

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

<b>APPLICANT</b>	Diane M. Jurich, 2662 Freeport Blvd., Sacramento, CA 95818			
<b>OWNER</b>	Gregory and Cynthia Dyer, 1400 39th Street, Sacramento, CA 95816			
<b>PLANS BY</b>	Gregory and Cynthia Dyer, 1400 39th Street, Sacramento, CA 95816			
<b>FILING DATE</b>	8-23-90	<b>ENVIR. DET.</b>	Exempt 15301 (F)	<b>REPORT BY</b> : DTH
<b>ASSESSOR'S PCL. NO.</b>	008-0253-008-0000			

**APPLICATION:** Planning Director's Special Permit to allow an expansion of an existing non-conforming single family residence which is located three feet from the interior side yard on .16± developed acres located in the Standard Single Family (R-1) zone.

**LOCATION:** 1400 - 39th Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to expand an existing residence which was constructed with a three foot side yard setback. The proposed expansion will be in keeping with the original line of the house.

**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:**

North: Single Family; R-1  
South: Single Family; R-1  
East: Multiple Family; R-2A  
West: Single Family; R-1

Property Dimensions:	160'± x 45'±
Property Area:	.16± acres
Square Footage of Existing Residence:	2,004± square feet
Square Footage of Existing Garage:	400± square feet
Square Footage of Proposed Expansion:	297± square feet
Height of Existing Residence:	2 Story
Height of Proposed Expansion within Setback Area:	1 Story
Existing Lot Coverage:	20%
Proposed Lot Coverage:	21%

Exterior Materials:	Wood Siding
Exterior Colors:	Gray and White
Roof Materials:	Composition Shingle
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

## PROJECT EVALUATION:

### A. Land Use and Zoning

The subject site consists of a single parcel totaling 0.16± acres currently developed with a single family residence and a detached two car garage. The site is zoned Standard Single Family (R-1) and is designated for Low Density Residential (4-15 du/na) in the General Plan. The subject site is surrounded on the north, south and west by single family residences zoned Standard Single Family (R-1) and on the east by an apartment complex zoned Multiple Family (R-2A).

### B. Applicant's Proposal

The applicant is requesting a Planning Director's Special Permit in order to construct a 297± square foot expansion to an existing residence to be located three feet from the northern property line. As the existing residence was constructed with a three foot setback, the applicant is requesting to construct a 10' x 20' expansion to the rear of the residence and is proposing to construct the addition three feet from the northern property line. The applicant feels that in order to expand the house and maintain the original character of the structure that is necessary to maintain the original line of the house which is located three feet from the property line.

### C. Staff Analysis

Staff has reviewed the applicant's proposal and surveyed the surrounding area and has found that most of the residences in the area were constructed with less than the required five foot setback. The existing residence is at three feet and in order to keep with the existing setback line of the house the proposed addition would need to be constructed with a three foot side yard setback. The proposed expansion will be single story within the setback area and outside of the setback area the proposed expansion will be two story. The subject site has a detached two car garage located in the rear of the property and the proposed expansion to the existing residence will be located at least 20 feet from the detached garage. The applicant is proposing a wood siding with wood trim addition (gray and white) and composition shingles on the roof. The architecture proposed on the expansion is compatible to the existing residence. Staff has no objections to the proposed expansion of the existing residence.

#### D. Agency Comments

The proposed project was reviewed by City Building, Water and Sewer and the Engineering Development Divisions. The following comment was received from the Engineering Development Division:

- 1) Notice: Property to be developed in accordance with this special permit or building permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room #100, 927 10th Street.
- 2) Note: Location of water and sewer services is in the alley at the rear of the lot. The new addition may require that the on-site portion of the services be relocated. Show service locations on the final building permit application.

ENVIRONMENTAL REVIEW: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301 E).

RECOMMENDATION: Staff recommends the Planning Director approve the Planning Director's Special Permit to expand an existing non-conforming single family residence subject to conditions and based upon findings of fact which follow.

