

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 17, 2005, the Zoning Administrator approved with conditions a special permit modification to construct a 1,505 square foot single family residence in the Single Family Alternative (R-1-A) zone for the project known as (File Z05-146). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request:

The previous planning approvals require this parcel to have a single story residence constructed (Z93-105 and P89-095). The applicant is requesting a two-story structure instead of the approved single story. The following entitlement is necessary by the Zoning Administrator:

Special Permit Major Modification to construct a 1,505 square foot, two-story single family residence on 0.04± developed acres in the Single Family Alternative (R-1A) zone.

Location: 500 Samuel Way (D2, Area 4)

Assessor's Parcel Number: 237-0590-009

Applicant: Pang Kamthathin
PO Box 105
Elverta, CA 95816

Property Owner: Bualai White
3728 Gratin Avenue
Sacramento, CA 95621

Project Planner: Lindsey Alagozian

General Plan Designation: Low Density Residential 4-15 du/na
North Sacramento
Community Plan Designation: Residential 7-15 du/na
Existing Land Use of Site: Vacant
Existing Zoning of Site: Standard Single Family Alternative (R-1A)

Surrounding Land Use and Zoning:
North: R-1- EA-4; Residential
South: A; Residential
East: R-1- EA-4; Residential
West: R-1- EA-4; Residential

Property Dimensions: 26 feet x 70 feet

Property Area:	0.89+ acres
Proposed Square Footage of Residence:	1,505 square feet
Proposed Height of Building:	1 Story, 26 feet
Exterior Building Materials:	Wood Siding
Roof Materials:	Composition Shingle
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A, B, and C

Previous Files: P89-095 and Z93-105

Background Information: On August 22, 1989, the City Council approved a Rezone and a Tentative Map for the development of a 56 unit condominium project. On July 13, 1989, the Planning Commission approved a Special Permit for the condominium project. The condominiums were to be attached units with a condition requiring a ten foot building setback from all property lines. On January 11, 1994, the Zoning Administrator approved a lot line adjustment and a Special Permit Modification allowing the construction of detached units with less than 10 foot setbacks on select parcels throughout the condominium project. The previous approvals conditioned that the minimum setbacks shall be 10 feet, including the front yard setback.

Additional Information The applicant is requesting to modify the previously approved house plans for this property and construct a detached single family residence on a vacant corner lot. The residence will be single story and 1,505 square feet in size. The proposed setbacks are consistent with the R-1A zone in which reduced setbacks are permitted.

The project is located within the Robla Park Neighborhood Association and the Del Paso Heights Improvement Association. Staff sent the plans and early notification of the project to the associations but did not receive any comments. The site was posted and neighbors within 100 feet of the subject site were notified of the hearing. Staff received no phone calls or comments for this project.

Agency Comments The proposed project has been reviewed by the Department of Utilities, Public Works, Fire, and the Building Division. The comments received pertaining to the project have been included as conditions of approval.

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 (b), New Construction.

Conditions of Approval:

Planning

1. Size and location of the proposed residence shall substantially conform to the plans submitted. Any modification to the site shall require additional planning review and approval.
2. The applicant shall obtain building permits prior to commencing construction.

3. Any roof mounted mechanical equipment shall be located below the parapet or screened from all views.

Building


4. The building shall be relocated such that the exterior walls are at least 3 feet from the property line or any projection shall not be closer than 1 foot from the property line.

Utilities

5. The proposed development is not contiguous to an existing public water main. The property owner/developer shall construct a water service to the private on-site water system.
6. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
1. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. Improvement plans must include the source control measures selected for the site. This will not affect site design. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.

Findings of Fact (Special Permit Modification)


