

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 26, 2005, the Zoning Administrator approved with conditions a special permit to allow a second unit in the Standard Single Family (R-1) zone for the project known as (File Z04-395). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Special Permit to allow the conversion of an existing pool house into a 392 square foot second unit (including a 48 square foot addition) that does not meet the required rear yard setback on 0.28[±] developed acres in the Single Family Residential (R-1) zone.

Location: 1407 11th Avenue (D4, Area 2)

Assessor's Parcel Number: 012-0362-019

Applicant: Paul Menard
P.O. Box 1005
Carmichael, CA 95609

Property Owner: Richard and Gay Steere
1407 11th Avenue
Sacramento, CA 95818

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential 4-15 du/na
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-1; Residential	Front:	25'	45'
South: R-1; Residential	Side (W):	5'	5'
East: R-1; Residential	Side (E):	5'	1.5'
West: R-1; Residential	Rear:	15'	9'

Property Dimensions: Irregular
Property Area: 0.28[±] acres
Square Footage of Buildings: Residence and Garage- 5,471 square feet
Second Unit- 392 square feet
Total- 5,863 square feet

Height of Building: Residence - Two Stories
Second Unit- Single Story 10 feet

Topography: Flat

Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: None

Additional Information The applicant is requesting to convert an existing 344 square foot pool house into a second residential unit and add an additional 48 square feet to the structure. The existing structure meets accessory building requirements; however, when converted to a residential unit then the structure does not meet setback requirements. The structure is 9.7 feet from the rear yard setback at the narrowest point and the required residential setback is 15 feet. The applicant proposes a four foot wide addition to the east end of the structure that will further reduce the setback to nine feet due to the angular rear property line. The proposed second unit meets all other Zoning Code requirements for a second unit. According to the Zoning Ordinance, second residential units are allowed in this zone as long as the structure complies with all second unit regulations. The applicant is requesting a Special Permit to convert the existing structure into a second unit with the proposed rear yard setback.

Early project notification was sent to the Land Park Community Association. No comments were received from the association. The site was posted and property owners within 100 feet of the subject site were notified. Staff received several calls requesting additional information and one letter in opposition to the project. The property owner to the rear objected based on nuisance issues; however, the property owner was complaining about an adjacent property and not the subject 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).

Conditions of Approval:

1. Size and location of the second residential unit shall conform to the plans submitted.
2. The applicant shall obtain the necessary building permits prior to commencing construction.
3. No mechanical equipment shall be placed on the roof. Any necessary roof vents shall be painted to match the roof color.
4. Addressing for the second unit shall be located on the property such that is visible from the street.
5. The addition shall match the existing building in materials and color.
6. Any modification of the second unit shall require additional Planning review and approval.
7. One of the units must always be owner occupied.

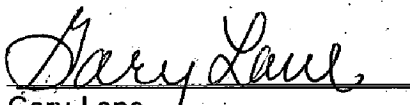
Utilities:

8. Show all existing easements to include the four foot public utility easement adjacent to the rear property line.

9. There are currently City sanitary sewers and water mains within a four foot public utility easement adjacent to the rear property line of the subject parcel. The proposed addition including footing and overhang shall not encroach within the public utility easement.
9. **Advisory Note:** The applicant is responsible for the protection and repair of the City sanitary sewer and water mains during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.

