

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, September 22, the Zoning Administrator approved with conditions a special permit to allow an addition that does not meet the required 3 foot interior side setback in the Standard Single Family (R-1) zone for the project known as (File Z05-212). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Special Permit** to add a garage and 2nd floor living space with less than a 3 foot interior side setback on 0.06± acres in the Single Family or Two Family (R-1B) zone.

Location: 500 and 502 21st Street (D3, Area 1)

Assessor's Parcel Number: 003-0125-009

Applicant: Roland Ketelsen
2616 16th Street
Sacramento, CA 95818

Property Owner: Greg Smith
502 21st Street
Sacramento, CA 95814

Project Planner: Evan Compton

General Plan Designation: Low Density Residential 4-15 du/na
Community Plan Designation: Low Density Residential 4-15 du/na
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Single Family 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 70 feet
Property Area: 0.06± acres
Height of Building: Two Story
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A1 to A2

Previous Files: None

Additional Information The applicant is requesting to demolish an existing detached garage located on the rear of a single family residence. The applicant would then construct a new attached garage with 2nd floor living space. As required under the zoning ordinance, the new addition will not meet the required interior side setback of three feet. As shown on the plans submitted, there will be less than a 1 foot setback on the interior side. Therefore, the applicant is requesting a special permit to allow the structure to be closer to the property line.

Early project notification was sent to Era Park, Midtown Business, and Boulevard Park neighborhood associations. The Boulevard Park neighborhood association wrote a letter indicating that they were opposed to the project as designed. Some of the concerns involved the location of the garage on the side of the home instead of the rear of the structure. The design issues will be addressed and decided by the Preservation approval. Other concerns related to planning included the potential of the 2nd floor addition being converted to a third unit, the amount of paving that will be required in the front yard for the new driveway, and the amount of yard space after the addition. The home was built as a duplex but it has been converted to a single family home. The addition on the 2nd floor is only for a study and will be internally connected to the main home. Secondly, the paving for the driveway will be limited to 40% maximum in the front setback. This would allow the applicant no more than a 16 foot wide driveway however only 10 feet is required unless the applicant proposes Hollywood strips. Lastly, the addition on the side of the home and the demolition of the existing garage at the rear will allow the applicant more usable yard space than currently exists. According to the site plan submitted, lot coverage is under the maximum 60% allowed by the zoning ordinance.

The site was posted and property owners within 100 feet of the subject site were notified. Staff did not receive any phone calls.

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.

Conditions of Approval:

1. Size and location of the new garage and 2nd floor living space shall conform to the plans submitted.
2. The applicant shall obtain the necessary building permits prior to commencing construction.
3. No new mechanical equipment shall be placed on the roof. Any necessary roof vents shall be painted to match the roof color.
4. The roof material shall be minimum 30-year dimensional laminated composition.
5. The driveway shall be a minimum of 10 feet wide.
6. The existing detached garage must be demolished before the final inspection of the new garage and addition.

7. This Special Permit applies to the attached garage and 2nd floor living space addition. Future developments on the project site that complies with this approval and all Zoning Ordinance requirements will not require a modification of this Special Permit.

Advisory Comments:

8. The applicant must meet the conditions of the Preservation department. (PB05-068)
9. The roof overhang is not allowed per CBC Section 5030.2.1.
10. A parapet shall be installed per CBC Section 709.4.

Findings of Fact

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. the size of the corner lot is substandard.
 - b. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood; and
 - c. the project is designed to preserve the original scale and massing.
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 reduced interior setback is minimal and will not be noticeable to the surrounding community.
3. The project is consistent with the General Plan which designates the site as Low Density Residential 4-15 du/na.



Joy D. Patterson
Zoning Administrator

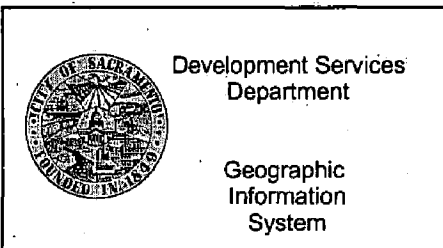
A use for which a Special Permit is granted must be established within three years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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.

