

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 20, 1999, the Zoning Administrator approved with conditions a Variance to reduce the required minimum interior dimensions for a detached garage for the project known as Z99-087. Findings of Fact and Conditions of Approval for the project are listed on pages 3-6.

Project Information

Request: **Zoning Administrator Variance** to reduce the required minimum interior dimension (length) for a detached garage from 20' to 17'-8"(\pm) located on 31.6 \pm developed acres in the Multi-Family (R-1A PUD) zone.

Location: 2227 River Plaza Drive (D1, Area 4)

Assessor's Parcel Number: 274-0360-001 to -013

Applicant: RMB Architects(Mark Marvelli)
2277 Watt Ave.
Sacramento, CA 95825

Property Owners: Prudential Insurance Company of America
4 Embarcadero Center, #2700
San Francisco, CA 94111

Project Planner: Donna Decker

General Plan Designation: Low Density Residential (4-15 du/na)
South Natomas
Community Plan Area: Medium Density Residential (7-15 du/na)
Existing Land Use of Site: Multi-Family Residential
Existing Zoning of Site: R-1A PUD

Surrounding Land Use and Zoning	Setbacks	Required	Existing
North OB PUD; Multi-Family Zone	Front(S):	To be determined	30' \pm
South OB PUD; Office Zone R-1 PUD; Standard Single Family Zone	Side(E):	To be determined	25' \pm
East: OB PUD; Office Zone	Side(W):	To be determined	30' \pm

West: R-2B PUD; Multi-Family Zone

Rear(N):

To be
determined

30'±

Property Dimensions: Irregular
 Property Area: 17.4 ± acres
 Topography: Flat
 Density: 14.4 du/na(Existing)
 Street Improvements
 & Utilities: Existing
 Project Plans: Exhibit A-B

Previous Files: P87-411; P83-385

Background Information: On January 7, 1984, the Council approved a Special Permit for 224 condominium units (Phase I, north one-half) and a tentative map to subdivide 31.6 ± acres into six parcels (P83-385). On May 29, 1984, the Council approved a Special Permit for 250 condominium units (Phase 2, south one-half) and a tentative map to subdivide the remainder of the parcel. The subject site has 474 dwelling units, known as "Harbor Oaks Condominiums", on 31.6 ± acres zoned Multi-Family (R-1A PUD) zone. The development has 945 parking spaces. The Zoning Ordinance requires this development to have a total of 742 parking spaces. Any modification to multi-family zoned property located within a Design Review District, or within a Planned Unit Development, is subject to a Planning Commission or Zoning Administrator Plan Review.

Additional Information: The applicant is requesting to construct 226 enclosed garages and 294 carport structures to house vehicles at this development. The site will have a total of 327 open parking stalls. After construction the development will have a total of 847 parking stalls. This will reduce the available number of spaces by 98, however the development will still provide more parking spaces than the required number of 742 spaces by the Zoning Ordinance.

The applicant proposes to construct the enclosed garages to replace existing carports and to construct additional carports over existing open parking stalls. The Zoning Ordinance requires standard parking stalls to be a minimum of 8 feet wide and 18 feet deep with a minimum of 26 feet maneuvering width. Garages and carports are required to have minimum interior dimensions of 10' x 20'. The proposed structures are designed to be three bay and four bay buildings. The structures have been designed to provide the minimum width while the depth of the units has been reduced to 18 feet total exterior dimension to match the existing parking stall depth. The height of the units conforms to the requirements of the Zoning Ordinance. If the structures were redesigned to provide the required minimum interior dimensions, the structures would encroach into the required maneuvering area thus reducing it to less than the required 26 feet.

The project was noticed and staff did not receive any calls from neighboring businesses or residents.

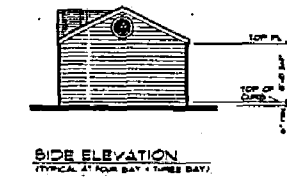
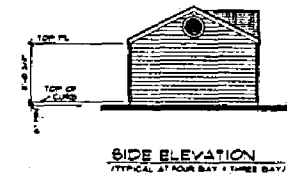
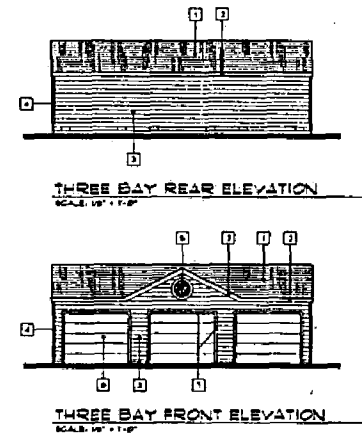
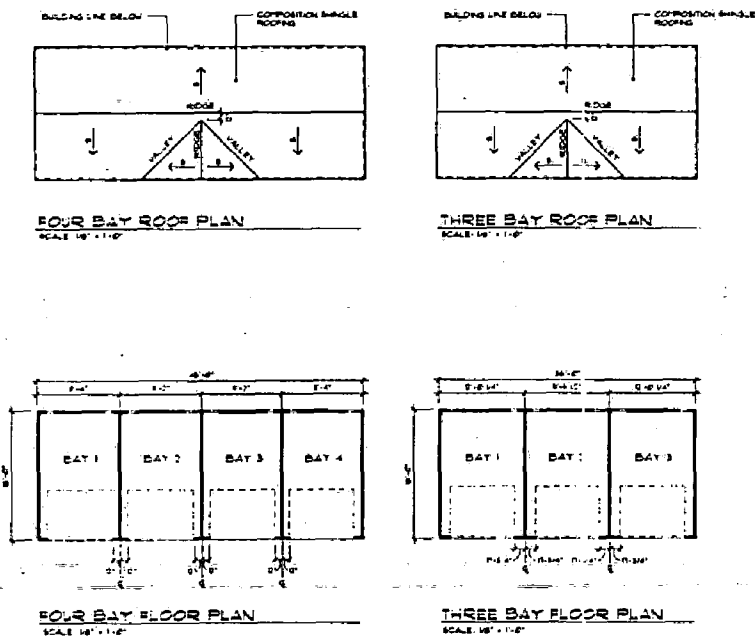
280-667

EXHIBIT B

Z99-087

October 20, 1999

Item 2



MATERIALS / COLOR SCHEDULE	
1 COMPOSITION SHINGLE ROOFING	PLACE/PAPER TO MATCH COMPLEX
2 WOOD PARCHA / SHARDI RASTER	PANT TO MATCH COMPLEX (BLUE)
3 HORIZONTAL SINGI	PANT TO MATCH COMPLEX (LIGHT BRIGE)
4 CORNER TRIM	PANT TO MATCH 1
5 CABLE VENT	PANT TO MATCH 2
6 METAL ROLL-UP DOOR	PANT TO MATCH 1
7 TRIM AT DOOR	PANT TO MATCH 2

PLANS & ELEVATIONS

Job Number _____ Sheet _____
 Date _____
 Drawn _____
 Revised _____ of 2

Rauschenbach
 Marvelli
 Becker
 architects

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GARAGE / CARPORT ADDITIONS HARBOR OAKS APARTMENTS SACRAMENTO - CALIFORNIA