

Summary: The applicant is proposing a 576 square foot second residential unit on the second floor of an existing two story 1296 square foot accessory structure located to the rear of a one-story home at 1812 1st Avenue. A Special Permit is required to establish the second unit because the structure does not comply with the required setbacks for a second unit. In 2003 a previous property owner had attempted to convert the structure into an 1152 square foot second unit (P02-112). This request was denied by the Planning Commission. As the previous project had neighborhood opposition and had been denied by the commission, the Zoning Administrator has elevated the current special permit request to the Planning Commission for their review.

Staff recommends approval of the special permit request. The second unit has been reduced in size to a total of 768 square feet (including ground floor laundry, storage room and bathroom), has adequate on site parking (including a garage), and the existing structure will be modified to be compatible with the surrounding neighborhood

Table 1: Project Information
General Plan designation: Low Density Residential (4-15 du/na)
Community Plan designation: Not Applicable
Existing zoning of site: R-1 (Standard Single-Family Zone)
Existing use of site: Single Family Residential
Property area: 4,500 square feet

Background Information: The subject site consists of one 4500 square foot parcel with an existing one-story 1170± square foot single-family residence built in 1920. A two-story 1296 square foot accessory structure is in the rear of the property. This structure was granted a building permit in August 1976. The structure has had a number of renovations to meet building code requirements. It was never approved to be used as a dwelling unit; however, the structure was being used as a residential unit when it was partially destroyed by fire in November 2001. The property owner at that time then requested a Special Permit from the Planning Commission to exceed the 850 square foot limit for a second unit, proposing that the entire structure be used as a dwelling. Planning staff did not support the project at the time, mainly because the project exceeded 850 square feet, and the omission of a garage would further impact available neighborhood parking along 1st Avenue. The Planning Commission denied the entitlements to allow the accessory structure to be used as a Second Residential Unit.

Public/Neighborhood Outreach and Comments: The Land Park Community Association was notified of the proposed project. No comments were received from the Association. As previously noted, Staff notified to all property owners within 100 feet of the project site. Staff received comments from at least five neighbors, all of whom opposed the project. The project has since been notified to all property owners within a

500 foot radius. As of the date of the Staff Report, one letter was received for inclusion in this report.

Environmental Considerations: The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15303(a)). Section 15303 allows for projects such as the current application to be categorically exempt from CEQA guidelines because the proposed use involves a second dwelling in a residential zone.

Policy Considerations: The proposed project is consistent with City and State requirements to provide for Secondary Dwelling units for additional housing opportunities. The General Plan supports secondary unit on single family lots. This site is also within a 1/4 mile radius of a light rail station.

Project Design:

Land Use

As noted above, a 1296 square foot accessory building is located on the property. The two story building is fire damaged and the current property owner proposes to repair the structure and use it for a 528 square foot garage, 48 square foot ground floor bathroom, a 144 square foot laundry/storage room, and a 576 square foot one bedroom residential unit on top of the garage. The accessory building meets setback requirements; however, a second unit has the same minimum setback requirements as a primary unit. An applicant can request a special permit, to utilize the existing setbacks of the existing accessory building for the proposed second unit.

The existing building is located 1'1" from the interior side (east) property line and 4'7" from the rear (south) property line. Building code does not permit windows on the east elevation of the building as it is less than three feet from the property line and only one window is proposed along the south elevation of the building. The applicant has indicated that he is willing to install decorative awnings to shield the view of the windows from adjacent neighbors to the north and south of the second residential unit.

Access, Circulation and Parking

The Zoning Code requires one parking space for the main residence and one space per bedroom. Parking spaces may not be located in the front setback. The second unit is proposed to have one bedroom. There will be at least one space in the garage and one space in the driveway.

Setbacks, height and bulk

Standard	Required	Existing	Deviation?
Height:	35'(to plate line)	24' (to roof peak)	no
Front setback:	Neighbor Average	72'	no
Side (east) setback:	3'	1'-01"	1'-11"
Side (west) setback:	3'	12'	no
Rear setback:	15'	4'-07"	10'-05"
Lot coverage:	2500 sq. ft. or 40% (not over 50%)	1984 sq. ft. (44.1%)	no

The existing accessory structure meets setback requirements. In converting the structure to a second residential unit the applicant proposes no changes to the existing setbacks, height or lot coverage of the property.

Building design, signage and landscaping

The 1296 square foot two-story accessory structure was constructed in 1976. The structure is proposed to be mostly garage on the first floor with a half bathroom. Above this area is the proposed second unit. There is an attachment that consists of a utility room / storage area. Above that is a balcony to which stairs will be added and it will be the landing area for the entrance to the second unit. The vertical siding is proposed to be removed and replaced with a smooth stucco finish. The structure is to be re-roofed with compositional roofing. Existing landscaping is to remain.

At the original hearing on July 13, 2006, the Planning Commission requested that the applicant revise his plans to provide more privacy to the neighbors. The applicant has met with Design Review staff and the applicant has revised the plans to add a privacy wall on the west elevation of the porch and balcony (condition B10), and agreed to change the front facing windows to be single or double hung style, and add privacy awnings on the windows (condition B8). A raised panel design will also be provided on the garage door.

Respectfully submitted by: Robert W. Williams
ROBERT W. WILLIAMS
Assistant Planner

Recommendation Approved:

Joy Patterson
JOY PATTERSON
Senior Planner

Table of Contents:

Pg 7	Recommended Findings and Conditions
Pg 10	Exhibit 1A - Land Use and Zoning Map
Pg 11	Exhibit 1B - Site Plan
Pg 12	Exhibit 1C - Floor Plan
Pg 13	Exhibit 1D - Building Elevations
Pg 14	Exhibit 1E - Letter from Neighbors at 1816 1st Avenue
Pg 15	Exhibit 1F - P02-112 Staff Report

**Attachment 1
Recommended Findings and Conditions of Approval
1812 1st Avenue Second Unit (Z05-338)**

Findings Of Fact:

- A. Environmental Determination:** Categorical Exemption 15303
- B. The Special Permit** to allow Second Residential Unit in existing accessory building in the Standard Single Family (R-1) zone is approved subject to the following Findings of Fact and Conditions of Approval:
1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. A Second Residential Unit is a permitted use in the Standard Single Family (R-1) zone.
 - b. The proposed project, as conditioned, is compatible in design with the existing home on the property and existing homes on surrounding properties in the neighborhood.
 - c. The project is conditioned to minimize impacts to surrounding properties
 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 new impacts to the nearby residential properties.
 - b. Adequate parking is provided.
 - c. The reduced setbacks are for the conversion of an existing legal structure into a secondary dwelling is and will have minimal impact on any neighboring properties.
 3. The proposed project is consistent with the General Plan which designates the site for Low Density Residential (4/15).

