

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & BUILDING
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 15, 2003, the Zoning Administrator approved with conditions a special permit to allow the reconstruction of a 384 square foot detached garage in the Heavy Commercial (C-4-R) zone for the project known as (File Z03-279). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Plan Review Modification** to construct a 384 square foot garage next to an existing 889 square foot single family residence on 0.17 acres in the Heavy Commercial (C-4-R) zone.

Location: 3849 West Pacific Avenue (D5, Area 3)

Assessor's Parcel Number: 019-0033-028

Applicant: Randy Stewart
 4301 Galewood Way
 Carmichael, CA 95608

Property Owner: Eva Austin Warner
 4301 Galewood Way
 Carmichael, CA 95608

Project Planner: Lindsey Alagozian

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Heavy Commercial (C-4-R)

Surrounding Land Use and Zoning:
 North: C-4-R; Residential, Single Family
 South: C-2-R; Residential, Single Family
 East: R-1; Residential Single Family
 West: C-4-R; Residential, Single Family

Property Dimensions: 50 feet x 151 feet
Property Area: 0.17± acres
Existing Square Footage of Residence: 889 square feet
Existing Height of Residence: 1 Story, 25 feet
Proposed Square Footage of Garage: 384 square feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Project Plans: See Exhibit A, B, and C

Previous Files:

None

Additional Information The applicant is proposing to construct a 384 square foot detached garage six feet away from an existing single family residence in the Heavy Commercial (C-4-R) zone. The applicant recently demolished the detached garage because it was in major disrepair. The applicant is now requesting to rebuild the detached structure to be compatible in design to the single family residence. The garage will be 384 square feet in size and 18 feet in height.

The site is located in a Plan Review zone in which any modification requires a planning entitlement to be reviewed by the Zoning Administrator. The project was routed to the West Pacific Neighborhood Association. The association is supportive of the new garage. The site was posted and property owners within 100 feet of the subject site were notified. No neighbors called about the project and no opposition to the project was expressed.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15303 (e), New Construction.

Conditions of Approval:**General**

1. Size and location of the detached garage shall substantially conform to the plans submitted.
2. The applicant shall obtain building permits prior to commencing construction.
3. The building materials used for the garage shall be wood lap siding and minimum 30-year dimensional, laminated composition shingles. The windows shall be grided, with trim provided as shown on the plans.
4. The maximum height of the garage shall not exceed 18 feet in height.
5. A driveway or Hollywood strips shall be constructed with a minimum width of 10 feet to the garage door.
6. The proposed accessory structure shall not be used as a guest house or second dwelling unit and shall not include kitchen facilities. Should the applicant decide to convert the space into a guest house or a second unit in the future, the applicant shall obtain the appropriate planning entitlement.
7. No mechanical equipment shall be placed on the roof. Any necessary roof vents shall be painted to match the color of the roof.

Building

8. A maximum of 12" overhang along the side property line with a four foot setback is required or provide a modified 1-hour fire protection for the roof overhang.
9. A minimum of six feet is required between the house and the garage or a modified 1-hour fire rating at exterior of garage wall parallel to the house with no openings is permitted.

Utilities


10. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, and prepare plans to control urban runoff pollution from the project site during construction.

Advisory Note

1. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

Findings of Fact

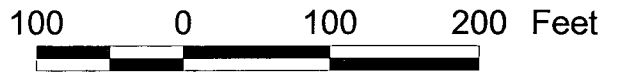
1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. the proposed project is similar to other accessory structures that meet all regulations; and
 - b. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the use will not generate significant impacts to the nearby residential properties; and
 - b. the overall height of the project is under the maximum allowed height for accessory structures.
3. The project is consistent with the General Plan which designates the site as Low Density Residential 4-15 du/na.


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use 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 (original)
ZA Log Book
Applicant

