

Exterior Building Materials:	Horizontal siding
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-D

Previous Files: None

Additional Information: The applicant is requesting to construct a 360 square foot storage/cabana structure in the rear yard area. The building will be 18 feet by 20 feet and open on one side. There is an existing concrete pad in the approximate location of the proposed structure. Although the enclosed storage area will have a garage door facing the alley, the applicant proposes to store a boat. The proposed structure will occupy 225 square feet or 37.5 percent of the required rear yard setback area. The Zoning Ordinance requires that a structure not cover more than 25 percent of the 15 foot rear yard setback area. The applicant is requesting a variance to the rear yard lot coverage requirement. The total lot coverage with existing structures and the proposed accessory building is 37.5 percent. The lot is substandard in width.

The site is located within the East Sacramento Improvement Association Neighborhood Association (ESIA) area. The project plans have been sent to the association and staff received a call and a letter from the association. They have no objections to the structure provided it is not a second living unit (see Exhibit D). The project has been noticed and staff has received calls from the affected adjacent property owner and tenant to the south. Both have indicated a drainage problem with their site due to landscaping by the applicant and are concerned the structure will exacerbate the drainage problems. They have no objections to the structure if the drainage issue can be resolved. Staff indicated that the applicant will be required to submit a drainage plan for the site and to drain according to City Code requirements which prohibits draining a site across property lines.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15303(e) and 15305(a)}.

Conditions of Approval

1. There shall be no further expansion of the accessory structure into the rear setback area.
2. Size and location of the accessory structure shall conform to the plan submitted. The

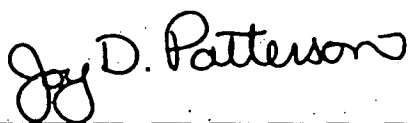
garage shall not have a second floor. If a ceiling floor is proposed storage then the ceiling joists for the storage area shall be 2" x 8" at 16" on center. The framing detail may be modified and pull down stairs to reach the storage area are acceptable.

3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The applicant shall submit a grading and drainage plan with building plans to include any fill that was added during previous landscaping for review and approval prior to commencing grading or any site work. The lot shall drain to the street and not the unimproved alley. The applicant shall install any required drainage systems required by the Building Division prior to constructing the garage structure. **NOTE:** The Building Division may require the Department of Utilities to review the drainage and grading plan in the course of the Building Permit process and any conditions required by the Department of Utilities will apply to the project.
5. The structure shall not be used as a second residential unit or living area and no cooking facilities shall be added.
6. The applicant will pave the area from the accessory building (west elevation-garage door) to the property line.
7. The applicant shall provide additional lighting, maintained at 0.75 footcandles, from dusk to dawn, at the roll-up door off the alley.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed accessory structure will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variance request does not constitute a use variance in that the single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there will be adequate rear yard area;

- b. the proposed accessory structure will not substantially alter the characteristics of the site or the surrounding neighborhood;
 - c. the applicant will provide adequate drainage for the site; and
 - d. the lot is substandard in width.
5. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

