

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 1, 2004, the Zoning Administrator approved with conditions special permits to allow the conversion of a loft space above a garage into a second residential unit in the Standard Single Family (R-1) zone for the project known as (File Z04-196). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request:

1. **Zoning Administrator Special Permit** to reduce the required rear yard setback of 15 feet to five feet for the conversion of an existing garage / loft into a 500 square foot second residential unit on 0.16± acres in the Standard Single Family (R-1) zone.
2. **Zoning Administrator Special Permit** to reduce the distance between the primary residence and the second residential unit from six feet to five feet.
3. **Zoning Administrator Special Permit** to locate the main entrance of the second residential unit along the side of the structure which does not face the street.

Location: 4870 Q Street (D3, Area 1)

Assessor's Parcel Number: 008-0476-008

Applicant: LuAnne Sloan
4870 Q Street
Sacramento, CA 95819

Property Owner: Same as Applicant

Project Planner: Lindsey Alagozian

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:	2 nd Unit Proposed	Required
North:	R-1; Residential, Single Family	Front:	25+'	25'
South:	R-1; Residential, Single Family	Side (W):	13'	5'
East:	R-1; Residential Single Family	Side (E):	9'	5'
West:	R-1; Residential, Single Family	Rear:	5'	15'

Property Dimensions: Irregular
Property Area: 0.16± acres
Square Footage of 2nd Unit: 611 square feet
Square Footage of Main Res.: 1,534 square feet

Height of Building: Two Story, 18 feet
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibit A

Previous Files: None

Additional Information The applicant is requesting to convert an existing detached garage with a loft above into a garage and second residential unit which is located behind a residential structure in the Single Family zone. The existing two-car garage is located approximately nine feet east of an unimproved alley and five feet from the existing residence. Directly to the south of the subject property, are the Light Rail lines. The second unit will be 500 square feet and size and contain a living room, kitchen, and bathroom. According to the Zoning Ordinance, second residential units are permitted by right in the Single Family zone provided that all development standards for second units have been met. This project does not comply with three of the second unit development standards including: the 15 foot rear yard setback requirement, the required six feet of space between structures, and the main entrance does not face the street. Therefore, the project requires a Zoning Administrator Special Permit for all three deviations.

The site was posted and property owners within 100 feet of the subject site were notified. Staff received four phone calls from the surrounding property owners requesting additional information. No opposition to the project was expressed. Staff sent early notification to the East Sacramento Improvement Association. The association does not object to this project. One neighbor attended the Zoning Administrator hearing in order to learn more about the project. The neighbor did not object to the project.

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 15301 (e), Existing Facilities.

Conditions of Approval:

General

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. Siding material shall be lap wood siding to match existing and roofing material shall be a minimum of 30-year dimensional laminated composition shingles as shown on the plans.
4. No mechanical equipment shall be placed on the roof. Any necessary roof vents shall be painted to match the roof color.
5. Addressing for the second unit shall be located on the property such that is visible from the street.

Advisory Notes:

6. 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 that have been revised by a Letter of Map Revision effective July 6, 1998. Within the X zone there are no requirements to elevate or flood proof. (Utilities)
7. The Special Permit applies to the conversion of the existing loft above the garage into a second residential unit located at the rear of the property. Future development on the project site that complies with all Zoning Ordinance requirements will not require a modification of this Special Permit. (Planning)

