



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

SPECIAL PERMIT MODIFICATION
(P92-047)

APPLICATION: Planning Director's Special Permit Modification to add a 528 square foot bedroom and bathroom addition to an existing halfplex on 0.13± developed acres in the Single Family Alternative (R-1A) zone.

LOCATION: 1200 Smoke River Way

SUMMARY: On September 8, 1981 the City Council approved a Rezone of the subject site from Standard Single Family (R-1) to Single Family Alternative (R-1A) and a Tentative Map to divide 0.3± acres into two halfplex lots. The Planning Commission approved a Special Permit for the development of two halfplex lots on July 23, 1981 (P9446). Any variation to the original setbacks or approved halfplex footprint requires a modification of the special permit subject to Planning Director's approval.

The applicant proposes to construct a 528 square foot room and bathroom addition to the rear of the existing halfplex unit. The proposed area of addition includes an existing covered patio which will be replaced with the new bathroom (see Exhibits A). The addition will be three feet from the adjacent halfplex along the south property line and ten feet from the rear property line. The original rear setback was 21 feet. Therefore, a Planning Director's Special Permit Modification is required.

ANALYSIS: Staff has no objection to the room addition to the existing halfplex. The subject site is zoned Single Family Alternative (R-1A) which allows for variable setbacks. Part of the proposed room addition will extend the a existing rear wall ten feet into the rear yard with a 19 foot by 11 feet section. The rear yard setback will be ten feet. The existing covered patio located along the south property line will be converted into the new bathroom area. The remaining additional area is along the south property line connecting the between the previous patio area and the new room area. The patio area will be relocated to the western portion of the house in the rear yard area. There will be no window or door openings in the expanded area along the south property line.

The proposed expansion will be constructed out of T-1-11 siding and a shake roof to match the existing building materials. The applicant has notified the property owner to the west and south of the proposed addition and there are no objections to the project (see Exhibit B).

The surrounding land use and zoning are halfplexes, zoned (R-1A) to the north and south; and single family residences, zoned Standard Single Family (R-1) to the east and west. The General Plan and the Pocket Community Plan designate the site Low

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Density Residential (4-15 du/na) and Residential (3-6 du/na) respectively.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification to add a 528 square foot bedroom and bathroom addition to an existing halfplex subject to conditions and based upon findings of fact which follow.

Conditions:

1. Building materials shall match the existing house for the proposed expansion.
2. Size and location of addition shall conform to the plans submitted.
3. Any other structures or additions to be located on the lot will require review and approval by the Planning Director.
4. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the addition is compatible with the existing house and the surrounding homes;
 - b. adequate private open space will continue to be provided on the lot.
2. The project, as conditioned, will not be detrimental to the public welfare in that:
 - a. the proposed addition will not significantly alter the characteristics of the single family residential area;
 - b. there is a wooden fence along the property lines which provides screening and a buffer for the adjacent properties;
 - c. there will be no openings in the expansion area along the south property line.
3. The project is consistent with the General Plan and the Pocket Community Plan which designate the site as Low Density Residential and Residential respectively.

Report Prepared By:

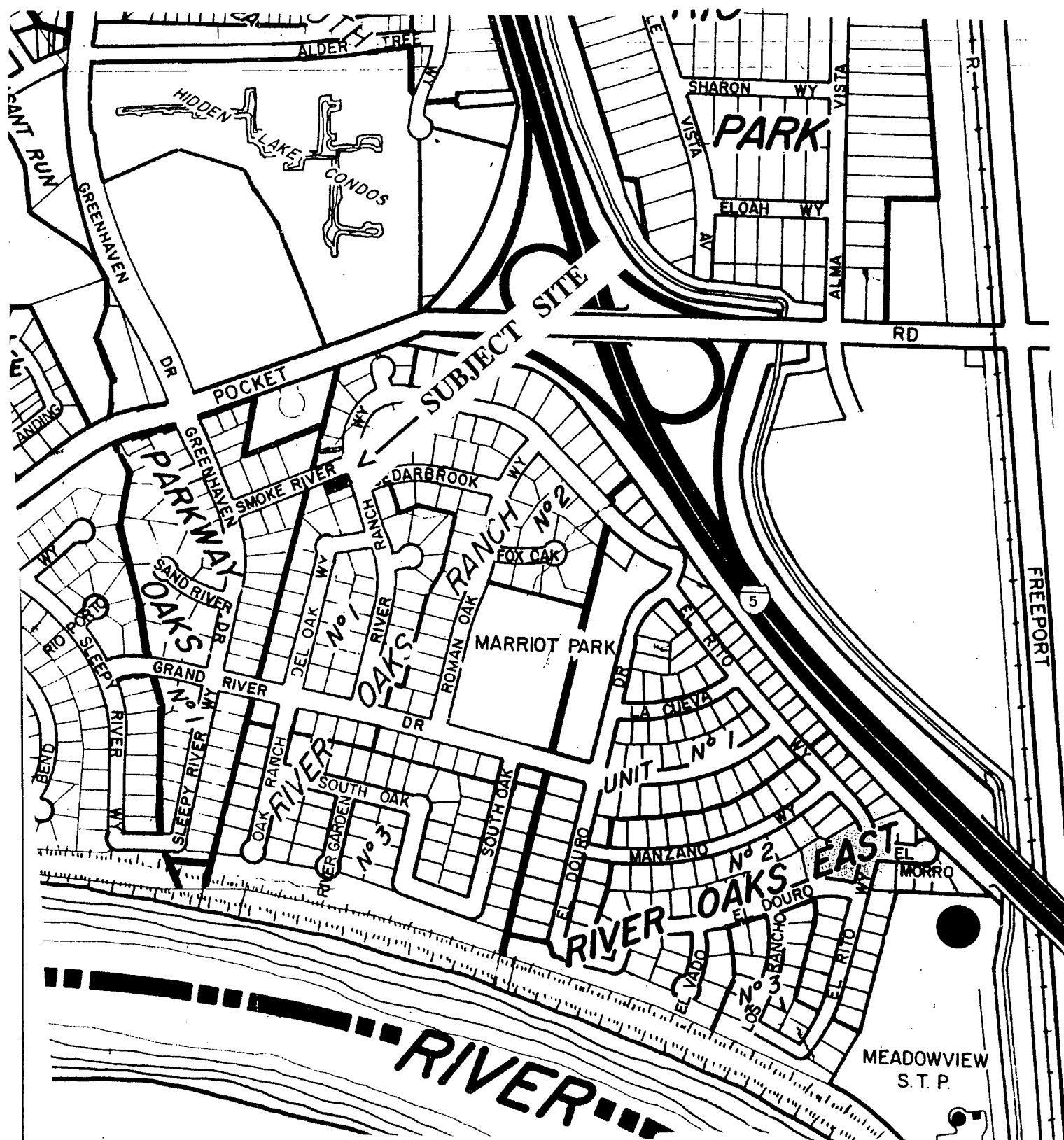
Sandra L. Yope
Sandra L. Yope
Assistant Planner

