

P93-129 - 4TH AVENUE GARAGE

- REQUEST:
- A. Variance to allow a second floor on a detached accessory structure containing 944 square feet on 0.11 ± developed acres in the Standard Single Family (R-1) zone.
 - B. Variance to increase the rear yard lot coverage for a detached accessory structure from 25 to 46 percent.
 - C. Variance to reduce the maneuvering area behind a garage from 26 feet to 22 feet.
 - D. Variance to increase the maximum allowed wall height for a detached accessory structure from 10 feet to 15.5 feet.

LOCATION: 2165 4th Ave., between Freeport Blvd. and 22nd St.
013-0031-021
Curtis Park
Sacramento City Unified School District
Council District 5

APPLICANT:	Richard Norris, 961-0575 P.O. Box 5044, Fair Oaks, CA 95628
OWNER:	Bob & Karen Nunes 2165 4th Avenue, Sacramento, CA 95818
PLANS BY:	Brian Rogers, AIBD, 45 Hawthorne, Medford, OR 97504
APPLICATION FILED:	August 24, 1993
STAFF CONTACT:	Cindy Gnos, 264-7636

SUMMARY/RECOMMENDATION: The applicant proposes to demolish an existing single car garage and construct a 944 square foot, two car, detached garage with a second story on 0.11 ± developed acres. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are the height of the structure and compatibility of design. **Staff recommends approval of the variances subject to conditions.** This recommendation is based upon existing circumstances in the alley and previous recommendations on other variances for detached structures.

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PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

Property Dimensions:	40' x 120'
Property Area:	0.11 ± acres
Square Footage of Detached Garage:	944 square feet
Height of Detached Garage:	18 feet, 2 stories
Exterior Building Materials:	Plywood Siding
Roof Material:	Medium Shake
Parking Provided:	2 spaces
Parking Required:	1 space
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The single family residence located on the site is consistent with the Low Density Residential land use designation of the General Plan. There are also policies in Section One of the General Plan which support the applicant's request. In Policy 1 relates to Quality of Life. It reads:

"The protection and preservation of the urban and natural environment are important factors to consider when evaluating development proposals and new community plans in the City."

Policy 2 relates to Population and Housing Growth. It reads:

"Residential development consumes a significant portion of land in the City. It is therefore, important that the quality and character of residential development complement the total urban environment. Although the quality of housing in Sacramento is generally good, continued efforts to maintain and improve the quality of housing will be necessary in some areas."

The Residential Land Use Element, Goal A, reads:

"Maintain and improve the quality and character of residential neighborhoods in the City."

Most of the residences on 4th Avenue have detached garages on the alleys. The applicant's request, as conditioned, maintains the existing character of residential development by locating the garage in the rear, off the alley. It also maintains the quality of life by providing an enclosed parking area, allowing vehicles a place to park other than the street.

B. Site Plan Design/Zoning Requirements

1. Detached Accessory Structure Requirements

Section 5 of the Zoning Ordinance outlines the requirements for detached accessory structures. The Ordinance allows detached garages to be placed on side and rear property lines provided the rear yard (last 15 feet) lot coverage does not exceed 25 percent. The structures are limited to single story with a maximum wall height of 10 feet, and a maximum total height of 18 feet. There must be at least six feet between the main house and the detached garage. There must also be 26 feet of maneuvering area provided behind the garage. The applicant has requested several variances from these requirements.

Lot Coverage: The applicant has requested a variance to exceed the maximum 25 percent rear yard lot coverage. The proposal covers 46 percent of the rear yard (last 15 feet). Meeting the 25 percent requirement would only allow a single car garage. Staff has no objection to the increase in rear yard lot coverage. There is adequate outdoor area to compensate for the loss of area within the last 15 feet. Staff suggests the applicant maintain adequate open space on the lot (see Exhibit C-1) to compensate for the loss within the last 15 feet.