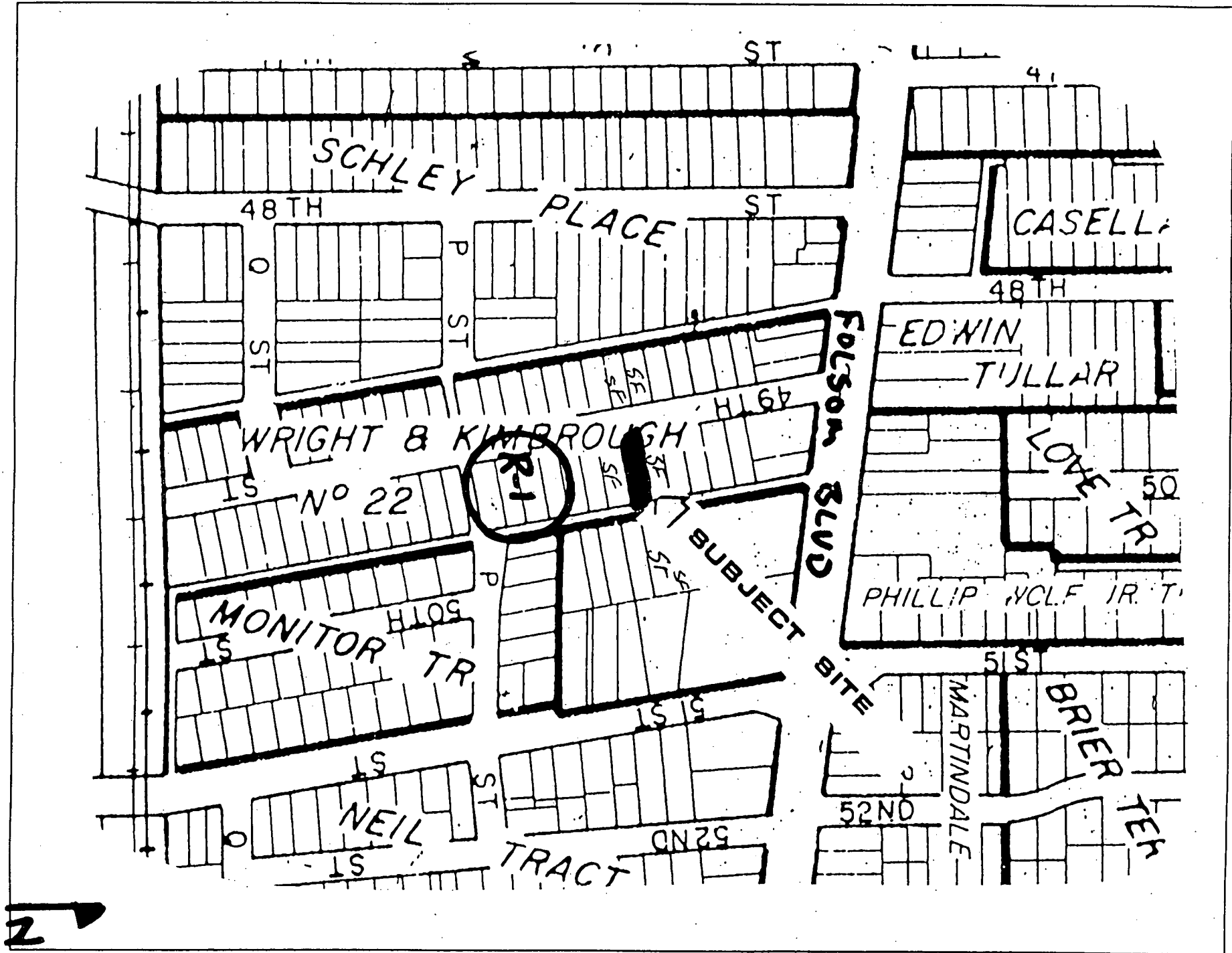


Joy D. Patterson
Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

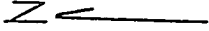
cc: File
Applicant
ZA Log Book
Will Green, 425 San Miguel Way, Sacramento, 95819
David Hay, Building Division



LAND USE & ZONING MAP

EXHIBIT A

41TH ST



40'

18'-0"

9'-7"

58'-0"

House

129'-0"

Deck

12'-0"

11'-0"

18'-0"

42'-0"

20'-0"

18' x 20'

SCALE 1/8" = 1 FOOT

1544 49TH ST. SAC., CA.