Findings of Fact


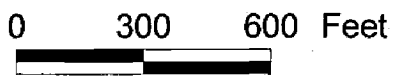
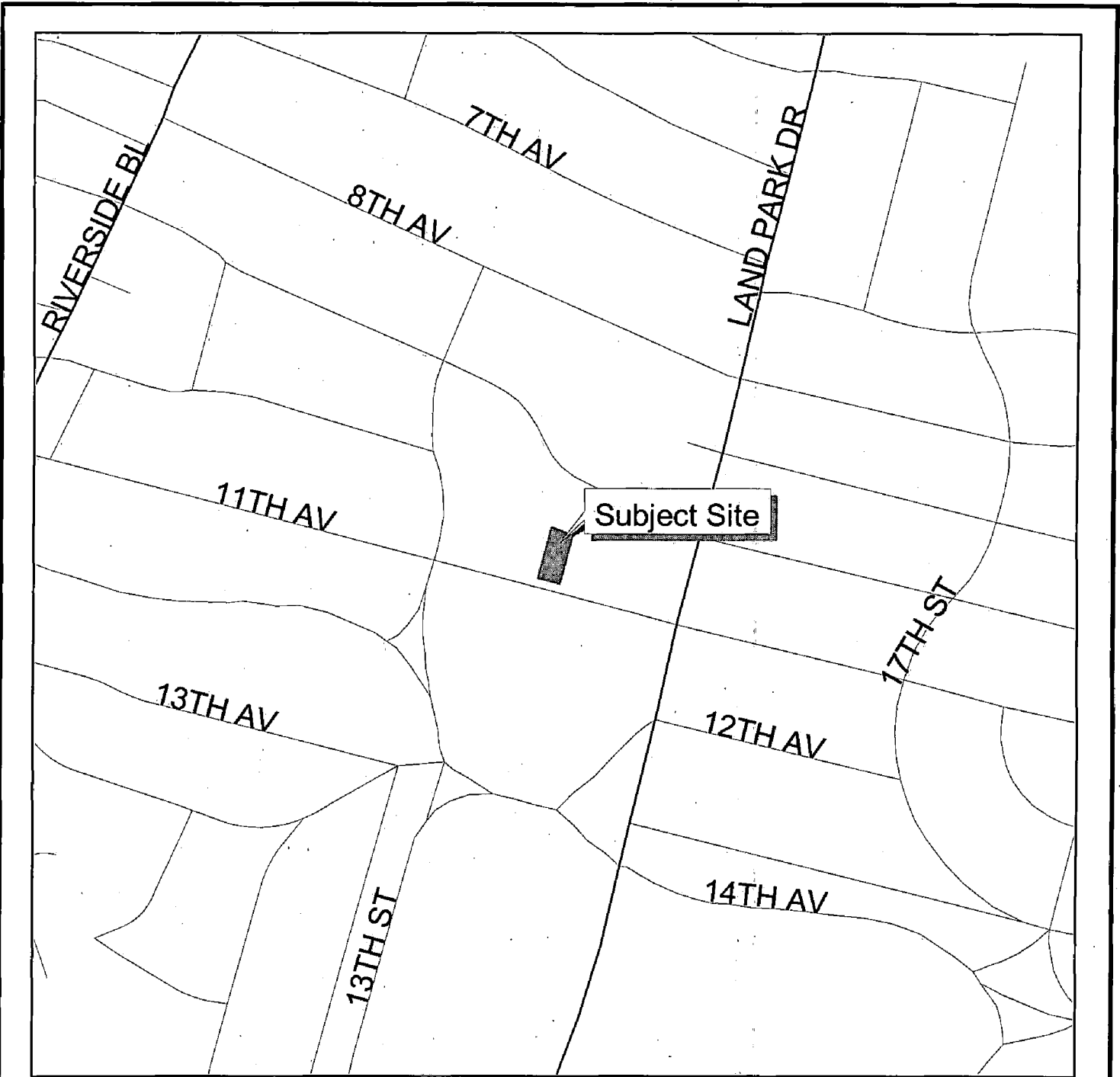
1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. second residential unit is permitted in the Standard Single Family zone;
 - b. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood; and
 - c. the structure is existing and changing the use will have minimal impact to surrounding properties.
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;
 - b. adequate parking and open space is provided, and
 - c. the reduced setback is for a structure that has existed in the current location and will not impact the adjacent residential properties.
3. The project is consistent with the General Plan that designates the site as Low Density Residential 4-15 du/na.


