

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 4, 2005, the Zoning Administrator approved with conditions a special permit to allow a new accessory building to cover more of the backyard than allowed by right on .07± developed acres in the Single or Two Family (R-1B) zone for the project known as (File Z05-250). 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 a residential accessory structure that covers more than 33% of the rear setback in the Single or Two Family (R-1B) zone.

Location: 414 25th Street (D3, Area 1)

Assessor's Parcel Number: 003-0141-012

Applicant: Stanley Fureby
414 25th Street
Sacramento, CA 95816

Property Owner: Same as above

Project Planner: Evan Compton

General Plan Designation: Low Density Residential 4-15 du/na
Central City

Community Plan Designation: Low Density Residential

Existing Land Use of Site: Single Family Residence

Existing Zoning of Site: Single or Two Family (R-1B)

Surrounding Land Use and Zoning:

North: R-1B; Residential, Single Family
South: R-1B; Residential, Single Family
East: R-1B; Residential, Single Family
West: R-1B; Residential, Single Family

Property Dimensions: 40 x 80
Property Area: 0.07± acres
Square Footage of Main Res.: 1342 square feet
Existing Accessory Bldg: 72 square feet
Proposed Accessory Bldg: 286 square feet
Height of Accessory Bldg: One Story, 9 ft
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A1, A2, A3

Previous Files: None

Additional Information The applicant is requesting to construct a 286 square foot accessory building at the rear of a single family home. The accessory structure will be for an art studio/workshop for the owner's personal use. The structure has been reviewed and conditioned for design. Currently the site contains a 1,342 square foot single family residence and 72 square foot accessory structure. The applicant is requesting to construct the new accessory structure which covers more than 33% of the rear setback area and this requires a Zoning Administrator Special Permit.

The project is located within the Marshall School, Midtown Business, New Era Park, and Boulevard Park Neighborhood Associations. The site was posted and property owners within 100 feet of the subject site were notified. Staff received no phone calls or comments about 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 (e), Accessory Structures.

Conditions of Approval:

General

1. Size, location, and design of the accessory building shall conform to the plans submitted. (Exception: Any portion of the corbels or eaves that overhang into the 3 foot setback off the alley will require fire rating. The applicant may choose to move the accessory building an additional 2 ft off of the alley to avoid fire rating issues with the alley facing facade.)
2. The project shall meet the design review conditions of DR05-325.
3. The applicant shall obtain the necessary building permits prior to commencing construction.
4. The accessory structure is for hobby use only and not for dwelling purposes. Should the applicant / owner wish to convert the accessory structure into a dwelling unit, the structure shall comply with second unit regulations or will be subject to an entitlement.
5. No mechanical equipment shall be placed on the roof. Any necessary roof vents shall be painted to match the roof color.
6. The Special Permit applies to the accessory structure only. Future development on the project site that complies with all Zoning Ordinance requirements will not require a modification of this Special Permit.

Utilities

7. Based upon utility records there may be a private water service that services the property at 2424 D Street located adjacent to the rear property line of the subject project site. The applicant/owner shall show on the building plans all easements and private utilities on the project site. The applicant/owner shall relocate or reconstruct the services within a liner pipe

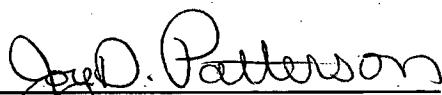
any existing water and sewer services under the proposed structure to the satisfaction of the Department of Utilities and Building Division.

Advisory

8. Exterior wall protection shall comply with CBC Table 5-A.
9. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.

Findings of Fact

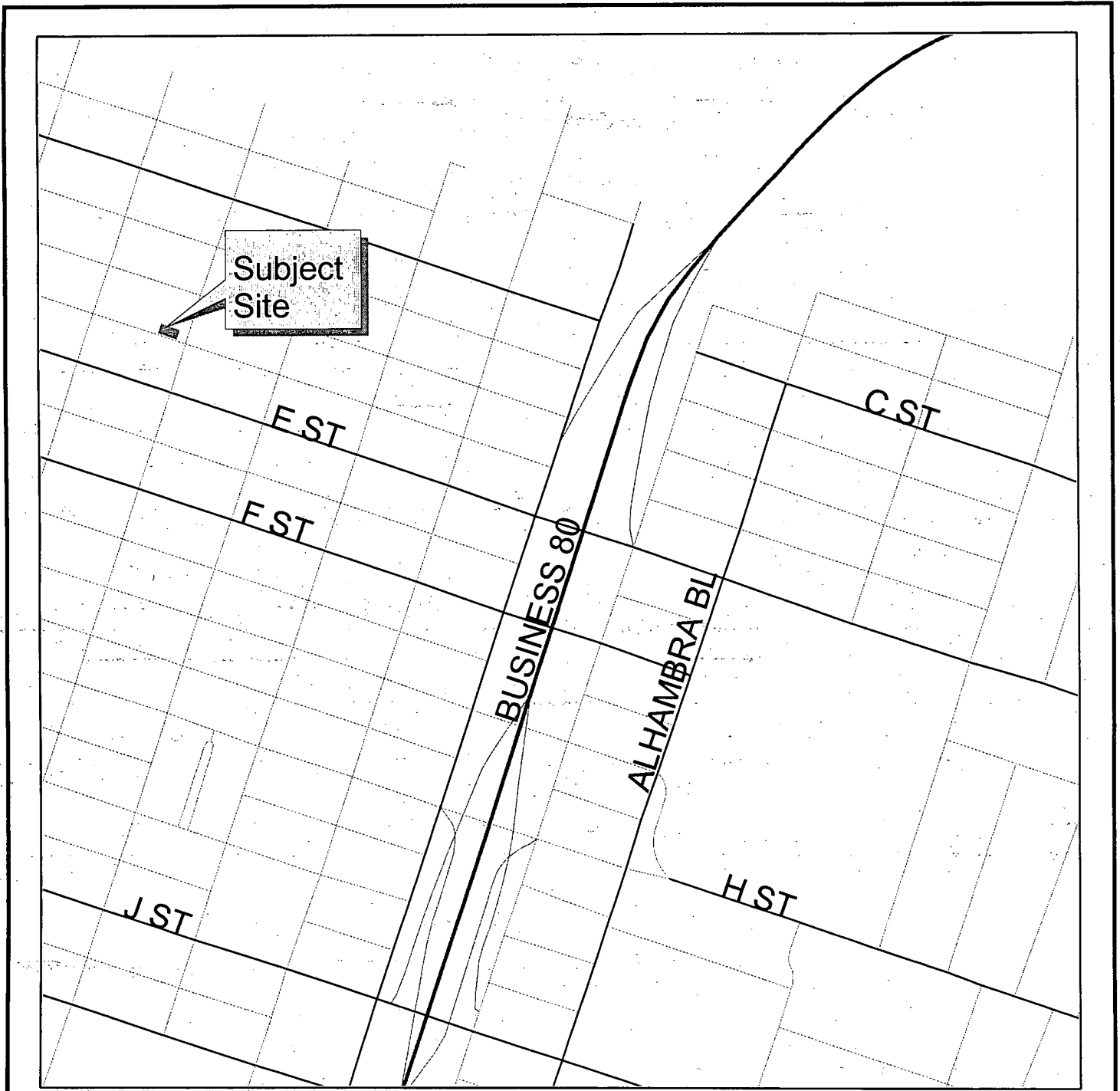
1. Granting the Special Permit is based upon sound principles of land use in that the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the project will provide adequate setbacks and open space; and
 - b. the use will not generate significant impacts to the nearby residential properties.
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: File (original)
 ZA Log Book
 Applicant



