

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & BUILDING
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 21, 2004, the Zoning Administrator approved with conditions a special permit to construct a 1,130 square foot residential unit behind an existing single family residence in the Single or Two Family (R-1B) zone for the project known as (File Z03-360). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

ACTION OF DESIGN REVIEW STAFF

On Tuesday, January 20, 2004, Design Review staff approved plans to construct a second unit in the Central City Design Review District. Conditions of approval for the project are listed on pages 4-5.

Project Information

Request:

1. **Zoning Administrator Special Permit** to construct a 1,130 square foot single family residence behind an existing single family residence on 0.15± acres in the Single Family or Two Family (R-1B) zone.
2. **Design Review** to construct a 1,130 square foot single family residence in the Central City Design Review District.

Location: 2417 E Street (D3, Area 1)

Assessor's Parcel Number: 003-0141-018

Applicant: Ted Walker
2816 17th Street
Sacramento, CA 95816

Property Owner: Michelle Lusk
2417 E Street
Sacramento, CA 95816

Project Planner: Lindsey Alagozian
Design Review Planner: Kelly Lankford

General Plan Designation: Low Density Residential 4-15 du/na
Central City

Community Plan Designation: Low Density Residential

Existing Land Use of Site: Single Family Residence

Existing Zoning of Site: Single or Two-Family (R-1B)

Surrounding Land Use and Zoning:

North: R-1B; Residential

South: R-1B; Residential

East: R-1B; Residential

West: R-1B; Residential

Property Dimensions: 40 feet x 160 feet
 Property Area: 0.15± acres
 Existing SFR: 924 square feet
 Square Footage of Unit: 1,130 square feet
 Square Footage of Garage: 440 square feet
 Height of Proposed Building: Two Story, 33 feet
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Exterior Building Materials: Stucco
 Roof Materials: Asphalt Shingles
 Project Plans: Exhibits A thru C

Previous Files: None

Additional Information The applicant is proposing to construct a 1,130 square foot single family residence with two attached garages behind an existing single family dwelling on the subject site. The property is 160 feet deep and can accommodate an additional unit on the site. The garages will be accessed from the alley and dwelling unit is accessed from the south side facing E Street. The dwelling unit is 1,130 square feet in size and includes an entry hall, office, and a bathroom on the first floor. The second floor includes a living room, kitchen, bedroom, and bathroom. A loft area is proposed above the second floor.

The project meets all zoning requirements for the zone including density, setbacks, lot coverage, height, and parking. The project requires a Zoning Administrator Special Permit for the additional dwelling unit the Single or Two Family (R-1B) zone. The project is located in the Central City Design Review District and has been reviewed and approved by Design Review staff on January 20th, 2004. Design Review conditions of approval are provided below.

Staff sent early notification plans to the Marshall School Neighborhood Association, the New Era Park Neighborhood Association, and the Midtown Business Association. Positive comments supporting the project were received. The site was posted and property owners within 100 feet of the subject site were notified of the public hearing. No opposition to the project was expressed.

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 15303 (e), New Construction.

Conditions of Approval:

General

1. Size and location of the project shall substantially conform to the plans submitted.
2. No mechanical equipment shall be placed on the roof. Any necessary vents shall be painted to match the roof color.
3. The applicant shall obtain building permits prior to construction.
4. The rear yard setback shall be six (6) feet.

Building

5. The roof overhang along the side property line must be three feet from the property line with 1-hour fire rating.
6. A minimum of a three foot side yard setback is required.

Public Works

7. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.
8. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

Utilities

9. Only one domestic water service will be allowed per parcel. The proposed additional single family residence shall connect to the existing domestic water service.

Advisory Notes

10. 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. the proposed project is compatible in design with the surrounding residential properties in the neighborhood; and
 - b. the project is consistent with the city' policies to encourage additional residential units in this zone.
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. the project provides the required parking for both units on-site; and
 - c. adequate open space is provided for both units.
3. The project is consistent with the General Plan and the Central City Community Plan which designates the site as Low Density Residential 4-15 du/na and Low Density Residential, respectively.


