

CITY PLANNING COMMISSION

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

APPLICANT	Winncrest Homes, 9985 Folsom Boulevard, Sacramento, CA 95827				
OWNER	Placer Saving and Loan Association, P.O. Box 5877, Auburn, CA 95604				
PLANS BY	Winncrest Homes, 9985 Folsom Boulevard, Sacramento, CA 95827				
FILING DATE	10-5-87	ENVIR. DET.	EX 15303(e)	REPORT BY	CV:sc
ASSESSOR'S-PCL. NO.	031-1110-004				

APPLICATION: Variance to waive the required enclosed garage for a single family dwelling

LOCATION: 7663 Pocket Road

PROPOSAL: The applicant is requesting the necessary entitlements to waive the required enclosed garage to allow a room previously used as a model home sales office

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family residential; R-1	Front:	25'	30+'
South: Garcia Bend Park; A	Side(Int):	5'	8+'
East: Halfplex (under construction); R-1A			
West: Single family residential; R-1	Rear:	15'	24+'

Parking Required: 1 space
Parking Provided: 0 spaces
Property Dimensions: 77'+ x 107'+
Property Area: 0.18+ acres
Square Footage of Building: 1,550'
Height of Building: One story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood siding /trim
Roof Material: Medium shake roof

BACKGROUND

On January 24, 1986, the Planning Director approved a special permit to construct four model homes and a parking lot (P85-462). One of these model homes located on the subject site, contained a sales office located in an area normally used as a garage. The Planning Director's Special Permit did not require as a condition of approval the conversion of the sales office to a garage upon the sale of this model home.

The applicant has indicated to staff the model home with a sales office was sold in June 1987. At that time, according to the applicant, the developer told the buyer it was not necessary to convert the sale office to a garage.

002801

APPLC. NO. P87-427 MEETING DATE November 12, 1987 ITEM NO 24

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned Standard Single Family (R-1) and is developed with a single family residence and sales office. Surrounding land uses include halfplex under construction to the east, single family residential to the west and north and Garcia Bend Park to the South.

B. Proposal

The owner of the house on the project site desires to use the sales office as a recreation room and is requesting waiver of the requirement to provide an enclosed garage. According to the applicant, the owner does not wish to compromise by converting a portion of the sale office to a one car garage, while retaining the remainder as a recreation room.

The Zoning Ordinance requires an enclosed garage for single family residences if more than 50% of the houses within 1,000 feet have enclosed garages. A field survey conducted by staff indicates all of the houses within 1,000 feet have enclosed garages.

C. Staff Comment

The applicant has indicated the neighbors he has contacted within the project sites vicinity do not oppose the request to waive the enclosed garage requirement.

The Planning Director's Special Permit did not, as a condition of approval, require the conversion of the sales office to a garage. However, the Zoning Ordinance requires an enclosed garage if more than 50% of the houses within a 1,000 foot radius have enclosed garages.

Staff does not find an existing hardship to support the request. Staff believes waiving the requirement for an enclosed garage in this neighborhood would establish a precedence for other neighborhood would establish a precedence for other neighborhoods. Furthermore, an enclosed garage provides a useful function not only as a secure parking space but also as a storage area.

D. Interdepartmental Review

This proposal was reviewed by the Traffic Engineer, Engineering, Fire Department, Building Inspections, Water and Sewer Division, Waste Removal, and the Greenhaven Homeowner's League and the following comments were received:

Waste Removal

There is no problem with garbage or garden refuse pickup.

Greenhaven Homeowner's League

We have no objections.

002802

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined this project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(e)).

