

PLANNING DIRECTOR'S VARIANCE

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: Jim & Ann Tracy, 1601 - 41st Street, Sacramento, CA 95819
OWNER: Applicant
PLANS BY: California Western Group, 765 University Ave., Sacramento, CA 95825
FILING DATE: 5-11-92 **ENVIR. DET.:** Cat. Ex. 15301(e-1) **REPORT BY:** Mike Dale
ASSESSOR'S PCL. NO.: 008-0415-010

APPLICATION: **Planning Director's Variance** to reduce the required 20-foot driveway depth to 13 feet on 0.11± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 1601 - 41st Street
 (City Council District 3)

PROPOSAL: The applicant wishes to attach a new garage to his house which will not meet the standard 20-foot driveway depth requirement.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: Standard Single Family (R-1)
Existing Land Use of Site: 1,900 sq. ft. Single Family Dwelling with Detached Two-Car Garage

Surrounding Land Use and Zoning:

North: P Street; Single Family Dwelling (R-1)
South: Single Family Dwelling (R-1)
East: Single Family Dwelling (R-1)
West: 41st Street; Single Family Dwelling (R-1)

Parking Required: 1 enclosed space
Parking Provided: 2 enclosed spaces
Property Dimensions: 50' x 97'
Property Area: 0.11± total acres (4846 square feet)
Total Existing Square Footage: 1,900 (not including garage)
Total Proposed Square Footage: 2,200 (not including garage)
Lot Coverage: 37%
Height of Building: 23'
Topography: Flat w/Landscaping
Street Improvements & Utilities: Existing
Exterior Building Materials: Brick, Stucco, and Wood
Roof Materials: Wood Shake

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Exterior Building Colors: Brick, Dark Brown, and Off-White

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.11 ± developed acres located in the Standard Single Family (R-1) zone. The site is a 4,846 square foot lot located on the south-east corner of 41st and P Streets within the East Sacramento Community Plan area. It is developed with a 1,900 square foot, two-story, single family dwelling and a 400 square foot, double-car garage. The General Plan designation for the site is Low Density Residential (4-15 du/na). The site is generally surrounded by single family dwellings in the R-1 zone.

B. Applicant's Proposal

The property owner wishes to replace the existing detached double-car garage with a new double-car garage attached to the main building. The new garage location will necessitate the relocation and replacement of the 13-foot driveway. Above the proposed garage, the property owner wishes to construct an additional 303 square feet for a master bedroom. The new construction will be designed to blend with the original construction.

C. Agency Comments

Engineering Development (Department of Public Works)

Notice: Property to be developed in accordance with this building permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento Public Works Department, Development Services Division, Room 100, 927 10th Street.

This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.

Engineering Transportation

Since other driveways in surrounding area are less than 20 feet, we support the variance.

Advance Planning

No General Plan issues.

D. Staff Evaluation

The expansion portion of the project is found to be consistent with setback and height

requirements as established for the R-1 zone. However, the proposed driveway is found to be "substandard" in that the driveway will not meet the 20-foot depth requirement (Section 5-C-4 of the City's Zoning Ordinance).

Staff finds that the proposed 13-foot driveway is consistent with the established driveways along P Street in the immediate area (see Land Use and Zoning Map). In addition, the proposed driveway will merely replace the existing 13-foot driveway. Staff therefore has no objection to the request for the Planning Director's Variance.

During a regular staff meeting, it was noted that the proposal may conflict with pedestrian traffic along the sidewalk when vehicles are parked on the 13-foot driveway. Such blockage would violate Chapter 38, Article 6, of the City Code which makes it unlawful to place an obstruction on City sidewalks. In order to alleviate this potential problem, staff recommends that a "roll-up" type of garage door with automatic opener be installed and utilized. Installation and operation of such a garage door and opener should eliminate the necessity of vehicles blocking the public right-of-way.

ENVIRONMENTAL DETERMINATION: The project is found to be categorically exempt from further environmental review pursuant to sections 15301(e-1) of the California Environmental Quality Act Guidelines.

RECOMMENDATION: Staff recommends approval of the Planning Director's Variance subject to the following Conditions and based on Findings of Fact which follow:

Conditions:

1. Prior to issuance of final building permits, the applicant shall install an automatic garage door opener and roll-up garage door.
2. Under no circumstances shall the property owner allow vehicles to park on the driveway thereby blocking the pedestrian right-of-way.

