

CITY PLANNING COMMISSION

927-10th Street, Suite 300 . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Jeffrey L. Gualco, 2216-13th Street, Sacramento, CA 95818				
OWNER	Jeffrey L. Gualco, 2216-13th Street, Sacramento, CA 95818				
PLANS BY	Jeffrey L. Gualco, 2216-13th Street, Sacramento, CA 95818				
FILING DATE	1-7-83	50 DAY CPC ACTION DATE	2-10-83	REPORT BY:	JP:bw
NEGATIVE DEC	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	009-206-33		

- APPLICATION:
1. Variance to reduce side yard setback on an alley from five feet to 2.5 feet
 2. Variance to reduce parking maneuvering space from 26 feet to 22.5 feet;
 3. Variance to exceed 25% maximum coverage of required rear yard with a detached accessory structure

LOCATION: 2216-13th Street

PROPOSAL: Applicant is requesting necessary entitlements to add two feet to an existing single car garage.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-Family
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Single Family Residential

Surrounding Land Use and Zoning:

North:	Single Family; R-3A
South:	Single Family; R-3A
East:	Single Family; R-3A
West:	Single Family; R-3A

Parking Required:	1 space
Parking Provided:	1 space
Property Dimensions:	40' x 80'
Property Area:	3,200 square feet
Square Footage of Building:	200
Exterior Building Colors:	White
Exterior Building Materials:	Wood

BACKGROUND INFORMATION: The applicant proposes a two-foot addition to an existing single car garage in order to make the structure long enough to adequately shelter an automobile and to provide additional storage space inside the garage.

The subject garage currently has a four and one-half foot setback from the alley and exceeds the 25% maximum rear yard setback coverage allowed a detached accessory structure (30% coverage). The maneuvering width for a vehicle to enter the garage is currently 24.5 feet.

Staff's inspection of the site revealed that the applicant has already started construction on the two-foot garage addition and has been "red tagged" by the City Building Inspection Division.

002866

APPLC. NO. P83-017

MEETING DATE February 10, 1983

CPC ITEM NO. 17

The garage setback from the alley is two and one-half feet (Ordinance requires five feet), and the maneuvering area is 22½ feet (Ordinance requires 26 feet). Also, the rear yard setback coverage is 33 percent (Ordinance requires 25%). The alley currently provides access to several residential garages. All of these garages, excluding the subject site, on both sides of the alley conform to the five-foot alley setback requirement.

Staff notes that if the applicant were to add the additional two feet to the rear of the existing structure, the variances would not be necessary. Staff believes the addition to the rear of the garage will not significantly reduce the rear yard area, and therefore could support the increase in the rear yard lot coverage.

Staff therefore suggests the garage addition be located to the rear of the structure so that adequate alley setback, similar to the other garages along the alley, can be retained and that adequate maneuvering space will be provided.