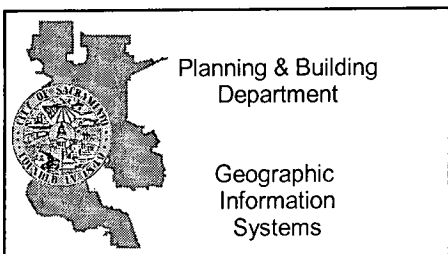
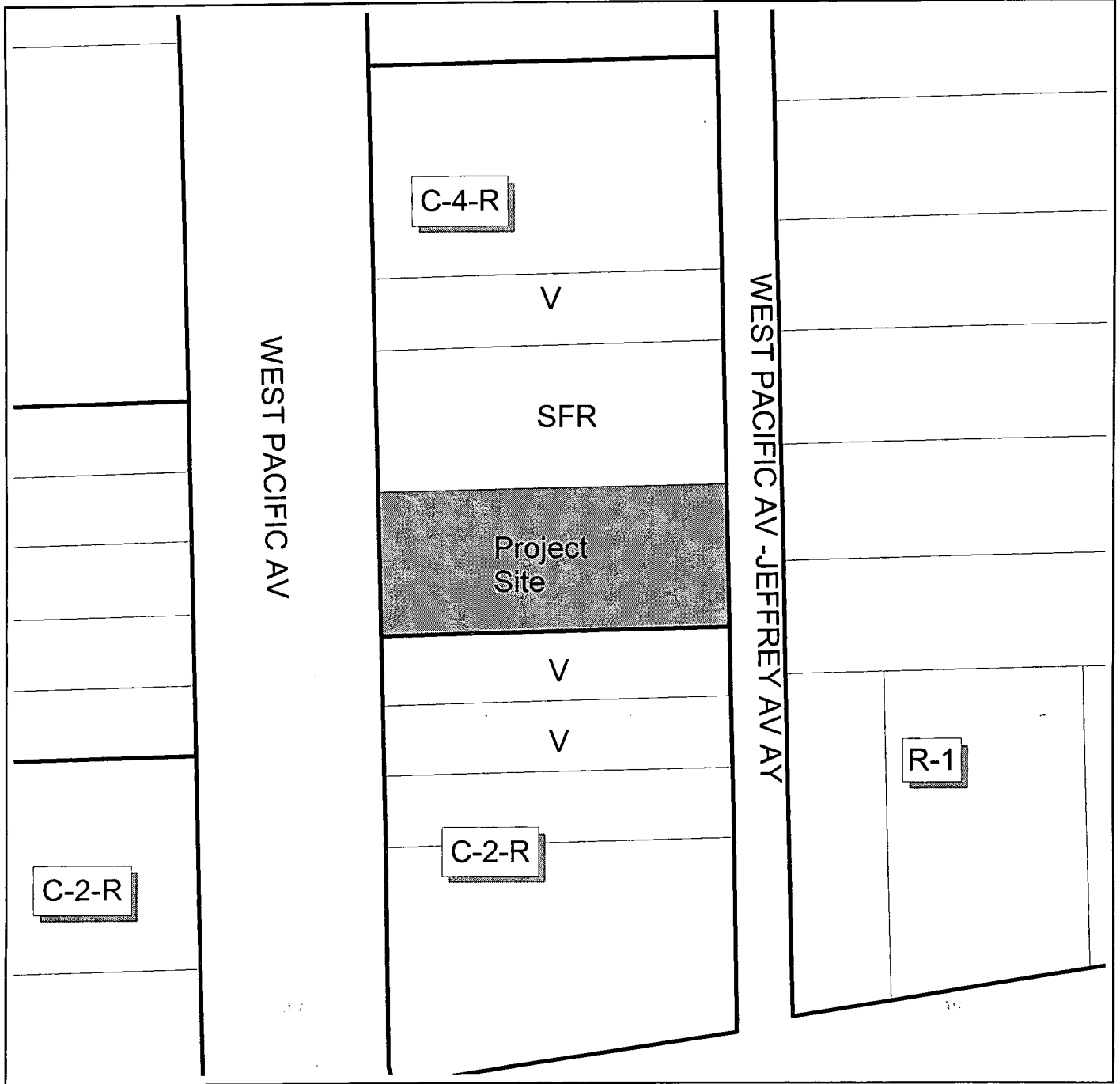


