

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Donald Fields & Ginger Rutland, 2915 Highland Avenue, Sacramento, CA 95818</u>
OWNER <u>Donald Fields & Ginger Rutland, 2915 Highland Avenue, Sacramento, CA 95818</u>
PLANS BY <u>Kaufmann Studios, 3508 24th Street, Sacramento, CA 958</u>
FILING DATE <u>March 12, 1992</u> ENVIR. DET. <u>Exempt 15303 (e) & 15305</u> REPORT BY: <u>D.Holm</u>
ASSESSOR'S PCL. NO. <u>013-0082-020-0000</u>

APPLICATION: Variance to waive the required garage for an existing single family residence on 0.13± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 2915 Highland Avenue
(Council District # 3)

PROPOSAL: The applicant is requesting the necessary entitlements in order to allow the conversion of the existing detached garage into additional living area for the existing single family residence which is located on the subject site.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

Property Dimensions:	50' x 112.5'
Property Area:	0.13± acres
Parking Required:	Single car garage (10' x 20')
Proposed Parking:	Existing single car driveway
Square Footage of Existing Garage:	403± square feet
Height of Existing/Proposed Garage:	Single Story
Height of Existing Single Family Residence:	Single Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

APPLICATION NO. P92-058

MEETING DATE: June 11, 1992

ITEM NO. 9

002251

PROJECT EVALUATION: Staff has the following comments:**A. Land Use and Zoning**

The subject site is developed with an existing single family residence on 0.13± acres in the Standard Single Family (R-1) zone. The General Plan designates the site for low density residential (4-15 du/na). The surrounding land use and zoning are: single family residences and a two family residence, zoned Standard Single Family (R-1), to the west and single family residences, zoned Standard Single Family (R-1), to the north, south, and east.

B. Applicant's Proposal

The subject site is currently developed with a single family residence and a detached garage. The applicant is requesting a variance in order to eliminate the requirement to provide a single car garage for the existing single family residence.

C. Staff Analysis

The Zoning Ordinance requires that a garage be provided for single family residences. The applicant is requesting to convert the existing detached garage into additional living area (laundry room, bathroom and den) as shown on Exhibit A. Planning staff has surveyed the surrounding area and has determined that the residences within the surrounding neighborhood provide garages. In order to eliminate the existing garage the applicant is required to either construct another garage or obtain a variance to waive the requirement. In consideration of the existing lot size and the existing structures it is not possible to be able to construct another detached garage or an attached garage on the subject site without requiring additional variances.

In considering the applicant's request for a variance Planning staff and the Planning Commission are required to find that the granting of a variance is not a special privilege extended to an individual owner. In order to determine whether or not to support the requested variance Planning staff surveyed the surrounding area and reviewed the submitted site plan to determine whether or not there was a hardship that could be found that would warrant approval of the requested variance. The subject site is 50 feet wide by 112 1/2 feet long which is a standard lot size for the surrounding neighborhood. The Zoning Ordinance does require a minimum 52 feet in width and 100 feet in depth in order to create a new lot with a minimum lot area of 5,200 square feet in lot area. The subject site is 5,625 square feet in lot area which exceeds the City's minimum requirements for a single family lot.

There is currently a single story residence constructed on the subject site. An alternative to converting the existing detached garage would be to construct a second story onto the existing single story residence or to extend the house out to the rear or the front in order to provide additional living area. As the existing lot is not substandard in area and additional living area could be added onto the existing single family residence, Planning staff is unable to find a hardship that warrants the elimination of the required single car garage. As the surrounding single family residences have detached garages and the lot sizes are similar, granting of the requested variance

would set a precedence for conversion of the existing garages located on the adjacent properties. In consideration of the fact that there is not a hardship that justifies converting the garage and that there are other alternatives such as constructing a second story on the existing single family residence, Planning staff recommends that the Planning Commission deny the requested variance.

E. Agency Comments

The proposed project was reviewed by the Transportation Division, Engineering Development Services, Fire and Building Inspections Divisions. The following comments were received:

Engineering Development Services

A water main and a combination sewer and drain are located at the rear property line.