 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
 Property Owner

Conditions of Approval – Design Review of 2nd Single Family Unit

1. All windows visible from the street shall be gridded, single/double-hung vinyl (wide frames, 1"min.) or wood windows with decorative wood trim and sills. Trim and sills shall match the existing house. Window grid patterns shall be consistent with windows at the existing house.
2. Front entry door and garage door shall have a raised panel design.
3. Provide stucco siding (sand or smooth finish) at all four sides of house per approved drawings.
4. Provide columns with built out decorative bases as indicated on approved drawings.
5. Provide decorative corbels at the roofline as indicated on the approved plans. Corbel style shall be consistent with the corbels of the existing house.
6. Provide 6' high wood fence at sides and rear.
7. All woodwork shall be smooth finish. No rough sawn.
8. Provide landscaping (including lawn, shrubs, and a minimum of one tree) and automatic irrigation shall be provided.
9. Roofing shall be a minimum 30-year laminated dimensional composition shingle.
10. Ogee gutters and downspouts shall be provided.
11. Provide decorative light fixtures as indicated on drawings.
12. Provide decorative gable vents/windows at the gable ends at the front and rear elevations.
13. Provide wood railings and pickets at the balcony per the approved plans.
14. No roof-mounted mechanical equipment is allowed.

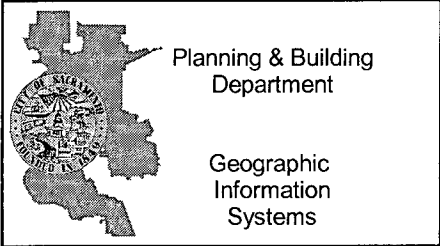
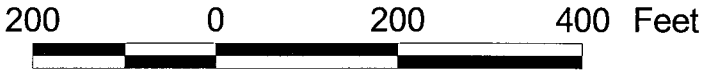
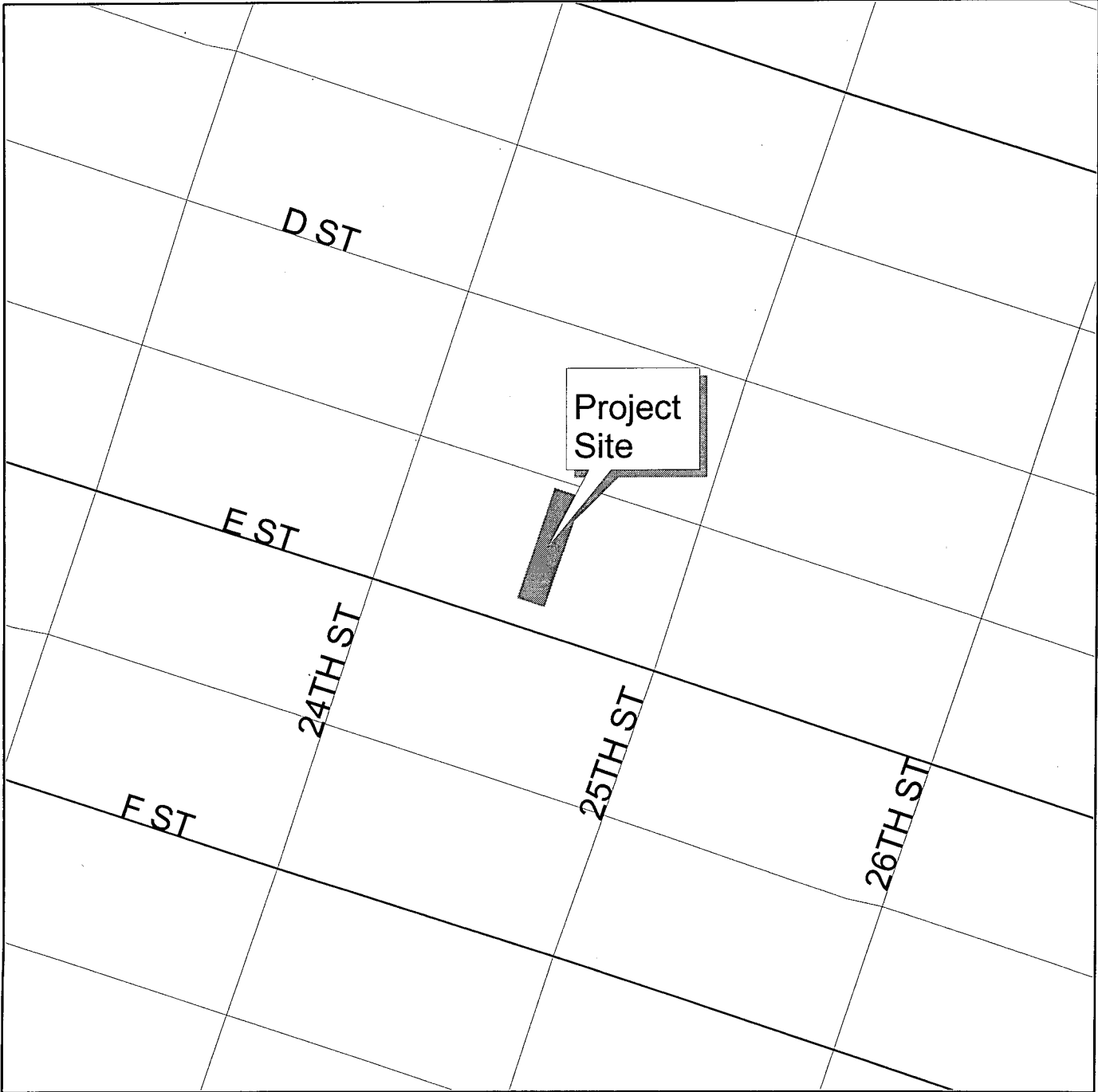
15. Applicant must obtain all necessary planning entitlements. Design review approval is subject to conditions of approval for associated file Z03-360. Any required modifications to Design Review approved plans as a result of other planning conditions may be subject to an additional fee.
16. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes.



