

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Steven and Lynda Kahn, 1616 4th Avenue, Sacramento, CA, 95818				
OWNER	Steven and Lynda Kahn, 1616 4th Avenue, Sacramento, CA, 95818				
PLANS BY	DBH Studios, 9175 Kiefer Blvd, Ste 138, Sacramento, CA, 95826				
FILING DATE	July 18, 1991	ENVIR. DET.	Exempt 15301(e)	REPORT BY	SLY
ASSESSOR'S PCL. NO.	012-0125-005				

APPLICATION: Planning Director's Special Permit to expand a non-conforming residential structure by adding a 960 square foot second story addition to a single family dwelling on 0.13± developed acres in the Standard Single Family, (R-1) zone.

LOCATION: 1616 4th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing non-conforming single family dwelling that encroaches 1'5" into the required minimum 5.0 foot side yard setback.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Single Family; R-1	Front:	25'	26.5'
South: Single Family; R-1	Side(East):	5'	12.8'
East: Single Family; R-1	Side(West):	5'	3.6'
West: Single Family; R-1	Rear:	15'	33.5'

Property Dimensions: 50 feet x 109 feet
Property Area: 0.13± acres
Square Footage of Building: Existing building-1,872 square feet
Addition-960 square feet
Total-2,832 square feet
Height of Building: 25 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: Composition

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 50 foot x 109 foot interior lot in the Standard Single Family, (R-1) zone (see Exhibit A). It is developed with a 1,584 square foot single family residence and a 288 square foot detached garage. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land use and zoning for the subject site are Standard Single Family, R-1, to the north, south, east, and west.

APPLC. NO. P91-193

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B. Applicant's Proposal

The applicant is proposing to construct a 960 square foot second story addition to the rear of the existing house. The addition will include a master bedroom with a balcony, den, and 1 1/2 bathrooms (see Exhibit B and C). The proposed addition will follow the line of the house which is located 3'7" from the west property line.

C. Staff Analysis

Staff has no objections to applicant's request. The addition to the house along the west property line will not project further into the current setback established by the existing house. No additional encroachment in the setbacks will occur with this addition. The materials and design are proposed to match the existing house. The balcony area off the master bedroom faces the east property line and is 23 feet from the east property line. The west property line parallels the adjacent property owner's driveway. The majority of the addition will be replacing the existing attic. All adjacent property owners have been notified of the applicant's request and staff has not received any objections to the proposal.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301{e}).

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit to expand a non-conforming residential structure subject to the conditions and based upon the findings of fact which follow.

Conditions:

1. Building materials shall match existing house.
2. The applicant shall comply with all applicable ordinances pertaining to hours of operation for on-going construction. All equipment and debris shall remain on the subject parcel.
3. Size and location of the addition shall conform to the plans submitted.
4. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the existing sideyard setback is 3'7" feet and the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the existing single family residence is compatible in design with the other existing properties in the neighborhood; and
 - b. the existing sideyard setback is 3'7" feet and the addition is using existing attic space rather than expanding the existing footprint of the house.
3. The project is consistent with the General Plan which designate the subject site as Low Density Residential (4-15 du/na).

Report Prepared By:

Sandra L. Yope

Sandra L. Yope
Planner

22 Oct 91

Date

Recommendation Approved By:

Gary L Stonehouse

Gary Stonehouse
Planning Director

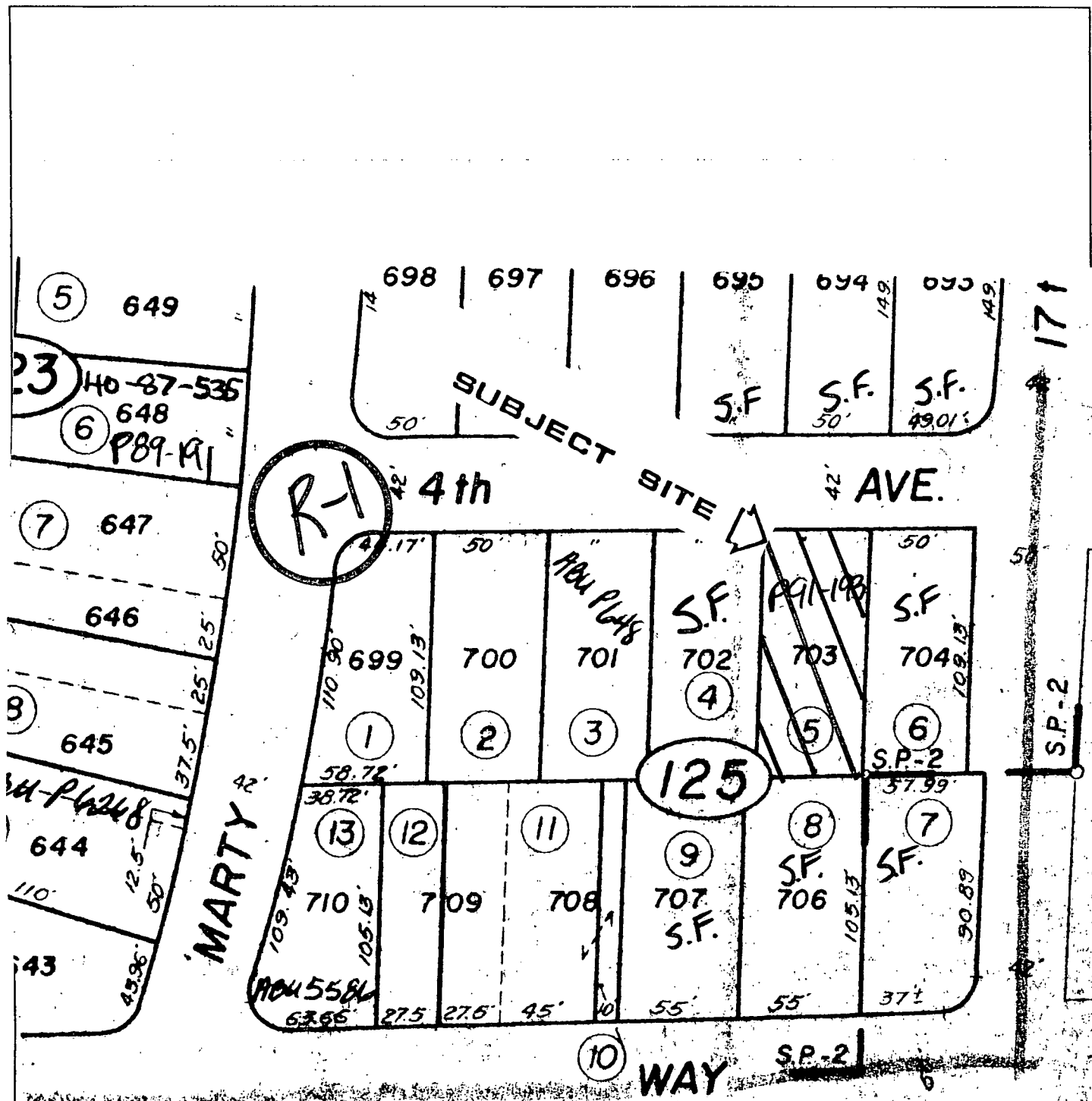
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Date