F. Sierra Curtis Neighborhood Association

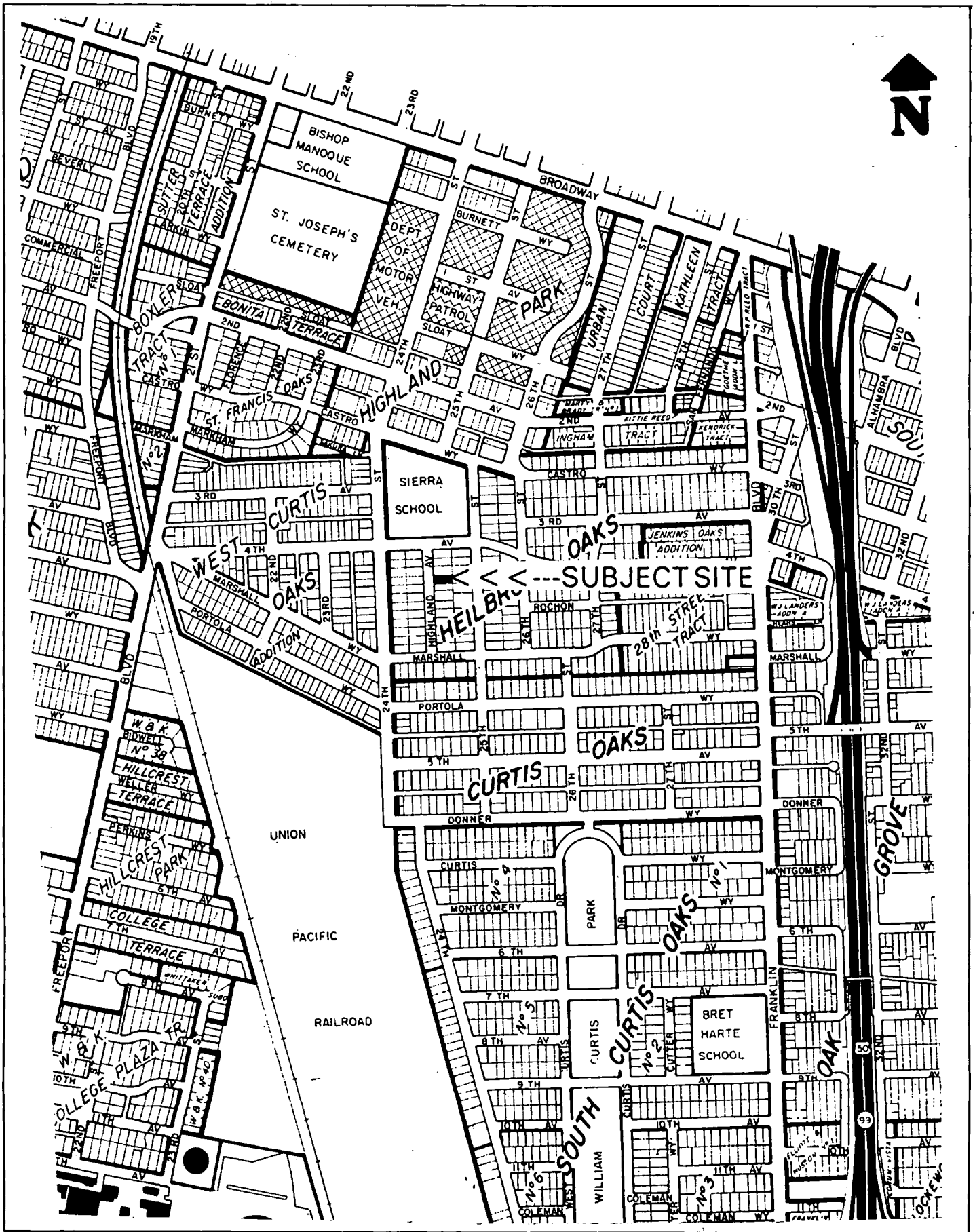
The proposed project site is located within the boundaries of the Sierra Curtis Neighborhood Association. Planning staff has contacted this Association in regards to this application and no comments have been received.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15303 (e) and 15305}.

RECOMMENDATION: Staff recommends that the City Planning Commission deny the variance to waive the required garage for an existing single family residence based upon findings of fact which follow.