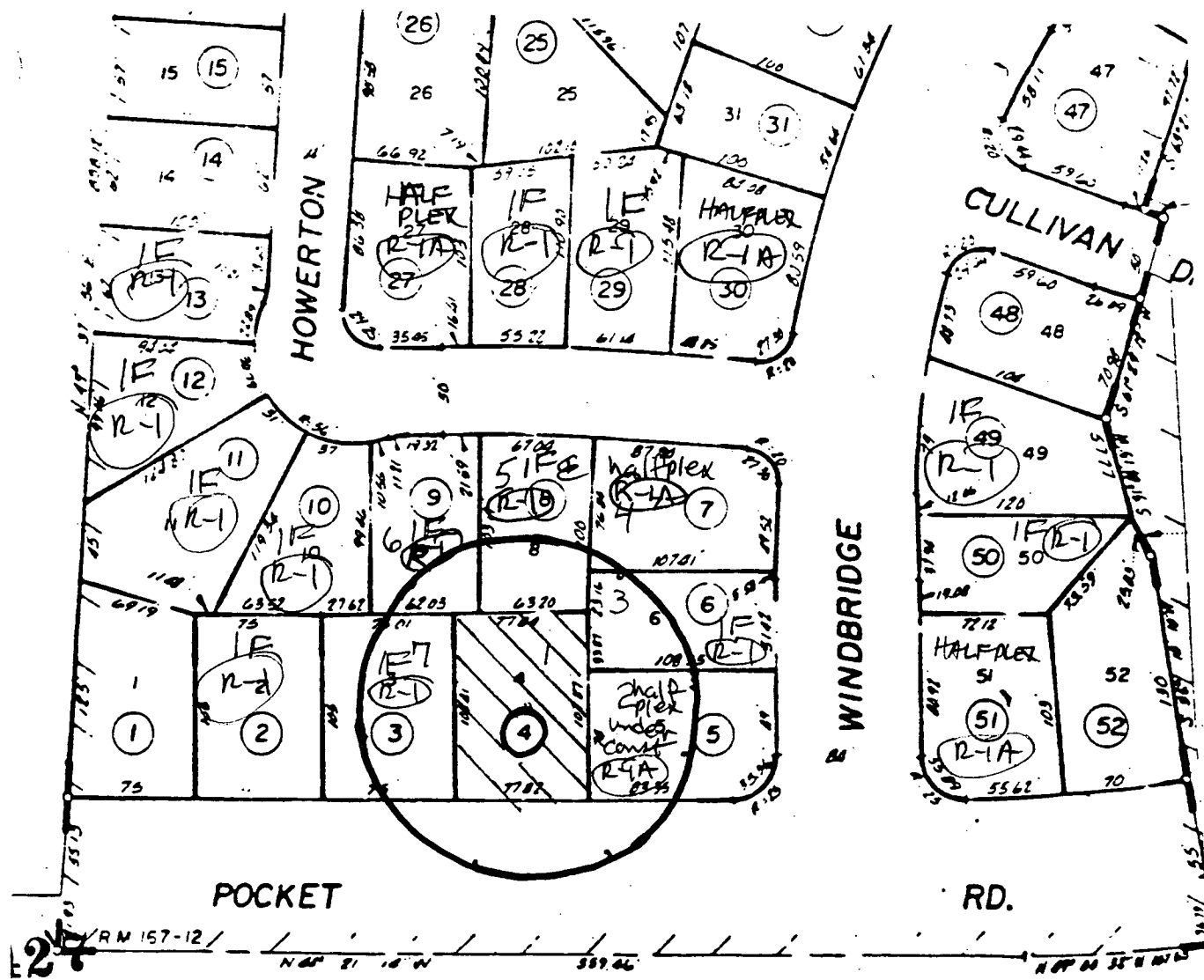
STAFF RECOMMENDATION: Staff recommends the following action:

Denial of the variance request based upon Findings of Fact which follow:

Findings of Fact

1. The variance, if approved, would be a special privilege extended to one individual property owner, in that the majority of residences within 1,000 feet have enclosed garages.
2. The variance, if approved, would be injurious to the public welfare and to neighboring properties in this vicinity, in that the proposed waiver:
 - a. eliminates a secure parking space for a car;
 - b. could establish a precedence in other neighborhoods not to have an enclosed garage.