#### Conditions

1. The addition shall follow the same setback as the existing residence (a minimum of three feet from the northern property line) and shall be located a minimum of six feet from the existing detached two car garage;
2. The proposed addition is to be used as extra living area for the existing residence and shall not be used as a second residential unit or apartment;
3. The applicant shall obtain all necessary building permits prior to construction of the addition.

#### Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the existing building side yard setback is three feet and the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare and will not result in the creation of a nuisance in that:

- a. Adequate open space is provided on the site; and
  - b. The design is compatible with the existing residence and surrounding residences.
3. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).

REPORT PREPARED BY:



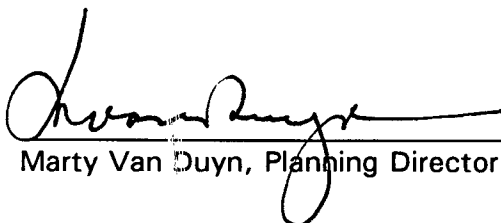
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Dawn T. Holm, Planner

1-30-91

Date

REPORT APPROVED BY:

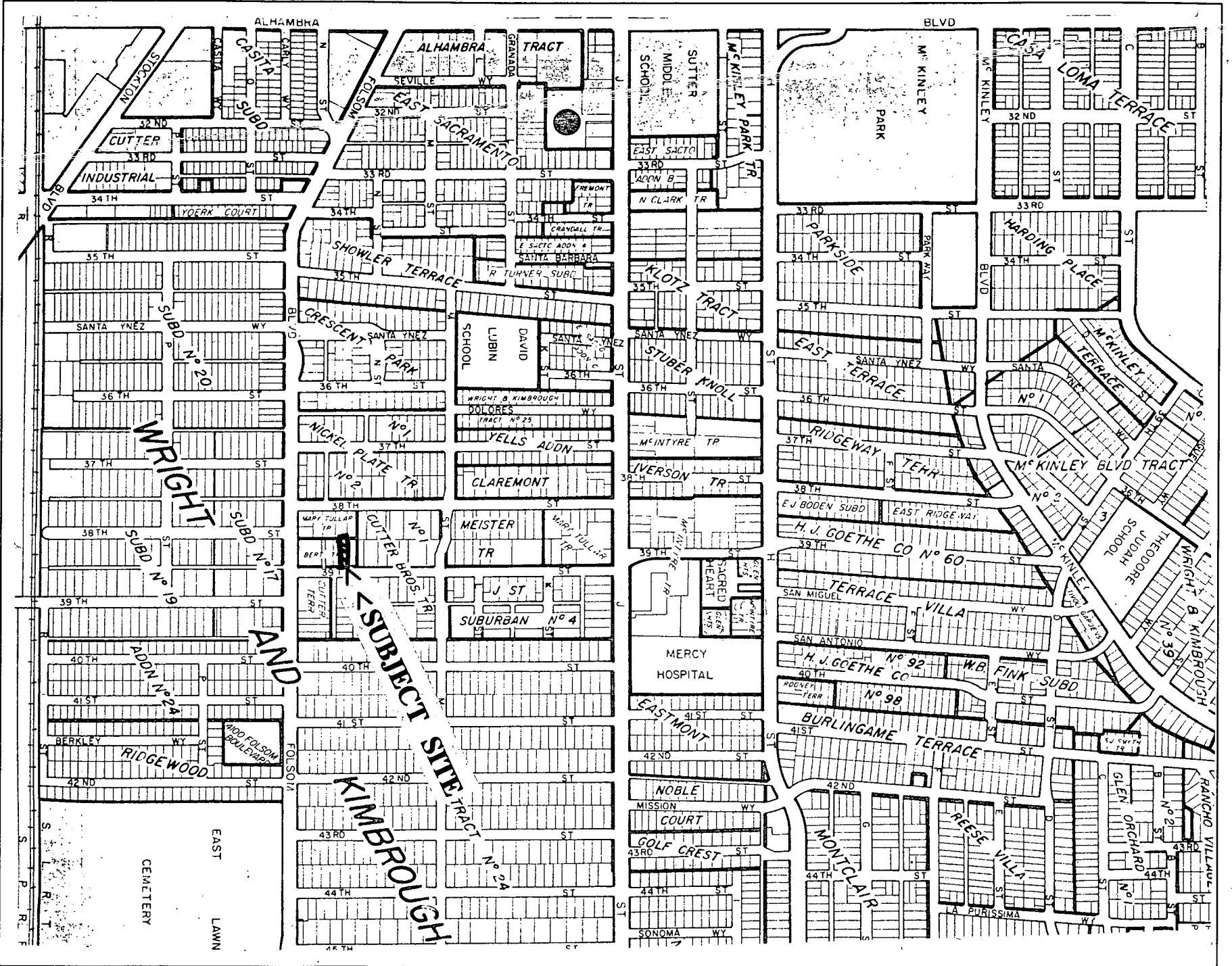


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Marty Van Duyn, Planning Director

1-30-91

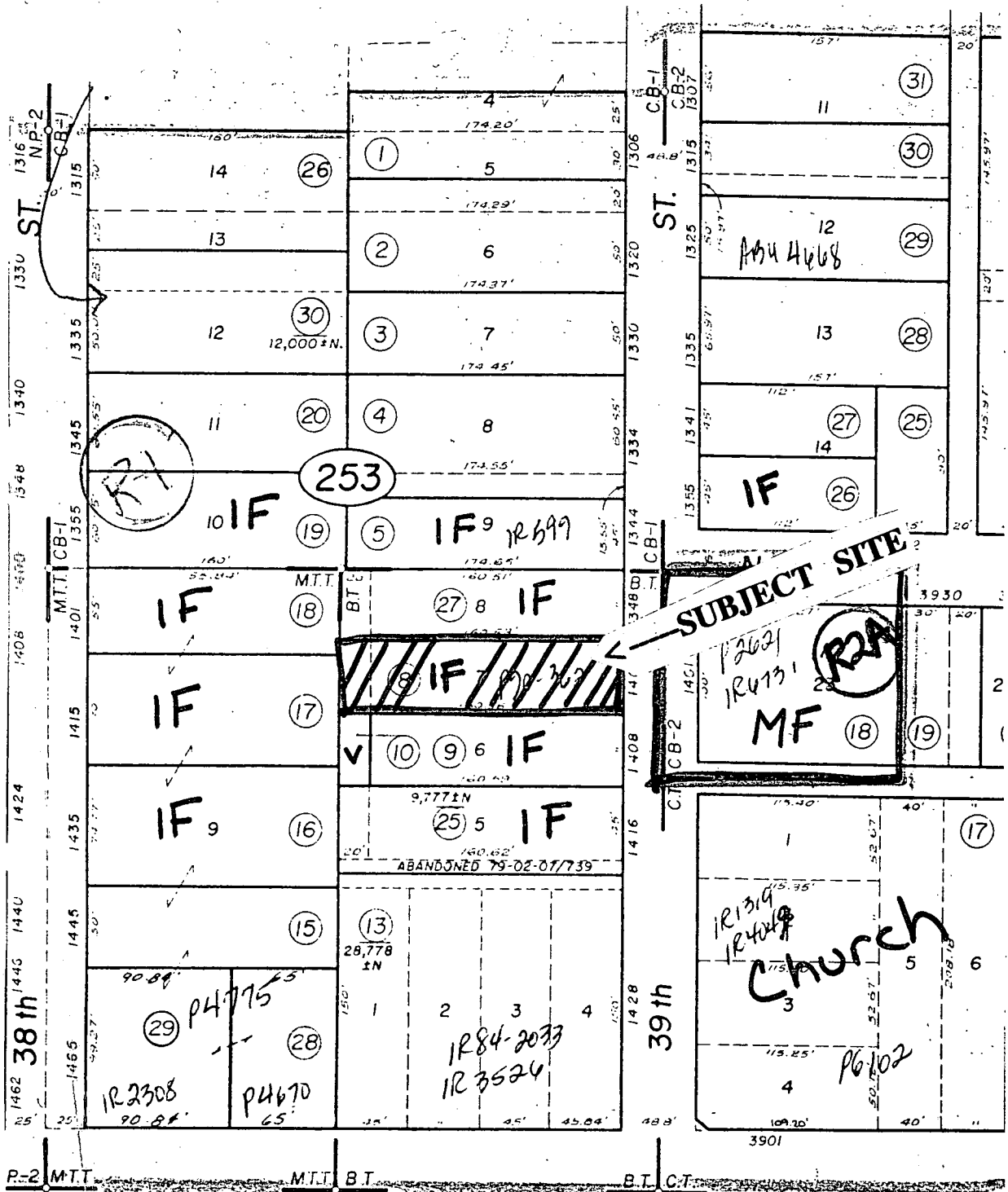
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VICINITY MAP

