

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, September 22, the Zoning Administrator approved with conditions a special permit to construct a single family residence in the Light Industrial (M-1) zone for the project known as (File Z05-183). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Special Permit** to construct a 1,762 square foot residence on 0.07± acres in the Light Industrial (M-1) zone.

Location: 300 20th Street (D3, Area 1)

Assessor's Parcel Number: 003-0073-008

Applicant: Brian and Lori Witherell
300 20th Street
Sacramento, CA 95814

Property Owner: Same as above

Project Planner: Evan Compton

General Plan Designation: Industrial
Community Plan Designation: Industrial
Existing Land Use of Site: Office
Existing Zoning of Site: Light Industrial (M-1)

Surrounding Land Use and Zoning:

North: M-1; Industrial
South: M-1; Industrial
East: R-1B; Residential
West: M-1; Industrial

Property Dimensions: 40 x 80 feet by 330 feet
Property Area: .07± acres
Square Footage of SFR: 1,762 square feet
Height of Building: Three Stories
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit 1 thru 5

Previous Files:

DR97-232

Additional Information The applicant is requesting permission to construct an existing single family residence in the Light Industrial (M-1) zone. The site currently contains a 1,650 square foot office and an 894 square foot detached three car garage. The applicant is requesting to add two floors of residential on top of the existing 1 story garage. The total height of the three story structure will be under the 35 foot tall height limit.

The site is zoned Light Industrial and located in the Central City and therefore requires a Zoning Administrator Special Permit to construct a residential use. The applicant was required to provide some environmental research about the site to determine if there were any past uses that may have contamination issues. The hired firm found no evidence of environmental impairment of the property from past or present usage.

Property owners within 100 feet of the project were noticed and the following Neighborhood Associations received notification: New Era Park, Midtown Business, and Boulevard Park. Staff received no calls about the proposal.

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 (a), New Construction.

Conditions of Approval:**General**

1. Size and location of the project shall conform to the plans submitted.
2. No mechanical equipment shall be placed on the roof.
3. Any future modification to the residence shall require additional Planning review and approval.

Development Engineering and Finance

4. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
5. The existing site driveway shall be redesigned and reconstructed, if necessary, to comply with City Standards to the satisfaction of the Development Engineering and Finance Division.
6. The site plan shall conform to A.D.A. requirements in all respects. This may include the replacement of the adjacent curb ramp, if necessary, in order to comply with current A.D.A. standards.
7. The design of walls, fences, signage, and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at

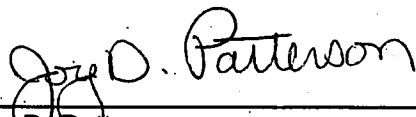
maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division.

Advisory Comments

- 8. Exterior and opening protection shall comply with CBC Table 5-A.
- 9. The applicant shall obtain Design Review approval and comply with all conditions of approval.

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.
 - b. the project is adjacent to residential uses and is compatible with existing uses in the immediate vicinity.
- 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 and open space is provided.
- 3. The project is consistent with the General Plan and the Central City Community Plan which designates the site as Industrial.



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 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: ZA Log Book (original)
File
Applicant

