

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	John K. Van Alfen, 2000 East Levee Road, Sacramento, CA 95833		
<b>OWNER</b>	John K. Van Alfen, 2000 East Levee Road, Sacramento, CA 95833		
<b>PLANS BY</b>	Michael Singer, Architect		
<b>FILING DATE</b>	3/13/89	<b>ENVIR. DET.</b>	Exempt 15301(e)
<b>ASSESSOR'S PCL. NO.</b>	274-0181-004	<b>REPORT BY</b>	BW:kjr

- APPLICATION:**
- A. Variance to exceed the required maximum height for a detached accessory structure from 18 feet to 23 feet and the wall height from 10 feet to 16 feet on 1.14+ acres in the standard single family (R-1) zone
  - B. Variance to allow a second floor on a detached accessory structure

**LOCATION:** 2000 East Levee Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 2,064 sq. ft. garage (accessory structure) for storage

## PROJECT INFORMATION

General Plan Designation:	Low Density Residential (4-15 du/na)
1988 South Natomas Community	
Plan Designation:	Low Density Residential (4-8 du/ac; 7 max. av/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Two Residential Units

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	200'
South: Residential; R-1	Side(Int):	0	6'-100'
East: Residential; R-1			
West: Natomas East Drainage Canal; R-1	Rear:	0	17'

Parking Required:	2
Parking Provided:	2 existing carport spaces (2 proposed enclosed spaces)
Property Dimensions:	Irregular
Property Area:	1.1+ acres
Square Footage of Building:	2,064 sq. ft.
Height of Building:	23'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood Siding
Roof Material:	Baked Enamel/Metal Roof

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one developed parcel totaling 1.14+ acres in the Standard Single Family (R-1) zone. The General Plan and the South Natomas Community Plan designates the site for Low Density Residential (4-15 DU/NA) and Low Density Residential (4-8 DU/AC; 7 max. AV/NA) respectively. The site is also in a designated infill area. The property is currently developed with two residential units approximately 700 sq. ft. in size and a garden shed. Surrounding land uses include residential to the north, south, and west, zoned R-1; and the Natomas East Drainage Canal to the east, zoned R-1.

B. Applicant's Proposal

The applicant is requesting a variance to exceed the maximum height limit for a detached accessory structure from 18 feet to 23 feet, and to increase the required wall height from 10 feet to 16 feet. A variance to allow a second floor on the detached accessory structure is also requested. The applicant proposes to construct an accessory structure which will consist of a two car garage with a 360 square foot loft.

C. Staff Analysis

The applicant indicated to staff that the accessory structure will be incidental to the residential uses for a two car garage, two carport spaces, and storage space. The structure will contain two enclosed parking spaces and an attached carport for two spaces (see Exhibit B). Staff surveyed the surrounding neighborhood and noticed that there were several large lots in the area, including the subject site. Staff supports the variance to exceed the maximum height limit. The structure will not create any significant impacts on the adjacent properties nor on the subject site. The distance from the north and south property lines to the proposed accessory structure is 100' and 6' respectively. The distance from the west property line is 18 feet. No residential structures are near the proposed building. There is also ample space on the subject site to meet setback requirements. The proposed garage will be 23 feet in height and the existing structures on the site are 20 feet and 15 feet in height.

Staff supports the variance request to allow a second floor in the accessory structure. Farming equipment and vehicles are necessary to maintain the large lot. The applicant indicated to staff that the farm equipment and vehicles will be stored on the second floor and no living space will be provided. Staff recommends that the second floor loft be used for storage space only.

The exterior building material will consist of wood siding and the building colors will be barn red with gray siding. Roof material will be a baked enamel metal roof.

D. Agency Comments

The proposal was routed to the City's Traffic Engineer, Engineering, Building Inspections, Water and Sewer, and the Natomas Community Association. No comments were received.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines [CEQA Section 15301(e)].