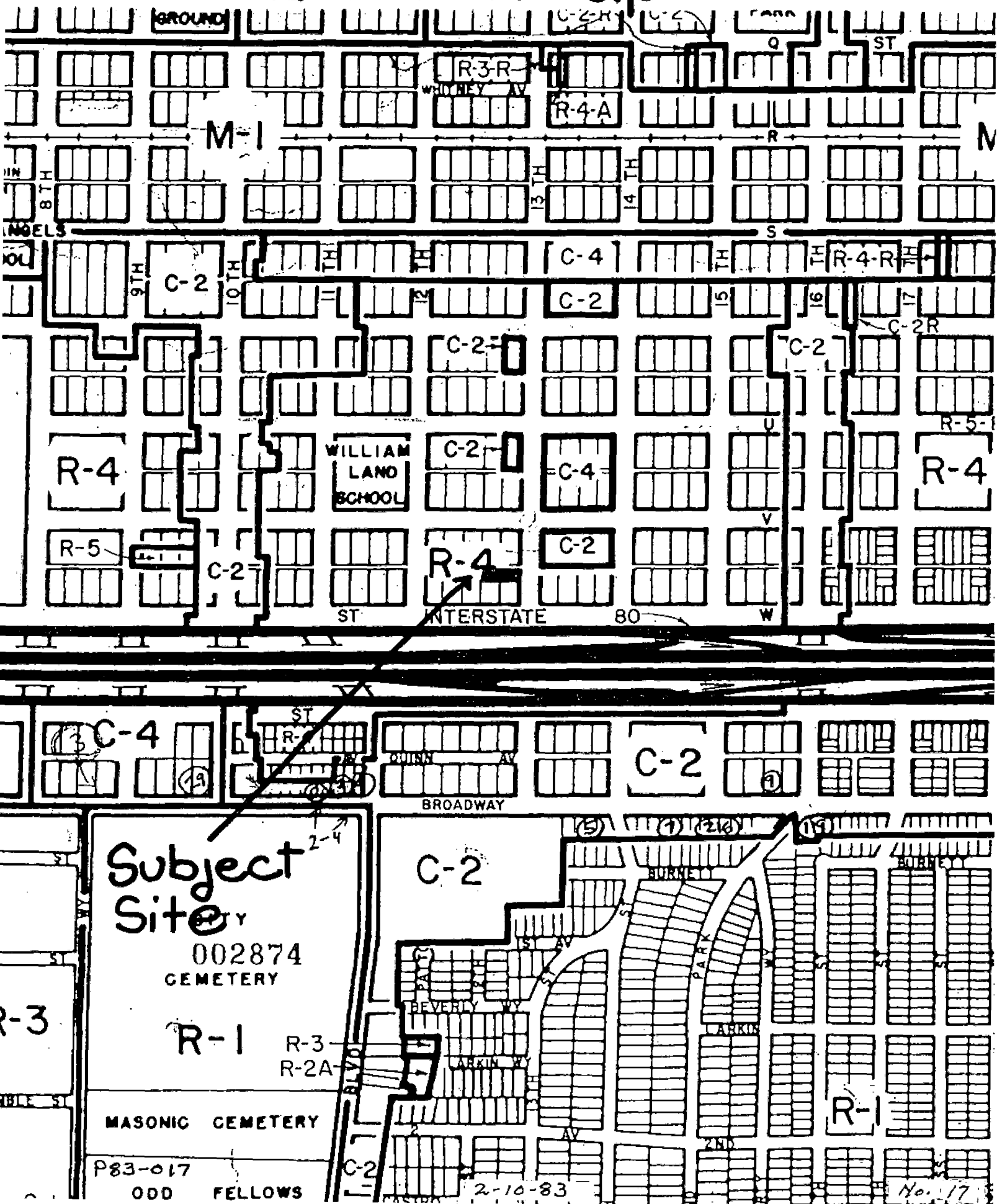
STAFF RECOMMENDATION: Staff recommends the following actions:

1. Denial of the variance to reduce the side yard setback on an alley from five feet to 2.5 feet, based upon Findings of Fact which follow;
2. Denial of the variance to reduce the parking maneuvering area from 26 feet to 22.5 feet, based upon Findings of Fact which follow;
3. Denial of the variance to exceed the 25 percent maximum coverage of the required rear yard with a detached accessory structure, based upon Findings of Fact which follow.

Findings of Fact - Variances

- a. Staff cannot find, nor has the applicant presented any unusual circumstances to warrant justification for approval of the variances;
- b. The granting of this variance would not be in harmony with the purpose and intent of the Zoning Ordinance which requires that all carports shall comply with all yard areas and space requirements applicable to detached accessory buildings;
- c. The proposal constitutes a special privilege extended to one individual property owner in that:
 - 1) other garages along the alley comply with the five-foot setback requirement and maneuvering area; and
 - 2) there is adequate yard space on the south side of the garage to construct the new addition.

