

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

APPLICANT Robert & Kathryn Moser, 1301 46th Street, Sacramento, CA 95819
OWNER Robert & Kathryn Moser, 1301 46th Street, Sacramento, CA 95819
PLANS BY Michael Malinowski, 2420 K Street, Sacramento, CA 95816
FILING DATE 10-17-91 ENVIR. DET. Exempt 15061(b)(3) REPORT BY Jeanne Corcoran
ASSESSOR'S PCL. NO. 008-0273-017

APPLICATION: A. Planning Director's Special Permit to expand a non-conforming structure by adding a 1,025± square foot addition to an existing dwelling unit with a seven foot street side yard setback on 0.2± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 1301 46th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 1,025± square foot addition to an existing dwelling unit with and existing seven foot street side yard setback.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	37'
South: Single Family; R-1	Side(Int):	5'	3'
East: Single Family; R-1	Side(St.):	12.5'	7'
West: Single Family; R-1	Rear:	15'	27'

Parking Required: 1
Parking Provided: 2
Property Dimensions: 65' X 140'
Property Area: 0.2± acres
Square Footage of Building: 3,143± sq. ft. existing
1,025± sq. ft. proposed
4,168± sq. ft. total
Height of Building: 31 ft. (2 stories)
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco/wood
Roof Materials: Wood Shingle

APPLC. NO. P91-290

Project Evaluation: Staff has the following comments:

The subject site consists of one lot totaling 0.2± acres in the Standard Single Family (R-1) zone. The site is developed with an existing 3,143±, two story dwelling unit, a 440± square foot detached garage. The General Plan designates the site as Low Density Residential (4-15 du/ac). The surrounding land uses and zones are single family, R-1 to the north, south, east and west.

The applicant is proposing to construct a 1,025± square foot addition to the south side on the home. Currently the home is a four bedroom, three bath home. The applicant proposes to remodel the kitchen and eating area and add a family room to the existing lower floor. The second floor will be remodeled and expanded to four bedrooms, four baths and a utility room, resulting in a five bedroom, five bath, 4,168± square foot home. The applicant has indicated on the plan a bath house off the rear of the garage and a pool. The applicant does not propose to construct the bath house or pool at this time. The applicant should be aware that the bath house will exceed the rear lot coverage and may need to be located elsewhere on the site or another entitlement may be required when he pursues the rest of the project.

The proposed building materials will be stucco and wood to match the existing house. The roof materials will be wood shingle. The materials and design will be conform to the existing house and be compatible to the neighborhood.

Staff has no objections to the applicant's request. The proposed addition will follow the existing line of the house which is located seven feet from the north (street side yard) property line. The proposed addition will not project further into the existing seven foot street side yard setback currently established by the existing house nor will the lot coverage exceed 40 percent. The right of way for M Street is 50 feet which is larger than the average right of way for a residential streets. A two story residence located nearer the street side yard property line will not be as massive in appearance due to the larger right of way. In addition, there is extensive landscaping along the north side of the house which will remain and shield the massiveness of the house from the street.

The project has been reviewed by Traffic Engineering, Engineering Division - Development Section, Building Inspections. No comments were received.

The adjacent property owners and East Sacramento Improvement Association have been notified of the applicant's proposal. Staff has received no objections to the request.

Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061(b)(3)).

Recommendation: Staff recommends the Planning Director approve the special permit to expand a non-conforming structure subject to conditions and based

upon findings of fact which follow.

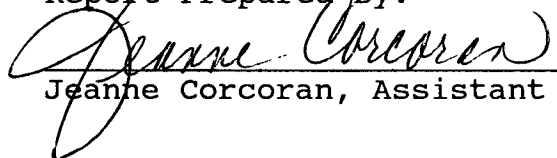
Conditions

1. The addition shall not encroach closer than seven feet to the north (street side yard) property line.
2. The proposed addition will match the existing house.
3. A landscape and irrigation plan shall be submitted for review and approval of the Planning Director prior to issuance of building permit.
4. The approved special permit shall be valid for two years, a building permit must be issued and construction commenced within this two year time period or the special permit shall be deemed to expire. A special permit time extension for a year may be requested, in writing, 30 days prior to expiration.

Findings of Fact


1. The project, as conditioned, is based upon sound principles of land use in that the proposed project will not alter the residential character of the neighborhood.
2. The project, as conditioned, is not detrimental to the public health, safety, or welfare nor to the neighboring properties in the vicinity, in that:
 - a. the present street side yard setback is seven feet;
 - b. M Street is a 50 foot right of way which is larger than the average residential streets of 44 feet; and,
 - c. adequate landscaping will be provided along the north property line.
3. The project, as conditioned, is consistent with the City's General Plan which designates the site as low density residential.