Height: The applicant is requesting a variance to allow a second floor on the detached garage. In order to accomplish this, the applicant is also requesting a variance to allow the wall height to exceed the maximum 10 feet. Staff has no objection to the variance to allow a second floor. The

second floor is not going to be used as a living area (i.e., bedroom). It is only a hobby room for the residents of the existing single family home. Staff does object to the increased wall height as shown on the applicant's elevations. The approval of the second floor on the detached garage should only be allowed if the structure can meet the height requirements of the Zoning Ordinance. Staff has suggested the necessary ceiling height for the second floor be accomplished using dormers similar to Exhibit C-4, leaving the first plate line at the maximum 10 feet, and the second plate line of the dormers at 14 feet. The applicant proposed a dormer which covered all but 18 inches on either end of the building. The dormer should inset a minimum of two feet from the main wall. Other garages have had approved variances for second floors while not exceeding the maximum wall height. Staff recommends approval of the variance to increase the wall height and allow the second floor, provided the design be revised similar to Exhibit C-4.

2. Parking/Maneuvering

The Zoning Ordinance requires a single car garage for each residence. The applicant is proposing a two car garage which exceeds that required. Staff has no objection to the provision of a two car garage. The Zoning Ordinance also requires that there be 26 feet of maneuvering area behind all 90 degree parking stalls. The alley is 20 feet wide and the garage is located two feet from the alley. This leaves a total of 22 feet of maneuvering area. The applicant has requested a variance to allow this 22 feet of maneuvering area. Staff has no objection to this variance. The existing single car garage provides only 22 feet of maneuvering area. In addition, most of the other garages that access from the alley provide 22 feet or less of maneuvering area.

C. Building Design

The applicant is proposing to construct the detached garage using a medium shake shingle roof with T1-11 plywood siding. The existing residence has a shake roof with shingles used as the exterior material. The existing residence also has a very steep roof. The applicant's proposed design does not adequately complement the existing roof pitch of the residence. Meeting the wall height of 10 feet and maintaining the maximum height of 18 feet, will better accomplish complementing the existing design of the house. As described in the Height section, the dormer should be redesigned similar to Exhibit C-4.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303e and 15305).

B. Public/Neighborhood/Business Association Comments

The proposed project was routed to the Sierra Curtis Neighborhood Association. No comments have been received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Transportation Division

The Transportation Division recommends denial of the Variance to reduce the maneuvering area. Planning staff, however, finds it a hardship to request the applicant locate the garage four feet further to the south. The other garages on the alley do not meet this requirement, the existing garage on the site does not meet this requirement, and it requires the removal of a tree.

2. Engineering Development Services Division

The Engineering Development Services Division also recommends denial of the Variance to reduce the maneuvering area.

3. Building Division/Fire Department

The Building Division and Fire Department had no concerns with the applicant's proposal.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny all the Variances. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

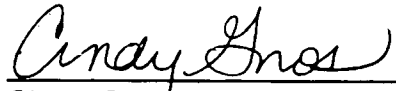
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Resolution approving the Variance to allow a second floor on a detached accessory structure.
- B. Adopt the attached Resolution approving the Variance to increase the rear yard lot coverage for a detached accessory structure from 25 to 46 percent.
- C. Adopt the attached Resolution approving the Variance to reduce the maneuvering area behind a garage from 26 feet to 22 feet.

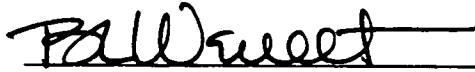
- D. Adopt the attached Resolution approving the Variance to increase the maximum allowed wall height for a detached accessory structure from 10 feet to 15.5 feet.

Report Prepared By,

Report Reviewed By,



Cindy Gnos, Associate Planner



Barbara Wendt, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution approving Variances
Exhibit C-1	Site Plan and Elevations
Exhibit C-2	Revised Elevations
Exhibit C-3	Floor Plan
Exhibit C-4	Staff Revised Elevations

