

**CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ZONING ADMINISTRATOR**
New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, September 22, 2005, the Zoning Administrator approved with conditions a special permit to exceed the maximum lot coverage for an addition to a single family residence in the Standard Single Family (R-1) zone for the project known as **Z05-221**. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

Project Information

The requested entitlement is to exceed the normal lot coverage limitations in order to add an addition of living space to a Single-Family home. The existing lot is of substandard size. The project requires a public hearing by the Zoning Administrator for the following entitlements:

Zoning Administrator Special Permit to exceed the maximum lot coverage of 40% to not more than 47% in order to expand an existing 1078 square foot single-family residence with a 480 square foot addition of living space, on 0.11± developed acres in the Standard Single Family (R-1) zone. (Property also contains an existing 528 square foot detached garage that is to remain).

Location: 2912 24th Street (District 5, Area 3)

Assessor's Parcel Number 013-0035-004

Applicant: Ignacio Morales
P.O. Box 937
Carmichael, CA 95609

Property Owner: Same as Applicant

Project Planner: Robert W. Williams

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; Single Family Residence
South: R-1; Two Family Residence
East: R-1; Single Family Residences
West: R-1; Single Family Residences

Setbacks	Setbacks of Home		
	Required	Existing	Proposed
Front:	*	15'	No Change
L Side (S):	3'-0"	5'-3"	No Change
R Side (N):	3'-0"	5'-0"	No Change
Rear:	15'	55'	42'
Lot Coverage	40%	Under 38%	Under 47%

*Average of Neighbors or 25'

Property Dimensions:	Approximate:	40' x 120'
Property Area:		0.11± acres, 4800 sq ft.
Lot Coverage		2178± square feet

Square Footage of Buildings:	Proposed Total:	1650± square feet
	Detached Garage	528± square feet
	Total	2178± square feet
	Existing Home (approximate):	1170± square feet

Height of New Building:	Approximate to Peak:	22± feet
Exterior Building Materials:	Horizontal Lap Siding	
Roof Materials:	Composition	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibit A thru G.

Previous Files: IR05-273 (Concurrent).

Additional Information: A two-bedroom, single story, single-family residence, and detached garage (in the rear of the property), currently exist on the project site. This home was built in 1921 according to available records.

The applicant originally came to the public counter to submit plans to build a rear addition onto the existing home. The rear addition includes a new master bedroom and some interior renovations. When planning staff measured the proposed site plan, it was determined that the addition would require a planning entitlement to exceed allowable lot coverage. In order to go forward with the plans without needing a planning entitlement, the applicant proposed to demolish the existing detached garage, which would keep his property under the maximum allowed 40% lot coverage.

The applicant submitted for Preservation Staff review to demolish a structure of more than 50 years of age, to demolish the garage (IR05-273). Preservation staff had no objection to demolition of the garage and the applicant submitted plans to the building division for the home addition that would have required the garage to be demolished prior to the finalizing of the building permit, (leaving only the paved parking spaces).

When in the process of building the addition the applicant determined that he would rather retain the existing garage, and an application for a Zoning Administrator's Special Permit to exceed lot coverage for an existing home was submitted. Since the lot is of substandard size, the project still retains usable rear yard space, and it is desirable for the property to have a garage, staff is

in support of the proposal to exceed lot coverage.

Early project notification was sent to the Sierra Curtis Neighborhood Association. No comments were received from the association. The site was posted and property owners within 100 feet of the subject site were notified. Staff did not receive any phone calls from property owners or residents regarding the proposed Special Permit. No opposition to this project has been expressed.

Agency comments: The City Utilities Department and the Building Division have reviewed the proposed project. Any comments received pertaining to the proposed addition to the Single Family home have been included as conditions.

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 15303; New Construction of Small Structures.

Conditions of Approval:

General:

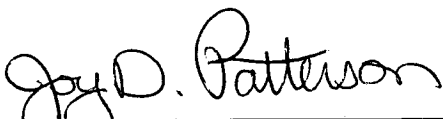
1. Size and location of the single family addition shall conform to the plans submitted.
2. The applicant shall obtain all necessary building permits.
3. Building materials and colors of the addition shall match the existing residence. This includes
 - a. Horizontal lap siding;
 - b. Single or double hung windows with trim.
 - c. Trim around all door openings.
 - d. Minimum 30 year laminated dimensional compositional roofing.
 - e. All paint colors shall match the existing residence.
4. No further expansion to the footprint of the buildings shall be permitted. Maximum allowed lot coverage is limited to the proposed project as shown on the plans submitted.
5. No patio covers will be allowed on the property.
6. Paint and repair the existing garage, and clean up the rear yard landscaping.
7. No new mechanical equipment shall be placed on the roof of the home or the garage. Any necessary vents shall be painted to match the roof color.

Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. A Single Family Residence is a permitted use in the Standard Single Family (R-1) zone;
 - b. The proposed project is compatible in design with the existing home on the property and existing homes on surrounding properties in the neighborhood and;
 - c. The project is designed to minimize impacts to surrounding properties;

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;
 - b. Adequate parking will be provided in the garage, and;
 - c. The project conforms to residential setbacks, so adequate space and yard area will be provided between the home and existing surrounding residential properties.

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

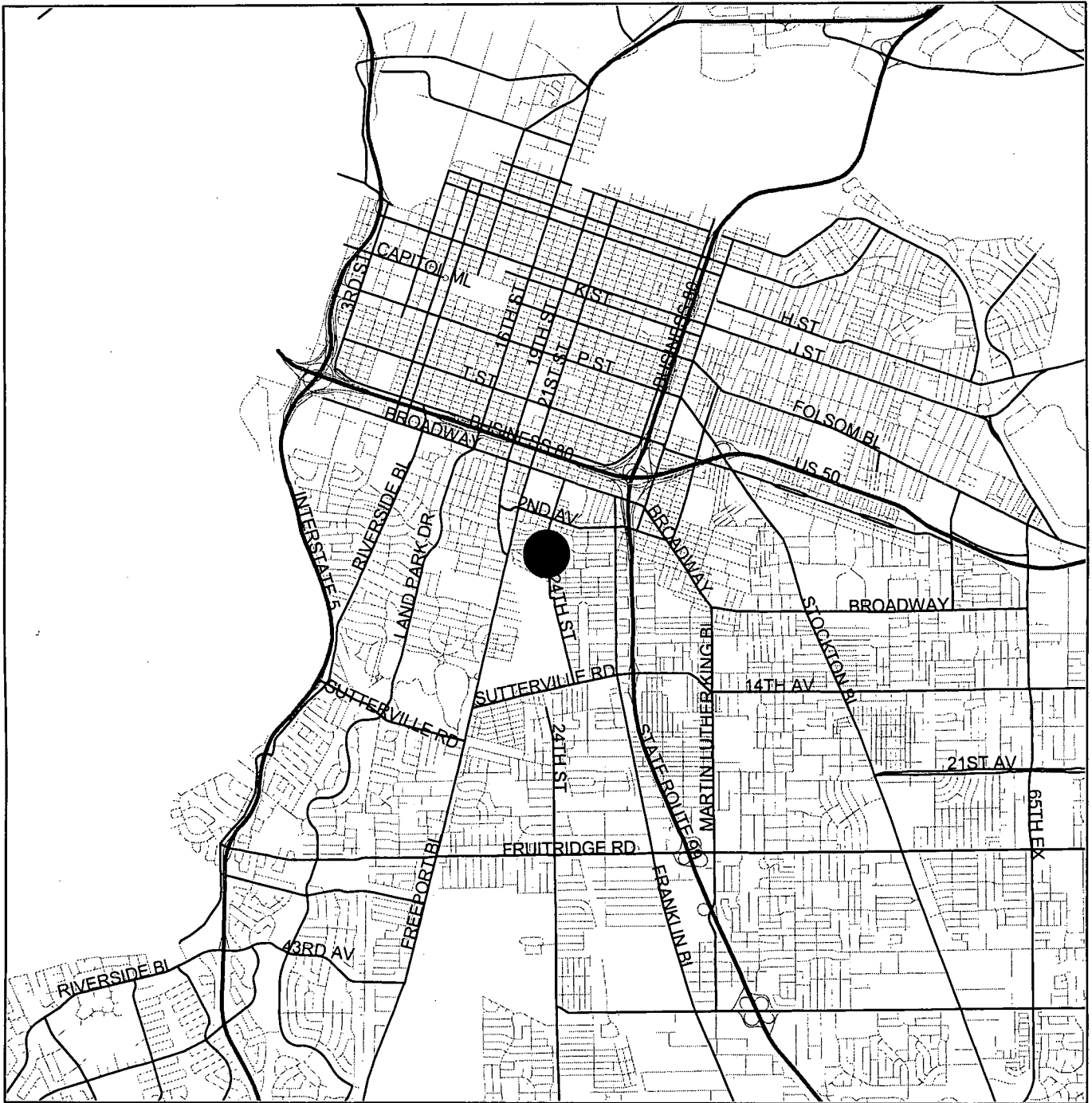



Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within three 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 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: ZA Log Book (original) File Applicant Property Owner