Kelly Lankford
Design Review Planner

No building permit shall be issued until expiration of the 10-day appeal period. If an appeal is filed, no permit shall be issued until final approval is received. The applicant and the owners of all properties adjoining the subject property have the right to appeal this decision to the Design Review and Preservation Board. Appeals must be filed within 10 days of the staff action.

Any questions about the Design Review conditions of approval shall be directed to Kelly Lankford at (916) 808-8289.

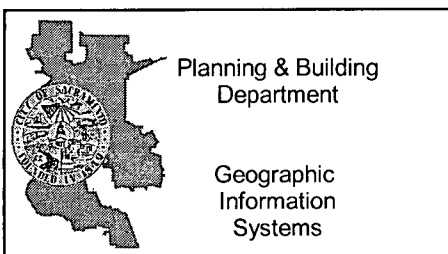


Planning & Building
Department

Geographic
Information
Systems

Vicinity Map

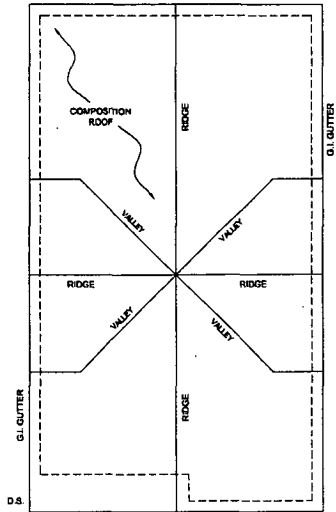




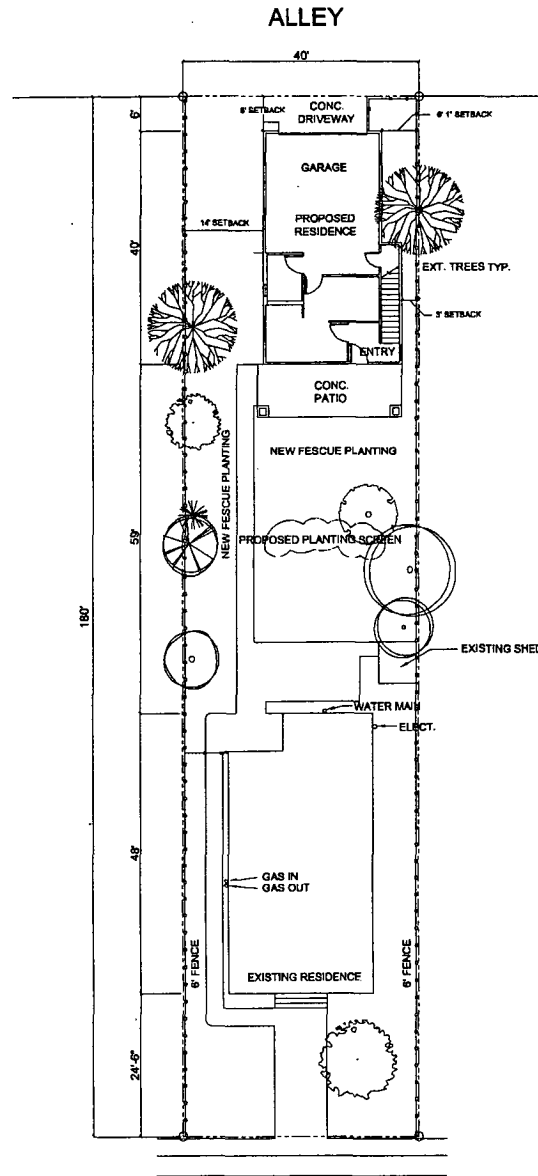
Land Use & Zoning



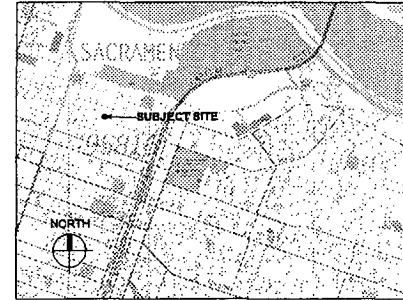
EXHIBIT A



North
Roof Plan
Scale 3/16" = 1'



North
Site Plan
Scale 1" = 10'



VICINITY MAP 1" = 1900'

SHEET INDEX

| | | | |
|----|---------------------|------|--|
| A1 | SITE PLAN | S1 | FOUNDATION PLAN AND FRAMING PLAN |
| A2 | FLOOR PLAN | S2 | STRUCTURAL DETAILS |
| A3 | EXTERIOR ELEVATIONS | MPE1 | MECHANICAL, PLUMBING AND ELECTRICAL PLAN |

SYMBOLS AND CODE INFORMATION

CODES: 1998 CALIFORNIA BUILDING CODE USE: RESIDENTIAL
 1998 CALIFORNIA MECHANICAL CODE
 1998 CALIFORNIA PLUMBING CODE AREA: 1850 S.F. (NO AREA INCREASE)
 1998 CALIFORNIA ELECTRICAL CODE
 2001 CALIFORNIA ENERGY CODE
 1998 CALIFORNIA FIRE CODE

