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

APPLICANT Steven and Lynda Kahn, 1616 4th Avenue, Sacramento, CA, 95818
OWNER Steven and Lynda Kahn, 1616 4th Avenue, Sacramento, CA, 95818
PLANS BY DBH Studios, 9175 Kiefer Blvd., Ste. 138, Sacramento, CA, 95826
FILING DATE July 18, 19911990 **ENVIR. DET.** Exempt 15301(e) **REPORT BY** SLY
ASSESSOR'S PCL. NO. 012-0125-005

APPLICATION: Planning Director's Special Permit to expand a non-conforming residential structure by adding a 960 square foot second story addition to a single family dwelling on 0.13± developed acres in the Standard Single Family, (R-1) zone.

LOCATION: 1616 4th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing non-conforming single family dwelling that encroaches 1'5" 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'	26.5'
South:	Single Family; R-1	Side(East):	5'	12.8'
East:	Single Family; R-1	Side(West):	5'	3.6'
West:	Single Family; R-1	Rear:	15'	33.5'

Property Dimensions:	50 feet x 109 feet
Property Area:	0.13± acres
Square Footage of Building:	Existing building-1,872 square feet Addition-960 square feet Total-2,832 square feet
Height of Building:	25 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 50 foot x 109 foot interior lot in the Standard Single Family, (R-1) zone (see Exhibit A). It is developed with a 1,584 square foot single family residence and a 288 square foot 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 Standard Single Family, R-1, to the north, south, east, and west.

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B. Applicant's Proposal

The applicant is proposing to construct a 960 square foot second story addition to the rear of the existing house. The addition will include a master bedroom with a balcony, den, and 1 1/2 bathrooms (see Exhibit B and C). The proposed addition will follow the line of the house which is located 3'7" 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 balcony area off the master bedroom faces the east property line and is 23 feet from the east property line. The west property line parallels the adjacent property owner's driveway. The majority of the addition will be replacing the existing attic. All adjacent property owners have been notified of the applicant's request and staff has not received any objections to the proposal.

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)).

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 3'7" 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 3'7" feet and the addition is using existing attic space rather than expanding the existing footprint of the house.

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

Sandra L. Yope
Planner

22 Oct 91
Date

Recommendation Approved By:

