

P97-041 LAINO GARAGE ALTERATION

- REQUEST:
- A. Environmental Determination: Exemption
 - B. Variance to construct a 415 square-foot second floor for a recreation room on a detached accessory structure (garage) on 0.14± acres in the Standard Single-Family (R-1) zone.

LOCATION: 256 40th Street
APN: 004-0112-008
Council District 3 (Area 1)
East Sacramento Community Plan Area

APPLICANT:	Nicholas and Jaynee Laino, 916-455-7847 256 40th Street, Sacramento, CA 95819
OWNER:	Nicholas and Jaynee Laino, 916-455-7847 256 40th Street, Sacramento, CA 95819
APPLICATION FILED:	April 30, 1997
STAFF CONTACT:	Mike Dale, 916-264-8309

SUMMARY: The owner is requesting an entitlement to add a second floor to an existing residential garage. The Zoning Ordinance allows only one floor on a detached accessory structure. A Variance is therefore needed in order to construct the second floor. The second floor would be used as a recreation room. The first floor would remain as an enclosed single-car garage.

RECOMMENDATION: The project's primary issues relate to land use and aesthetics. The Zoning Ordinance prohibits use of the facility as living quarters or the installation of kitchen facilities. The proposed structure will meet the overall height, area, and setback requirements of the Zoning Ordinance. The proposal has been revised to relocate the windows to face the public street and to meet a variety of building code requirements. Staff has received no opposition to the project. Staff therefore recommends approval of the project subject to the conditions and findings of fact identified in Attachment 1.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	None
Existing Zoning of Site:	Standard Single Family (R-1)
Existing Land Use of Site:	Single-Family Dwelling w/Detached Garage

Surrounding Land Use and Zoning:

North: Single-Family Dwelling; R-1
 South: Single-Family Dwelling; R-1
 East: Single-Family Dwelling; R-1
 West: Single-Family Dwelling; R-1

Detached Accessory Structure Setbacks:

	<u>Required:</u>	<u>Proposed:</u>
Front:	60'	89.5'
Side (South)	0'	0'
Side (North):	0'	33.3'
Rear:	0'	6'

Property Dimensions (Area):	54'8" x 115' (6,287 square feet)
Size of Existing House w/Porch (Area):	37' x 48' (1,776 square feet)
Area of Existing Garage:	357 square feet
Area of Proposed Garage:	773 square feet (incl. 2nd floor)
Height of Existing Garage:	12 feet
Height of Proposed Garage:	18 feet
Existing Overall Lot Coverage:	34%
Proposed Overall Lot Coverage:	35% (Max. 40%)
Existing Rearyard Lot Coverage:	20%
Proposed Rearyard Lot Coverage:	23% (Max. 25%)
Amount of Required/Proposed Parking:	1 space

OTHER APPROVALS REQUIRED: In addition to the above entitlement, the project will require building permits.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan and Zoning. The site and surrounding area are designated for low-density, residential development according to the General Plan. The project is consistent with the General Plan which encourages compatibility between neighboring land uses. The Zoning Ordinance may allow use of the structure as

living quarters subject to Zoning Administrator approval of a Special Permit.

B. Existing Site Plan

The site is located on the west side of 40th Street, south of 36th Street and north of McKinley Boulevard (Attachment 3). The site supports a 1,400 square-foot house and a 357 square-foot, single-story, garage (Exhibit 1A). The garage is capable of sheltering one car and is accessible by a paved driveway through a metal gate from 40th Street. A covered porch area is attached to the rear of the house. The side and rear property lines are bordered by a wooden fence.

C. Proposed Building Construction

The project involves remodeling the existing detached garage to provide a second floor for a recreation room. The height of the structure would increase by about six feet, and the second floor would partially overhang the lower level by about three feet on the east side (Exhibit 1A). The second floor would provide about 416 square feet of recreational space. Section 5-D-d of the Zoning Ordinance indicates that a detached accessory structure need not provide setbacks when located more than 60 feet from the front property line. The 18-foot tall structure will meet the overall height, lot coverage, and setback requirements of the Zoning Ordinance.

The current proposal is the result of Staff discussions with the property owner. The original proposal involved the placement of windows on the south elevation and did not clearly indicate compliance with special building code requirements relating to occupancy separations, light and ventilation, and ceiling height. The owner relocated the proposed windows to the east elevation and provided more detail relating to building construction methods. The revision is also consistent with Police Department goals to increase window visibility along public streets. Staff recommends approval of the requested Variance subject to conditions.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The project will not have a significant effect on the environment and is exempt from further environmental review pursuant to Section 15305 of the State CEQA Guidelines. Staff has released a Notice of Exemption for the project.