Findings of Fact:

1. Granting the variance would constitute a special privilege extended to an individual applicant in that:
 - a. a variance would not be granted to other property owners facing similar circumstances; and
 - b. there is no hardship involved to support the request.
2. Granting the variance would be injurious to public safety and welfare in that elimination of the required garage could result in additional vehicles parking on the street which could create a visual impact on adjacent properties.



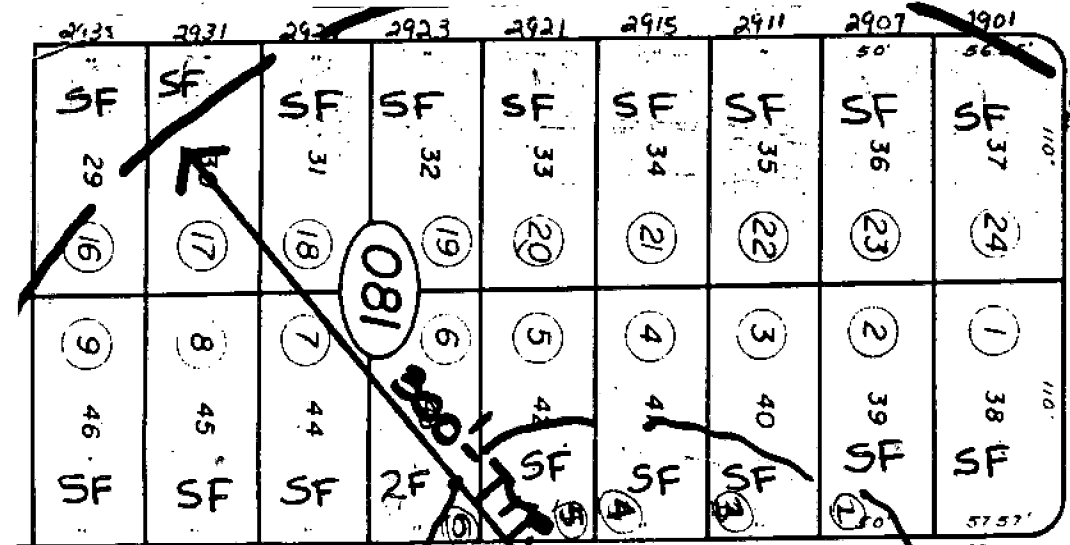
VICINITY MAP

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ND

24TH STREET

H.O.