Planning & Building
Department

Geographic
Information
Systems

Vicinity Map



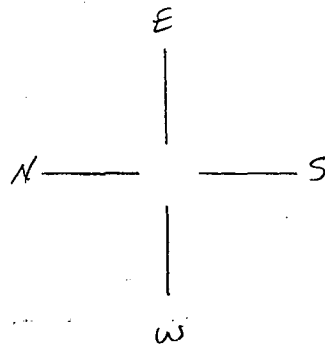
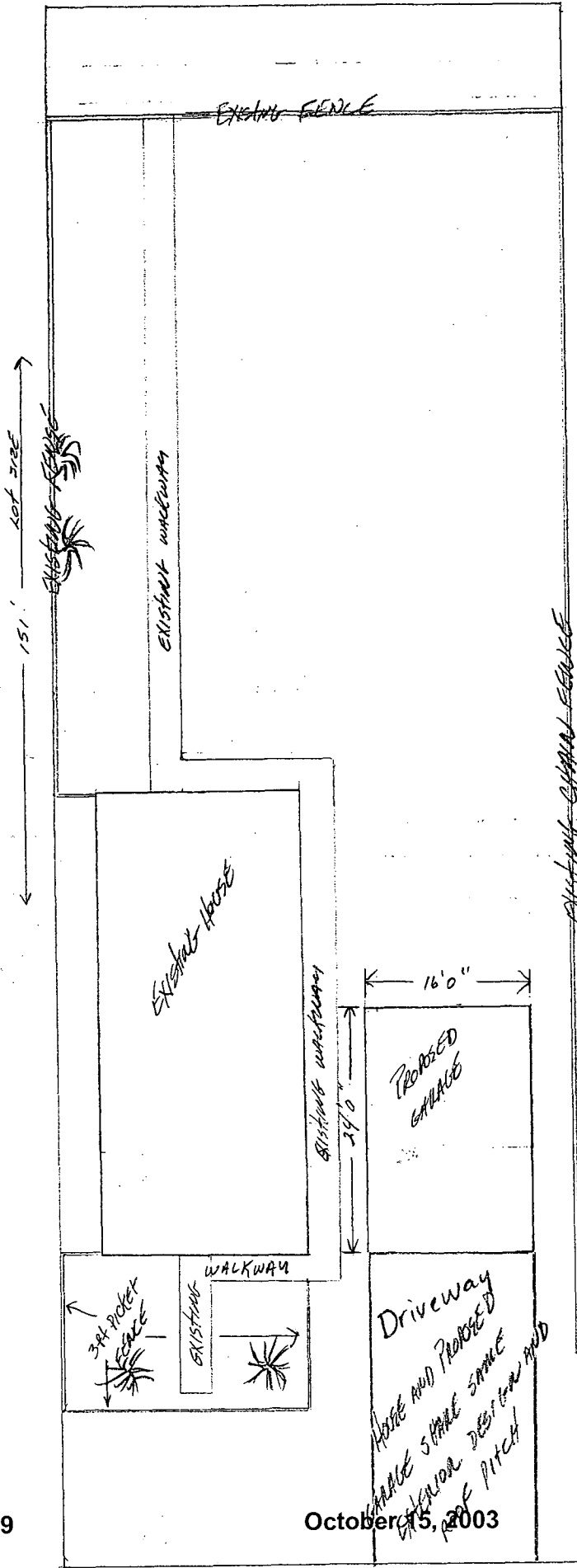


Land Use & Zoning



EXHIBIT A

50' Lot Size



City of Sacramento Assessors Map Bk. 19 ~ Pg. 03
 PARCEL Num. 019-033-028-0000

3849 West Packer
 Sacramento, CA. 95820-1027
 Amerec-C007

Z03-279

October 15, 2003

Z03-279

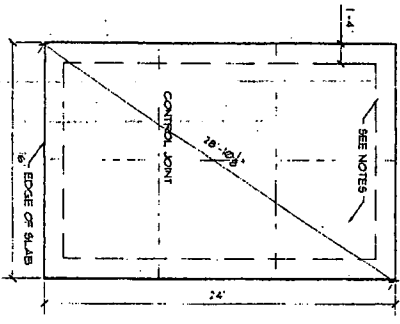
REC'D 8/21/03

Item 8

EXHIBIT B

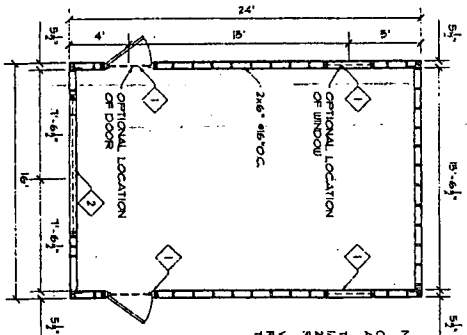
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Z03-279
REC'D 8/21/03



