

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, September 22, the Zoning Administrator approved with conditions a special permit to allow an addition that does not meet the required 5 foot interior side setback in the Standard Single Family (R-1) zone for the project known as (File Z05-227). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Special Permit** to construct an addition that does not meet the interior side yard requirement on .31± acres in the Standard Single Family (R-1) zone.

Location: 1001 45th Street (D3, Area 1)

Assessor's Parcel Number: 008-0152-015

Applicant: Lisa and Jeff Nordlander
1001 45th Street
Sacramento, CA 95819

Property Owner: Same as above.

Project Planner: Evan Compton

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

Surrounding Land Use and Zoning:

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

Property Dimensions: 90 feet x 150 feet corner lot
Property Area: 0.31± acres
Height of Building: Two Story
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A0 to A1

Previous Files: None

Additional Information The request is to construct an addition to the single family home that will result in the attachment of the existing detached garage. The garage has less than the standard 5 foot interior setback. This requires an entitlement: Zoning Administrator Special Permit for an addition that does not meet the interior side yard requirement.

Early project notification was sent to the East Sacramento Improvement Association. The association had no objection to the project. The site was posted and property owners within 100 feet of the subject site were notified. Staff received two letters from neighbors indicating they were not opposed to the project.

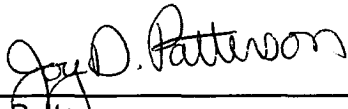
Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15303.

Conditions of Approval:

1. Size and location of the addition shall conform to the plans submitted.
2. The applicant shall obtain the necessary building permits prior to commencing construction.
3. No new mechanical equipment shall be placed on the roof. Any necessary roof vents shall be painted to match the roof color.
4. The roof material shall be tile as shown on the submitted plans.
5. This Special Permit applies to the rear addition and attached garage. Future development on the project site that complies with this approval and all Zoning Ordinance requirements will not require a modification of this Special Permit.

Findings of Fact

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood; and
 - b. the project is designed to preserve the original scale and massing.
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 impacts to the nearby residential properties; and
 - b. the reduced interior setback is minimal and will not be noticeable to the surrounding community.
3. The project is consistent with the General Plan which designates the site as Low Density Residential 4-15 du/na.