Findings of Fact

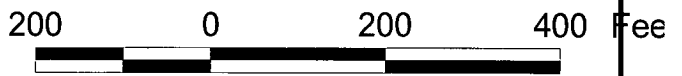
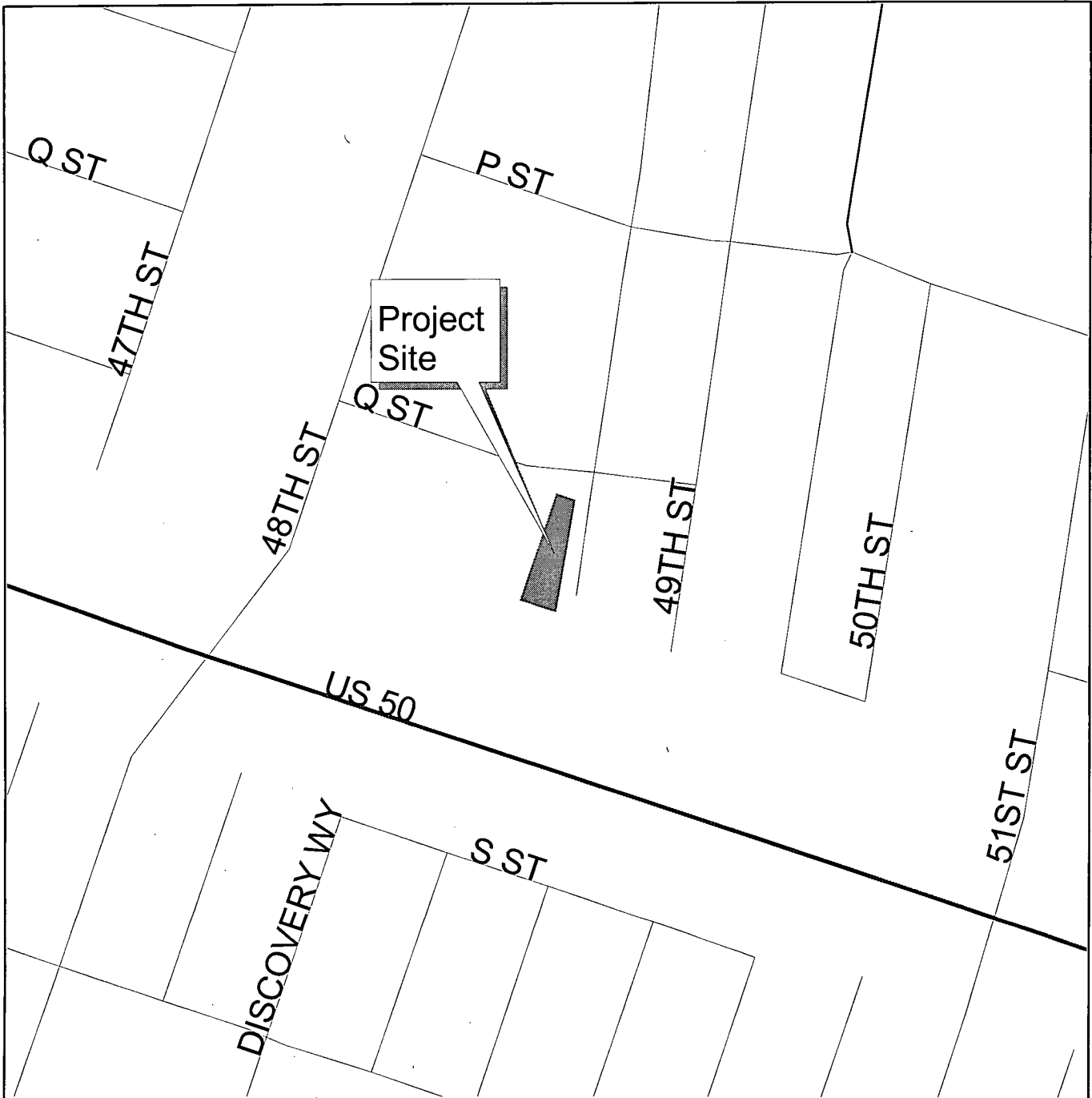
1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood.
 - b. the proposed project is consistent with the city's policies to encourage additional housing opportunities.
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 project will provide adequate setbacks and open space; and
 - b. the use will not generate significant impacts to the nearby residential properties; and
 - c. the project is located immediately north of existing Light Rail Lines and west of an existing alley, thereby not posing a negative impact upon a residential property.
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 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