Gary Lane
Acting 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

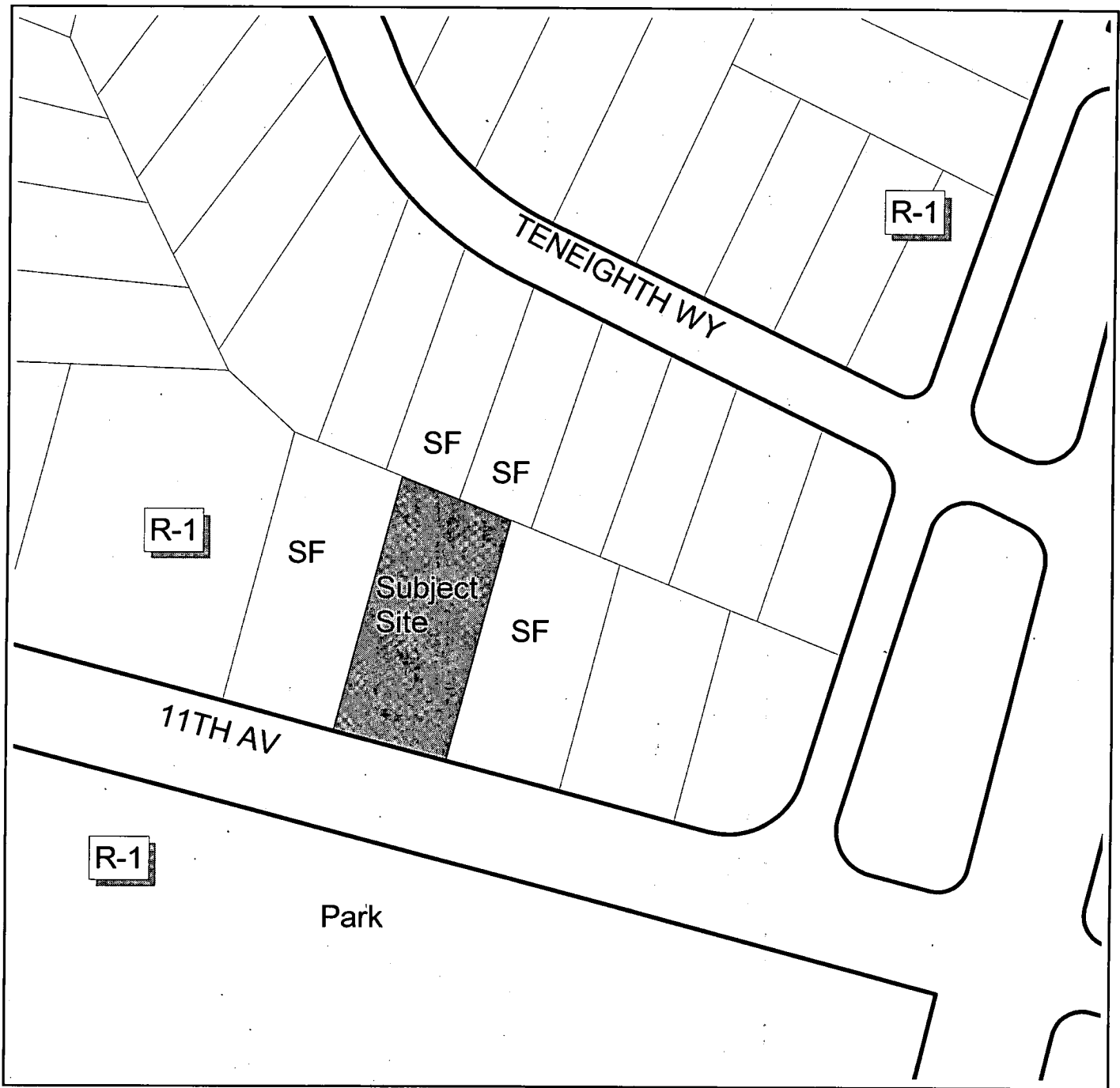


Development Services
Department


Geographic
Information
Systems

Vicinity Map





0 300 Feet



Development Services
Department

Geographic
Information
System

Land Use & Zoning

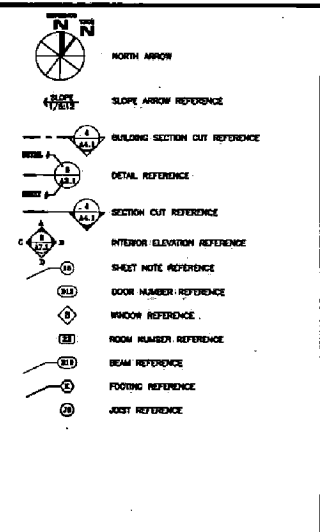
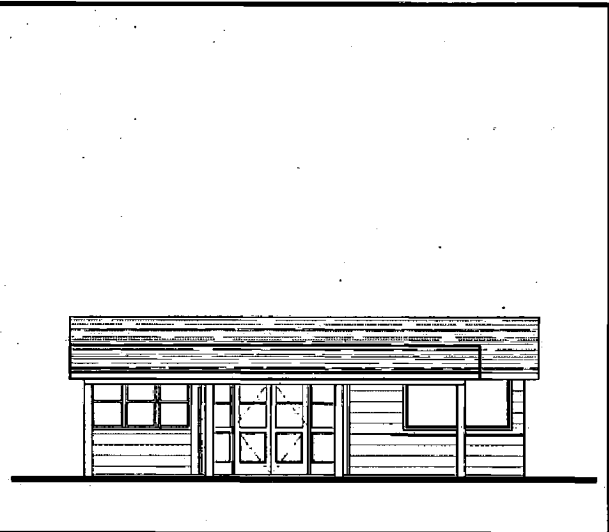
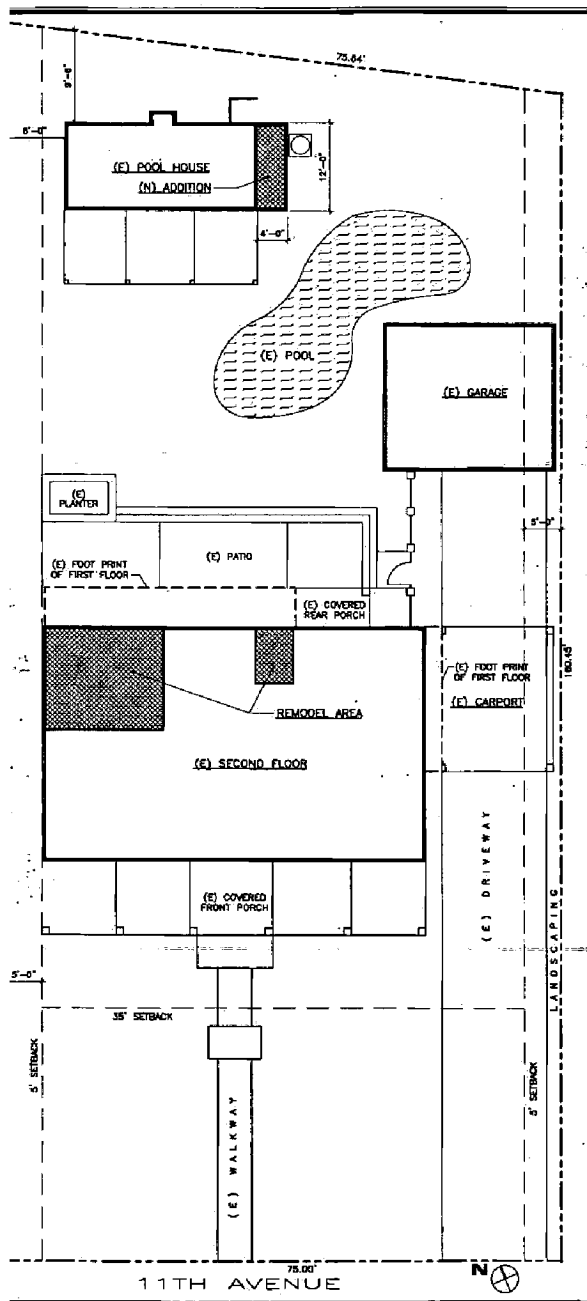


