



DEVELOPMENT SERVICES
DEPARTMENT

PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING
916-808-5656
916-264-5543 FAX

Minor Modification To Previous Approval

FILE NUMBER: Z04-280			
PREVIOUS FILE NUMBERS: Z02-177, P88-424, P92-237			
SPECIAL PERMIT <input checked="" type="checkbox"/> OR PLAN REVIEW <input type="checkbox"/>			
PROJECT ADDRESS: 5940 and 5946 Lemon Park Way			
APN: 038-0011-077 and 038-0011-076			
APPLICANT'S NAME & ADDRESS: <table border="1"><tr><td>Phuong A. Pham</td></tr><tr><td>2557 35th Avenue</td></tr><tr><td>Sacramento, CA 94601</td></tr></table>	Phuong A. Pham	2557 35 th Avenue	Sacramento, CA 94601
Phuong A. Pham			
2557 35 th Avenue			
Sacramento, CA 94601			
PROPOSED PROJECT: The site area contains several parcels within a previously approved subdivision approved by City Council on January 31, 1989 (P88-424). The approvals also contained a Special Permit to construct single family residences in the Single Family Alternative (R-1A) zone . On September 9, 1992, the Planning Director modified the Special Permit to change floor and elevation plans (P92-237). The original subdivision was approved with zero lot lines and the subsequent modification increased the interior setback to 5 feet. The floor plans were also modified to include two story residences for several of the parcels. Any additions or change to a site that has a Special Permit requires a Special Permit Modification. The applicant is requesting to modify the previously approved house plans for two vacant parcels in this subdivision.			
ANALYSIS & CONDITIONS: The project will modify the floor plans for two remaining vacant lots to two story house plans of 2,259 square feet. Additionally, the setbacks will be modified to adjust the previously approved zero lot line to allow a more desirable unit placement on the lots. Staff supports the modification because the proposal is consistent with the previously modified house plans for this subdivision. Furthermore, the proposed changes will not significantly change the overall subdivision development of the surrounding area. The modification is approved subject to the following conditions: <ol style="list-style-type: none">1. The applicant shall obtain building permits prior to commencing construction.2. The project shall be constructed in compliance with submitted plans. Should the applicant wish to modify the project, additional Planning review will be required.3. The size of the floor plans shall match submitted plans (2,259 square feet for two story residences).4. The following setback changes are authorized:			

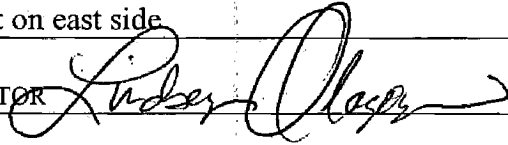
Exhibits:
Z04-280

1. Approved Plans

cc. File (original), Z Binder, Applicant

- a. Lot 41: 4' 2 3/4" on west side, 12.5 feet on east side
- b. Lot 42: 5 feet on west side, 5 feet on east side

APPROVED BY: Lindsey Alagozian
FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR



