

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

APPLICANT	Paul and Denise Seday, 3535 D Street, Sacramento, CA 95816				
OWNER	Paul and Denise Seday, 3535 D Street, Sacramento, CA 95816				
PLANS BY	Paul and Denise Seday, 3535 D Street, Sacramento, CA 95816				
FILING DATE	5-25-90	ENVIR. DET.	Negative Declaration	REPORT BY	DTH
ASSESSOR'S PCL. NO.	004-0171-010-0000				

APPLICATION:

A. Negative Declaration

B. Planning Director's Special Permit to allow an 80 sq.ft. addition to an existing non-conforming garage which currently exceeds the allowed 25% rear yard coverage and the allowed 40% lot coverage on .06± acres in the Standard Single Family (R-1) zone.

LOCATION: 3535 D Street

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	Single Family; R-1

Property Dimensions:	40'± x 80'±
Property Area:	.06± acres
Square Footage of Residence:	1,066± sq.ft.
Height of Residence:	1 Story
Square Footage of Garage:	165± sq.ft.
Height of Garage:	15.5'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Garage Materials:	Stucco
Building Colors:	White and Brown
Roof Material:	30 year Composition Shingle

PROJECT EVALUATION:A. Land Use and Zoning

The subject site consists of a single parcel totaling .06± acres currently developed with a single family residence and a detached garage. The site is zoned Single Family and is surrounded on the north, south, east and west by single family residences zoned Single Family (R-1).

B. Applicant's Proposal

The applicant is requesting a Planning Director's Special Permit in order to expand a legally established non-conforming garage. The special permit is necessary due to the fact that the existing use currently exceeds the allowable rear yard and total lot coverage allowed in the Single Family (R-1) zone. The addition is being requested in order to provide a laundry and bath area for the existing residence.

C. Staff Analysis

Staff has reviewed the applicant's proposal and has determined that due to the irregularity of the subject parcel the special permit to expand the existing non-conforming garage can be supported. The existing garage currently exceeds the allowable rear yard coverage by 2.5% and the total allowable lot coverage by 1%, the proposed expansion will result in a total of 44% rear yard and total lot coverage on this lot. The applicant is proposing a white with brown stucco building with 30 year dimensional composition shingles on the roof. The architecture proposed on the garage remodel/expansion is compatible to the existing residence. Staff, therefore, has no objections to the proposed addition.

The applicant should be aware that the Zoning Ordinance prohibits the use of an accessory structure for an additional living unit, or for additional sleeping/living quarters. Staff recommends that the garage be maintained for a vehicle parking area and the addition be used as only a laundry/bath area.

ENVIRONMENTAL REVIEW

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to 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 mandatory 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:
 - o 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%.
 - o Cover stockpiles of sand, soil, and similar materials with a tarp.

- o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
- o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

