

CITY PLANNING COMMISSION

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

APPLICANT	Mrs. Jessie Campanella, 8356 Lake Forest Drive, Sacramento, CA 95826		
OWNER	Mrs. Jessie Campanella, 8356 Lake Forest Drive, Sacramento, CA 95826		
PLANS BY	Mrs. Jessie Campanella, 8356 Lake Forest Drive, Sacramento, CA 95826		
FILING DATE	4/14/87	ENVIR. DET.	EX15301 (a) REPORT BY FG/vf
ASSESSOR'S-PCL. NO.	79-124-10		

APPLICATION: Variance to allow conversion of a garage into a laundry room, playroom and bath.

LOCATION: 8356 Lake Forest Drive

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing garage.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1967 College Greens Community
Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residential

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	Existing Building	
South: Single Family; R-1	Side Int.:	Existing Building	
East: Single Family; R-1	Side St.:	Existing Building	
West: Single Family; R-1	Rear:	Existing Building	

Parking Required: 1 space
Parking Provided: 0 space (if variance is approved)
Property Dimensions: Irregular
Property Area: 0.14+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Roof Material: Composition Shingle

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 0.14+ acre lot which is developed with a single family residence. The site is zoned single family (R-1) and is designated for residential use by the 1974 General Plan and light density residential by the identical by the 1967 College Greens community Plan. Surrounding uses are exclusively single family residences.
- B. The applicant is proposing to convert the existing attached garage into a laundry room, playroom and bath. The applicant has indicated that the conversion is necessary to accommodate the four adult family members residing in the house.

- C. The Zoning Ordinance requires that one parking space and an enclosed garage be provided for each dwelling unit. The applicant's plan does not make any provisions for the replacement of the garage at this time. It is proposed that sometime in the future, a new detached garage would be constructed along the rear of the lot.

Staff is concerned that there is no way in which to guarantee construction of a replacement garage. In addition, there are no unique circumstances which warrant the granting of a variance to allow conversion of the garage. The applicant's hardship is personal in nature and is not caused by the uniqueness of the site. The existing dwelling is located on the lot with adequate area to the side and rear of the dwelling where an addition could be constructed within the required set back areas. The existing covered patio could be enclosed and made into additional living area. The conversion of the garage would simply force more cars onto the street.

The applicant has provided documents indicating that a number of houses in the immediate vicinity have had additions (rooms, driveways, patios, patio cover, etc.) constructed. Staff conducted a visual survey of the area and can confirm that some additions have been made. Other work cannot be confirmed since it is not visible or not accessible to staff. The applicant indicates that some garages have been converted into rooms. Staff cannot find any building permit records for the garage conversions. This fact aside, the garages could have been converted prior to the annexation of the area into the City or the conversions could have taken place prior to Zoning Ordinance requirements for parking garages. The additions and conversions, however, are not justification for granting the applicant's variance request. The applicant's request must be based upon a circumstance which is unique to the site. Lacking this, staff recommends the variance be denied since adequate space is available on the site to construct a house addition or garage addition.

- D. The project has been reviewed by Traffic, Fire and Building Inspections. No comments have been received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project is exempt for environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (a).