Gary L. Stonehouse

Gary Stonehouse
Planning Director

10-24-91
Date

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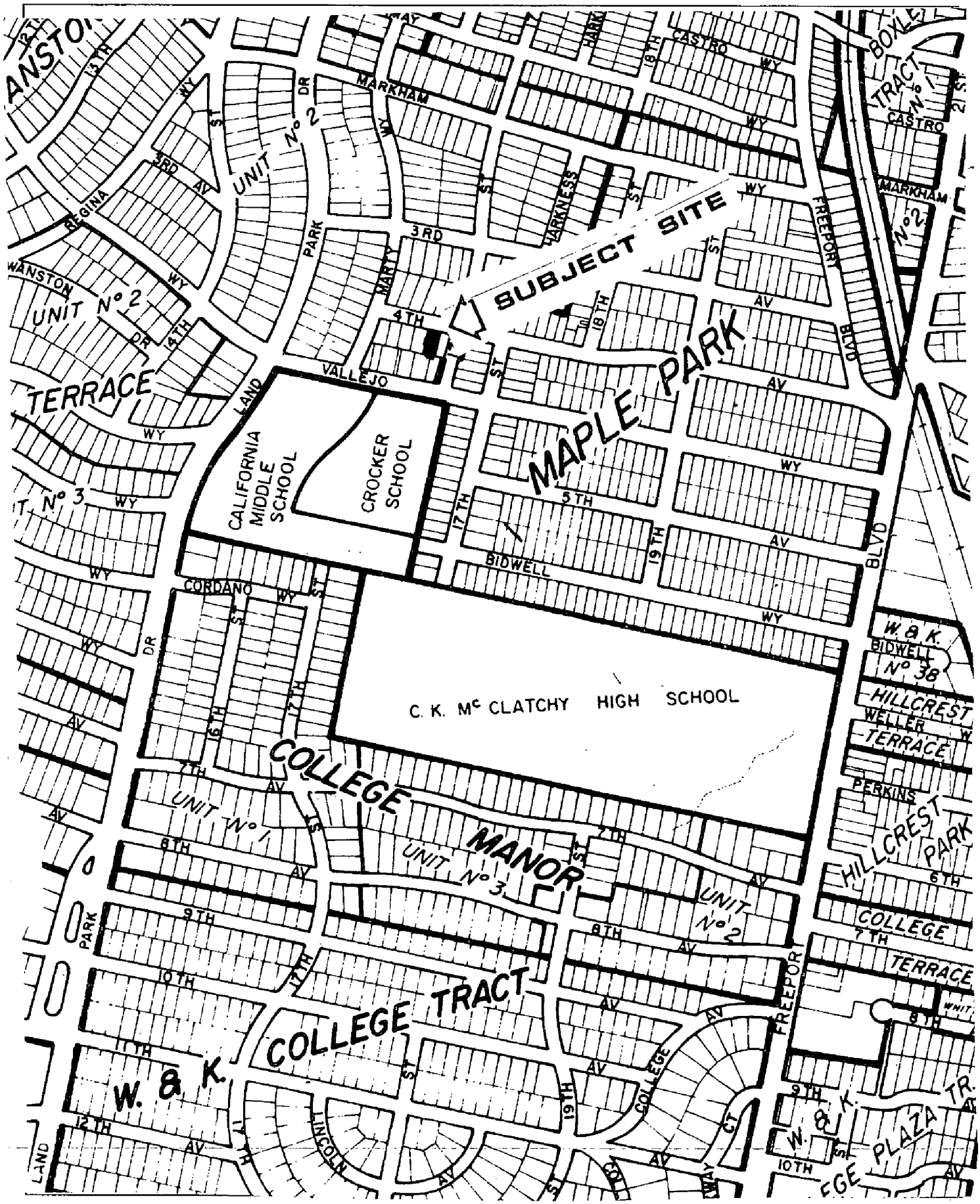
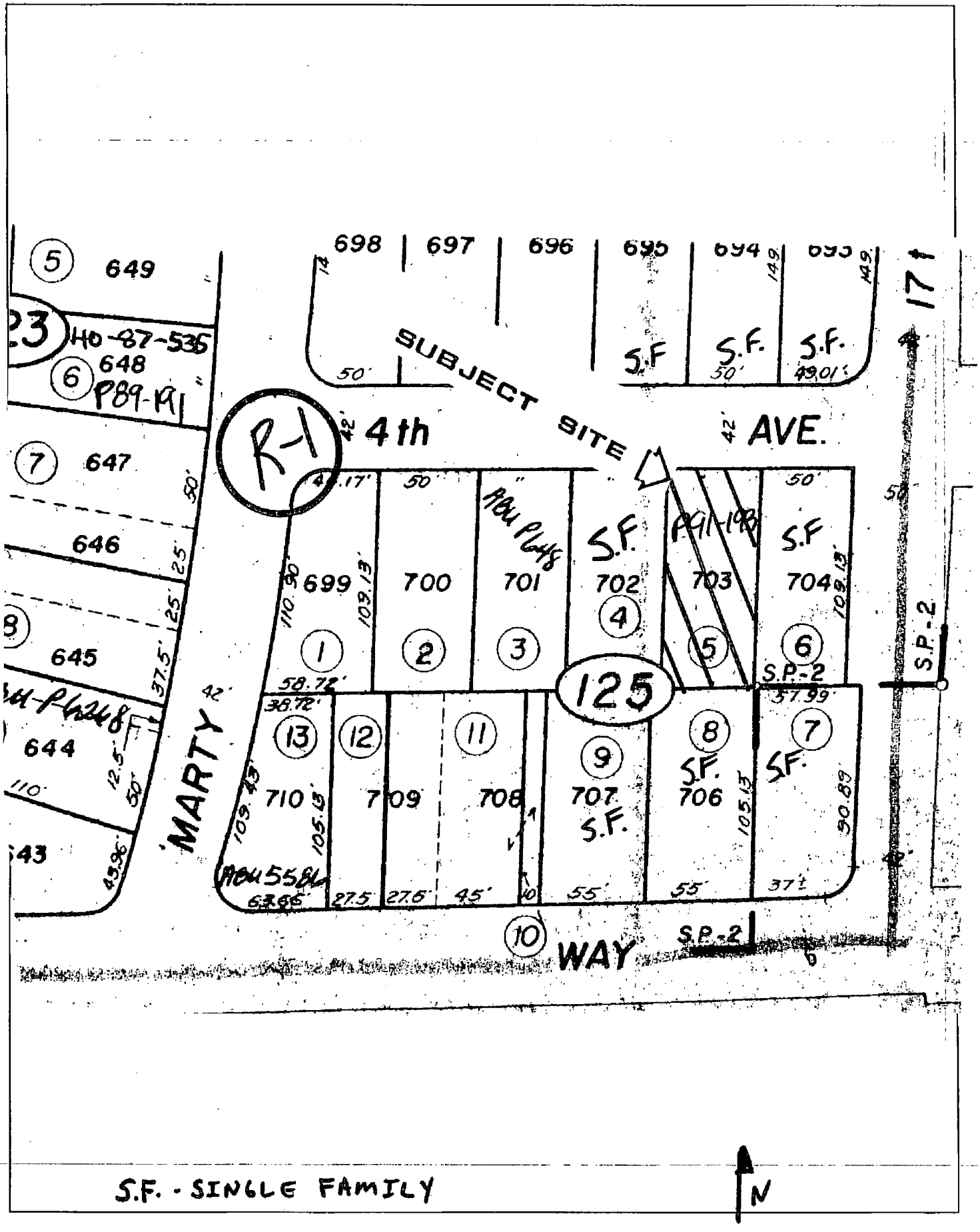


