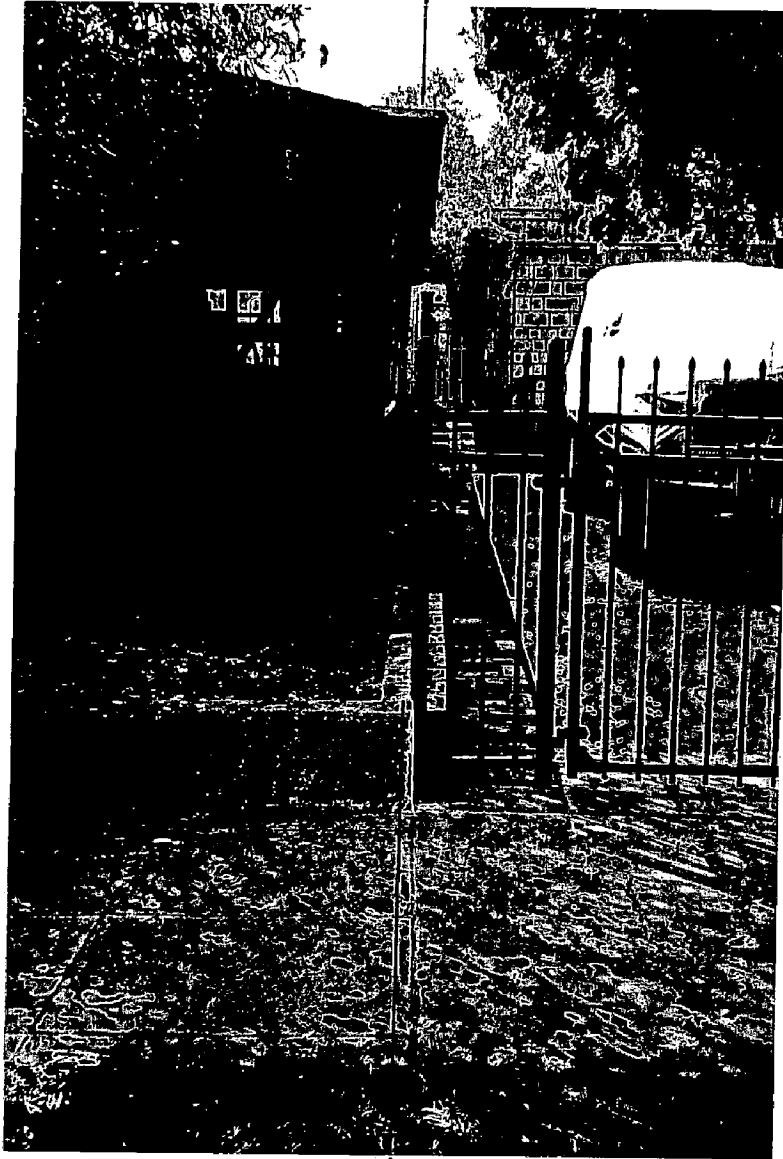
Item 3

Z02-130

APPROX
PROPERTY
LINE *

* EXISTING EAVE ENCROACHMENT
IS APPROXIMATELY 0.5 FT.
ONTO APN 007-0222-003

APN
007-0222-004



APN
007-0222-003



3340 "M"

3326 "M"

FILE REF. CITY OF SACRAMENTO
" Z02-130"

APPROX.
PROPERTY
LINE *

Z02-130

October 10, 2002

PHOTO DATED 29 SEPT 2002
LOOKING SOUTH

Z 02-130

**PROOF OF SERVICE BY MAIL OF
ZONING ADMINISTRATOR'S NOTICE OF DECISION**

The below signed verily states:

On October 31, 2002, I served the applicant with a copy of the Zoning Administrator's Notice of Decision for the above referenced project by placing a true copy thereof with postage fully prepaid in the United States mail at Sacramento, California.

Boznie Surgeon
Signature

October 31, 2002
Date