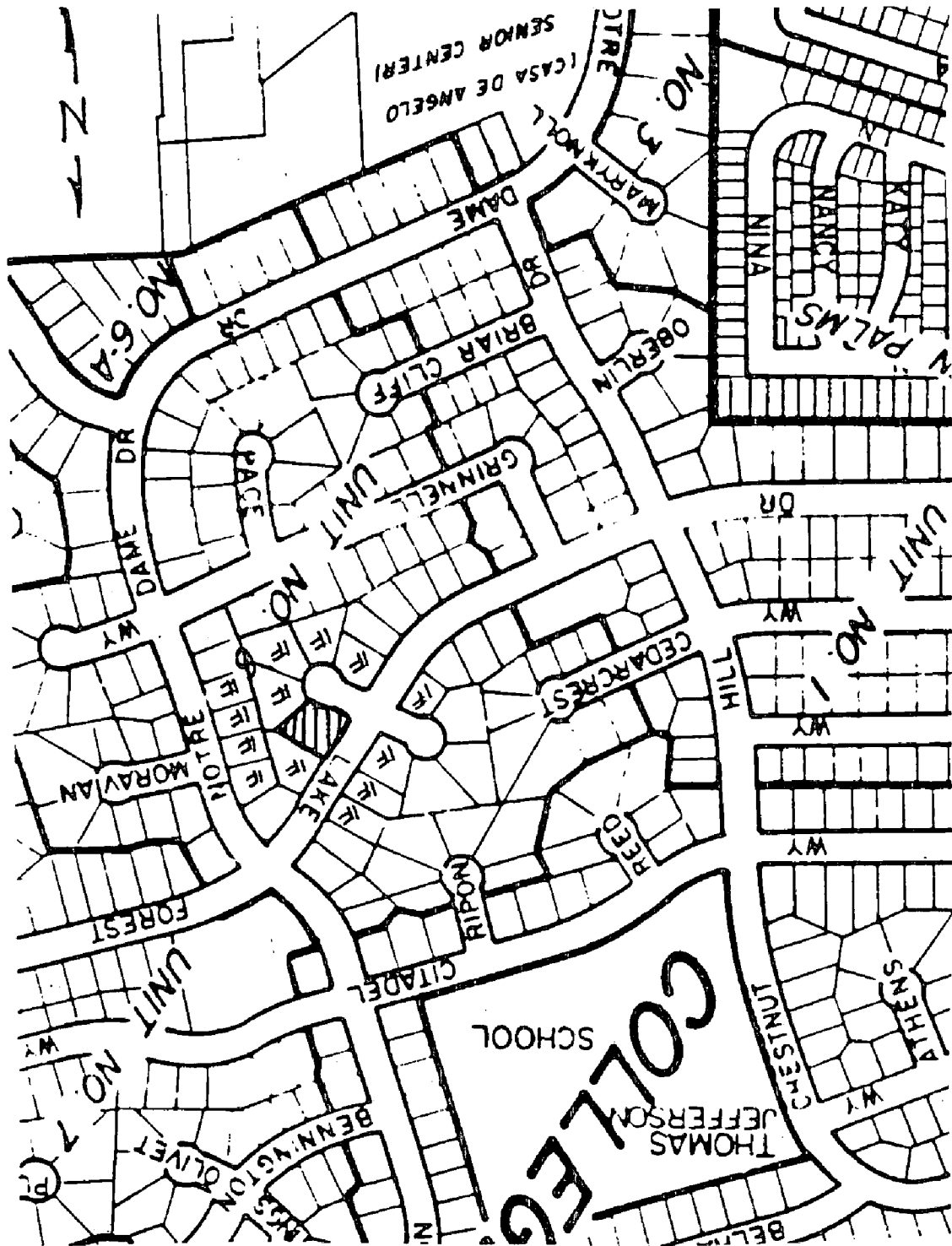
RECOMMENDATION: Staff recommends the Commission take the following action:

Deny the Variance based on the findings of fact which follow:

1. Granting the variance would be a special privilege granted an individual wherein no unique circumstances or hardship exists;
2. Granting the variance would be detrimental to public health, safety or welfare or result in the creation of a nuisance in that it will increase on-street parking demand.
3. Alternatives to the variance are available by expanding to the rear or by constructing a new detached garage to the rear.