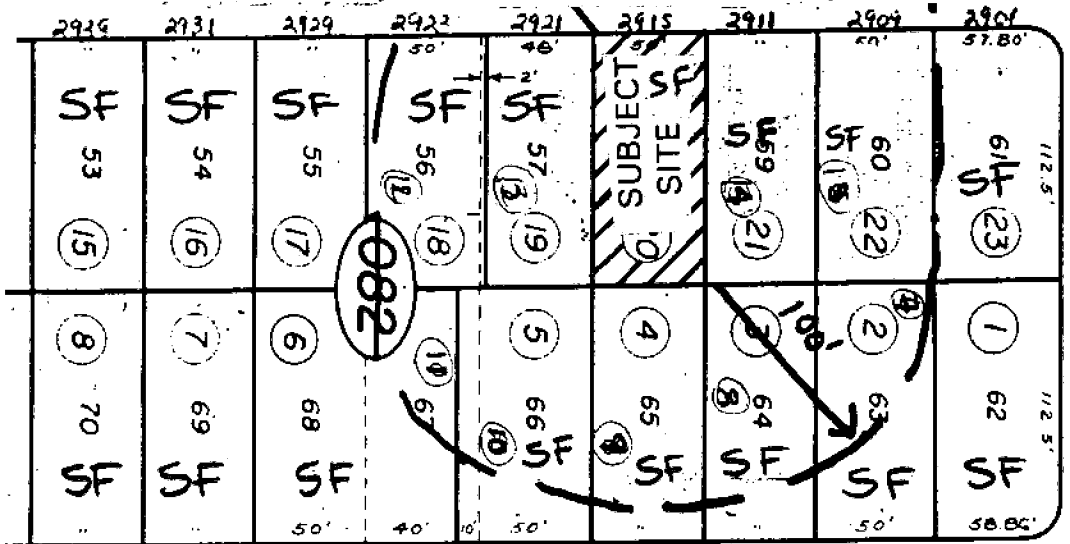


HIGHLAND AVENUE

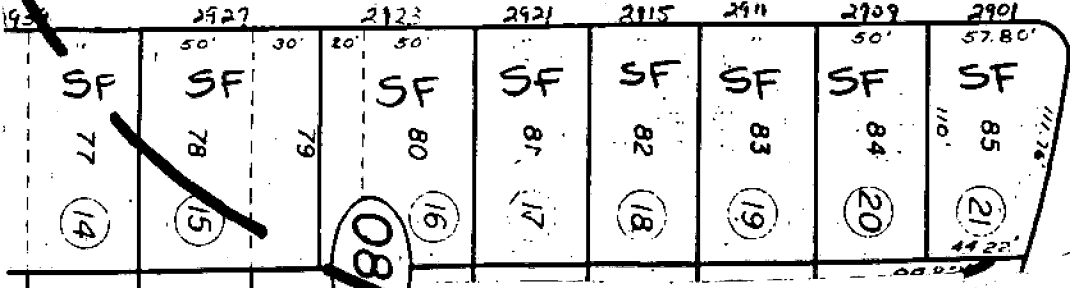
4TH AVENUE

SIERRA SCHOOL

1



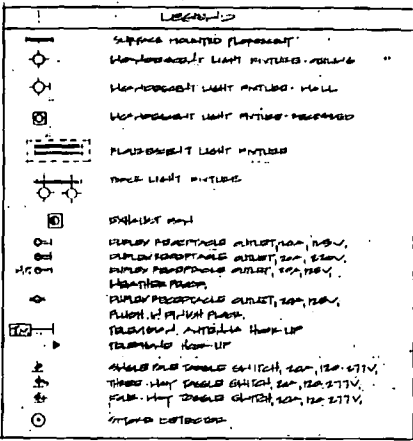
25TH STREET



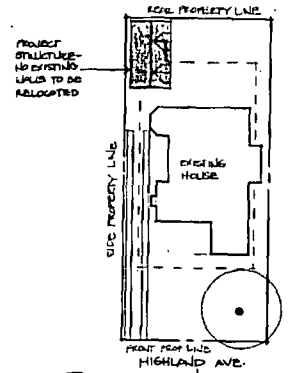
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LAND USE & ZONING MAP

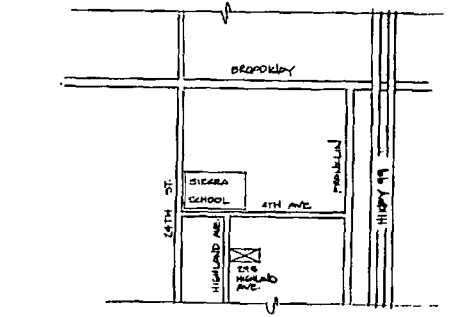
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- ### GENERAL NOTES
- All construction shall comply with the 1988 UBC, UPC, IRC, and 1990 NEC.
 - Shower and tub doors to be tempered glass per UBC 5406.
 - Sliding glass doors, and glass panels closer than 18" to the floor and over 9' and 1/2 shall be safety glass.
 - Frameless doors shall extend min. 20" to front and 12" to each side of frame opening per USC 3707, unless otherwise noted by manufacturer.
 - Metal pre-fab floor joists or wood joists to be installed per manufacturer's specifications.
 - Provide all bathrooms with natural or mechanical ventilation per UBC 1202.
 - Exhaust fans to provide 5 air changes per hour, with timer for fan operation.
 - All exhaust ducts to terminate above roof.
 - Water heater to be vented per UPC 1312 - 1317
 - All plumbing vents shall terminate no closer than 3 feet from property lines.
 - Plumbing vents to be 2x6 studs or double 2x4 studs.
 - All later wall vents to be covered with 1/2" gyp. bd. unless otherwise noted. Verify finish with contractor.
 - All glass to be tempered except wood UBC 5406.
 - Stairs to be 12x12x12 nos. RELLER W/DRIVE "41 RIBBED" S.P.S. w/ GUARDRAILS & CONCRETE FILLERS.

