

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 23, 2005, the Zoning Administrator approved with conditions a special permit to increase the overall height and wall height of a detached garage addition in the Standard Single Family (R-1) zone for the project known as (File Z04-416). 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 exceed the maximum wall height of an accessory structure from 10 feet to 17 feet for a 576 square foot second story addition to an existing detached garage on 0.16± acres in the Standard Single Family (R-1) zone.
2. **Zoning Administrator Special Permit** to exceed the overall height of an accessory structure from 18 feet to 21 feet for a 576 square foot second story addition to an existing detached garage.

Location: 5308 Callister Way (D3, Area 1)

Assessor's Parcel Number: 005-0111-004

Applicant: Jeff Harris
5308 Callister Avenue
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:

North: R-1; Residential
South: R-1; Residential
East: R-1; Residential
West: R-1; Residential

Property Dimensions: Irregular
Property Area: 0.16± acres
Square Footage of SFR: 1,854 square feet
Height of Building: Single Story
Topography: Flat

Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibit A, B, and C

Previous Files: None

Additional Information The applicant is requesting to construct a 576 square foot second story addition to an existing detached garage. The second story will be accessed internally and consist of an office space and a bathroom. The structure is not intended to be used a second dwelling unit. The detached garage is currently located one foot from the west property line and therefore cannot contain any windows or openings. All accessory structures are allowed a maximum wall height of ten feet and a maximum overall height of 18 feet. The proposed addition will expand the wall height to 17 feet and increase the overall height of the structure to 21 feet. The project requires a Zoning Administrator Special Permit to exceed both maximum height limitations for an accessory structure.

Early project notification was sent to East Sacramento Improvement Association and River Park Community Association. Staff received no comments from the associations. The site was posted and property owners within 100 feet of the subject site were notified. Staff received no phone calls or comments from surrounding neighbors.

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 (a), Existing Facilities.

Conditions of Approval:

1. Size and location of the detached garage shall substantially conform to the plans submitted.
2. The applicant shall obtain the necessary building permits prior to commencing construction.
3. The roofing material shall be a minimum 30-year laminated dimensional composition shingles.
4. All new windows shall be single or double hung as shown on submitted plans.
5. Siding material shall be a combination of smooth stucco finish and shingles as shown on submitted plans.
6. No mechanical equipment shall be placed on the roof. Any necessary roof vents shall be painted to match the roof color.

Utilities

7. The existing garage was built encroaching within a five foot public utility easement (PUE) with existing sewer and water mains within the PUE. The Department of Utilities does not support the further encroachment of the PUE with the expansion of the existing

garage with a second story addition. The applicant/property owner shall relocate the existing garage out of the PUE before expanding the structure.

Advisory Notes

- 8. 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 (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.
- 9. The Special Permit applies to the detached accessory structure. Future development on the project site that complies with this approval and all Zoning Ordinance requirements will not require a modification of this Special Permit.

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; and
 - b. the project is designed to be architecturally consistent with the residence.
- 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. adequate parking is provided.
- 3. The project is consistent with the General Plan which designates the site as Low Density Residential 4-15 du/na.