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

- A. Approve the variance to exceed the required maximum height of a detached accessory structure from 18 feet to 23 feet, and the wall height from 10 feet to 16 feet subject to conditions and based on findings of fact which follow:
- B. Approve the variance to allow a second floor on a detached accessory structure subject to conditions and based on findings of fact which follow:

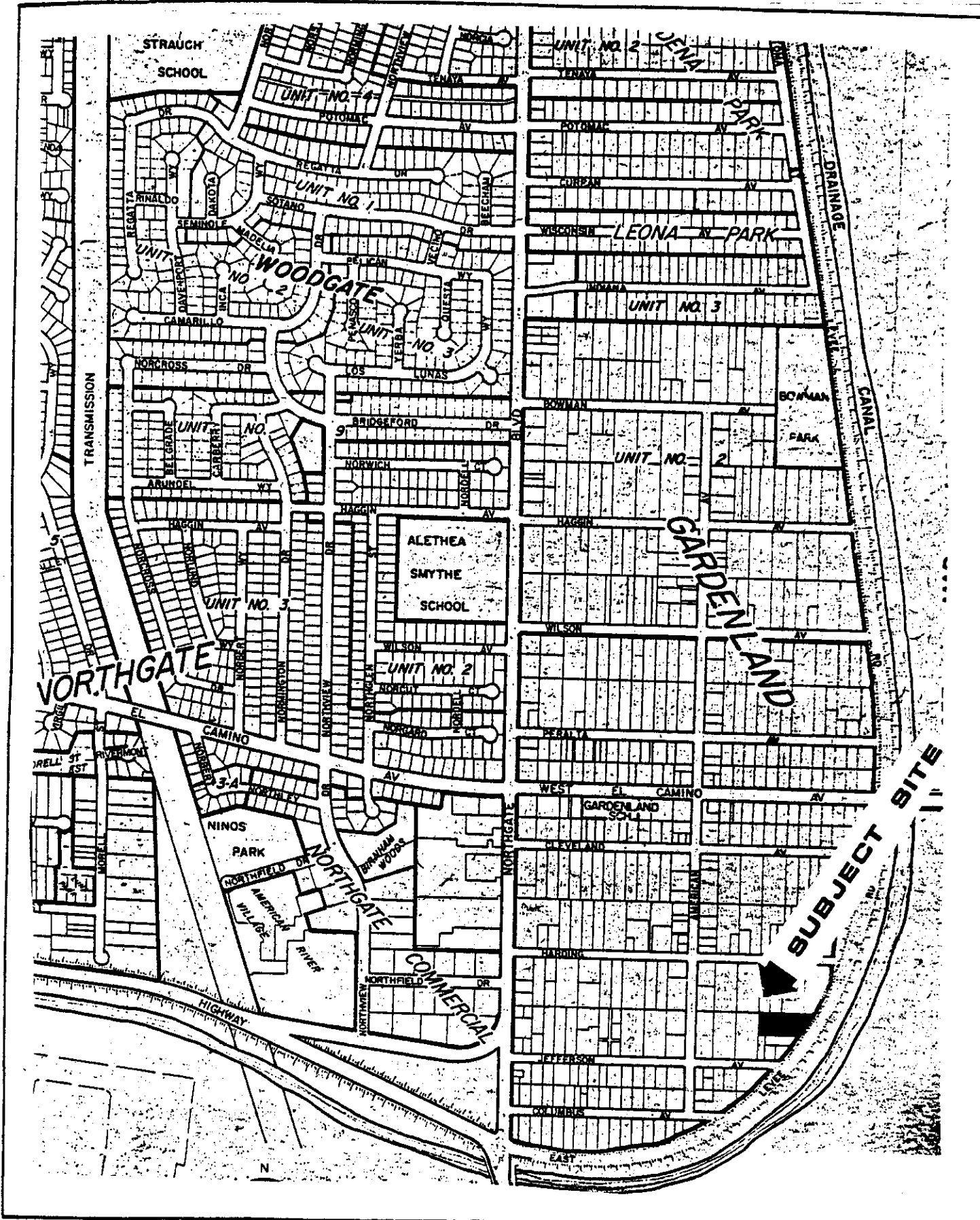
Condition

- 1. The second floor loft proposed in the accessory structure shall be used for storage space only.

