

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Dave Blase, 7521 Cripple Creek Road, Citrus Heights, CA 95610</u>
OWNER <u>Dennis and Dianne Markin, 5015 Sully Street, Sacramento, CA 95838</u>
PLANS BY <u>Dave Blase, 7521 Cripple Creek Road, Citrus Heights, CA 95610</u>
FILING DATE <u>8/21/87</u> ENVIR. DET. <u>EX 15303c</u> REPORT BY <u>DJH:vf</u>
ASSESSOR'S-PCL. NO. <u>226-0070-019</u>

APPLICATION: Variance to construct a detached 1,800 sq. ft. accessory building 5 feet higher than the maximum 10 foot height on 1.62 developed acres in the Agricultural (A) zone.

LOCATION: 5015 Sully Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a detached accessory building with a wall height of 15 feet to allow access for storage of a sailboat under construction and permanent storage.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential 4-8 du/acres
Existing Zoning of Site:	A
Existing Land Use of Site:	Single Family Dwelling and detached garage

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	50'
South: Single Family Under Construction; R-1	Side(Int):	10'	5'
East : Single Family; R-1	Side(St):	12-1/2'	65'
West : Agricultural Vacant; A	Rear:	15'	Not Shown

Parking Required:	1 Space
Parking Provided:	1 Space
Property Dimensions:	100 ft. x 725 ft.
Property Area:	1.6+ acres
Density of Development:	3/4 d. u. per acre
Square Footage of Building:	Proposed Garage: 1,800 sq. ft.
Height of Building:	One story, 15 ft. walls, 18 ft. to top of gabled roof.
Topography:	Flat
Street Improvements:	Partially improved, no curbs gutters or sidewalks
Utilities:	Existing
Exterior Building Materials:	Exterior Plywood, T-1-11
Roof Materials:	Composition Shingle

BACKGROUND INFORMATION: The applicant originally requested a Planning director's Variance to allow construction of a 15 foot high, 1,800 sq. ft. detached garage building on 1.6 acres in the Agriculture Zone. After staff had field inspected the site and discovered the reason for the building was a suggestion from the City Code Enforcement Division regarding storage of junk, including several boats and trailers on the site, staff advised the applicant if he wished to proceed, the item should go before the full Planning Commission.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a 1.6+ acre lot in the Agriculture (A) zone. The 1984 North Sacramento Community Plan designates the site for residential 4 to 8 dwelling units per care. An existing single family dwelling and detached garage are located on the property. Surrounding land uses are single family to the north and east with a new subdivision under construction to the south. Lands are vacant to the west of the site.

B. Proposed Project:

The applicant proposes to construct a 60 foot long, 30 foot wide detached storage building that will have 15 foot high walls and a total height of 18 feet to the peak of the roof. The building is to be located behind an existing detached garage. Construction materials will consist of a concrete slab floor, T-1-11 plywood siding and composition shingle roof. Rolling doors will be used over the openings.

C. Evaluation and Analysis

The City Zoning Ordinance specifically limits the height of accessory buildings. The Agricultural zone is used in the City as a holding zone until development requests are sought. This 1.6 acre lot is designated for Residential development in the 1984 North Sacramento Community Plan. Adjacent lands to the south are being developed with a new single family subdivision. When reviewing the size and purpose of the building, staff noted that this building would be required to be constructed to Commercial Building Code standards. If over 1,000 sq. ft. in area, the structure must be constructed to Commercial Standards.

The owner of the property currently operates a boat shipping business where they transport private recreational boats nationwide. They do not have a home occupation permit since they are in an agricultural zone. Rio Linda Marine, the business name, operates from the address of 5015 Sully as listed in the Yellow Pages of the Sacramento Telephone Directory. In using the address for a boat transportation business, the primary purpose appears to be commercial, not an agricultural or residential use. On two occasions, staff observed a semi-truck and trailer loaded with boats parked on the

site. In light of the field observations and commercial business address, staff was reluctant to approve a building which would potentially be used not only for boat storage, but as the applicant's letter stated, boat repair and refurbishing. Although the present boat is owned by the property owner, there is no prohibition if the owner purchases other boats to rebuild or construct boats in the storage building. If a variance is granted to allow a 15 foot high wall so a doorway 14-1/2 feet high could be constructed, the future use of the building would be more suitable for commercial type activities, not storage. Boat repair and construction is not normally allowed outside a commercial or industrial zone. The owners of the property purchased the lot two years ago so the use is a new use for the area.