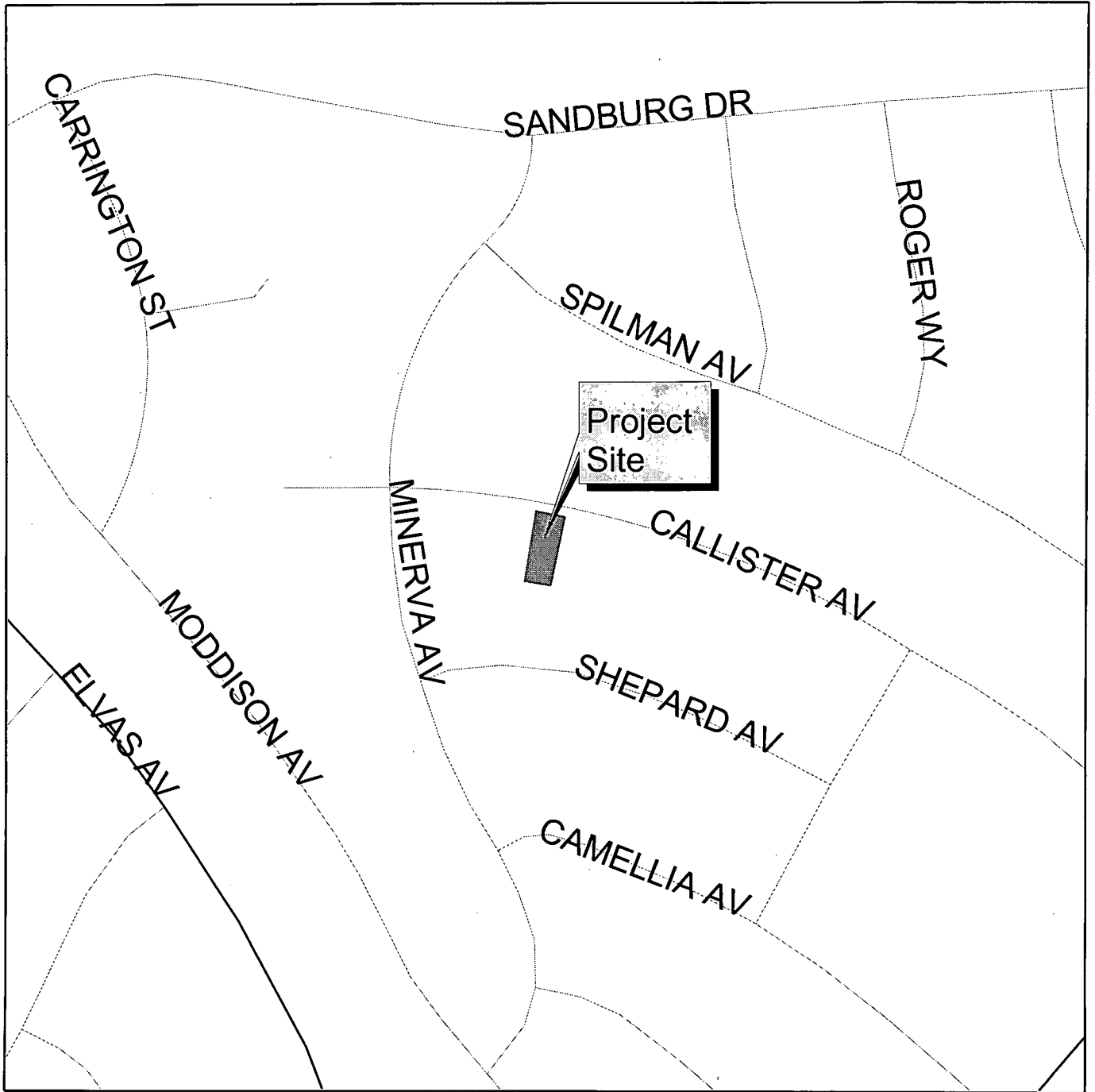


Joy D. Patterson
Zoning Administrator

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.

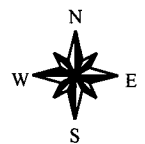
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ZA Log Book
Applicant

