

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

<b>APPLICANT</b> Jon N. Westphal-Architect, 5749 El Camino Avenue, Carmichael, CA, 95608		
<b>OWNER</b> Jack and Patrice Barrish, 1650 10th Avenue, Sacramento, CA, 95818		
<b>PLANS BY</b> Jon N. Westphal-Architect, 5749 El Camino Avenue, Carmichael, CA, 95608		
<b>FILING DATE</b> March 19, 1991	<b>ENVIR. DET.</b> Exempt 15301(e)	<b>REPORT BY</b> SLY
<b>ASSESSOR'S PCL. NO.</b> 012-0372-014		

**APPLICATION:** Planning Director's Special Permit to expand a non-conforming residential structure by adding a 99± square foot addition to the master bath of a single family dwelling on 0.19± developed acres in the Standard Single Family, (R-1) zone.

**LOCATION:** 1650 10th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to expand a master bathroom by 99± square feet of a single family dwelling that encroaches two feet 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'	24' (existing)
South:	Single Family; R-1	Side(West)	5'	3'
East:	Single Family; R-1	Side(East):	12.5'	6' (existing-no
West:	Single Family; R-1	Rear:	15'	36' expansion)
Property Dimensions:	Irregular			
Property Area:	0.19± acres			
Square Footage of Building:	Existing building-2,261 square feet			
	Addition-99 square feet			
	Total-2,360 square feet			
Height of Building:	12 feet			
Topography:	Flat			
Street Improvements:	Existing			
Utilities:	Existing			
Exterior Building Materials:	Stucco and sandstone			
Roof Material:	Wood shake			

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site is a 8,200 square foot irregular shaped corner lot in the Standard Single Family, (R-1) zone (see Exhibit A). It is developed with a 2,261 square foot single family residence and 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 single family residential zoned, R-1 to the north, south, east, and west.

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**B. Applicant's Proposal**

The applicant is proposing to construct a 99 square foot master bath addition to the rear of the master bedroom which is on the west side of the existing house. The addition will include a sunken tub (see Exhibits B, C, D, and E). The proposed addition will follow the line of the house which is located three feet 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 addition will be replacing an existing covered patio and extending the house line four more feet from the patio towards the rear of the property. All adjacent property owners have been notified of the applicant's request and staff has not received any objections to the proposal.

The existing house was constructed more than 45 years ago and has front and sideyard setbacks which do not meet current Zoning Ordinance setback requirements. Although the front and street sideyard setbacks are less than what is currently required, they are not affected or changed by the proposed addition.

**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)(1)).

**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:**

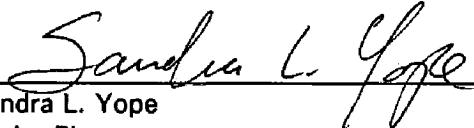
1. The proposed project, as conditioned, is based upon sound principles of land use in that the existing sideyard setback is three feet and the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. The project will not be detrimental to the 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 three feet and the addition is using an existing covered patio space and extending towards the rear property following the established setback line.

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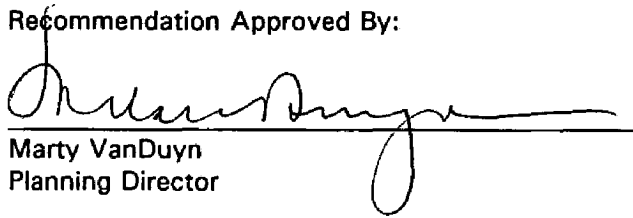
3. The project is consistent with the General Plan which designate the subject site as Low Density Residential (4-15 du/na).

Report Prepared By:

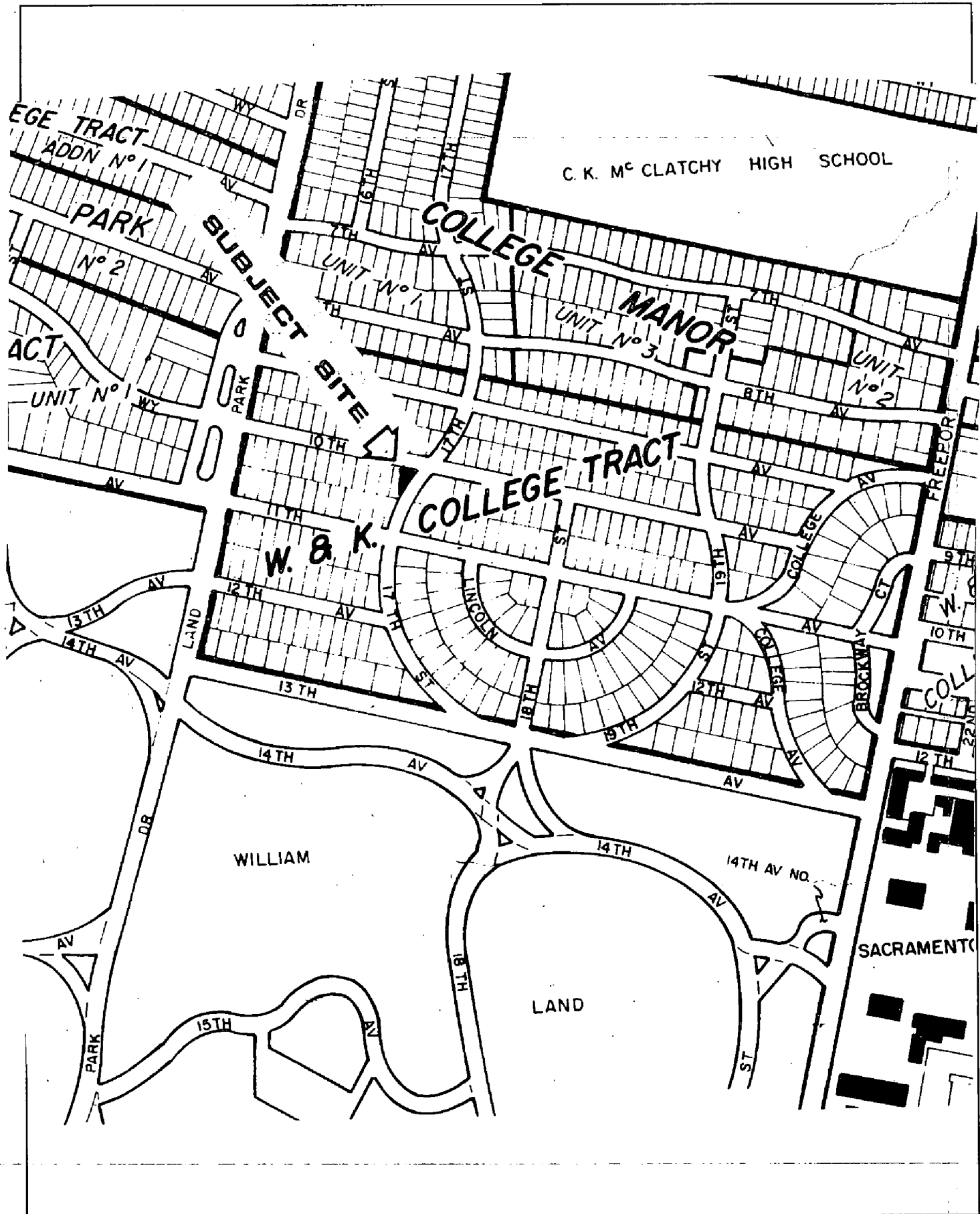
  
\_\_\_\_\_  
Sandra L. Yope  
Junior Planner

24 May 91  
Date