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

- FOUNDATION NOTES**
1. ALL AREAS WITHIN THE FOUNDATION SHALL HAVE ALL VEGITATION, TOP SOIL & FOREIGN MATERIALS REMOVED. ALL MATERIALS SHALL BE FREE OF CONTAMINATION. THE FLOOR SHALL BE CONSTRUCTED TO ASSURE UNIFORM SUPPORT OF THE SLAB AND EXCEPT WHERE APPROVED, THE FILL DEPTH SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL AND 8" OF EXISTING.
 2. ALL FOOTING ARE TO BE CONSTRUCTED ON COMPACTED FILL ASSUMED SOIL BEARING CAPACITY IS 2000 P.S.F.
 3. IN AREAS OF SEVERE HEAVING INCREASE CONCRETE FROM 3000 P.S.I. TO 3500 P.S.I.
 4. ALL EXTERIOR FOOTINGS AND FOUNDATION SYSTEMS SHALL EXTEND BELOW THE FROST LINE. ALL EXTERIOR FOOTINGS SHALL BE UNRESTRICTED AROUND.
 5. ANCHOR BOLTS SHALL BE PLACED 4" O.C. MAX & 1" PLATE SECTIONS & CORNERS. ANCHOR BOLTS SHALL BE PLACED IN CORNERS AND SHALL EXTEND THROUGH THE ENTIRE THICKNESS OF THE CONCRETE. PLATE WASHERS A MINIMUM OF 2" BY 2" BY 1/2" THICK SHALL BE USED ON EACH BOLT.
 6. THE AREA WITHIN THE FOUNDATION SHALL HAVE ALL VEGITATION, TOP SOIL & FOREIGN MATERIALS REMOVED. ALL MATERIALS SHALL BE FREE OF CONTAMINATION. THE FLOOR SHALL BE CONSTRUCTED TO ASSURE UNIFORM SUPPORT OF THE SLAB AND EXCEPT WHERE APPROVED, THE FILL DEPTH SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL AND 8" OF EXISTING.
 7. AN APPROVED VAPOR BARRIER SHALL BE PLACED BETWEEN THE FOUNDATION AND THE BASE COURSE OF THE PREPARED SURGRADE WHERE NO BASE COURSE EXISTS.
 8. 4" THICK 3000 P.S.I. CONCRETE SLAB WITH 1/2" OF REBAR PER PERIMETER OF SEATED COMPACTED F.L.L. SHALL BE TREATED.
 9. ALL REBAR IN CONTACT WITH SLAB SHALL BE TREATED.
 10. VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.
 11. SLAB SHALL HAVE A MIN. OF TWO REBAR IN THE TOP & BOTTOM OF THE SLAB.
 12. VERIFY ALL PLYING & ELECTRICAL STUD CUTS BEFORE CONSTRUCTION.



1 FRAMING PLAN
SCALE 1/4"=1'-0"

HEADER SCHEDULE

| | |
|---|----------------------------------|
| 1 | 12"X16" HEADER WITH 1/2" PLYWOOD |
| 2 | 3 1/4"X4" TIMBERTRAP LVL |

NOTES

OPTIONAL DOOR & WINDOW LOCATION ARE SHOWN ON THE FRAMING PLAN

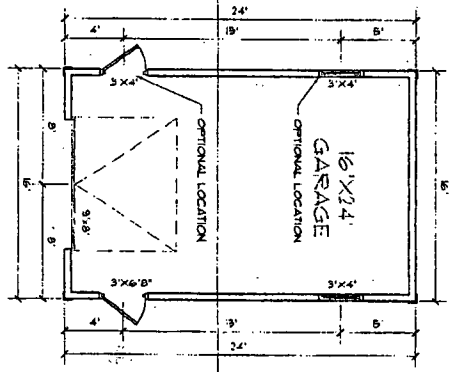
TYPICAL 2X6 SIDING EXTERIOR WALLS

1/2" PLYWOOD SHEATHING

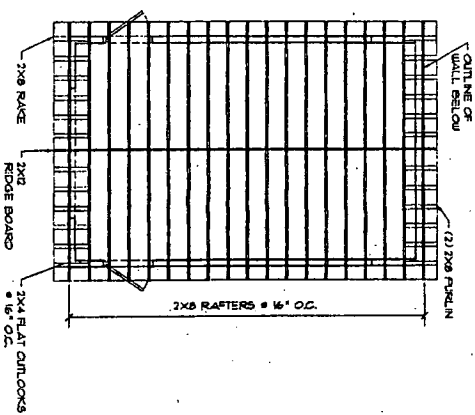
2X6 STUD @ 16" O.C.