Conditions Of Approval:

The Special Permit to allow a Second Residential Unit is hereby approved subject to the following conditions:

GENERAL:

- B1. The proposed Second Residential Unit shall be constructed in substantial conformance to the submitted plans. (Except as required to be revised by the building division and by these Conditions of Approval).

- B2. The applicant shall obtain the necessary building permits for the second residential unit.
- B3. The existing vertical siding shall be removed and replaced with a smooth stucco finish.
- B4. New roofing shall be provided and shall be a minimum standard of 30-year laminated dimensional composition shingle. All deteriorated eaves shall be repaired or replaced and painted to match. Any proposed gutters shall be ogee style.
- B5. Any deteriorated driveway shall be repaired be fully paved per the City paving regulations. The site plan shall be revised to show the second parking space.
- B6. The garage door shall have a decorative raised panel design.
- B7. All vents or any other mechanical projections on the roof shall be painted to match the roof. No new mechanical equipment is allowed on the roof.
- B8. All windows and sills that are deteriorated must be repaired or replaced. The window on the front (north-facing) of the structure shall be single or double hung style windows. Decorative awnings with side panels shall be placed on the north and south facing windows to shield view of adjacent properties. If a bathroom window is required on the south elevation, it shall be opaque. The only other window permitted on the south elevation is the kitchen window.
- B9. Addressing for the second unit shall be located on the property such that is visible from the street.
- B10. The 144 square foot deck on the second floor porch/balcony shall remain unenclosed on the north and south elevations. A privacy wall shall be added to the west elevation.
- B11. The floor plan submitted to the building division shall label all rooms. Only one bedroom is permitted in the second unit.
- B12. Any modification to the project shall be subject to review and approval by Planning Department staff.
- B13. *Planning Division Advisory Note:* The Zoning Code currently requires the property owner to live on the property as long as there is a second unit on the property. If, in the future, the property owner does not live on the property, the building will cease use as a second residential unit and only be used as an accessory structure.

BUILDING:

B14. The East wall shall have a one-hour fire-resistive rating per CBC Table 5-A and a parapet per CBC Section 709.4

Utilities:

B15. Only one domestic water service per parcel is allowed. Any new domestic water services shall be metered. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The location of the existing public water main in the rear of the lots shall be verified and the main shall be protected during construction activities. The location of the existing water service in the rear of the lot shall be verified to determine if it needs to be relocated and/or replaced with another service.

ADVISORY NOTES:

The following advisory notes are recommendations from the Utilities Department and are not requirements of the Special Permit.

1. This project is served by the Combined Sewer System (CSS), however based on the project description there will be no significant impact to the CSS.
2. The applicant is responsible for the protection and the repair of the City combined sanitary sewer and water mains during the construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.
3. The lot must be graded so that drainage does not cross property lines.
4. The applicant must comply with the City of Sacramento's Grading and 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.
5. The proposed project is located in the Flood zone designated as Shaded 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 Shaded X zone, there are no requirements to elevate or flood proof.

Exhibit 1A - Land Use and Zoning Map



Exhibit 1B - Site Plan (with existing floor plan)