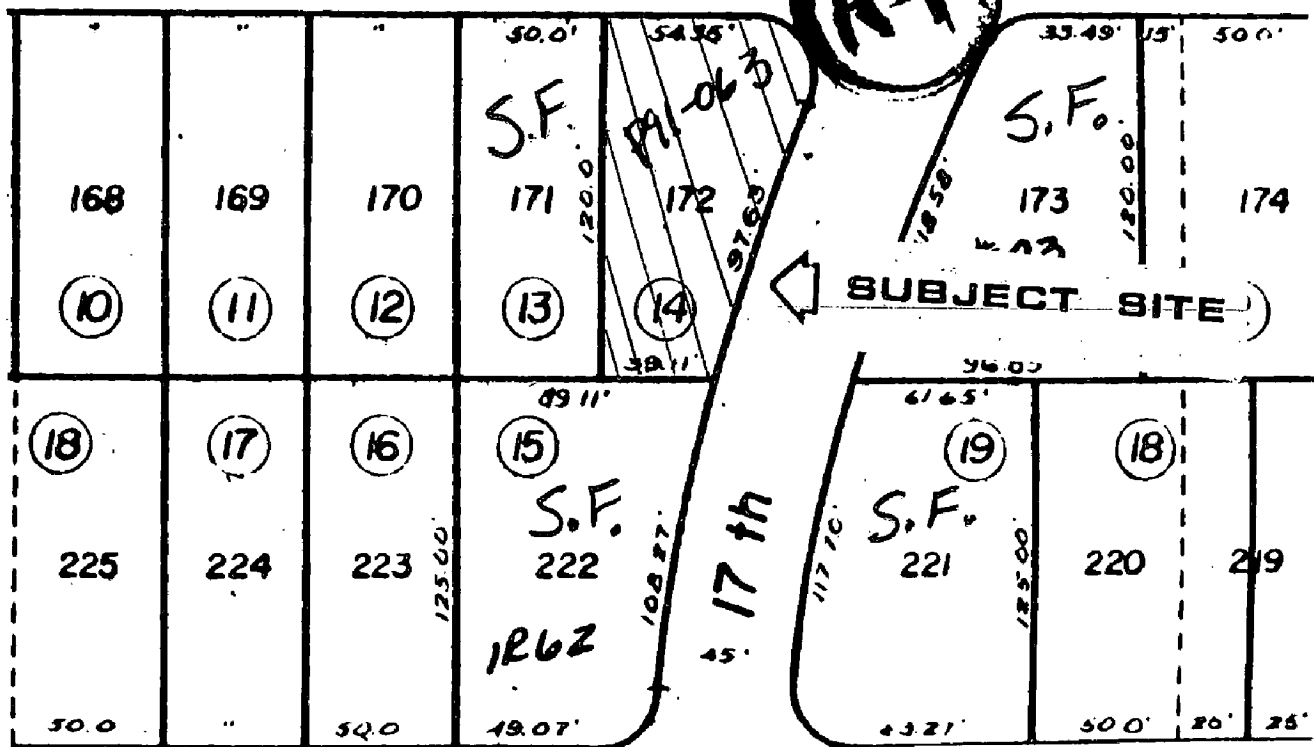
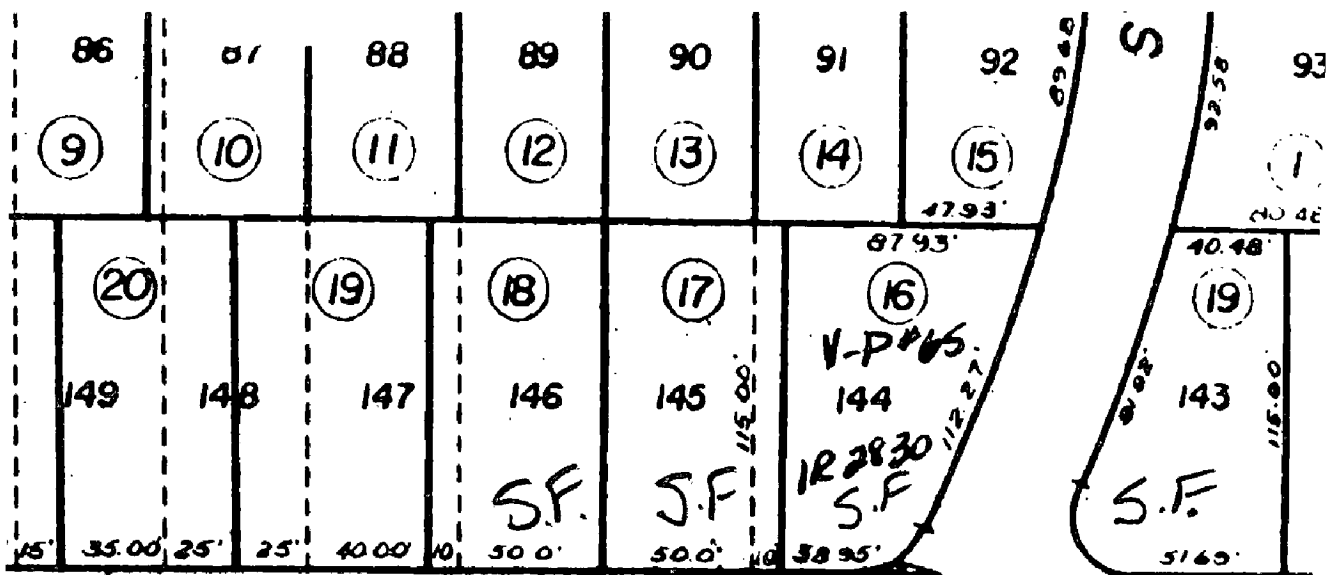
Recommendation Approved By:

  
\_\_\_\_\_  
Marty VanDuyn  
Planning Director

5/24/91  
Date



VICINITY MAP



S.F. = SINGLE FAMILY

LAND USE & ZONING MAP

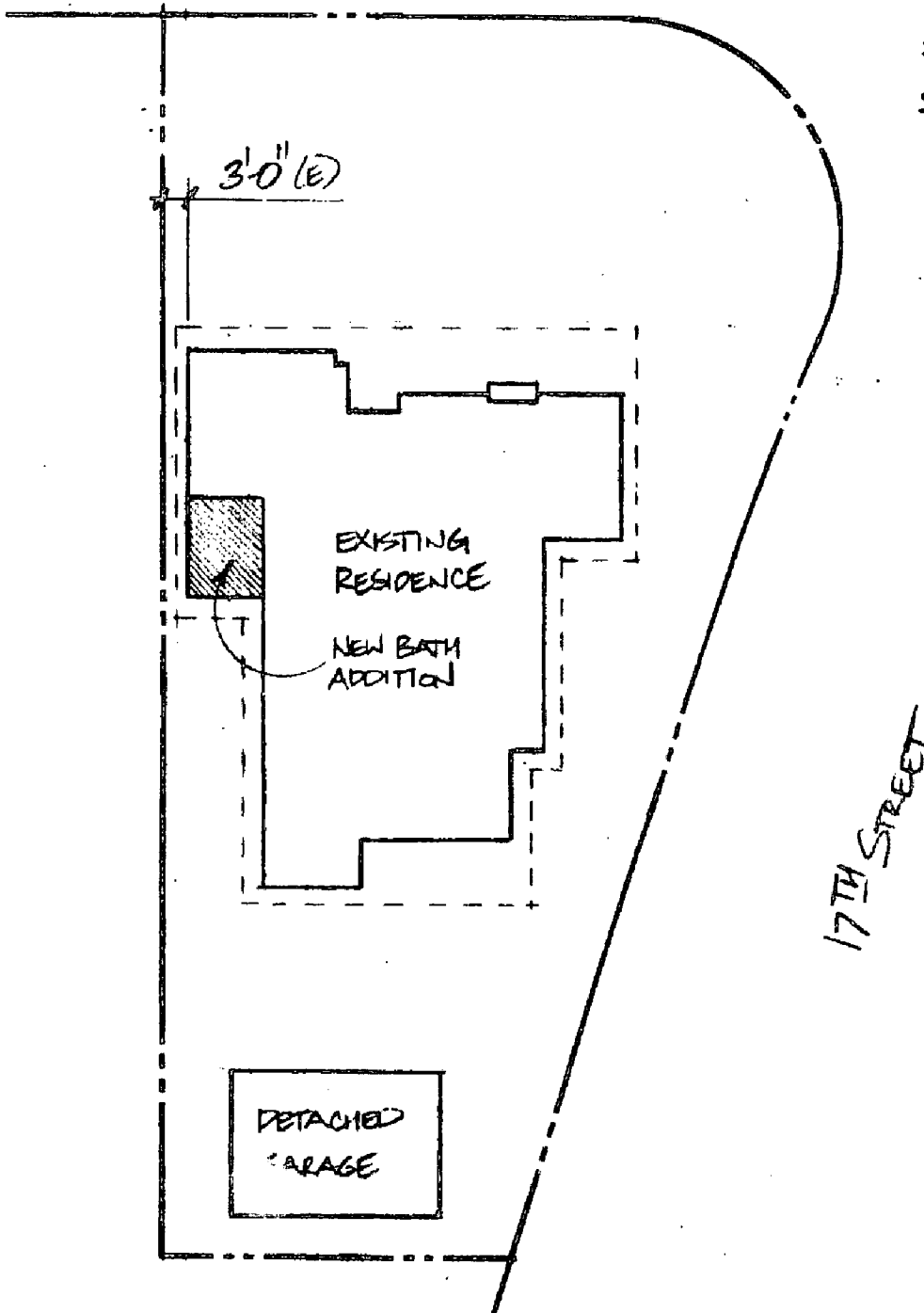
EXHIBIT - A

#P91-063

10TH AVENUE

(E) RESIDENCE:	1941 $\phi$
(N) BATH ADDITION:	99 $\phi$
(E) GARAGE:	320 $\phi$

TOTAL:	2360 $\phi$
SITE AREA:	$\pm$ 8277 $\phi$
SITE COVERAGE:	$\pm$ 28.5%



BARRISH RESIDENCE  
SULTAN'S BATH ADDITION

APN: 012-0372-014

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3/8" = 10'-0"  
(APPROX.)