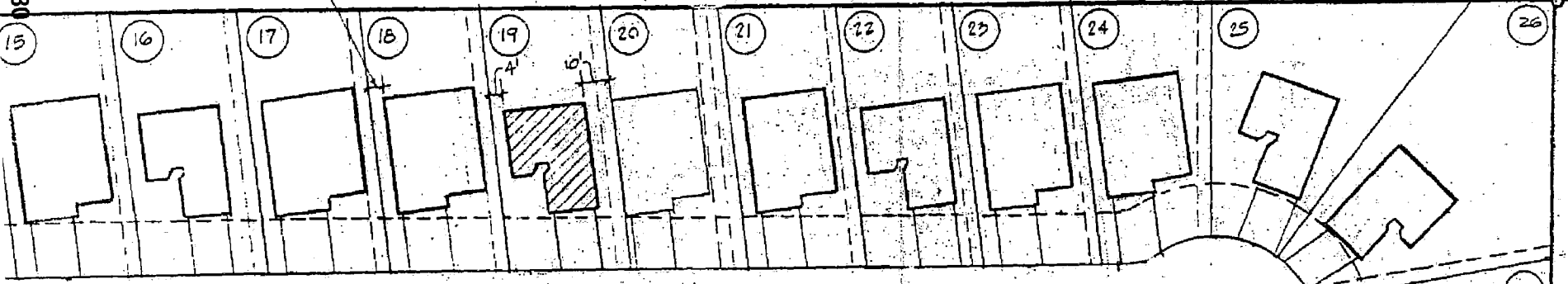
DATE: October 4, 2004

Z02-117

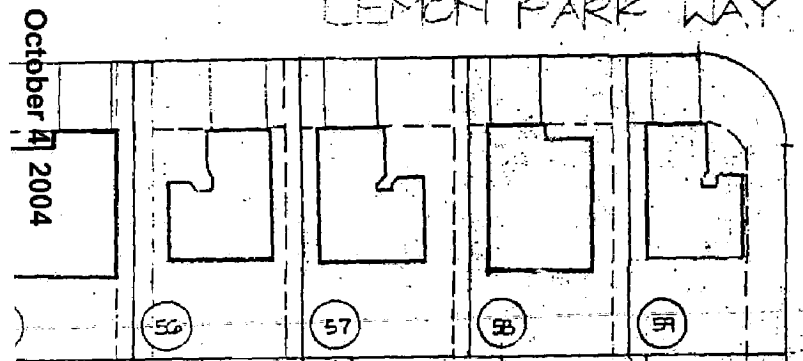
Z04-280

40 TH AVENUE

5' MIN. SETBACK
TYP. U.N.C.



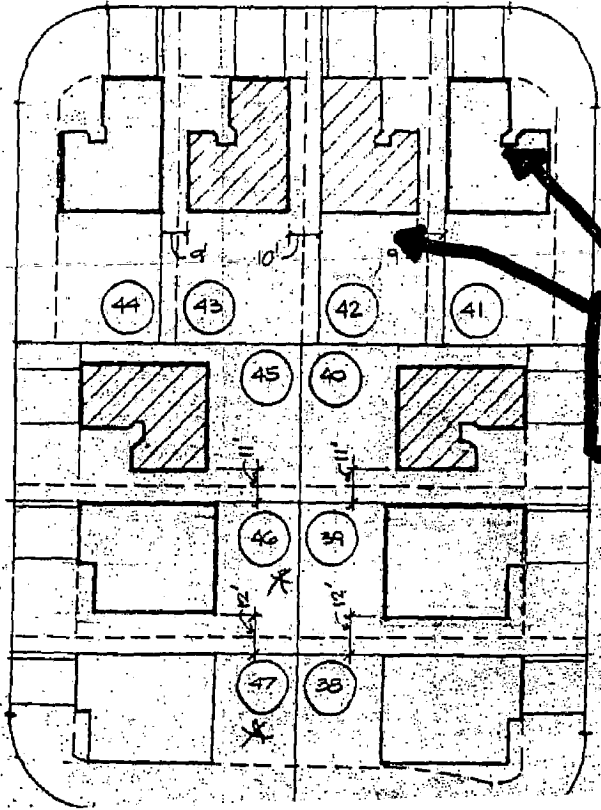
LEMON PARK WAY



October 4, 2004

Minor Mod

CITRUS TREE WAY



Subject Sites

WAY

EXHIBIT A

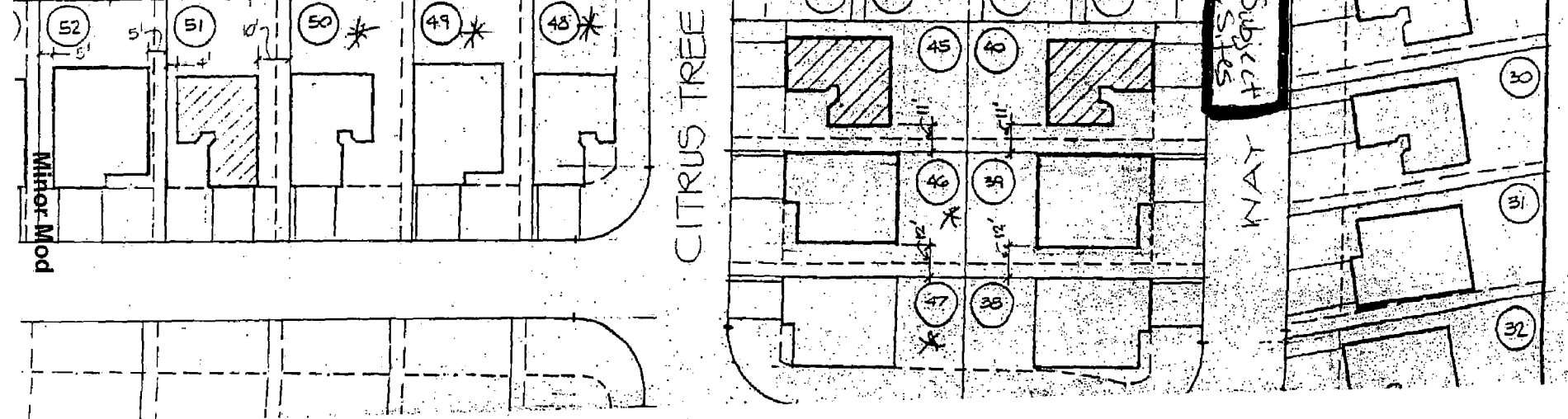
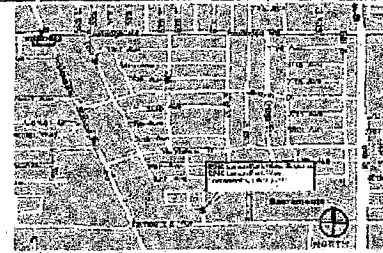