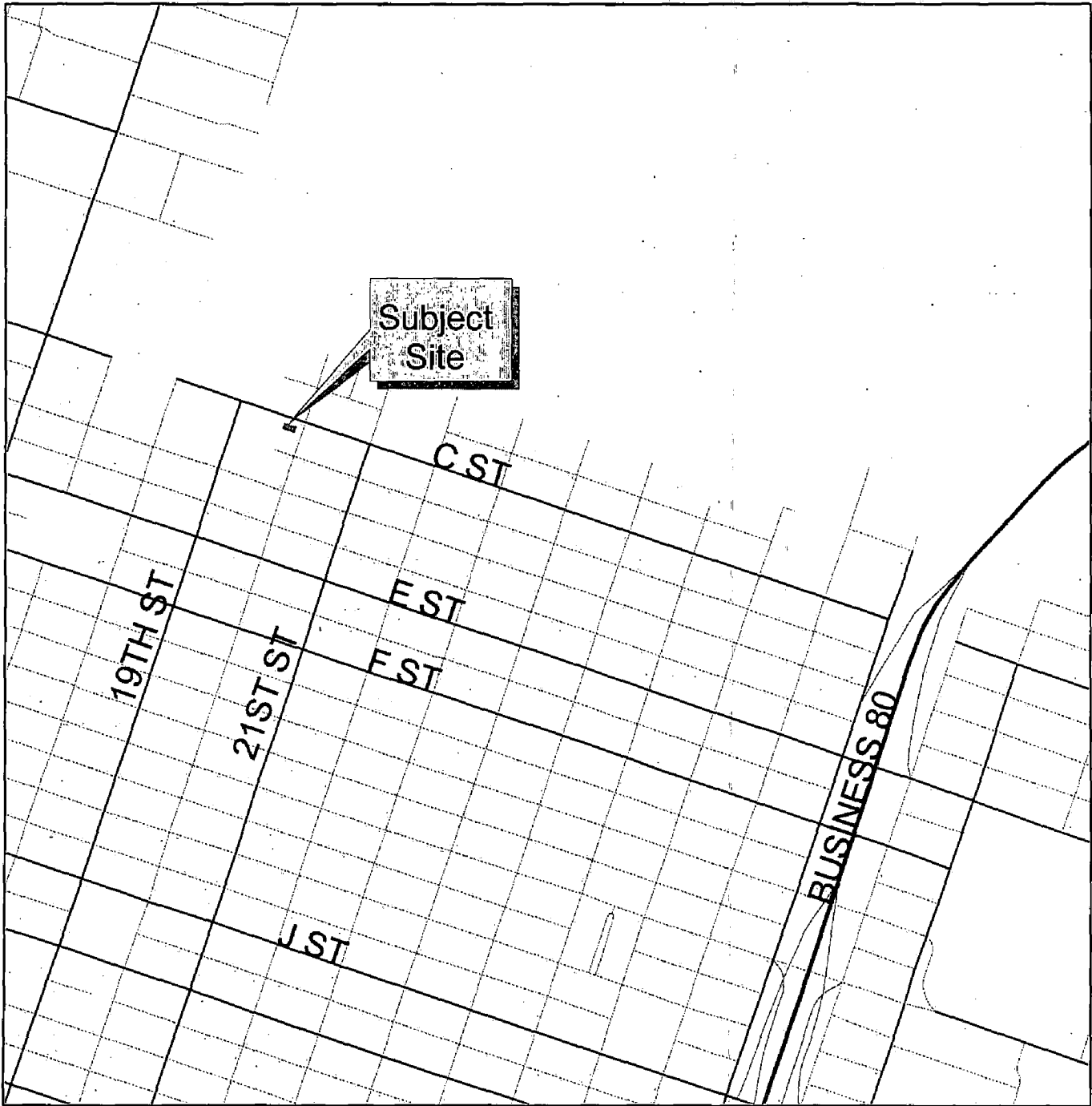


Development Services
Department

Geographic
Information
System


Land Use & Zoning





0 700 1400 Feet

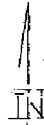


 Development Services
Department

Geographic
Information
Systems

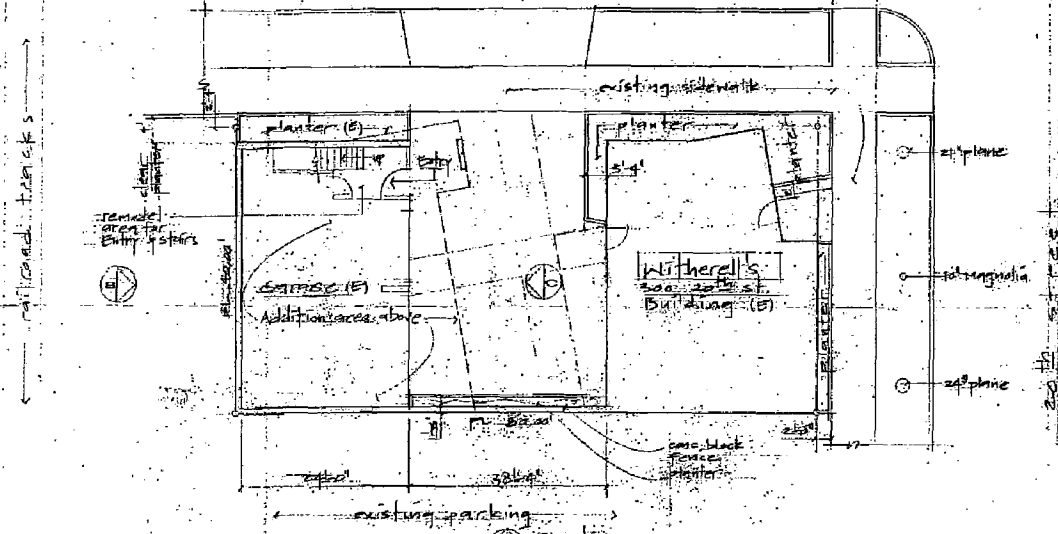
Vicinity Map





existing street

(A) Elevation view



(D) Elevation view

S I T E P L A N

1/8" = 1'-0"

owner: Brian & Lori Wutherehl

300 20th street
Sacramento CA

project: Addition above Garage for personal residence

A.P.N. 005 0075 008 0000

zoning: M-1

Brian and Lori Wutherehl
 300 20th Street, Sacramento, CA 95811
 A.P.N. 005-0075-008-0000