0 400 800 Feet

Development Services
Department

Geographic
Information
Systems

Vicinity Map

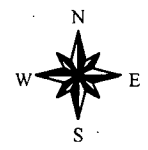




Development Services
Department

Geographic
Information
System

Land Use & Zoning



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|---|--|--|--|
| | | <p>OWNERS FIELD SET</p> <p>REVISED</p> | |
| <p>DRAWING SCHEDULE</p> <p>SHEET 1 DRAWING SCHEDULE BUILDING DATA PLOT PLAN (BY OWNER)</p> <p>SHEET 2 FOUNDATION PLAN FLOOR PLAN LATERAL ANALYSIS</p> <p>SHEET 3 ELEVATIONS WALL FRAMING TRUSS LAYOUT POOP SHEETING PLAN</p> | | <p>SITE PLAN</p> <p>PROVIDE THE FOLLOWING:</p> <ul style="list-style-type: none"> <input type="checkbox"/> ALL PROPERTY LINES <input type="checkbox"/> LOCATION OF EXISTING BUILDINGS <input type="checkbox"/> EXISTING UTILITIES, EASEMENTS AND ACCESS <input type="checkbox"/> LOCATION OF NEW GARAGE <input type="checkbox"/> NORTH ARROW AND DRAWING SCALE <input type="checkbox"/> VICINITY MAP. SHOW NEAREST INTERSECTION | |
| <p>DRAWING SCHEDULE</p> <p>SHEET 4 WRAPPING (GEOMETRIC) MATERIAL LIST BRACING CALCULATIONS</p> <p>SHEET 5 NOTING A BIDDING DETAILS ELECTRICAL LAYOUT (BY OWNER) PLUMBING LAYOUT (BY OWNER)</p> <p>SHEET 6 TRAPPER PATTERNS</p> | | <p>DESIGN DATA</p> <p>OWNER: STREET LIGHTS ADDRESS: 10000 PROJECT NO.: 2008</p> <p>DESIGNED BY: [Signature] DATE: [Date]</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: [Date]</p> | |



BGS PLAN COMPANY
22 X 13 STORAGE



1

2

22 X 13 STORAGE

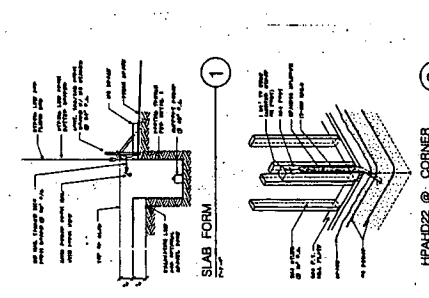
BSS PLAN COMPANY
P.O. Box 101
Petaluma, CA 94970
(415) 765-4995

Date: 1/11/05
Scale: 1/8" = 1'-0"
Sheet: 2 of 2
Project: 22 X 13 STORAGE

bssplan.com

REVISIONS

1. REVISIONS TO BE MADE TO THE DRAWING SHALL BE INDICATED BY A CIRCLED NUMBER IN THE MARGINS OF THE DRAWING. THE REVISIONS SHALL BE MADE TO THE DRAWING BY THE ARCHITECT OR HIS REPRESENTATIVE. THE ENGINEER SHALL BE NOTIFIED OF ANY REVISIONS TO BE MADE TO THE DRAWING. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING AS SHOWN ON THIS SHEET.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DESIGN AND CALCULATIONS. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING AS SHOWN ON THIS SHEET.
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BUILDING DEPARTMENT INFORMATION-LATERAL LOAD ANALYSIS

SEISMIC ZONE 3
SDF ANALYSIS
RISK CATEGORY II
SDF ANALYSIS
SDF ANALYSIS

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