

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & BUILDING
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 14, 2004, the Zoning Administrator approved with conditions a special permit to exceed the maximum lot coverage for an addition to a single family in the Standard Single Family (R-1) zone for the project known as (File Z04-041). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Special Permit** to exceed the maximum lot coverage of 40% to 43.5% for a 904 square foot addition to an existing 1,596 square foot single family residence on 0.10± developed acres in the Standard Single Family (R-1) zone.

Location: 560 37th Street (D3, Area 1)

Assessor's Parcel Number: 004-0227-005

Applicant: James Plumb Associates
1243 32nd Avenue
Sacramento, CA 95816

Property Owner: Matt Goldman
560 37th Street
Sacramento, CA 95816

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:

North: R-1; Residential, Single Family
South: R-1; Residential, Single Family
East: R-1; Residential Single Family
West: R-1; Residential, Single Family

Property Dimensions: 50 feet x 91 feet
Property Area: 0.10± acres
Existing Square Footage: 1,596 square feet
Square Footage of Addition: 904 square feet
Height of Building: Two Story, 17 feet, 10 inches
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Exterior Building Materials: Stucco
Roof Materials: Composition

Project Plans: See Exhibit A through G

Previous Files: None

Additional Information The applicant is proposing to add approximately 904 square feet of floor space to an existing single family residence located in East Sacramento. The project involves expanding the first floor by enlarging an existing bedroom at the rear of the residence. In addition, an 816 square foot second story is proposed. The new second floor will consist of a master bedroom, bathroom, and a loft area. The project will result in a slightly larger footprint thereby increasing the overall lot coverage from 40% to 43.5%. The project requires a Zoning Administrator Special Permit to exceed the allowable lot coverage (40%) for a habitable addition to an existing single family residence.

The addition will be sided with building materials and colors to match the existing residence and is designed to be consistent with the residence. The proposed footprint is consistent with the surrounding properties within the vicinity. The project was routed to the East Sacramento Improvement Association Neighborhood Association, the McKinley Elvas Neighborhood Association, and Friends of H Street. No comments were received. The site was posted and property owners within 100 feet of the subject site were notified. No opposition to the project was expressed.

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 single family addition shall substantially conform to the plans submitted.
2. Building materials and colors shall match the existing residence.
3. No further expansion to the footprint shall be permitted.
4. No mechanical equipment shall be placed on the roof. Any necessary vents shall be painted to match the roof color.
5. The applicant shall obtain building permits prior to construction.

Utilities

ADVISORY COMMENTS:

1. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone,

there are no requirements to elevate or flood proof.

Findings of Fact

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. the proposed lot coverage is similar to the existing surrounding properties; and
 - b. the project complies with the required setbacks for the residence; and
 - c. the proposed project is compatible in design with the existing property and surrounding properties in the neighborhood.

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 property is conditioned to not allow any further expansion to the footprint.

3. The project is consistent with the General Plan which designates the site as Low Density Residential 4-15 du/na.

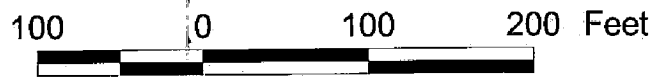
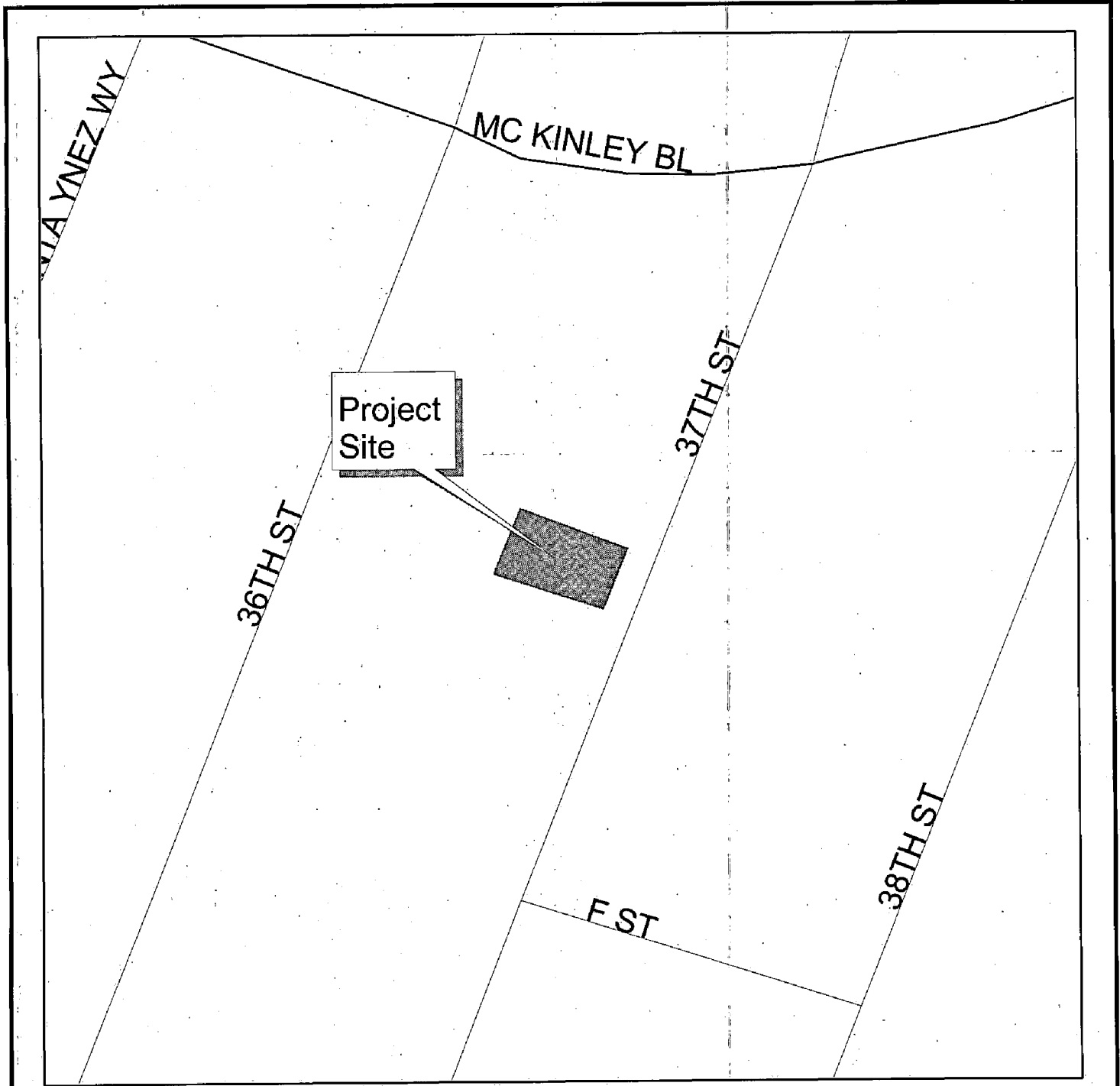