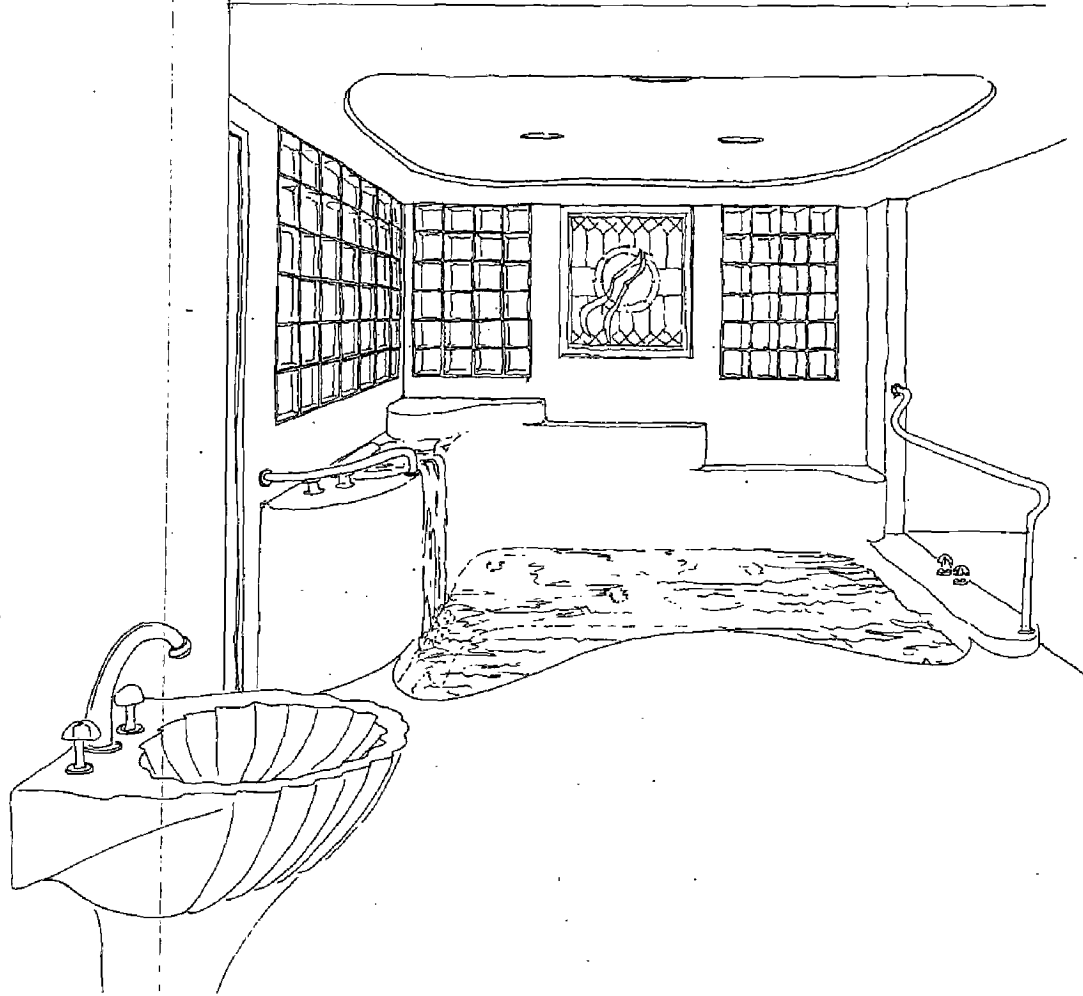
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EXHIBIT B