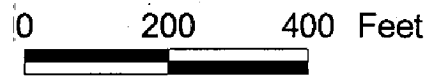
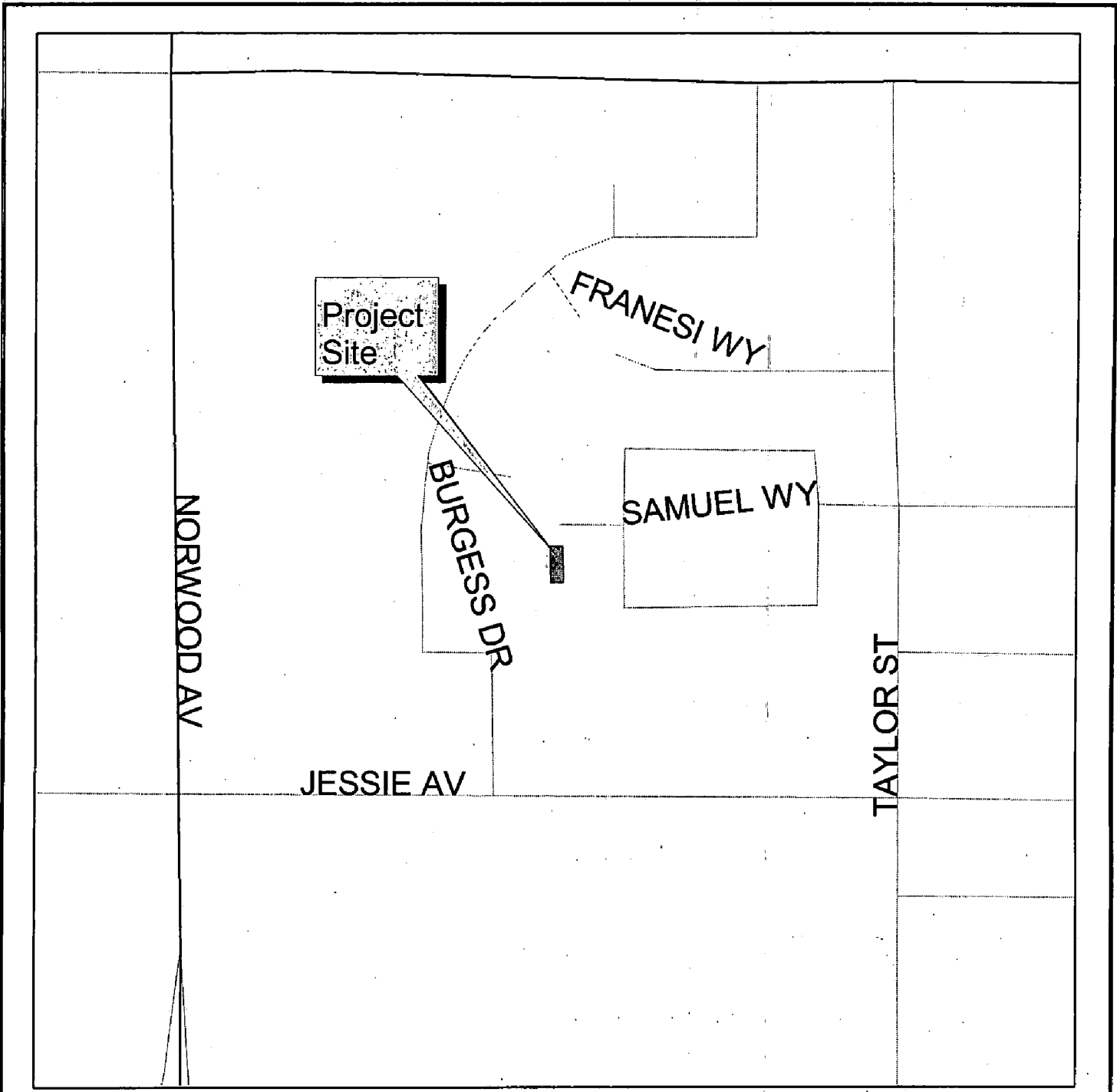
1. Granting the Special Permit Major Modification is based upon sound principles of land use in that:
 - a. the proposed project will not impose negative impacts upon the surrounding residential properties; and
 - b. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood.
2. Granting the Special Permit Major Modification 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. the project will provide adequate parking and open space; and
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designates the site as Low Density Residential 4-15 du/na and Residential 7-15 du/na, respectively.


Joy D. Patterson
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 Plan Review 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.

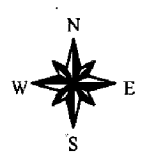
cc: File (original)
ZA Log Book
Applicant
Bualai White, 5325 Elkhorn Blvd #274, Sacramento, CA 95842