LAND USE & ZONING MAP

All lots within 100' radius are zoned R-1



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Tfm

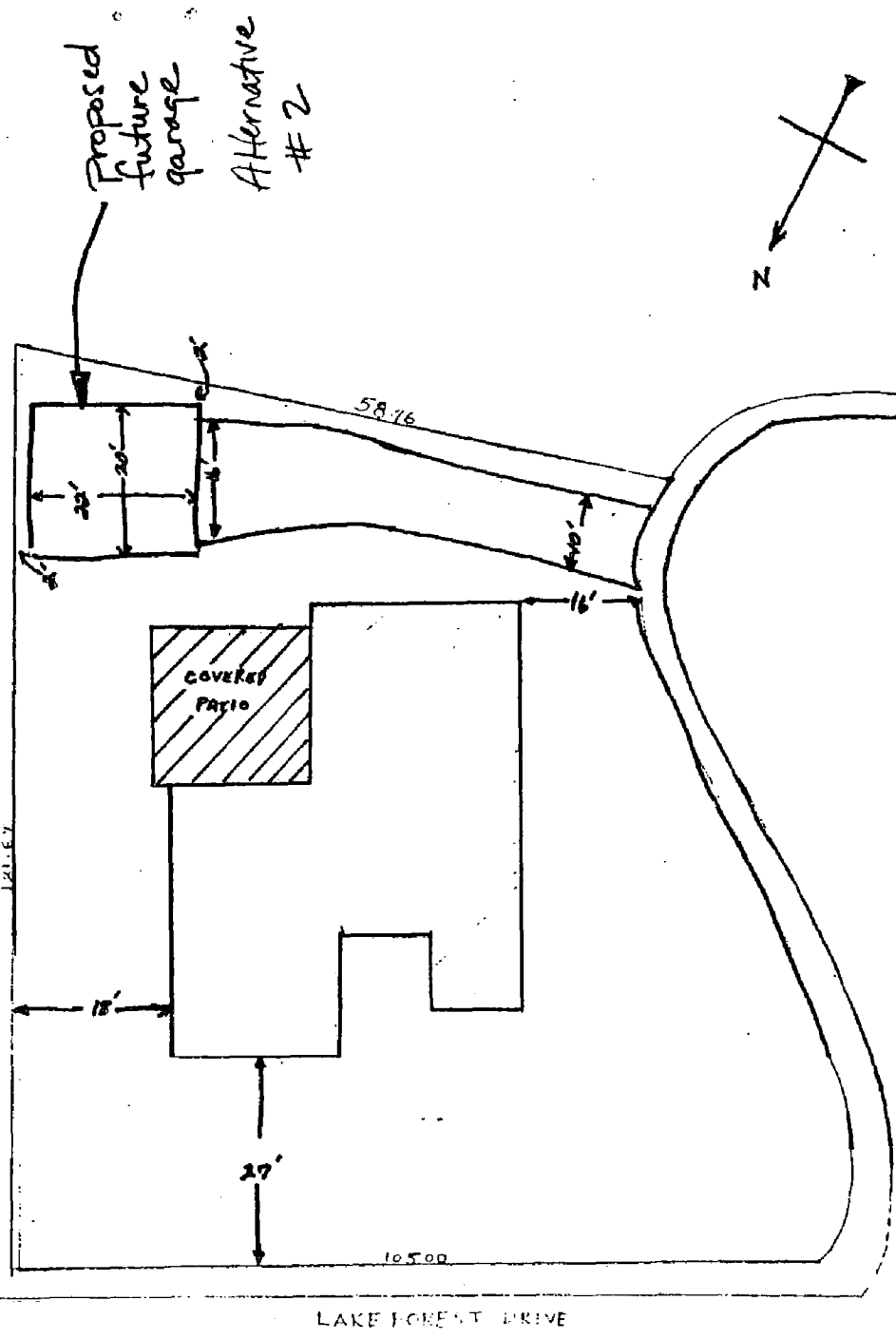
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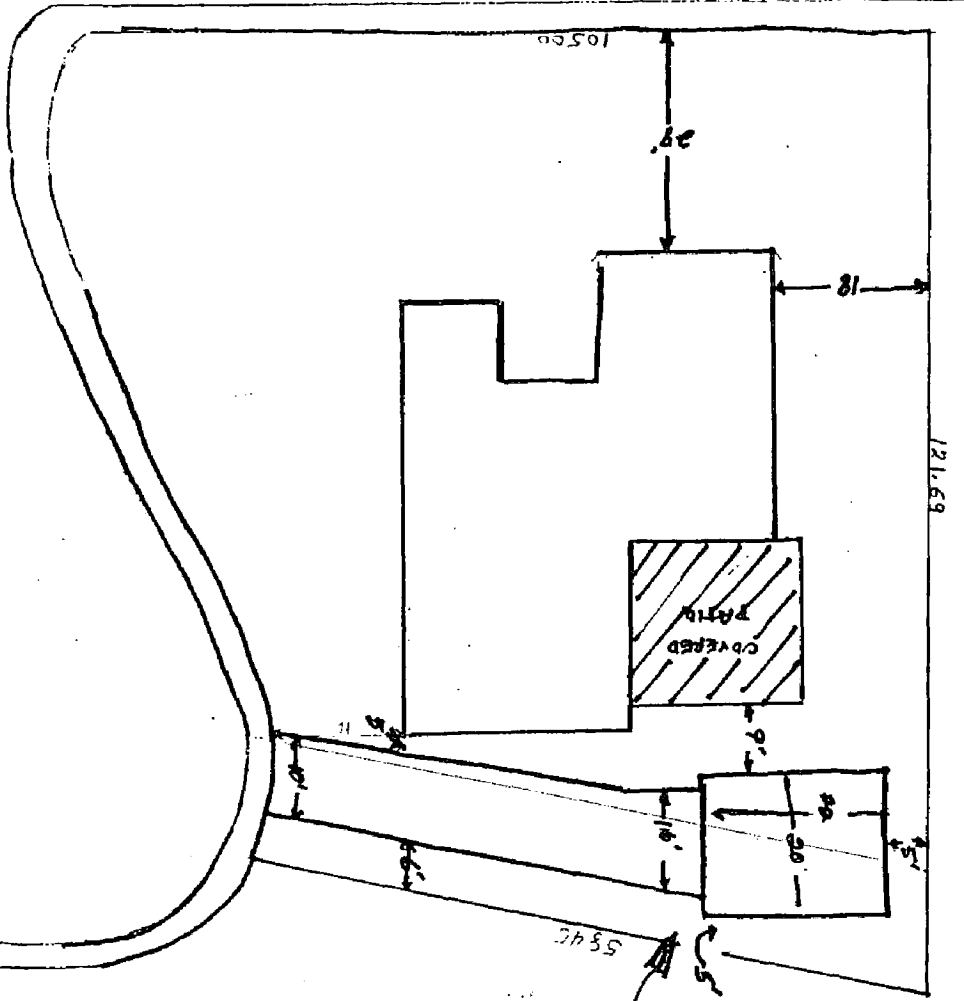