VICINITY MAP

001090

P91-193



LAND USE & ZONING MAP

001091

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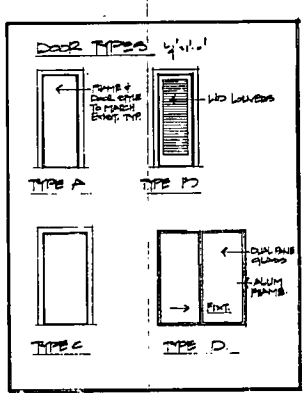
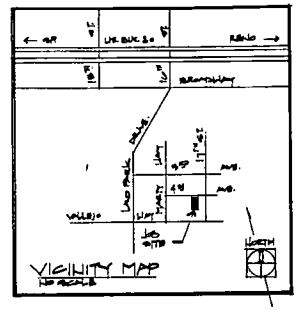
EXHIBIT - A

DOOR TYPES 1/4"=1'-0"



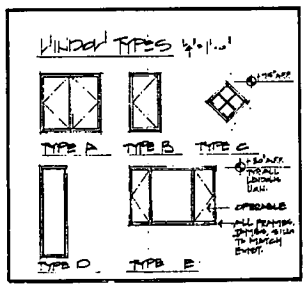
DOOR SCHEDULE

	SIZE (W×H×T)	TYPE	MAT.	FIN.	FRAME	HDWE	REMARKS
1	2'-0"×6'-8"×1 3/8"	A	WD.	PAINT	WD	LATCH	1" UNDERCUT
2	2'-0"×6'-8"×1 3/8"	C	WD.	PAINT	WD	PASSAGE	
3	2'-6"×6'-8"×1 3/8"	A	WD.	PAINT	WD	PASSAGE	
4	2'-6"×6'-8"×1 3/8"	C	WD.	PAINT	WD	PASSAGE	
5	2'-0"×6'-8"×1 3/8"	C	WD.	PAINT	WD	LATCH	
6	2'-0"×6'-8"×1 3/8"	A	WD.	PAINT	WD	LATCH	1" UNDERCUT
7	2'-0"×6'-8"×1 3/8"	A	WD.	PAINT	WD	LATCH	1" UNDERCUT
8	2'-6"×6'-8"×1 3/8"	B	WD.	PAINT	WD.	PASSAGE	W/LOUVERS
9	6'-0"×7'-0" DBL.	D	GL.	SEE MFG SPECIFICATIONS.			
10							



VICINITY MAP
NO SCALE

WINDOW TYPES 1/4"=1'-0"



WINDOW SCHEDULE

	SIZE (W×H)	TYPE	CASE	FIN.	GLASS	REMARKS.
1	4'-0"×4'-0"	A	WD.	PAINT	DUAL	
2	2'-0"×4'-0"	B	WD	PAINT	DUAL	TRANSLUCENT.
3	1'-0"×1'-0"	C	WD	PAINT	SINGLE	TRANSLUCENT.
4	1'-0"×1'-0"	C	WD	PAINT	SINGLE	TRANSLUCENT.
5	1'-0"×6'-0"	D	WD	PAINT	DUAL	
6	1'-0"×6'-0"	D	WD.	PAINT	DUAL	
7	6'-0"×4'-0"	E	WD	PAINT	DUAL	
8	6'-0"×4'-0"	E	WD.	PAINT	DUAL	
9	2'-0"×6'-0"	A	WD.	PAINT	DUAL.	

PROJECT DATA.

