STAFF RECOMMENDATION

Staff recommends the Design Director approve with conditions a Site Plan and Design Review for the construction of detached carport and detached front porch trellises with deviations to development standards for project known as **New Carport and Trellises at Residence (DR20-112)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

**Project Information**

**Request:** Site Plan and Design Review for the construction of detached carport and detached front porch trellises at an existing single-unit dwelling on approximately 0.16 acres in the Single-Unit Dwelling Zone (R-1) with deviations to allow the carport to be located in front of the front facade of the dwelling, to allow the carport to have different roofing and exterior covering materials from the dwelling, to allow the carport to be located within 4 feet of the dwelling, and to allow carport and trellises to exceed maximum height.

**Location:** 2085 Edgewater Road (D2)

**Assessor's Parcel Number:** 275-0171-017-0000

**Owner/Applicant:** Linda Gelfman/Thomas Powell 2085 Edgewater Road, Sacramento, CA 95815

**Project Planner:** David Hung, Associate Planner

**General Plan Designation:** Suburban Neighborhood Low Density

**Existing Land Use of Site:** Single-Unit Dwelling

**Existing Zoning of Site:** Single-Unit Dwelling Zone (R-1)

**Surrounding Land Use and Zoning:**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>R-1</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>R-1</td>
</tr>
<tr>
<td>South</td>
<td>Vacant</td>
<td>R-2A</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>R-1</td>
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**Setbacks:**

<table>
<thead>
<tr>
<th>Side</th>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Interior</td>
<td>5'</td>
<td>14’</td>
</tr>
<tr>
<td>Front</td>
<td>30’</td>
<td>40’-6”</td>
</tr>
<tr>
<td>Interior</td>
<td>5’</td>
<td>5”</td>
</tr>
<tr>
<td>Rear</td>
<td>15’</td>
<td>40’</td>
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**Property Dimensions:** Irregular

**Property Area:** 0.16 acres

**Topography:** Flat

**Street Improvements:** Existing

DR20-112  
September 10, 2020
Additional Project Information

The subject parcel is currently developed with an existing single-unit dwelling which is bounded by other single-unit dwellings on all sides. The applicant is proposing to construct a detached carport within the existing driveway and detached front porch trellises as additions to the dwelling.

The proposed freestanding carport, labeled #1 on the plans, is approximately 14'-0" in width by 20'-0" in depth by 11'-6" in height. The proposed trellising in front of the dwelling is separated into three sections. The first section, labeled #2, is approximately 10'-0" in width by 8'-0" in depth by 9'-6" in height; the second section, labeled #3 and is directly in front of the existing front porch, is approximately 16'-0" in width by 6'-0" in depth by 10'-6" in height; the third section, labeled #4, is approximately 12'-0" in width by 8'-0" in depth by 9'-6" in height. The carport and trellises will be connected together and will be constructed with redwood posts and joists and will be unenclosed on all sides and no roof covering. The finished floor at the trellises will be flagstone. The purpose of the additions is to provide shade and also natural light on the east and south sides of the dwelling.

As proposed, the carport structure and trellises require the following deviations from development standards in the planning and development code:

1. Roofing and exterior materials at carport: Section 17.600.105(H)(1) requires the roofing material on a garage or carport to be the same as the roofing material used on the dwelling and that the exterior covering material used on a garage or carport to be the same as an exterior covering material used on a substantial portion of the dwelling. The existing dwelling has composition shingles on the roof and primarily stucco finish on the exterior walls; therefore, the proposed redwood-framed carport structure does not have roofing material or exterior covering material that is similar to the dwelling and requires a deviation.

2. Carport located in front of dwelling: Section 17.600.105(H)(2) requires garages and carports to be set back from the front property line farther than, or equal to, the front façade of the dwelling. The proposed carport is located in front of the façade of the dwelling and therefore requires a deviation.

3. Distance between carport and dwelling: Section 17.624.050 (footnote 4) requires the minimum distance between a detached accessory structure and the main building to be 4 feet. The proposed carport is located less than 4 feet from the dwelling and therefore requires a deviation.
4. Height of carport and trellis: Section 17.624.050 (footnote 5) allows a maximum height of 10 feet for detached accessory structures. Both the carport and trellis in front of the porch have exceed the allowed 10-foot height and requires a deviation.

Staff supports the deviations since: 1) The proposed redwood carport structure is aesthetically compatible with the existing roof and wall materials on the dwelling; 2) the carport structure is opened on all sides and compensates for the massing in front of the dwelling; 3) the carport is a shade structure and does not present an issue with its close proximity to the dwelling; and 4) the minor deviation to the height of the carport and trellis will not intrude on adjacent properties.