1/2-1'

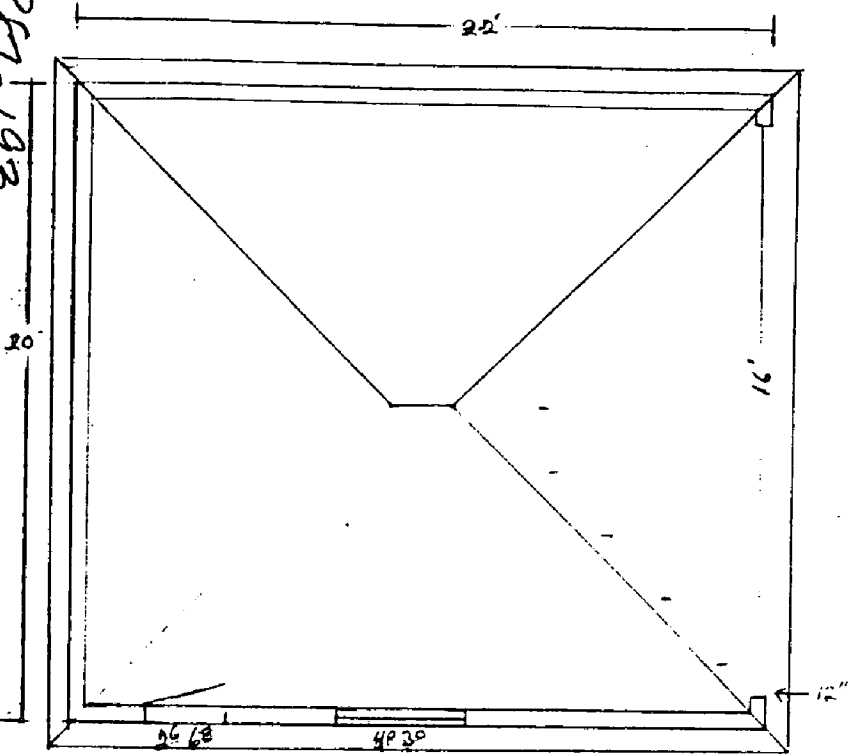
LAKE FOREST DRIVE



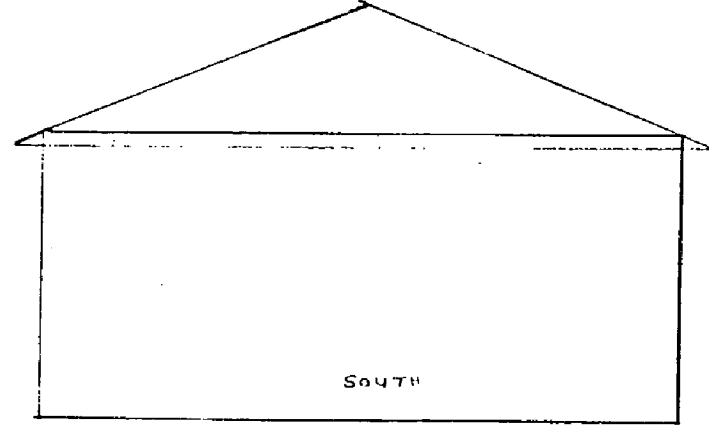
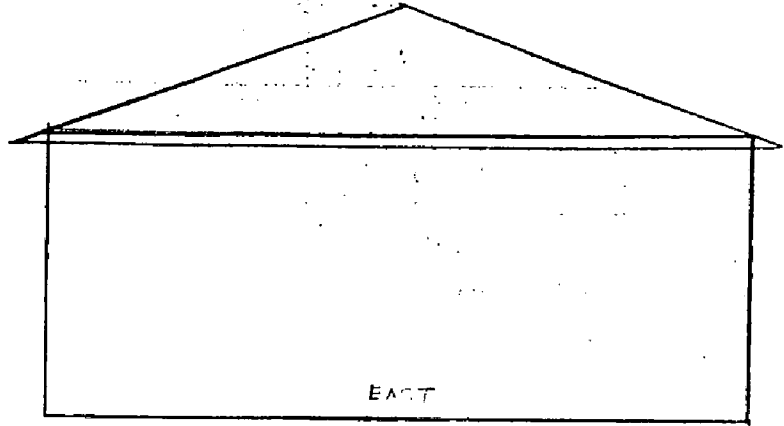
Proposed future garage Alternative #1



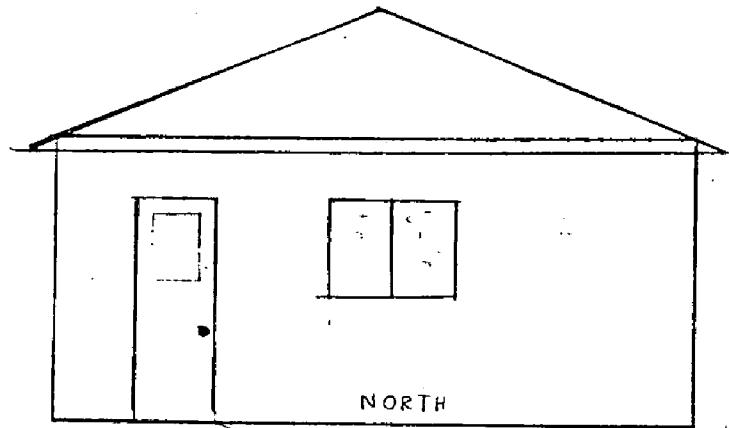
