

City Planning Commission  
Sacramento, California

Members in Session:

- APPLICATION:
- A. Special Permit to convert an existing 720 sq. ft. garage into a second residential unit on 0.15+ developed acres in the Standard Single Family (R-1) zone
  - B. Variance to waive the required covered, enclosed garage for a second residential unit
  - C. Variance to establish a second residential unit which exceeds the maximum 640 sq. ft. by 80 sq. ft.
  - D. Variance to reduce the required side yard setback by 1-1/2 ft. from 5 ft. to 3 1/2 ft.
  - E. Variance to reduce the required rear yard setback by 3 ft. from 15 ft. to 12 ft.

LOCATION: 2361 Beaumont Street

BACKGROUND: On January 12, 1989, the City Planning Staff recommended that the Planning Commission deny the Special Permit for an existing second residential unit, deny the variance to waive the required covered garage, deny the variance for the unit to exceed the maximum 640 sq. ft., and deny the variance to reduce the required rear yard and side yard setbacks for the second residential unit (P88-477, See Attached Staff Report).

The Commission, however, recommended that the applicant modify the existing illegal structure to include an enclosed garage and an additional parking slab in order to meet the parking requirement and not exceed the maximum 640 sq. ft. The applicant agreed to modify the structure and work with Staff for assistance. Therefore, the item was continued by the Commission.

Staff met with the applicant on February 27, 1989, and identified the exact dimensions for a one car garage (10' x 20') and concrete parking slab (8' x 24'). Staff also informed the applicant that a condition would be added to the report requiring the applicant to apply for a building permit within a certain time period. Subsequent to this meeting, the applicant phoned staff and indicated that he was unable to modify the structure because of financial reasons.

P88-477

April 13, 1989

Item No. 9

000386

SUMMARY: Planning Staff has not changed its position to deny the necessary entitlements. The applicant requested a building permit to build a 20' by 36' workshop and storage unit and illegally modified the structure to become a second residential unit. As of February, the structure was still being rented. Therefore, Staff recommends that the Commission deny the requested entitlements as per the attached Staff Report. The applicant shall be required to convert the structure back into a workshop/storage space or a two car garage.

Respectfully submitted,

  
Wilfred Weitman  
Senior Planner

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