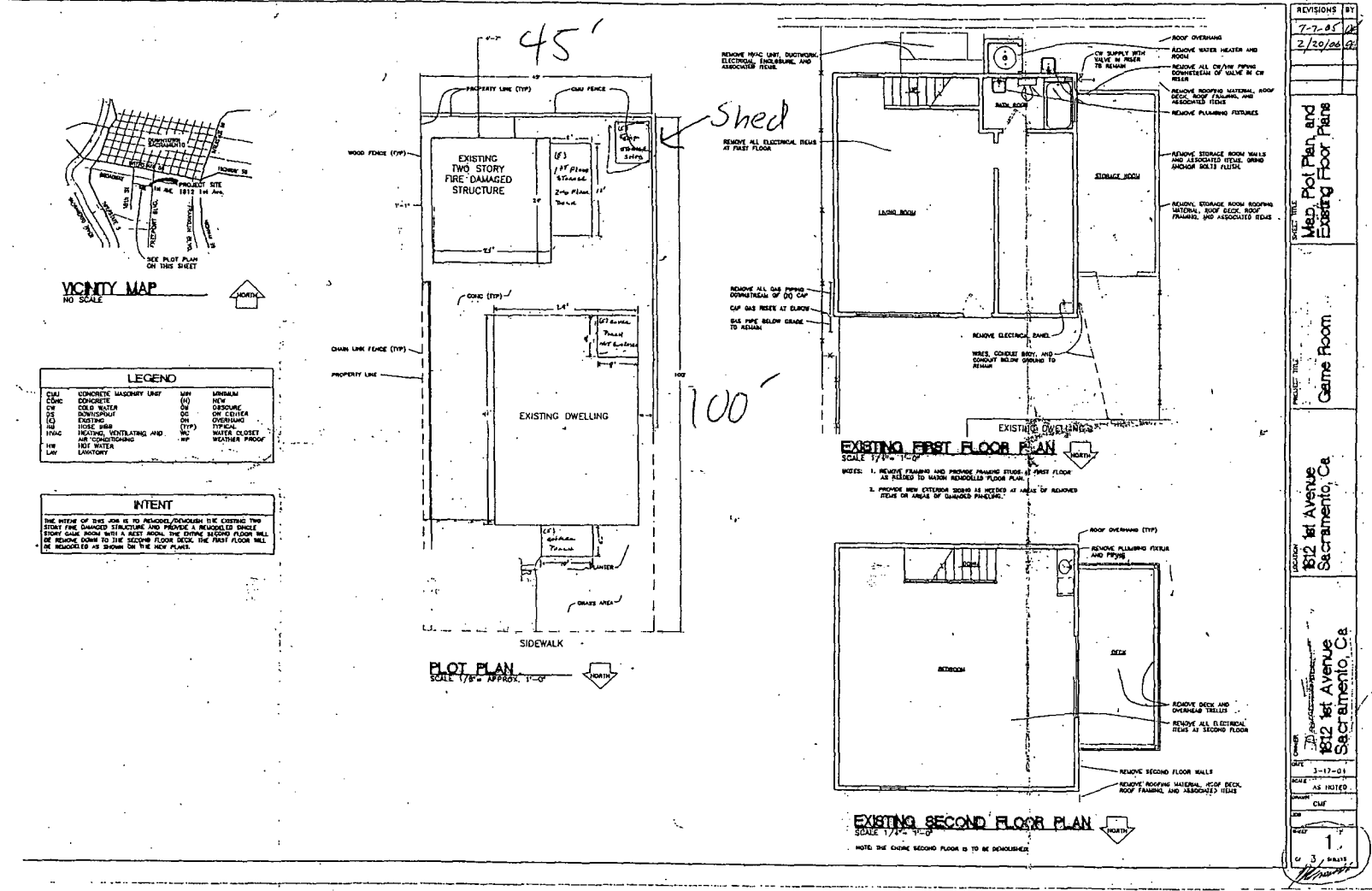


Exhibit 1C - Floor Plan

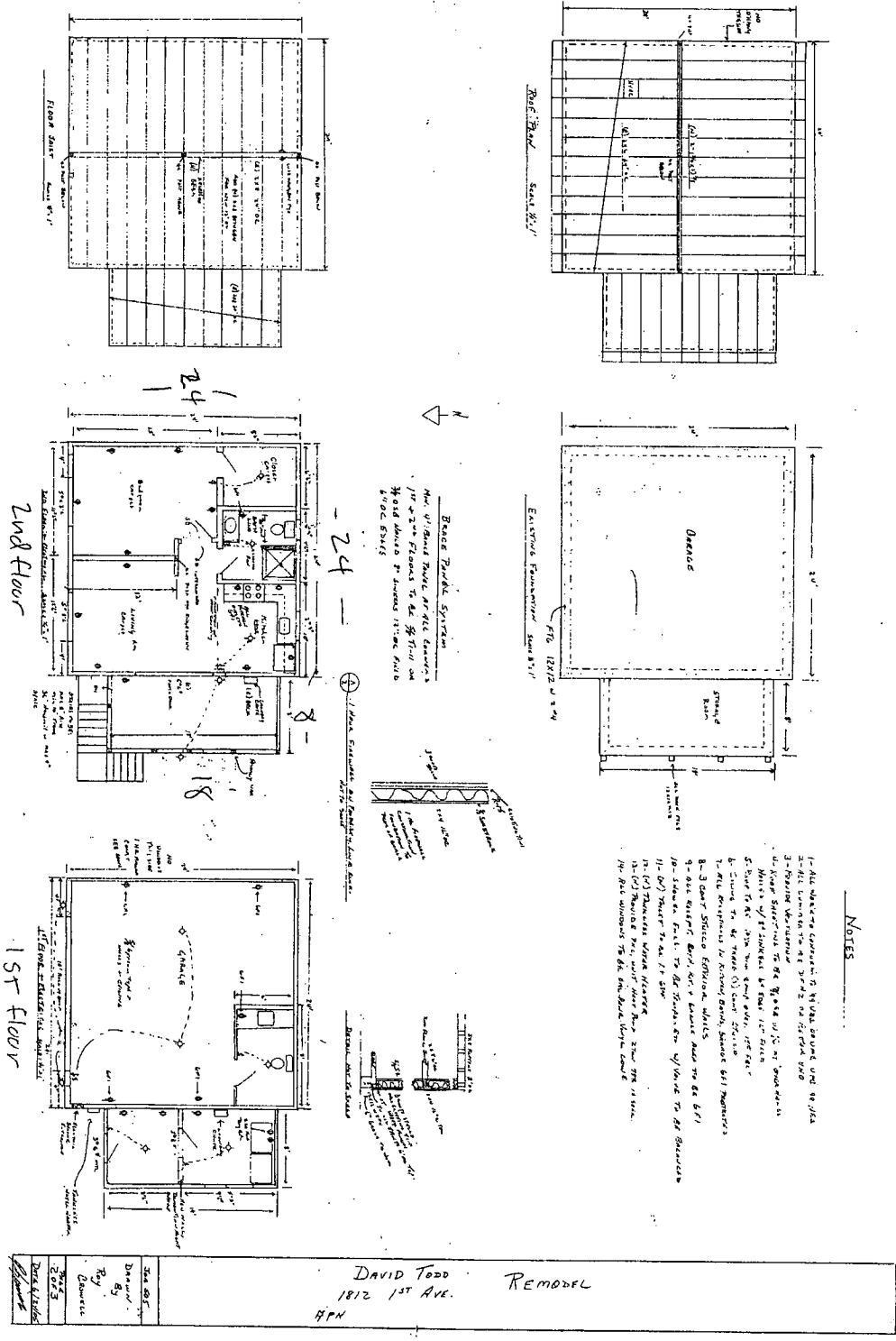
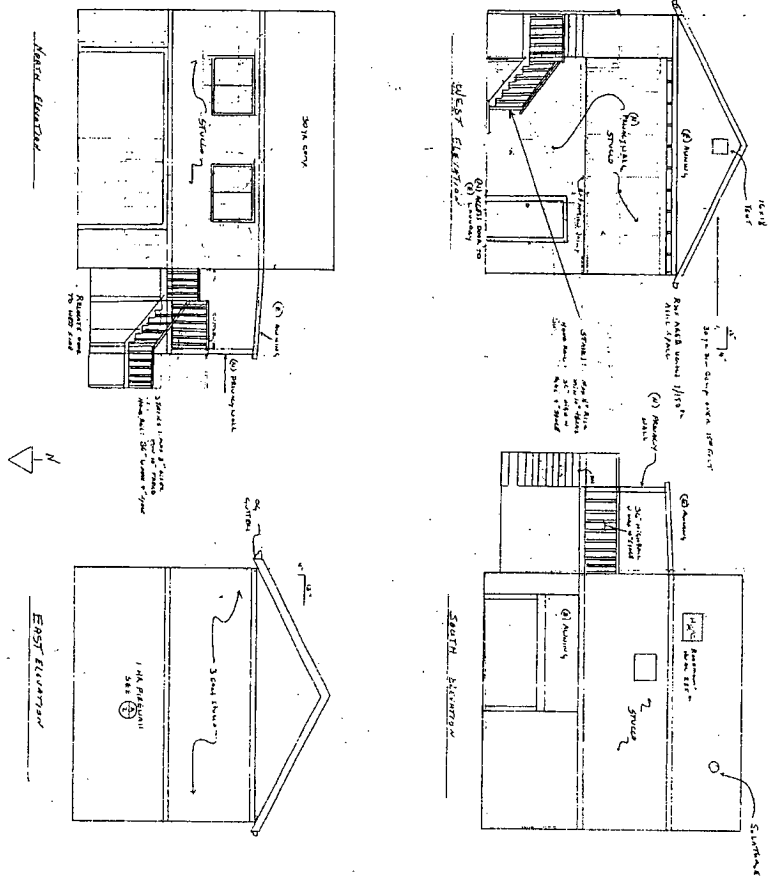