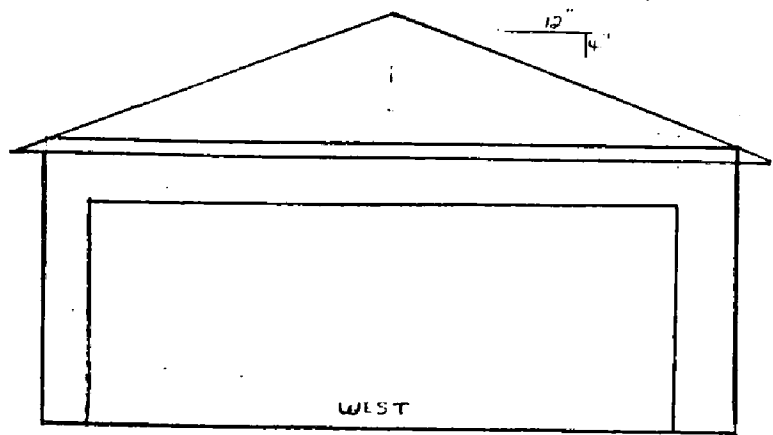
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1/2" = 1'



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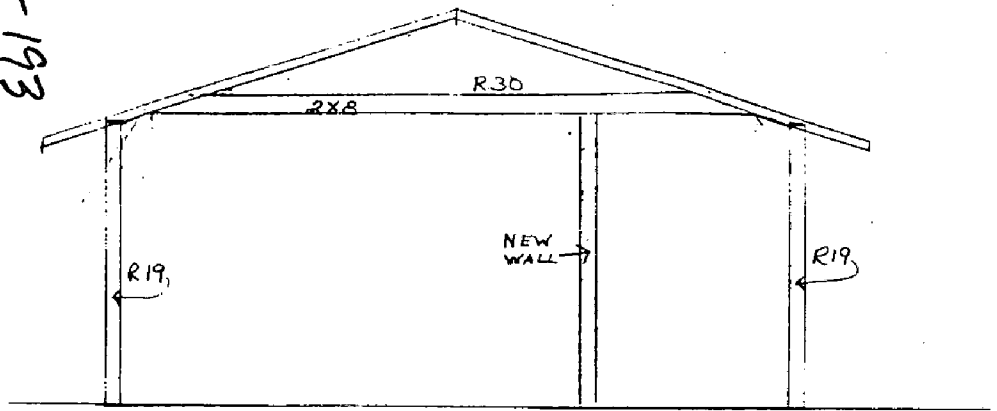