STEEERE RESIDENCE POOL HOUSE REMODEL

1407 11TH AVENUE
SACRAMENTO, CA 95818

PAUL MENARD ASSOCIATES, AIA
Architectural + Construction + Project Management
P.O. Box 1005
Carmichael, CA 95609
Telephone 916.483.7118
Facsimile 916.482.1075
Paul R. Menard, AIA
CA License No. C22190

STEEERE RESIDENCE
POOL HOUSE REMODEL
1407 11TH AVENUE, SACRAMENTO, CALIFORNIA 95818



SHEET INDEX NO SCALE 2

A0 COVER SHEET AND SITE PLAN
A1 DEMOLITION, FLOOR, ROOF ELECTRICAL PLAN
A2 FOUNDATION, ROOF FRAMING PLAN AND DETAILS
A3 INTERIOR, EXTERIOR ELEVATIONS AND SCHEDULES
T24 TITLE 24 ENERGY DOCUMENTATION

ARCHITECT: PAUL MENARD ASSOCIATES, AIA
P.O. BOX 1005
CARMICHAEL, CA 95609-1005
PHONE: 488-7118
FAX: 488-7075
CONTACT: PAUL MENARD

GENERAL CONTRACTOR: PAUL MENARD ASSOCIATES, AIA
P.O. BOX 1005
CARMICHAEL, CA 95609-1005
PHONE: 488-7118
FAX: 488-7075
CONTACT: PAUL MENARD
CA LIC. NO.: 838300

OWNER: GAY STEERE
1407 11TH AVE
SACRAMENTO, CA 95818
PHONE: 648-8882
CONTACT: GAY STEERE

FRONT ELEVATION AT POOL HOUSE SCALE 1/8" = 1'-0" 11

JURISDICTION: CITY OF SACRAMENTO
CODE: UNIFORM BUILDING CODE (UBC) 1997 EDITION
CONSTRUCTION TYPE: V-M
OCCUPANCY GROUP: R-3

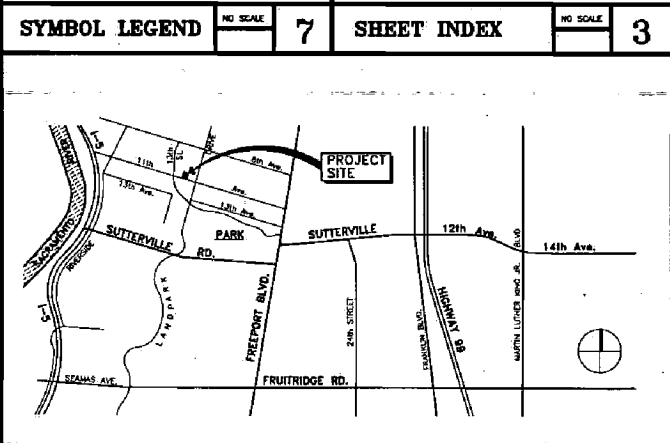
PROJECT AREAS

(C) FIRST FLOOR:	1830 SF	
(C) SECOND FLOOR:	3338 SF	3530 SF
(C) CONDITIONED AREA SUBTOTAL:	5168 SF	
(C) POOL HOUSE:	344 SF	
(N) POOL HOUSE ADDITION:	48 SF	392 SF
TOTAL POOL HOUSE AREA:	392 SF	4230 SF
TOTAL CONDITIONED AREA:		4230 SF
(C) MAIN HOUSE COVERED REAR PORCH:	82 SF	
(C) MAIN HOUSE COVERED FRONT PORCH:	528 SF	
(C) POOL HOUSE COVERED PORCH:	288 SF	
(C) DETACHED GARAGE:	680 SF	
(C) DETACHED CARPORT:	307 SF	
TOTAL AREA OF PORCHES & GARAGES:	1633 SF	1833 SF
TOTAL AREA UNDER ROOF:		5883 SF
TOTAL GROUND FOOTPRINT:	3853 SF	