PROJECT DESCRIPTION: 2ND FLR. ADDITION DIRECTLY OVER EXIST. 1 STORY WOOD FRAME STRUCTURE.

SQUARE FOOTAGES:

EXIST. BASEMENT	196
EXIST. FIRST FLOOR	1558
NEW SECOND FLOOR	960
EXIST. DETACHED GARAGE.	256
APPROX. TOTAL SQUARE FOOTAGE	+2970 ±

ASSESSORS PARCEL #:

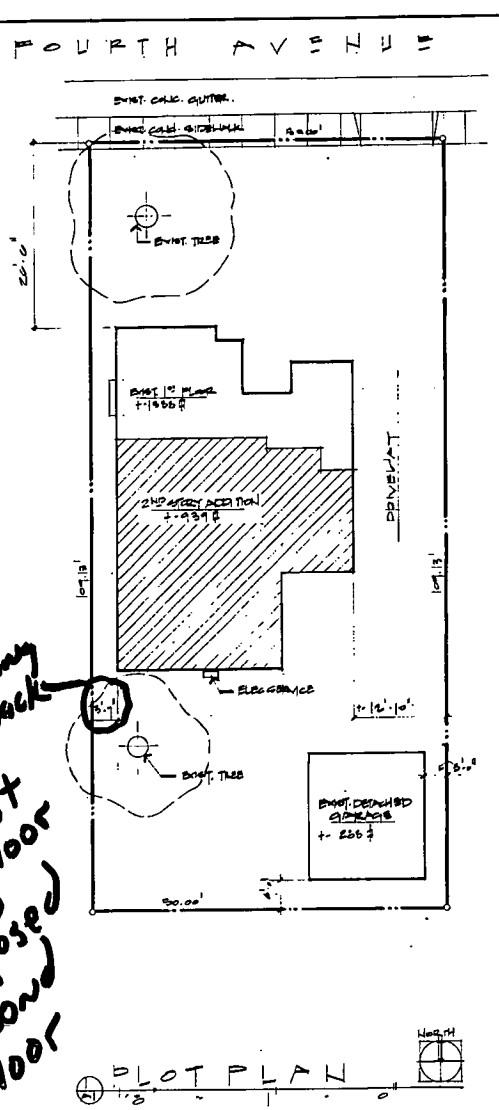
ZONE:

SHEET INDEX

A1 FLOOR PLAN SCHEDULES.
A2 1ST FLOOR, 2ND FLOOR PLAN INTERIOR ELEVATIONS.
A3 ELEC PLAN
A4 ELEVATIONS
A5 1 FLR FRAMING CEILING FRAMING
A6 ROOF FRAMING ROOF PLAN
A7 SECTIONS DETAILS

INTERIOR ROOM FINISH SCHEDULE

	RM. NAME	FLOOR MAT	FLOOR FIN	BASE MAT	BASE FIN	WALLS (ALL WALLS 5/8" GYP.) NORTH	EAST	SOUTH	WEST	CEILING MAT.	CEILING FIN.	REMARKS
1	HALF BATH	FLTWD	CARP	HDWD	PAINT	PAINT	PAINT	PAINT	PAINT	GYPBD	PAINT.	
2	HALLWAY	FLTWD	CARP	HDWD	PAINT	PAINT	PAINT	PAINT	PAINT	GYPBD.	PAINT.	
3	DEN	FLTWD	CARP	HDWD	PAINT	PAINT	PAINT	PAINT	PAINT	GYPBD	PAINT	
4	MSTR. LAVATORY	FLTWD	CARP. C.TILE	HDWD	PAINT	PAINT	PAINT	PAINT	PAINT	GYPBD	PAINT	
5	MSTR. SHOWER	FLTWD	C.TILE	-	-	C.TILE	C.TILE	C.TILE	C.TILE	FLTWD	C.TILE	C.TILE BENCH.
6	MSTR. WALK CLOSET	FLTWD	CARP C.TILE	HDWD	PAINT	PAINT	PAINT	PAINT	PAINT	GYPBD	PAINT	
7	MSTR. BEDROOM	FLTWD	CARP.	HDWD	PAINT	PAINT	PAINT	PAINT	PAINT	GYPBD	PAINT	
8	BALCONY	FLTWD	SEE SPEC.	-	-	STUCCO	-	-	STUCCO	-	-	
	ALL CLOSETS.	FLTWD	CARP	HDWD	PAINT	PAINT	PAINT	PAINT	PAINT	GYPBD	PAINT.	