1/4" = 1'

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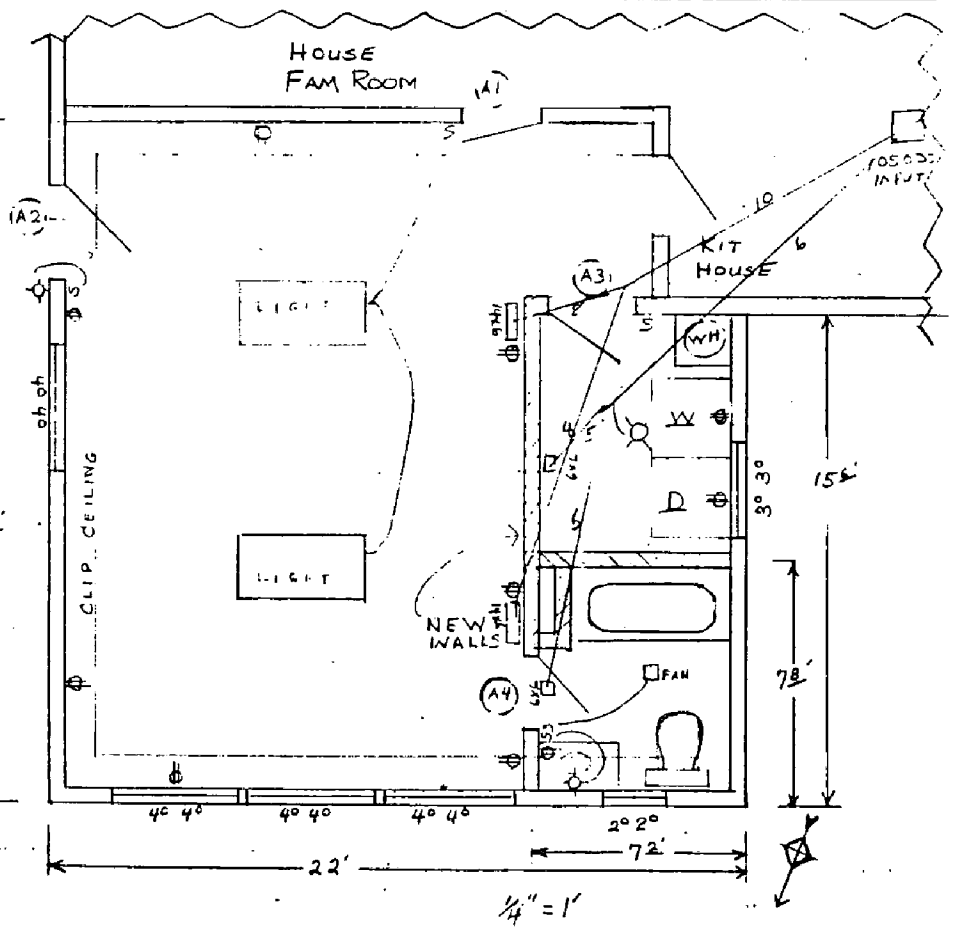
From 2/7