002803



GARCIA BEND PARK (A)
 FOR M/R SEE 031-030-4580

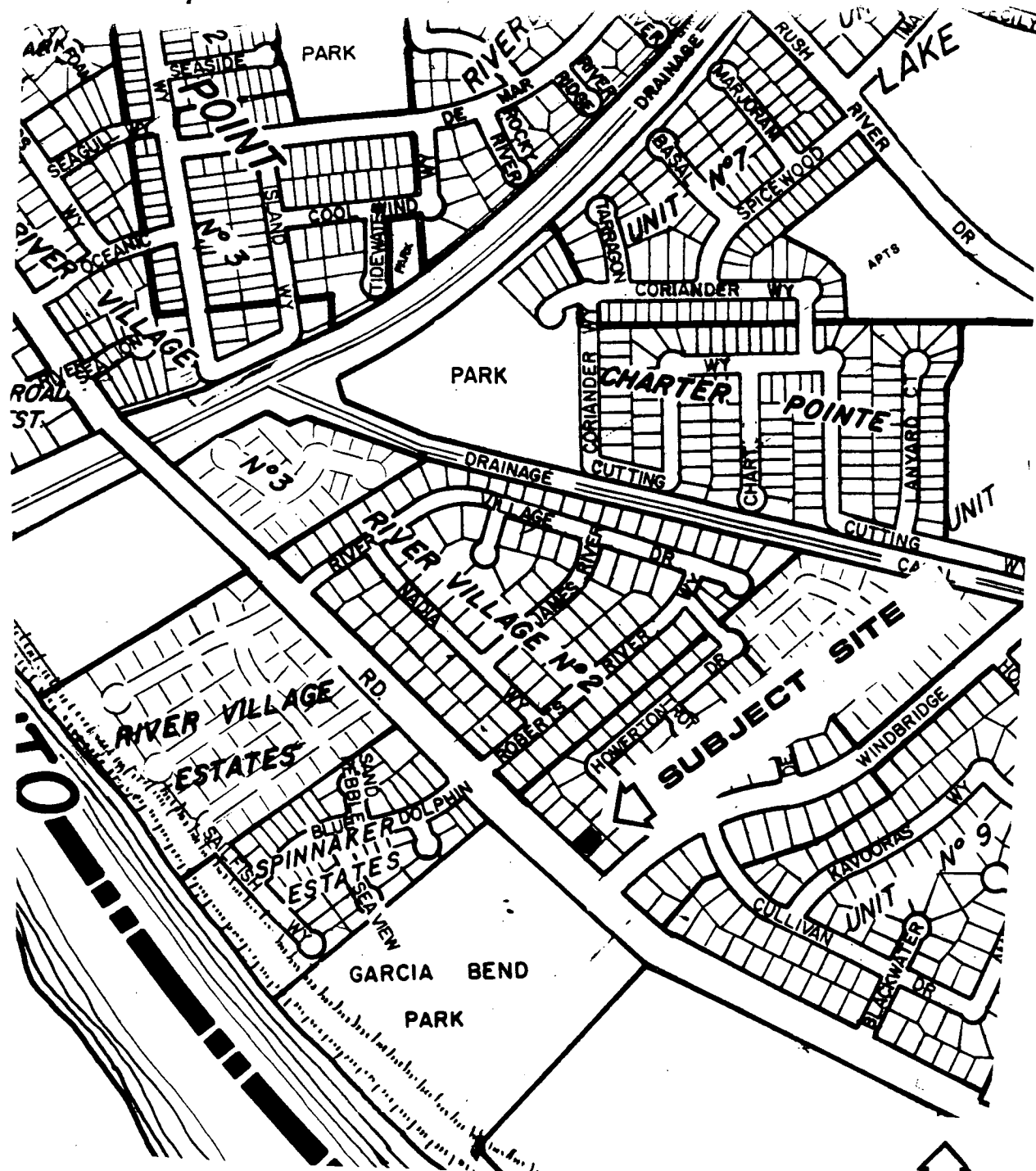
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LAND USE & ZONING MAP 002810