With the above knowledge, staff determined that a unique circumstance or hardship did not exist to warrant granting the variance to exceed the height of 10 feet to plate line for an accessory building. The subject site is too close to new residential development and is a commercial use more appropriate in a commercial zone.

When City Code Enforcement advised the applicant that the outdoor storage of personal boats was allowed if either the boats were parked on a paved or concrete surface or contained inside a building, it was with the intent to clean up the site which had become an eyesore for area residents. No discussion on the size of an accessory building nor height limit was provided. When appraised of the City Zoning Ordinance requirements for accessory structures, the applicant elected to seek a variance.

Attached, for the Commission's information, are copies of a letter from the applicant and a letter from a boatwork's operator in the Homewood area by Lake Tahoe. The applicant also provided letters of support or no opposition to the construction of an 18 foot high building from surrounding neighbors. Although the neighbors do not appear to have problems with the height variance, staff cannot find the ground for hardship or unique circumstance warranting approval.

Staff reminds the Commission of the precedent setting nature of the request if approved. If allowed, other owners of large boats or equipment such as recreational vehicles, tractors or backhoes or truck owners may be allowed to construct detached accessory buildings for business purposes in areas developing as single family neighborhoods.

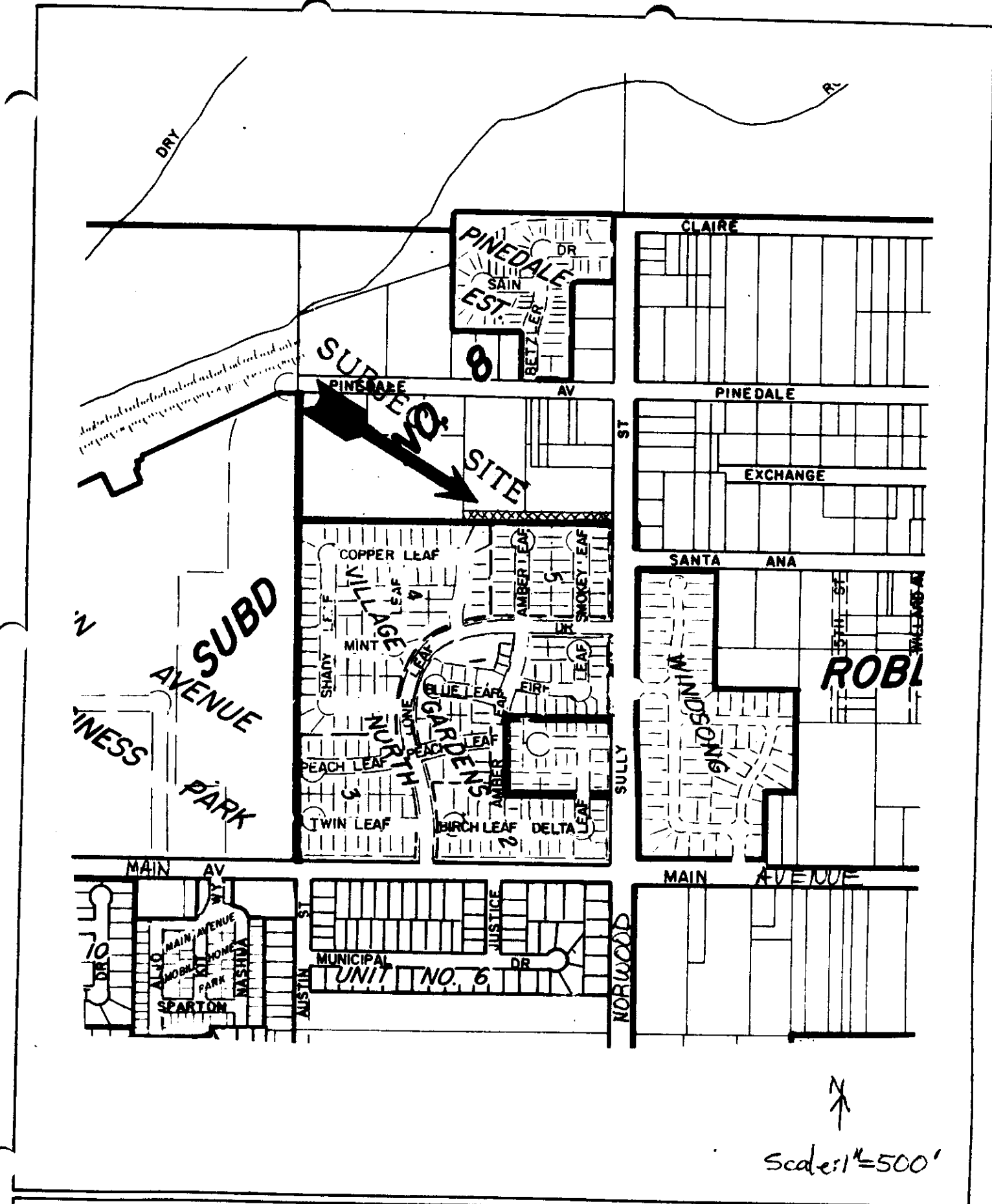
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(c)).