LOT AREA = 12,401 SF (28 ACRES)
COVERAGE RATIO = 3,853/12,401 = 31 PERCENT
ASSESSOR'S PARCEL NUMBER: 012-0382-019
ZONING: R-1
LOT COVERAGE ALLOWED: N/A

ABBREVIATIONS NO SCALE 12

- AT: ANGLE
- A.F.F.: ABOVE FINISHED FLOOR
- C.C.L.: CENTERLINE
- CL: CLEAR
- CONC.: CONCRETE
- COFF: COFFER
- OP: OVERTURNING POINT
- CA: CORNER
- DL: DEAD LOAD
- EA: EACH
- EA. WT.: EACH WEIGHT
- E.H. HAIL: EXPOSED HAIL
- EQ: EQUAL
- F.F.: FINISHED FLOOR
- F.P.: FIREPLACE
- F.T.L.: FOOTING
- GA: GABLE
- GR: GRADE
- GYP. BO.: GYPSUM BOARD
- LB: LBS.
- L.F.: LINEAL FEET
- LV: LIVE LOAD
- MB: MASONRY
- MIN: MINIMUM
- MAX: MAXIMUM
- NEW: NEW
- NAT: NATURAL
- O.S.B.: ORIENTED STRAND BOARD
- ON CENTER: ON CENTER
- P.S.I.: POUNDS PER SQUARE INCH
- SF: SQUARE FEET
- T.C.: THICKNESS
- T.O.P.: TOP OF PLATE
- TYP.: TYPICAL
- W/ WITH
- W/W.M.: WELDED WIRE MESH



SITE PLAN SCALE 1/8" = 1'-0" 16

CODE ANALYSIS NO SCALE 16

ABBREVIATIONS NO SCALE 12

VICINITY MAP NO SCALE 4

REVISIONS

NO.	DATE	DESCRIPTION

DATE: APR 5, 2004

PROJECT NO.: 040021

SHEET TITLE: COVER SHEET & SITE PLAN

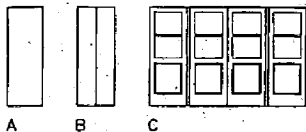
SHEET NO.: 10

Z04-395

DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	SIZE	THICKNESS	FINISH	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	FIRE RATING	HARDWARE	REMARKS
001	D	PR 1'-3" x 6'-0"	1 3/4"	P2	--	--	--	--	1	--
002	A	2'-0" x 6'-0"	1 3/4"	P2	--	--	--	--	3	--
003	C	PR 5'-10" x 6'-0"	1 3/4"	P2	--	--	--	--	3	--

DOOR TYPES
SCALE: 1/4" = 1'-0"



DOOR NOTES

- 1 SIZE FINISH SCHEDULE FOR PAINT DESCRIPTIONS
- 2 PROVIDE THE FOLLOWING MOLDING PROFILES AS DESCRIBED IN "M" / SERIES WOOD MOLDING PATTERNS PUBLISHED BY WESTON WOOD MOLDINGS AND MILLWORK PRODUCTS. PROVIDE SOLID WOOD MOLDINGS, NO FINGER-JOINT MATERIAL. DOOR CASING: MW 208 1 1/2" x 2-1/4" WINDOW STOOL: MW 1021 1 1/2" x 2-1/4" CASE UNDER WINDOW STOOL: MW 85 3/4" x 3/4" BASE: MW 83 1 1/2" x 2-1/4" VALANCE AT GLEZE BYPASS DOORS: 3/8" x 2-3/4" FLAT STOOL
- 3 PROVIDE REDWOOD OR MANUFACTURER'S INTEGRAL STUCCO MOLD AT ALL EXTERIOR DOORS
- 4 INTERIOR DOORS ARE MOULDED MASOITE, HOLLOW CORE, SOLID EDGES, PRIMED FOR PAINTING
- 5 MATCH EXISTING DOOR CASING, WINDOW STOOL, AND APRON

HARDWARE GROUPS

- HARDWARE GROUP 1 - WOOD DOORS IN WOOD FRAMES**
EACH DOOR TO RECEIVE:
3 EA. 4" x 4" REGULAR BEARING BSS
1 EA. PLY X 2-3/8" B.S. X BSS
PASSAGE LATCHSET SCH F SERIES
- HARDWARE GROUP 2 - WOOD DOORS IN WOOD FRAMES**
EACH DOOR TO RECEIVE:
3 EA. 4" x 4" REGULAR BEARING BSS
1 EA. PLY X 2-3/8" B.S. X BSS
PRIVACY LATCHSET SCH F SERIES
- HARDWARE GROUP 3 - ALUMINUM CLAD WOOD TYPING DOOR**
EACH DOOR TO RECEIVE:
ALL HARDWARE BY MANUFACTURER
PROVIDE 2-PH SCREGE LOCK CYLINDER IN MANUFACTURER'S LOCKSET