EXHIBIT B

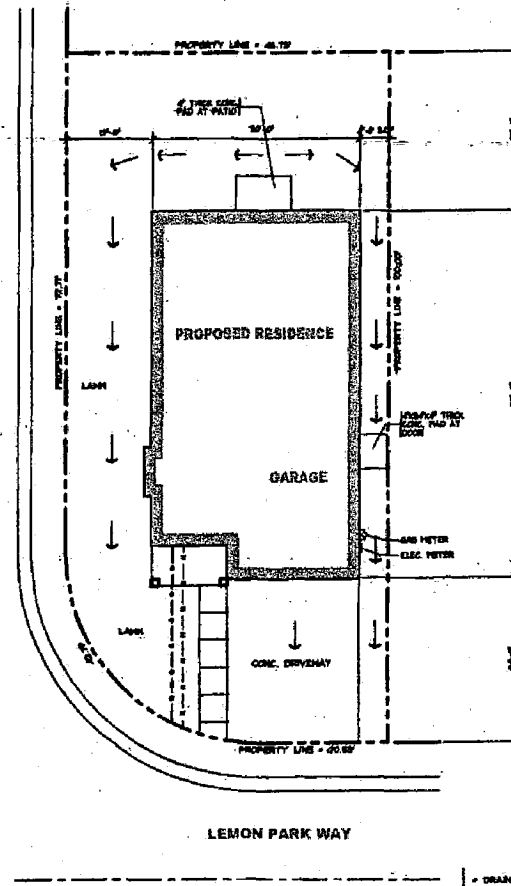
038-0011-076

Z04-280

08-30-2004



VICINITY MAP



SITE PLAN - FLOOR AREA = 2259 S.F. (TOTAL SITE AREA = 4504 S.F.)