Exhibit 1D – Elevations



DAVID TODD
1812 1ST AVE

STAGES
THROW
BY
TY
Growth

TAKE
SCALE AS
NOTED

Exhibit 1E – Letter from Neighbors at 1816 1st Avenue

Jerome King & M. Kathleen Davis
1816 1st Ave.
Sacramento, CA 95818
(916)-492-2276

June 26, 2006

Robert Williams
City of Sacramento
Development Services Department
915 I Street, 3rd Floor
Sacramento, CA 95814-2998

RE: Second Residential Unit at 1812 1st Avenue (APN 0100272004)

Dear Mr. Williams:

We are writing to express our opposition to the proposed project.

Along with many other neighbors, we opposed this project the last time it came before the Planning Commission, back in 2002. The concerns we expressed then are essentially unchanged, namely: that the existing structure is far out of proportion to other houses in the neighborhood, and to the size of the lot; that rental occupancy will generate a lot of noise and foot traffic directly outside our bedroom windows; and that its inaccessibility from the street and proximity to our house present a continued fire hazard.

While we consider the applicant to be a good neighbor with good intentions, and as much as we would like to see some kind of resolution to the issue, we simply can't agree that a second unit is a good idea in this neighborhood.

Regards,



Jerome King and Kathy Davis

attachment

Exhibit 1F – P02-112

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM# 1
September 25, 2003
PAGE 1

P02-112 – 1812 1st Avenue Second Residential Unit

- REQUEST:
- A. **Environmental Determination:** Exempt CEQA 15270 (a);
 - B. **Variance** to exceed the 40% lot coverage maximum in the R-1 zone.
 - C. **Special Permit** to allow a to allow an 1152 square foot second residential unit in an R-1 zone.

LOCATION: 1812 1st Avenue
 APN: 010-0272-004
 Sacramento City Unified School District
 Council District 4

APPLICANT:	William Holdener 975 Hillview Drive Dixon, CA 95620
APPLICATION FILED:	July 26, 2002
APPLICATION COMPLETED:	September 5, 2002
STAFF CONTACT:	Antonio Ablog, 808-7702

SUMMARY:

The applicant is seeking entitlements to re-establish a second unit in an existing two-story accessory structure to the rear of the 1170 square foot main residence at 1812 1st Avenue. The existing accessory structure had previously been used illegally for a second residential unit until it was partially destroyed by fire. To rebuild the unit requires a special permit for the second unit. There has been considerable neighborhood opposition to the request to rehabilitate the damaged structure for use as a second unit. Planning staff does not support the project since the second unit exceeds 850 square feet, does not meet the setback or lot coverage requirements for residential units, and the omission of a garage may impact the available parking along 1st Avenue.

Exhibit 1F – P02-112 cont.