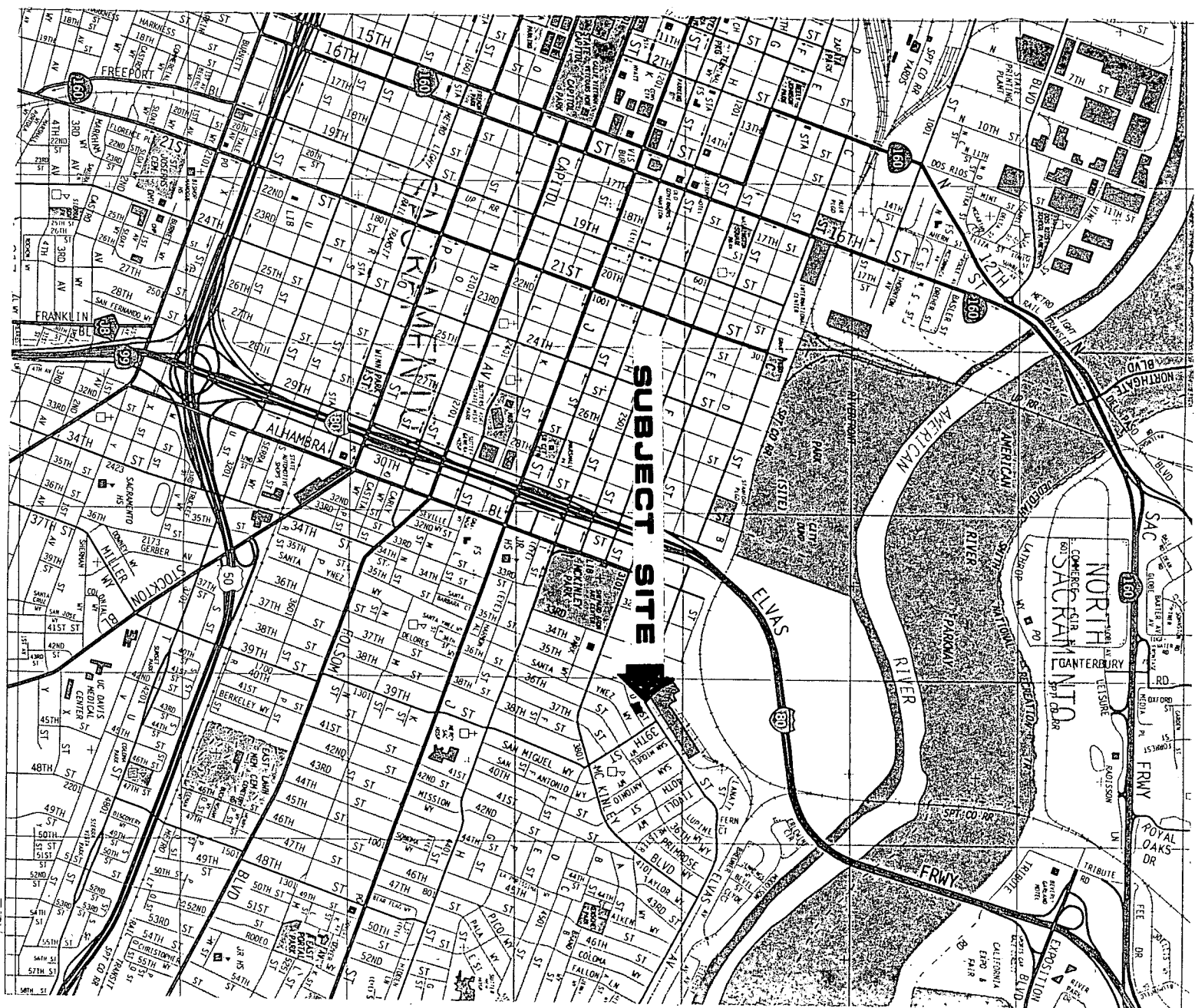
B. Cherry tree can be removed, as shown on site plan (Ed Reese, City Arborist, 6/22/90).

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is a possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends approval of the Planning Director's Special Permit subject to the following conditions and based upon findings of fact which follow:

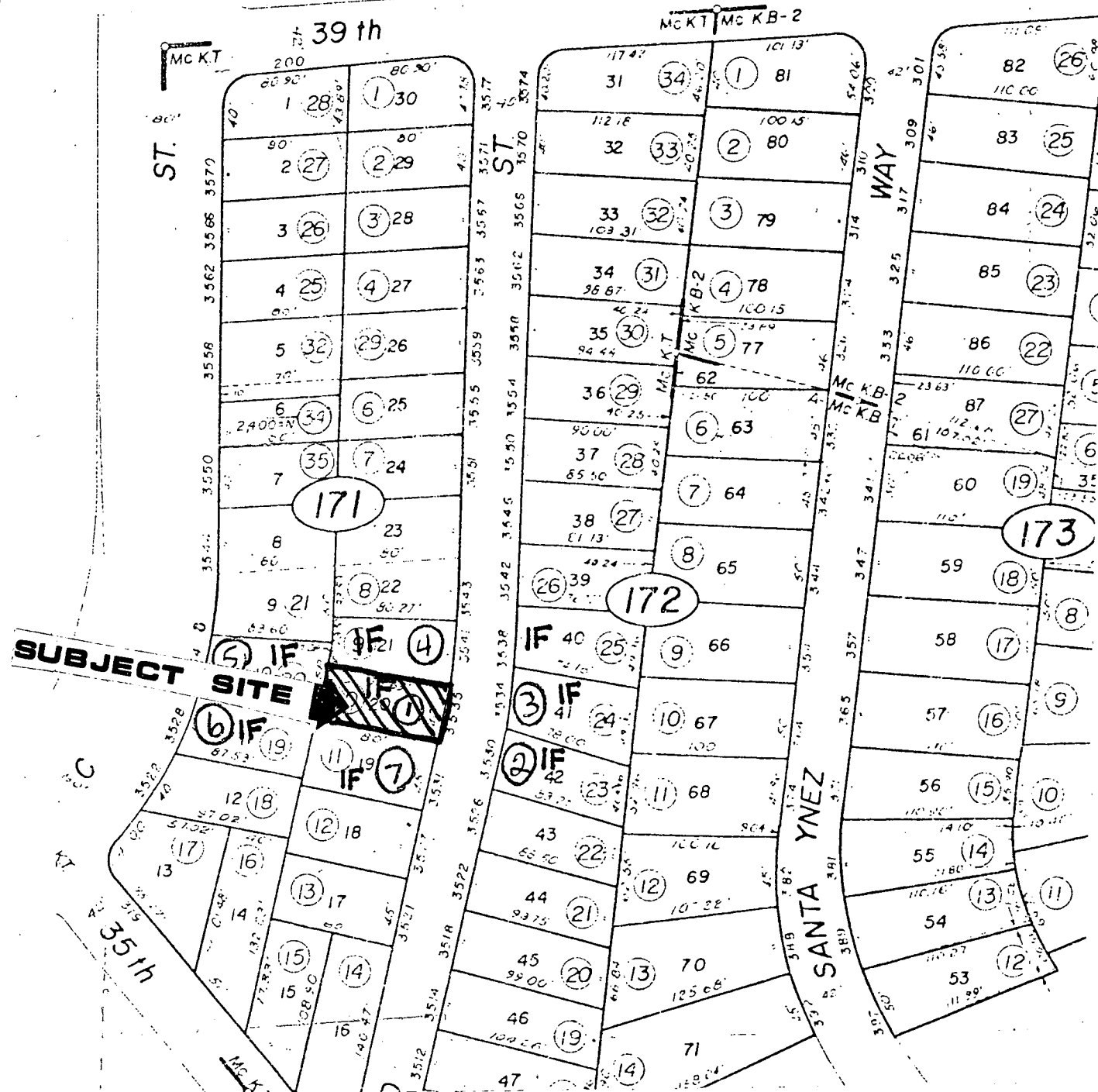
Conditions

1. The garage is to be maintained for vehicle parking;
2. The addition to the existing garage is to be utilized as a laundry/bath area only;
3. The accessory structure shall not be used as a second residential unit or for additional sleeping/living quarters;
4. All necessary building permits shall be obtained prior to construction; and
5. The applicant shall comply with the mandatory 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:
 - o 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%.
 - o Cover stockpiles of sand, soil, and similar materials with a tarp.
 - o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.



VICINITY MAP 002021

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LAND USE & ZONING MAP 02022

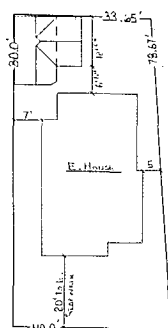
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PLANS FOR LAUNDRY/BATH ADDITION TO THE EXIST. GARAGE OF:

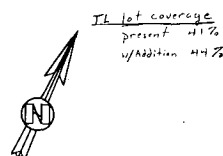
OWNER'S: PAUL & DENISE SEDAY
 ADDRESS: 3535 "D" STREET
 SACRAMENTO, CA. 95816
 PHONE: 443-4969

FOR SITE MAP

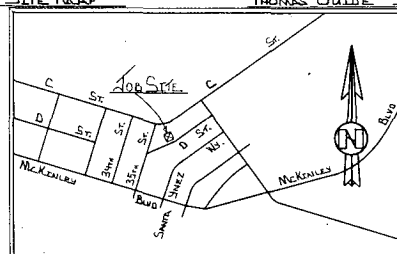
THOMAS GUIDE SAC. 297-H4



NEW 12/12 PITCH ROOF STRUCTURE.
 DRAIN E. GARAGE ROOF STRUCTURE.
 11/30 IN. CORR. SHEETPILES.
 LAUNDRY/BATH ADDITION: DRYER RECESSED
 TOWARD REAR PORCH LEVEL. 24" HIGH. 1" RISE.
 WALL OF ADDITION WILL NOT BE BUILT WITH EXIST.
 STAIR WALL. NO GARAGE VENTILATION. EXTERIOR LIGHT.
 ON VENTILATION LIGHT.