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

MS. PHUONG A PHAM
2577 13TH AVENUE
OAKLAND, CA, 94601

**SINGLE
FAMILY RESIDENCE
LOT-1**

**6340 LEMON PARK WAY
SACRAMENTO, CA, 95824**

08-08 07-30-04

SITE PLAN

A-1

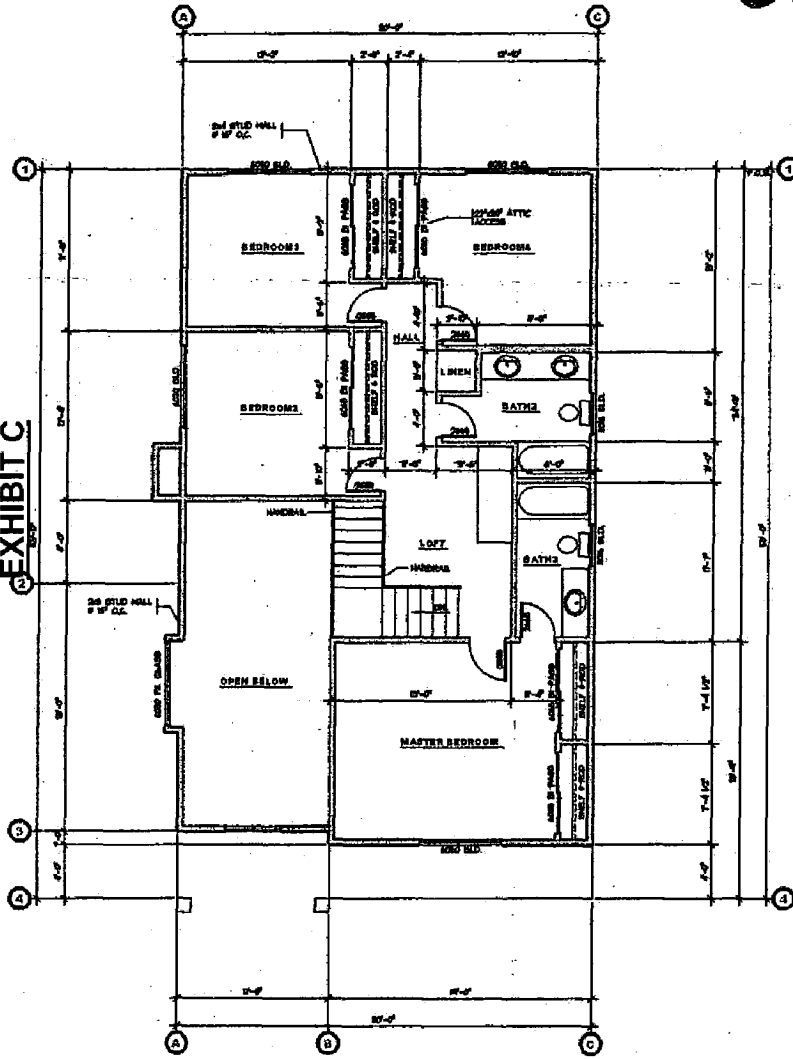
Minor Mod

