

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, June 23, 2004, the Zoning Administrator approved with conditions a special permit to allow an attached carport to encroach two feet into the five foot side yard setback area for a single family home in the R1-EA4 zone for the project known as Z04-066. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

Request: Zoning Administrator Special Permit for attached accessory structure to encroach 2' into the 5' side yard setback area on 0.15± developed acres in the Standard Single Family Residential, Executive Airport Overlay #4 (R1-EA4) Zone.

Location: 2117 Irvin Way (D5, A3)

Assessor's Parcel Number: 018-0163-027

Applicant: Anita Fong  
2117 Irvin Way  
Sacramento, CA 95822

Property Owner: same as above

Project Planner: Monica May

General Plan Designation: Low density residential, 4-15 du/na  
Existing Land Use of Site: Single family home  
Existing Zoning of Site: R1-EA4

Surrounding Land Use and Zoning:  
North: Single family home; R1-EA4  
South: Single family home; R1-EA4  
East: Single family home; R1-EA4  
West: Single family home; R1-EA4

Property Dimensions: 55' x 122'  
Property Area: 6710 square feet  
Square Footage of Existing House: 1,366 square feet  
Square Footage of Existing Garage: 360 square feet  
Revised Square Footage of Carport: 507 square feet  
Resulting total square footage: 2,233 square feet or 33.2% lot coverage.

Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibits A and B

Previous Files: none

Background Information:

The site is developed with a single family home and a carport which attaches to the house and to a detached garage. According to the applicant, there had been an attached carport in the same location when the house was bought several years ago, and because it was deteriorating, the existing carport was recently constructed in its place. Also according to the applicant, the existing new carport is larger than the previous and encroaches closer to the side property line than the previous one had. The existing attached carport was built without benefit of building permits, and is in violation of both building code and zoning code in that it was built within inches of the side property line. Building code requires this carport be at least three feet from the side property line, and zoning code requires a five-foot distance. The request is for a special permit to allow the carport to be modified in order to provide a three-foot side yard setback instead of the five-foot setback required by zoning ordinance.

Additional Information:

The project site was posted with notice of public hearing, and notices were mailed to all property owners with 100 feet of the subject site. Staff did not receive any calls regarding the project. A notice was also sent to the Hollywood Park Neighborhood Association, and no comments were received.

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 15301(e[1]).

Conditions of Approval:

**Planning:**

1. The proposed carport shall substantially conform to submitted plans.
2. The applicant shall obtain a building permit prior to commencing construction.
3. No future expansion of carport or garage shall be permitted within the side yard setback area.
4. The carport shall be painted to match the existing residence as shown in plans.
5. Staff recommends the front carport elevation be redesigned to be more compatible with the exterior design of the house; Final design of the carport shall be submitted to planning for review and approval. Contact planner, Monica May, at (916) 808-7164.
6. **Advisory Note:** This special permit pertains to the accessory structure only. Any future modification that conforms to zoning code shall not require an entitlement.

**Utilities:**

7. **Advisory Note:** The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

Findings of Fact - Special Permit:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. The project will not substantially alter the characteristics of the site or the surrounding neighborhood; and
  - b. The project is compatible in architecture with the existing home and the surrounding area.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. There is adequate available yard area;
  - b. The addition adds vitality and desirability to the home to allow the present occupants to remain; and
  - c. The proposed expansions will not substantially alter the characteristics of the site or the surrounding neighborhood.
3. The project is consistent with the General Plan, which designates the subject site as Low Density Residential (4-15 du/na).

