

**CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ZONING ADMINISTRATOR
915 I Street, Suite 3000, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, September 1, 2005, the Zoning Administrator approved with conditions a special permit to convert a single family home into a duplex in the Single or Two Family (R-1B) zone for the project known as (File Z05-185). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Special Permit to convert a single family home to a duplex on an interior lot on 0.15± acres in the Single or Two-Family (R-1B) zone.

Location: 814 T Street

Assessor's Parcel Number: 009-0122-007

Applicant: Siu Wai Lok
P.O. Box 189371
Sacramento, CA 95818

Property Owner: Same as above

Project Planner: Evan Compton

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: RMX and C-2 MC; Office and Warehouse
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: 950 square feet
Square Footage of Lower Unit: 1,100 square feet
Square Footage of New Garage: 440 square feet
Height of Proposed Building: Two Story
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Exterior Building Materials: Horizontal Lap Siding and Wood Shingle Siding
Roof Materials: Minimum 30 Year Composition
Project Plans: Exhibits A1-A2

Previous Files: PB05-058 (Concurrent)

Additional Information The applicant is converting the basement area of a single family home to create a duplex in the R-1B zone. The existing home is 950 square feet and the lower unit will be 1100 square feet. The property currently has an open housing case for work without permits. The project requires a Zoning Administrator Special Permit for the additional dwelling unit in the Single or Two Family (R-1B) zone.

Staff sent early notification plans to the Southside Park Neighborhood Association. Staff received a letter of support from the association. The site was posted and property owners within 100 feet of the subject site were notified of the public hearing. One neighbor wrote a letter discussing her concerns which included providing adequate onsite parking, maintaining the aesthetic value of the home by not allowing a duplex use, and preserving a large tree on site.

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 (a), Conversion of Small Structures.

Conditions of Approval:

General

1. Size and location of the project shall substantially conform to the plans submitted.
2. The owner/applicant shall comply with all Preservation (PB05-058) conditions of approval which includes moving the proposed door of the lower unit from the front façade and relocating the entrance on the east side of the home.
3. The applicant shall construct a two car garage at the rear of the property accessible from the alley.
4. No mechanical equipment shall be placed on the roof. Any necessary vents shall be painted to match the roof color.
5. A building permit shall be obtained for the installation of the separate electrical service and construction of the separation between the tenants.

Utilities


1. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of any building permit. The impact to the CSS due to one residential unit is estimated to be 1 ESD. The Combined Sewer System fee at time of building permit is estimated to be \$105 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.

Advisory Comments:

1. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
2. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.
3. Should the owner/applicant ever decide to remove the existing walnut tree on site, they are advised to consult with Tree Services first to determine if it is considered of heritage quality.

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's 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 all 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 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