Location Map



Subject Site

002874
CEMETERY

R-1 R-3
R-2A

MASONIC CEMETERY

P83-017
ODD FELLOWS

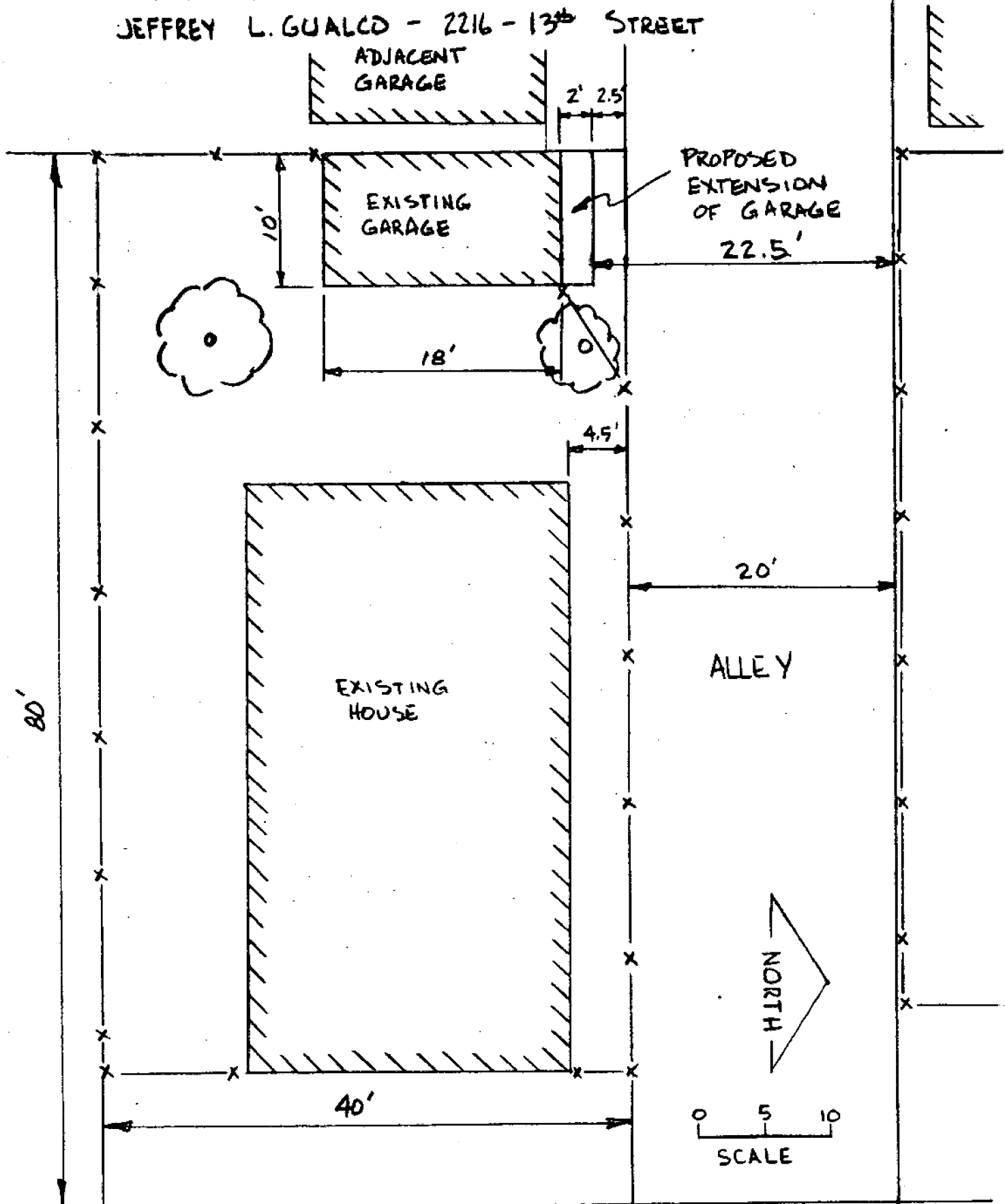
2-10-83

No. 17

PLAN

Exhibit A

APPLICATION OF:
JEFFREY L. GUALCO - 2216 - 13th STREET