B. Neighborhood Response

An early notice of the project application was routed to the adjacent property owners and to the following organizations:

- East Sacramento Improvement Association
- McKinley/Elvas Neighborhood Alliance

A notification of the Planning Commission hearing was also sent to the above organizations and to all owners of property located within 500 feet of the site. At the time of this writing (06/17/97), Staff had received no comments in opposition to, or in support for, the proposal.

C. Summary of Agency Comments

Copies of the project application and drawings were routed to the appropriate City Departments and local agencies. The Building Division provided comments relating to construction methods which are included as conditions of project approval.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the following entitlements. The Planning Commission's action(s) may be appealed to the Council within 10 days following the Commission's action(s).


RECOMMENDATION: Staff recommends that the Planning Commission take the following action(s):

- A. **Adopt** the attached Notice of Decision and Findings of Fact which find that the project is Exempt pursuant to CEQA Section 15305.
- B. **Adopt** the attached Notice of Decision and Findings of Fact approving the Variance to construct a 415 square-foot second floor for a recreation room on a detached accessory structure (garage) on 0.14 \pm acres in the Standard Single-Family (R-1) zone.

Report Prepared By:


Mike Dale, Associate Planner

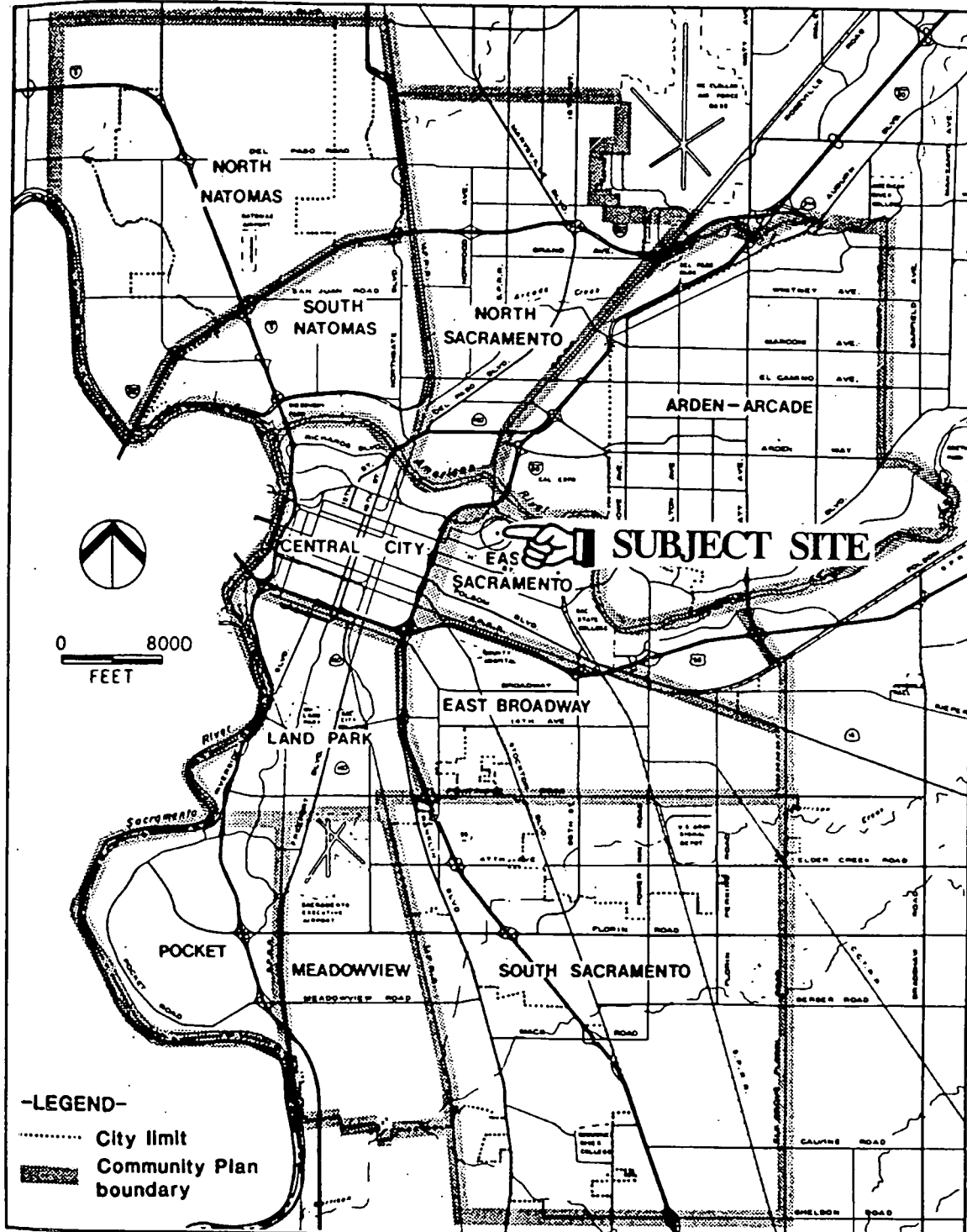
Report Reviewed By:


Steve Peterson, Senior Planner

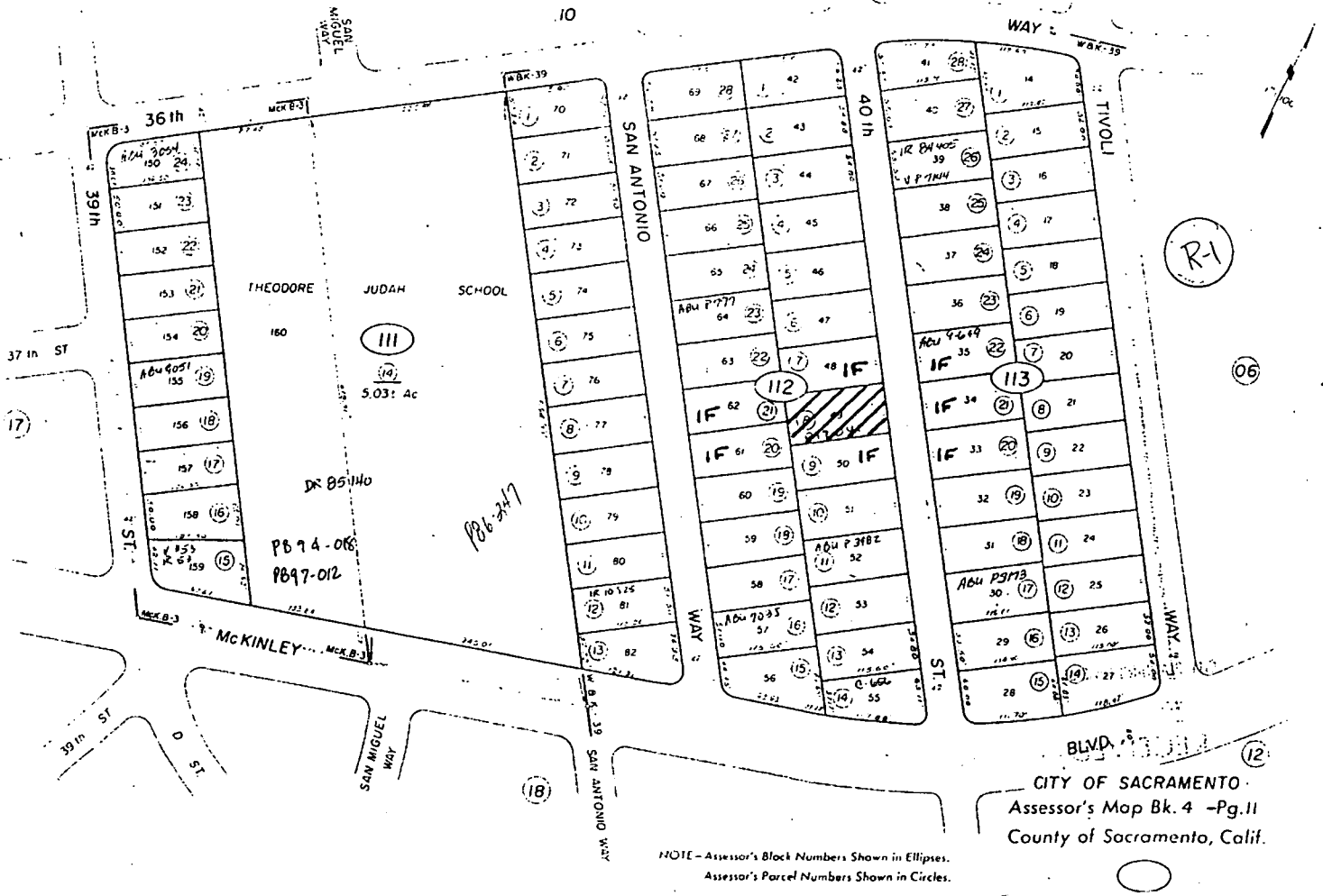
ATTACHMENTS

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	First-Floor Plan
Exhibit 1C	Second-Floor Plan
Exhibit 1D	Building Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use and Zoning Map

Attachment 2
Vicinity Map



Attachment 3
Land Use and Zoning Map



NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

CITY OF SACRAMENTO
Assessor's Map Bk. 4 -Pg. 11
County of Sacramento, Calif.