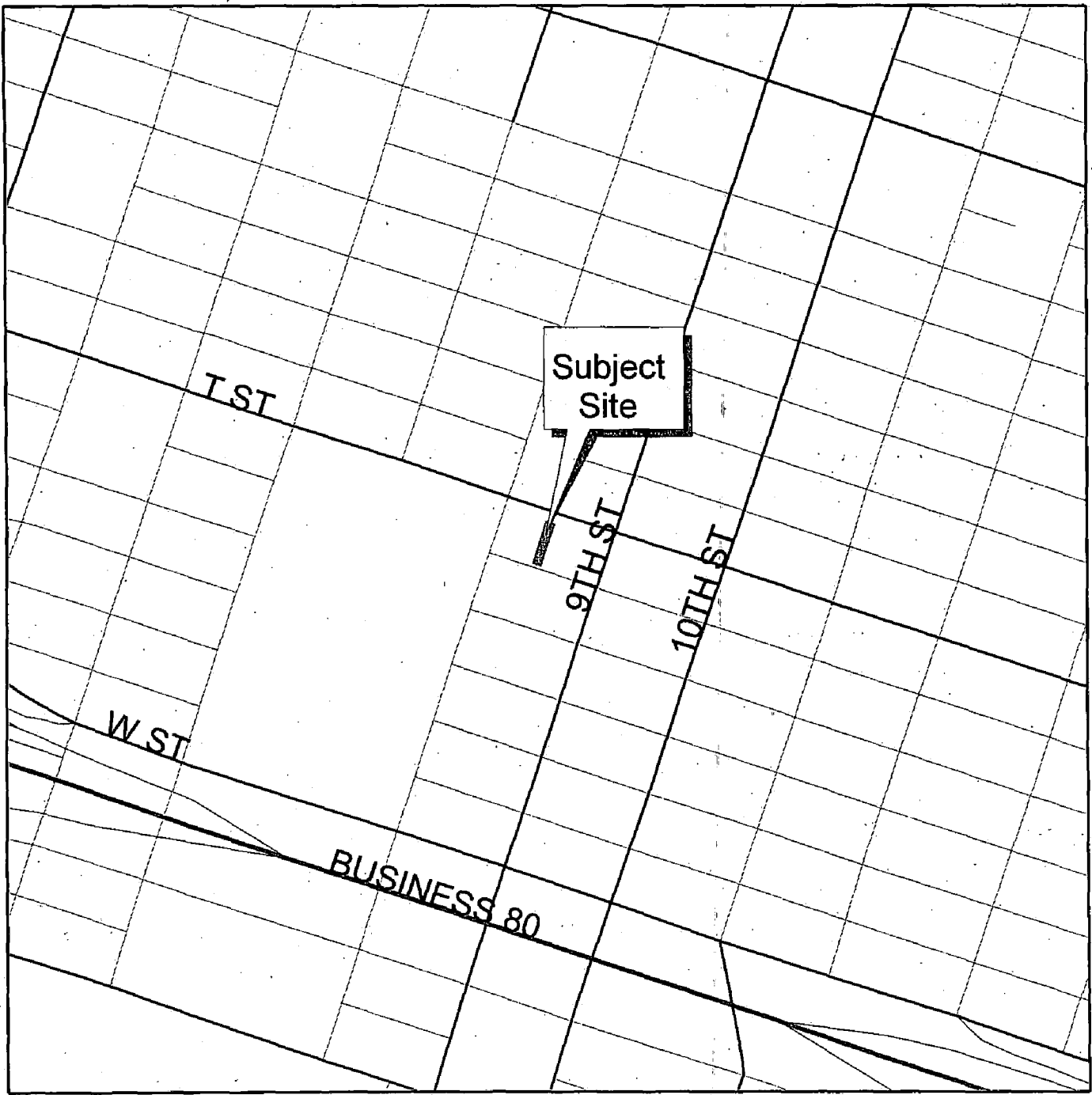


Development Services
Department


Geographic
Information
System

Land Use & Zoning





0 400 800 Feet

Development Services
Department

Geographic
Information
Systems

Vicinity Map



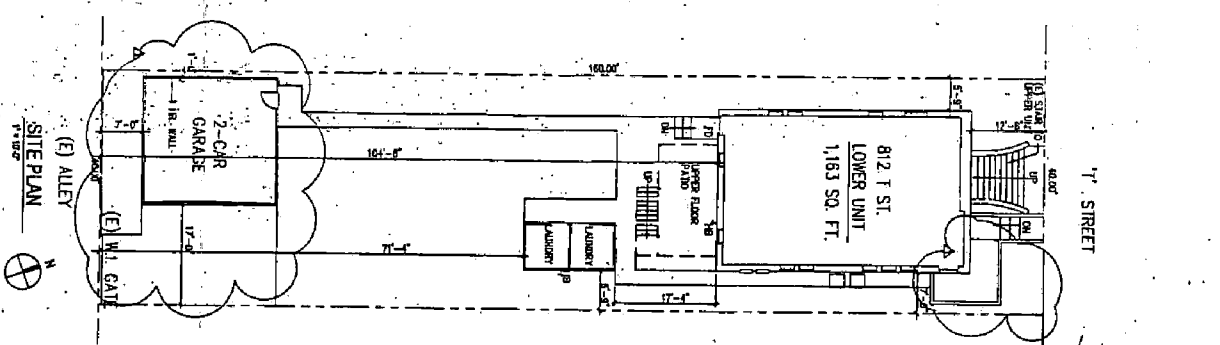
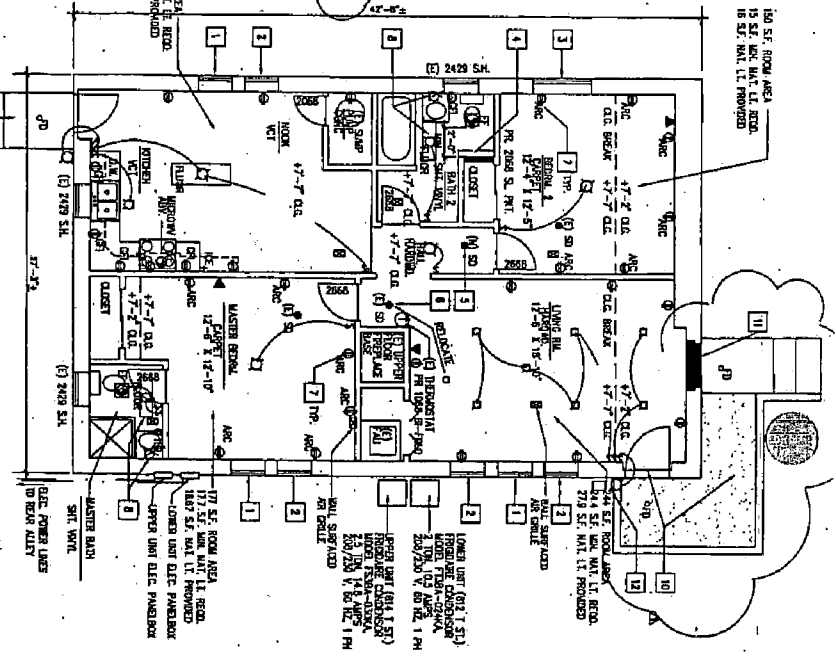
KEY WORK NOTES