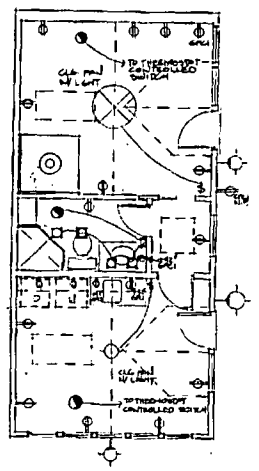


EXISTING HOUSE
PROJECT STRUCTURE
NEW PROPERTY LINE
14TH ST
15TH ST
HIGHLAND AVE
SCALE: 1" = 20'
SAC HIGHLAND AVE. SACRAMENTO



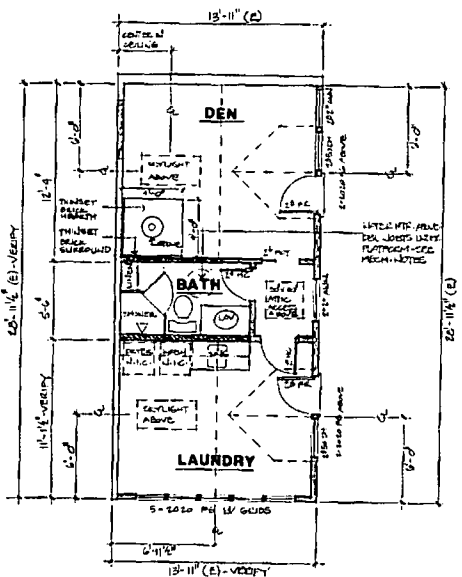
VICINITY MAP
SCALE: 1" = 1/4 MILE
N.T.S.

- ### ELECTRICAL NOTES
- Provide G.F.C.I. protection on all exterior, garage, bath, and kitchen outlets.
 - Provide U.T.E.R. ground.
 - Refer to references to comply with C.E.C. Title 24 energy standard or as in 24 Tables per code.
 - Light to comply with C.E.C. 410.6.
 - Provide min. 3" clearance from ceiling location to non-insulated conductors.
 - PROVIDE PANEL IN ATTIC FOR WATER HEATER.



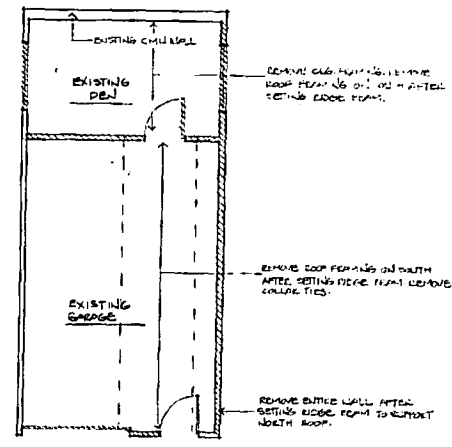
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

- ### MECHANICAL NOTES
- PROVIDE 60" x 30" x 12" PRESSURE RYF MECHANIC ACCESS TO WATER HEAT. W/ 1/2" DOWEL CONTINUOUS FLOORING NOT LESS THAN 2x4 WIDE.
 - PERMANENT SWITCH & OUTLET TO BE PROVIDED IN ATTIC AT WATER HEAT LOCATION.
 - PROVIDE SWEET MITL PAN W/ DRAIN FOR WATER & SEPARATE DRAIN LINE FOR PRESSURE RELIEF VALVE.



FLOOR PLAN
SCALE: 1/4" = 1'-0"

- ### GENERAL NOTES FOR DEMOLITION
- Contractor shall protect all existing landscaping not subject to removal or alteration during demolition and subsequent construction.
 - All landscape lighting and irrigation equipment not subject to removal or removal shall be protected. Systems shall be in full working order at completion of work.
 - Contractor shall protect all existing finished surfaces not subject to removal or alteration during demolition and subsequent construction.