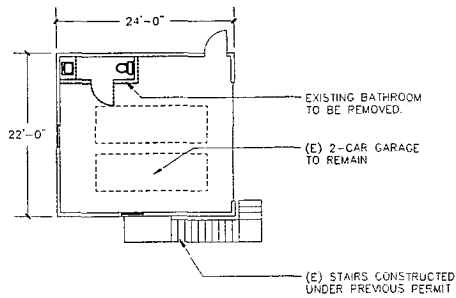
Development Services
Department

Geographic
Information
System

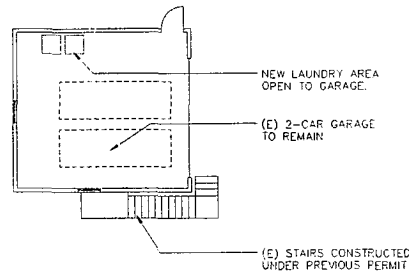
Land Use & Zoning



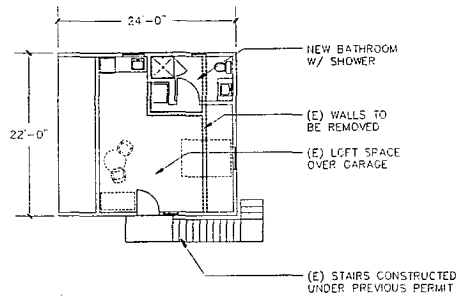
EXHIBIT A



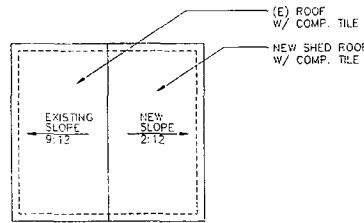
3 GROUND FLOOR PLAN - EXISTING
1/8" = 1'-0"



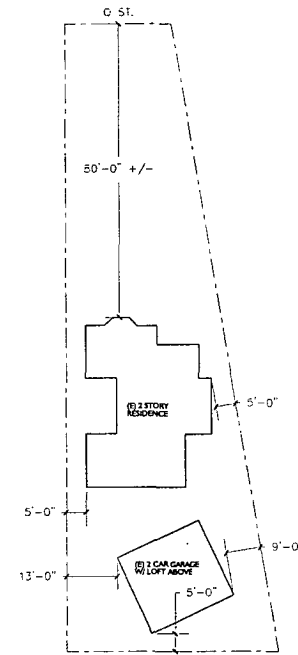
4 GROUND FLOOR PLAN - PROPOSED
1/8" = 1'-0"



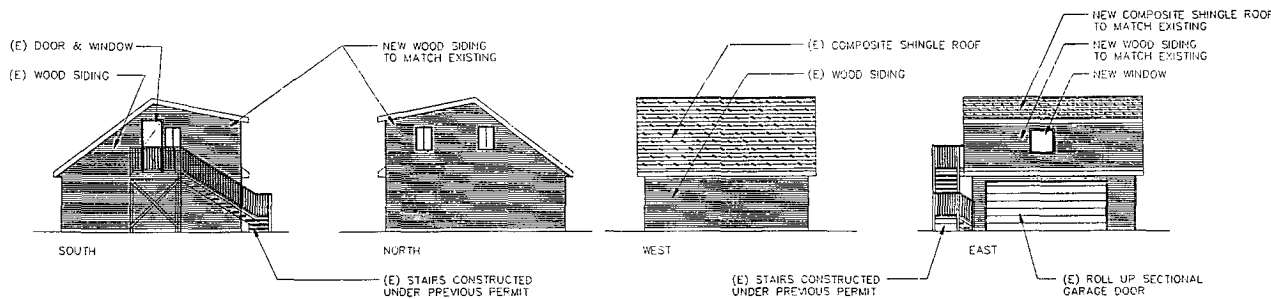
5 SECOND FLOOR PLAN - PROPOSED
1/8" = 1'-0"



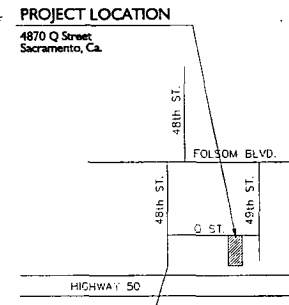
6 ROOF PLAN - PROPOSED
1/8" = 1'-0"



2 SITE PLAN
1/16" = 1'-0"



7 EXTERIOR ELEVATION
1/8" = 1'-0"



1 VICINITY MAP
N.T.S.

Z04-196
REVISED

SLOAN RESIDENCE

4870 Q STREET
SACRAMENTO, CA. 95819

September 1, 2004

Item 2

PLANNING SUBMITTAL

REVISION	BY
△	
△	
△	
△	
△	

Sloan Residence
4870 Q Street
Loft Renovation

SITE PLAN
FLOOR PLAN
ELEVATIONS

Z04-196

1/8" = 1'-0"
8 JULY 2004

A-1