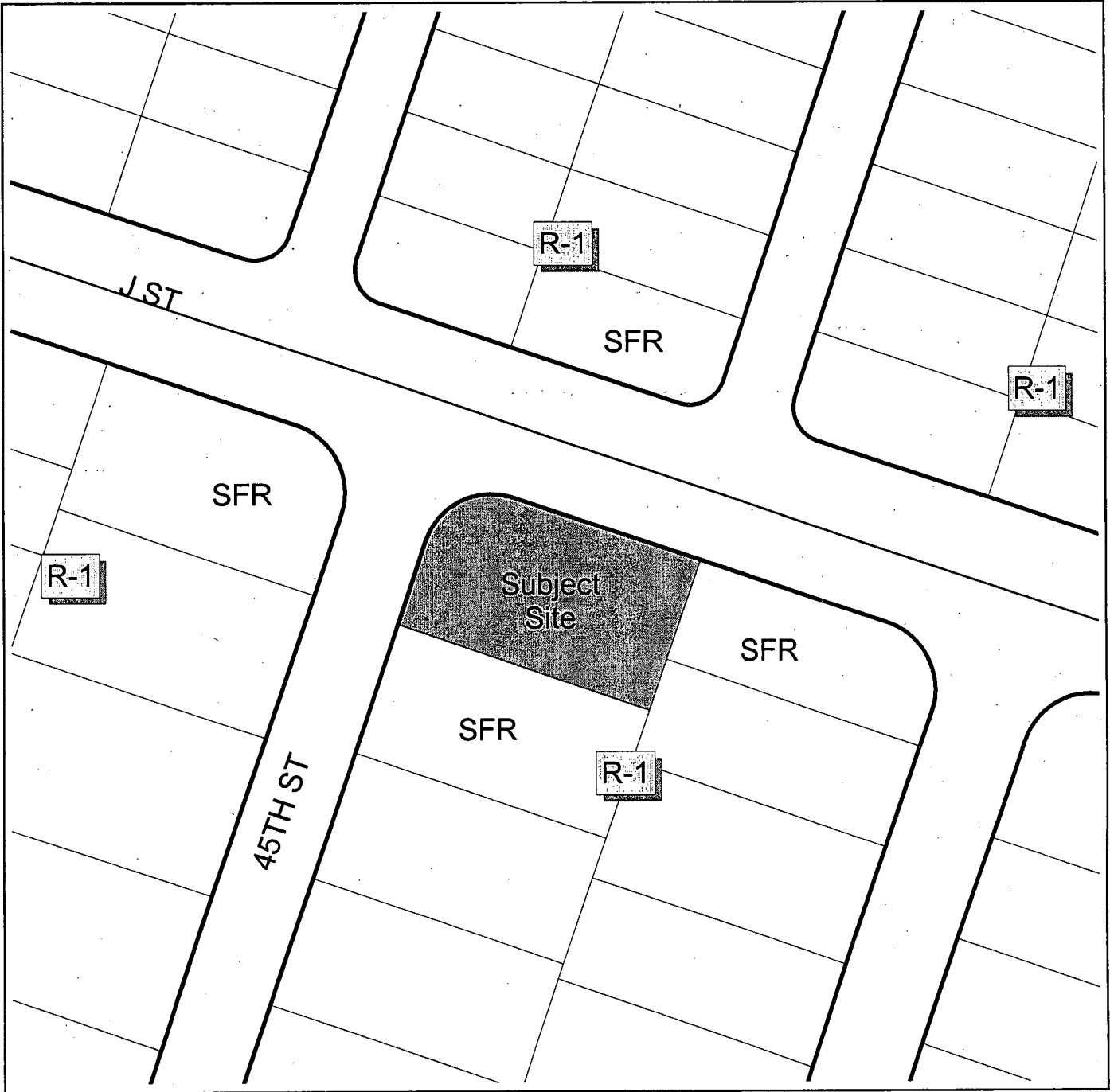


Joy D. Patterson
Zoning Administrator


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 Special Permit 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: ZA Log Book (original)
File
Applicant