October 4, 2004

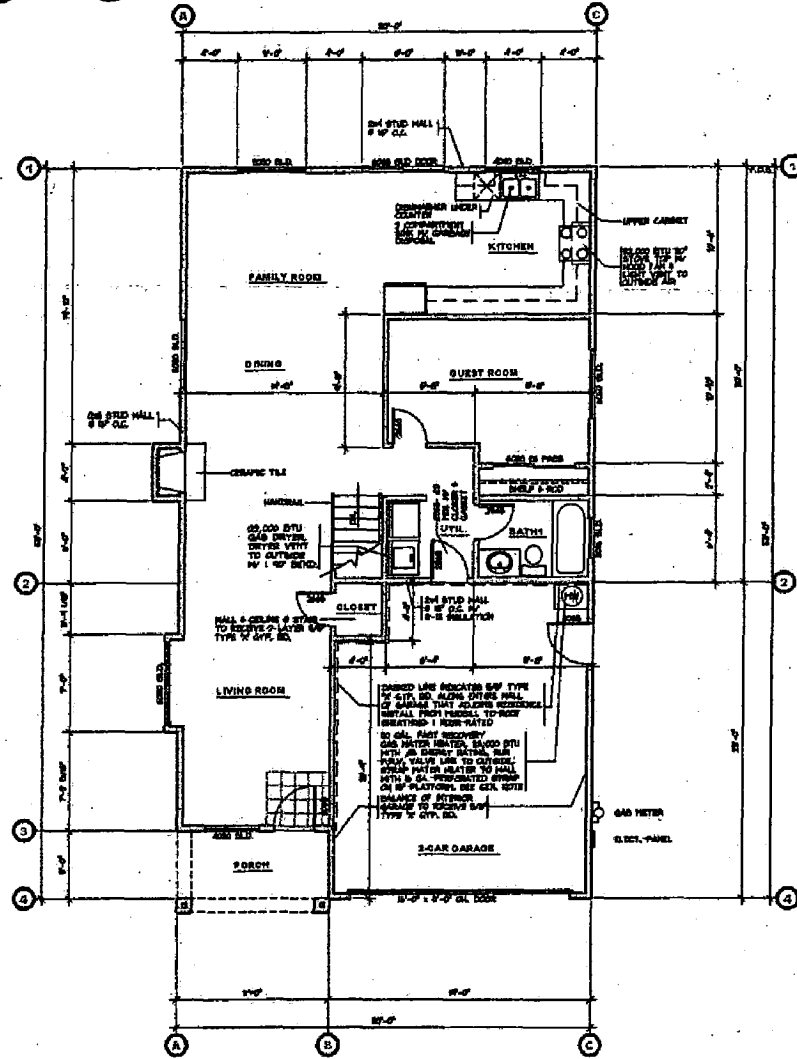
Z04-280

038-0011-076

EXHIBIT C



SECOND FLOOR PLAN - LOT41 (1133 S.F.) NORTH



FIRST FLOOR PLAN - LOT41 (1126 S.F.) NORTH

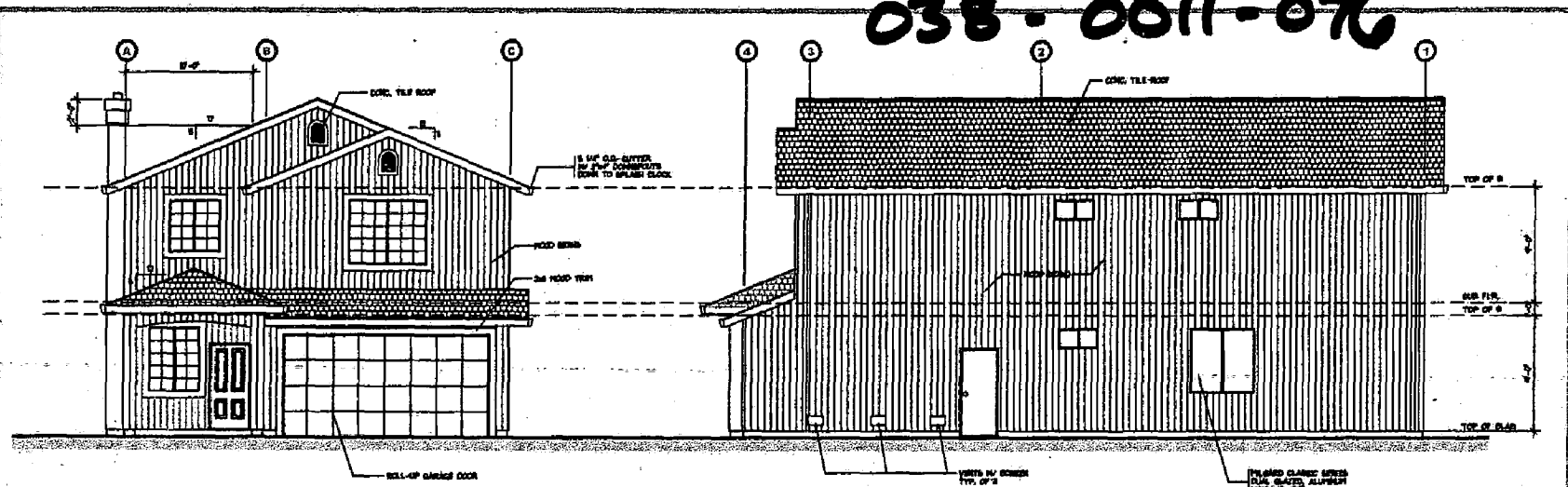
MR. PHUONG A PHAM
 2857 35TH AVENUE
 OAKLAND, CA 94621

