

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

<b>APPLICANT</b> Sadao Baishiki, 1320 Valley Brook Avenue, Sacramento, CA 95831		
<b>OWNER</b> Sadao Baishiki, 1320 Valley Brook Avenue, Sacramento, CA 95831		
<b>PLANS BY</b> Sadao Baishiki, 1320 Valley Brook Avenue, Sacramento, CA 95831		
<b>FILING DATE</b> 6-29-90	<b>ENVIR. DET.</b> Negative Declaration	<b>REPORT BY</b> CAS
<b>ASSESSOR'S PCL. NO.</b> 031-0082-025		

**APPLICATION:**

- A. Negative Declaration
- B. Planning Director's Variance to exceed the maximum height of an RV garage accessory structure from 10 foot high walls to 13 foot six inch high walls on 0.25± developed acres in the Standard Single Family (R-1) zone
- C. Planning Director's Variance to exceed the maximum height of an RV garage accessory structure from 18 foot high peak to 20 foot high peak in the R-1 zone

**LOCATION:** 1320 Valley Brook Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a garage to house a recreational vehicle on 0.25± developed acres in the R-1 zone.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
1979 Pocket Area	
Community Plan Designation:	Low Density Residential (3-6 du/na)
Existing Zoning of Site:	Standard Single Family, R-1
Existing Land Use of Site:	Single Family Residence

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Single family, R-1	Front:	25'	Required setbacks are provided
South:	Single family, R-1	Side(Int):	5'	
East:	Single family, R-1	Rear:	15'	
West:	Single family, R-1			

Property Dimensions:	85' x 130'
Property Area:	0.25± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Proposed Garage Dimensions:	24' x 36'
Proposed Garage Height:	19' 11" peak, 13' 6" wall
Exterior Building Materials:	Painted metal
Roof Material:	Painted metal

**APPLC. NO. P90-295**

002224

**PROJECT EVALUATION:** Staff has the following comments:

A. **Land Use and Zoning**

The subject site is 0.25<sup>±</sup> acres in the Standard Single Family, R-1 zone. An existing single family residence is located on the site. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1979 Pocket Area Community Plan designates the site as Low Density Residential (3-6 du/na). The subject site is surrounded on all four sides by single family residential, zoned R-1.

B. **Applicant's Proposal**

The applicant is proposing to construct a 24 foot wide by 36 foot long recreational vehicle garage on 0.25<sup>±</sup> developed acres in the R-1 zone. The RV garage is proposed to have a 13 foot six inch high wall with a 20 foot high roof peak to accommodate a motor home, a boat, and possibly a travel trailer (see Exhibits A, B, C and D). The building is proposed to be constructed out of metal trusses with pre-painted metal siding and roof. The colors are light stone and tan which are compatible with the colors of the existing single family residence.

C. **Staff Analysis**

1. **Site Plan:**

The applicant is proposing to construct an RV garage in the southeast corner of an 85 foot wide by 130 foot deep lot in the Standard Single Family, R-1 zone. The proposed structure meets the setbacks for an accessory structure in that the garage is greater than 60 feet from the front property line, has a three foot interior side yard setback, and a three foot rear yard setback, and is at least six feet from the existing single family residence.

The addition of the 864 square foot garage to the existing 2,667 square foot single family dwelling results in a lot coverage of 32 percent which does not exceed the 40 percent allowable lot coverage in the R-1 zone. Also, the proposed rear yard coverage is 22.6 percent which does not exceed the 25 percent rear yard coverage.

The applicant may cover up to 40 percent of the front yard setback with paving. The original site plan shows an existing driveway for the existing three car garage of approximately 610 square feet and a front walkway of 28 square feet in the front yard setback. The applicant proposes to add a ten and a half foot wide driveway to the RV garage. The total proposed square footage of paving in the front yard is 900 square feet and the applicant may cover 852 square feet of the front yard. The applicant has agreed to decrease the front yard paving coverage to a maximum of forty percent by decreasing the existing driveway area or decreasing the width of the proposed driveway.

The applicant plans to store a motor home, a boat, and possibly a travel trailer in the proposed garage. The height of the motor home is 11 feet. The garage wall is proposed to be 13 and a half feet to accommodate the motor home, the garage door, and the structural members. Due to the pitch of the roof, the peak of the building is proposed to be 20 feet in height.

The garage shall not be converted to a dwelling unit and no RV shall be used as a dwelling unit while it is stored at the site.

2. **Building Materials and Design:**

The applicant is proposing to construct a metal garage 24 feet wide by 36 feet deep in the southeast corner of a single family residential lot. The exterior building materials are pre-painted metal siding with

a pre-painted metal roof. The proposed exterior colors are light stone and tan, which are compatible to the colors of the existing residence. The subject site is not within the boundaries of a Design Review Preservation Area.