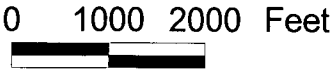



Joy D. Patterson  
Zoning Administrator

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 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

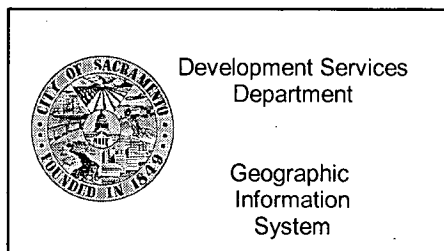
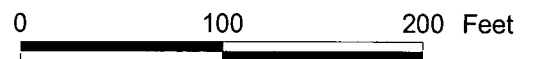
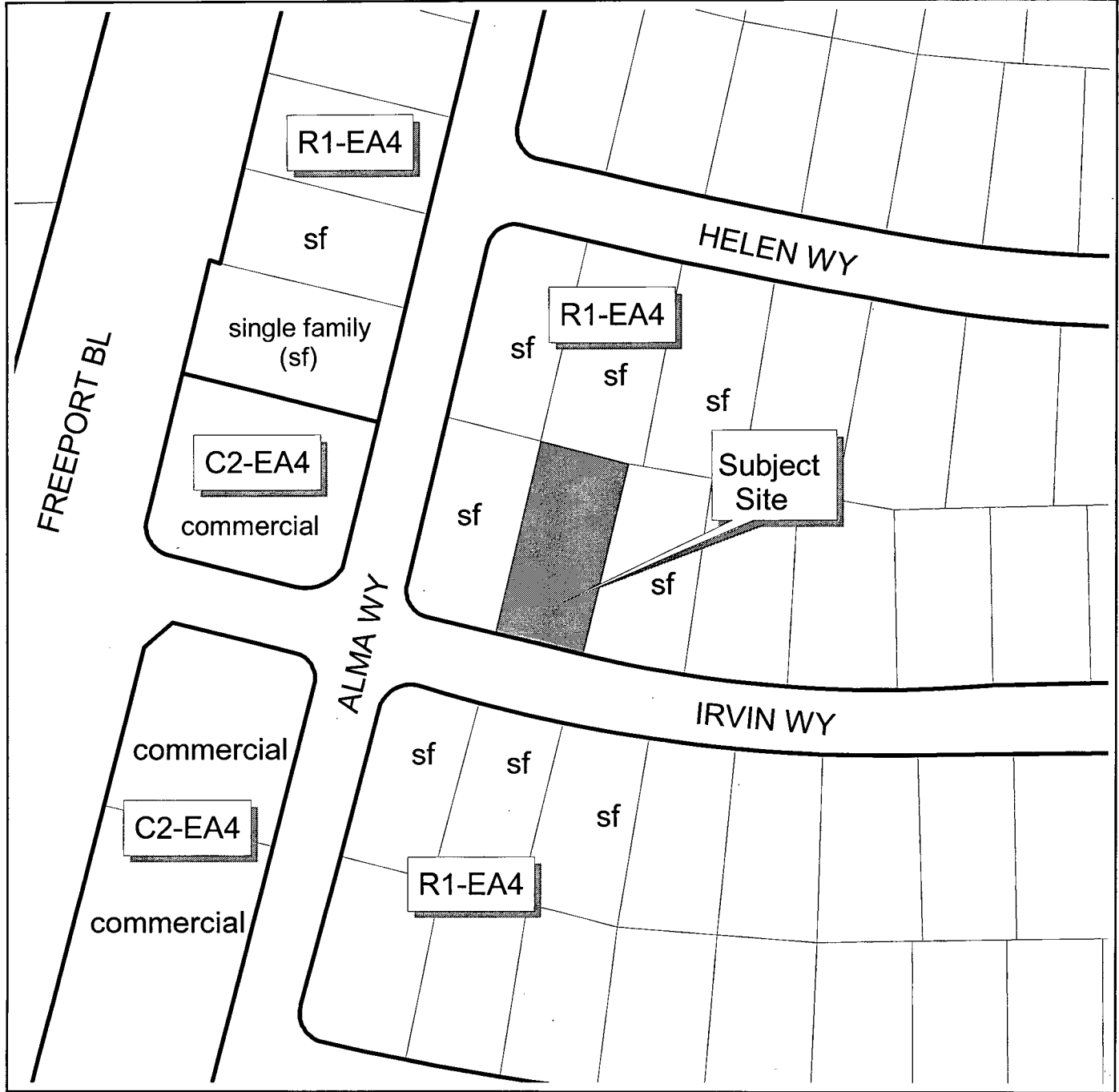



Development Services  
Department

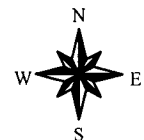
Geographic  
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# Vicinity Map