Findings of Fact:

1. The project, as conditioned, does not result in a special privilege extended to one individual property owner in that: a) 13-foot driveways are typical along P Street, and b) the same variance would be appropriate for other property owners facing similar circumstances.
2. The project is not a use variance in that residential driveways are typical uses in the R-1 zone.
3. The project, as conditioned, is not injurious to the public welfare nor to property in the vicinity of the applicant in that:
 - a. it will not block pedestrian traffic;
 - b. it will be architecturally consistent with the existing structure; and

- c. it is consistent with adjacent land uses.
4. The project, as conditioned, is consistent with the General Plan which designates the site for residential use.

Report Prepared By:

Mike Dale
Mike Dale, Assistant Planner

Date:

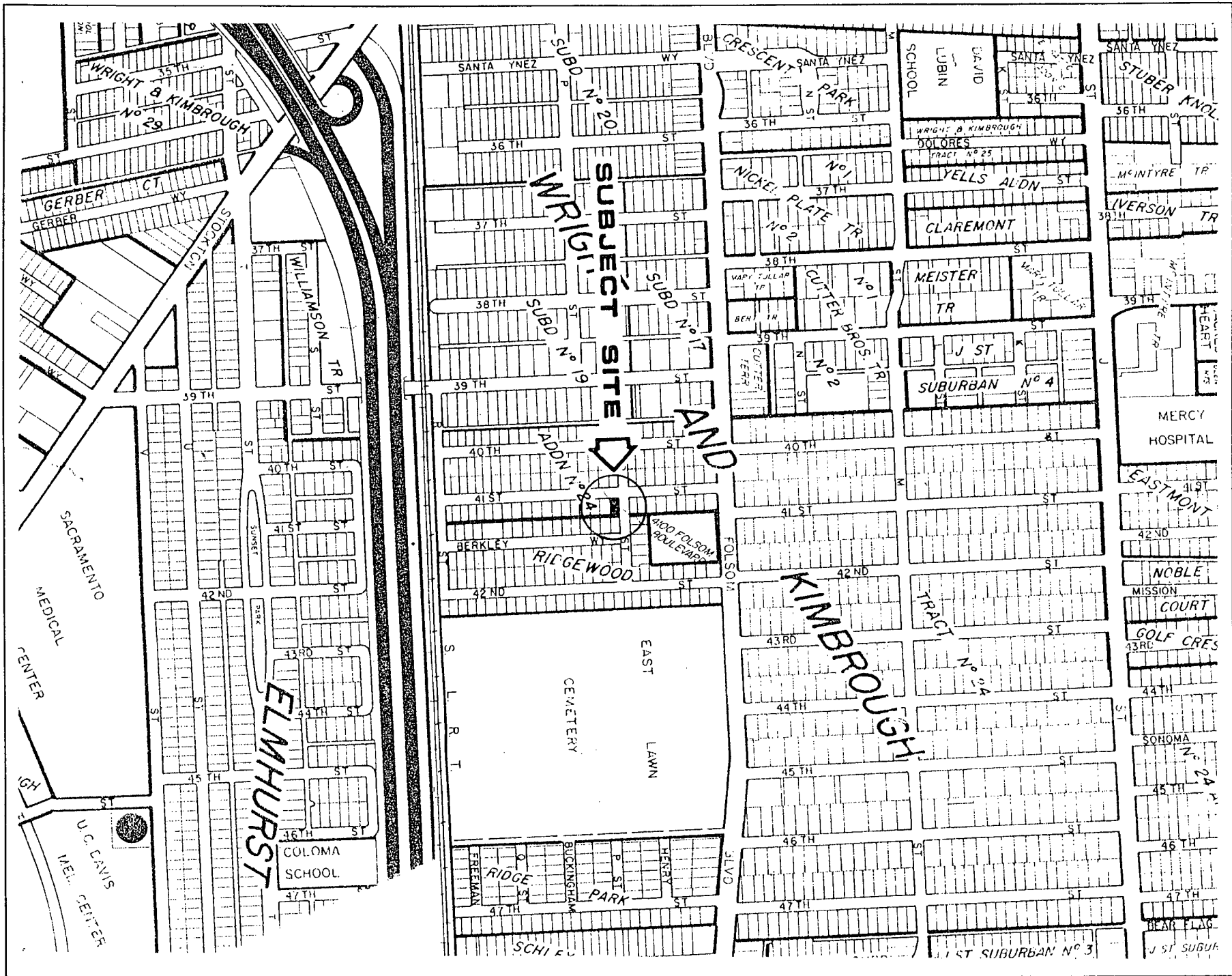
7-2-92

Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse, Planning Director

Date:

7-6-92



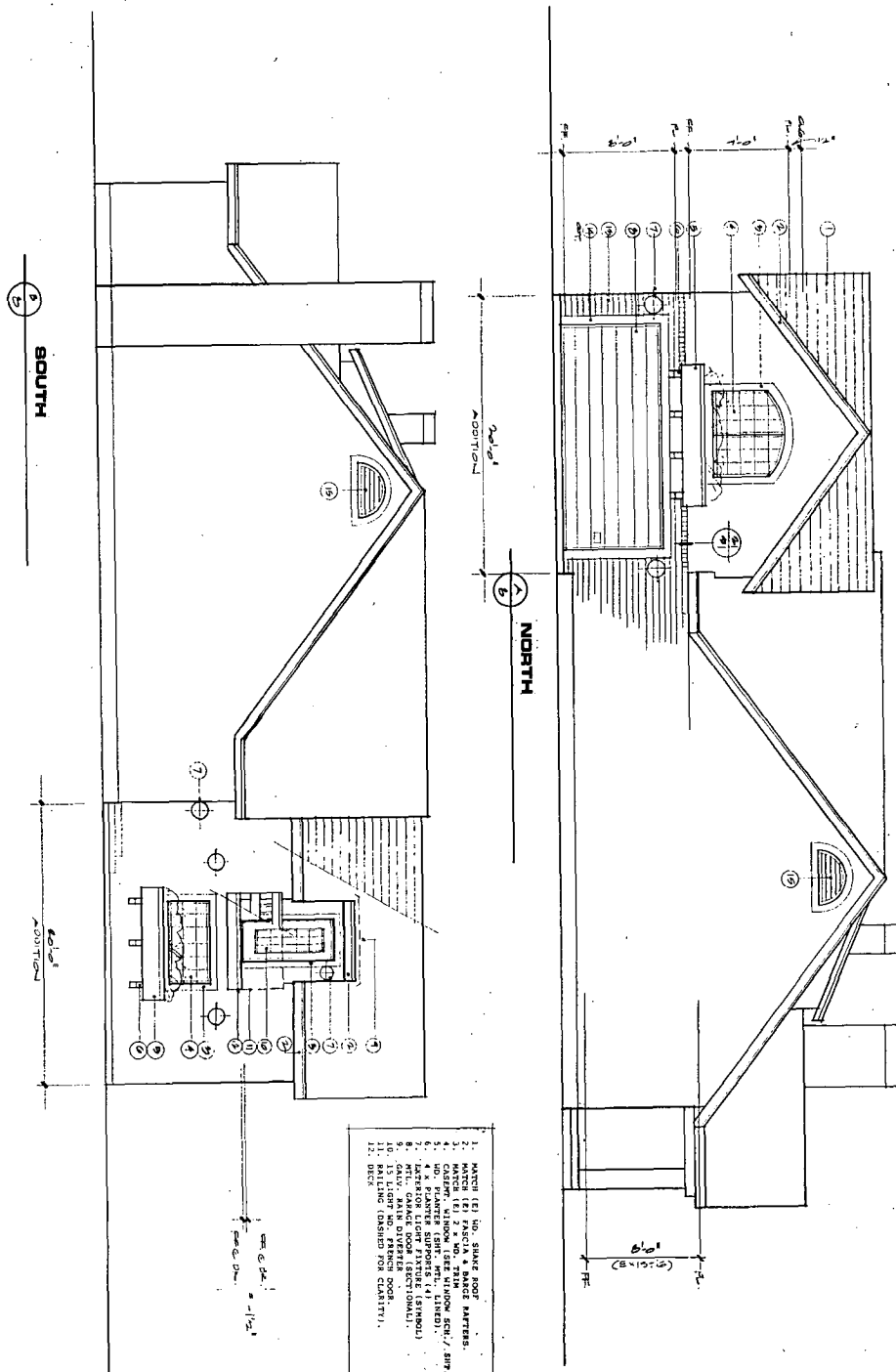
VICINITY MAP

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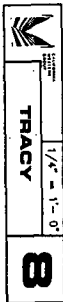
LAND USE AND ZONING MAP

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1. MATCH (E) 10' SLAKE ROOF MATERIAL.
2. MATCH (E) 2' x 4' NO. 2 DIM. STUDS.
3. CASING, WINDOW CASE, WINDOW SILL / SFP. N.L.
4. 4" x 4" PLASTER SUPPORTS (4) SPINDLE.
5. MATCH (E) 2' x 4' NO. 2 DIM. STUDS.
6. MATCH (E) 2' x 4' NO. 2 DIM. STUDS.
7. MATCH (E) 2' x 4' NO. 2 DIM. STUDS.
8. GALV. MAIN DIVISION DOOR.
9. MATCH (E) 2' x 4' NO. 2 DIM. STUDS.
10. MATCH (E) 2' x 4' NO. 2 DIM. STUDS.
11. RAILING (SHOWN FOR CLARITY).
12. DECK.

EXTERIOR ELEVATIONS / ADDITION



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