P02-112

September 25, 2003

ITEM # 1
PAGE 2

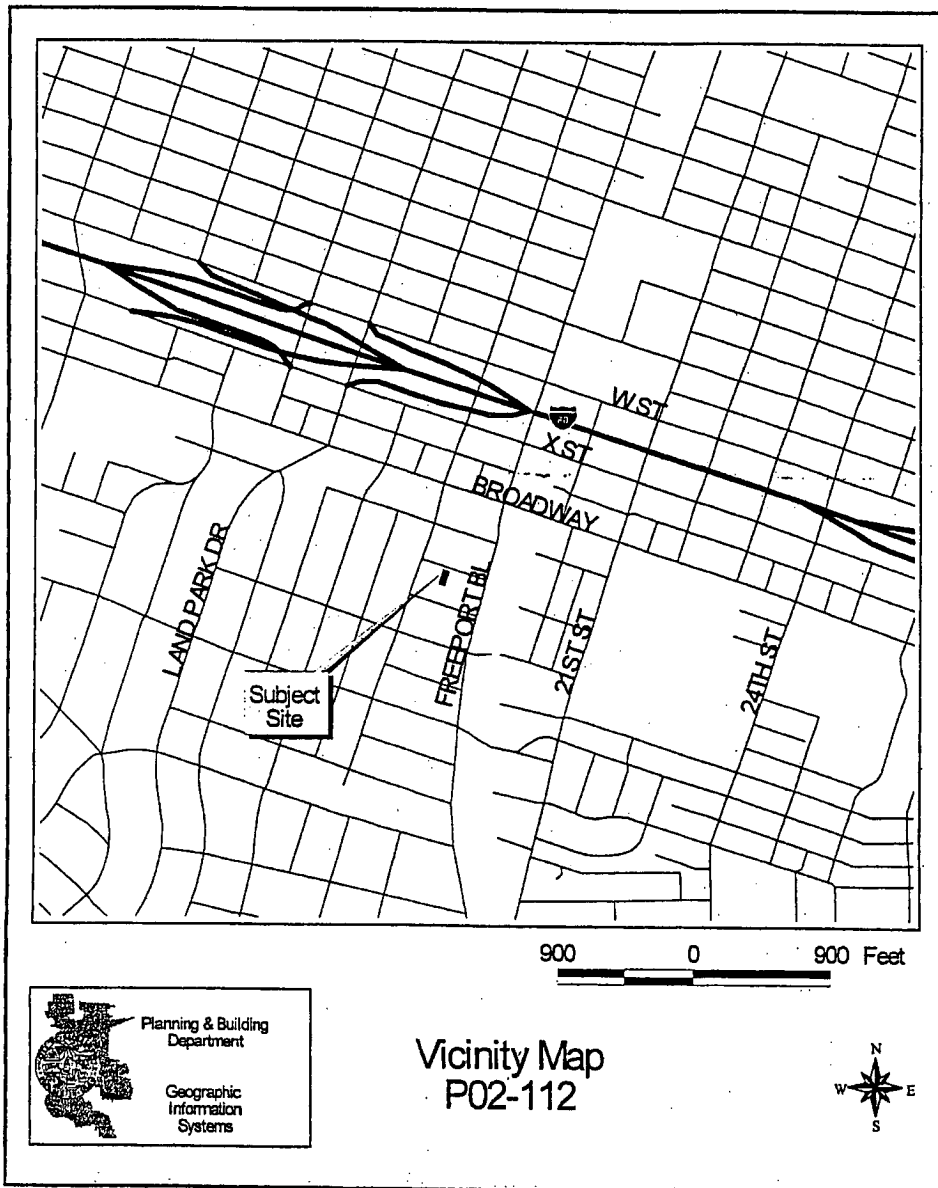


Exhibit 1F – P02-112 cont.

P02-112

September 25, 2003

ITEM # 1
PAGE 3

RECOMMENDATION:

Staff recommends denial of the project, based on the Findings of Fact in the attached Notice of Decision.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
Community Plan Designation:	N/A
Existing Land Use of Site:	Single-Family Residential
Existing Zoning of Site:	Single-Family Residential

Surrounding Land Use and Zoning:

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

Proposed Second Unit Setbacks:

	<u>Required</u>	<u>Provided</u>
Front:	N/A	71' to street, 9' to main unit
Side(St):	N/A	N/A
Side(Int):	5'	1'
Rear:	15'	4'-6"

Property Dimensions:	100' x 45'
Property Area:	4500 square feet
Building Height:	20' – two stories.
Exterior Materials:	Stucco
Roofing Materials:	Composition Roofing
Lot Coverage:	43%
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant, if approved, will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

Exhibit 1F – P02-112 cont.

P02-112

September 25, 2003

ITEM # 1
PAGE 4

BACKGROUND INFORMATION:

The subject site consists of one 4500 square foot parcel with an existing 1170 square foot main residence and a two-story, 1152 square foot accessory structure. Staff has determined that the existing second unit at 1812 1st avenue was never legally permitted as a residential unit. While the building permit history shows a number of renovations to meet building code requirements, the planning record shows that the accessory structure was never approved as a second dwelling unit. Second dwelling units on single-family lots were not allowed in the City until 1983. Much of the work on the accessory structure was done before this time. Since a fire damaged much of this illegal second unit in November of 2001, the applicant requested entitlements to rehabilitate the structure and continue its use as a second residential unit. Because the accessory structure was never approved for residential use, it will require approval of a special permit if it is to be used as a second residential unit.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General & Community Plan

The General Plan designates subject parcel as low density residential. Although the general plan supports secondary units on single family lots (sec. 2-16, policy 5), Planning Staff does not support the project as it does not meet the development standards for second residential units in the R-1 zone.

B. Site Plan/Zoning Requirements

Setbacks/Lot Coverage

The existing accessory structure to be used as a second residential unit is not in compliance with the setback requirements for second units in the R-1 Zone. The R-1 zone requires a 5' interior side setback and a 15' foot rear setback. The proposed unit meets neither requirement as the existing building has a 1' side setback and a 4'-6" rear setback. It is staff's understanding that the short setbacks led to fire damage on neighboring property when the former unit caught fire.

In the R-1 zone, the lot coverage is not allowed to exceed 40%. The proposed second residential unit would exceed the 40% maximum coverage

Exhibit 1F – P02-112 cont.

P02-112

September 25, 2003

ITEM # 1
PAGE 5

as the main unit and the second unit would cover 43% of the 4500 square foot lot.

The height of the structure is also an issue. Since the building was never approved as a residential unit, the overall height limit is 18 feet. The existing accessory structure maintains an overall height of 20 feet, exceeding the height limit.

Parking

Prior to being damaged by fire, the accessory building had a ground floor garage with residential space above. The proposed rehabilitation of the structure calls for the conversion of the garage and additional living space. The zoning ordinance requires a garage unless fewer than fifty percent of the neighboring dwellings within a radius of 1,000 feet have garages. The applicant has not provided evidence that this exception would apply in this case. Councilmember Jimmie Yee has expressed concern over the possibility of losing parking spaces along 1st Avenue. While the proposed unit will include outdoor space for two vehicles, any other parking associated with the subject residence may impact the amount of available parking in the area.

C. Building Design**1. Building Design**

The applicant is requesting to rehabilitate an illegal second residential unit that was damaged by fire. Previously, the structure consisted of residential space above a garage. Planning staff recommended that the new design retain the prior layout with a small residential unit (not to exceed 850 square feet) above a garage. This would have met staff's concerns regarding the large size of the unit (1152 square feet) and the concern that the new design would impact parking along 1st Avenue. The applicant has not elected to pursue this recommendation.

The second unit is proposed to be finished with stucco and a composition roof. While the design would be consistent with the existing main unit at the front of the site, as mentioned above, the building is not in compliance with the development standards for second units in terms of size, setbacks, and lot coverage.

PROJECT REVIEW PROCESS:

Exhibit 1F – P02-112 cont.

P02-112

September 25, 2003

ITEM # 1
PAGE 6

A. Environmental Determination

The proposed project is being denied, therefore CEQA Guidelines are not applicable. (CEQA Section 15270 (a)).

B. Public/Neighborhood/Business Association Comments

Planning Staff has received considerable written and verbal opposition to this second unit from residents adjacent to the project. Concerns of those who expressed opposition to the project include:

- The unit is not set back far enough from the property line and any future fires in the unit in question could quickly spread to neighboring properties.
- The two-story second unit invades the property of adjacent residents.
- The lots in the neighborhood are not large enough to accommodate second units.
- The second unit will create additional vehicular traffic that will impact the neighborhood.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

This project was routed to various city Departments including Utilities, Public Works, and Building. No comments submitted are applicable to Planning Staff's recommendation to deny the special permit and the variance.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, and C. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Environmental Determination:** Not applicable CEQA 15270 (a);

Exhibit 1F – P02-112 cont.