Staff supports the approval of the Planning Director's Variances, as conditioned, in that the lot, rear yard, and front yard coverages are acceptable, the minimum required setbacks are provided, and the height of the accessory structure exceeds the allowable height of the peak and the walls in order to house a recreational vehicle that is taller than the allowable ten feet in height. The proposed garage will buffer the view of the recreational vehicles from adjacent residents. The six adjacent property owners were notified of the applicant's proposed project. No adverse comments were received.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Building Inspections, Water and Sewer, and Waste Removal. No adverse comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
  2. Cover stockpiles of sand, soil, and similar materials with a tarp.
  3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
  5. Increase the frequency of city street cleaning along streets in the vicinity of the construction site.
  6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Planning Director's Variance to exceed the maximum height limit on an accessory structure wall from 10 feet to 13 feet six inches subject to the conditions and based upon the findings of fact which follow;
- C. Approve the Planning Director's Variance to exceed the maximum height of an accessory structure peak from 18 feet to 20 feet subject to the conditions and based upon the findings of fact which follow.

Conditions:

1. The applicant shall revise the submitted plans to reflect a maximum of 40 percent paving coverage in the front yard setback area by decreasing the size of the existing driveway or decreasing the width of the proposed driveway. The exterior building material on the RV garage shall be painted metal siding in colors compatible with the existing residence. No reflective, unpainted metal siding or trim shall be allowed. The revised site plan shall be reviewed by the Planning Director prior to the issuance of a building permit.
2. The proposed accessory structure shall be used solely for a garage, shall be limited to one story, and shall not be used for a dwelling unit. No recreational vehicle shall be used as a dwelling unit while stored at the site.
3. The applicant shall obtain a building permit prior to constructing the proposed garage.
4. The applicant shall comply with the mitigation measures of the Negative Declaration which include:
  - A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
    1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
    2. Cover stockpiles of sand, soil, and similar materials with a tarp.
    3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
    4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
    5. Increase the frequency of city street cleaning along streets in the vicinity of the construction site.
    6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that:
  - a. adequate setbacks are provided;
  - b. lot, rear yard, and front yard coverages are acceptable; and
  - c. a variance would be granted to any other property owner facing a similar circumstance.
2. Granting the variance request does not constitute a use variance in that an accessory structure is allowed in the Standard Single Family, R-1 zone.

3. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
  - a. adequate setbacks are provided;
  - b. lot, rear yard, and front yard coverages are acceptable;
  - c. the colors of the proposed accessory structure are compatible with the existing single family residence; and
  - d. the exposed view of the recreational vehicles will be buffered from the adjacent residences.
  
4. The proposed use is consistent with the General Plan and the 1979 Pocket Area Community Plan which designate the subject site for Low Density Residential (4-15 du/na) and Low Density Residential (3-6 du/na), respectively.

REPORT PREPARED BY:

  
\_\_\_\_\_  
Carol Shearly, Assistant Planner

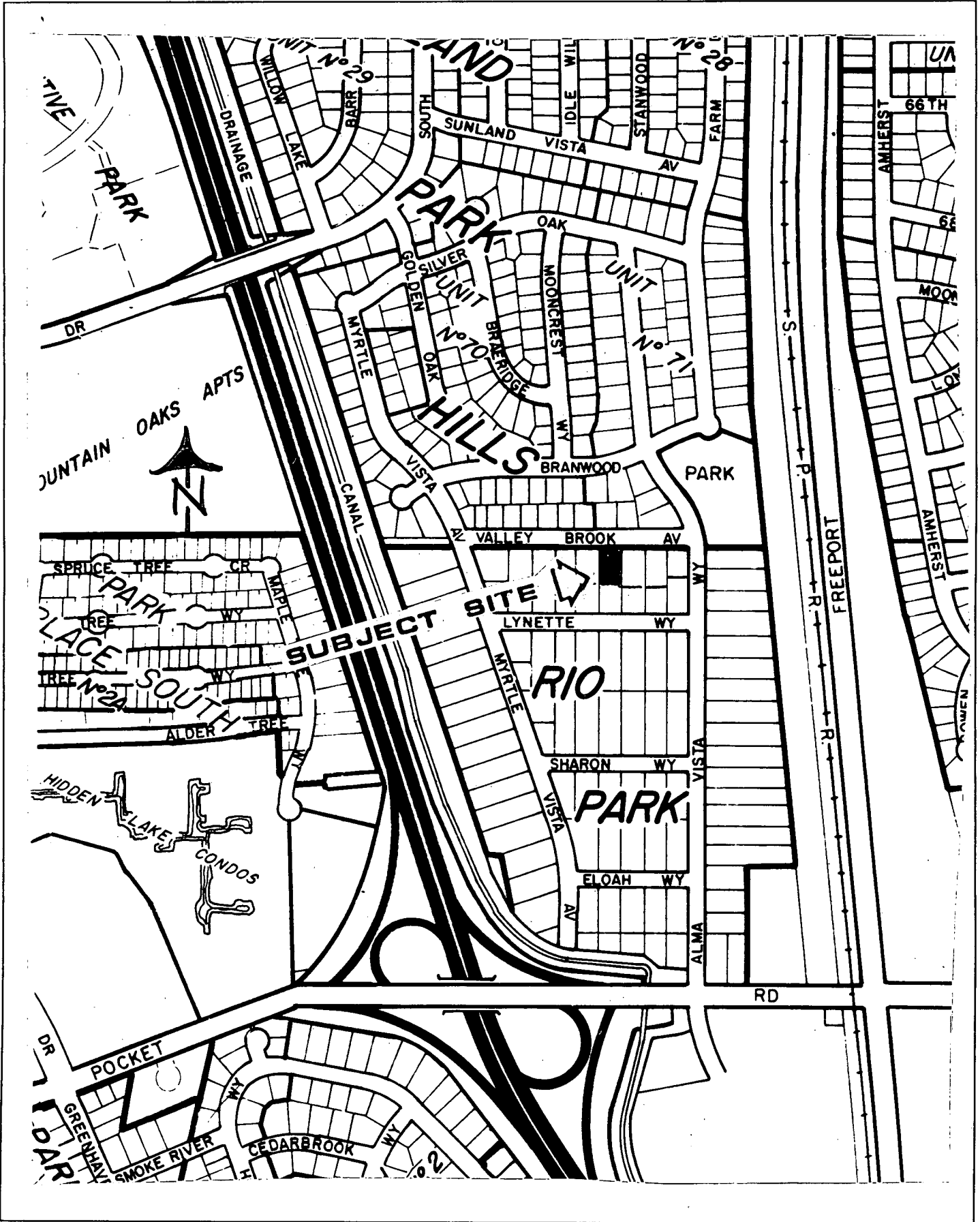
11-9-90  
Date

RECOMMENDATION APPROVED BY:

  
\_\_\_\_\_  
Marty Van Duyn, Planning Director  
P90-295

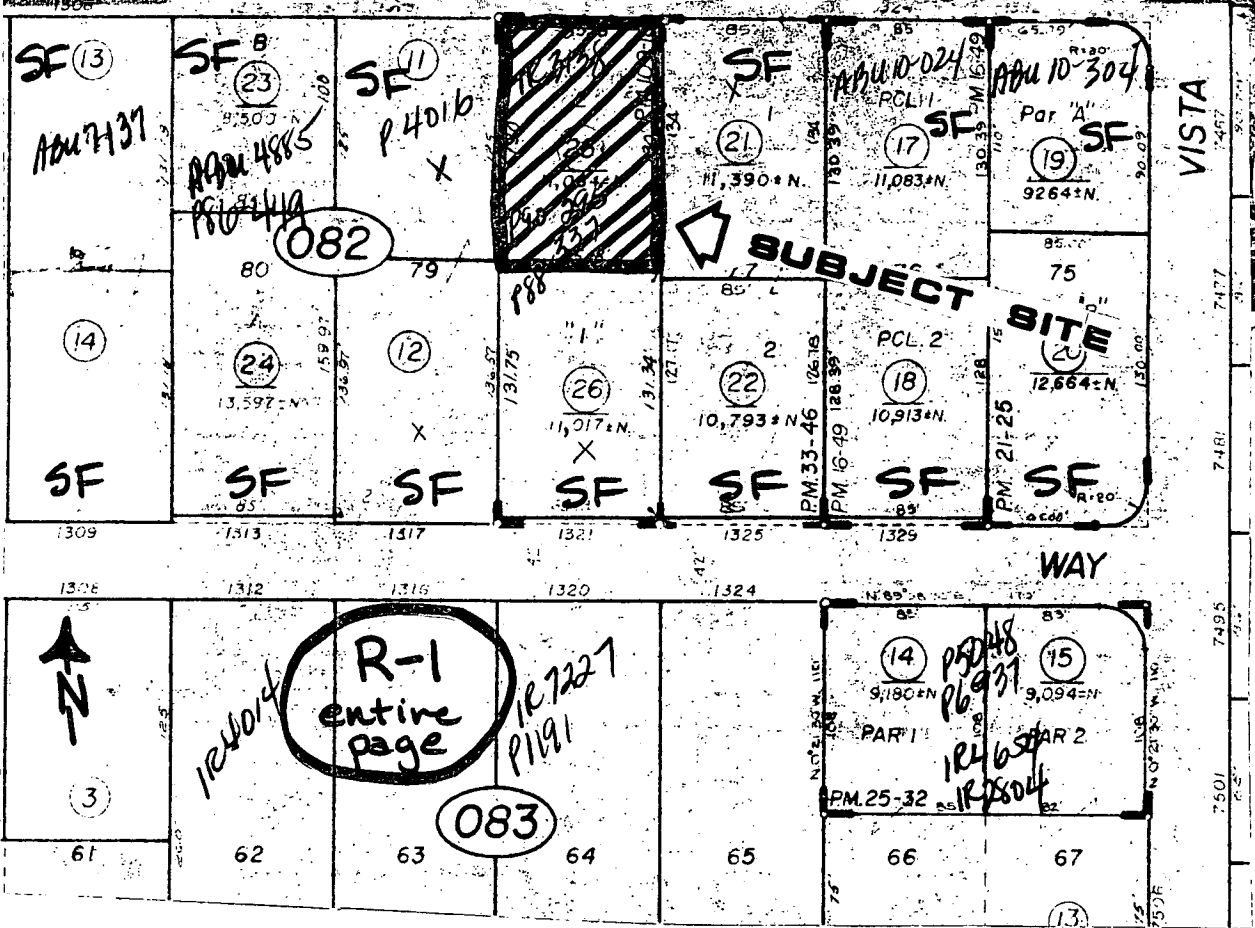
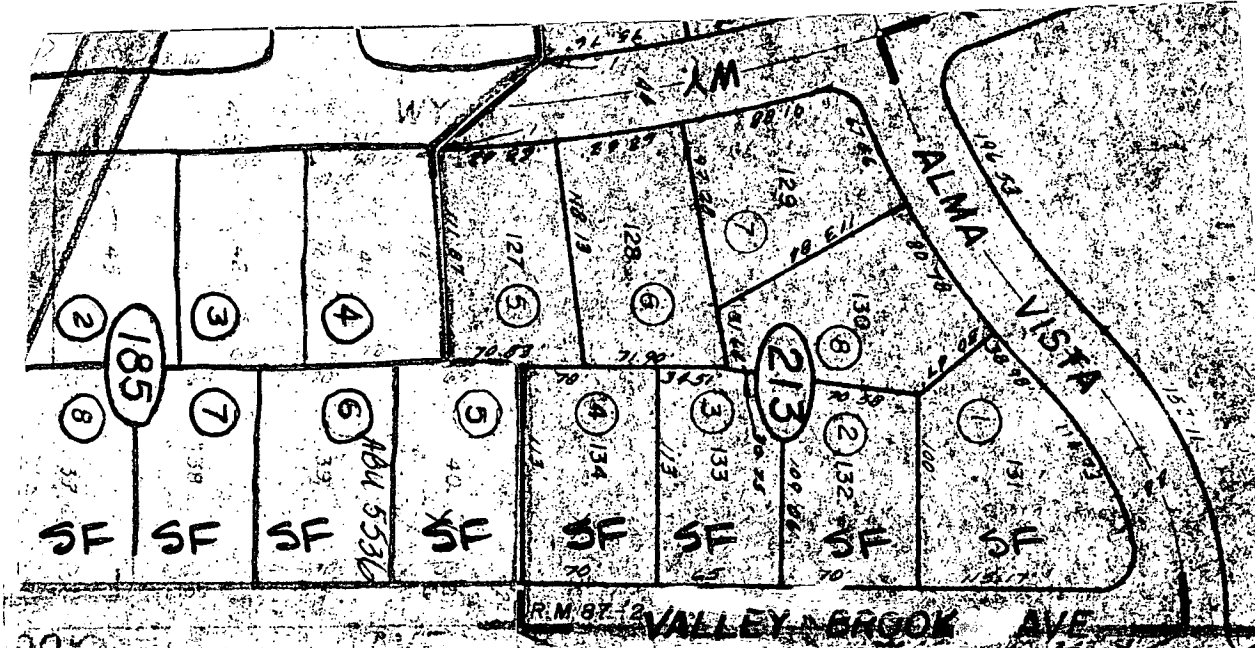
11-9-90  
Date