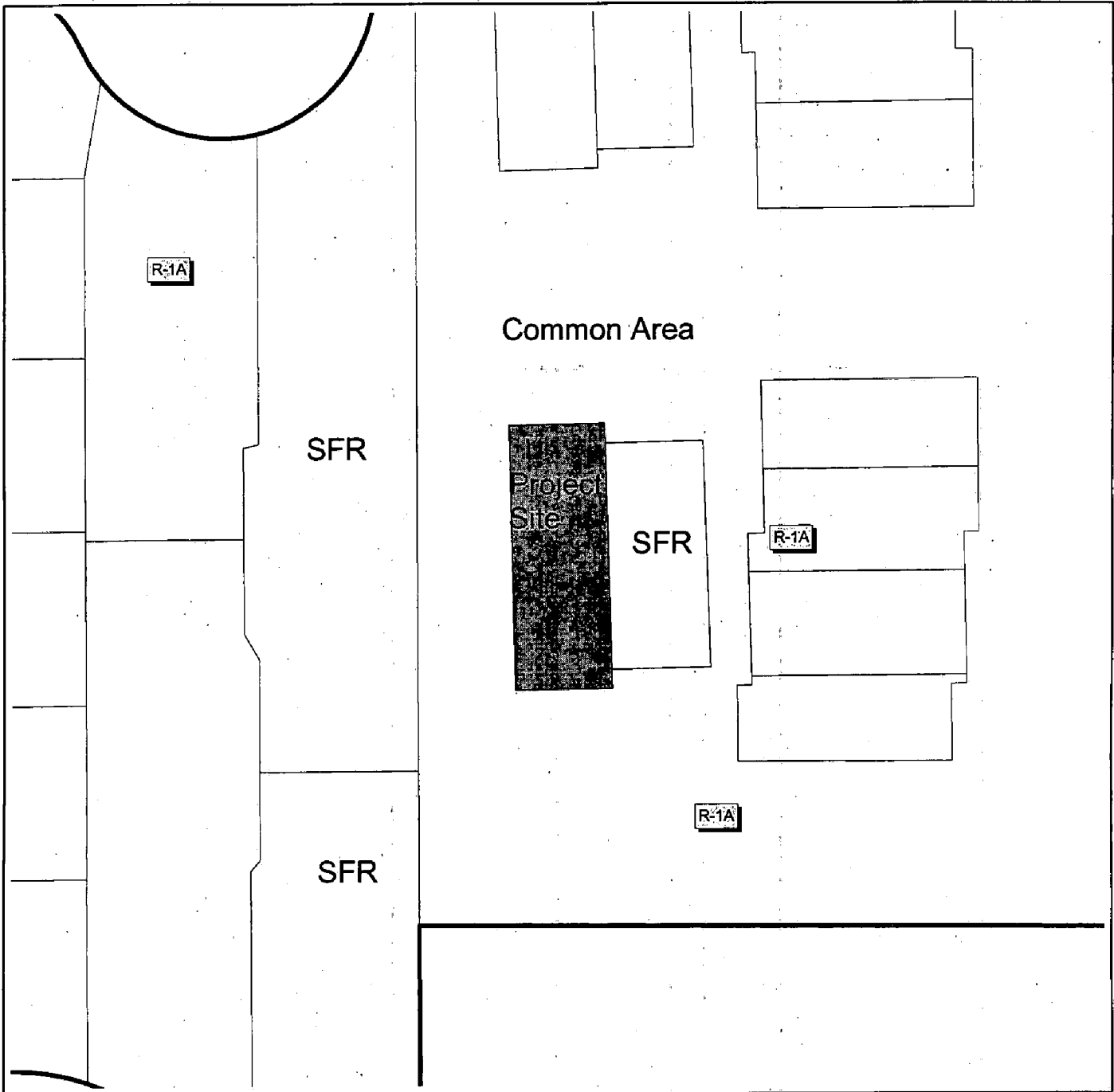



Development Services
Department

Geographic
Information
Systems

Vicinity Map



Development Services
Department

Geographic
Information
System

Land Use & Zoning



EXHIBIT B

REVISION: 11/10/04
 CHANGING THE STAIRS

SHEET NO. 205-146
 DATE: 11/10/04
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

