

# CITY PLANNING COMMISSION

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

APPLICANT	Christopher C. Taylor, P O box 15289, Sacramento, CA 95851				
OWNER	Taylor & Lyman Trust, P O Box 15289, Sacramento, CA 95851				
PLANS BY	MK Engineering and Surveying, Davis, CA				
FILING DATE	5/21/87	ENVIR. DET.	Ex 15305 a	REPORT BY	SD/vf
ASSESSOR'S-PCL. NO.	001-031-12, 13				

**APPLICATION:** Lot Line Adjustment to merge two parcels.

**LOCATION:** 800 Richards Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two parcels developed with an existing warehouse.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Industrial
Existing Zoning of Site:	M-2
Existing Land Use of site:	Warehouse

**Surrounding Land Use and Zoning:**

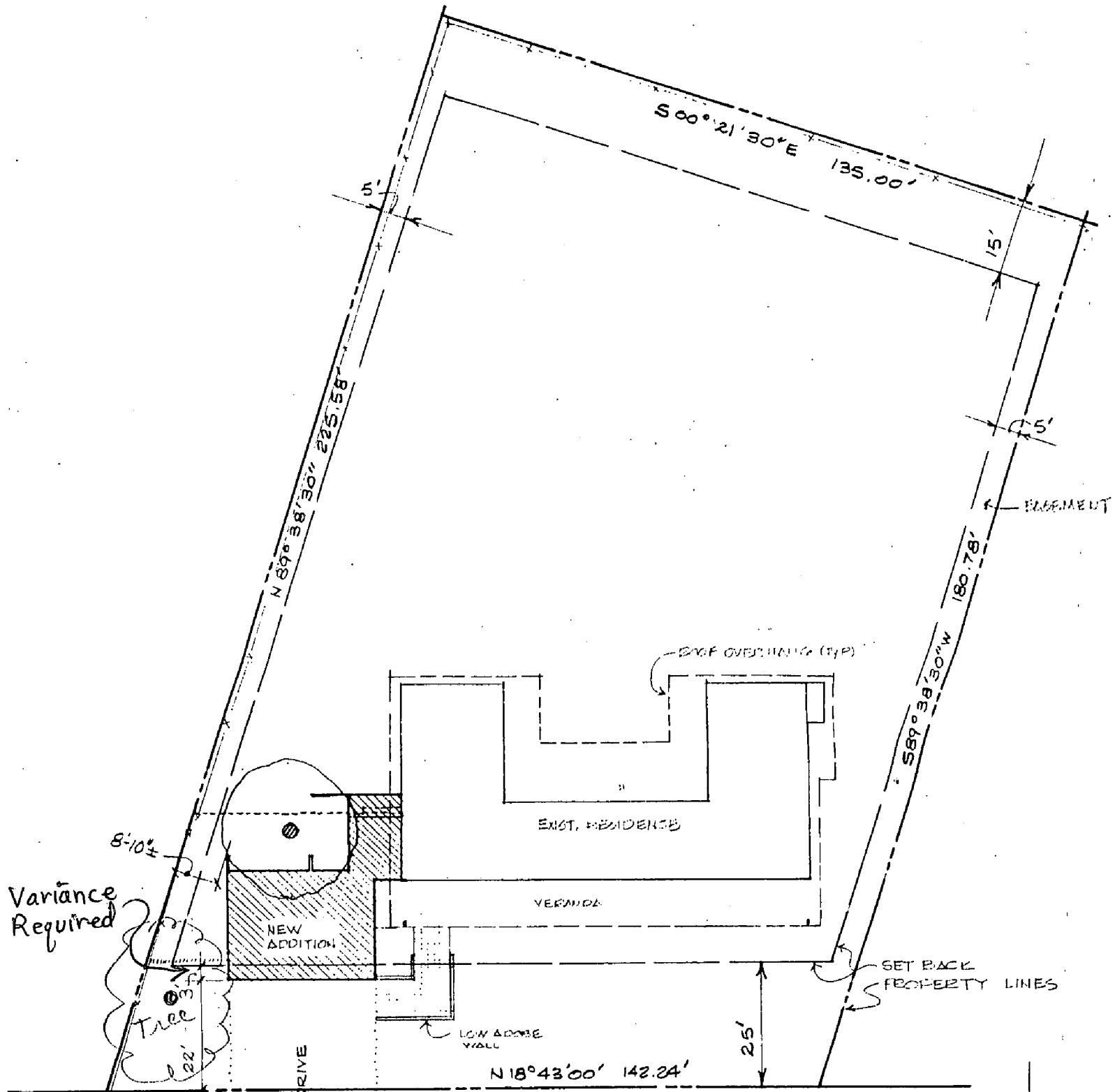
North: Warehouses; M-2  
South: Waste Management Storage and Vehicle Repair; M-2  
East : Moving and Storage Company; M-2  
West : Waste Management; M-2