- 1 CUT OFF BRICK IN WALL FOR (N) 2400 S.H.
- 2 BRICK REPAIRING 2400 S.H. BRICKS
- 3 CUT OFF BRICK IN WALL FOR (N) 2400 S.H.
- 4 BRICK REPAIRING 2400 S.H. BRICKS
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- 19 BRICK REPAIRING 2400 S.H. BRICKS

GENERAL NOTES

1. THE BUILDING SHALL COMPLY WITH THE 2001 CALIFORNIA BUILDING CODE, 2001 CALIFORNIA ELECTRICAL CODE, 2001 CALIFORNIA MECHANICAL CODE, 2001 CALIFORNIA PLUMBING CODE AND 2001 CALIFORNIA FIRE CODE.
2. THROUGH WALL FLASHING IS TO BE INSTALLED AT ALL WALL PENETRATIONS.
3. REPAIR CRACKS WITH EPOXY RESIN.
4. NEW BRICKS SHALL BE MATCHED TO EXISTING BRICKS.
5. EXISTING BRICKS TO BE REPAIRED OR REPLACED WITH NEW BRICKS.
6. ALL NEW BRICKS SHALL BE FULL BODY BRICKS.
7. ALL EXISTING BRICKS SHALL BE REPAIRED OR REPLACED WITH NEW BRICKS.
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FLOOR PLAN