Findings of Fact

- 1. The requested variances do not constitute a special privilege in that:
  - a. exceeding the height limit for the structure does not significantly impact the adjacent properties due to large deep lots in the surrounding neighborhood and on the subject site; and
  - b. the second floor loft will be used for storage space only and no living space will be provided; and
  - c. a variance would be granted to any other property owner facing similar circumstances.
- 2. Granting the variance will not be detrimental to the public welfare nor to properties in the vicinity, in that:
  - a. the structure will be a minimum of 100 feet from adjacent properties; and
  - b. adequate setbacks are provided; and
  - c. the accessory structure will not adversely impact the existing units nor alter the characteristics of the surrounding land uses.

3. The requested variance does not constitute a use variance in that accessory structures are permitted in the R-1 zone.
4. The proposed project is consistent with the General Plan and the 1988 South Natomas Community Plan which designates the site for Low Density Residential (4-15 DU/NA) and Low Density Residential (4-8 DU/AC; 7 max AV/NA) respectively.



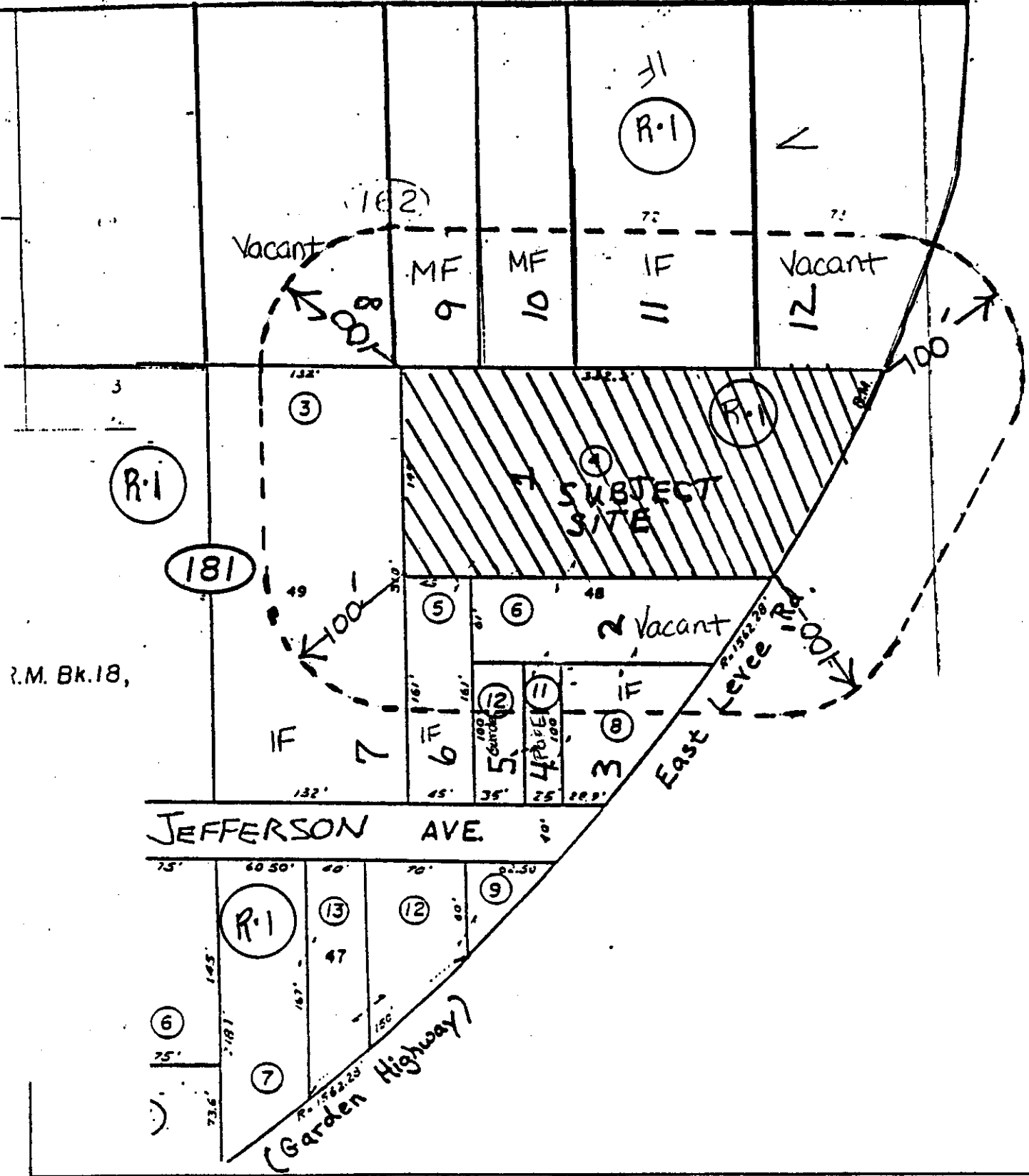
# VICINITY MAP



DING

HARDING

AVE



R-1

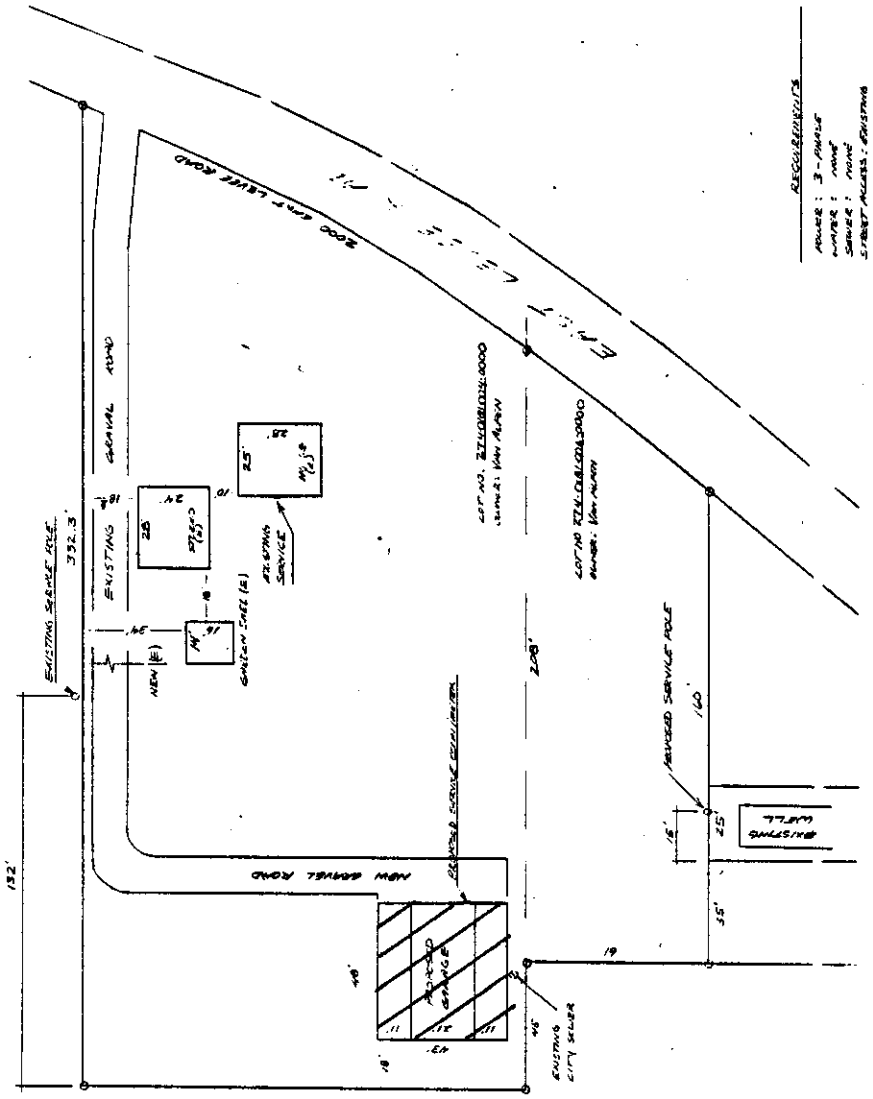
181

R.M. Bk. 18,

JEFFERSON AVE

# LAND USE & ZONING MAP

# EXHIBIT A



REGULATIONS  
 NUMBER: 3 - SINGLE  
 LOTTER: 1 - NONE  
 SIZES: 1 - NONE  
 STREET ADDRESS: EXISTING  
 TELEPHONE: NONE  
 6MS: 1 - NONE