18 Mar 92
Date

Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse
Planning Director

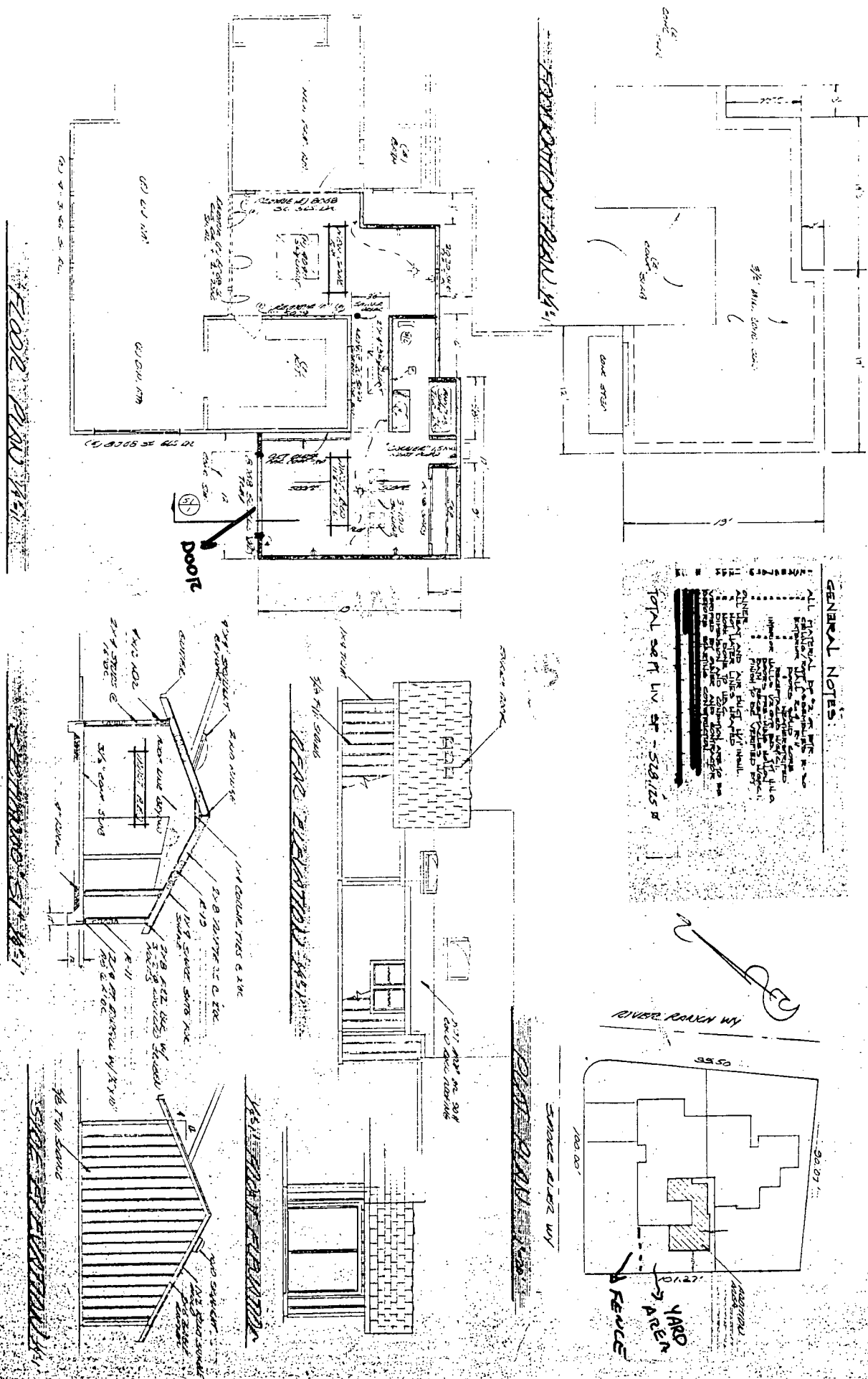
3-24-92
Date



VICINITY MAP

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EXHIBIT - A



GENERAL NOTES:

1. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE.

2. THE WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

4. THE OWNER SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL TAXES AND FEES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ACCESS AND EGRESS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC FEATURES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CULTURAL FEATURES.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NATURAL FEATURES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ARTIFICIAL FEATURES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FEATURES.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FEATURES.

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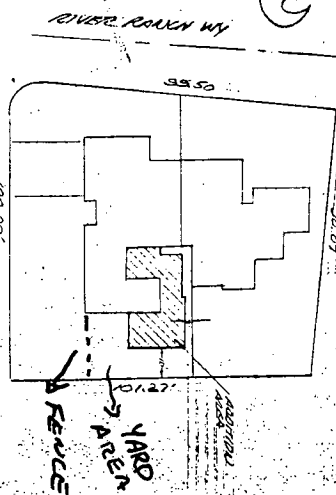
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FEATURES.

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