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VICINITY MAP

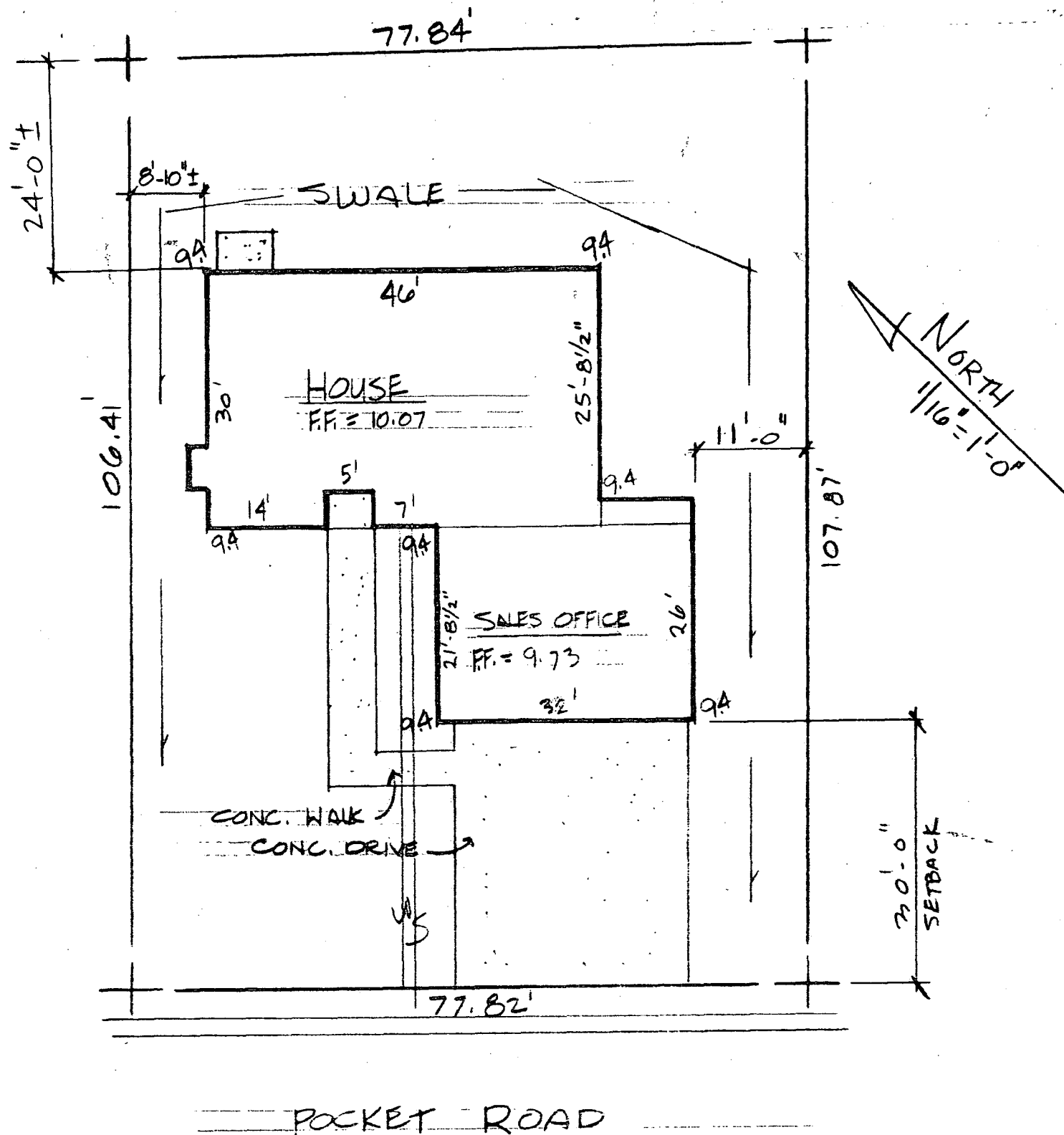
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SITE PLAN



