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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 500
95814-2987
916-449-5571

October 2, 1990

ECONOMIC DEVELOPMENT
ROOM 500
95814-2987
916-449-1223

SPECIAL PERMIT MODIFICATION
(P82-096)

VISSANCE ABATEMENT
ROOM 501
95814-5982
916-449-5948

APPLICATION: Planning Director's Special Permit Modification
enclose an existing atrium and to construct an
120 square foot addition to an existing home on
0.13± acres in the Single Family Alternative (R-
1A) zone.

LOCATION: 496 Cool Wind Way

SUMMARY: The subdivision is a zero-lot-line development which was
approved by a special permit. Any addition to these homes requires
a special permit modification. The applicant proposes to add 120
square feet to the rear of the home along the common property line
of the adjacent parcel. Also proposed is an enclosure of an atrium
of approximately the same size, also along the common property
line.

BACKGROUND INFORMATION: On May 13, 1982, the Planning Commission
approved a rezone from R-1 to R-1A, a tentative map to divide 29.1±
acres into 101 parcels, and a special permit to develop 101 zero-
lot-line single family units. The entitlements were then approved
by City Council on July 6, 1982.

ANALYSIS: Staff has no objection to the addition of enclosing of
the atrium. The structures do not exceed the 40 percent maximum
lot coverage, leaving adequate open space on the lot. The
applicant has notified the property owner of the adjacent parcel of
the proposal. This property owner has sent a letter indicating no
opposition to the applicant further building along the common
property line.

RECOMMENDATION: Staff recommends the Planning Director approve the
Special Permit Modification to enclose an atrium and to construct

APPLICATION NO. P82-096

an 120 square foot addition to an existing home subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall build as per the submitted plans.
2. Any other structures to be located on the parcel will require an additional special permit modification.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the addition is compatible with the surrounding zero-lot-line development.
2. The project, as conditioned, will not be detrimental to the public welfare in that with the addition, adequate open space is still remaining on the parcel.
3. The project is consistent with the General Plan and Pocket Community Plan which designate the site Low Density Residential.

Report Prepared By:

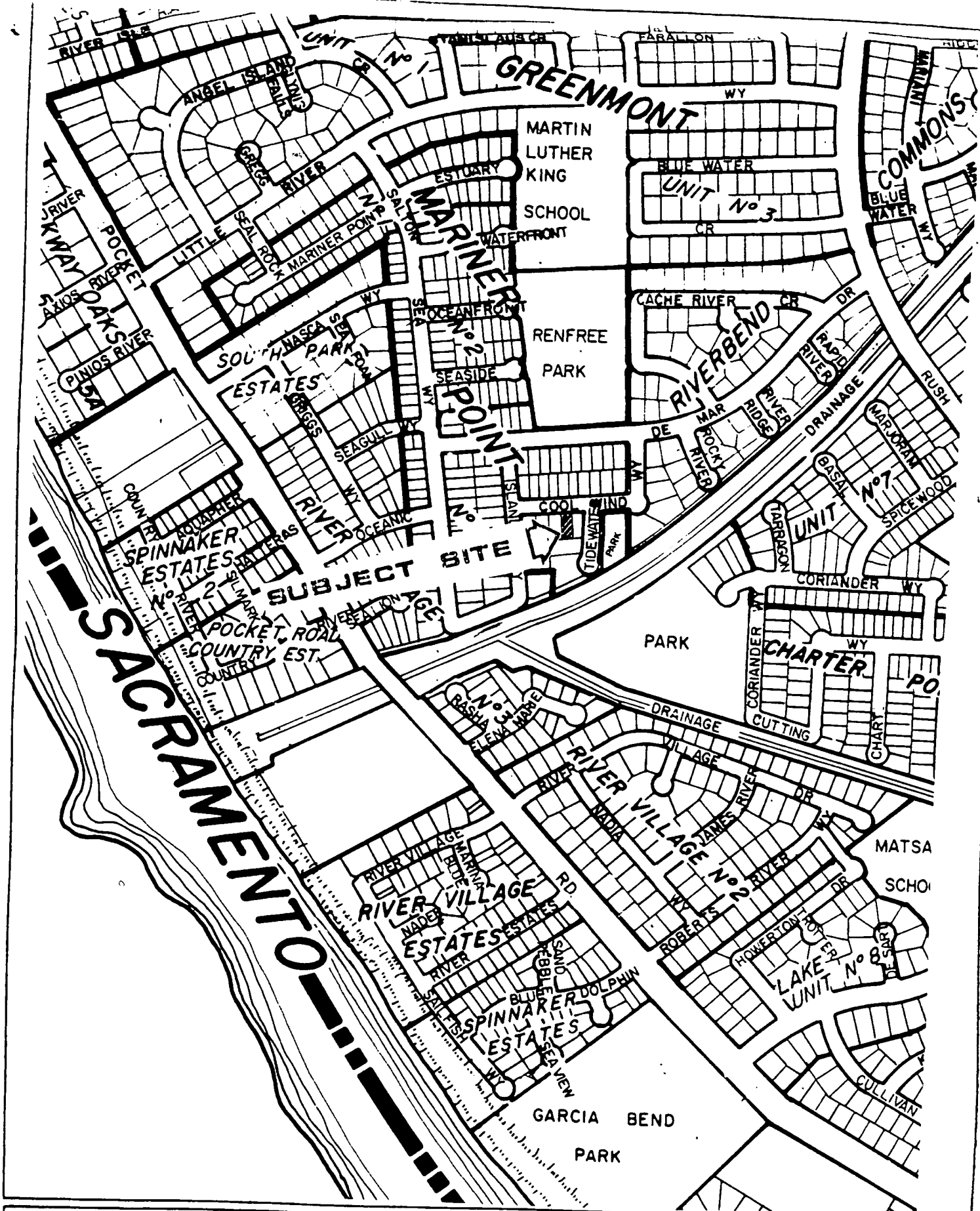
Cindy Gnos
Cindy Gnos, Assistant Planner