Existing setback of first floor and proposed second floor

PLOT PLAN
1" = 8'

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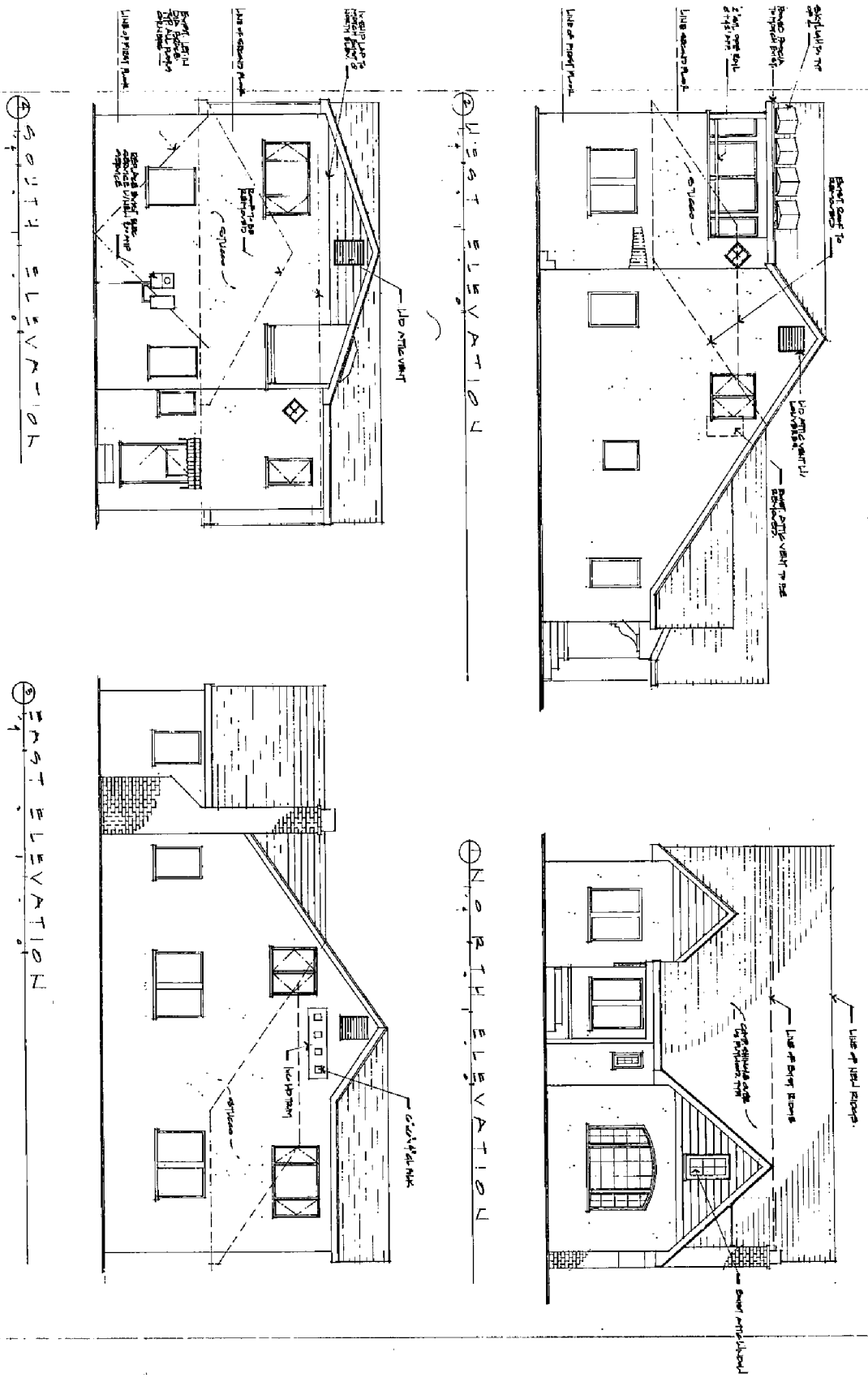
REVISIONS	BY

DBH STUDIOS
9175 KIEFER BLVD SUITE 138
SACRAMENTO, CA. 95826
916 368 0793

A SECOND STORY ADDITION TO THE
KAHN RESIDENCE
1616 FOURTH AVENUE
SACRAMENTO, CALIFORNIA

Date 7-16-91
Scale
Drawn RKA
Job
Sheet 1
Of Sheets

EXHIBIT - B



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A SECOND STORY ADDITION TO THE
KAHN RESIDENCE
1616 FOURTH AVENUE
SACRAMENTO, CALIFORNIA