RECOMMENDATIONS: Staff recommends the Commission take the following action.

Deny the variance based upon the following findings of fact.

Findings of Fact / Denial

1. Granting the variance would be a special privilege extended to one property owner in that ownership of a private boat too large for a standard accessory building could be legally stored outside without a building or stored in a commercial storage yard.
2. No exceptional or unique circumstances or conditions apply which warrant approval of the variance.



VICINITY MAP

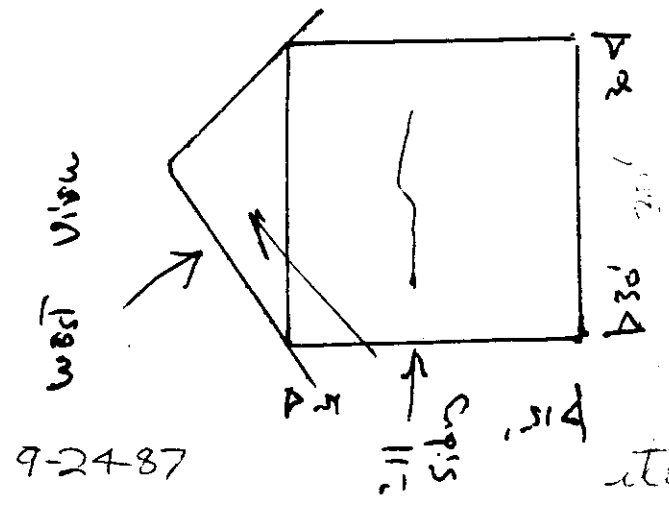
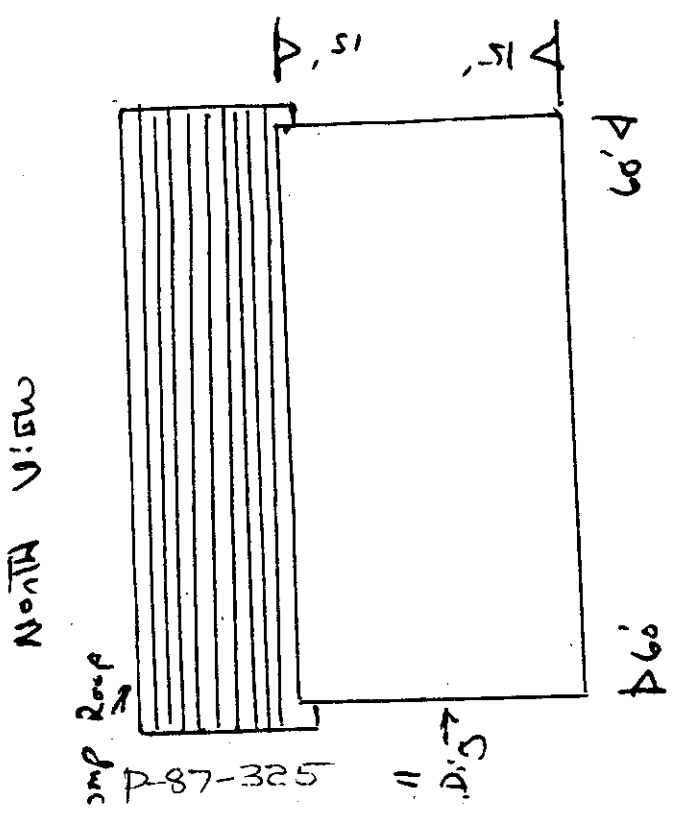
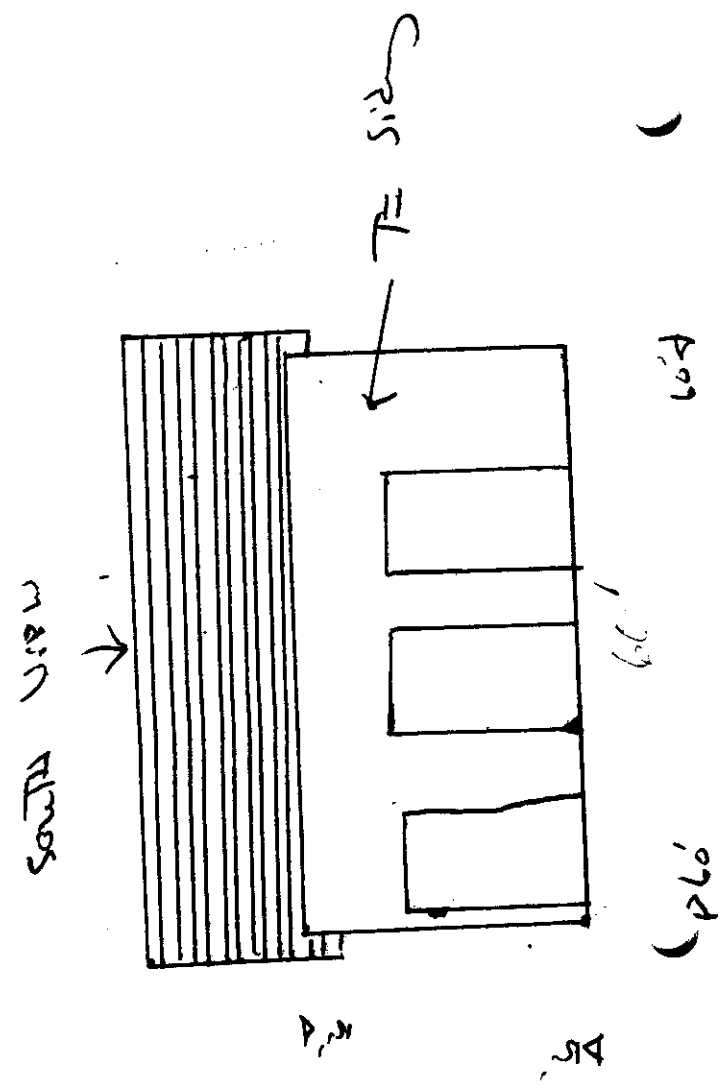
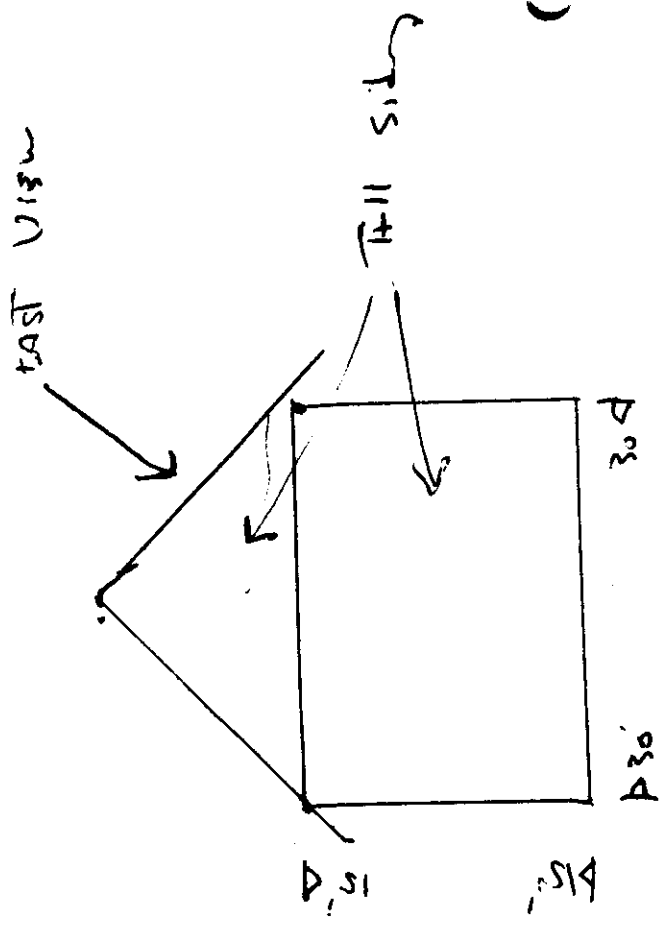