LCY. # 8

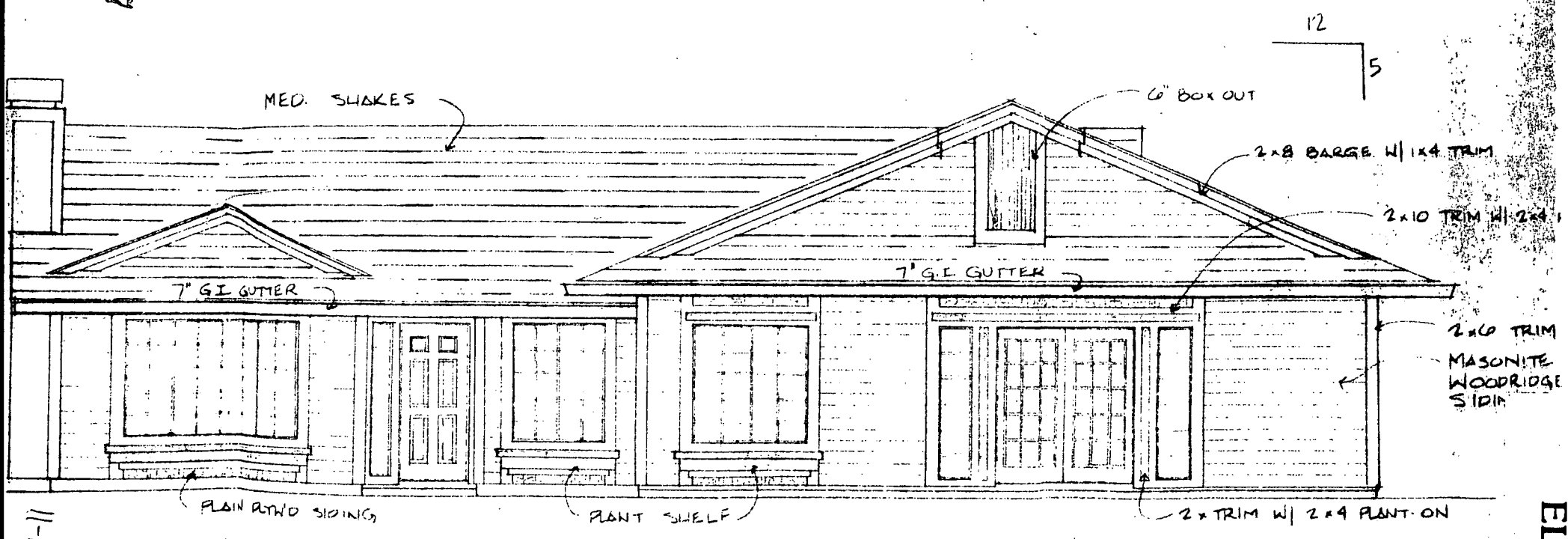
WIND BRIDGE	002805	LOT #	PLAN NO.
SACRAMENTO, CA.		4	1380R
			ELEV. C
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SECTION
SCALE: 1/4" = 1'-0"

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

(A)

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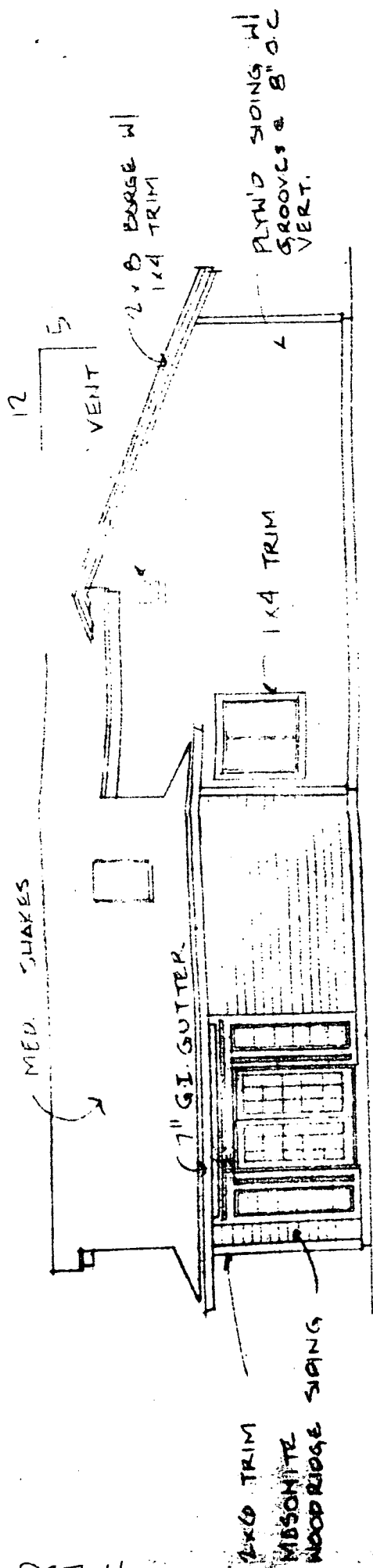
FRONT ELEVATION