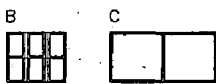
DOOR SCHEDULE

SCALE: 1/4" = 1'-0" **1**

WINDOW SCHEDULE

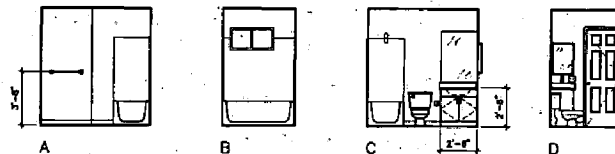
ID	TYPE	WIDTH	HEIGHT	GLAZING	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	REMARKS
1	A	3'-0"	1'-6"	GM/TEMPERED	--	--	--	--
2	B	3'-0"	3'-0"	GM/TEMPERED	--	--	--	--
3	C	1'-6"	3'-0"	GM/TEMPERED	--	--	--	--

WINDOW TYPES



WINDOW NOTES

- 1 01 INDICATES CLEAR GLAZED UNITS, LOW-E GLASS, AND TEMPERED WHERE REQUIRED BY CODE
- 2 ALL WINDOWS TO BE VINYL AND WHITE
- 3 PROVIDE SCREENS WITH ALL WINDOWS



WINDOW SCHEDULE

SCALE: 1/4" = 1'-0" **10**

INTERIOR ELEVATIONS - BATHROOM

SCALE: 1/4" = 1'-0" **2**

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILINGS		NOTES
				N	S	E	W	MATL.	HIGHT	
001	(N) BATHRM	T1	B1	05/U/P2	05/U/P2	05/U/P2	05/U/P2	RS	8'-6"	RE/R/A/RB
002	(N) KITCHEN	T1	B1	05/U/P2	05/U/P2	05/U/P2	05/U/P2	RS	8'-6"	RE/R/A
003	CLOSET	T1	B1	05/U/P1	05/U/P1	05/U/P1	05/U/P1	RS	8'-6"	R1

FINISH SCHEDULE NOTES
FLOOR COVERING AND BASE

- T1 CERAMIC TILE TO BE SELECTED, INTEGRAL DOVE BASE.
T2 CERAMIC TILE BASE, SEE DOOR SCHEDULE FOR PROFILE

WALL TEXTURE

- 001 1/2" GYPSUM BOARD, SMOOTH AND IMPERFECT.
PROVIDE WATER-RESISTANT BOARD AT DAMP LOCATIONS.
PROVIDE 3/4" BULLNOSE CORNERS.

CLOSET LINING

- W01 REDUCE CEDAR, 5/16" THICK, TONGUE AND GROOVE EDGE, FACE NAIL OVER GYPSUM BOARD. APPLY TO WALLS AND CEILING.

COUNTER TOPS AND BACK SPLASHES

- T2 CERAMIC TILE TO BE SELECTED & 1/4" X 4 1/4" OR 8" X 8" TRIMSET OVER DIMENSIONED BACKER BOARD. PROVIDE AT ALL BATHROOM VANITIES AND SHOWER WALLS.

PAINT FINISHES (ALL COLORS TO BE SELECTED UNLESS)

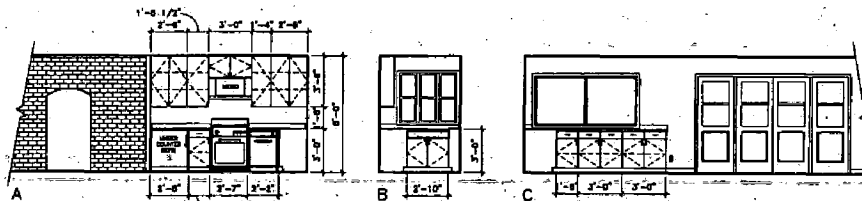
- P1 ACRYLIC COPOLYMER LOW SHEEN ENAMEL, 2 COATS OVER PRIMER, APPLIED OVER INTERIOR SURFACES.
P2 100% ACRYLIC LATEX SEMI-GLOSS ENAMEL, 2 COATS OVER PRIMER APPLIED OVER INTERIOR AND EXTERIOR SURFACES. PROVIDE APPROPRIATE MATERIAL FOR SUBSTRATE AND EXPOSURE.
P3 STAIN AND LACQUER OR CATALYZED CLEAR FINISH AT CABINETS, LIGHT FRAME AND LIGHT VALANCES, BY CABINET SUBCONTRACTOR.
P4 FACTORY FINISH ON WINDOWS, COLOR: WHITE.
P5 ACRYLIC COPOLYMER LOW SHEEN EXTERIOR ENAMEL, 2 COATS OVER PRIMER APPLIED AT EXTERIOR WOOD AND SHEET METAL SURFACES. USE APPROPRIATE PRIMER FOR SUBSTRATE.
P6 PAINT GRADE FINISH ON INTERIOR WOOD WINDOWS AND DOORS—COLOR TO BE SELECTED

REMARKS

- R1 INSTALL CEDAR PRIOR TO SHELF AND POLE.
R2 PROVIDE STAIN-GRADE CASEWORK TO BE SELECTED BY OWNER.
R3 5/8" TYPE "X" GYPSUM BOARD AT ALL CEILING.
R4 PROVIDE WATER-RESISTANT MATERIALS "1" & "2" AT ALL BASE CABINETS, VANITIES, TUB AND SHW AREAS AS REQUIRED.
R5 NO SHOWER DOOR REQUIRED.