VICINITY MAP

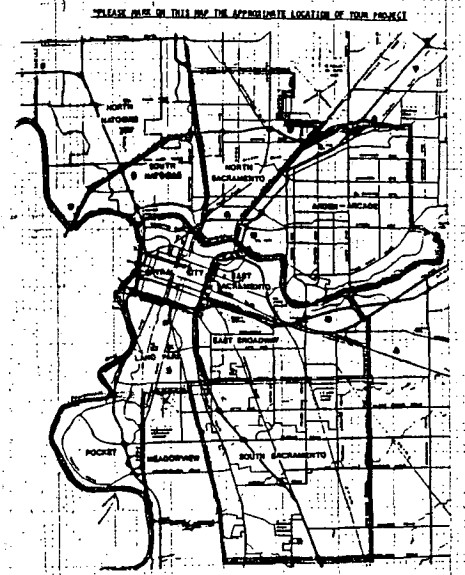
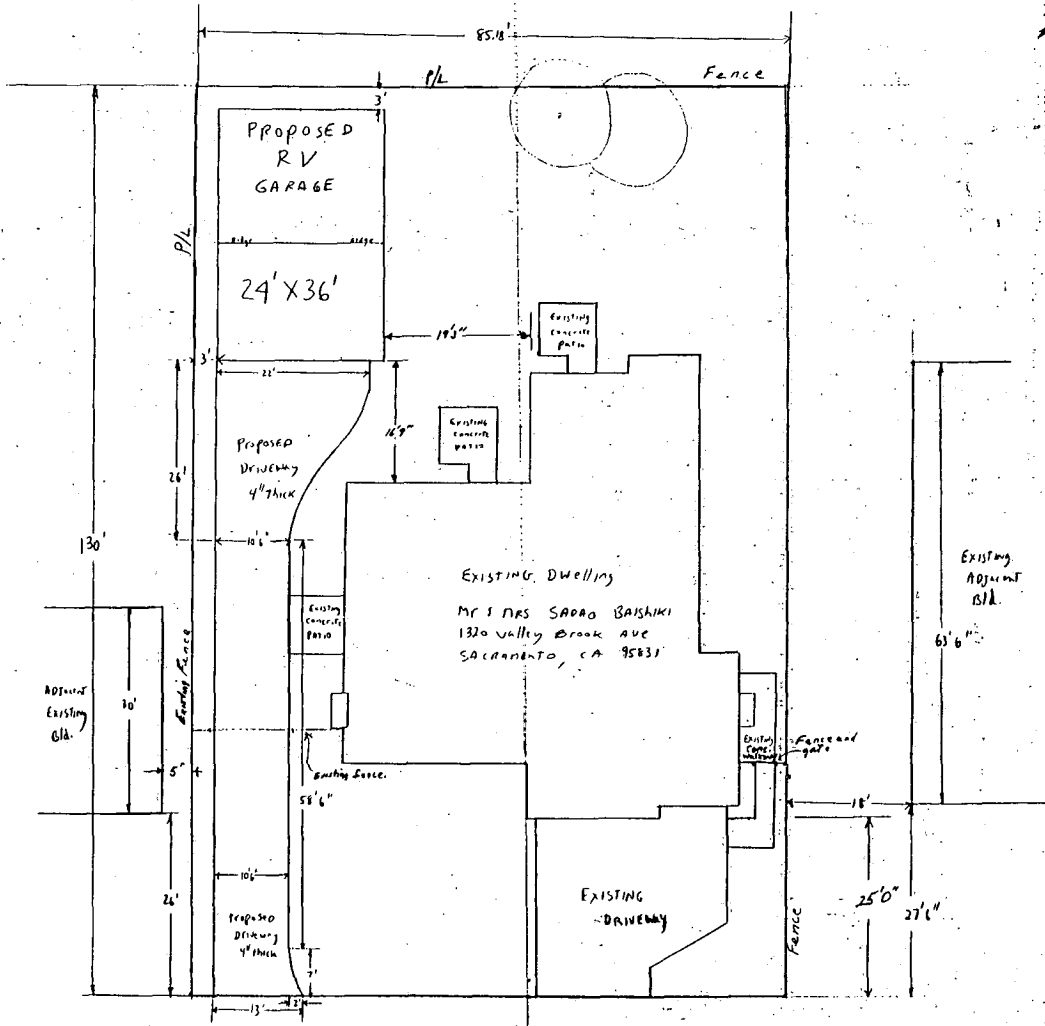
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LAND USE & ZONING MAP 002231

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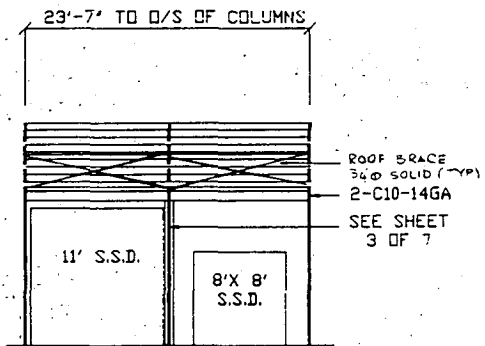
Ref: City of Sacramento  
 Assessor map Bk 31 Pg 08  
 082 Parcel 25

**EXHIBIT A**  
**SITE PLAN**

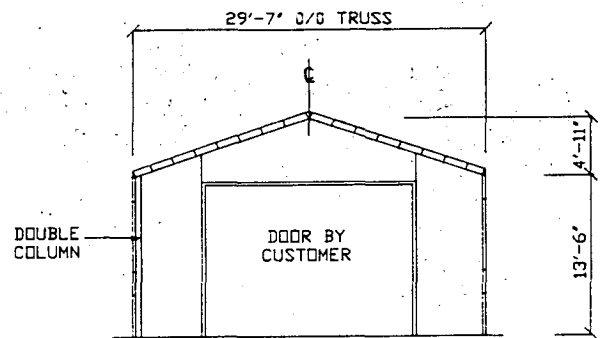
SITE/ROOF PLAN  
 1/8" = 1'