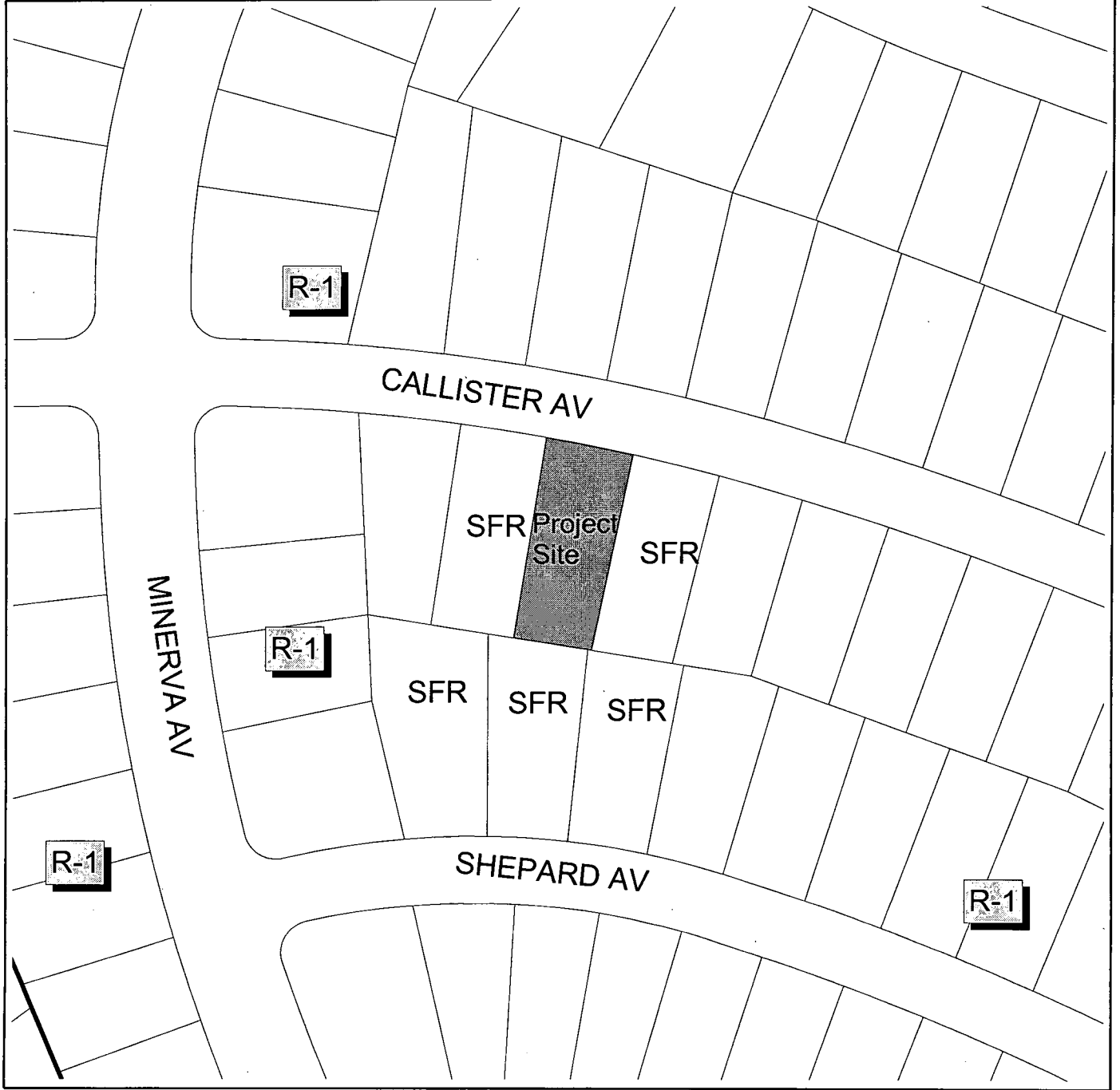



Development Services
Department

Geographic
Information
Systems

Vicinity Map



Development Services
Department

Geographic
Information
System

Land Use & Zoning

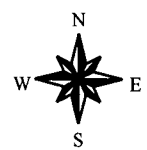
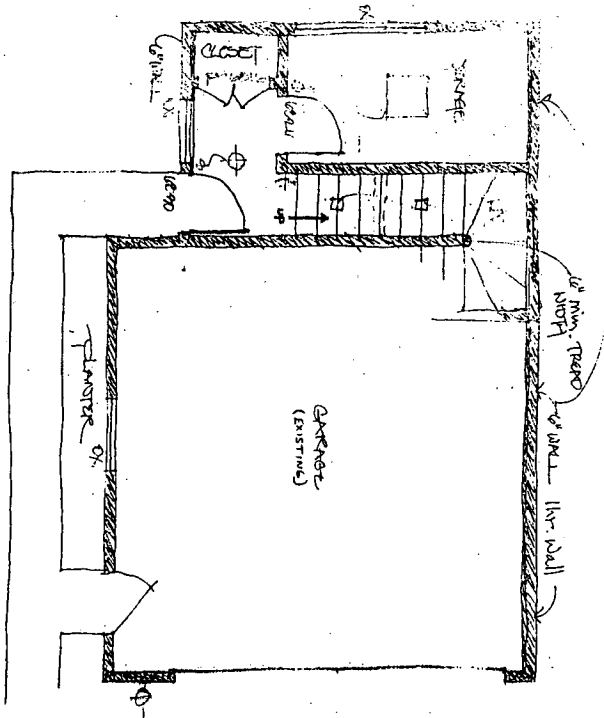
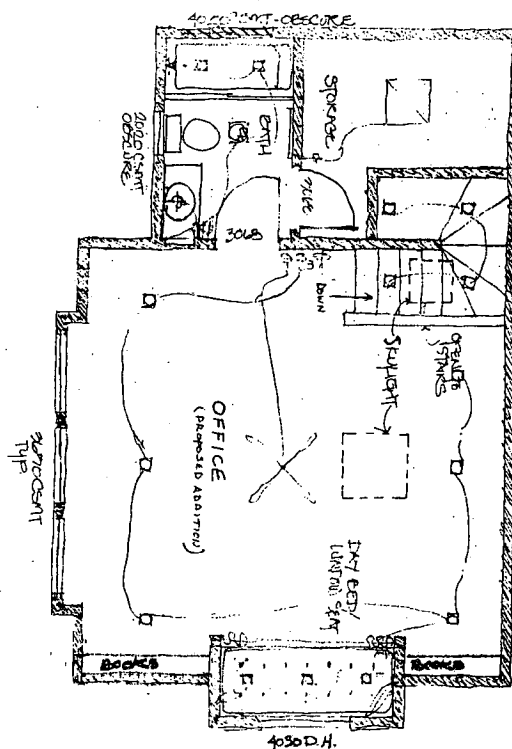