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

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ITEM 2

ELEVATIONS

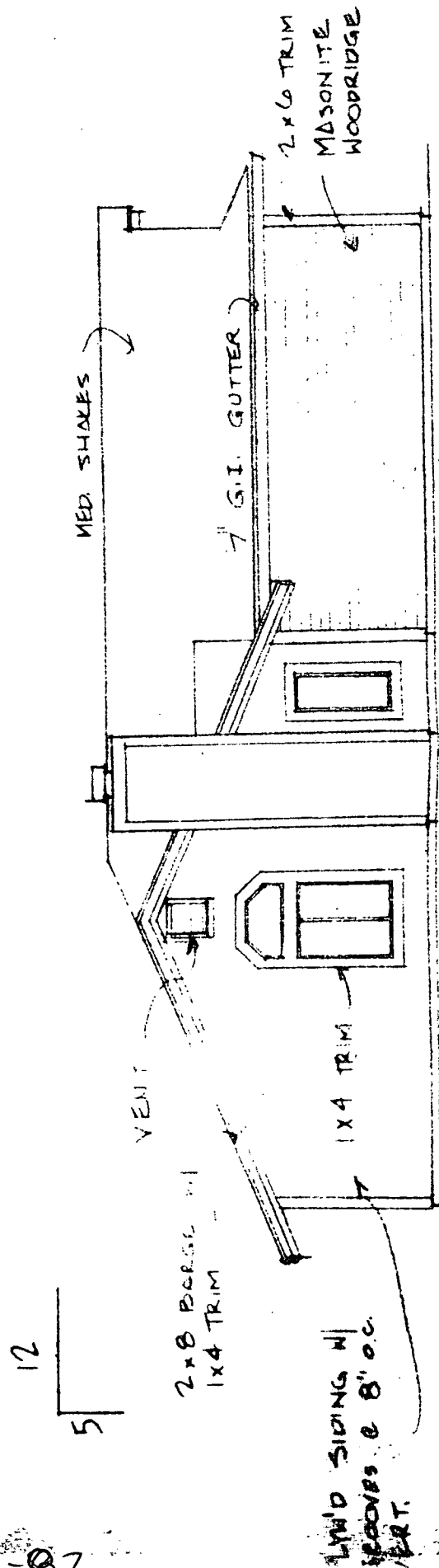
SCALE: 1/8" = 1'-0"



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RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



