

**CITY OF SACRAMENTO  
DEPARTMENT OF DEVELOPMENT SERVICES  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, February 9, 2005, the Zoning Administrator approved with conditions a special permit to reconstruct a partially destroyed 737.5 square foot Single Family residence with a non-conforming 2-foot side yard setback on 0.15± developed acres in the Standard Single-Family Residential (R-1) zone for the project known as (File Z04-346). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: **Zoning Administrator Special Permit** to rebuild a non-conforming 737.5 sq. ft. single family residence with an existing 2-foot side yard setback on 0.15± developed acres in the Standard Single-Family Residential (R-1) zone.

Location: 2344 Oakmont Street (D 3, Area 4)

Assessor's Parcel Number: 275-0103-019

Applicant: CDM Holdings, LLC  
Colin Hammett, contact  
PO Box 163437  
Sacramento, CA 95816

Property Owner: Same as Applicant

Project Planner: Robert W. Williams

General Plan Designation: Low Density Residential 4-15 du/na  
Community Plan Designation: North Sacramento, 4-8 du/na  
Existing Land Use of Site: Three Dwelling Units, One Single Family & One Duplex  
Existing Zoning of Site: Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

North: R-1; Residential  
South: R-1; Residential  
East: R-1; Residential  
West: C-2-SPD; School

Property Dimensions: 50 feet x 127.5 feet  
Property Area: 0.15± acres  
Square Footage of SFR: 737.5 square feet  
Height of Building: One Story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibit A thru C

Previous Files: DR03-259, In Progress

Additional Information The applicant is requesting a Special Permit to reconstruct a partially destroyed single-family dwelling. The foundation and front of the home remain after it was partially demolished by a fire. The existing home is to be rebuilt within the existing footprint. The reconstruction will continue to use an existing 2-foot side yard setback, which is not in compliance with the existing zoning regulations. The Zoning Ordinance requires a Zoning Administrator's Special Permit for any reconstruction of a non-conforming structure that is damaged by disaster at a cost of 50% or more of the reconstruction cost.

This property is within the Boundaries of the North Sacramento Design Review district. An application (DR03-259) for rehabilitation of the single-family structure was submitted on September 15, 2003 for Design Review approval. In reviewing the scope of the reconstruction work required, Planning staff notified the applicant that a Special Permit would also be required to reconstruct the home.

Building code requires fire rated construction for structures within three feet of property lines. Construction plans have been slightly modified to comply with Building Code requirements.

Early project notification was sent to Del Paso Heights Improvement Association. The association has not responded with any comments on the project. The site was posted and property owners within 100 feet of the subject site were notified. Staff has received no phone calls requesting additional information about the project.

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 15302, reconstruction or existing structures.

### **Conditions of Approval:**

#### **General**

1. Size and location of the project shall conform to the plans submitted (unless required to be revised by the building division).
2. The applicant shall obtain a building permit prior to commencing construction.
3. Applicant shall provide a paved driveway and parking area per city paving requirements.
4. No future expansion of the site shall be permitted.
5. No mechanical equipment shall be placed on the roof. Any necessary roof vents shall be painted to match the roof color.
6. This project is subject to design review approval. Applicant shall submit revised elevations to Design Review staff for approval. Plans to be submitted to building division must be stamped approved and have Design Review Conditions of Approval attached to plans.

**Utilities:**

7. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
8. 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, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
9. **Advisory Notes:** 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. no change of land use is proposed.
  - 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. adequate parking will be provided.
3. This project is consistent with the General Plan and the North Sacramento Community Plan which encourages the conservation of existing housing stock.