1320 Valley Brook Ave  
 Sacramento, Calif. 95831  
 J. Baughman 4/7/20

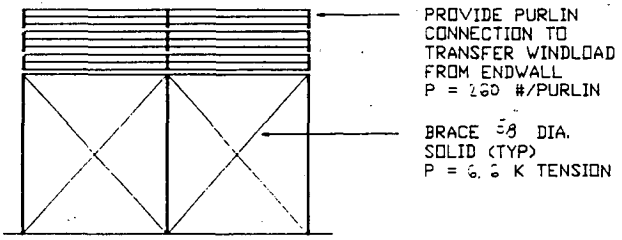
P90 295



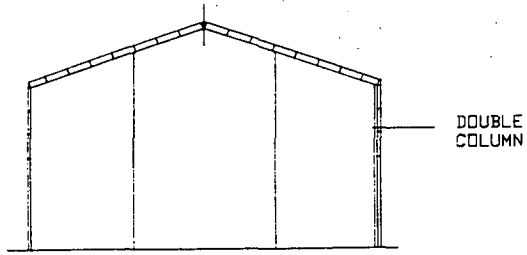
SIDEWALL ELEVATION (West)



FRONTWALL ELEVATION (North) SEE 6 OF 7



SIDEWALL ELEVATION (East)



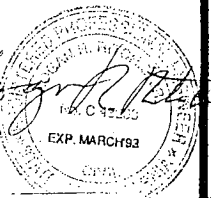
REARWALL ELEVATION (South)

EXHIBIT B ELEVATIONS

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SEE 7 OF 7

JUN 18 1993

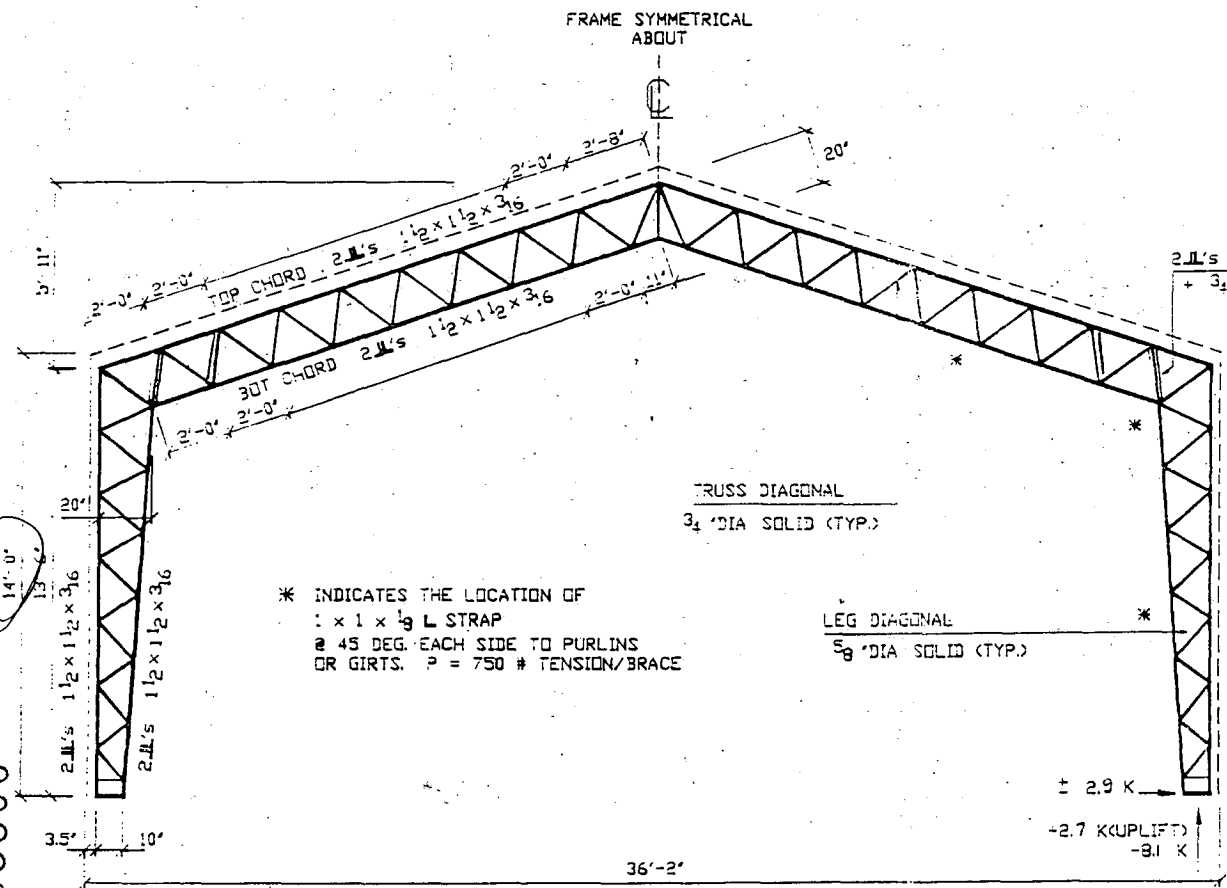


MIRACLE STEEL STRUCTURES, INC. MINNEAPOLIS ST. LOUIS PARK, MINNESOTA	CUSTOMER SALAD BARS/SHKI BLDG. LOCATION 3300 WASHINGTON, CA.	SHEET NO. 5 OF 7	PROJECT NO. 1729-10594