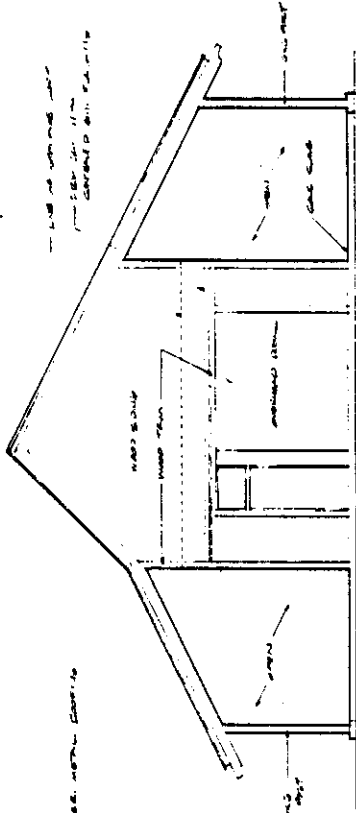
SITE PLAN SCALE 1" = 20 FT

# EXHIBIT B ELEVATIONS

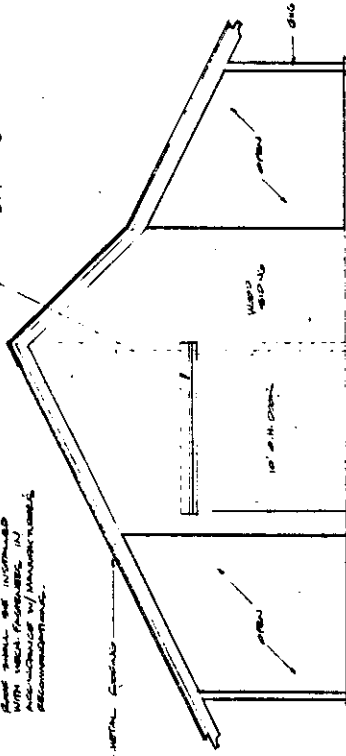
REVISIONS									
DATE									

MICHAEL SINGER ARCHITECT  
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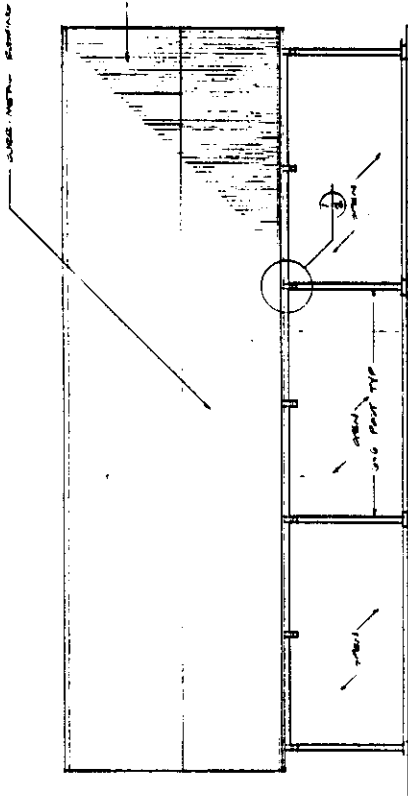
N. ALLEN  
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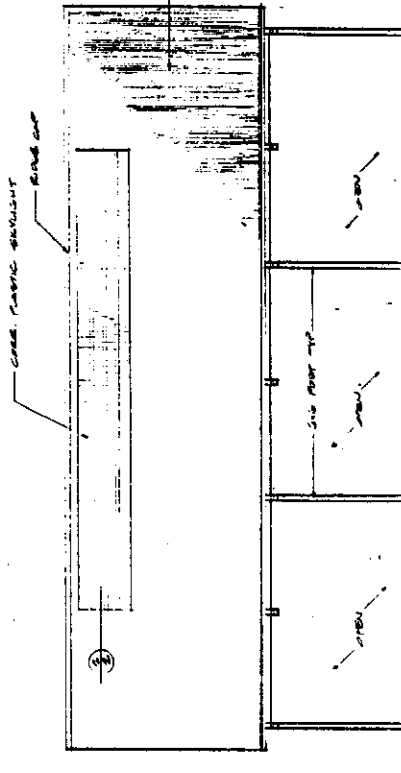
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