  
 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

# REVISED

**Candace**  
 Center of Information  
 916-264-8735  
 481 Alcazar Circle  
 SACRAMENTO, CALIFORNIA 95834

ED/BATH ADDITION  
HOUSE UPGRADE

DATE: 1/15/04  
SCALE: 1/4"=1'  
DRAWN BY: DLU  
UPGRADE  
WTS CAB FILE  
A1.01  
5

THE  
 NEW  
 YORK  
 PUBLIC  
 LIBRARY  
 ASTOR  
 LENOX  
 TILDEN FOUNDATION  
 125 WEST 57TH STREET  
 NEW YORK 10019

- LAYING SHALL BE STAGGERED (TYP.)

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**Z04-346**  
**Rec'd January 10, 2005**

## Item 7

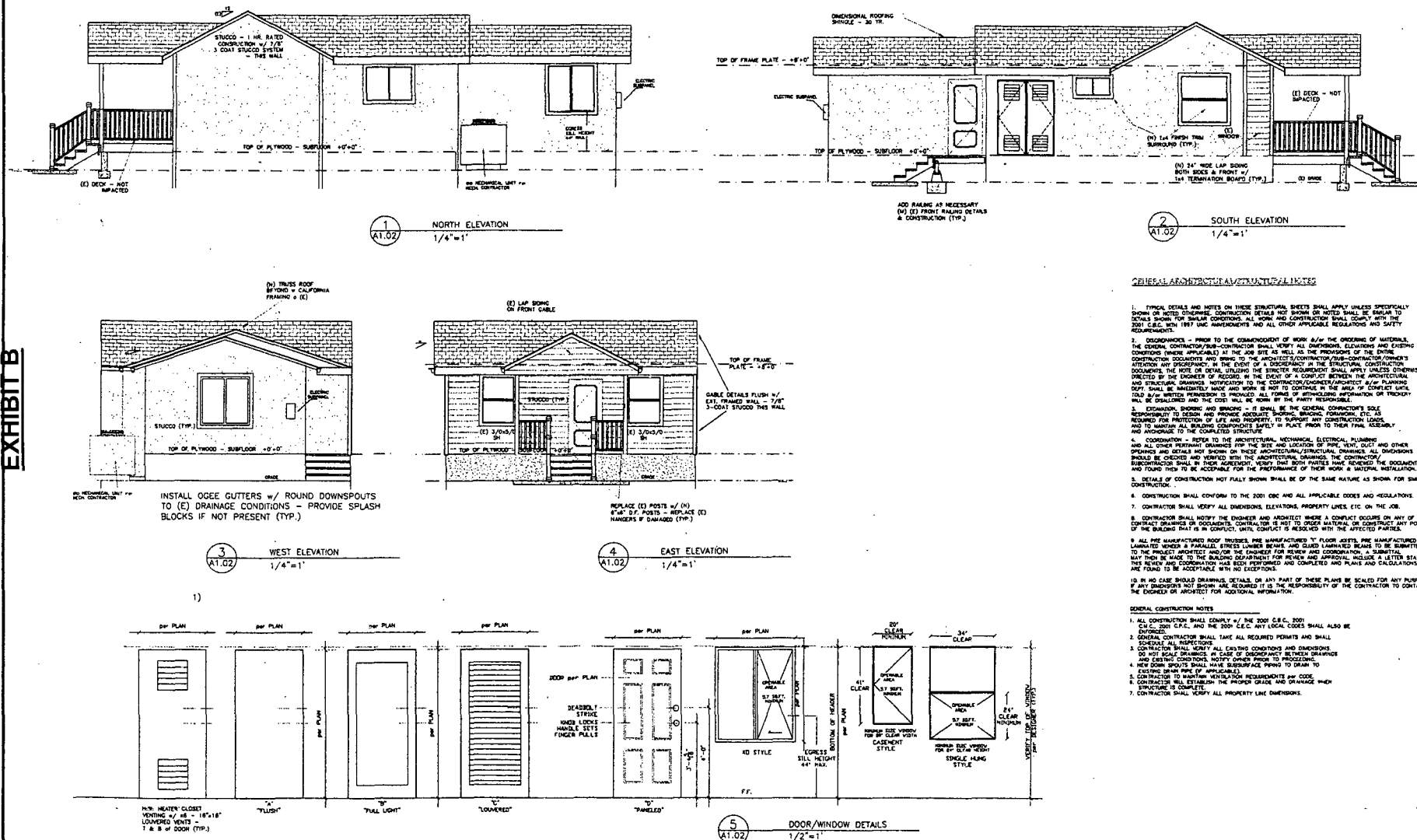
**Cambridge**  
Cambridge University Press  
916-554-0938  
J.E. Alcantara Garcia  
SARAVENI D. CALIF 95524