EXISTING/DEMO PLAN
SCALE: 1/4" = 1'-0"

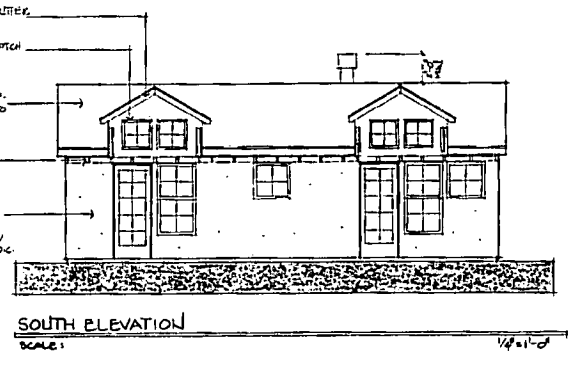
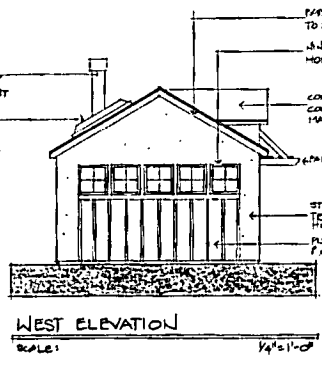
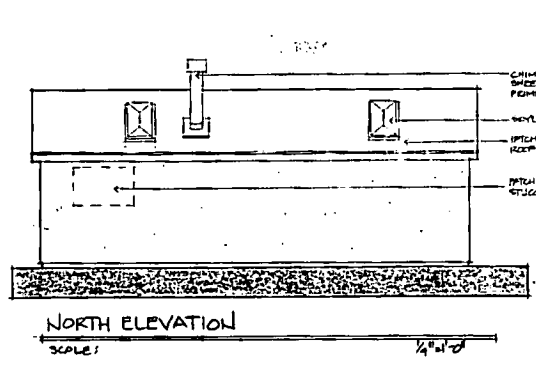
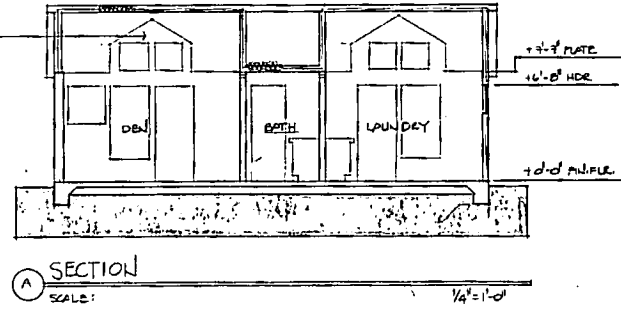
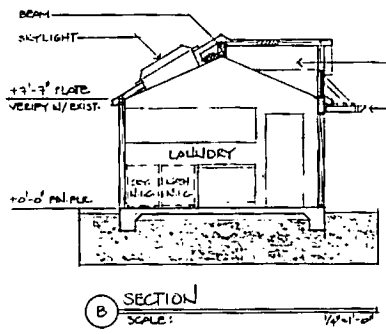
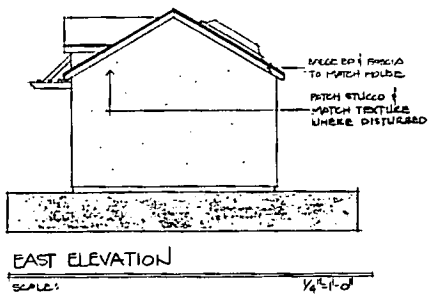
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ELEVATIONS
EXHIBIT - B

FIG

INSULATION NOTES

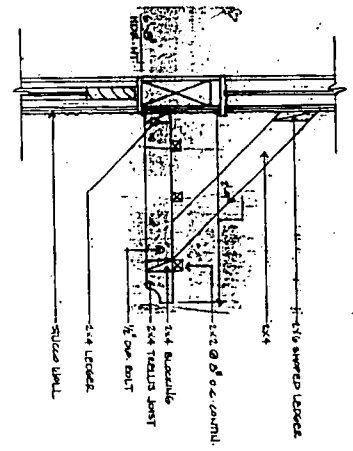
1. All 2x4 exterior walls to have R-13 fiberglass batt insulation.
2. All 2x6 exterior walls to have R-19 fiberglass batt insulation.
3. Interior bathroom and utility room walls to have R-11 fiberglass insulation.
4. Roof ceiling joists to have R-38 fiberglass batt insulation. Vaulted ceiling areas that do not allow full R-38 batt, use R-19 fiberglass batt and allow for min. 1" air space between batt and roof sheathing.
5. Attic walls exposed to living space to have R-11 fiberglass batt insulation.
6. "Polyset One" or equal foam caulking shall be applied at all exterior sill plates and window openings.
7. All exterior doors to be fitted with gasket-type weatherstripping.
8. Provide foam gaskets at all wall cover plates.
9. Provide R-5.7 insulation on all H.V.A.C. ducts.
10. Provide R-19 fiberglass batt between joists @ raised floor areas.