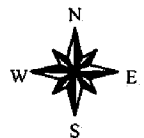
cc: ZA Log Book (original)
File
Applicant

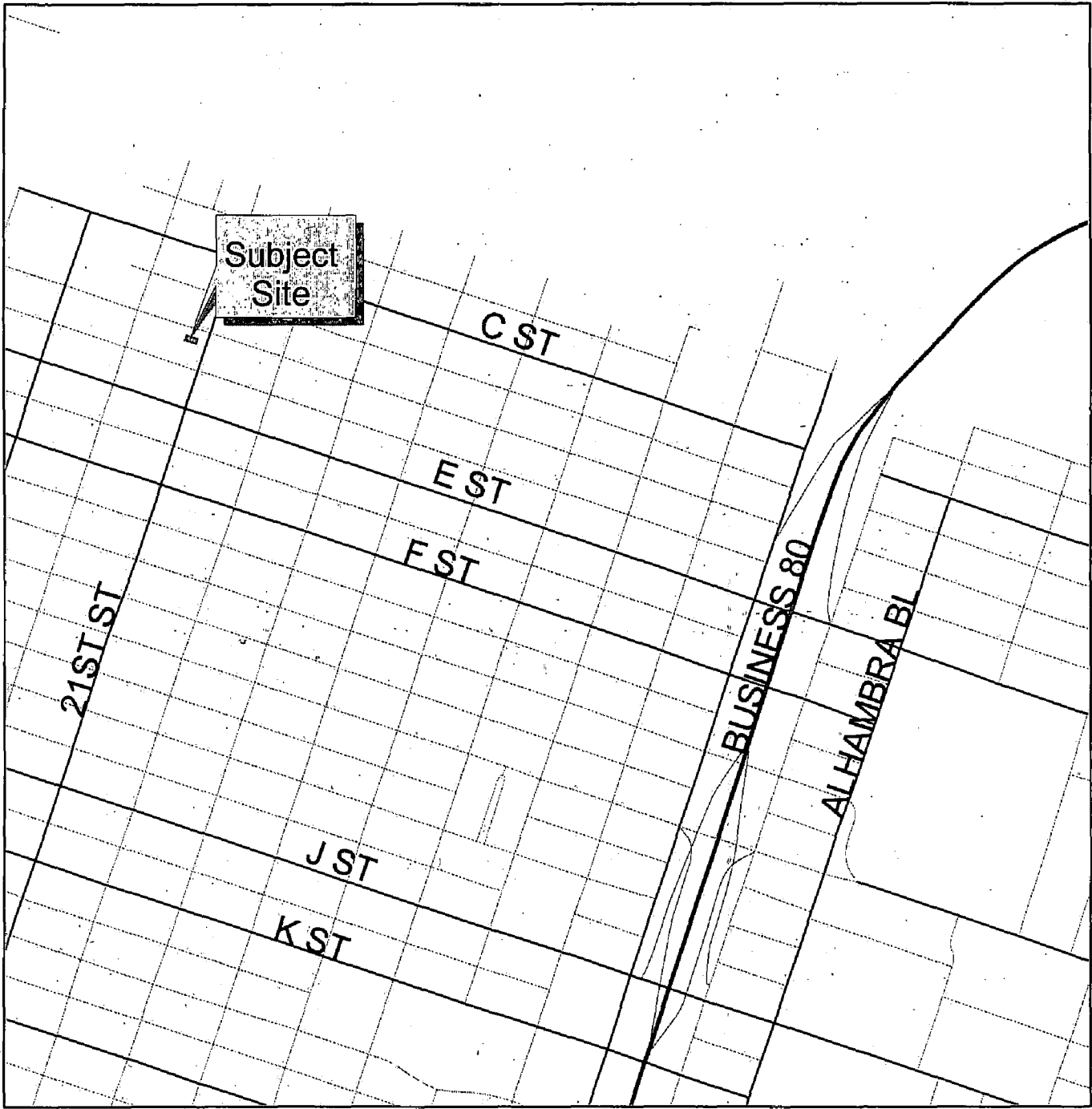


0 200 Feet




Land Use & Zoning





0 600 1200 Feet

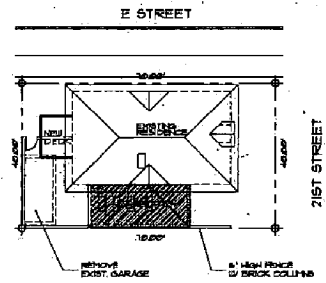
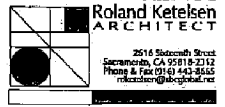


Development Services
Department

Geographic
Information
Systems

Vicinity Map





OWNER: GREG SMITH AND KAREN VARTANIAN
 ADDRESS: 502 21ST STREET
 APN: 093-018-008
 ZONE: R-1S
 BUILDING AREA: EXISTING RESIDENCE: 1086 SF
 ADDITION: 2846 SF
 CHECK: 3932 SF
 TOTAL: 3932 SF
 LOT COVERAGE: 66.48% / 388.00 SF + 5% LESS THAN 60% OK

SITE PLAN
SCALE: 1/16" = 1'-0"