Property Dimensions:	125' x 275'
Property Area:	.76+ acres
Topography:	Flat
Street Improvements & Utilities:	Existing

**PROJECT EVALUATION:** Staff has made the following findings:

- A. The subject site consists of two parcels totaling .76+ acres developed with a warehouse located in the Heavy Industrial (M-2) zone. The 1974 General Plan designates the site for industrial uses. The site is surrounded by uses and zoned M-2.
- B. The site consists of one parcel which has 125 feet of street frontage on Richards Boulevard and is 265 ft. deep. The second parcel lies behind the first with no street frontage. It is 125 ft. wide and 10 ft. deep. The applicant proposes to merge the parcels into one.
- C. Plans for the project were reviewed by the City Electrical Engineering, Real Estate and Engineering. The following comments were received:
  - 1. Pay off any bonds.
  - 2. A Certificate of Compliance shall be filed with the Public Works Department to record the lot merger.

# ENLARGED SITE PLAN



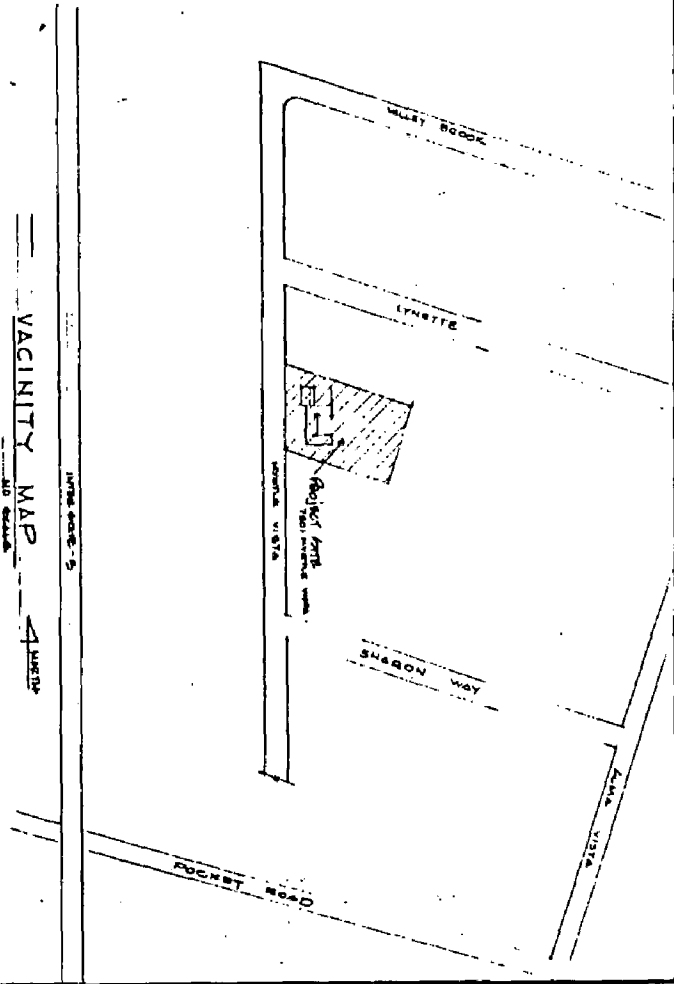
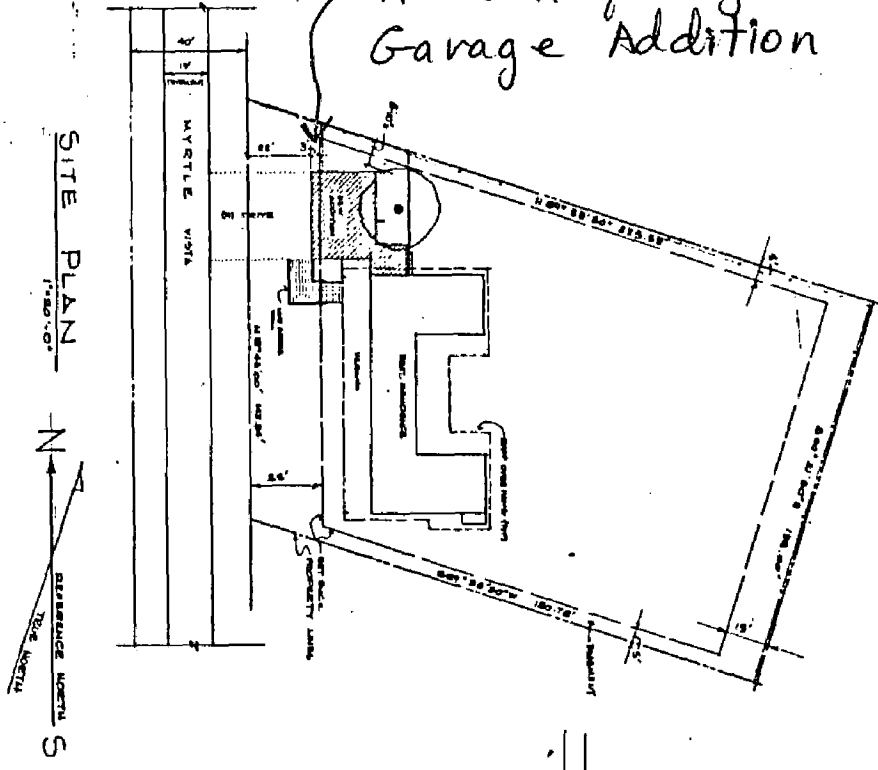
40' 15' DRIVEWAY MYRTLE VISTA