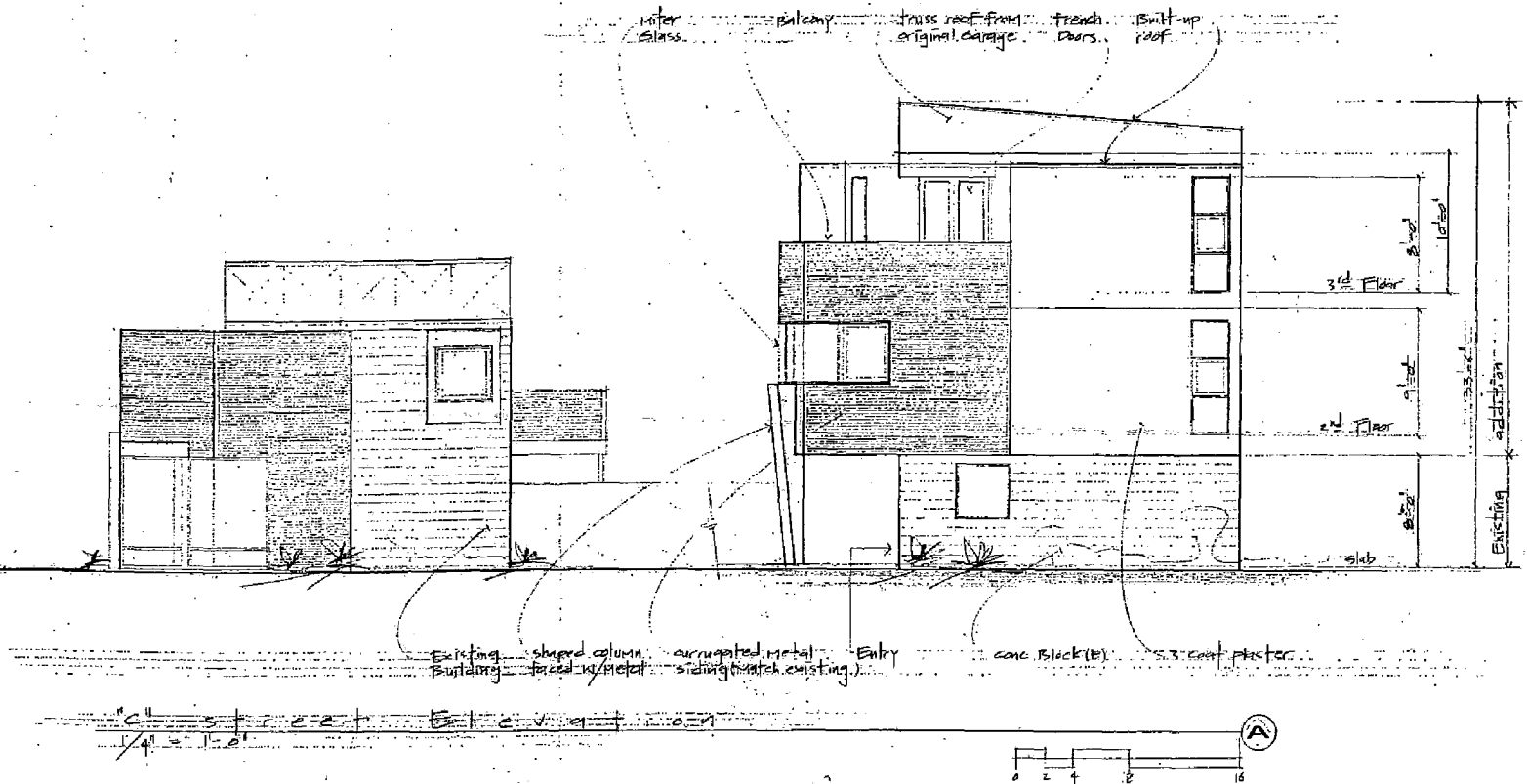
Jerry Faszer
 Architect

916.786.8475

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 07-11-05



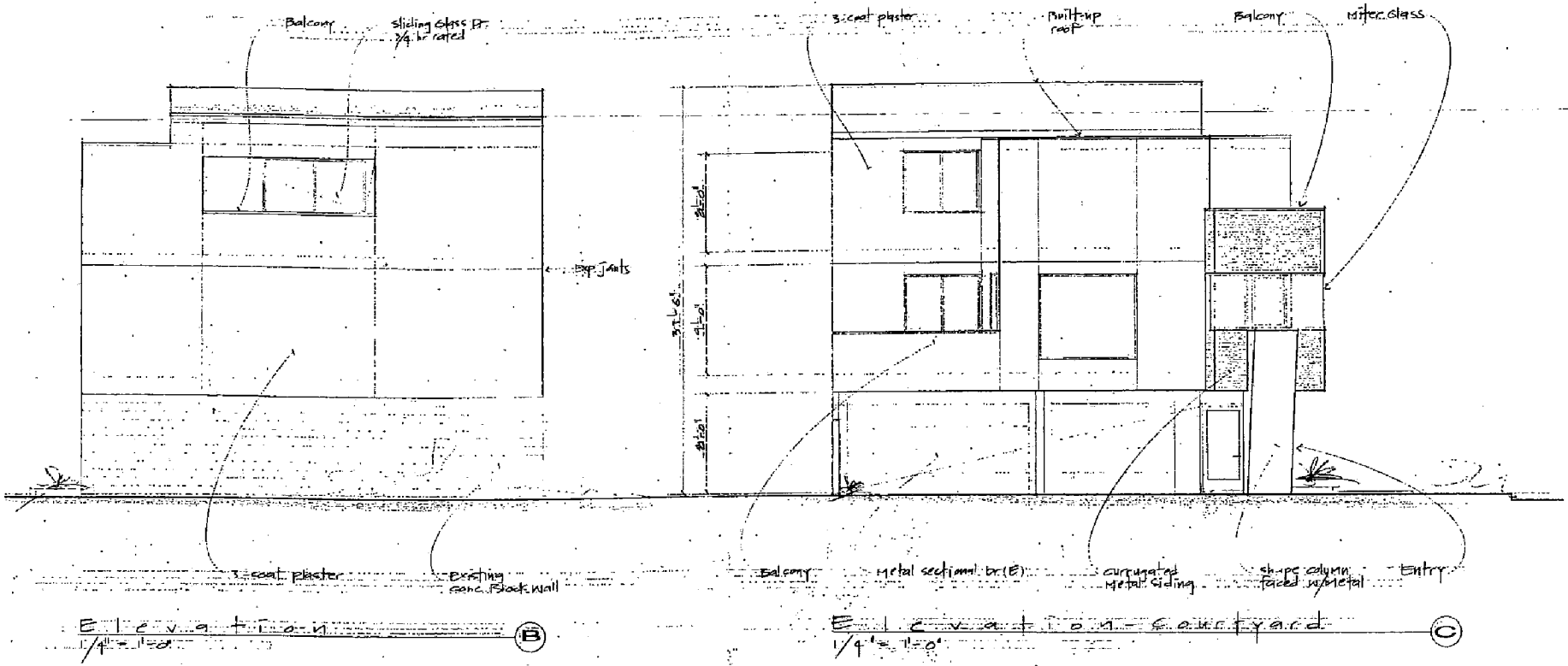
Brian and Lori Witherell
 200 7th Street, Berkeley, CA 94714
 A.P.N. 005-0271-003-0003

Jerry Faszler
 Architect

916.786.8475

Faszler
 ARCHITECTS
 P.C.