P02-112


September 25, 2003

ITEM # 1
PAGE 7

B. Deny the **Variance** to exceed the 40% lot coverage maximum in the R-1 zone.

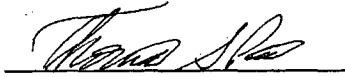
C. Deny the **Special Permit** to allow a to allow an 1152 square foot second residential unit in an R-1 zone.

Report Prepared By,



Antonio A. Ablog, Assistant Planner

Report Reviewed By,



Thomas S. Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan/Floor Plan
Exhibit 1B	Elevations
Attachment 2	Land Use and Zoning Map
Attachment 3	Letters of Opposition

Exhibit 1F – P02-112 cont.

P02-112

September 25, 2003

ITEM # 1
PAGE 8

ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE
1812 FIRST AVENUE SECOND RESIDENTIAL UNIT LOCATED AT 1812 FIRST
AVENUE SACRAMENTO, CALIFORNIA IN THE STANDARD SINGLE-FAMILY (R-1)
ZONE. (P02-112)**

At the regular meeting of September 25th, 2003, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination:** Exempt CEQA 15270 (a);
- B. Denied the **Variance** to exceed the 40% lot coverage maximum in the R-1 zone.
- C. Denied the **Special Permit** to allow a to allow an 1152 square foot second residential unit in an R-1 zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Environmental Determination:** The project is being denied therefore CEQA guidelines are not applicable (CEQA 15270(a)).
- B. **The Variance** to exceed the 40% lot coverage maximum in the R-1 zone is denied based on the following findings of fact:
 1. The variance would constitute a special privilege granted to a property owner.
 2. The variance would be injurious to public welfare in that allow the second unit to deviate from the residential setback requirements creates noise, light, and air problems for adjacent residential units. The proximity of the unit to the property line also puts neighboring properties in danger of future fires.
 3. While the project is not prohibited by the general plan, the request to deviate from the residential development standards as required by the zoning code will have a detrimental effect on adjacent properties.

Exhibit 1F – P02-112 cont.

P02-112

September 25, 2003

ITEM # _____
PAGE 9

- C. **Special Permit** to allow a to allow an 1152 square foot second residential unit in an R-1 zone is denied based on the following findings of fact:
1. The project is not based upon sound principles of land use in that:
 - A. The proposed second unit does not meet the required setbacks.
 - B. The proposed second unit exceeds the 850 square foot maximum for second units.
 - C. The proposed second unit's lack of a garage may provide a negative parking impact on 1st Avenue.
 2. The approval of proposed second unit will be detrimental to the public welfare and will result in the creation of a public nuisance as deviations from the residential setback requirements create noise, light, and air problems for adjacent residential units. Also, the proximity of the unit to the property line also puts neighboring properties in danger of future fires.
 3. The project does not enhance the quality of life in the adjacent area as the size and setbacks of the proposed unit are not in scale with the existing residential units.

CHAIRPERSON

ATTEST: _____
SECRETARY TO CITY PLANNING COMMISSION

DATE (P02-112)

Exhibit 1F – P02-112 cont.

P02-112

September 25, 2003

ITEM # 1
PAGE 10

Exhibit 1A Site Plan/Floor Plan

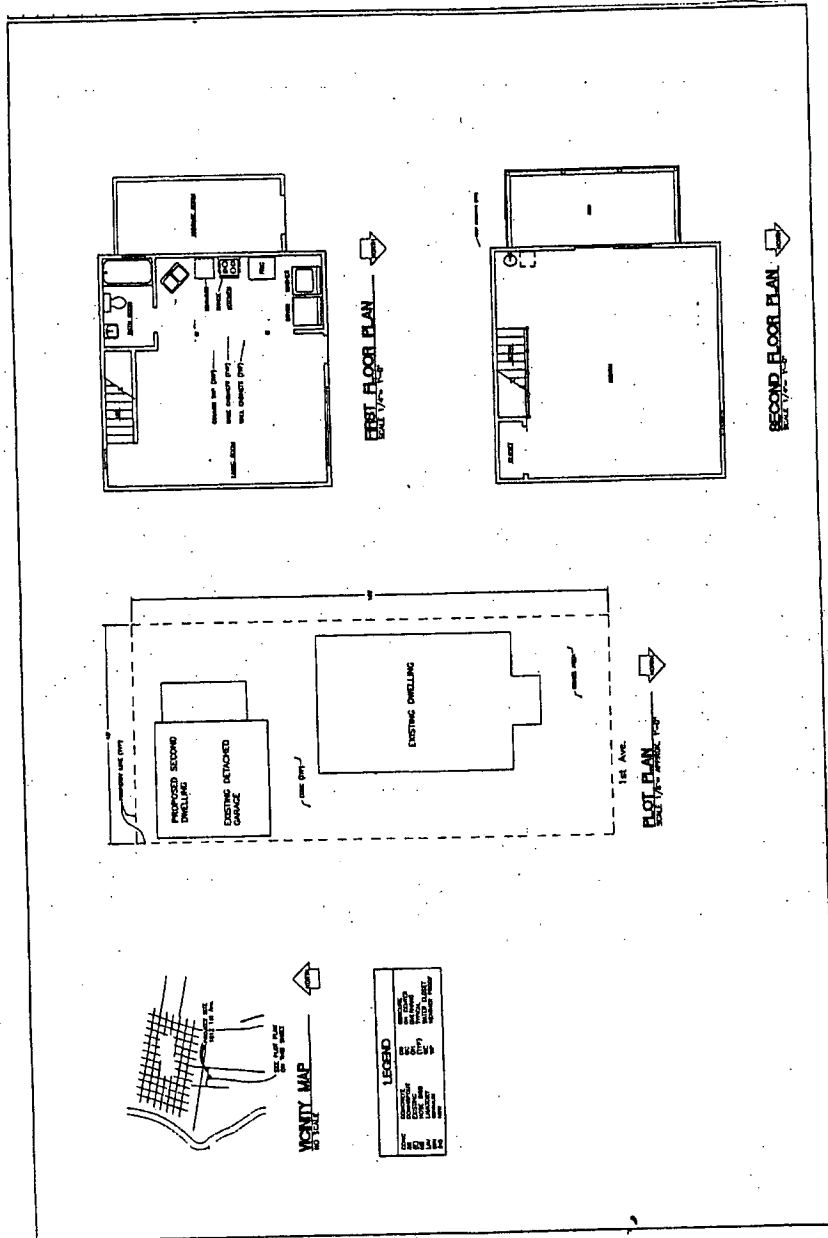


Exhibit 1F – P02-112 cont.

