

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 23, 1997, the Zoning Administrator approved with conditions a special permit to expand a non-conforming structure for the project known as Z97-031. Findings of Fact and conditions of approval for the project are listed on page 2-3.

Project Information

Request: Zoning Administrator Special Permit to expand a non-conforming structure by adding a 963 square foot second story addition on a single family residence located on 0.13± developed acres in the Standard Single Family (R-1) zone.

Location: 617 Santa Ynez Way (D3, Area 1)

Assessor's Parcel Number: 004-0274-024

Applicant: Stephen Cammack and Elizabeth Mekjavich
617 Santa Ynez Way
Sacramento, CA 95816

Property Owner: Same as Applicant

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:	Setbacks	Required	Existing	Proposed
North: R-1; Single Family Residence	Front:	25'	29.5'	29.5'
South: R-1; Single Family Residence	Side(N.):	5'	3'	3'
East: R-1; Single Family Residence	Side(S.):	5'	7.6'	7.6'
West: R-1; Single Family Residence	Rear:	15'	52'	52'

Property Dimensions: 50' x 110'
Property Area: 0.13± acres
Square Footage of Buildings: Existing House- 1,048 square feet {footprint}

	Garage-	224 square feet
	Addition-	963 square feet
	Total-	2,235 square feet
Height of Building:	Two Stories;	26 feet
Exterior Building Materials:	Stucco	
Roof Materials:	Dimensional Composition	Shingles
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant is requesting to add a 963 square foot second story addition to an existing residence that will maintain the nonconforming sideyard setback upwards for the second floor. The addition will include a three bedrooms and two bathrooms. The only window for the second floor along the north property line will be in a half size window in the hall way. Presently there is an existing three foot side yard setback on the north side. The Zoning Ordinance requires five feet. A Zoning Administrator Special Permit is necessary to expand the legal non-conforming structure. The lot is substandard in width.

The project has been noticed and staff has not received any calls. The applicant indicated that they spoke with the affected property owner to the north about the proposed project and they had no objections.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Sections 15305(b)).

Conditions of Approval

1. There shall be no further expansion of the house into the side yard setback area.
2. Size and location of the addition shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed house expansion will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed house expansion is compatible in design with the other existing properties in the neighborhood;
 - b. there will still be adequate yard area; and
 - c. the lot is substandard in width.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

Joy D. Patterson

Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two 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: File
Applicant
ZA Log Book



SUBJECT SITE

VICINITY MAP

22

R-1

SUBJECT SITE

R-1



H STREET

LAND USE & ZONING MAP

REVISIONS BY

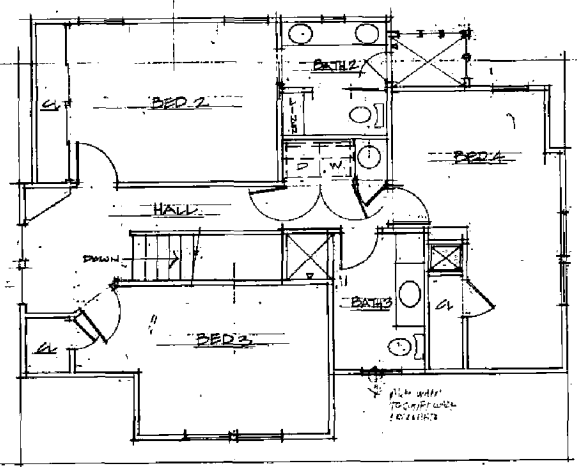


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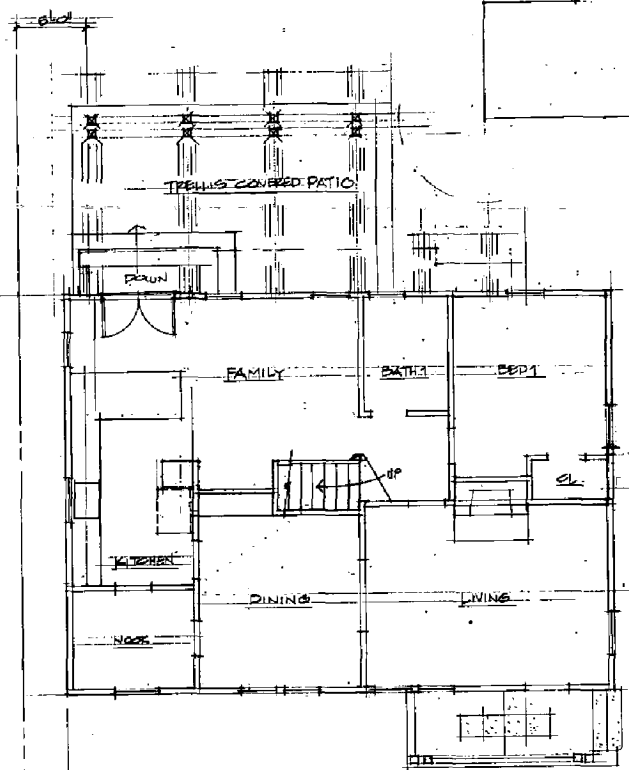
DAVID
BEEBEE
ARCHITECT
DESIGN
ARCHITECT