0 200 Feet

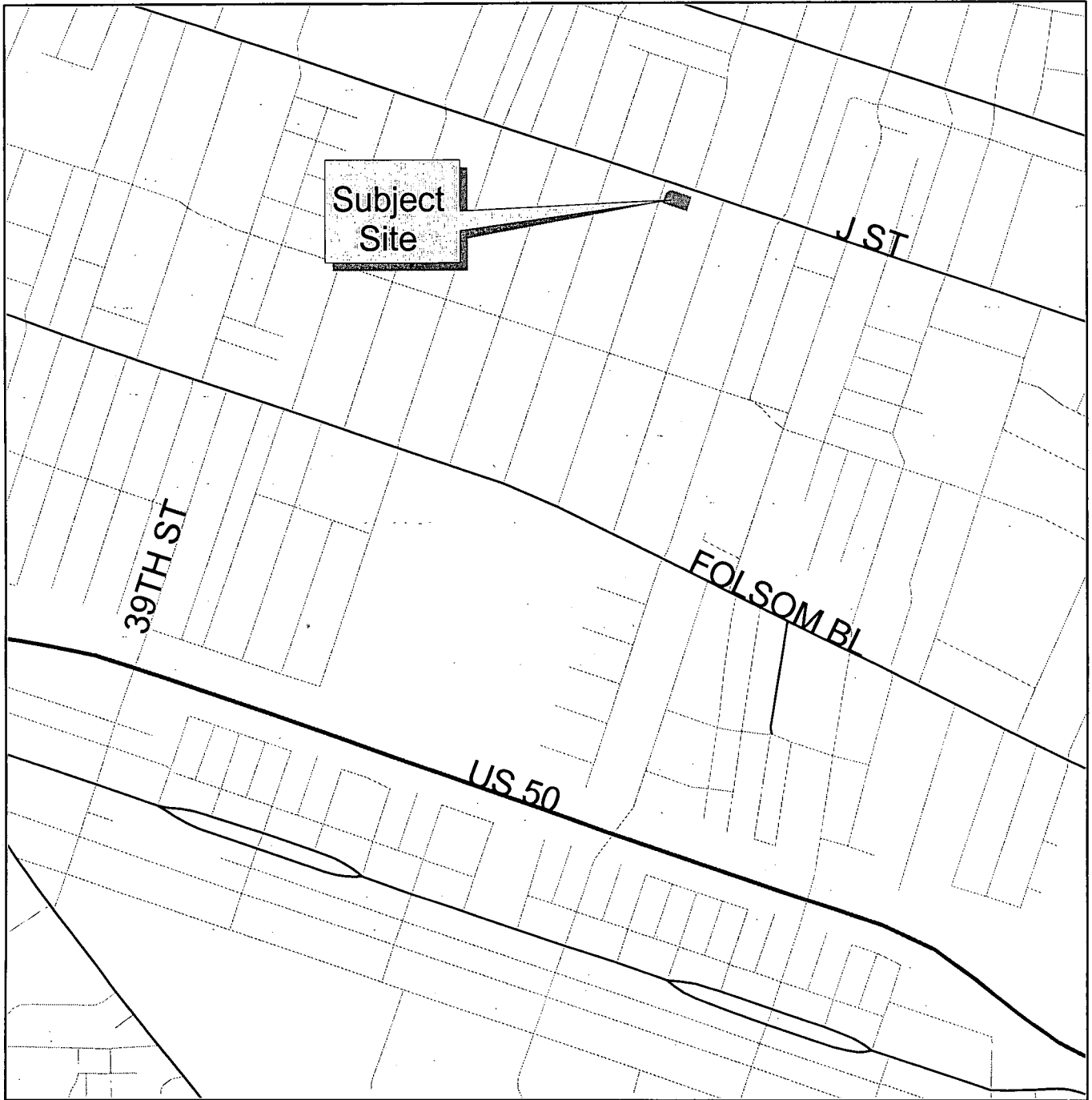


Development Services
Department


Geographic
Information
System

Land Use & Zoning





0 700 1400 Feet



Development Services
Department

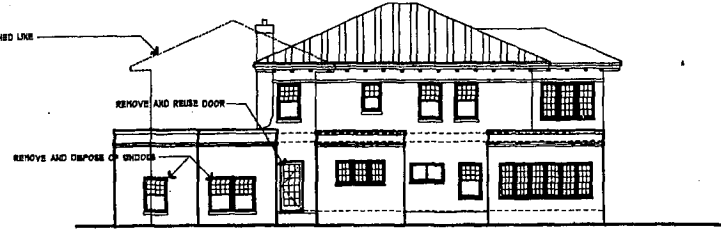
Geographic
Information
Systems

Vicinity Map



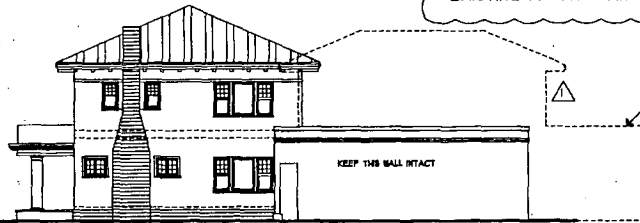


WEST ELEVATION
VF = 1'-0"

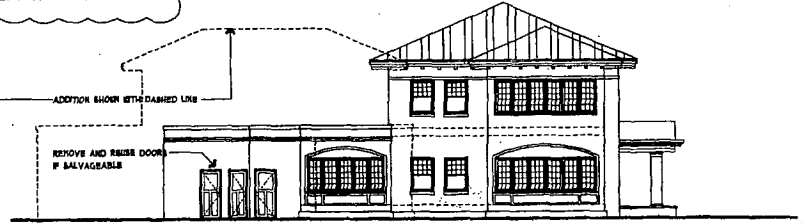


EAST ELEVATION
VF = 1'-0"