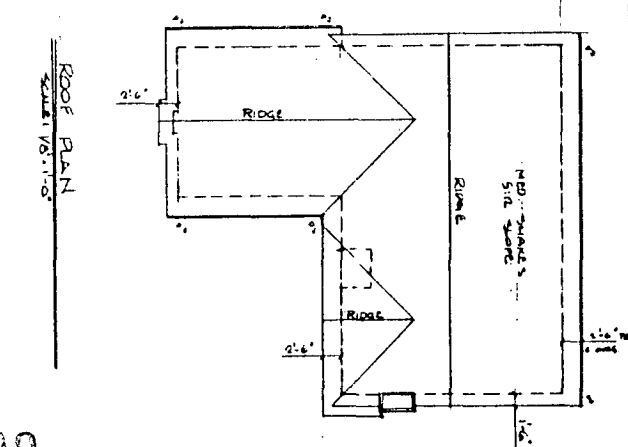
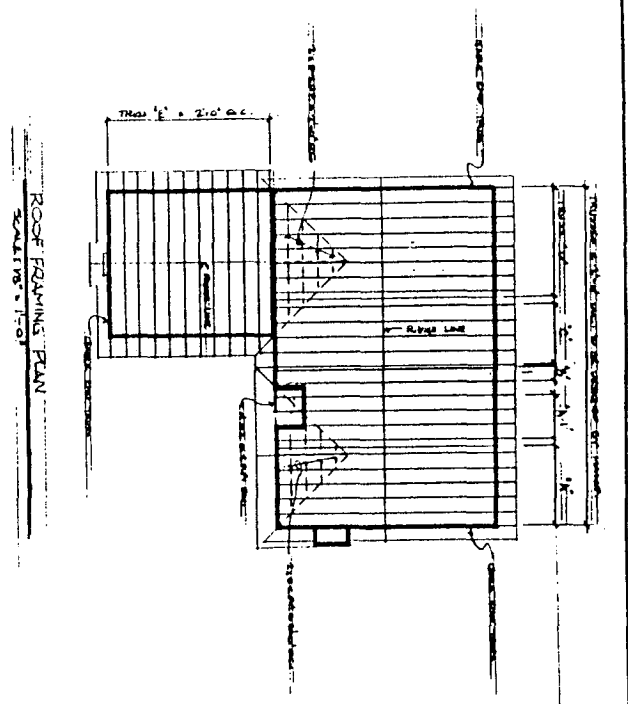
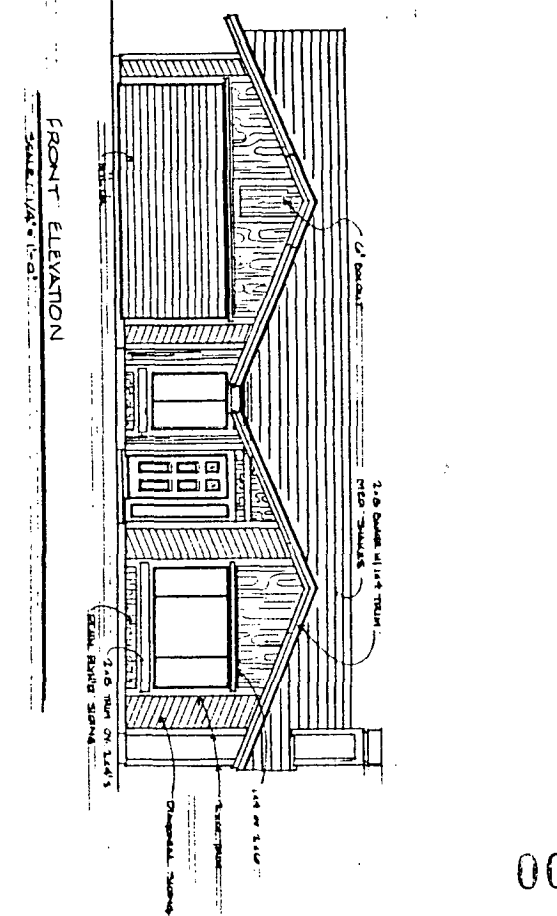
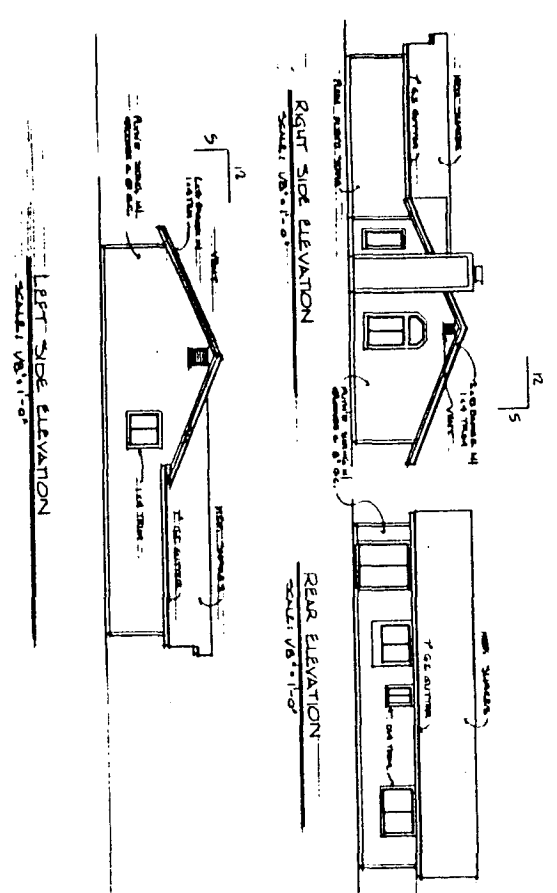
002808

ITEM 2/1

LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS



002809

W-2
 Date: _____
 Drawn by: _____
 Checked by: _____



Winncrest Homes

8885 Fobom Boulevard Sacramento, CA (916) 398-3224

JOB: _____
 PLAN: 1380