10-5-90
Date

Recommendation Approved By:

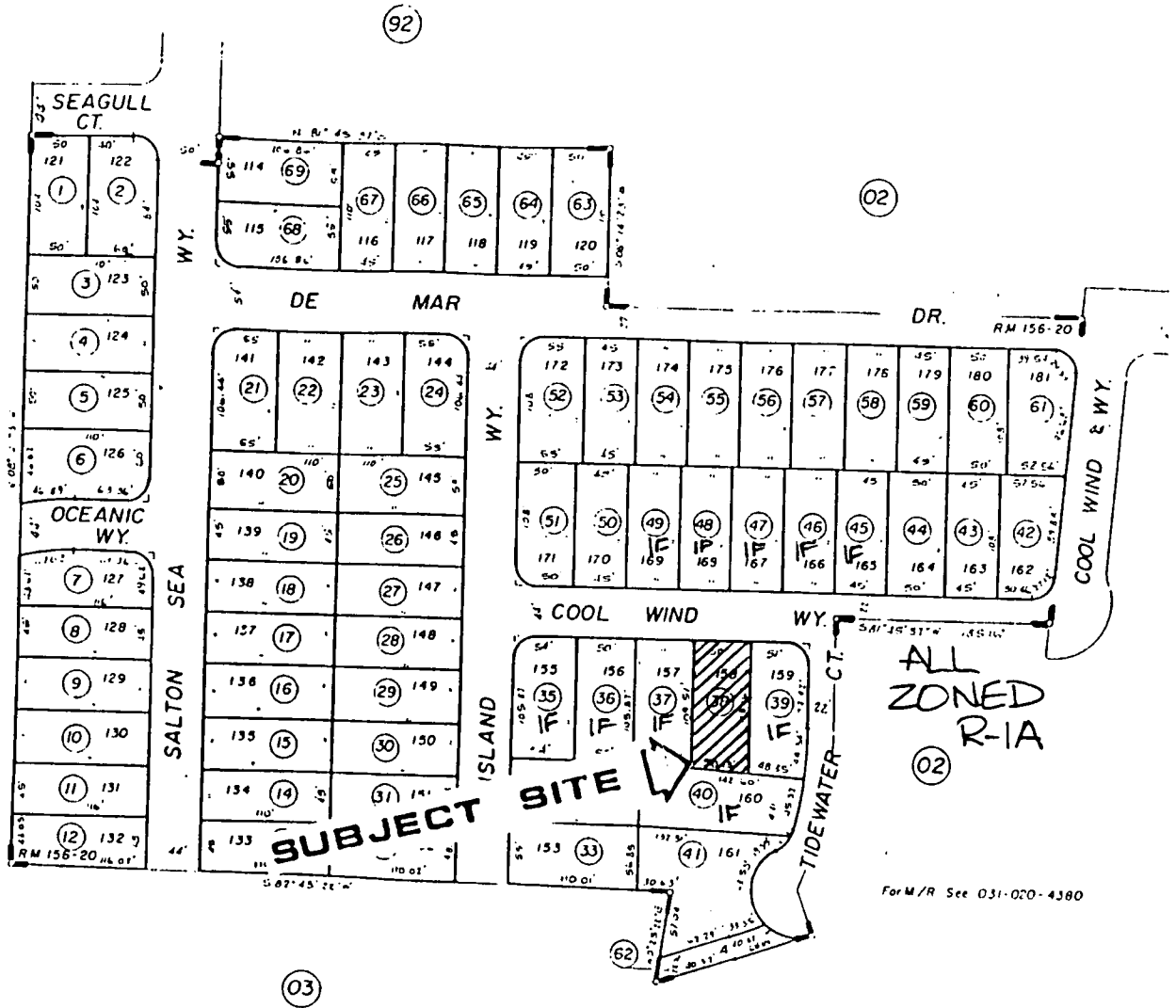
for Joy Patterson, Sr. Planner
Marty VanDuyn, Planning Director