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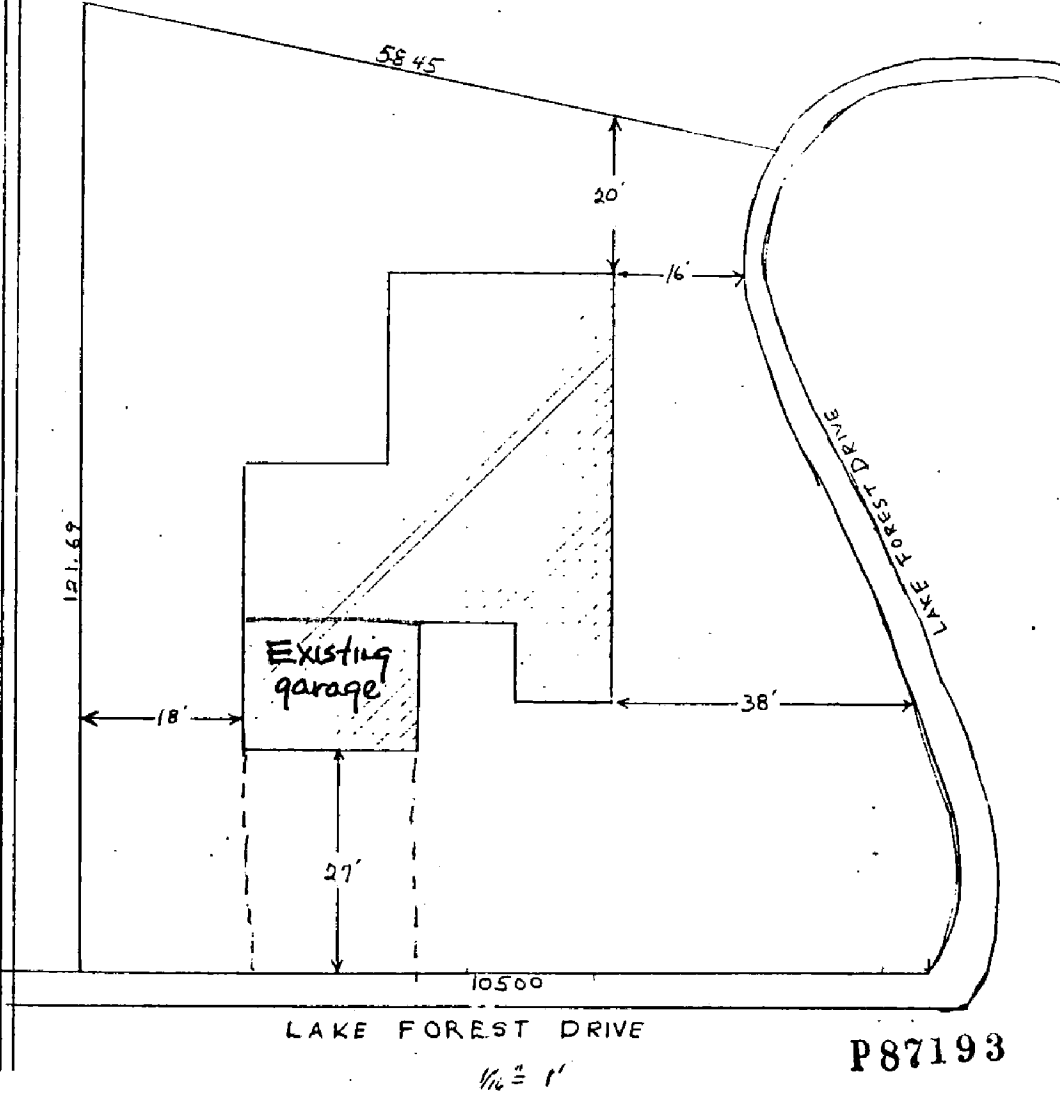
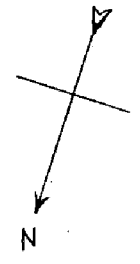


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Item 27

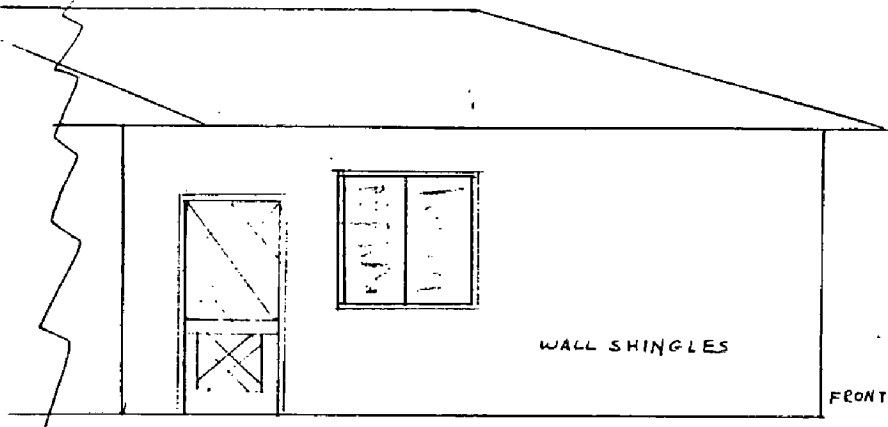


- (A1) 2x 6 @ 13/8" HC ASH
- (A2) 3x 6 @ 13/8" CROSS BUCK
- (A3) 2x 6 @ 13/8" HC PAINT GRADE
- (A4) 2x 6 @ 13/8" HC PAINT GRADE