# SULTAN'S BATH ADDITION

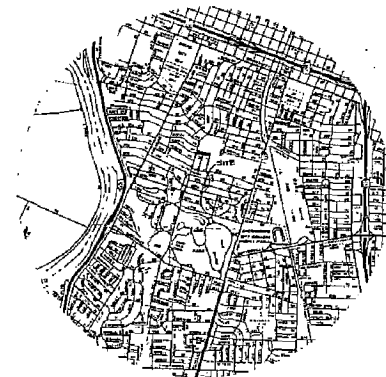
for

JACK AND PATRICE BARRISH  
1650 10th AVENUE  
SACRAMENTO, CALIFORNIA 95818



### SHEET INDEX

- A0 COVER SHEET
- A1 EXISTING CONDITIONS  
DEMOLITION PLAN
- A2 FLOOR PLAN  
REFLECTED CEILING PLAN  
SECTION 'A'
- A3 DETAILS  
INTERIOR ELEVATIONS



VICINITY MAP  
NOT TO SCALE

REVISIONS	BY

Jack W. Macgregor  
Architect  
1708 D Camino Avenue  
Sacramento, CA 95818  
(916) 442-1070



COVER SHEET

SULTAN'S BATH ADDITION  
JACK AND PATRICE BARRISH  
1650 10th AVENUE  
SACRAMENTO, CALIFORNIA 95818

Date 3-3-91

Scale N/A

Drawn JM

Plot # 9022

Sheet

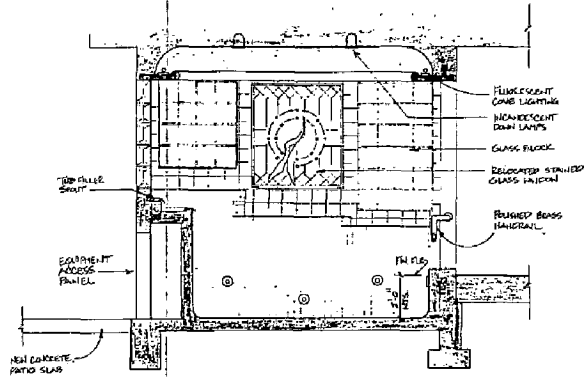
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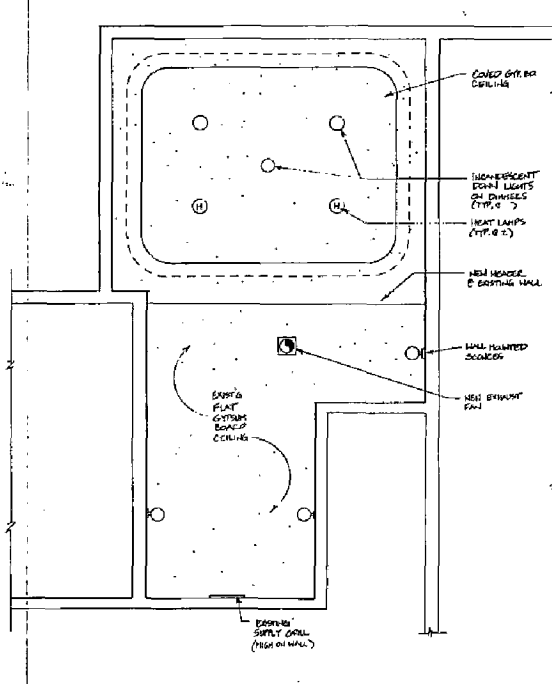
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**SECTION "A"**  
1/2" = 1'-0"



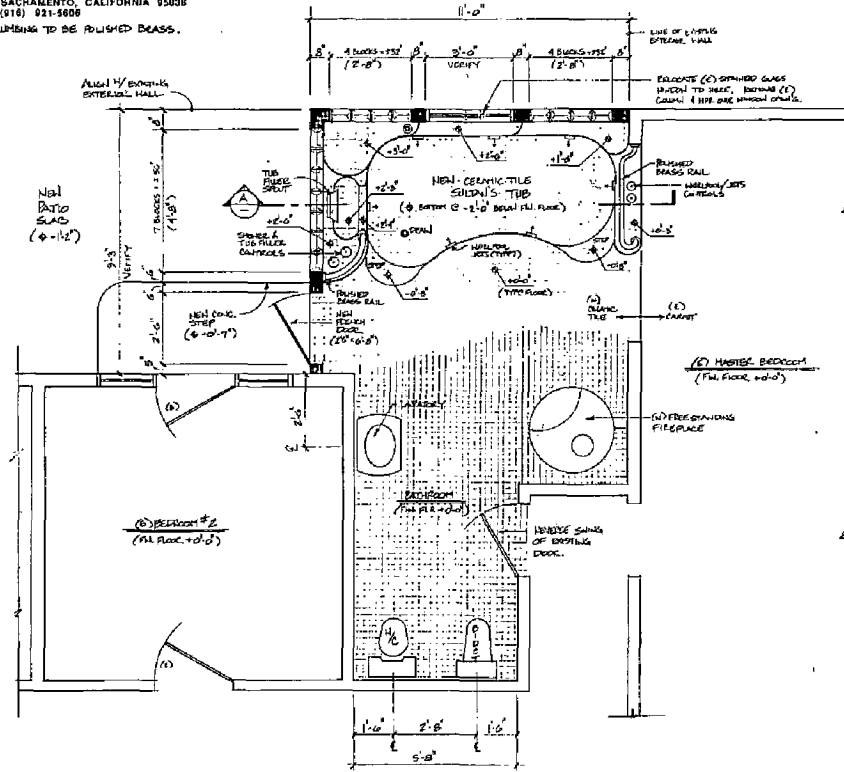
**REFLECTED CEILING PLAN**  
1/2" = 1'-0"