INTERIOR ELEVATIONS - KITCHEN

SCALE: 1/4" = 1'-0" **3**

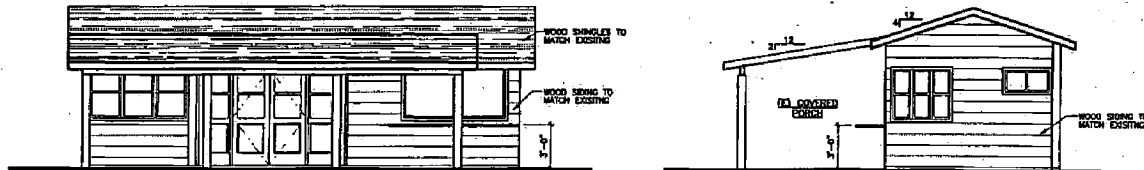


ROOM FINISH SCHEDULE

SCALE: 1/4" = 1'-0" **16**

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0" **4**



PAUL MERRILL ASSOCIATES, AIA
Architecture + Construction + Project Management
P.O. Box 1005
Carmel, CA 95008
Telephone 818.482.7116
Facsimile 818.482.7075
Paul R. Merrill, AIA
CA License No. C22190

STEERE RESIDENCE
POOL HOUSE REMODEL
1401 11TH AVENUE - SACRAMENTO, CALIFORNIA 95818

REVISIONS
DATE: APR 9, 2004
PROJECT NO.: 040201
SHEET TITLE: EXTERIOR & INTERIOR ELEVATIONS
SHEET NO.: A3
CONSTRUCTION SET

ITEM 7

EXHIBIT D

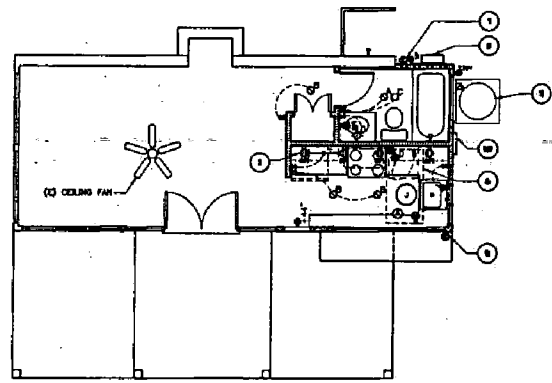
PAVS MERRILL ASSOCIATES, AIA
 Architects + Constructors + Project Management
 P.O. Box 1000
 Carmichael, CA 95600
 Telephone 916.488.7718
 Facsimile 916.488.7773
 Paul R. Merrill, AIA
 CA License No. 022180

STEERE RESIDENCE
 POOL HOUSE REMODEL
 1407 11TH AVENUE SACRAMENTO, CALIFORNIA 95818

LIGHT FIXTURE SCHEDULE					
SYMBOL	COUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMP
⊕	1	RECESSED DOWN LIGHT, 6" WET LOCATIONS SHOWERS	ARGO LIGHTING	EC370 COMPLETE UNIT	1 - A19 40 WATT MAXIMUM
⊕	3	RECESSED DOWN LIGHT, 6"	ARGO LIGHTING	EC370 COMPLETE UNIT	1 - A19 40 WATT MAXIMUM
⊕	1	EXHAUST FAN	PANASONIC	110 CFM	NONE
⊕	1	INTERIOR WALL MOUNTED LIGHT FIXTURE	TO BE SELECTED	TO BE SELECTED	1 - A19 80 WATT
⊕	1	FLUORESCENT WOOD CABINETS 24-1/2" LONG	FLUORESCENT SUPPLY CO., INC.	3224 ELECTRONIC BALLAST	2 - F8T5

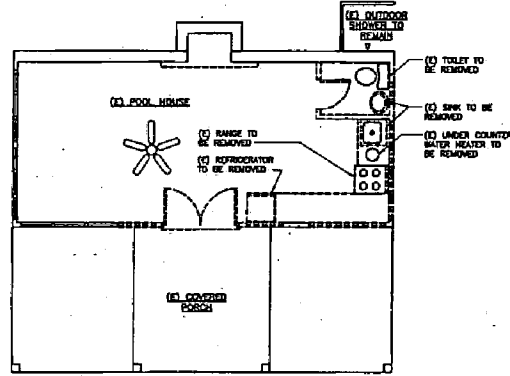
ELECTRICAL DEVICE LEGEND	
SYMBOL	DESCRIPTION
⊕	DUPLEX RECEPTACLE, GROUNDING TYPE AT +12"
⊕	DUPLEX RECEPTACLE AT INDICATED DIMENSION ABOVE FINISH FLOOR
⊕	DUPLEX RECEPTACLE WITH GROUND FAULT PROTECTION, ABOVE BACK SPLASH
⊕	SINGLE POLE SWITCH
⊕	FUSED DISCONNECT
⊕	JUNCTION BOX
⊕	DUPLEX RECEPTACLE, WEATHER PROOF AT +12"