CAMMACK / MEKJAVICH
RESIDENCE ADDITION
617 SANTA YNEZ WAY
SACRAMENTO, CA 95816

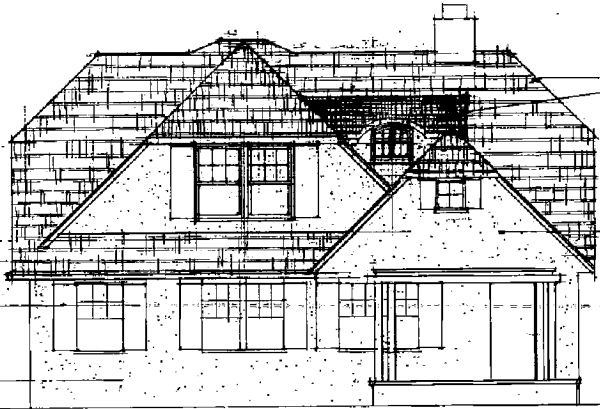
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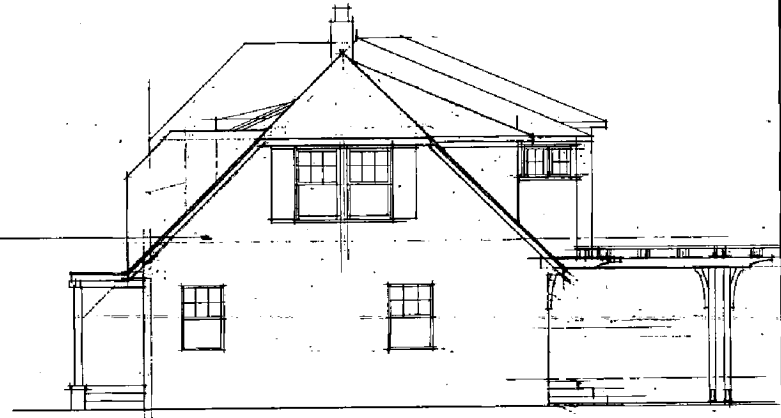
UPPER FLOOR PLAN
1/4" = 1'-0"
ADDITION 903 S.F.



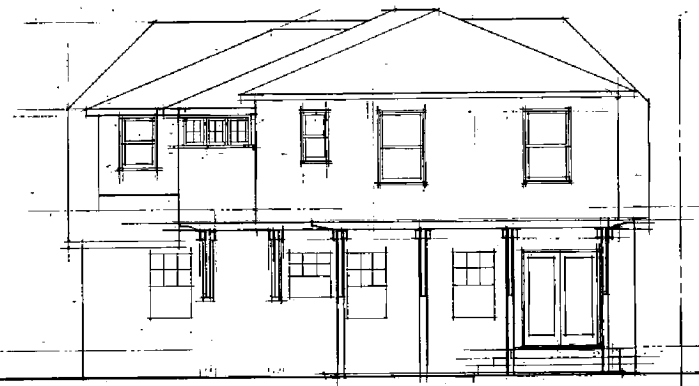
LOWER FLOOR PLAN
1/4" = 1'-0"



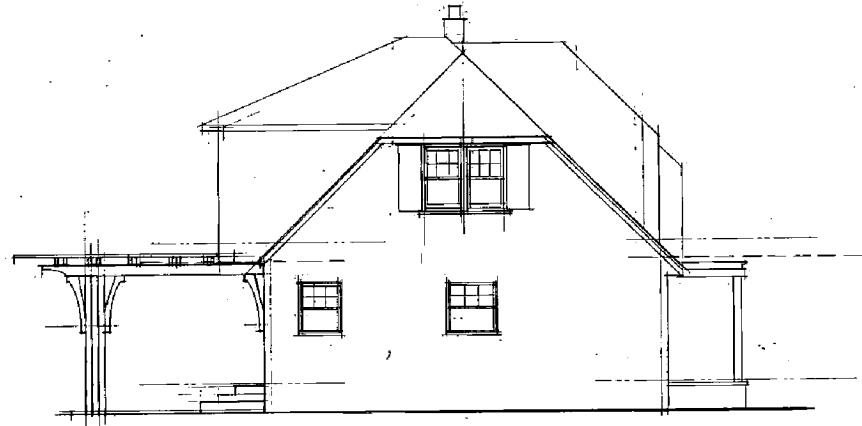
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

DIMENSIONAL
ASPHALTIC
SHINGLE ROOFING
COLOR: GRAY

STUCCO TO
MATCH EXISTING

WOOD SHUTTERS

REVISIONS BY

NO.	DATE	BY

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Date
Scale
Drawn
Check

A3
OF 3 SHEETS