REVISED
RECD AUG 17 2005



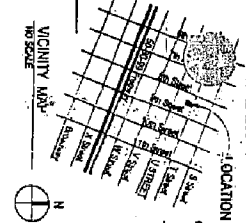
SITE PLAN & FLOOR PLAN
DATE: 08/17/05

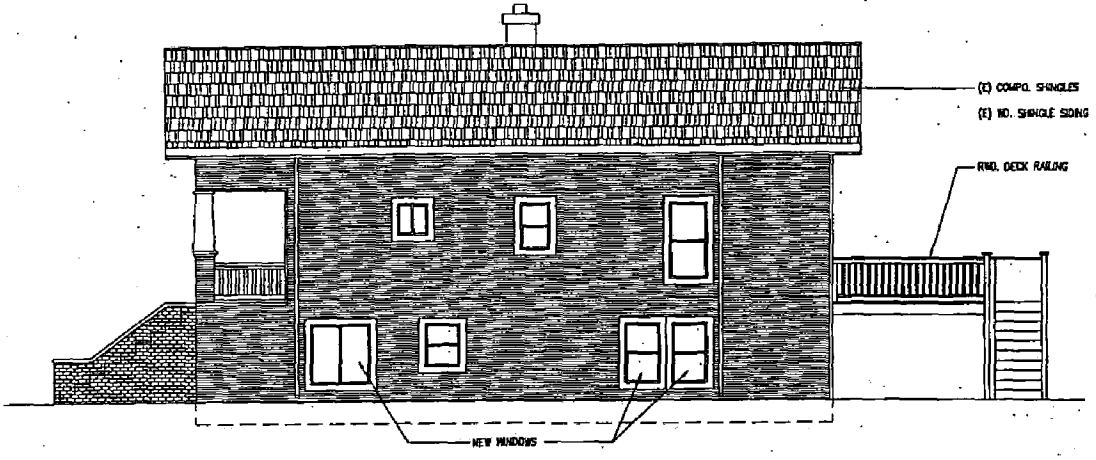
LOK SINGLE FAMILY RESIDENCE
612 T STREET,
SACRAMENTO, CALIFORNIA 95814

ROBERT A. MASSETTI, ARCHITECT
3710 CONE COURT
ROCKLIN, CA 95677

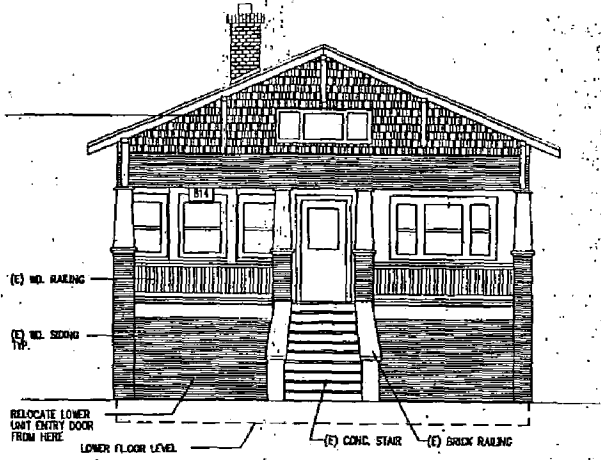
SCALE

LOCATION

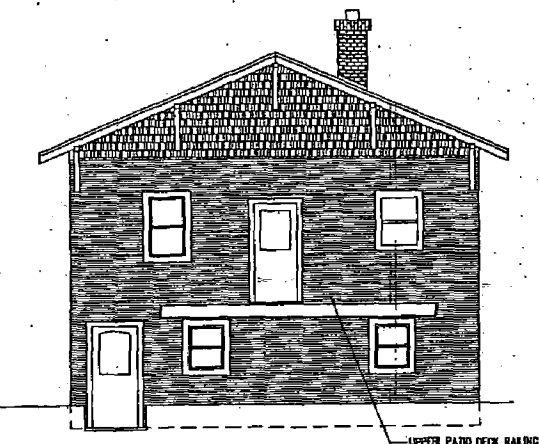




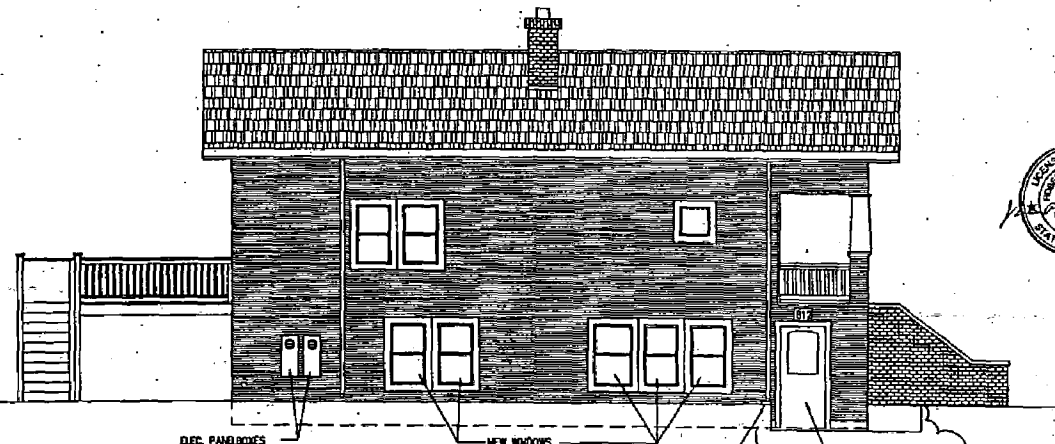
RIGHT SIDE (WEST) ELEVATION



FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



LEFT SIDE (EAST) ELEVATION



REVISED
RCD AUG 17 2005

7/26/1987

September 1, 2005

Item 4