SINGLE FAMILY RESIDENCE
 LOT41

8040 LENOX PARK WAY
 SACRAMENTO, CA 95823

60-006 07-20-06
 FLOOR PLAN

038-0011-076

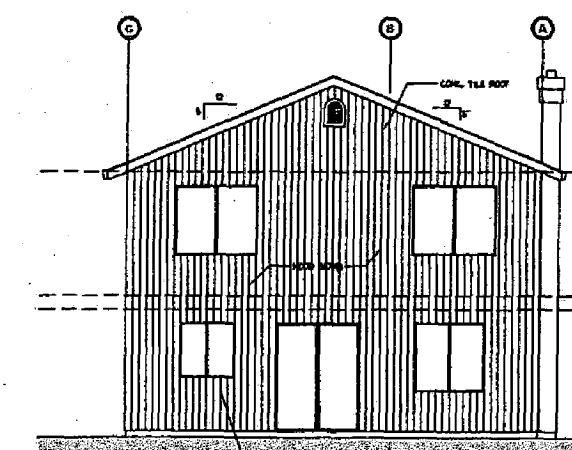


FRONT ELEVATION - LOT41

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

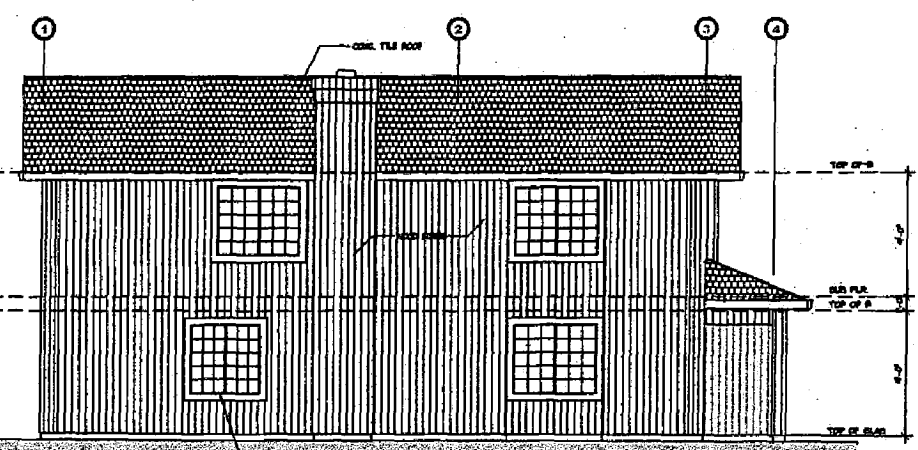
RIGHT SIDE ELEVATION LOT41

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



REAR ELEVATION - LOT27

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



LEFT SIDE ELEVATION - LOT27