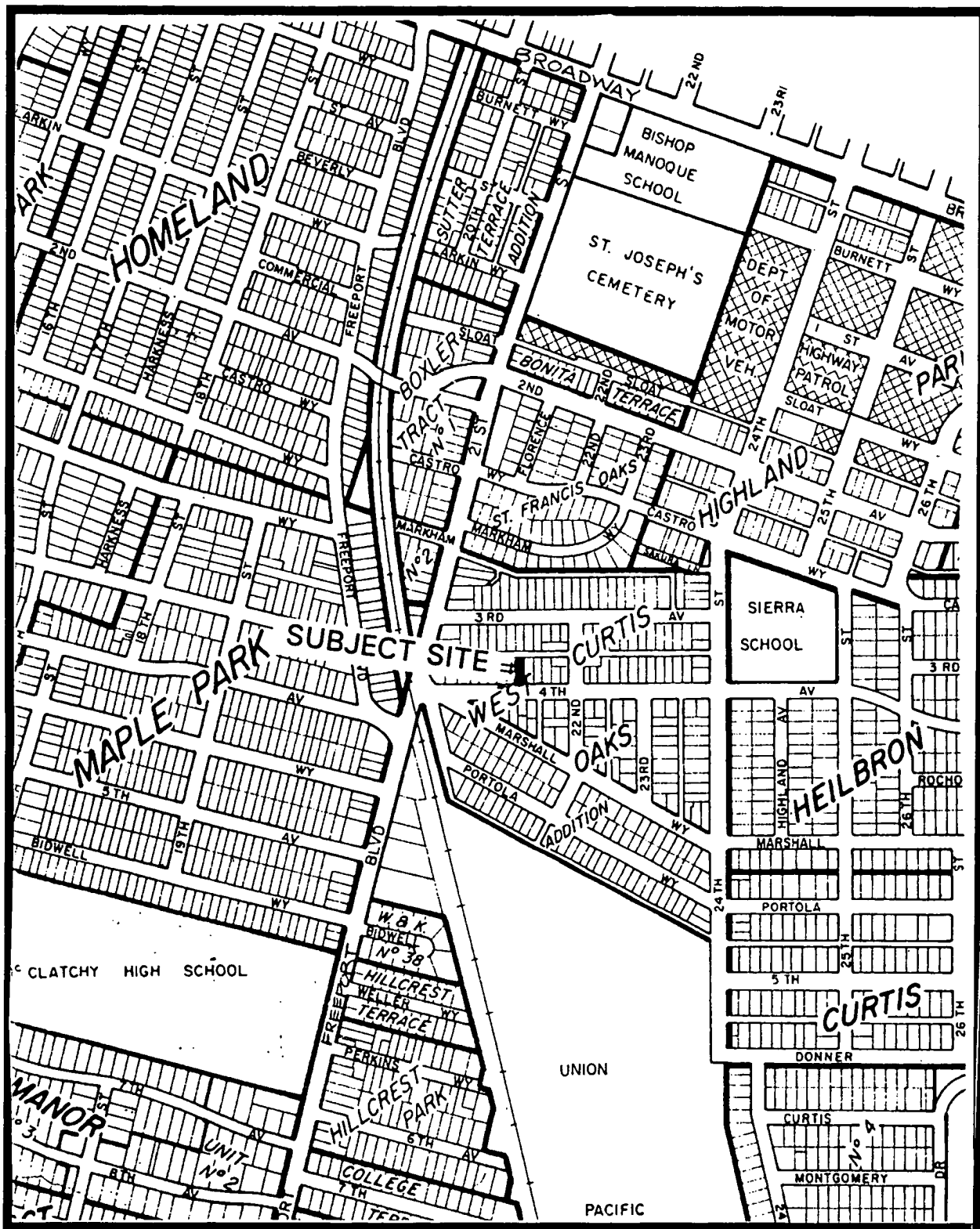
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ATTACHMENT A