1. REVISION: 11/10/04
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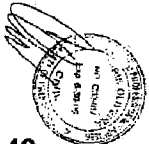
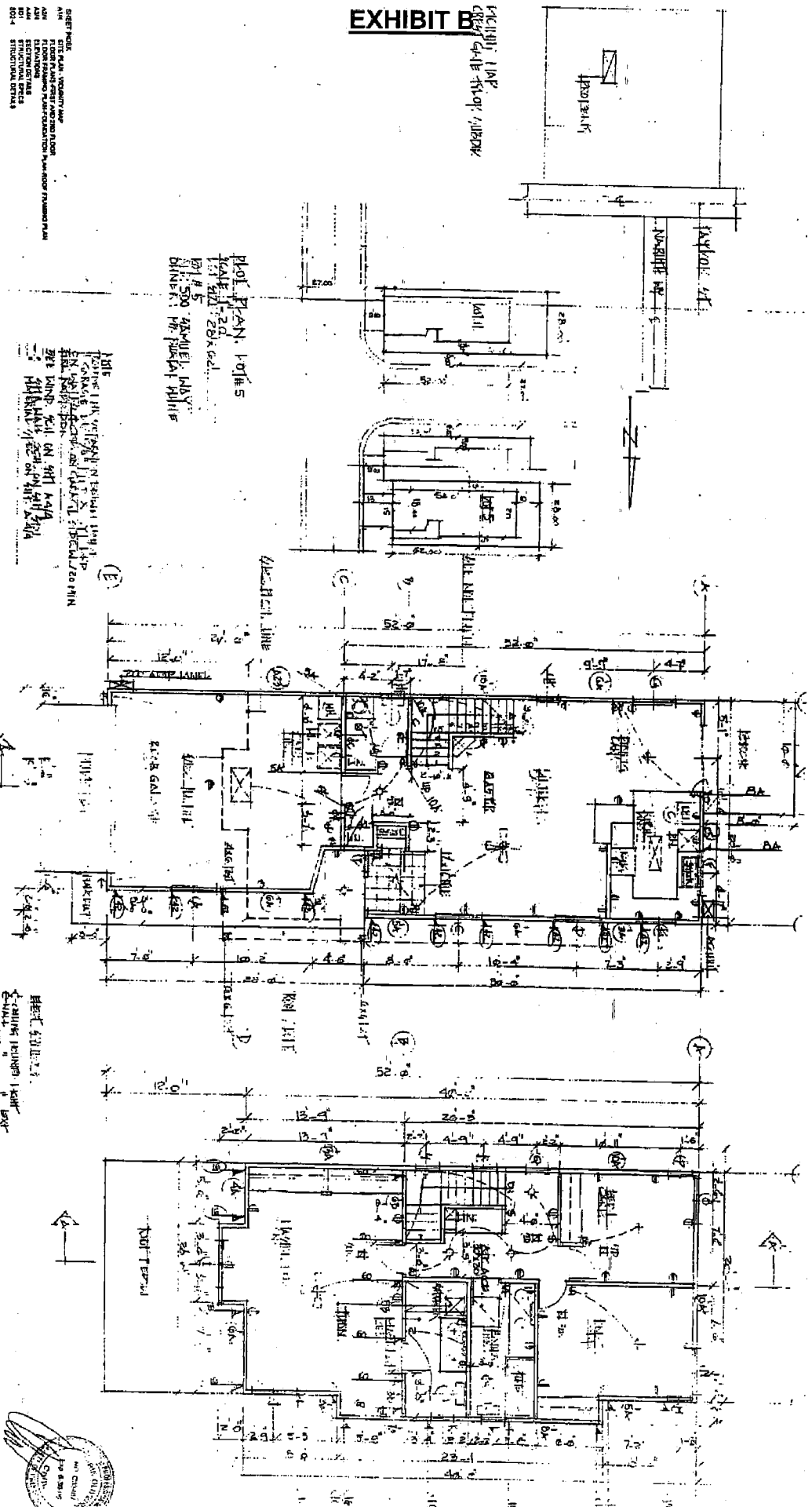
POOL PLAN, FLOOR 5
 SCALE: 1/8" = 1'-0"
 DATE: 11/10/04
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NOTE: THE POOL PLAN IS SUBJECT TO THE APPROVAL OF THE HEALTH DEPARTMENT. THE POOL PLAN MUST BE APPROVED BY THE HEALTH DEPARTMENT BEFORE CONSTRUCTION BEGINS. THE POOL PLAN MUST BE APPROVED BY THE HEALTH DEPARTMENT BEFORE CONSTRUCTION BEGINS.

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 11/10/04
 DRAWN BY: [Name]
 CHECKED BY: [Name]

REVISION: 11/10/04
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SECOND FLOOR PLAN, ELEVATOR LIFT
 SCALE: 1/8" = 1'-0"
 DATE: 11/10/04
 DRAWN BY: [Name]
 CHECKED BY: [Name]



AAAS Design and Construction, Inc.
 1111 11th Street, NW
 Washington, DC 20004
 Phone: 202-462-1111
 Fax: 202-462-1111
 Email: aaas@aaas.com

NO.	DATE	DESCRIPTION
1	11/10/04	ISSUED FOR PERMIT
2	11/10/04	REVISION: 11/10/04
3	11/10/04	REVISION: 11/10/04
4	11/10/04	REVISION: 11/10/04
5	11/10/04	REVISION: 11/10/04
6	11/10/04	REVISION: 11/10/04
7	11/10/04	REVISION: 11/10/04
8	11/10/04	REVISION: 11/10/04
9	11/10/04	REVISION: 11/10/04
10	11/10/04	REVISION: 11/10/04