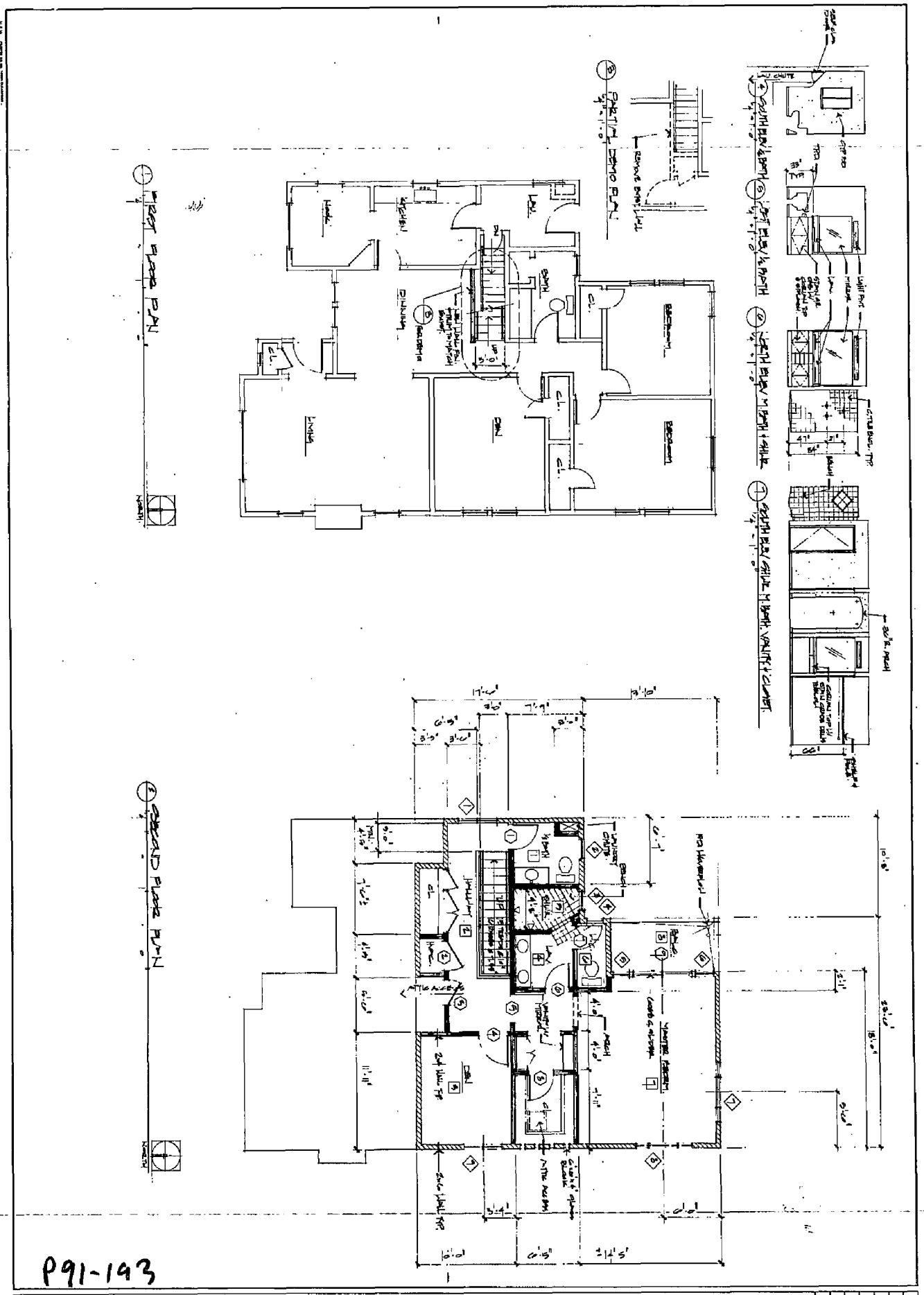
00-1093

DBH STUDIOS
9175 KIEFER BLVD SUITE 138
SACRAMENTO, CA. 95826
916 368 0793

Sheet 4 of Sheets
Job
Drawn
Scale
Date 7-5-01

REVISIONS | BY

EXHIBIT - C


FIRST FLOOR PLAN
SECOND FLOOR PLAN
P91-193
A SECOND STORY ADDITION TO THE
KAHN RESIDENCE
1616 FOURTH AVENUE
SACRAMENTO, CALIFORNIA
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9175 KIEFER BLVD SUITE 138
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REVISIONS