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VICINITY MAP

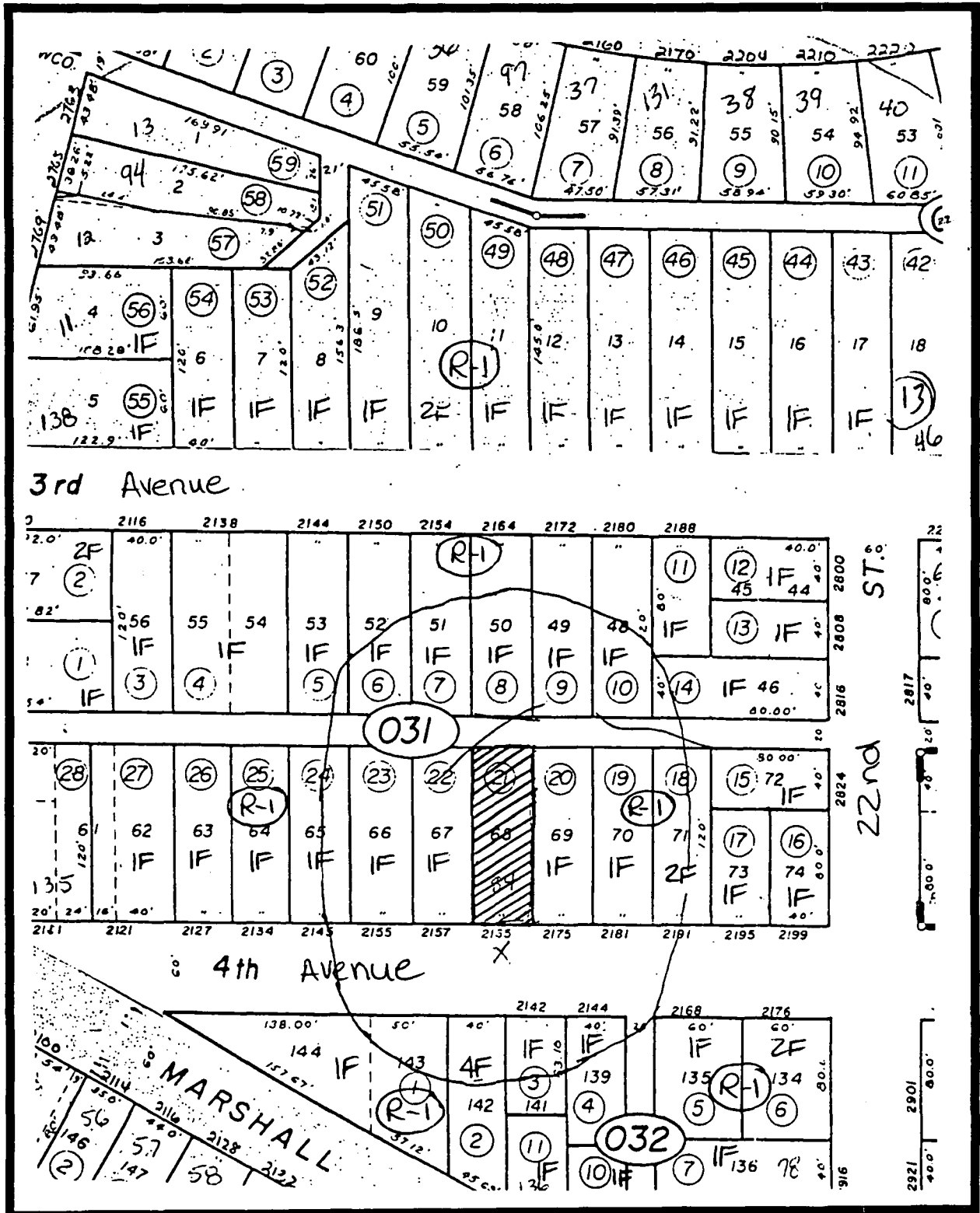
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ATTACHMENT B

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LAND USE AND ZONING MAP

ATTACHMENT C

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF OCTOBER 14, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A VARIANCE FOR PROPERTY LOCATED AT
2165 4TH AVENUE

(P93-129) (APN: 013-0031-021)

WHEREAS, the City Planning Commission on October 14, 1993, held a public hearing on the request for approval of variances to: (1) allow a second floor on a detached accessory structure; (2) increase the rear yard lot coverage from 25 to 46 percent; (3) reduce the maneuvering area from 26 feet to 22 feet; and (4) increase the maximum allowed wall height from 10 feet to 15.5 feet, for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303e and 15305).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variances to: (1) allow a second floor on a detached accessory structure; (2) increase the rear yard lot coverage from 25 to 46 percent; (3) reduce the maneuvering area from 26 feet to 22 feet; and (4) increase the maximum allowed wall height from 10 feet to 15.5 feet, are hereby approved based upon the following findings of fact:
 - A. Granting the variances does not constitute a special privilege extended to an individual property owner in that variances would be and have been granted to other property owners wanting two story, two car garages.
 - B. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - 1) the structure is meeting overall height requirements;
 - 2) there will be adequate outdoor yard area maintained; and
 - 3) the reduced maneuvering area is currently not provided for in the alley.