February 9, 2005 STREET  
SACRAMENTO, CA 95815

**cu**  
**Z04-346D/BATH ADDITION**  
**HOUSE UPGRADE**

DATE	1/15/04
NO SCALE	
DLU	
UPGRADE	
PRICE	A1.02
TOTAL NUMBER OF SHEETS	5

**EXHIBIT B**



### ELEVATIONS

## NOTES

STANF

**DRAWING**

NO.	REASONS/DESCRIPTION
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DATE	BY
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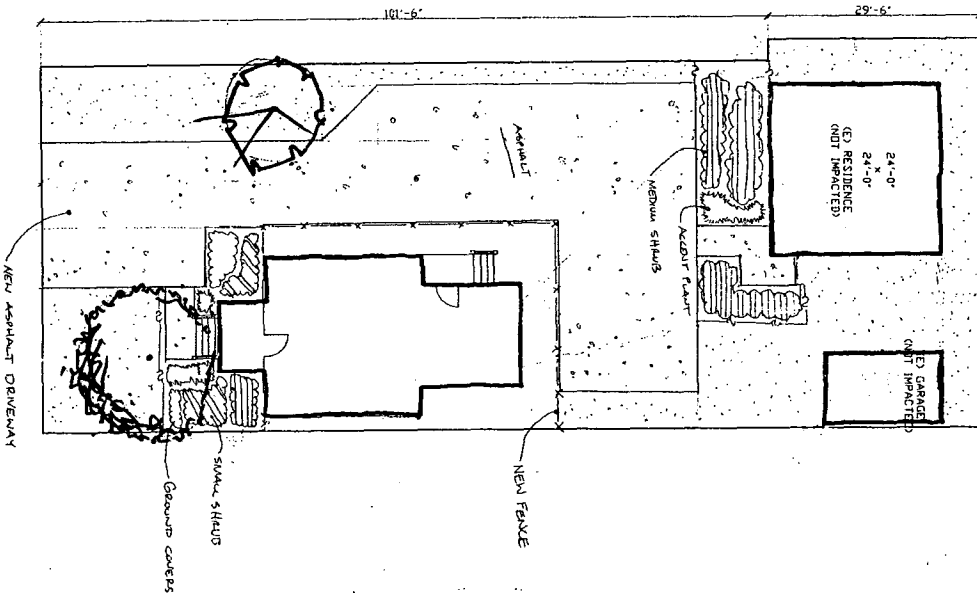
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**Rec'd January 10, 2005**

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### Item 7

**EXHIBIT C**



NOTE: LANDSCAPE TO HAVE AUTOMATIC IRRIGATION SYSTEM

[illegible]