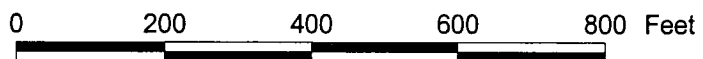



Development Services
Department

Geographic
Information
Systems

Vicinity Map





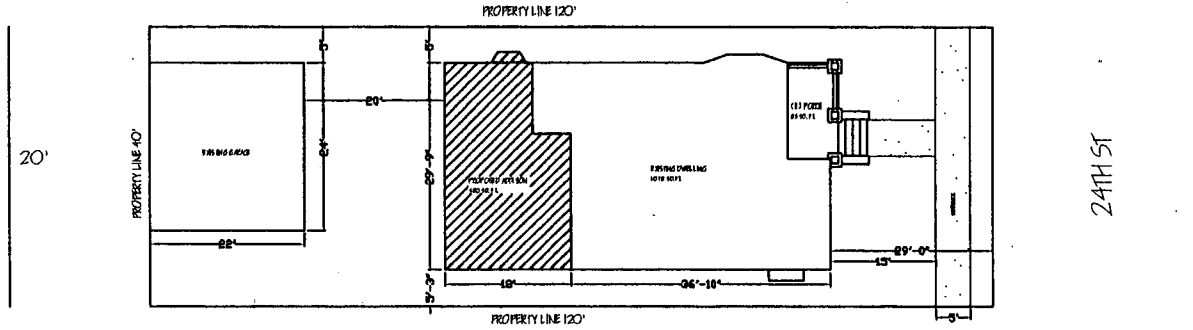
Development Services
Department

Geographic
Information
System

Land Use & Zoning



Z05-221
 Rec'd 08/17/05



CURRENT APPLICABLE CODES: 2001 CBC, 2001 CPC, 2001 CMC,
 2001 CEC, & TITLE 24.



SHEET INDEX

1. SITE PLAN
2. EXISTING FLOOR PLAN
3. PROPOSED FLOOR PLAN
4. ELEVATIONS PLAN
5. FOUNDATION & ROOF PLAN
6. ELECTRICAL PLAN
7. GENERAL NOTES

PROJECT DESCRIPTION	
PROPOSED ADDITION 480 SQ. FT. SINGLE FAMILY RESIDENCE	
EXISTING FLOOR	1019 SQ. FT.
PROPOSED ADDITION	480 SQ. FT.
EXISTING GARAGE	89 SQ. FT.
TOTAL NEW FLOOR	1589 SQ. FT.
2912 24ST SACRAMENTO, CA	

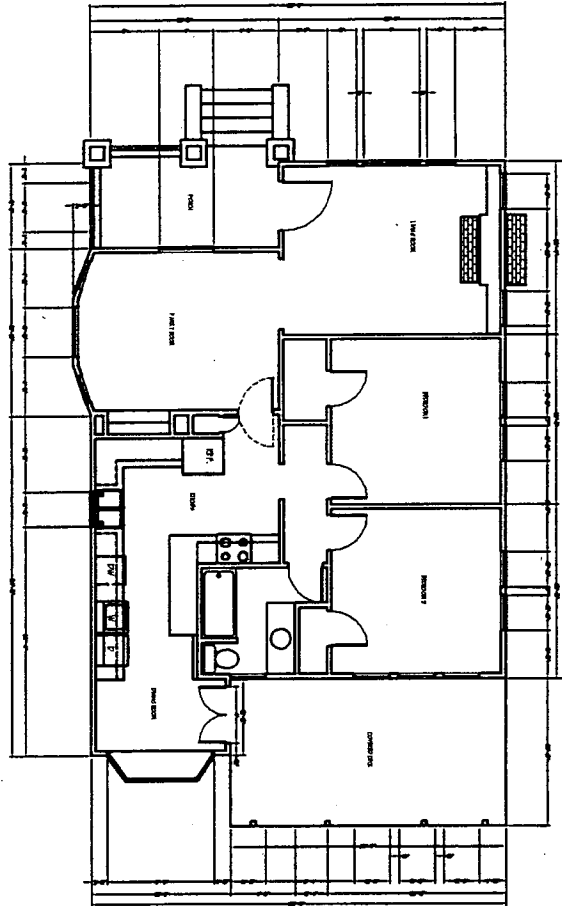
DRAWN BY: VITALIY N. LESCHAK SACRAMENTO, CA (916) 390-2724		
NO.	REVISIONS	DATE

ADDITION FOR MORALES RESIDENCE
 2912 24th ST, SACRAMENTO, CA

SITE PLAN
 SCALE 1/8"=1'-0"