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- C. Granting the variance does not constitute a use variance in that single family residences and detached garages are allowed in the Standard Single Family (R-1) zone.
 - D. The project is consistent with the General Plan which designates the site for Low Density Residential uses.
2. The variances to: (1) allow a second floor on a detached accessory structure; (2) increase the rear yard lot coverage from 25 to 46 percent; (3) reduce the maneuvering area from 26 feet to 22 feet; and (4) increase the maximum allowed wall height from 10 feet to 15.5 feet, are hereby approved, subject to the following conditions:
- A. The site shall maintain the required open space as indicated on Exhibit C-1.
 - B. The applicant shall submit revised elevations for review and approval of Planning staff prior to the issuance of Building Permits. The revised elevation shall be similar to Exhibit C-4 and include:
 - 1) the total height of the garage shall not exceed 18 feet;
 - 2) the first floor plate line a maximum of 10 feet;
 - 3) the second plate line for the dormers a maximum of 14 feet;
 - 4) the top of the dormer a minimum of 18 inches below the peak of the roof;
 - 5) the dormer shall be a minimum of two feet inset from the main wall of the garage;
 - 6) the exterior material shall be the T1-11 plywood siding indicated or shingle siding as exists on the residence; and
 - 7) the roof material shall be medium shake.
 - C. The second floor of the garage shall not be used as living area (i.e., a bedroom or kitchen). It is only for a hobby or recreation room.