P02-112

September 25, 2003

ITEM # 1
PAGE 11

Exhibit 1B Elevations

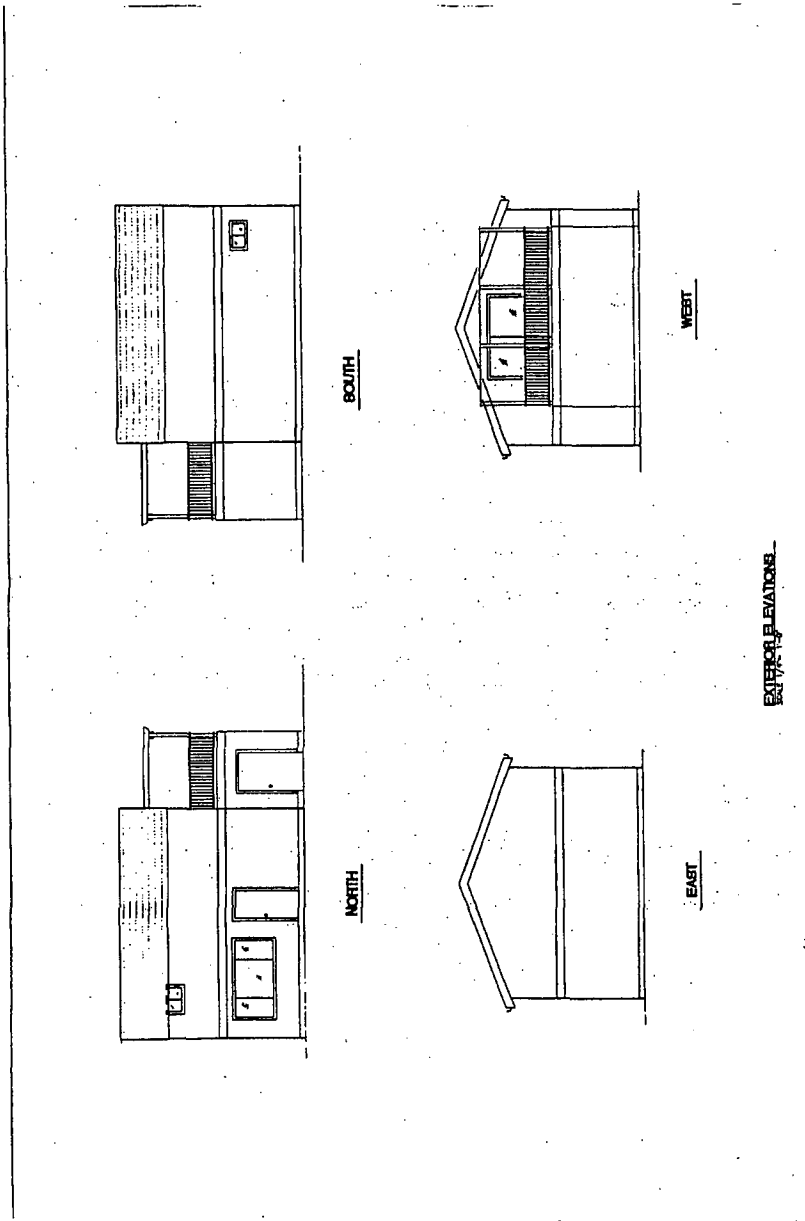


Exhibit 1F – P02-112 cont.

P02-112

September 25, 2003

ITEM # 1
PAGE 12

Attachment 2

Land Use and Zoning Map

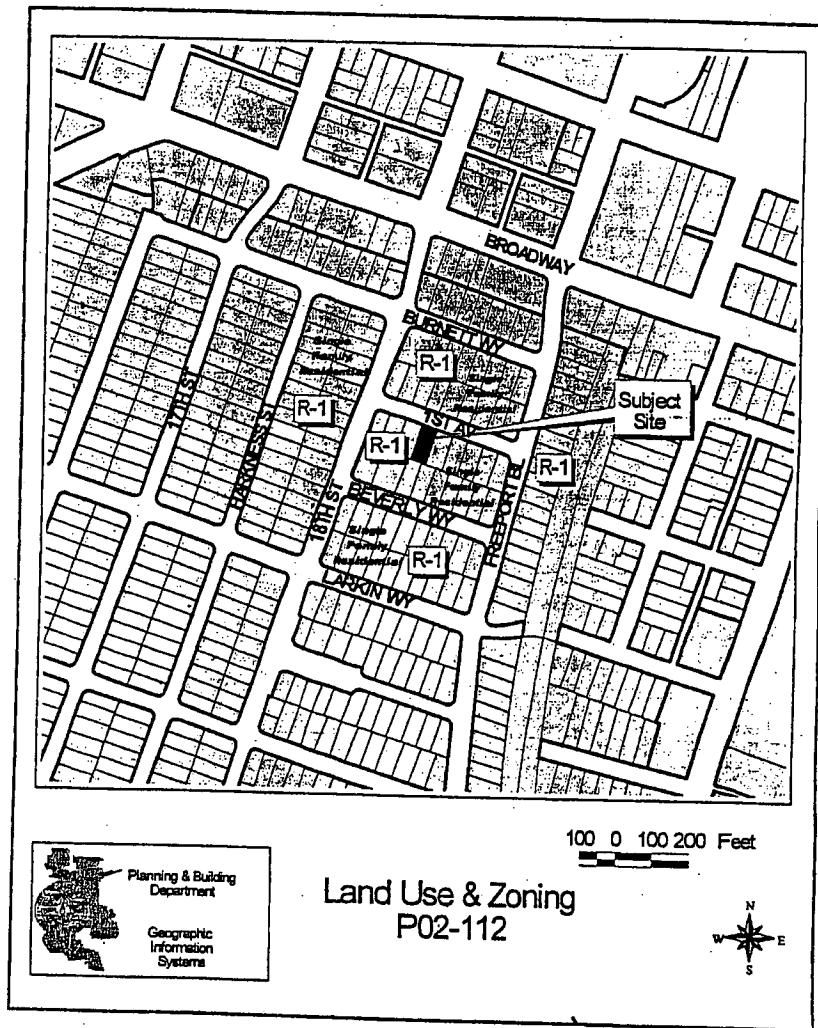


Exhibit 1F – P02-112 cont.