**GENERAL NOTES**

1. CONTRACTOR TO VERIFY ELEVATION OF EXISTING SEWER LINE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. OWNER SHALL PROVIDE BIDET, CONTRACTOR TO INSTALL.
3. CONTRACTOR TO PROVIDE NEW WATER HEATER AND CIRCULATING PUMP ADJACENT TO EXISTING WATER HEATER IN BASEMENT. CONNECT TO EXISTING WATER SUPPLY LINES AND VENTILATE IN ACCORDANCE WITH CURRENT CODES.
4. CARE SHALL BE USED TO MINIMIZE IMPACT OF CONSTRUCTION PROJECT ON REMAINDER OF RESIDENCE. DUST CONTROL AND DAILY CLEAN-UP WILL BE REQUIRED. CONTRACTOR TO BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE MATERIAL FROM SITE AT THE COMPLETION OF THE PROJECT.
5. CONTRACTOR TO NOTIFY HOMEOWNER 48 HOURS PRIOR TO ANY INTERRUPTION IN WATER, GAS OR ELECTRIC SERVICE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, INSPECTIONS, PERMITS ETC. REQUIRED TO COMPLETE THE PROJECT, EXCEPT BUILDING PERMIT & FEES PROVIDED BY OWNER.
7. TRANSITIONS FROM EXISTING TO NEW SURFACES SHALL BE SMOOTH AND UNIFORM. PATCH AND REPAIR ALL CUTS AND DAMAGE TO EXISTING SURFACES AS REQUIRED.
8. FIXTURES, COLORS AND MATERIALS SHOWN IN SCHEDULES SHALL BE PROVIDED IF POSSIBLE. ALL SUBSTITUTIONS SHALL BE APPROVED BY ARCHITECT AND OWNER PRIOR TO INSTALLATION.
9. FOR INFORMATION ON SPA CONSTRUCTION AND RELATED REQUIREMENTS, PLEASE CONTACT SHAUN CURRY AT:  
CUSTOM TUBS  
251 OPPORTUNITY STREET, SUITE D  
SACRAMENTO, CALIFORNIA 95838  
(916) 921-8808
10. ALL EXPOSED PLUMBING TO BE POLISHED BRASS.

**LEGEND**

- EXISTING WALLS TO REMAIN
- EXISTING WALLS / ITEMS TO BE REMOVED
- NEW WALLS
- ELEVATION RELATING TO FINISH FLOOR
- GLASS BLOCKS



**FLOOR PLAN**  
1/2" = 1'-0"

REVISIONS	BY

Jack N. Wierzbicki  
Architect  
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Sacramento, CA 95818  
(916) 444-3018