Joy D. Patterson
Zoning Administrator

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



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Geographic
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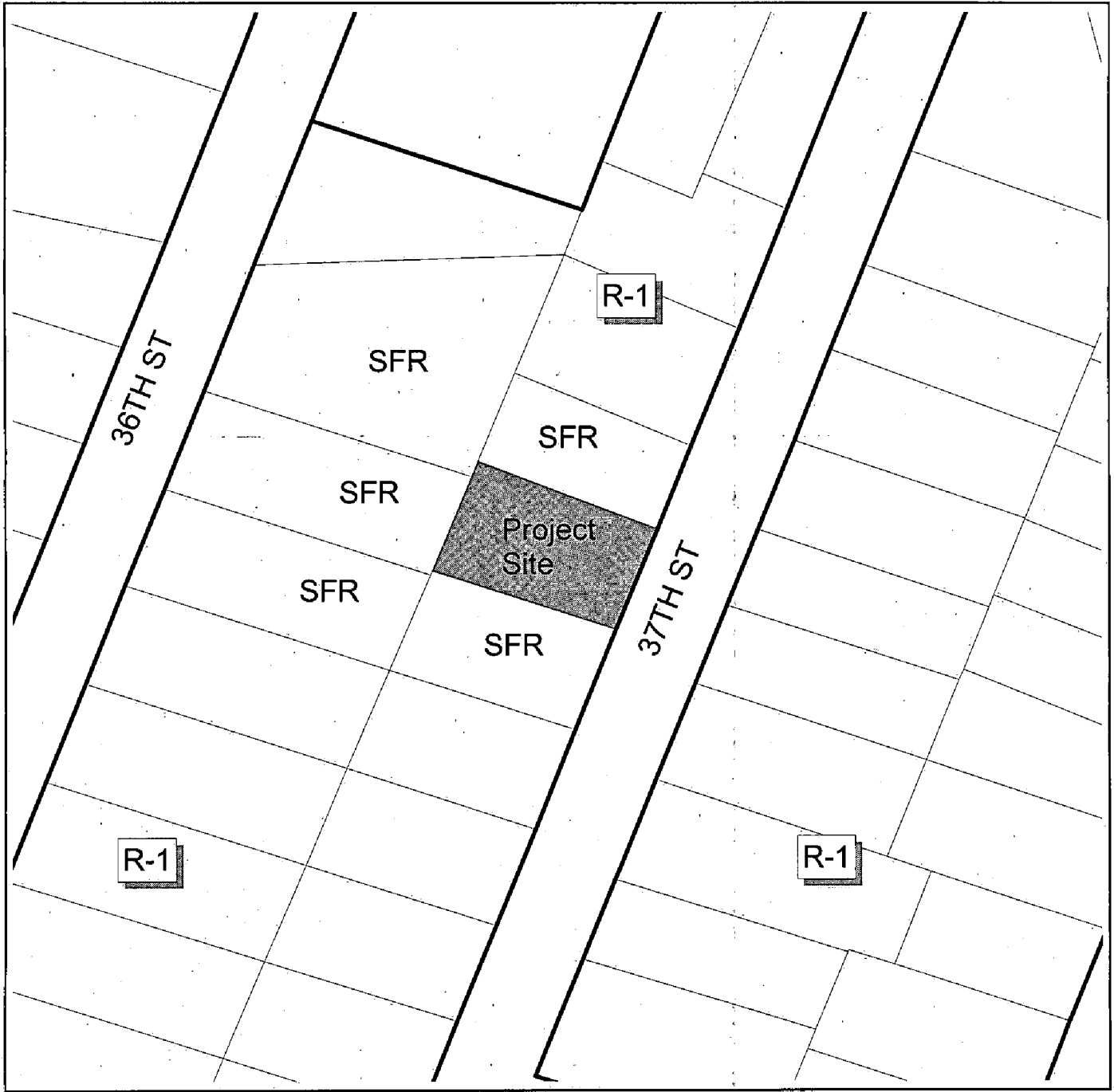
Vicinity Map



Z04-041

April 14, 2004

Item 3



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Land Use & Zoning