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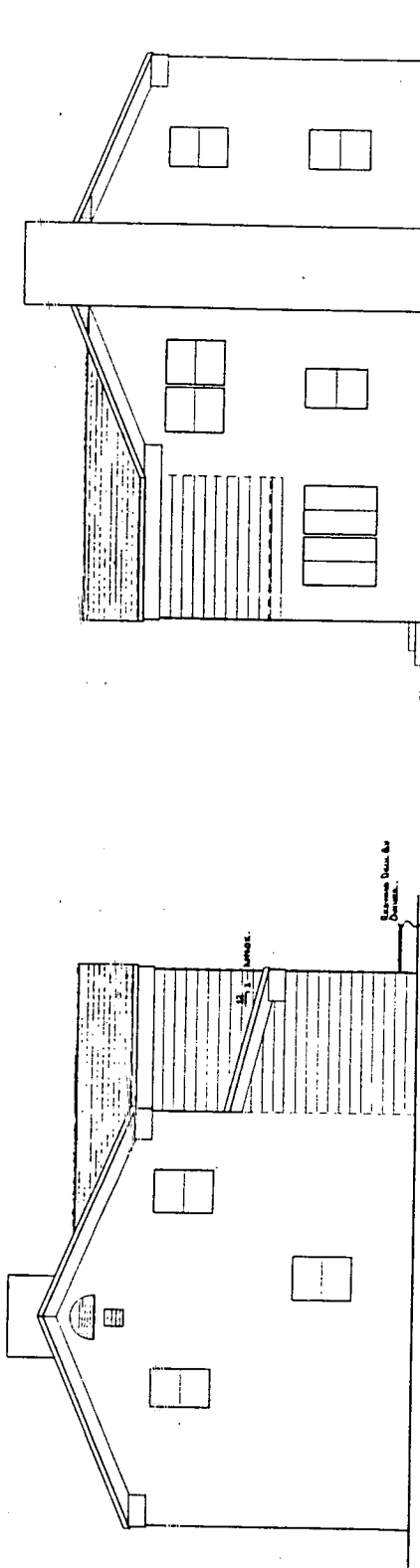


LAND USE & ZONING MAP



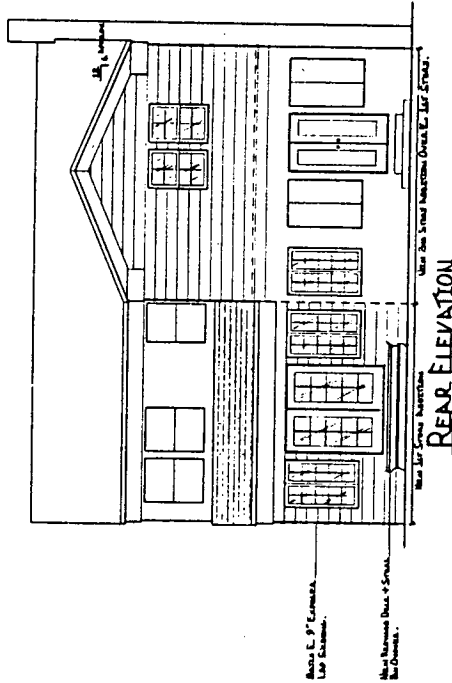
# EXHIBIT - B ELEVATIONS

Page #	4 of 4
Contractors	Mr. & Mrs. J. P. ...
Plot Contain	...
Right Side, Left Side	...



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION

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