VICINITY MAP

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S.F. - SINGLE FAMILY

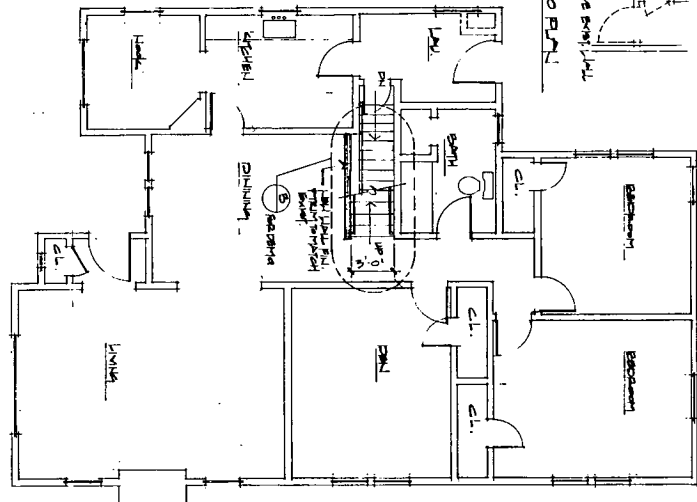


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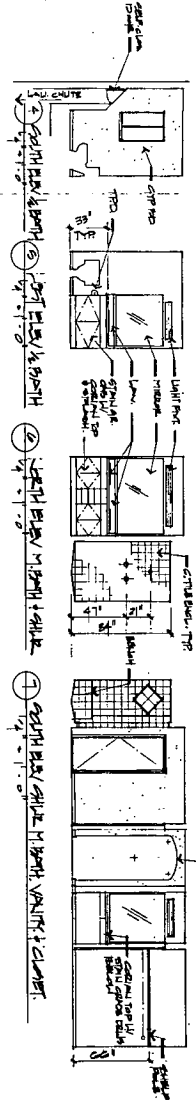
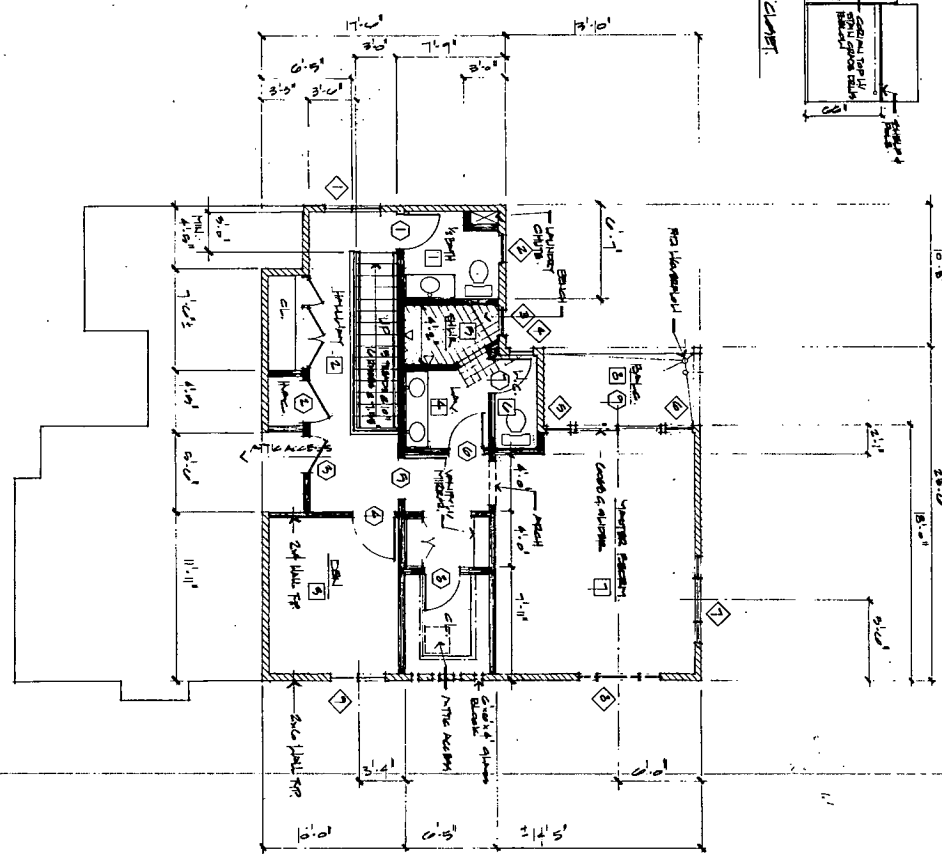
LAND USE & ZONING MAP

EXHIBIT - C

1st Floor Plan



2nd Floor Plan



P91-193

A SECOND STORY ADDITION TO THE
KAHN RESIDENCE
 1616 FOURTH AVENUE
 SACRAMENTO, CALIFORNIA

001001

DBH STUDIOS
 9175 KIEFER BLVD SUITE 138
 SACRAMENTO, CA. 95826
 916 368 0793

NO.	DATE	BY	REVISION
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