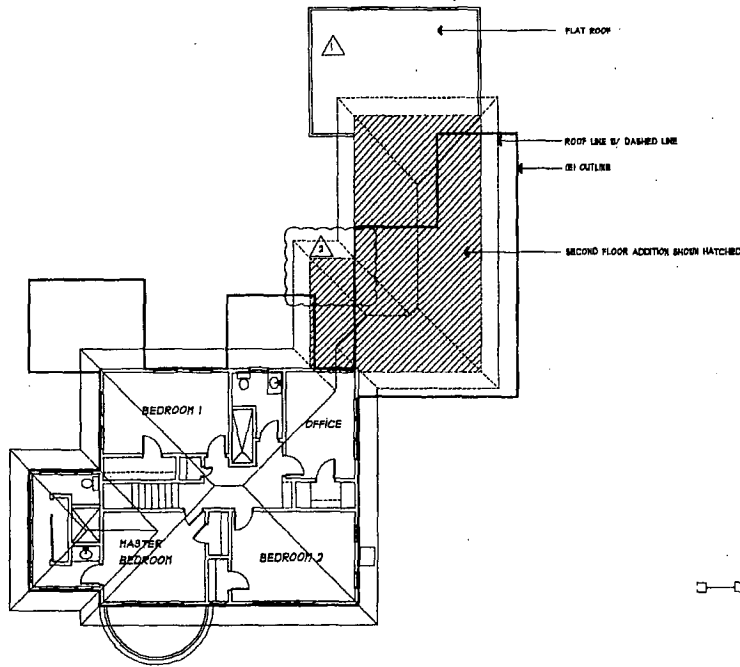
EXISTING FLOOR PLAN & EXTERIOR ELEVATIONS



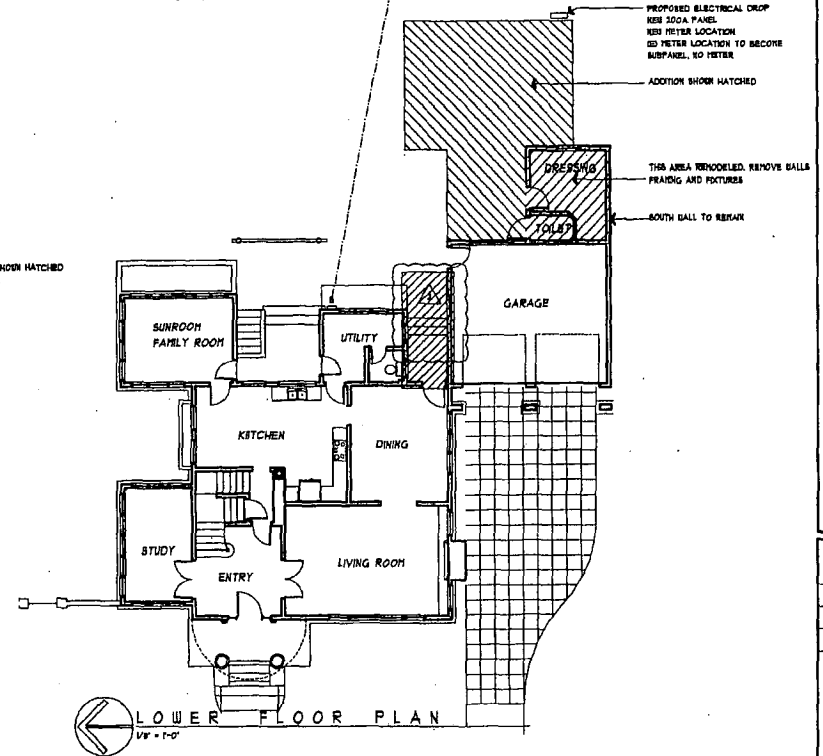
SOUTH ELEVATION
VF = 1'-0"



NORTH ELEVATION
VF = 1'-0"



UPPER FLOOR PLAN
VF = 1'-0"



LOWER FLOOR PLAN
VF = 1'-0"

REVISIONS
 ▲ REVISED PLAN 11/20/04
 ▲ REVISED PLAN 11/20/04

ARCHITECT
 C-22034

HOWARD G. TAYLOR
 2508 Franklin Blvd.
 Sacramento, Calif.
 Tel: 454.1204
 Fax: 454.9463 FX
 hgt@tarant.com



UNLICENSED ARCHITECT

CONCERNED RESIDENTS OF NORDLAND

FOR LISA AND JEFF NORDLAENDER
 606 46TH STREET, NORDLAND, CA 94641
 APN: 009 - 009 - 005 - 0000

DRAWN : HGT
 DATE : 8/3/2005
 SCALE :
 JOB NO. : 0307
 SHEET
 A1.0
 OF 12 SHEETS