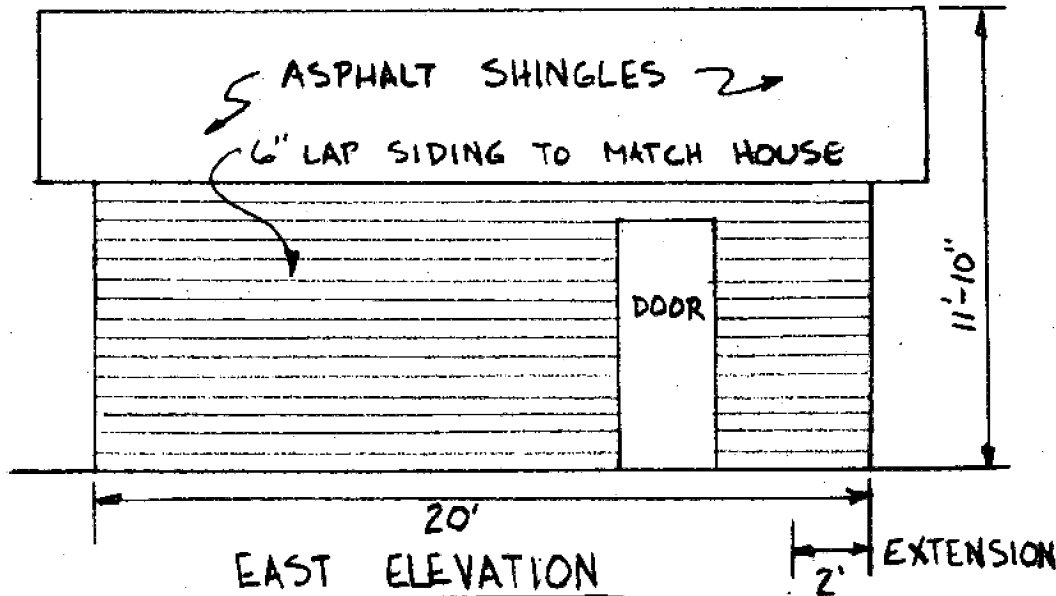
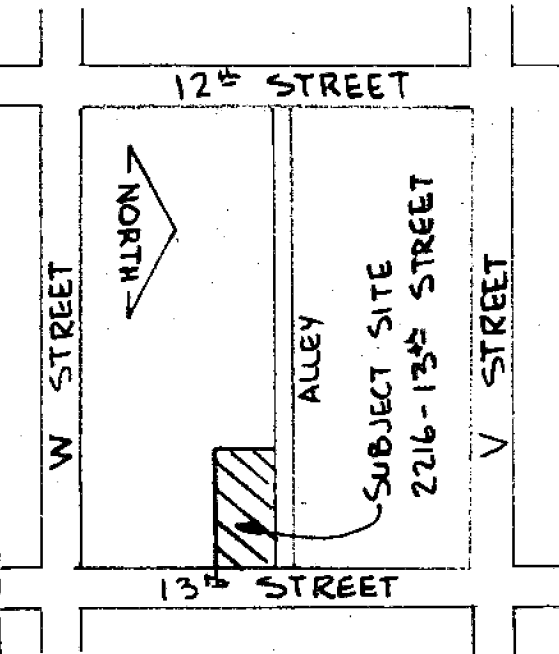
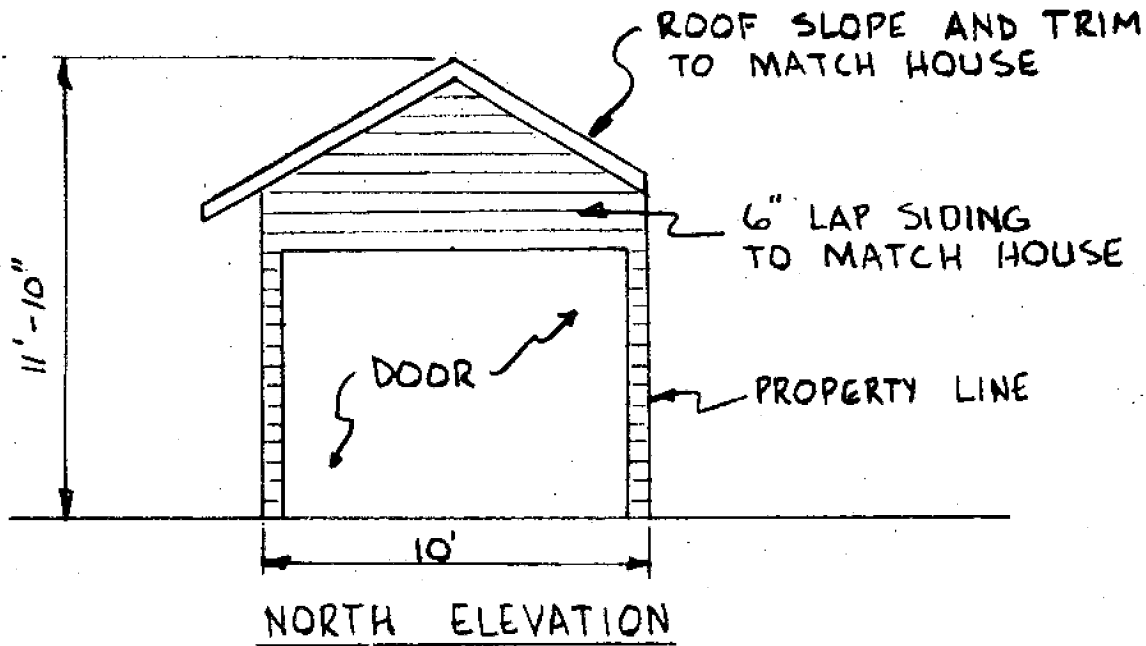
13th STREET

002875

ELEVATIONS

Exhibit B

APPLICATION OF:
JEFFREY L. GUALCO
2216 - 13th STREET



LOCATION

002876

P83-017

2-10-83

No. 17