001631

P-88-130

# SITE PLAN

Area Requiring Variance for Garage Addition



001630

12.1	DATE	12.1
2305	NO. 11166	12.1
	AS SHOWN	
	2305	



REMODELING  
OF  
RESIDENCE FOR  
Messrs. MICHAEL & CHRIS SILVER  
7501 MYRTLE VISTA  
SACRAMENTO, CALIF

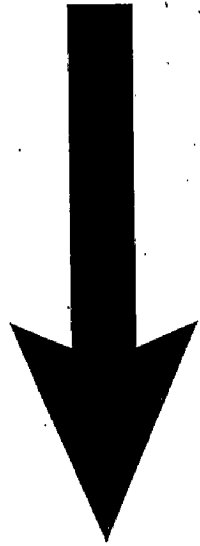
RANK V. STURGES  
ARCHITECT  
3001 47TH AVE  
DAVIS, CALIF. 95618


ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends that the Commission approve the proposed lot merger by adopting the attached Resolution.



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# PLANNING DIRECTOR'S VARIANCE

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

**APPLICANT** Michael F. Silver, 7501 Myrtle Vista Ave., Sacto., CA 95831  
**OWNER** Michael F. Silver, 7501 Myrtle Vista Ave., Sacto., CA 95831  
**PLANS BY** Frank Sturgeon, Architect 3005 Anza Ave., Davis, CA 95616  
**FILING DATE** 3/15/88 **ENVIR. DET.** Cat. Ex. 15305(a) **REPORT BY** DH:pe  
**ASSESSOR'S-PCL. NO.** 031-0083-001

**APPLICATION:** Planning Director's Variance to construct a two car garage addition which is 22 feet from the front property where 25 ft. is required on 0.6+ developed acres in the Standard Single Family (R-1) zone.

**LOCATION:** 7501 Myrtle Vista Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a garage within the 25 ft. front yard setback.

**PROJECT INFORMATION:**

General Plan Designation: Residential - Low Density

Existing Zoning of Site: R-1

Existing Land Use of Site: Single Family Dwelling without garage; former garage converted to living area.