CHAIRPERSON

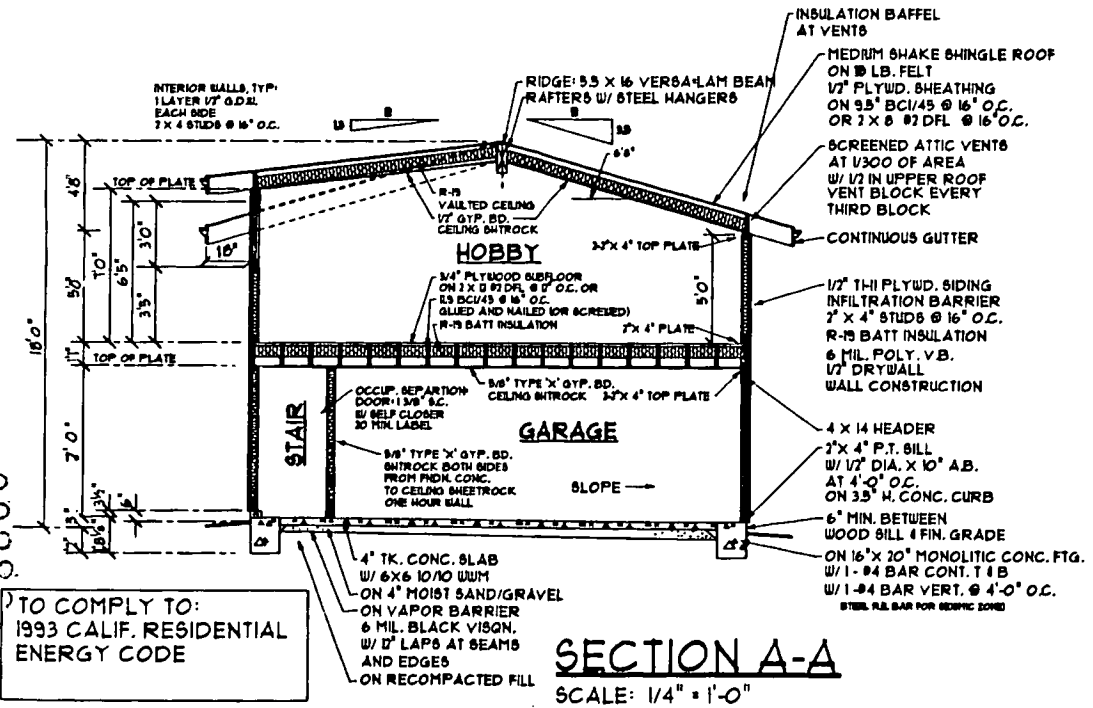
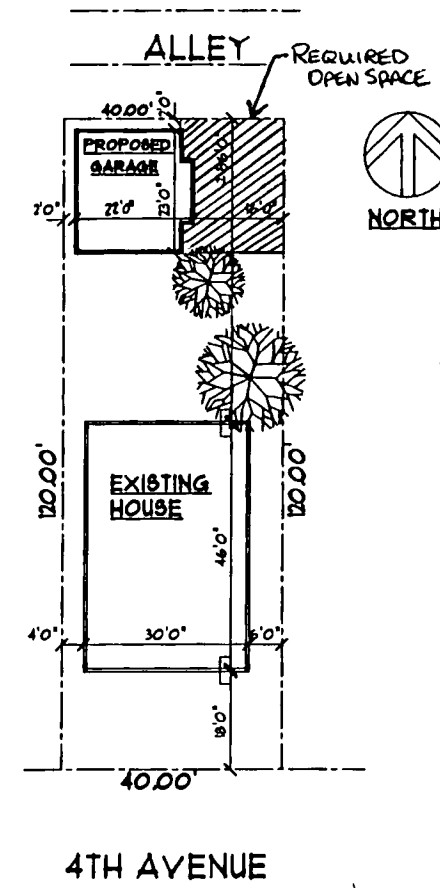
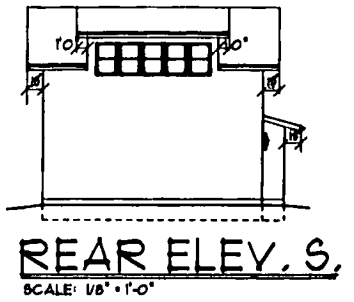
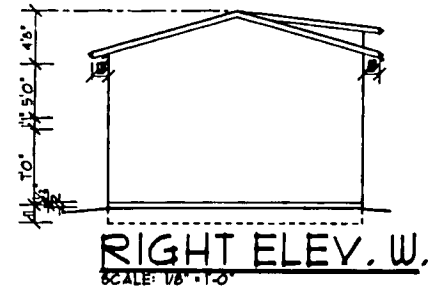
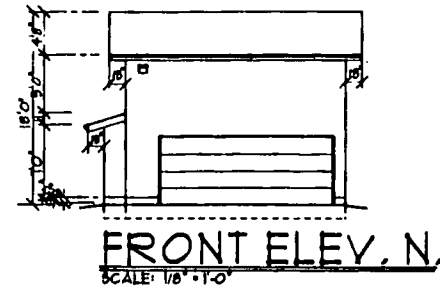
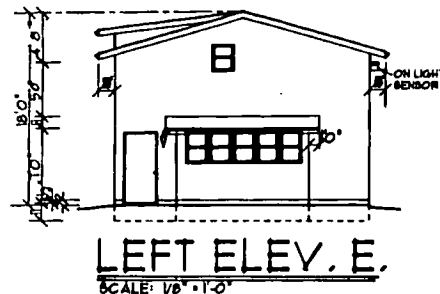
ATTEST:

SECRETARY TO PLANNING COMMISSION

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REVISIONS BY	
PLANS PREPARED BY:	BRIAN ROGERS, AIBD
	BUILDING DESIGNER
	45 HAUTHORNE
	MEDFORD, OR 97504
	503-TD-5203; TD-3150
CLIENT:	BOB & KAREN NUNES
PROJECT:	2165 4TH AVENUE, SACRAMENTO, CA
DATE	8/19/93
SCALE	AS SHOWN
DRAWN BDR	
JOB	RN-178
SHEET	A1
OF SHEETS	6