10-9-90
Date



VICINITY MAP

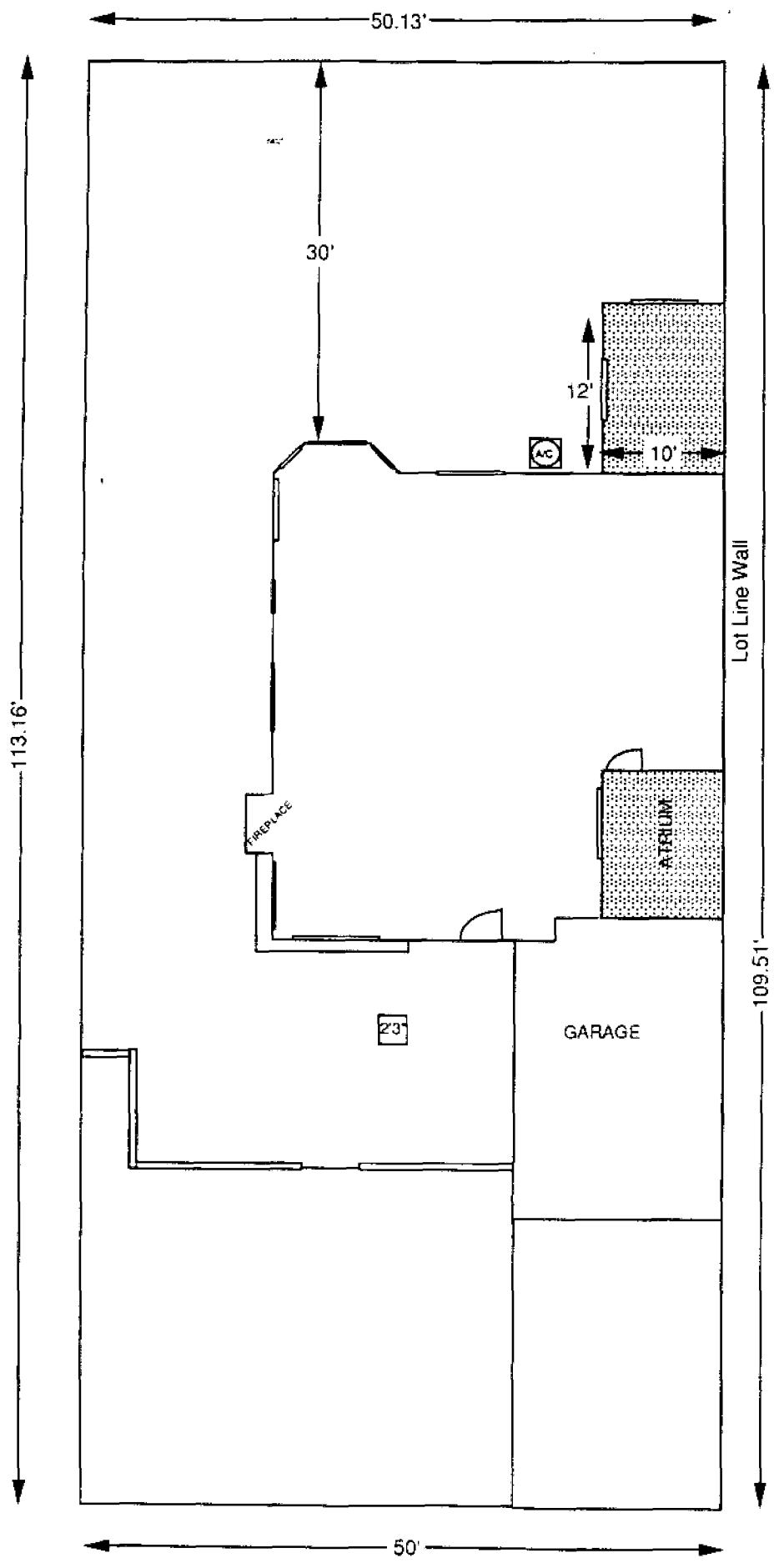
FOR SEC. 4, T. 7 N., R. 5 E., M.D.D. 6 W.



For M/R See 031-020-4380


CITY OF S

LAND USE & ZONING MAP



Room addition to be added to Master Bedroom

Extend Den to Atrium

 Proposed remodeling

P82-096

496 Cool Wind Way
 Lot #158/38
 Sacramento, CA 95831