EXHIBIT B

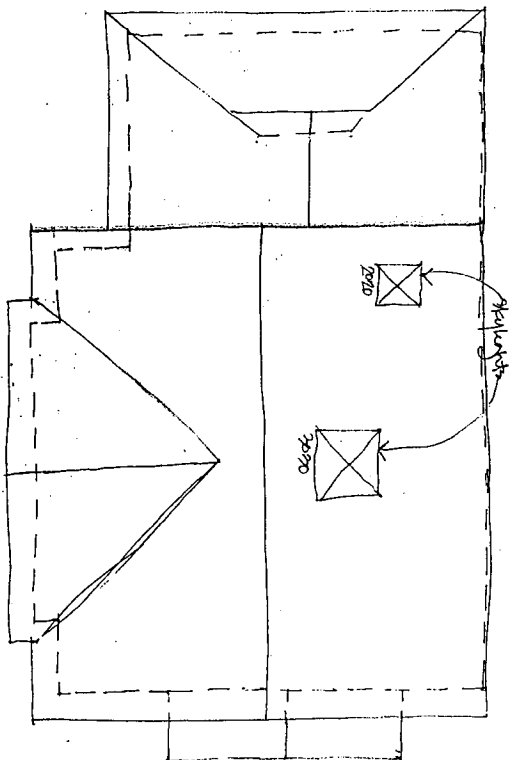
1st FLOOR PLAN
4-1-05



2nd FLOOR PLAN -- addition
4-1-05



ROOF PLAN
4-1-05



HARRIS RES. 5308 CALLISTER AVE., SACRAMENTO

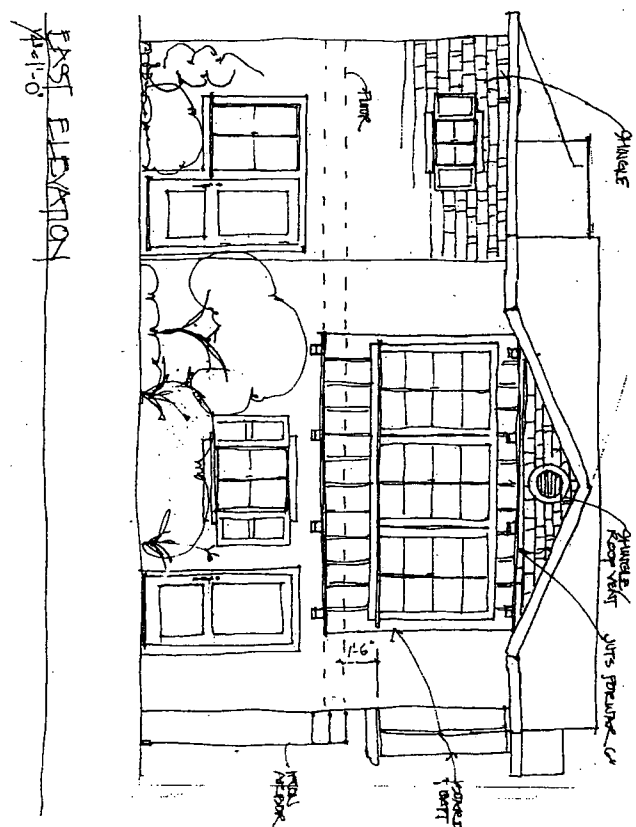
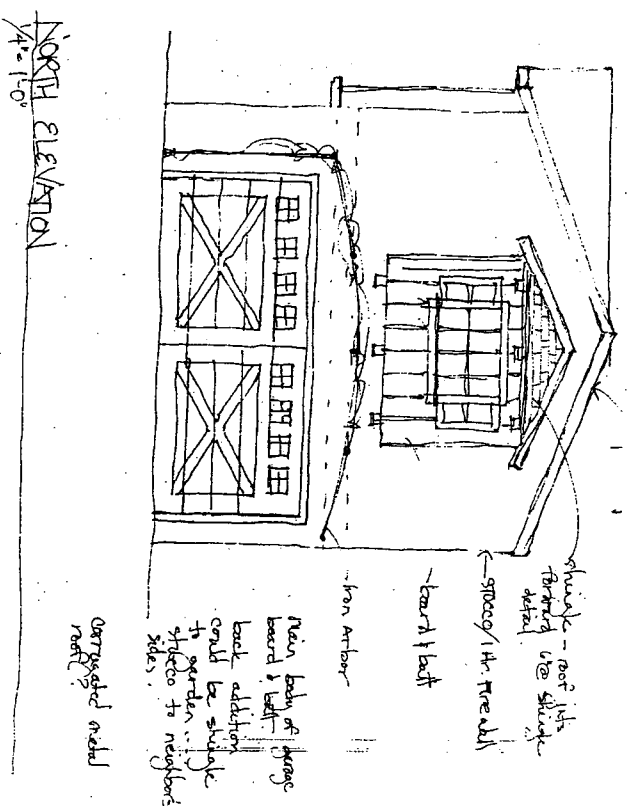