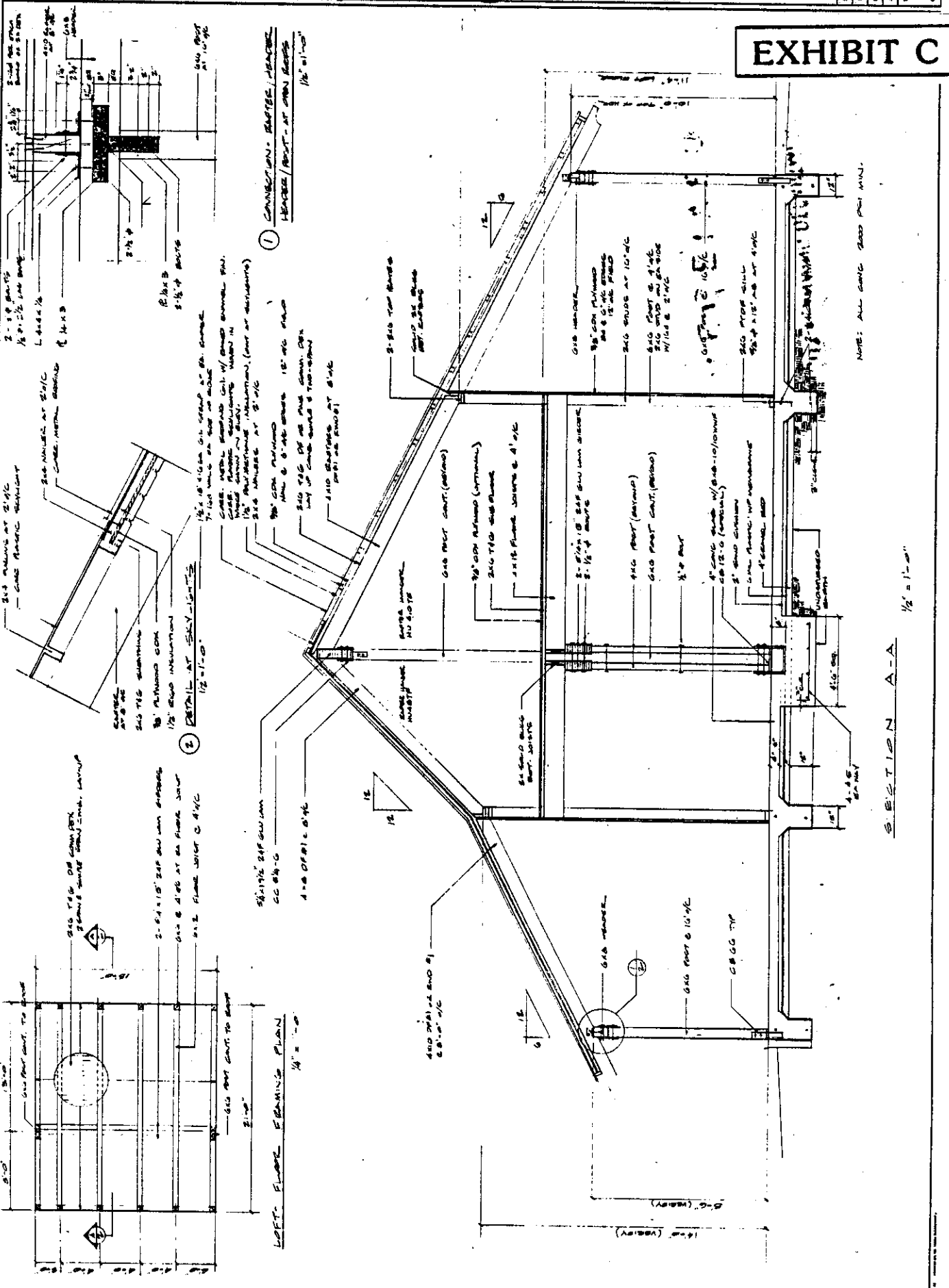


NORTH ELEVATION

ALL ELEVATIONS : 1/8" = 1'-0"



# EXHIBIT C



NOTE: ALL GAS. GOOD PER. MIN.

1/4" = 1'-0"

SECTION A-A