OCCUPANCY: GROUP R No. OF STORIES: THREE
 TYPE OF CONSTRUCTION: V-NON, SPRINKLERS

LEGEND

- 2x4 STUD WALL / EXISTING TO REMAIN
- 2x4 STUD WALL / NEW @ 16" O.C.
- WINDOW WALLS

ROOM NAME DOOR NO. / SEE SCHEDULE WINDOW NO. / SEE SCHEDULE

ABBREVIATIONS

| | | | | | |
|-----|------------------|-----|------------------------------|-----|--------------------|
| AC | AIR CONDITIONING | HS | HORIZ. SLIDING | RO | RANGE OVEN / NIC |
| AE | ACRYLIC ENAMEL | HB | HOSE BIBB | ROW | RIGHT OF WAY |
| AL | ACRYLIC LATEX | KS | KITCHEN SINK | SD | SMOKE DETECTOR |
| BR | BEDROOM | LV | LAVATORY | SP | SHELF & POLE |
| BA | BATHROOM | MC | MEDICINE CABINET | SH | SINGLE HUNG |
| CD | CLOTHES DRYER | MH | MICROWAVE SHELF & RANGE HOOD | (T) | TEMPERED |
| CW | CLOTHES WASHER | MR | MIRROR | TS | TOWEL BAR |
| EN | EDGE NAILING | (E) | EXISTING | TP | TOILET PAPER DISP. |
| (E) | EXISTING | (N) | NEW | TS | TUB & SHOWER |
| FR | FIRE RATED | NIC | NOT IN CONTRACT | WC | WATER CLOSET |
| GD | GARAGE DOOR | NTS | NOT TO SCALE | WH | WATER HEATER |
| GI | GALVANIZED IRON | OC | ON CENTER | WF | WALL FURNACE |
| GF | GROUND FAULT | PD | PANEL DOOR | WR | WATER RESISTANT |
| HC | HOLLOW CORE | RF | REFRIGERATOR FREEZER | | |

| REVISIONS | BY |
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Item 3
 NEW SINGLE FAMILY RESIDENCE
 2417 E STREET
 SACRAMENTO, CALIFORNIA
 LUSK/COM/POGINS
 SACRAMENTO, CALIFORNIA

PROJECT:
 CLIENT:

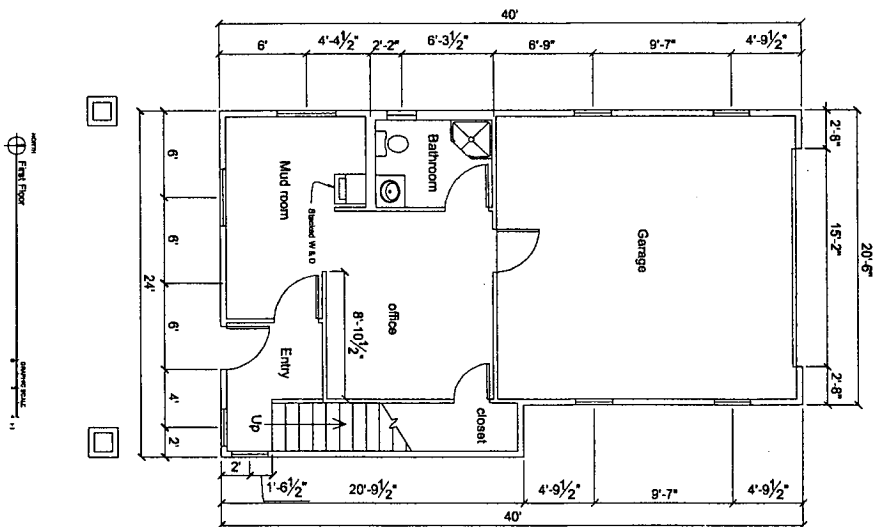
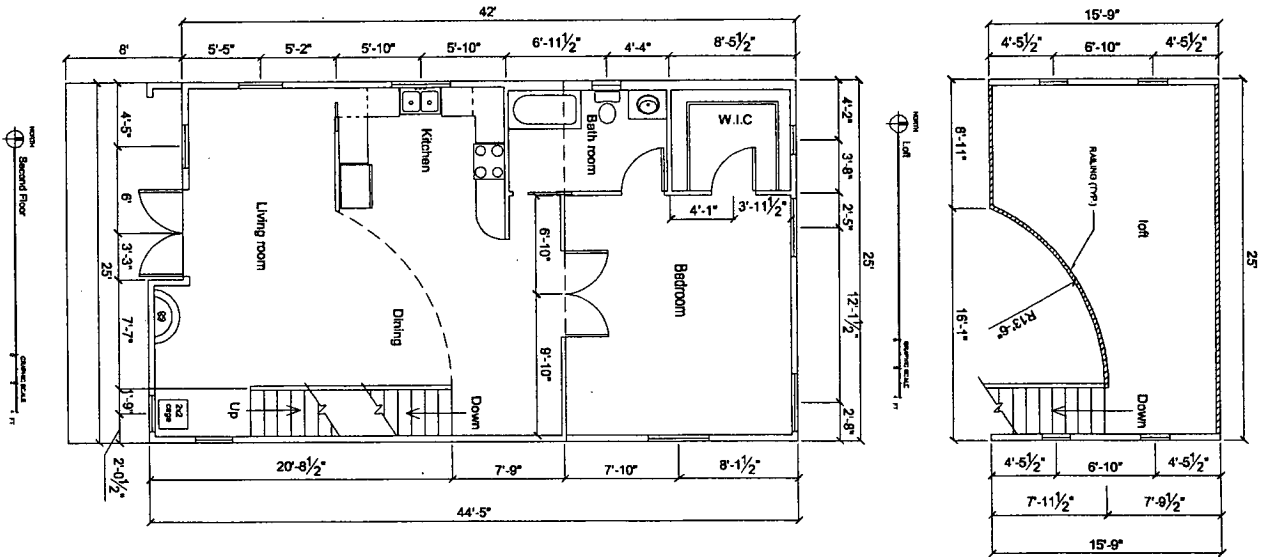
WALKER & ASSOCIATES ARCHITECT
 January 1, 2004
 SACRAMENTO, CALIFORNIA
 916.442.2204

Cover sheet

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| DRAWN | MKD |
| CHECKED | |
| DATE | |
| CALL | |
| NOTED | |
| NO. OF SHEETS | 3 |
| SHEET | 1 |
| 203-360 | |
| OF SHEETS | 3 |

REVISED

EXHIBIT B



REVISED

Z03-360

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|----|---------|---------|------|
| 20 | Z03-360 | DATE | BY |
| | | 1/21/04 | W.A. |
| | | 1/21/04 | W.A. |
| | | 1/21/04 | W.A. |
| | | 1/21/04 | W.A. |
| | | 1/21/04 | W.A. |

Floor plans January 21, 2004

WALKER & ASSOCIATES ARCHITECT
 1000 J STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95819
 916.448.2204

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| PROJECT: | |
| CLIENT: | |

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| REVISIONS | |
| BY | |