Report Prepared By:


Jeanne Corcoran, Assistant Planner

1-8-92
Date

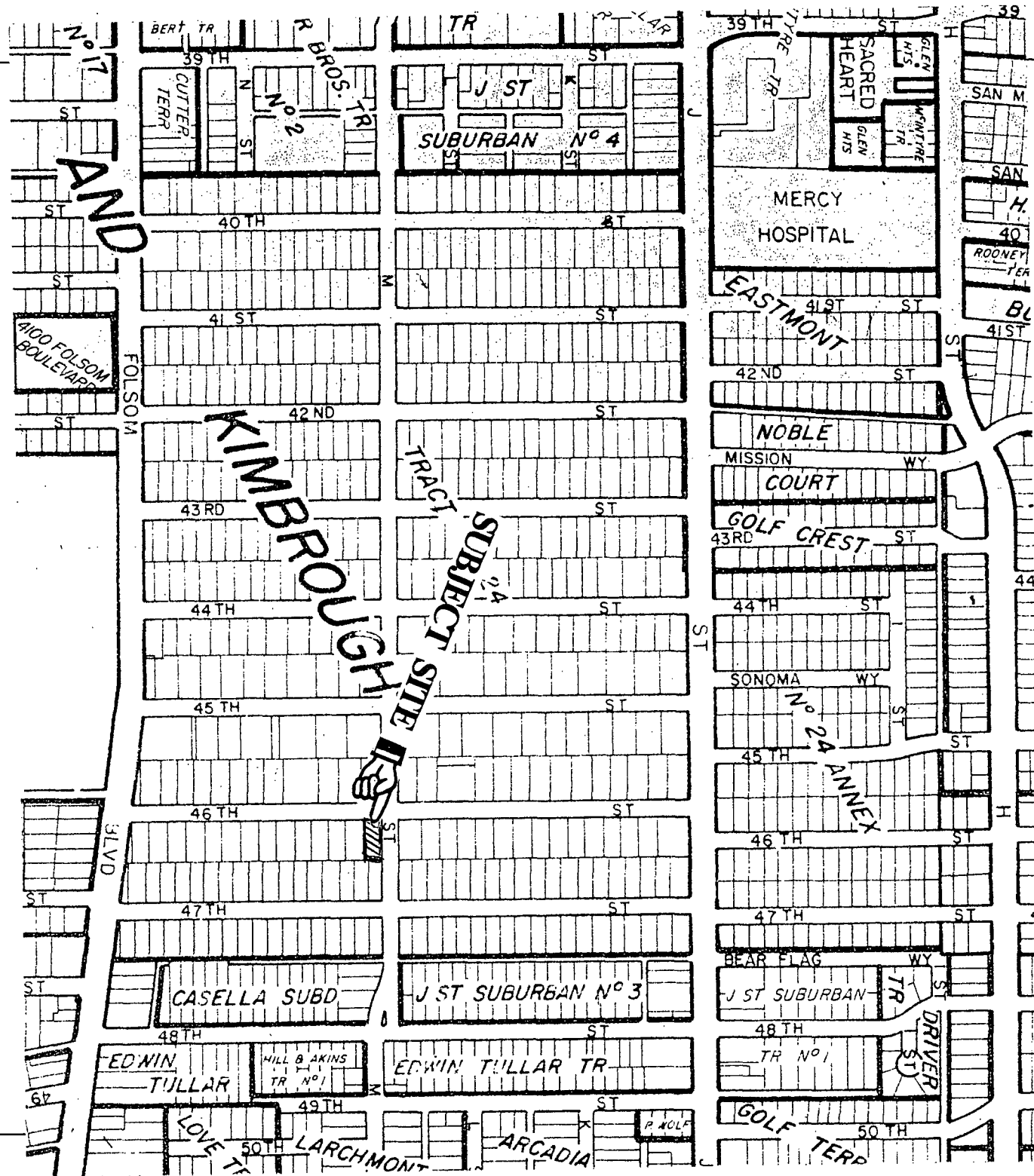
Recommendation Approved By:


Gary Stonehouse, Planning Director

1-9-92
Date

APPLC. NO. P91-290

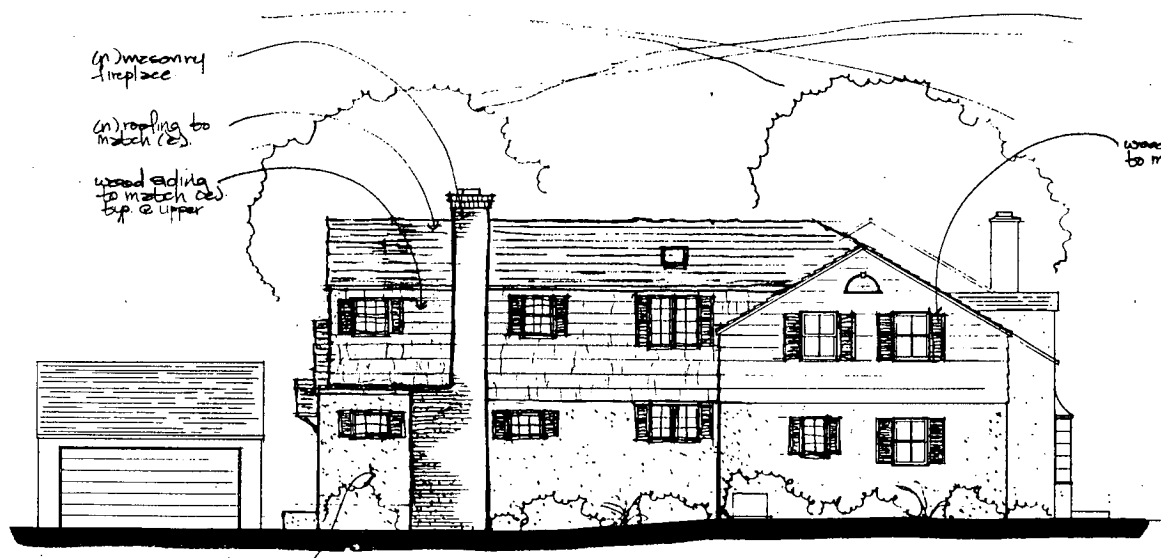
VICINITY



P91-290



west elevation - scheme d
1 8' - 1' - 0" + L



stucco to match (e) stucco by e. low
north elevation scheme d
1 8' - 1' - 0" + L

REVISIONS	BY

MOSER
RESIDENCE
1301 46th STREET SACRAMENTO, CA

ed frank mullinowski
a.l.a. architect -
1301 46th street
sacramento, ca 95816

EXHIBIT C
MOSER

DATE 8/22/91
SCALE 1/4" = 1'-0"
DRAWN

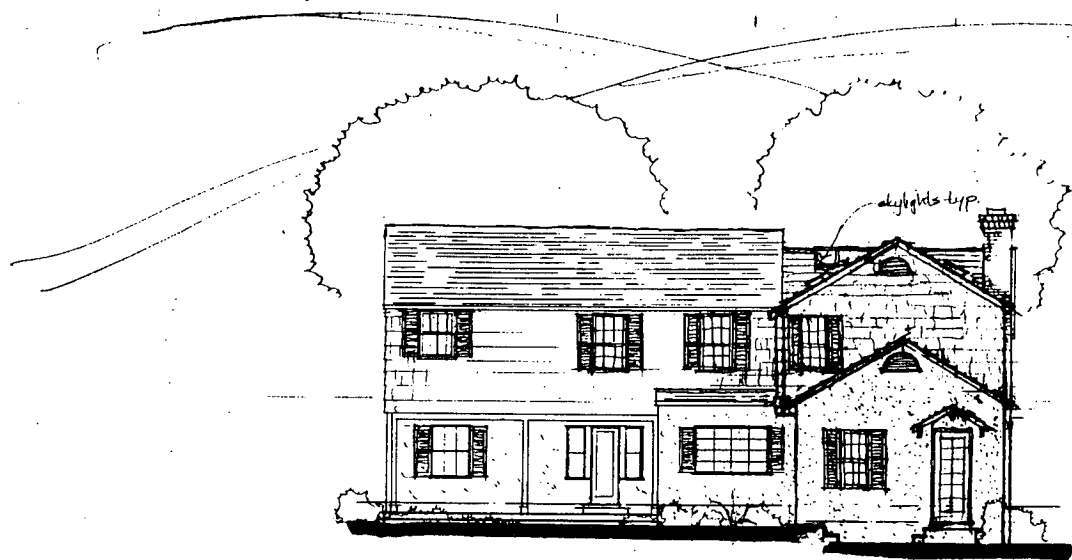
JOB 91080

NO. **D3**
OF 4 SHEETS

DATE PLOTTED: 08/22/91 10:52 AM. PLOTTER: HP-GL/2.0. PLOT FILE: P91-290.DWG. PLOT SCALE: 1/4" = 1'-0".

STOCK DRAFTING FORM NO. 181-S

APR-167



east elevation - scheme "d"



south elevation - scheme "d"

REVISIONS	BY

MOSER
RESIDENCE
 1301 44th STREET SACRAMENTO, CA

see frank malinowski
 a.l.a. architect -
 1101 STREET
 SACRAMENTO, CA 95811

EXHIBIT D

DATE 2/24/79
 SCALE as noted
 DRAWN

JOB 1080

SHEET
D4
 OF 4 SHEETS