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

EXHIBIT D

MS. PHUONG A PHAM
2827 35TH AVENUE
OAKLAND, CA. 94661

SINGLE
FAMILY RESIDENCE
LOT41

3300 LEBRON PARK WAY
SACRAMENTO, CA. 95822

00-005 07-20-04

EXTERIOR
ELEVATIONS

A-3

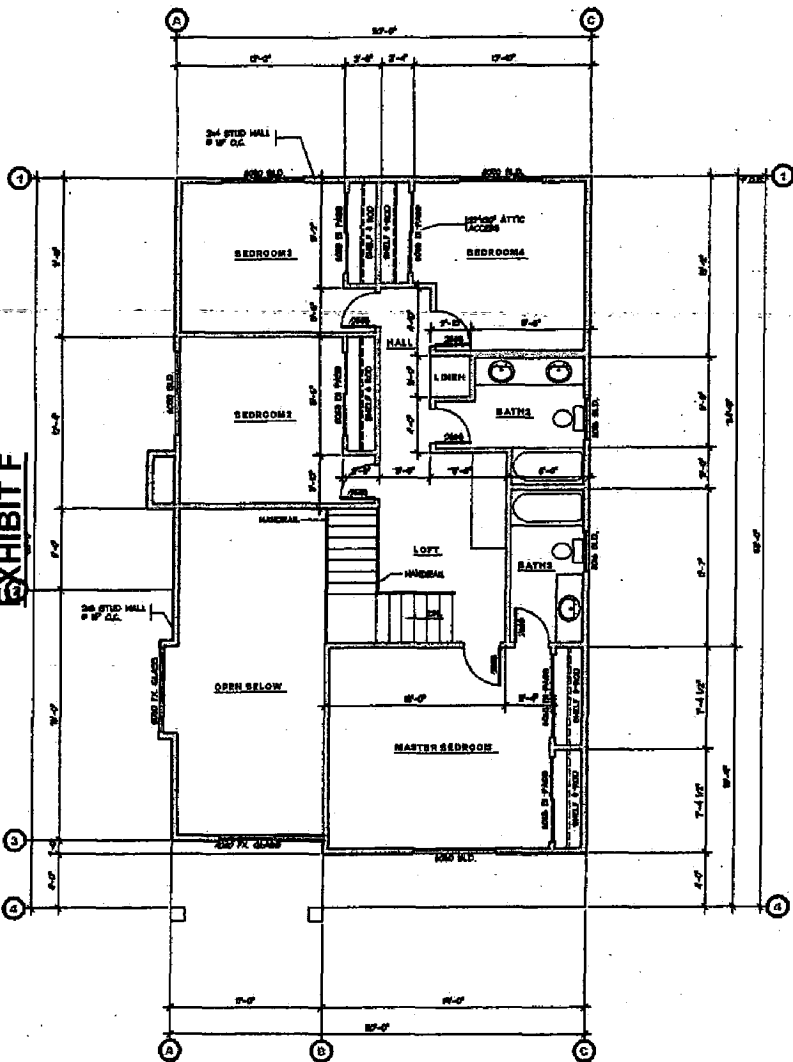
Minor Mod

October 4, 2004

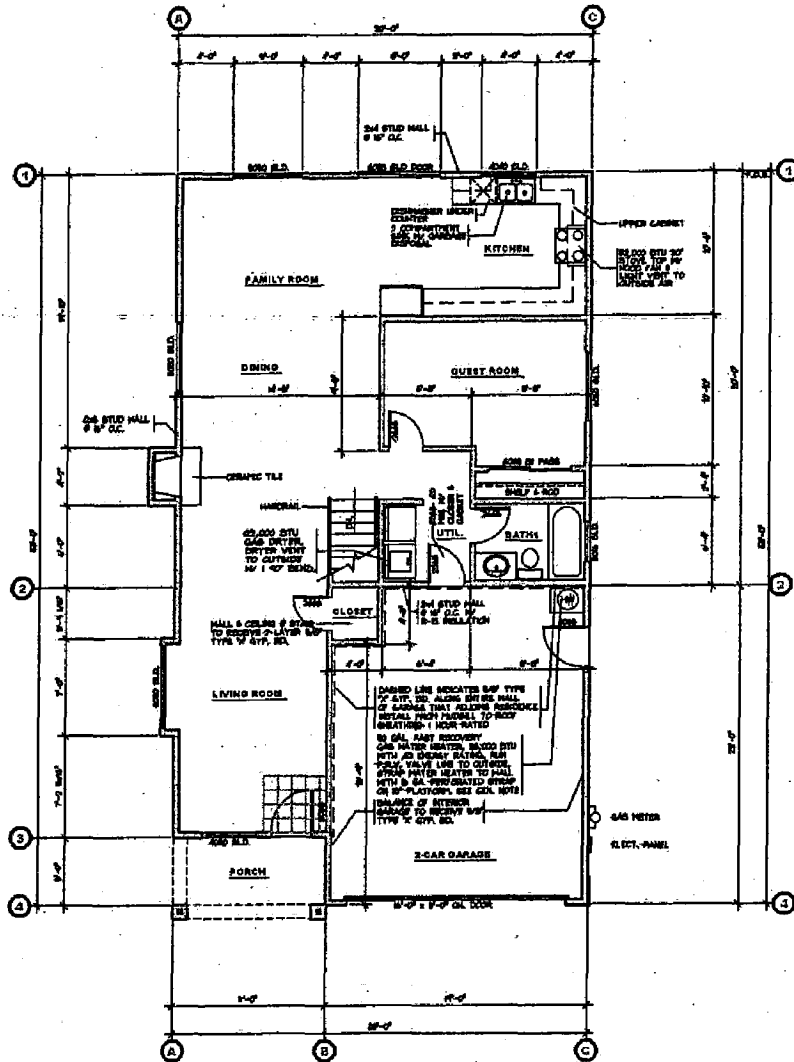
Z04-280

038-DP11-077

EXHIBIT F



SECOND FLOOR PLAN - LOT42 (1133 S.F.) NORTH
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN - LOT42 (1126 S.F.) NORTH
SCALE: 1/4" = 1'-0"