Date: 6/05
 Job #: 183
 Rev. #:
 Sh. #:
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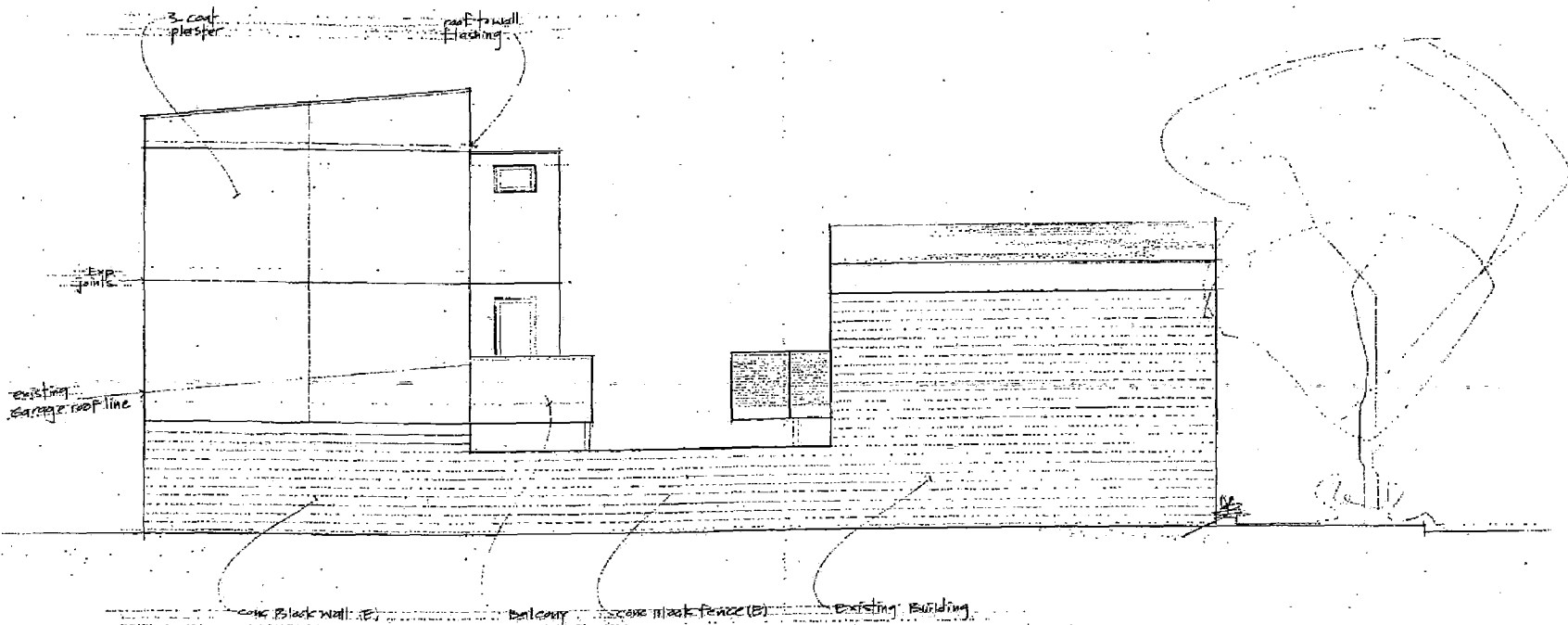
Brian and Lori Witherell
 330 20th Street, Sacramento, CA 95834
 A.P.C. 916-8075-800-0899

Jerry Faszler
 Architect

916.786.8475

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Elevation

1/4" = 1'-0"

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07-11-05

Bryan and Lori Wittweren
 200 2nd Street, Sacramento, CA 95811
 A.C.N. 019-8079-999-0000