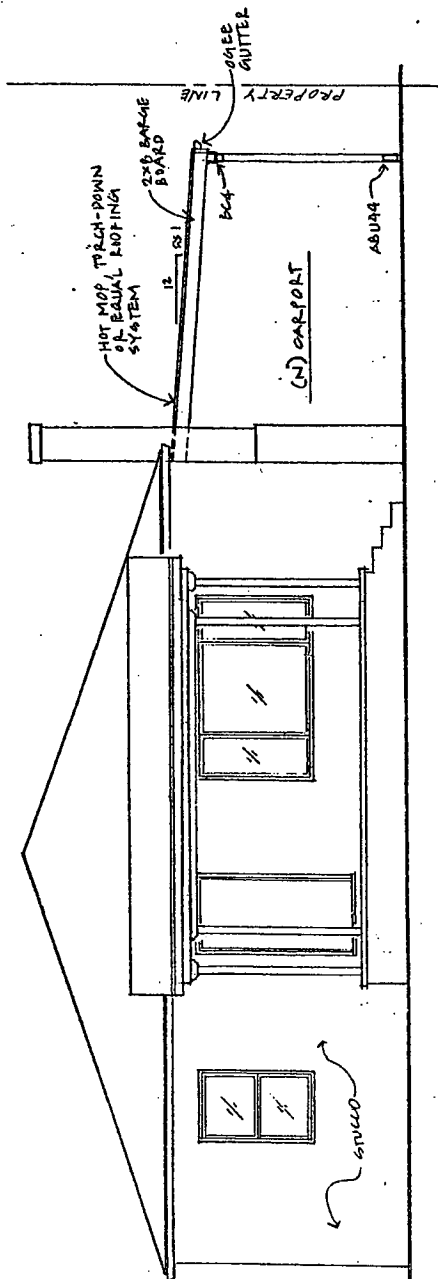




## Land Use & Zoning

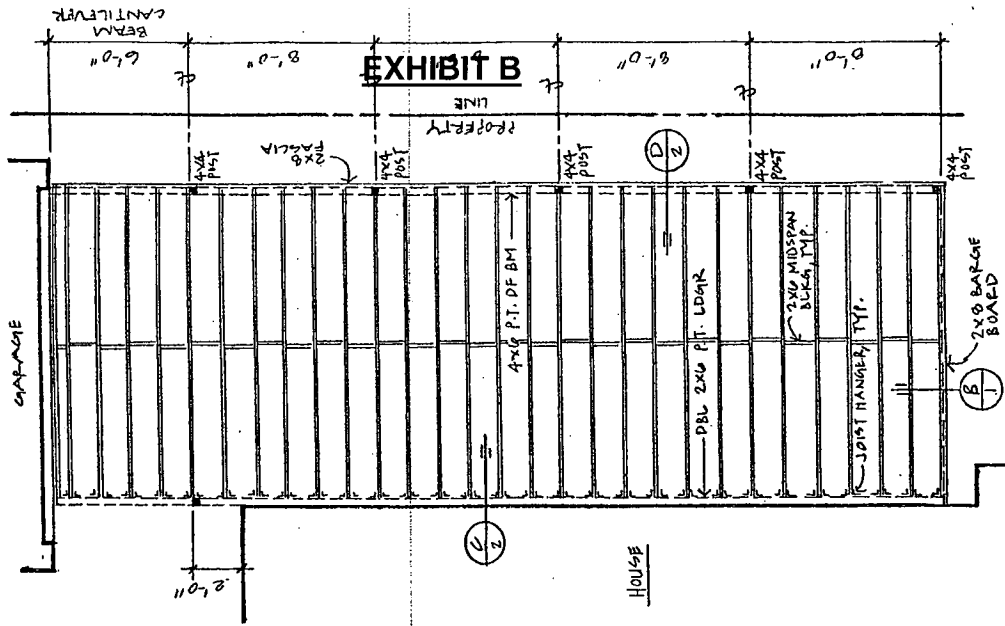






FRONT ELEVATION

EXHIBIT B



ROOF FRAMING PLAN