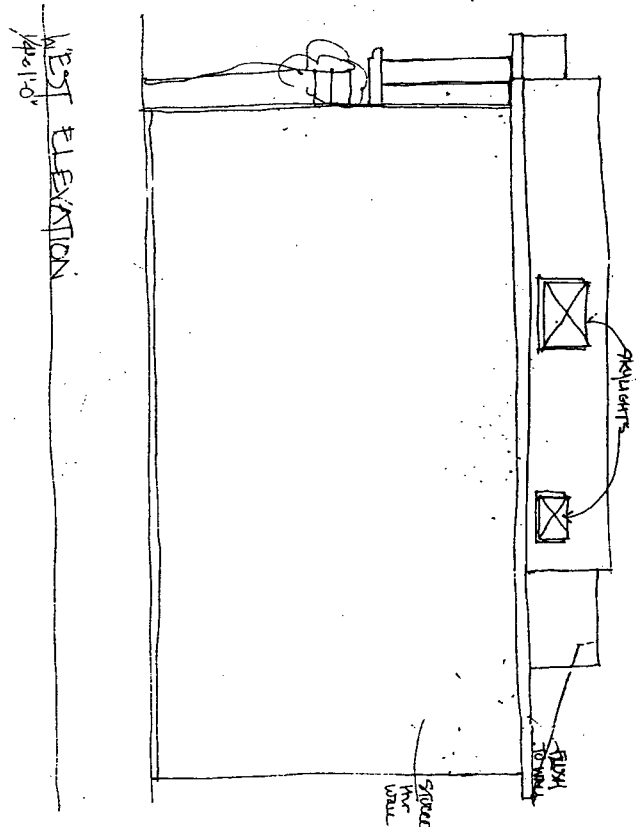
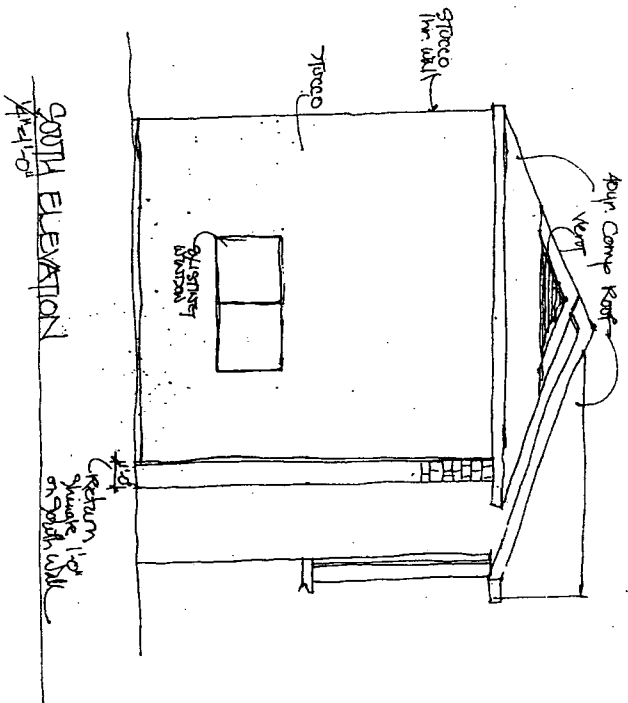
Z04-416

March 23, 2005

**Z04-416
REVISED**

REC'D MAR 09 2005 Item 10

EXHIBIT C



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Item 10