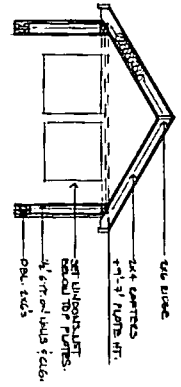
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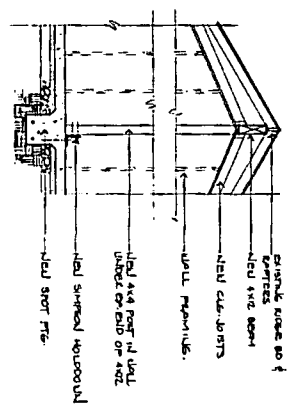
TRELLIS DETAIL
SCALE: 1/8" = 1'-0"



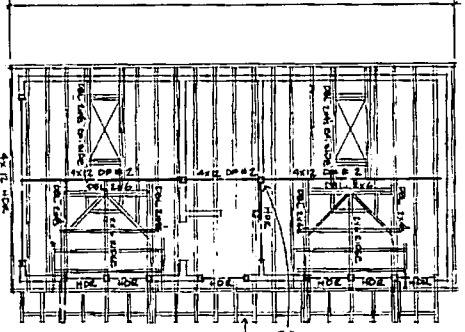
1 DORMER FRAMING DETAIL
SCALE: 1/2" = 1'-0"



1 POST & BEAM DETAIL
SCALE: 1/2" = 1'-0"



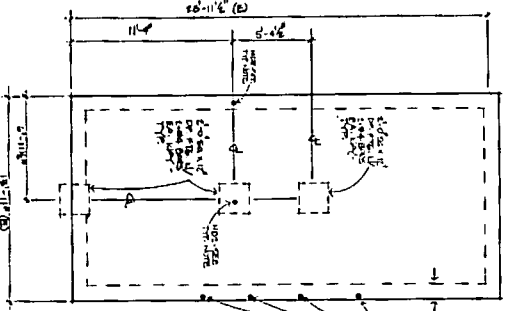
EXISTING RAFTERS TO REMAIN ON NORTH SIDE -
FILL IN W/ EXTS TO GET 16" O.C. SPACING



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

- 1. RAFTERS TO BE 4X10 @ 16" O.C. UNLESS OTHERWISE NOTED.
- 2. JOISTS TO BE 2X10 @ 16" O.C. UNLESS OTHERWISE NOTED.
- 3. TRUSS JOISTS TO BE 2X10 @ 16" O.C. UNLESS OTHERWISE NOTED.
- 4. ROOF SHEATHING TO BE 1/2" CDX PSYCHO.
- 5. FINISH TO BE 5/8" T&G PL.

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



- 1. FOUNDATION WALLS TO BE 18" T&G CMU.
- 2. FOUNDATION FOOTINGS TO BE 18" T&G CMU.
- 3. FINISH TO BE 1/2" CDX PSYCHO.

CONSTRUCTION TO VERIFY
EXISTING FOUNDATION
CONDITIONS AND
REPAIRS AS NECESSARY
BEFORE PROCEEDING
WITH NEW CONSTRUCTION
1. VERIFY ALL EXISTING
FOOTINGS ARE 18" T&G
CMU AND ARE PROPERLY
ANCHORED TO FOUNDATION
WALLS.

FIELDS/ RUTLAND REMODEL
2915 HIGHLAND AVE.

KAUFMANN STUDIOS

3508 24TH ST SACRAMENTO, CA