TL lot coverage
 present 41%
 w/addition 44%



Requires Planning Approval
 Rear lot coverage

PLOT PLAN SCALE: 1/16" = 1'0"

PARCEL No. 004-0171-010

OWNER: PAUL & DENISE SEDAY

PRICE: CONTIGUOUS

OWNER INFO & JOB SITE MAP

PLOT PLAN

PAGE #

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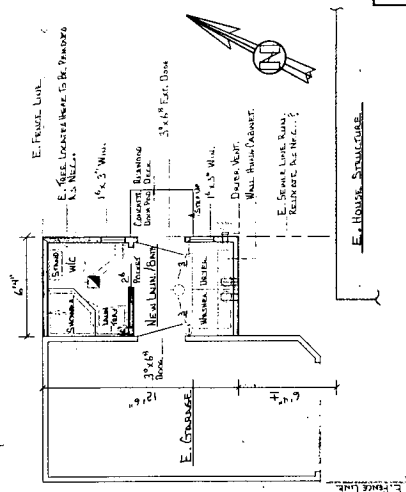
EXHIBIT A
 SITE PLAN

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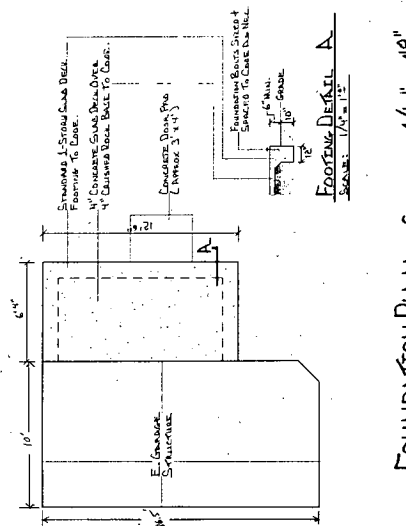
EXHIBIT B ELEVATIONS/FLOOR PLANS

OWNERS: Mr. & Mrs. SEDAY
PAGE COVERS
2 OF 2
LINDERB/BATH ADDITION TO E. GARAGE: Floor, Foundation, Rafter Plans.
4 South & East Elevations.

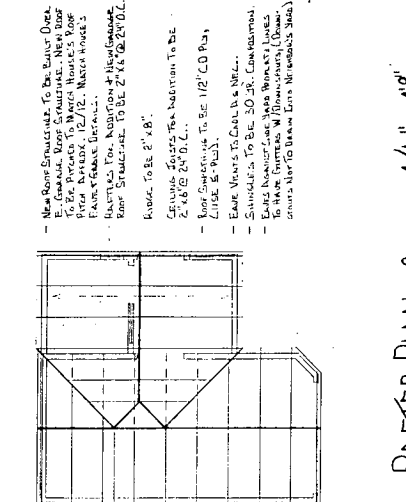


FLOOR PLAN SCALE: 1/4" = 1'-0"

LEGEND
EXIST. WALL
NEW WALL
CUR. INS.
SWITCH
LINE FICTIVE
LINE/HEAT CONDUIT
110V. REC.
GRAND FLOOR FINISH
220V. REC.
3-WAY SW.

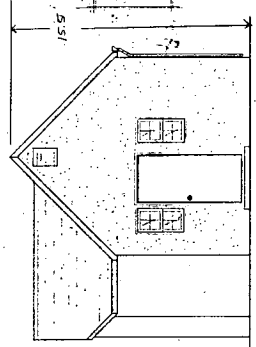


FOUNDATION PLAN SCALE: 1/4" = 1'-0"

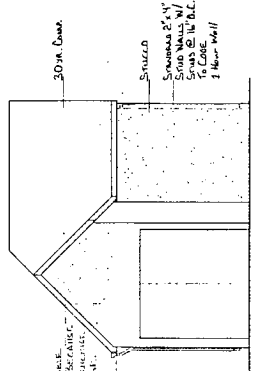


RAFTER PLAN SCALE: 1/4" = 1'-0"

NOTE: ELEVATION DRAWINGS
ARE DESIGNED FOR CONSTRUCTION
ONLY. SCALE: 1/4" = 1'-0"



EAST ELEVATION



SOUTH ELEVATION

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