SCALE 1/8" = 1 FOOT

DATE 7-29

DRAWN BY PSS

SITE PLAN

DRAWING NUMBER

296-133 received 9.27.96

296-133

NOVEMBER 20 1961

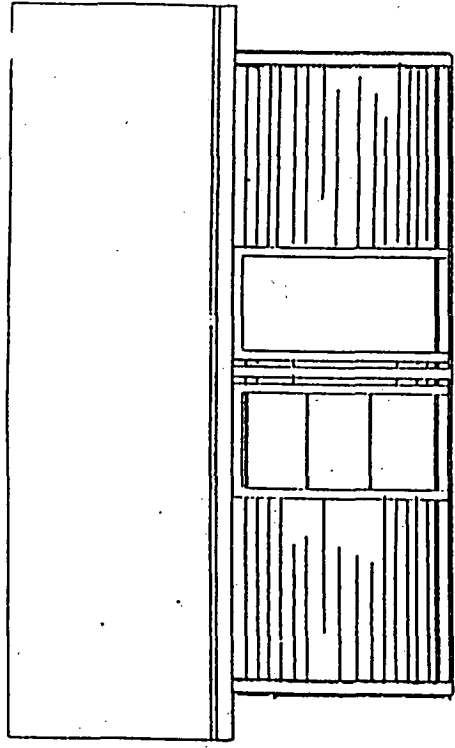
ITEM #1

AL 151-101272

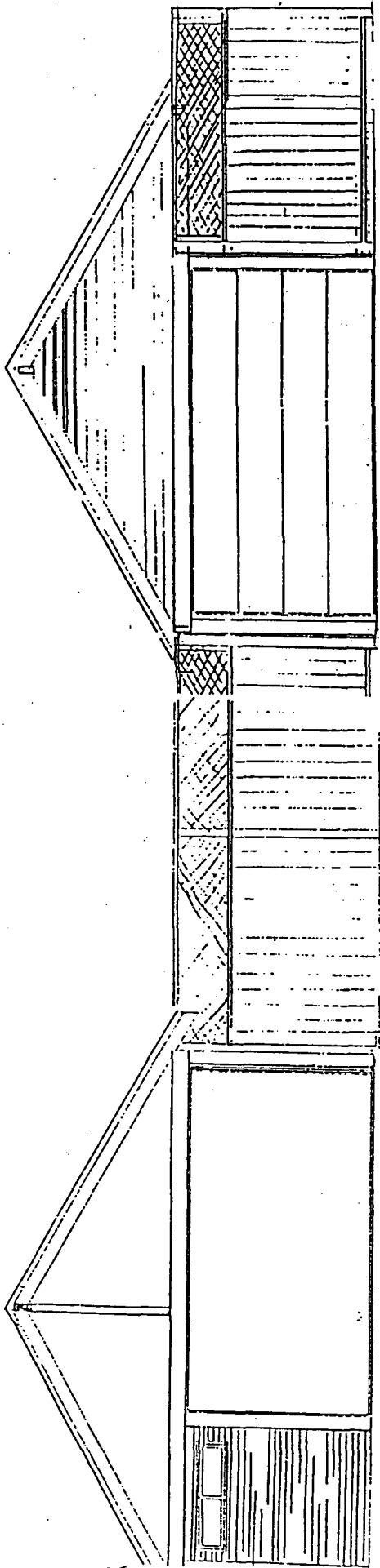
EXHIBIT B 12

SCALE 1/4" = 12"

SCALE 1/4" = 12"

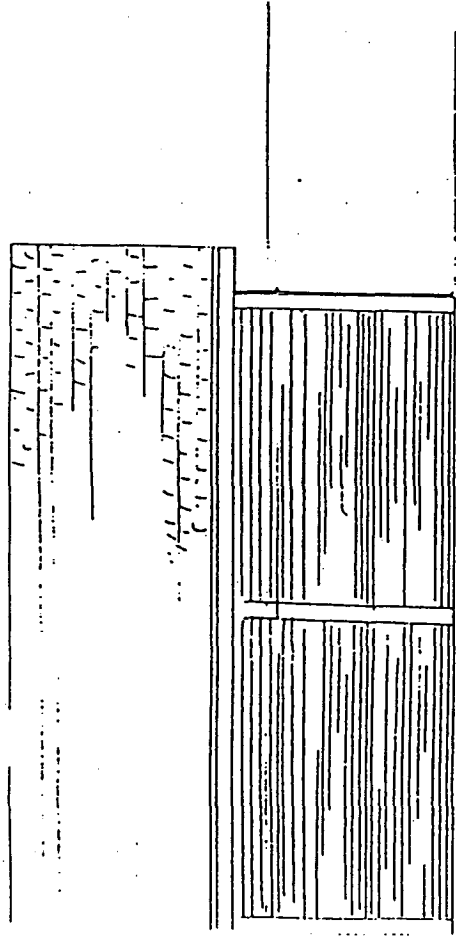


RIGHT SIDE



REAR ELEVATION

FRONT ELEVATION



LEFT SIDE

296-133

NOVEMBER 20, 1999

TEAM #1

CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
1231 I Street, Suite 200
Sacramento, CA 95814

ZONING ADMINISTRATOR'S SECTION

EARLY PROJECT NOTIFICATION
OF
NEIGHBORHOOD ASSOCIATIONS

Project Number: Z96-133

Date: 11 Oct 95

TO: East Sacramento Improvement Association (Linda Cook)
Neighborhood Association

1371 43rd Street, Sacramento, CA 95816
Address

FROM: Sandra Yope, Project Manager
Phone # 284-7158
Fax# 284-7046

The Zoning Administrator has received an application for a project in your neighborhood. The project is described below. Please return your comments to me within 15 days (27 October 96). If this is not enough time for your organization to respond or you have any questions regarding this project, please call me at 284-7158. If you do not plan to comment on this application, I would appreciate a call acknowledging that you have received this notification and do not intend to comment.

Project Location: 1544 49th Street
Assessor's Parcel No.: 008-0425-009
Applicant's Name: Carole Wolff Barnes
Applicant's Phone No: 278-5737

Project Description: Zoning Administrator Variance to increase the allowed rear yard lot coverage from 25 percent to 37.5 percent for a 600 square foot cabana/storage area for a single family residence on 0.12± developed acres in the Standard Single Family (R-1) zone.
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Your Comments*: <i>Provided this building is not intended to be a granny unit, the ESIA board has no objections to the application for a zoning variance, at 1544 49th Street.</i>
<i>Linda Cook, ESIA Board Member</i>

*Attach additional pages if necessary.