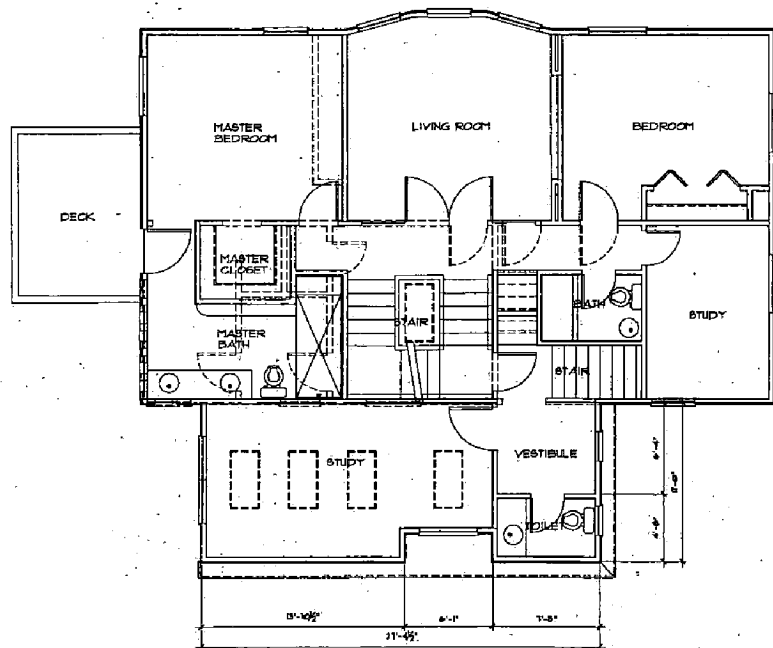
OBJECT DATA

WALL LEGEND

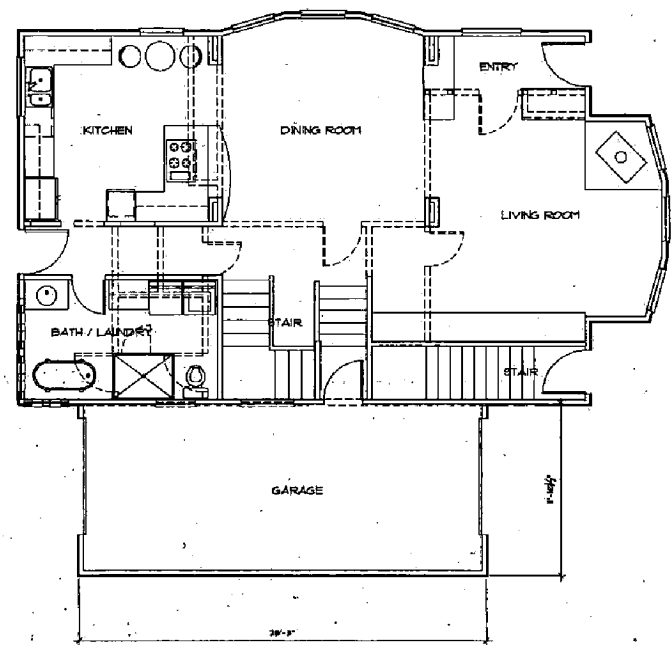
- NEW WALL
- EXISTING WALL BY NEW FINISH
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

ELECT. SYMBOLS

- DUPLEX RECEPTACLE 4-12" U.A.O.
- DUPLEX RECEPT. GROUND FAULT INT.
- DUPLEX RECEPT. WATERPROOF (WP)
- 220 VOLT RECEPTACLE
- DUPLEX-RECEPT. UNDER COUNTER
- JUNCTION BOX IN CRAFT ABOVE
- WALL MOUNT LIGHT FIXTURE
- RECESSED "CAN LIGHT"
- CEILING MOUNT LIGHT FIXTURE
- TELEVISION CABLE OUTLET 12" A.F.F.
- TELEPHONE OUTLET 12" A.F.F. (U.A.O.)
- DATA CABLE OUTLET 12" A.F.F.
- STANDARD LIGHT SWITCH 48" A.F.F.
- 3-WAY LIGHT SWITCH 48" A.F.F.
- CIG. MOUNT SMOKE DETECTOR
- CIG. EX. FAN W/ BACKDRAFT DAMPER



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FILE NO.	PROJECT NO.
SUBNO.	NO. OF SHEETS
ROOM NO.	
CIRCLE NO.	
FIELD NO.	

SMITH/VARTANIAN RESIDENCE ADDITION & REMODEL

502 21st Street
SACRAMENTO, CALIFORNIA

FLOOR PLAN AND SITE PLAN

PROJECT NO. 05005
 DATE: August 5, 2005
 DRAWING NO. **A1**
 SHEET NO. 348 OF 350