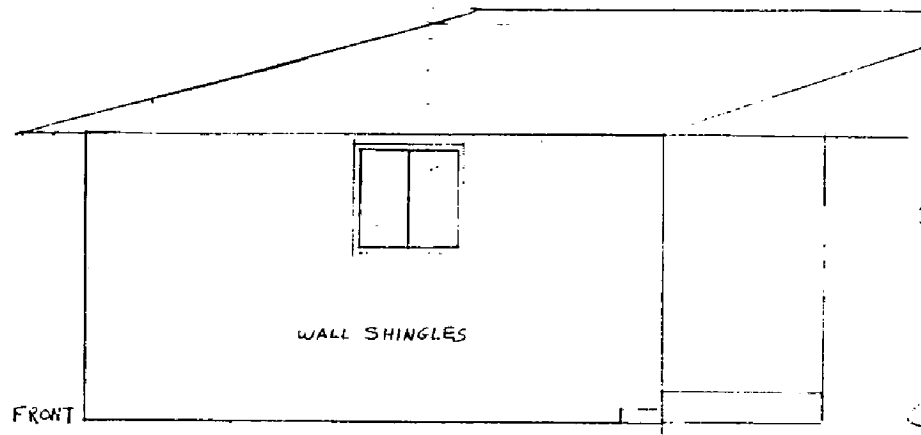


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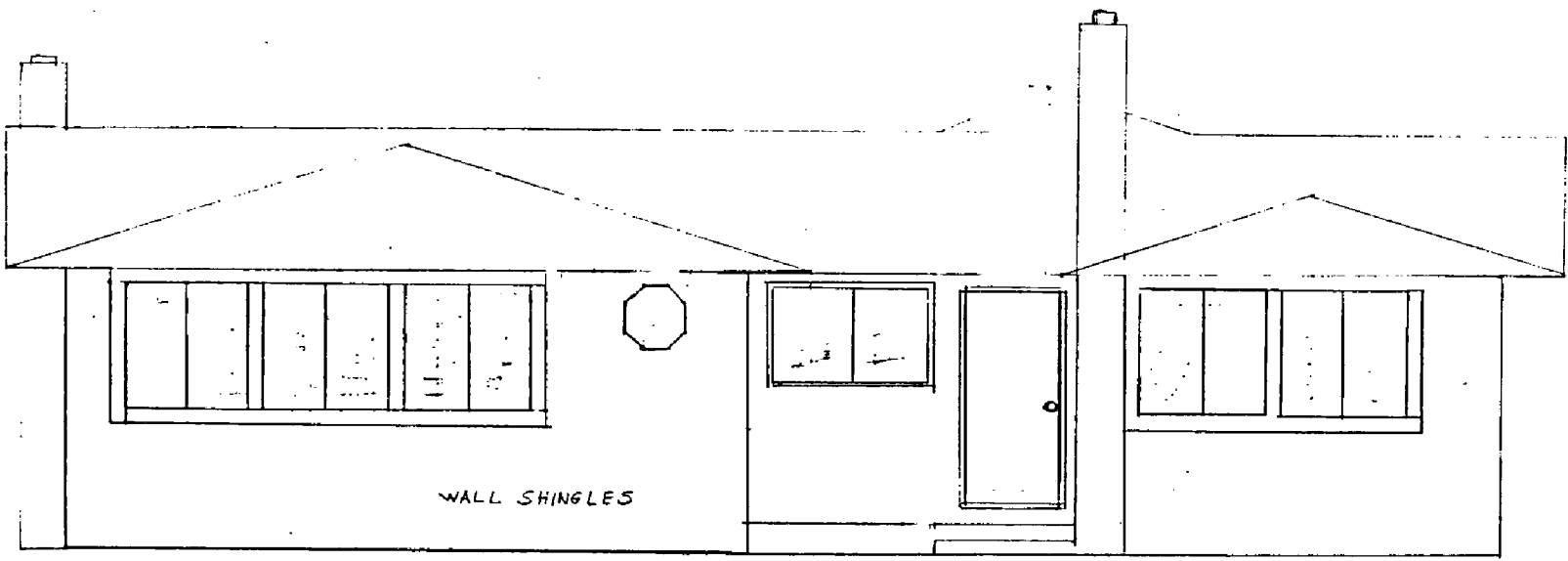


EAST SIDE



WEST SIDE

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NORTH SIDE 1/4" = 1'

From 87

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