- ELECTRICAL PLAN NOTES**
- ① GFI MEANS GROUND FAULT INTERRUPTER CIRCUIT.
 - ② POWER FOR MICROWAVE & REFRIGERATOR
 - ③ U.F.E.R. GROUND TERMINATION POINT. SEE 4/A1 FOR LOCATION OF #4 COPPER U.F.E.R. GROUND ELECTRODE. CONNECT TO (N) ELECTRICAL PANEL IN COUNTY APPROVED JUNCTION BOX WITH ACCESS DOOR.
 - ④ RETURN/SUPPLY AIR REGISTER.
 - ⑤ POWER FOR SECURITY / FIRE ALARM SYSTEM.
 - ⑥ JUNCTION BOX WITH POWER FOR AIR HANDLER, 110V COMMERCIAL RECEPTACLE AND UTILITY LIGHT FIXTURE AT AIR HANDLER IN ATTIC.
 - ⑦ GAS STUB
 - ⑧ TANKLESS WATER HEATER MODEL #2232W-H "RINNAI" PROVIDE 110V POWER AND GAS STUB.
 - ⑨ GAS STUB FOR FUTURE BARBECUE.
 - ⑩ ELECTRICAL PANEL.
 - ⑪ HVAC CONDENSER UNIT



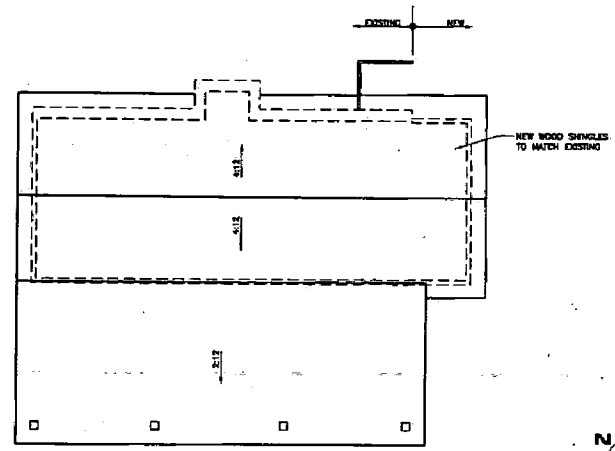
ELECTRICAL PLAN

SCALE 1/4"=1'-0"
 7



DEMOLITION PLAN

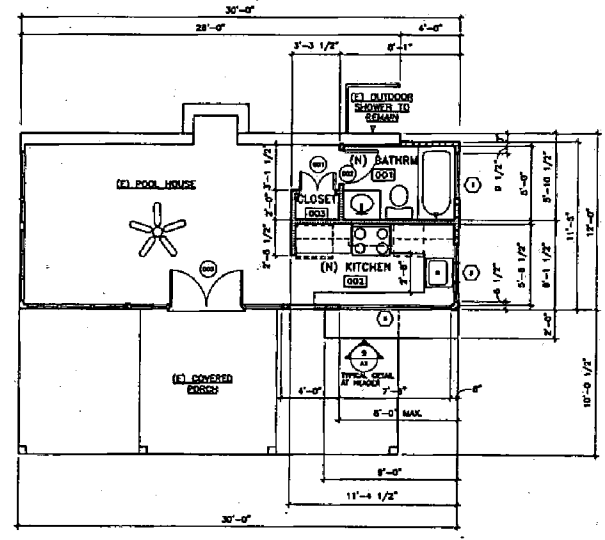
SCALE 1/4"=1'-0"
 8



ROOF PLAN - POOL HOUSE

SCALE 1/4"=1'-0"
 2

WALL LEGEND	
---	EXISTING WALL, 2X4 STUDS AT 16" O.C.
---	NEW EXTERIOR WALL, 2X4 O.F. STUDS AT 16" O.C. - BOTS REGULATION R-13
---	NEW INTERIOR WALL, 2X4 O.F. STUDS AT 16" O.C.
---	EXISTING WALL TO BE DEMOLISHED



FLOOR PLAN - POOL HOUSE

SCALE 1/4"=1'-0"
 4

ELECTRICAL LEGEND

SCALE 1/4"=1'-0"
 12

REVISIONS		
NO.	DATE	BY

DATE APR 9, 2004

PROJECT NO. 04001
 DRAWN BY VT
 CHECKED BY FM

SHEET TITLE
 DEMOLITION,
 FLOOR, ROOF &
 ELECT. PLAN

SHEET NO.
 A1
 CONSTRUCTION SET