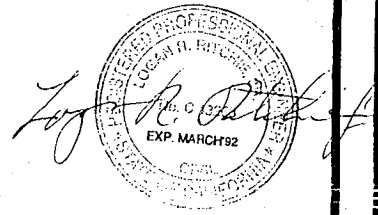
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DESIGN CODE	I.C.B.O.
DESIGN LIVE LOAD	30 PSF
DESIGN DEAD LOAD	5 PSF
BASIC WIND PRESSURE	20 PSF
FRAME SPACING	12'-0" C/C
MATERIALS - ANGLES	44 KSI
- RODS	36 KSI
- BOLTS	ASTM A325



# EXHIBIT C

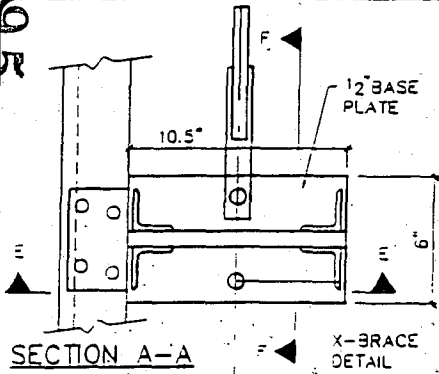


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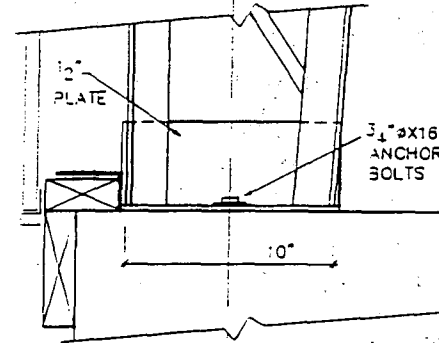
30/20

SHEET NO.	1 OF 1
CUSTOMER	SAJJAD BATHANI
BLDG. LOCATION	ST. LOUIS PARK, MINN.
MIRACLE STEEL STRUCTURES INC.	ST. LOUIS PARK, MINNESOTA
PROJECT NO.	1429-1059