Photo Date: April, 1987

VICINITY MAP

Scale: 1" = 100'

ELEVATIONS



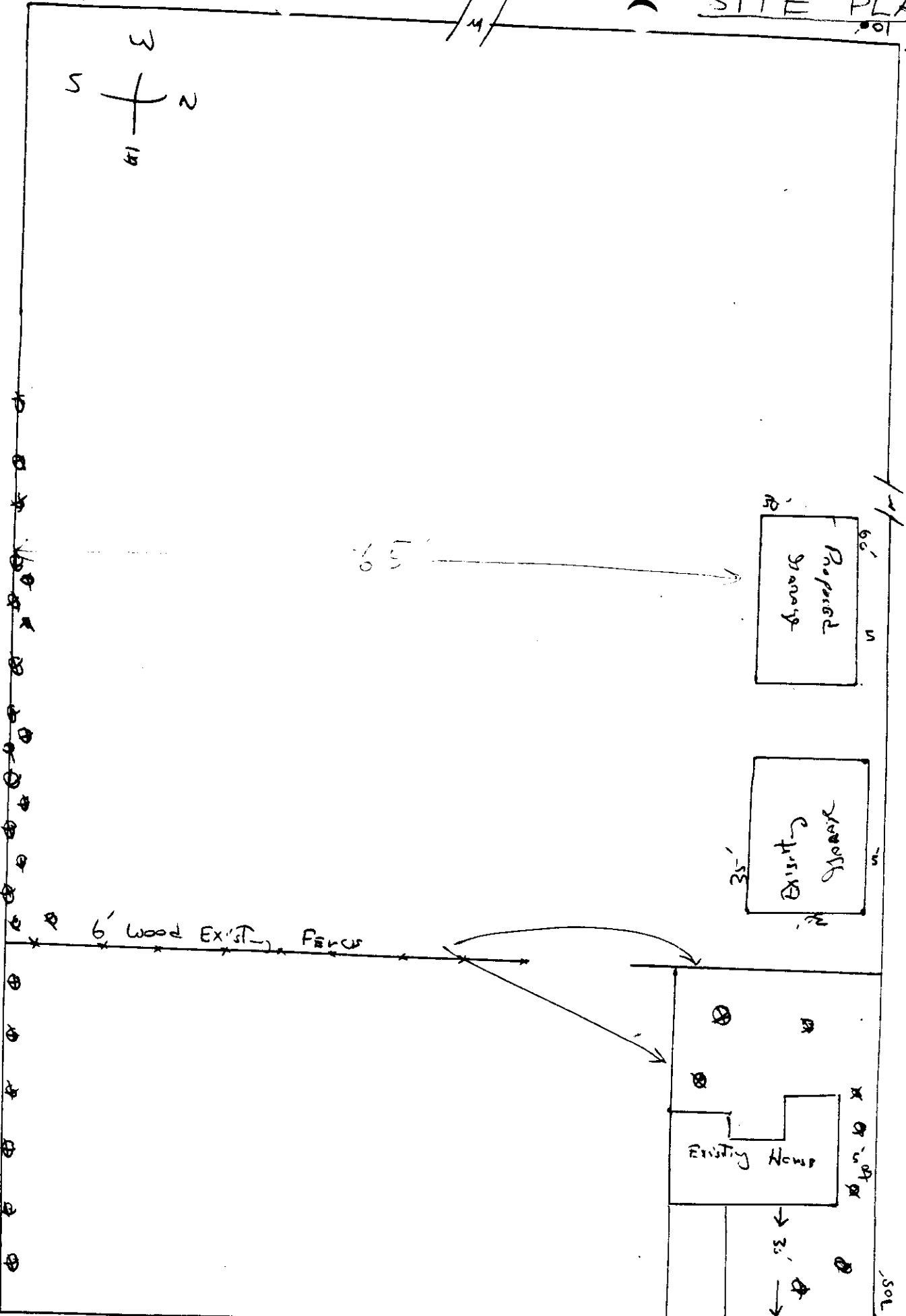
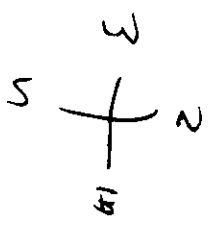
9-24-87

item 24

SITE PLAN

100'

105'



P-87-325

9-24-87 5015 Sullen &

item 24

CITY PLANNING DIVISION

AUG 21 1987

RECEIVED

August 18, 1987

Planning Commission
City of Sacramento
Sacramento, CA

Dear Commissioners:

My wife and I are asking for your approval of our application for an RV size garage to be constructed on our 1½ acre property at 5015 Sully Street, Sacramento.