P02-112

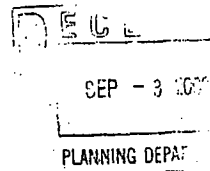
September 25, 2003

ITEM # 1
PAGE 13

Attachment 3

Letters of Opposition

City of Sacramento
c/o Mr. Antonio A. Ablog
Neighborhoods, Planning and Development Services Dept.
1231 I St., Room 300
Sacramento, CA 95814-2998



RE: Second Residential Unit at 1812 1st Avenue (P02-112)

Dear Mr. Ablog:

We are writing to express our objection to the proposed building permit in the strongest possible terms. We feel that the structure in question impacts the neighborhood in a variety of ways, all of them negative.

First, it should be obvious the structure presents a serious fire hazard to surrounding houses. As you know, this structure caught fire in November of last year, and due to its inaccessibility from the street, the fire spread to adjacent houses, causing extensive damage. Moreover, the close proximity of the structure to the nearest home made it easy for the fire to spread to the neighboring house.

Second, we feel the height of the structure is far out of proportion to others in the neighborhood, and to the size of the lot. It provides its occupants a commanding view of surrounding lots that is invasive to neighbors' privacy, and is an architectural eyesore that diminishes the property value of every lot from which it is visible.

Furthermore, we feel that having an additional residence on the adjacent lot will greatly decrease our quality of life. The noise generated from additional vehicle and foot traffic by the previous occupant of the structure was a serious problem. These small lots were not designed to accommodate two residences and their attendant vehicles, pets, and so forth.

We also understand the structure was originally built without a proper permit. If this is the case, we feel it is the perfect opportunity to correct a past offense against the neighborhood by denying the current application for a special variance.

Thank you for considering our concerns. Please feel free to contact us if you have questions or comments.

Sincerely,

J. Port Telles Sarah E. Telles

J. Port Telles and Sarah E. Telles

Exhibit 1F – P02-112 cont.

P02-112

September 25, 2003

ITEM # 1
PAGE 14

9162644463
AUG-30-2002 FRI 08:43 AM FROM: MULTILINGUAL ED DEPT FAX: 9162644463 PAGE 1

August 30, 2002

Antonio A. Ablog
Assistant Planner
Neighborhoods, Planning, and
Development Services Dept.
FAX (916) 264-5328

SUBJECT: Second Residential Unit at 1812 1st Ave. (P02-112)

Dear Mr. Ablog:

I am writing to express my strong opposition to a second residential unit to be built on top of the garage at 1812 1st Ave as well as the requested variance.

The first reason for my opposition is the effect that structure, which already did exist once upon a time, would have on the surrounding homes. Besides blocking sunlight and a large space, it also would provide a clear view into the back yards and part of homes of the surrounding houses.

Second, the driveway, garage, and fence that currently exist are extraordinarily close to the house on the east side. This is very unusual for our little block in which there is usually more space between the houses. I wonder how this could have happened. Did a commission zone it differently?

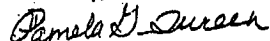
The second reason came into play during the tragic fire that occurred the day after Thanksgiving last year. The fire appears to have begun in the garage area, but it very quickly spread to the apartment on top of the garage, the front house and the house on the east, in part because of the very close proximity of these houses.

Isn't there some amount of clear space that must remain on a piece of property after a house and garage are built? There is very little clear space on that lot.

I think given the fire that occurred last year, it would not be a good thing to grant a variance to exceed lot coverage. I hope you will have a chance to see how the house and garage are actually situated on the lot.

Thanks in advance for any consideration you may give my opinion.

Sincerely,



Pamela G. Tureen
1817 1st Ave, Sacramento, Ca 95818

Exhibit 1F – P02-112 cont.

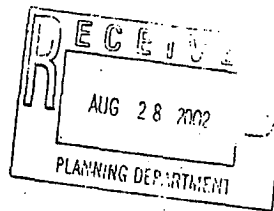
P02-112

September 25, 2003

ITEM # 1
PAGE 15

Jerome King & M. Kathleen Davis
1816 1st Ave.
Sacramento, CA 95818
(916)-492-2276

August 26, 2002



Antonio A. Ablog
City of Sacramento
Neighborhoods, Planning and Development Services Dept.
1231 I St., Room 300
Sacramento, CA 95814-2998

RE: Second Residential Unit at 1812 1st Avenue (P02-112)

Dear Mr. Ablog:

We are writing to express our objection to the proposed building permit in the strongest possible terms. We feel that the structure in question impacts the neighborhood in a variety of ways, all of them negative.

First, it should be obvious that the structure presents a serious fire hazard to surrounding houses. As you know, this structure caught fire in November of last year, and due to its inaccessibility from the street, the fire spread to adjacent houses, causing extensive damage.

Second, we feel that the height of the structure is far out of proportion to others in the neighborhood, and to the size of the lot. It provides its occupants a commanding view of surrounding lots that is invasive to neighbors' privacy. It is an architectural eyesore that diminishes the property value of every lot from which it is visible.

Furthermore, we feel that having an additional residence on the adjacent lot will greatly decrease our quality of life, because the only means of access to the structure is via the driveway, directly outside both of our bedroom windows. The noise generated by vehicle and foot traffic by the previous occupant of the structure was a serious problem for us. These small lots were not designed to accommodate two residences and their attendant vehicles, pets, and so forth.

We are given to understand that the structure was originally built without a proper permit. If this is the case, we feel that this is a perfect opportunity to correct a past offense against the building code by denying the current application for a building permit.

Thank you for your consideration of our concerns. Please feel free to contact us if you have questions or comments.

Sincerely,

Jerome King & M. Kathleen Davis
Jerome King & M. Kathleen Davis