SHEET NO.
1

EXHIBIT B



SHEET NO.
A-2

(B) FLOOR PLAN
SCALE: 1/8" = 1'-0"

ADDITION FOR MORALES RESIDENCE
2912 24th ST, SACRAMENTO, CA

NO.	REVISIONS	DATE

DRAWN BY:
VITALIY N. LEONIK
SACRAMENTO, CA
11/15/2004

EXHIBIT C

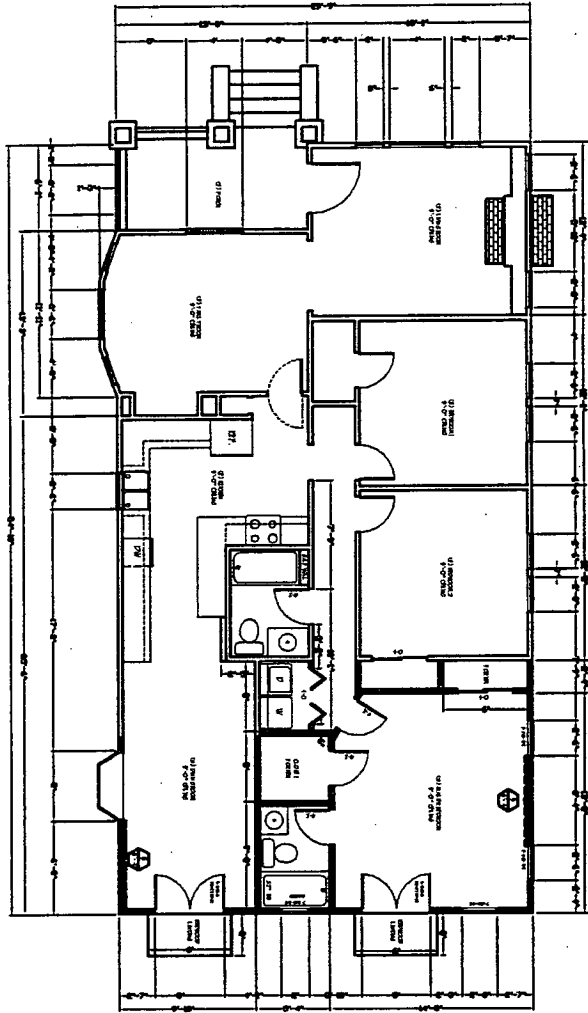
EXPOSED WALL FINISHES

1/2" DRYWALL ON V/W/CM EXPOSED WALLS AT 7'0"

1/2" DRYWALL ON V/W/CM EXPOSED WALLS AT 8'0"

1/2" DRYWALL ON V/W/CM EXPOSED WALLS AT 9'0"

1/2" DRYWALL ON V/W/CM EXPOSED WALLS AT 10'0"



SHEET NO.
A-3

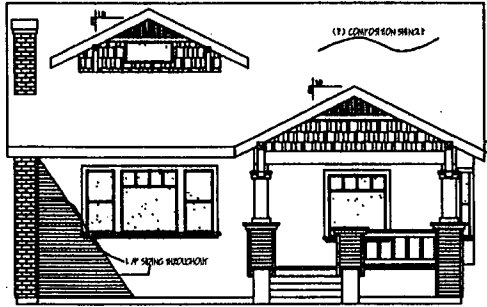
PROPOSED
FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION FOR MORALES RESIDENCE
2912 24th ST, SACRAMENTO, CA