MRS. PHUONG A PHAM
2527 35TH AVENUE
GAYLAND, CA. 94601

SINGLE
FAMILY RESIDENCE
LOT42

5840 LERSON PARK WAY
MERCED, CA. 95323

20-006 07-20-04

FLOOR PLAN

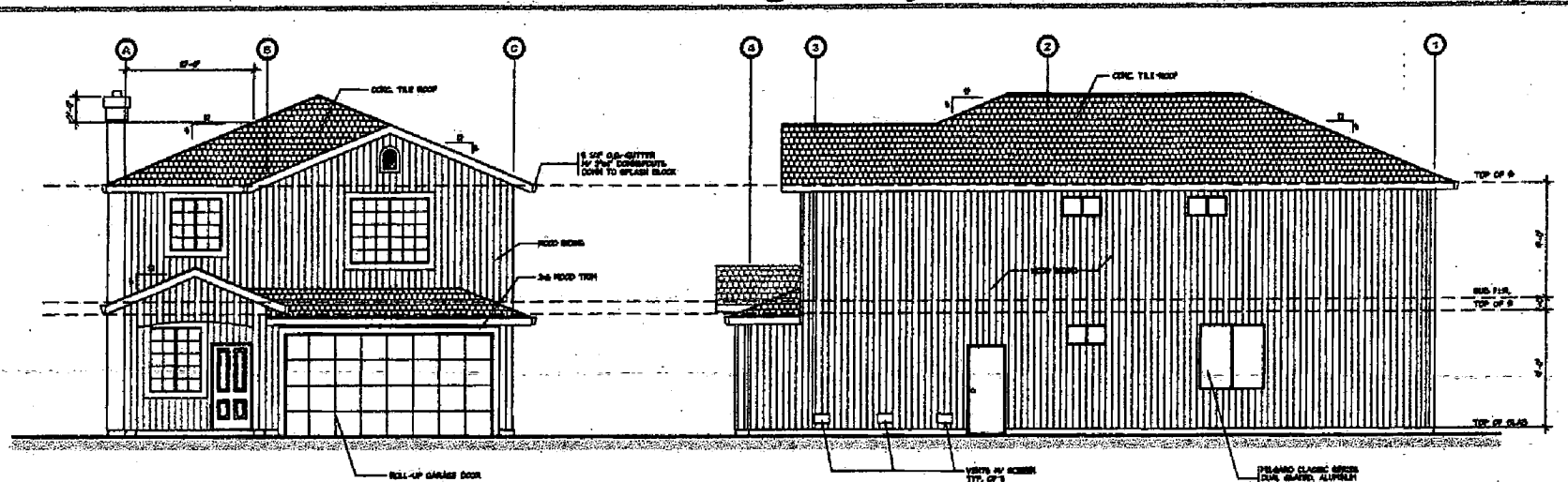
A-2

Minor Mod

October 4, 2004

Z04-280

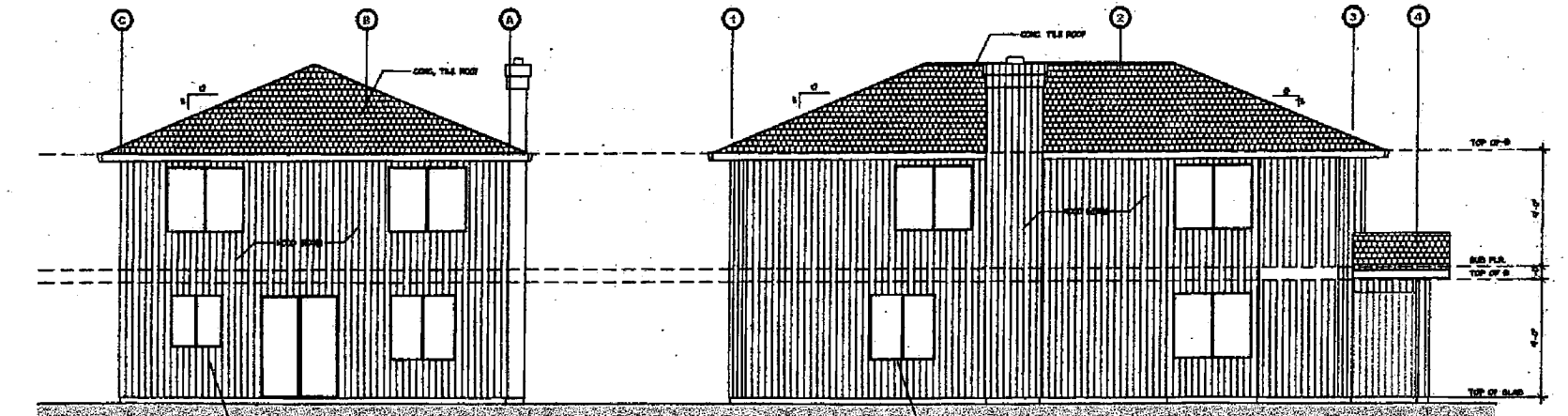
038-0011-077



FRONT ELEVATION - LOT41

RIGHT SIDE ELEVATION LOT41

EXHIBIT G



REAR ELEVATION - LOT27

LEFT SIDE ELEVATION - LOT27

MS. PHUONG A PHAM
2567 35TH AVENUE
OAKLAND, CA. 94601

SINGLE
FAMILY RESIDENCE
LOT42

8348 LENOX PARK WAY
SACRAMENTO, CA. 95823

00-000 07-00-04

EXTERIOR
ELEVATIONS

Minor Mod

October 4, 2004

Z04-280