The project was noticed to property owners and occupants within 500 feet of the subject site and the site was posted for the hearing. Neighborhood associations that were notified for the hearing include Benito Juarez Neighborhood Association, Twin Rivers South Community Council, Del Paso Boulevard Partnership, Woodlake Neighborhood Association, All Hands On Deck D2, and Old North Sacramento/Dixieanne Community Association. Staff has not received any comments from the above groups.

**Environmental Determination**

The Environmental Services Manager has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 of the CEQA Guidelines, Accessory Structures. The project consists of the construction of minor structures accessory to (appurtenant to) an existing structure and therefore is exempt.

**200-Year Flood Protection**

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA’s Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2019 Adequate Progress Annual Report accepted by City Council Resolution No. 2019-0398 on October 22, 2019.

**Draft Findings of Fact – Site Plan and Design Review**
1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan in that the project is consistent with the policies of the Suburban Neighborhood Low Density designation within the General Plan.

2. The design, layout, and physical characteristics of the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards in that: 1) The proposed redwood carport structure is aesthetically compatible with the existing roof and wall materials on the dwelling; 2) the carport structure is opened on all sides and compensates for the massing in front of the dwelling; 3) the carport is a shade structure and does not present an issue with its close proximity to the dwelling; and 4) the minor deviation to the height of the carport and trellis will not intrude on adjacent properties.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards. None of the existing access conditions are being changed.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that: 1) the materials of the structures are compatible with the materials found on the surrounding structures; and 2) the massing and scale of the structure are compatible with surrounding structures.

5. The design, layout, and physical characteristics of the proposed structure ensure energy consumption is minimized and use of renewable energy sources is encouraged.

6. The design, layout, and physical characteristics of the proposed structure are not detrimental to the public health, safety, convenience or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the proposed sizes and heights of the structures will not intrude on surrounding developments.

7. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2019 Adequate
Progress Annual Report accepted by the City Council on October 22, 2019 (Resolution No. 2019-0398).

Draft Conditions of Approval – Site Plan and Design Review

Design Review

1. The project for the construction of a detached carport and front porch trellis structures is approved per final approved plans and conditions of approval.

2. Any modifications to the approved project shall be subject to the review and approval of Design Review staff (or, if modifications proposed are major, they may require additional entitlements).

3. The locations and setbacks of all proposed structures shall be per approved plans.

4. Heights and dimensions of all proposed structures shall be per approved plans.

5. Provide redwood post and joist framing system for all proposed structures per approved plans.

6. Provide decorative rafter tails at the roof frames of all proposed structures per approved plans.

7. Provide flagstone flooring at front porch trellises per approved plans.

8. The applicant shall obtain all necessary building permits prior to commencing construction. Work shall comply with all current building code requirements. No permits shall be issued within the 10-day appeal period.

9. All other notes and drawings on the final approved plans as submitted by the applicant are deemed conditions of approval. Any changes proposed to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes.

10. This approval shall expire in four years from the approval date.
Respectfully submitted by:

David Hung
Associate Planner

Luis R, Sanchez, AIA, LEED AP
Senior Architect
NOTE: LUMBER: ALL WOOD IS REDWOOD SALVAGE, CUSTOM MILLED FROM RECLAIMED OLD GROWTH TIMBER BY NORCAL WOOD PRODUCTS, UKIAH, CA.

* PORCH & TRELLEIS ROOF CONSTRUCTION IS 2"X10" FRAME AND 2"X4" GRID.
* CARPORT CONSTRUCTION IS 2"X12" FRAME AND 2"X6" GRID.
* ALL DECKING IS 5/4X6".
* ALL WOOD WILL BE PAINTED. 1 COAT PRIMER, 2 COATS FINISH.
Project Specifications

Existing house:
setbacks to property boundary - E=50', N=14', W=36', S=19'
date built: 1940, elevated foundation with crawl space
construction: 2x4 redwood frame, wood floors & doors, vinyl replacement windows
interior walls: plaster, drywall and wood paneling
exterior walls: plywood panels w/ wood battens to top plate 1st floor and 2nd floor
dormer windows; cement plaster on 2nd floor E gable ends and rear of house.

New shade structures:
setbacks to property boundary - E=40', N=14', W=na, S=5'
free-standing structure, does not load bear on house
construction: all redwood, custom milled from reclaimed old growth timbers.
height of carport: to top plate 10' 6'', finished 11' 6''
finished height of porch extension 10' 6''
finished height of trellis structures 9' 6''

Roof frame carport:
2" x 6" box clad with 2" x 12' joist, decked with 5/4" x 6" planks and alternating spaces.
(see drawing detail)

Roof frame porch and trellis:
same construction as carport with 2" x 4" box, 2" x 10'' joist, 5/4'' planks

Foundation & posts:
12 @12'' diameter x 14'' deep circular piers with 1/2'' foundation bolts and steel post an-
chors (see drawing detail)
12 @ 4'' x 4'' posts,
2 ea. @ 1/2'' x 8'' bolts to attach posts to roof frames