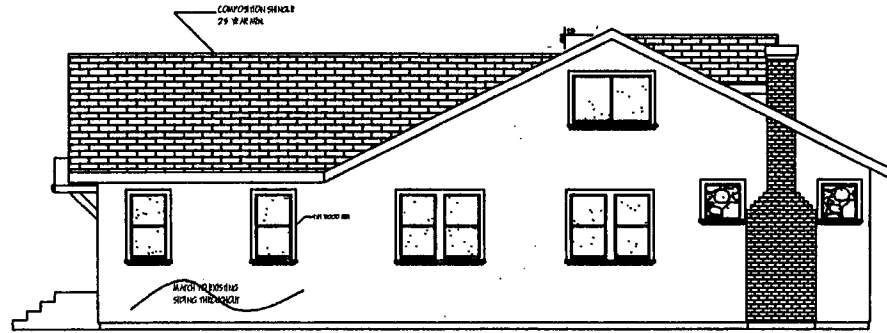
NO.	REVISIONS	DATE

DRAWN BY:
WILLIAM J. LUTCHER
1940 990 27th
SACRAMENTO, CA

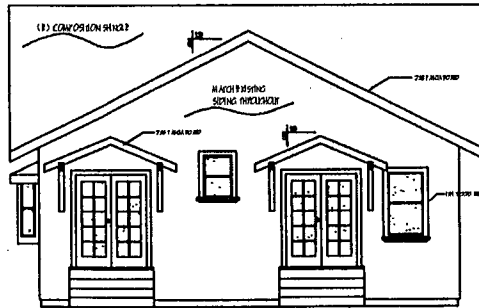
EXHIBIT D



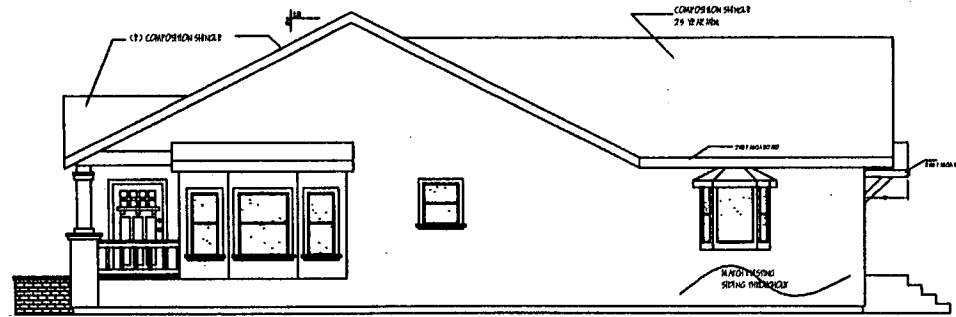
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

DRAWN BY:
 VITALY N. LEBEDEV
 SACRAMENTO, CA
 (916) 950-2726

NO.	REVISIONS	DATE

ADDITION FOR MORALES RESIDENCE
 2912 24th ST, SACRAMENTO, CA

FRONT & LEFT
 ELEVATIONS
 SCALE 1/4"=1'-0"

SHEET NO.
A-4

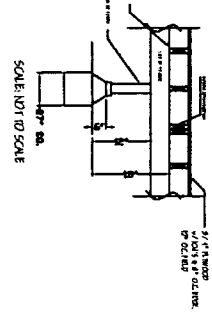
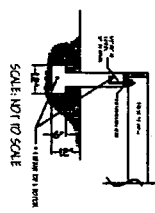
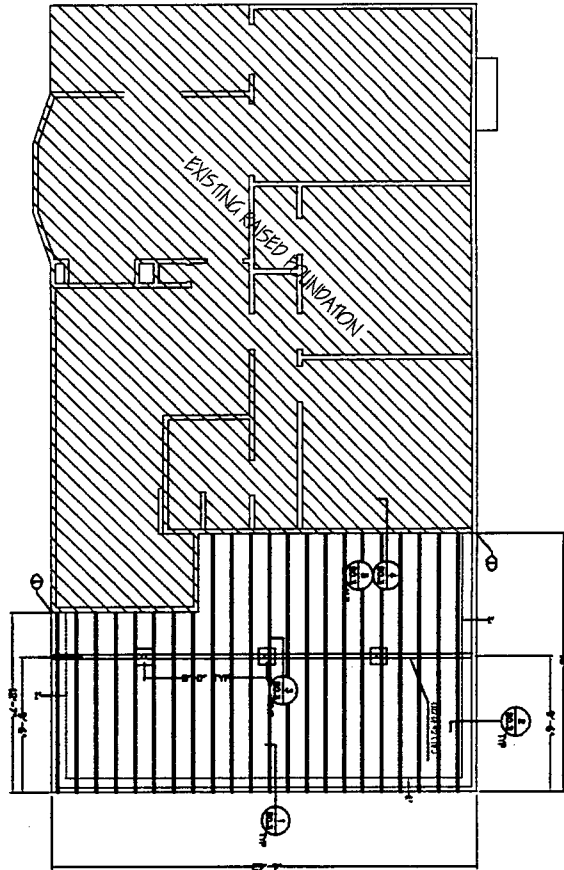
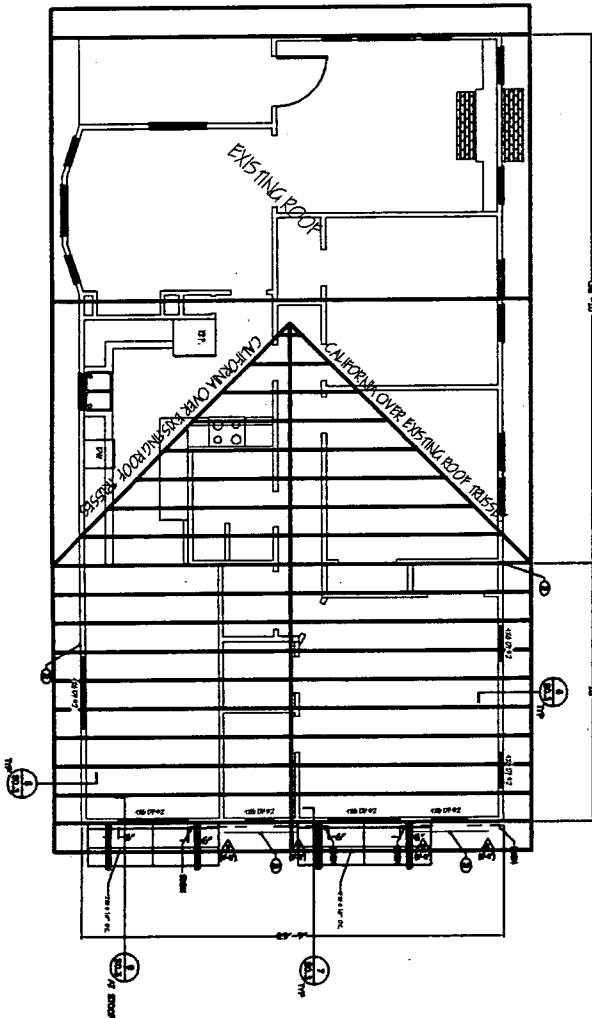
EXHIBIT E