**FLOOR PLAN  
REFLECTED CEILING PLAN  
SECTION "A"**

SULTAN'S BATH ADDITION  
BY  
JACK AND PATRICE BARRISH  
SACRAMENTO, CALIFORNIA 95818

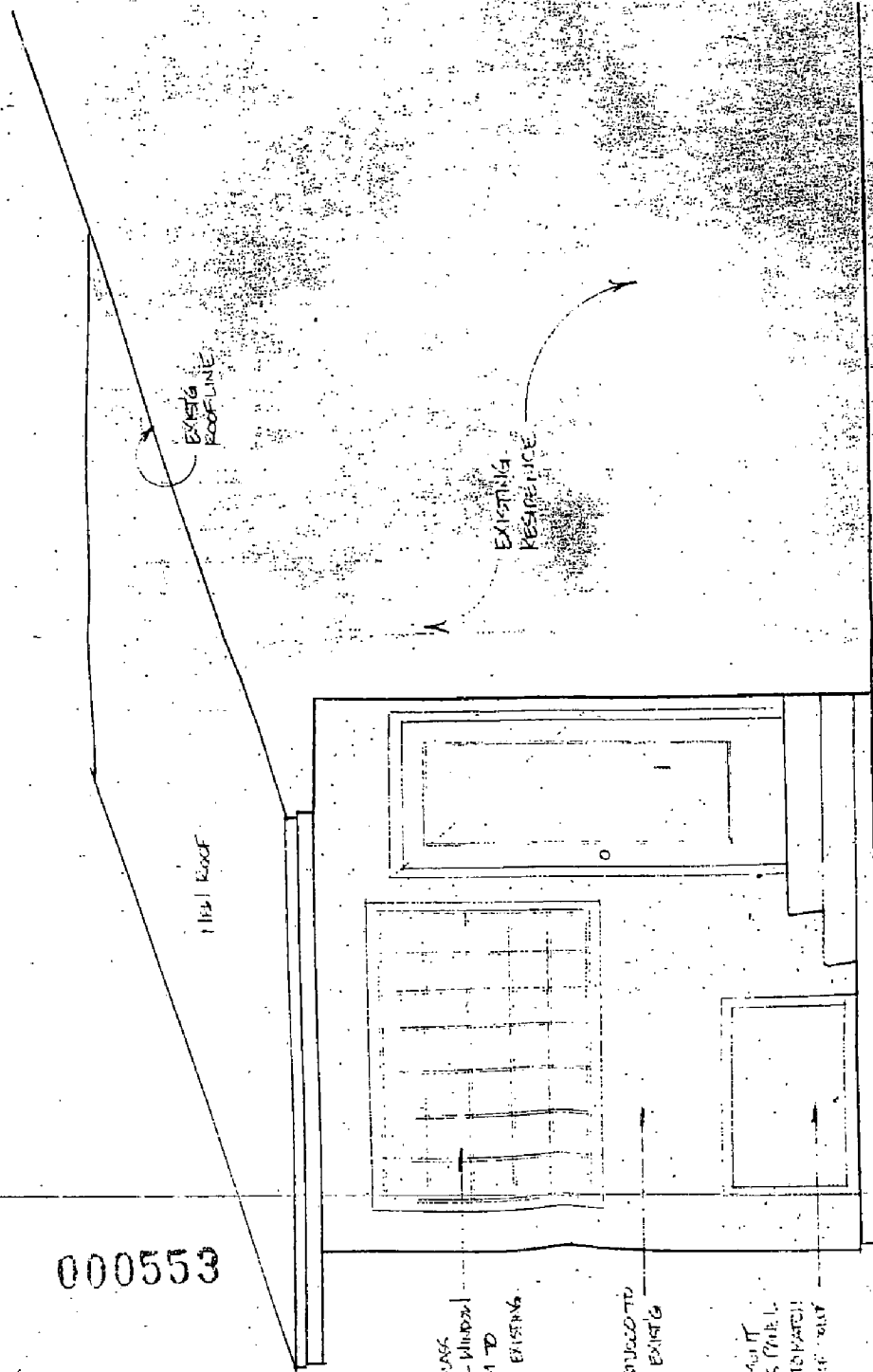
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# EXHIBIT G



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PC-1-063

NEW BRASS  
BLOCK WINDOW  
PLATE TO  
MATCH EXISTING.

NEW SUBJECT TO  
MATCH EXISTING

EQUIPMENT  
ACCESS PANEL  
PAINT TO MATCH  
EXTERIOR WALL

NEW CONC. STEEP  
& STAIRS

SOUTH ELEVATION  
1/2" = 1'-0"

# EXHIBIT H

RIDGE BEYOND 7

EXISTING ROOF

NEW ROOF  
(MATCH EXISTING)

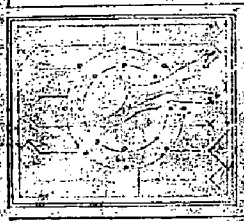
EAVE BEYOND 7

INTERM. MATCH EXISTING

(6) CEMENT PLASTER

BUILDG. BEYOND 10

NEW CONC. PAVING



CEMENT PLASTER  
(MATCH EXISTING)

EXISTING HALL

NEW ADDITION

WEST ELEVATION

1/2" = 1'-0"

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