R19 BATT INSULATION

VERIFY WINDOW & DOOR SIZES BEFORE OPENING PRIOR TO CONSTRUCTION



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



1 ROOF FRAMING PLAN
SCALE 1/4"=1'-0"

DESIGN CRITERIA

THE DRAWINGS ARE BASED ON THE 2001 INTERNATIONAL RESIDENTIAL CODE.

ROOF: 30 P.S.F. LIVE LOAD
30 P.S.F. DEAD LOAD
2" RISE TO 12" RUN
20 P.S.F. DEAD LOAD
20 P.S.F. DEAD LOAD
CONCRETE SLAB 5" THICK LIVE LOAD

CONCRETE: ALL CONCRETE AND MASONRY SHALL BE CONSTRUCTED USING 2000 P.S.I. STRENGTH COMPANION (ASTM C 1500) (CONCRETE)

LABOR: ALL FINISHES SHALL BE INTERIOR GRADE UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. THE DRAWINGS ARE PREPARED BY THE ARCHITECT AND ENGINEER AND SHALL BE USED IN CONJUNCTION WITH THE 2001 INTERNATIONAL RESIDENTIAL CODE.

2. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.

3. ALL FINISHES SHALL BE INTERIOR GRADE UNLESS OTHERWISE NOTED.

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16x24 GARAGE PLAN

Z03-279

DATE: 8/21/03

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

BY: CK

CHECKED: CK

APPROVED: CK

PROJECT NO: 020401

A-1 OF 4

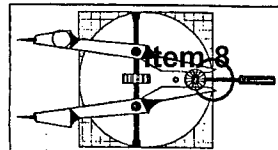
CHARLES KIRKLAND INC.

October 15, 2008

1000 W. BROADWAY ROAD
ST. GEORGE, SC 29477

(P) 843.563.7267 (F) 800.785.9980

PLANS@KIRKLANDDESIGNS.COM

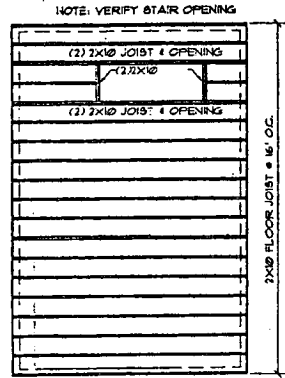


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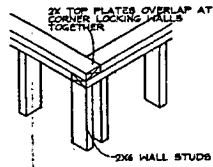
REC'D 8/21/03

EXHIBIT C

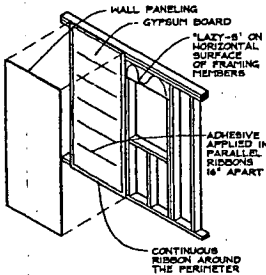
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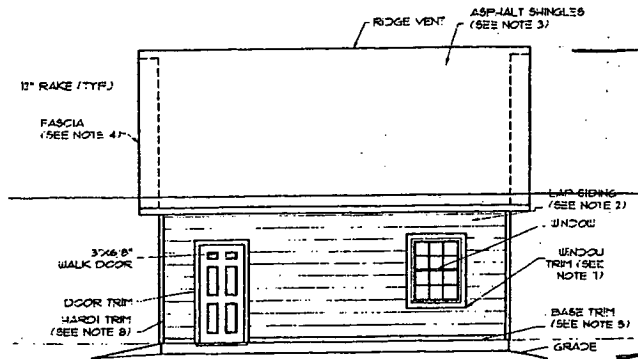
3 2ND FLOOR FRAMING
SCALE: 1/4"=1'-0"



A 2 X 6 TOP PLATE
N.T.S.

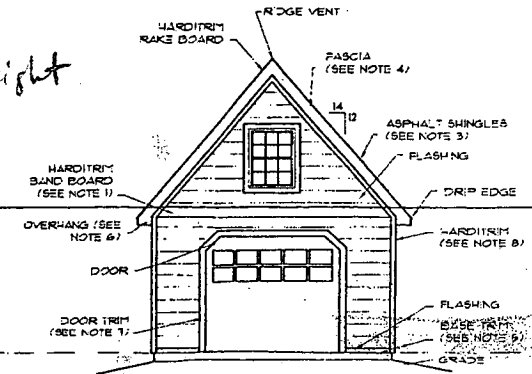


B INTERIOR WALL DETAIL
N.T.S.