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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SHEET NO.
A-5

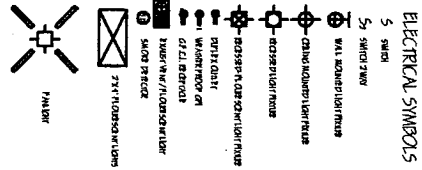
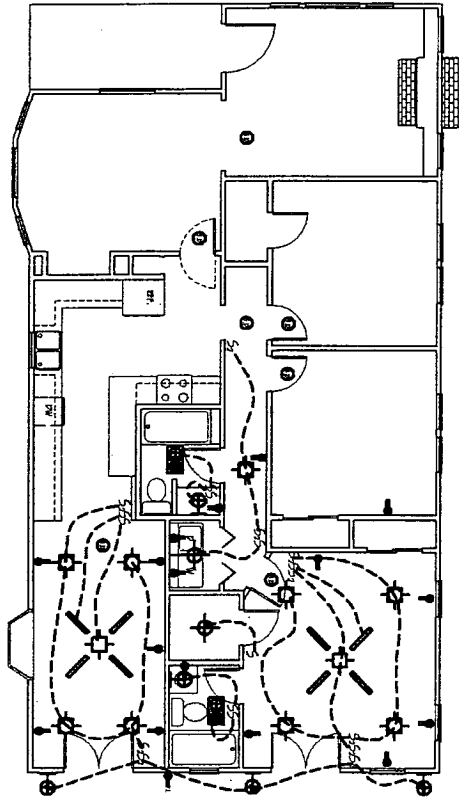
FOUNDATION
FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION FOR MORALES RESIDENCE
2912 24th ST, SACRAMENTO, CA

NO.	REVISIONS	DATE

DRAWN BY:
VITALY N. ISHCHAK
FACILITATOR, CA
10/10/2004

EXHIBIT G



- GENERAL NOTES / ELECTRICAL**
1. LABORER SHALL VERIFY ALL ELECTRICAL WORK IS ACCORDING TO ALL CITY AND STATE REGULATIONS AND ALL APPLICABLE CODES. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY AND STATE. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY AND STATE. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY AND STATE.
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SHEET NO.
E-1

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

ADDITION FOR MORALES RESIDENCE
2912 24th ST, SACRAMENTO, CA

NO.	REVISIONS	DATE

DRAWN BY:
VITALYI N. LONCHER
VITALYI@GMAIL.COM
(916) 390-5724