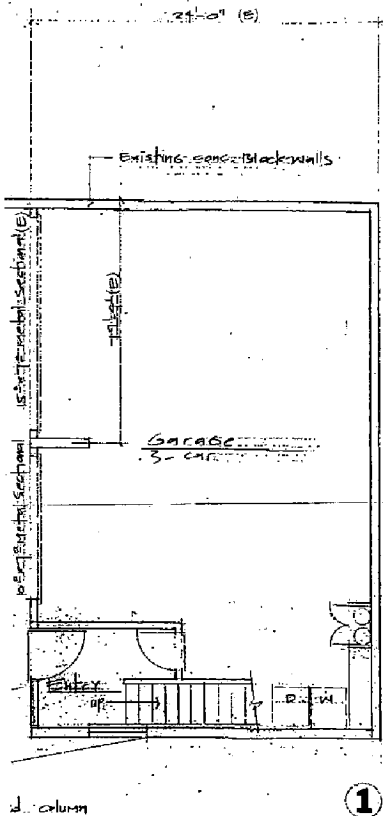
Jerry Faszer
 Architect

916.786.8475

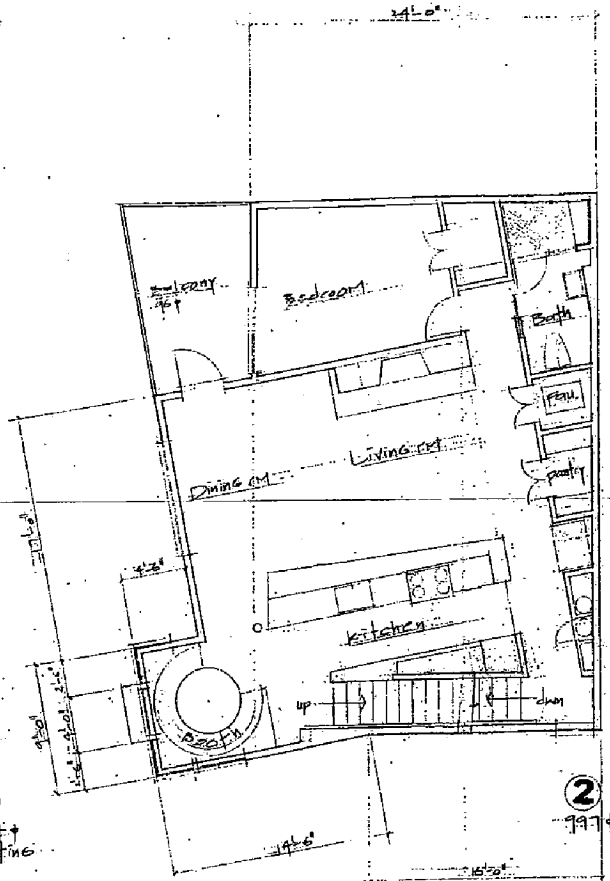
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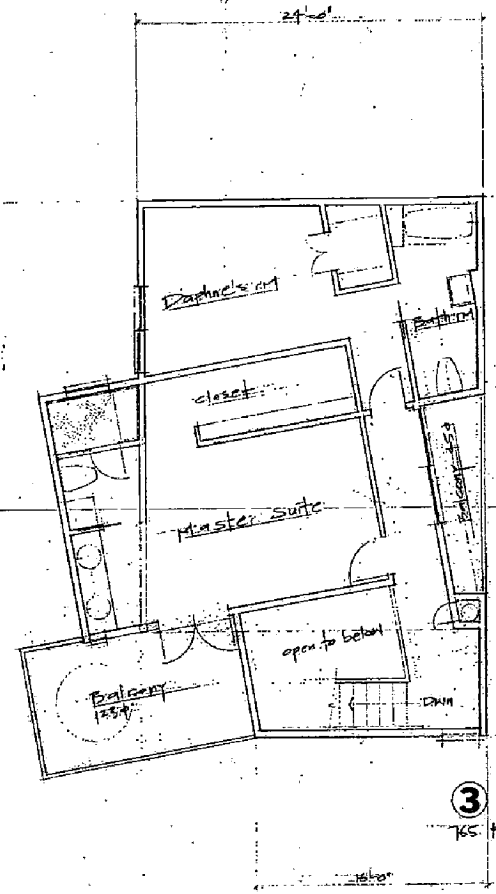
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1
29'-4"
EXISTING

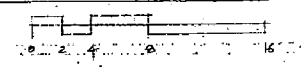


2
9'-9"



3
7'-5"

Floor Plans



Z05-183
07-11-05

Brian and Lori Withersall
308 20th Street, Sacramento, CA 95814
A.P.R. (916) 497-9000

Jerry Faszer
Architect

916.788.8475

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