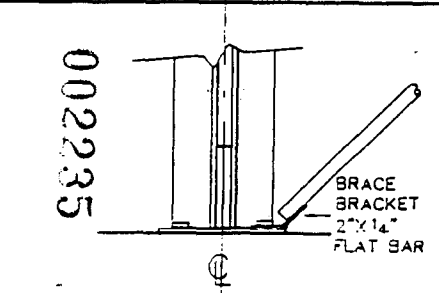


SECTION A-A

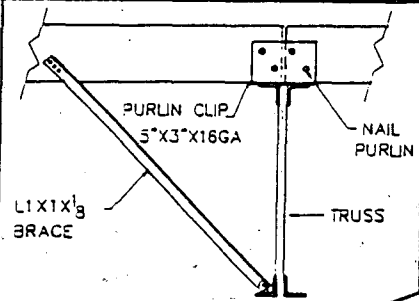
X-BRACE DETAIL



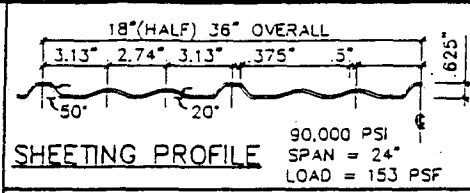
SECTION E-E



SECTION F-F

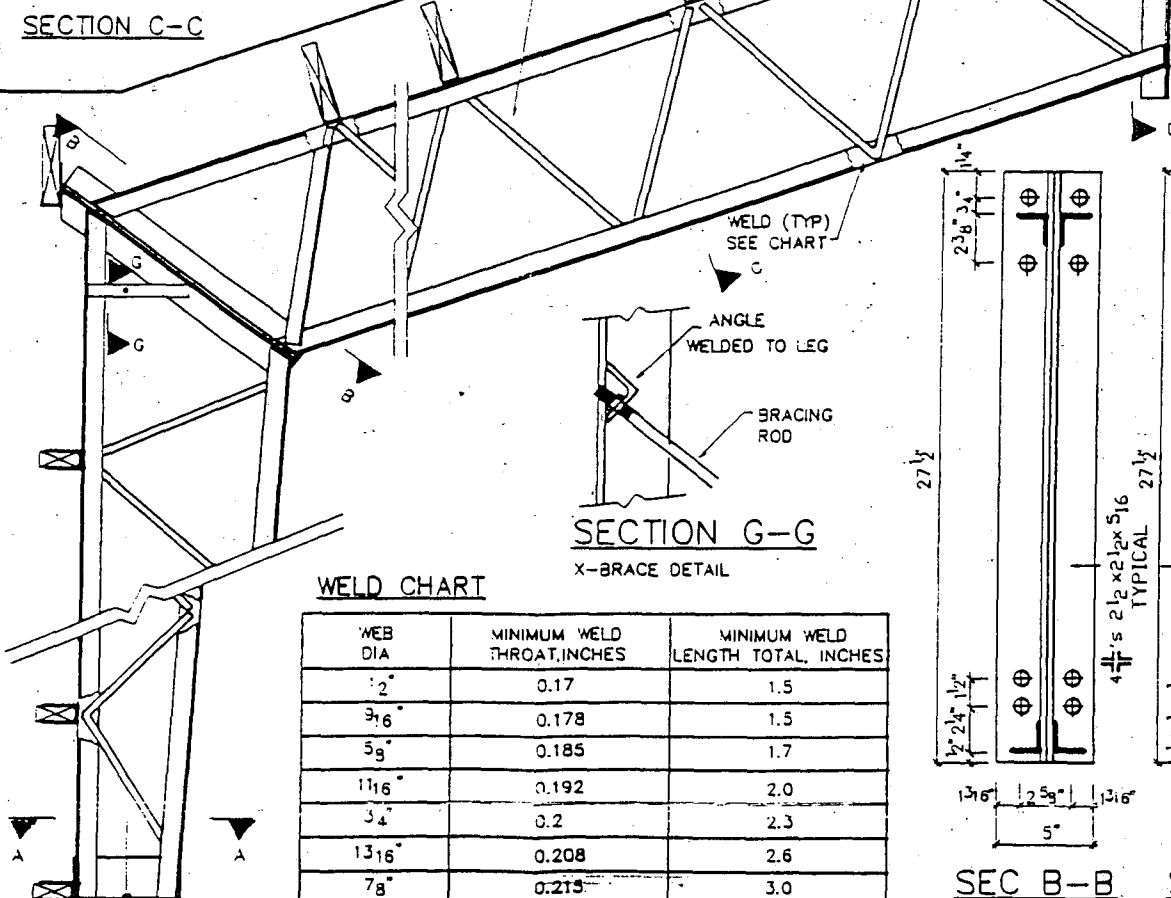


SECTION C-C



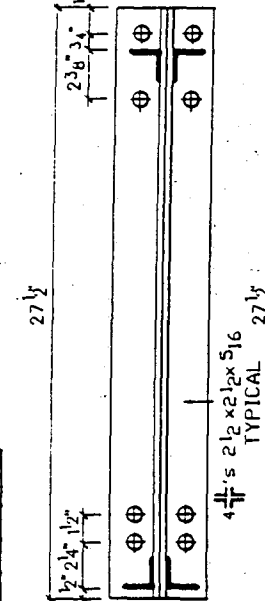
SHEETING PROFILE

90,000 PSI  
SPAN = 24\"/>



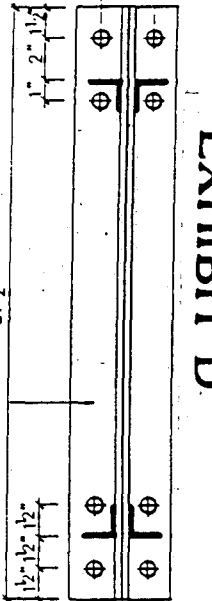
WELD CHART

WEB DIA	MINIMUM WELD THROAT, INCHES	MINIMUM WELD LENGTH TOTAL, INCHES
2"	0.17	1.5
3/16"	0.178	1.5
5/8"	0.185	1.7
1 1/16"	0.192	2.0
3/4"	0.2	2.3
1 3/16"	0.208	2.6
7/8"	0.215	3.0



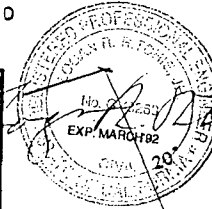
SEC B-B

EAVE CONNECTION



SEC D-D

PEAK CONNECTION



JUN 18 1950

5/8" A325  
ON 36" WOE BLDG  
5/8" OR 3/4" A325

EXHIBIT D

MIRACLE STEEL STRUCTURES INC. MINNEAPOLIS	CUSTOMER SADAO BASHIKI
ST. LOUIS PARK, MINNESOTA	BLDG. LOCATION SACKAMILLI, CA.
	SHEETING NO. 2 OF 7
	PROJECT NO. M29-1059 A