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	22'
South: Single Family; R-1	Side(Int):	5'	8 1/2'
East: Single Family; R-1	Side(St):	5'	10'
West: Single Family; R-1	Rear:	15'	105'

Parking Required: 1 space

Parking Provided: 2 spaces

Property Dimensions: 135 ft. x 200 ft., irregular

Property Area: 0.6+ acres

Density of Development: 2 d.u. per acre

Square Footage of Building: Existing dwelling - 2,191 sq. ft.; Addition - 743 sq. ft.

Height of Building: One story

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Materials: Adobe and plaster

Roof Material: To match existing dwelling

001624

PROJECT EVALUATION:

Staff has reviewed the project and makes the following comments:

- A. Land Use and Zoning: The subject site is a large 0.6 acre parcel containing one 2,190 sq. ft. single story single family dwelling in the Standard Single Family (R-1) zone. The General Plan designates the site for Residential Low Density. Adjacent land uses and zoning are single family and R-1 respectively. The applicant seeks to construct a 743 square foot two car garage addition which protrudes three feet into the required 25 foot front yard setback area. A Planning Director's Variance is being requested due to the unique situation created by efforts to preserve a large tree located to the rear of the proposed garage.
- B. Variance Request and Analysis: The applicant proposes the construction of a 743 sq. ft. two car garage and storage area on the north elevation of the dwelling. Materials and colors are to be compatible with the main structure. The area above the car parking is proposed for storage. Wall height in the garage is ten feet with framing peaking to seventeen feet in height. The storage area complies with minimum height areas for garage additions. Staff notes that the addition is two feet higher than the eight foot high front facia line of the structure. The garage may appear out of scale with the house.

The tree located to the east of the garage is healthy and provides shade for the area of the lot. Efforts to preserve the tree yet allow the addition of a two car garage requires a variance. This will allow a three foot intrusion into the front yard setback area of twenty-five feet. Staff notes that a mix of garages and no garages are present in the neighborhood. Many dwellings appear to have had garage conversions without providing replacement covered parking.

Vehicles currently park on what appears to be an old driveway to a former garage located on the south side of the property. The applicant has not stated what will happen to that driveway area.

Staff field inspected the site and finds that removal of the large tree would not be beneficial and that a unique circumstance exists which forces the new addition three feet into the front yard area. Staff supports the proposed variance.

ENVIRONMENTAL DETERMINATION:

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305 (a)).

RECOMMENDATION:

Staff recommends approval of the variance request subject to the following conditions and based upon Findings of Fact which follow:

Conditions: Variance

1. Exterior materials and colors of the garage addition shall match the existing dwelling.
2. The garage shall be no closer than 22 feet from the street right-of-way.
3. The driveway shall be designed to City standards and a driveway permit shall be secured from City Public Works Department prior to construction activity.
4. In order to preserve the tree, no surface disruption shall occur within the dripline which removes roots. Work within the dripline shall be done by hand. No earthmoving equipment shall be allowed to work under the dripline.
5. Garage doors shall be painted a color to match the wall.

Findings-of Fact: Variance

1. The requested variance does not constitute a special privilege in that:
  - a. preservation of the existing tree warrants moving the garage within 22 feet of the front property line.
  - b. a variance would be granted to any other property owner facing similar circumstances.
2. Granting the variance will not be injurious to the public welfare nor to properties in the vicinity in that:
  - a. encroachment by three feet in to the front yard area will not interfere with adjacent property owner's privacy; and
  - b. it will not significantly alter the characteristics of the surrounding residential neighborhood.
3. Granting the variance does not constitute a use variance in that single family dwellings and attached garages are allowed in the R-1 zone.
4. The proposed variance to consistent with the 1988 General Plan in that the site is designated for Residential Low Density and garage additions are consistent with the Plan designation.

001626

Report Prepared By:

Dan Hendrycks

Dan Hendrycks, Associate Planner

May 2, 1988

Date

Recommendation Approved:

Niepoel Weiteman, Senior Planner

For Marty Van Duyn, Planning Director

5-2-88

Date