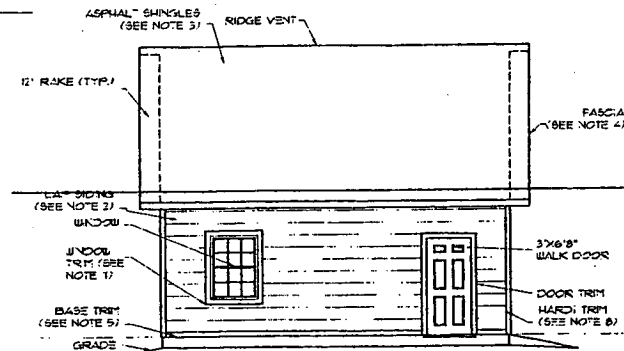


6 RIGHT ELEVATION
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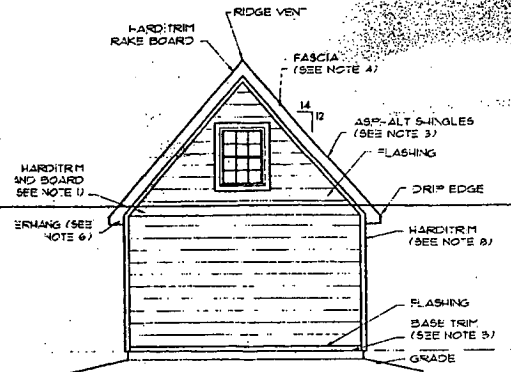
Maximum height shall be 18'



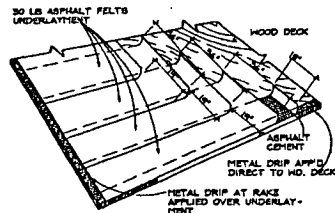
7 FRONT ELEVATION
SCALE: 1/4"=1'-0"



8 LEFT ELEVATION
SCALE: 1/4"=1'-0"



9 REAR ELEVATION
SCALE: 1/4"=1'-0"

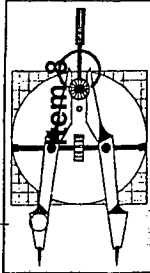


Use only nails to hold underlayment in place until shingles are laid.

C ROOFING DETAIL
N.T.S.

- GENERAL NOTES:
1. ALL SIDING & TRIM SHALL BE FACTORY FINISH.
 2. ALL SIDING & TRIM SHALL BE HANDLED WITH DRY ACETIC LATEX PAINT. CONTRACTOR SHALL VERIFY HALL COLORED WITH QUINCE SECRETE APPLICATION.
 3. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDED INSTRUCTIONS.
 4. ALL FLOOR FLOORING TO BE TREATED.

- ELEVATION NOTES:
1. (2) 2x10 @ 16" O.C. HARDITRIM OVER (2) 1/2" 1/2" WOOD FLOORING STRIP.
 2. LAP SIDING SHALL BE HARDITRIM SOLID CEDAR/ALUMINUM WITH A 6" TOP COURSE.
 3. SHINGLES TO BE CRYSTALLIZED ACRYLIC/FLEX. SHINGLES CLASSIC 1/2" (1/2" COLOR) BY SHYER.
 4. 2x6" HARDITRIM FASCIA OVER 2x6" SUBFASCIA.
 5. 2x4" @ 16" O.C. HARDITRIM OVER 1/2" 1/2" WOOD FLOORING STRIP PLANK LAP SIDING.
 6. ALL SCOTES AT TO HARDITRIM VENTED.
 7. 2x6" @ 16" O.C. HARDITRIM OVER 1/2" 1/2" WOOD FLOORING STRIP.
 8. 2x4" @ 16" O.C. HARDITRIM OVER 1/2" 1/2" WOOD FLOORING STRIP TO THE BOTTOM OF 8" CEILING JOIST FOR 4" W" INTERIOR SPAN PER.
 9. 2x2 LIFT POST SET ON DOUBLE 2x6 HEADER AT GABLE END WALLS AND STRAP TO THE CEILING JOIST.



CHARLES KIRKLAND INC.
 October 21st 2003 AS ROAD
 ST. GEORGE, SC 29477
 (P) 843.563.7267 (F) 800.785.9980
 PLANS@KIRKLANDDESIGNS.COM

16x24 GARAGE PLAN
 Z03-279

REVISIONS:
 DRAWN BY: CRK
 CHECKED BY: CRK
 DATE: 08/10/03
 SCALE: N.T.S.
 JOB NO: C026401