The construction of this 30' x 60' x 15' high garage will be a visual asset to our neighborhood when it is completed. The outside walls will be done with exterior house grade wood siding and painted to match our home. The windows will be a black metal finish and pull-down blinds will finish them off. Trees and bushes will be planted to give the whole project a warm homey feeling. Our building will be put on the north side of the property so that it backs up to my next door neighbors field where they will be putting in a fruit tree orchard next spring.

A garage of this size is necessary for the housing of our sail boat which is presently under construction. This is an on going project for me and the garage is an absolute necessity for the continued storage of our crafts.

When the construction of the expensive homes is completed along the 705' of our property, I'm sure my new neighbors would not appreciate the noise of construction and the sight of my boat from their windows. However if our boat were in its own garage along with the materials necessary for its construction and the garage was 100' away from these homes the visual asset to my land from their point of view would be tremendous!

Since my wife and I moved in 2 years ago we have made a 100% improvement in the appearance of the front and side yards. To date approximately 125 trees and flowering bushes have been planted by us to give our property the best view to all our neighbors. Now that the new development will be completed soon we have to consider their needs also and we feel that our building will be a benefit to this area.

As you read the following letters please understand that I have talked personally to each of the surrounding families and have explained to them exactly what our garage will look like.

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9-24-87

item 24
P 87325

Also please take into consideration the detailed letter from Mr. Macey of Maden Creek Boatworks in Lake Tahoe. He is our consulting authority with the building of this project and he is knowledgeable with all aspects of its construction. Under its current conditions our boat is out in the elements all year long and the deterioration is inevitable. The thousands of dollars so far invested and thousands more needed for completion have to be considered in your decision.

Sincerely,

Dennis & Dianne Markin
Dennis and Dianne Markin

August 15, 1987

Planning Commission
City of Sacramento
Sacramento, CA

Dear Commissioners,

This letter is in response to a request from Dennis and Dianne Markin to provide you my comments on the value of a building for their sailing craft. From my experience in the construction, restoration and maintenance of both fiberglass and wood boats a covered building if not an absolute necessity can more then pay for itself in protecting the value of a boat owners investment in their craft. Though a long list of arguments could be given in support of this claim I will confine my comments to three.

Firstly, whether a boat is constructed of wood or fiberglass repeated exposure to cycles of high and low temperatures and humidity can quickly reduce a substantial investment in quality materials and craftsmanship to nothing of value. For both wood and fiberglass this occurs from constant expansion and contraction caused by extreme temperature changes in the daily cycle of direct sun to night exposures. In addition, a wood's expansion and contraction is also a function of the air's humidity which has a daily cycle of dry afternoons to damp mornings; also the suns ultraviolet rays break down the polyester and epoxy resins used in fiberglass materials. A covered building at a minimum reduces the magnitude of these cycles and if enclosed can change a daily cycle to that of a yearly cycle greatly reducing the potential for damage.

Secondly, many aspects of finishing and maintenance require a stable environment for a successful quality job to result. In fact, all but a few projects require at a minimum 24 to 48 hours of controlled weather conditions before exposure to variable conditions. A building project started under local conditions the work of less experience extreme temperatures due to direct sun exposure in the afternoon and damp wet conditions in the early morning hours, but events at best prevent a quality result and at worst can make void the materials used and the time spent on the project. Again, a covered enclosed building goes a long way in insuring a quality result.

Finally, a covered enclosed building can also allow a large amount of work would be completed during some time of the year or at any given day, less this on any given day. As a part time seasonal hobby activity, a project such as the maintenance and restoration of a large craft is likely completed much more quickly if you do not have to have the protection of both free time and good weather. As a result the fruits of ones labor and money are likely to be substantially more tangible and noticeable. In all, a covered building would under any circumstances be a wise rational investment for those considering the ownership of a sail or motor craft a good one that Dennis and Dianne Markin share. Thank

is rational may however be constrained by circumstances of the owner either financial or social. I for one would encourage actions that would minimize these constraints or prevent needless imposition of any additional constraints for anyone attempting to enjoy the ownership of such a craft.

Sincerely,
Gary L. Mace/
(916)-583-2263

Gary L. Mace
Maden Creek Boatworks
Box 604
Homewood, CA
95718

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