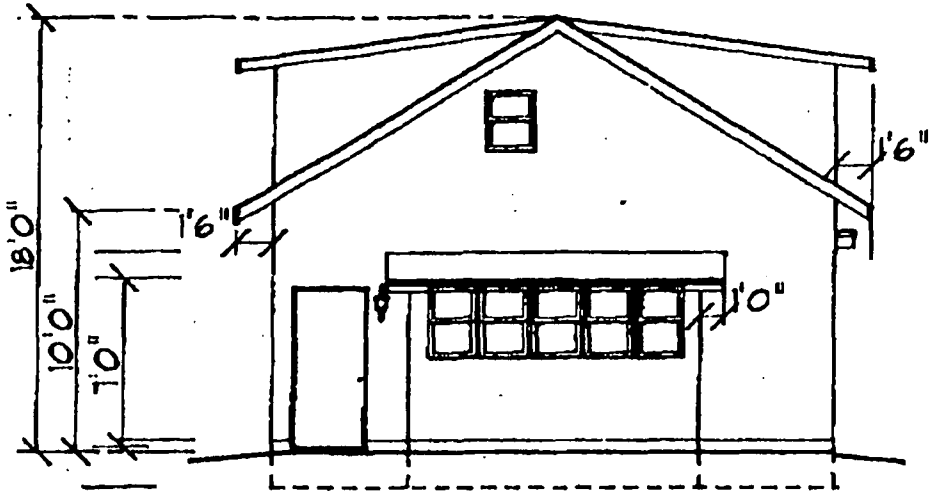
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 EXHIBIT C-1



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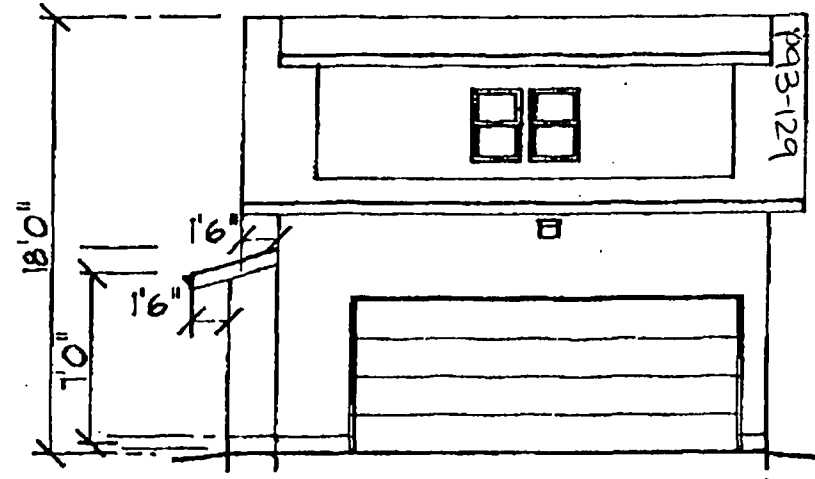
TO COMPLY TO:
 1993 CALIF. RESIDENTIAL
 ENERGY CODE

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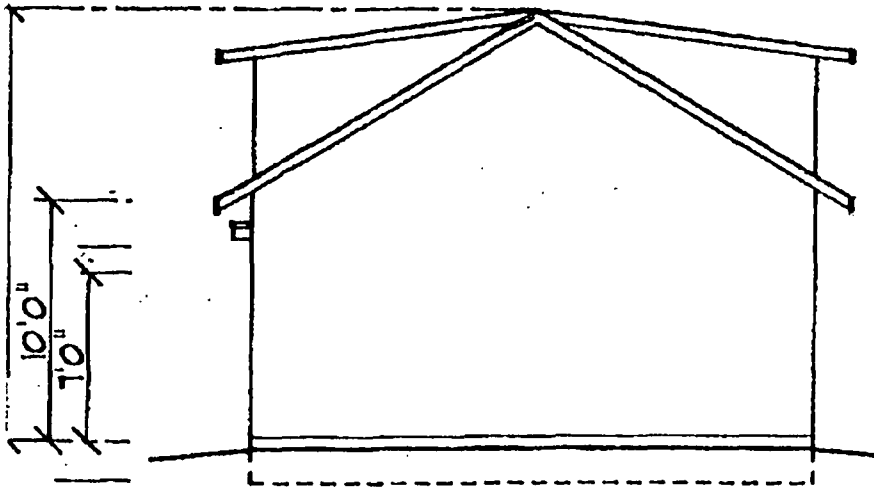
LEFT ELEV. E.