Development Services  
Department

Geographic  
Information  
Systems

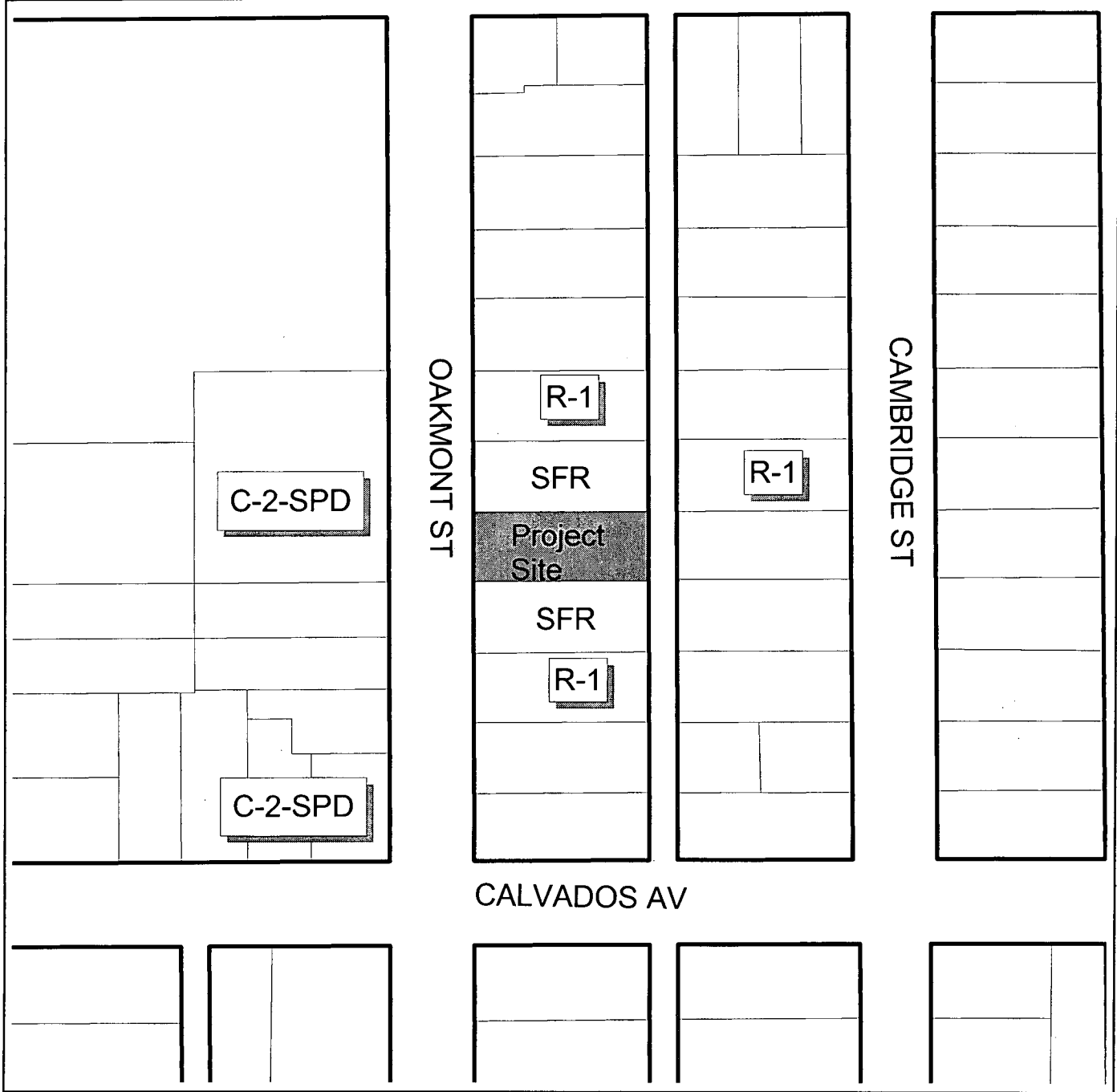
## Vicinity Map



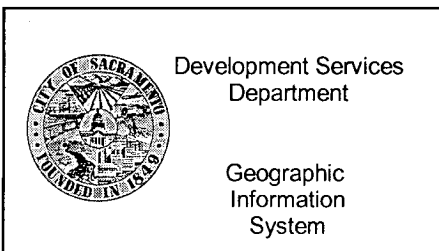
Z04-346

February 9, 2005

Item 7



0 200 400 Feet



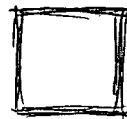
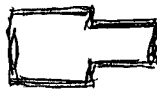
## Land Use & Zoning







OAKMONT STREET



2344 OAKMONT STREET

NO SCALE