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



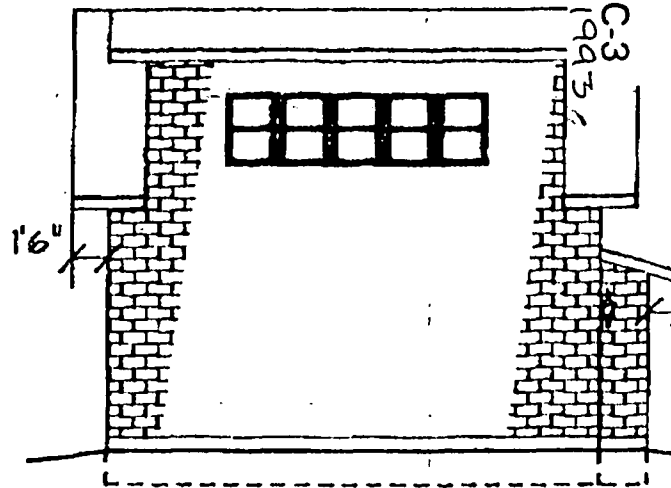
FRONT ELEV.

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



RIGHT ELEV. W.

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



REAR ELEV.

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

EXHIBIT C-3
October 14, 1993

FORM # 8
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BOB & KAREN NUNES
2165 4TH AVE., SACRAMENTO, CA

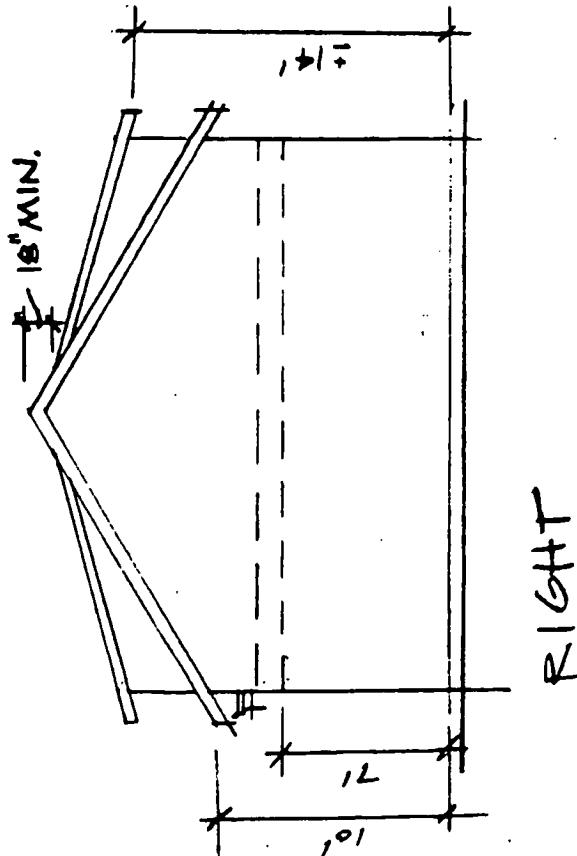
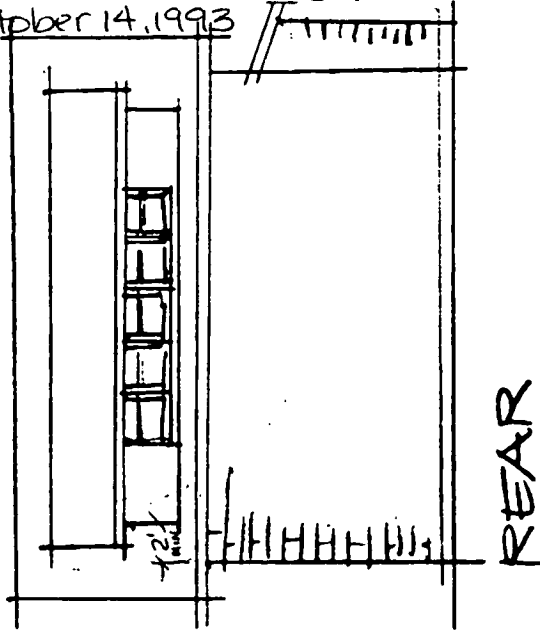
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EXHIBIT C-4

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