

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, October 21, 2004, the Zoning Administrator approved with conditions a special permit to construct a second unit in the Standard Single Family (R-1) zone for the project known as (File Z04-324). 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 440 square foot second unit that does not meet the following development standards: reduce the required rear yard setback from five feet to three feet, three inches and reduce the driveway from 20 feet to three feet, three inches on 0.10± acres in the Standard Single Family (R-1) zone.

Location: 4501 U Street (D6, Area 3)

Assessor's Parcel Number: 011-0126-034

Applicant: Santino Viramontes
4016 T Street
Sacramento, CA 95819

Property Owner: Luis Romo and Maria Helena Romo
4501 U Street
Sacramento, CA 95819

Project Planner: Lindsey Alagozian

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: 40 feet x 110 feet
Property Area: 0.10± acres
Square Footage of SFR: 1,319 square feet
Height of Building: One Story
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A and B

Previous Files: None

Additional Information The applicant is requesting to demolish an existing detached garage and construct a new structure that will contain a garage on the ground floor and second unit on the second floor. The structure will be located approximately 11.5 feet behind the main residence, three feet, three inches off the alley to the north, and three feet, three inches from the street side yard property line. According to the Zoning Ordinance, second residential units are allowed in this zone as long as the structure complies with all second unit regulations. The proposed second unit does not meet the standard rear yard setback of five feet off the alley and the minimum driveway length of twenty feet for the driveway. The applicant is requesting a Special Permit to construct the second unit with the deviations.

Early project notification was sent to the Elmhurst Neighborhood Association and the Tahoe Park Neighborhood Association. No comments were received from either association. The site was posted and property owners within 100 feet of the subject site were notified. Staff received one phone call requesting additional information about the project but had no objection 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 (a), a second dwelling unit.

Conditions of Approval:

1. Size and location of the second residential unit shall conform to the plans submitted.
2. The applicant shall obtain the necessary building permits prior to commencing construction. The permit is required for a change of occupancy from a garage to a dwelling unit.
3. No mechanical equipment shall be placed on the roof. Any necessary roof vents shall be painted to match the roof color.
4. Addressing for the second unit shall be located on the property such that is visible from the street.
5. The siding material shall be lap wood siding as shown on plans.
6. The roof material shall be minimum 30-year dimensional laminated composition as shown on plans.
7. All windows shall be single or double hung with trim and sills provided as shown on plans.
8. Any modification of the second unit shall require additional Planning review and approval.

Building

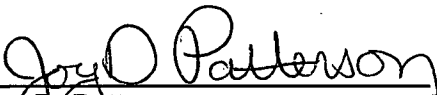
9. A parapet shall be installed on the fire rated walls per CBC Section 709.4 (Advisory Note)

Public Works

10. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property per City standards to the satisfaction of the Development Engineering and Finance Division.
11. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering and Finance Division. Any existing site driveways shall be redesigned and reconstructed, if necessary, to City Standards to the satisfaction of the Development Engineering and Finance Division.
12. A sign shall be posted which states that blocking the sidewalk is unlawful and is subject to a fine.

Findings of Fact

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. a second residential unit is permitted in the Standard Single Family zone; and
 - b. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood.
 - c. the project is designed to minimize impacts to surrounding properties.
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. adequate parking is provided, and
 - c. the reduced setback is adjacent to an existing alley and will therefore not impact a residential property.
3. The project is consistent with the General Plan which designates the site as Low Density Residential 4-15 du/na.

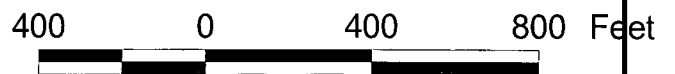
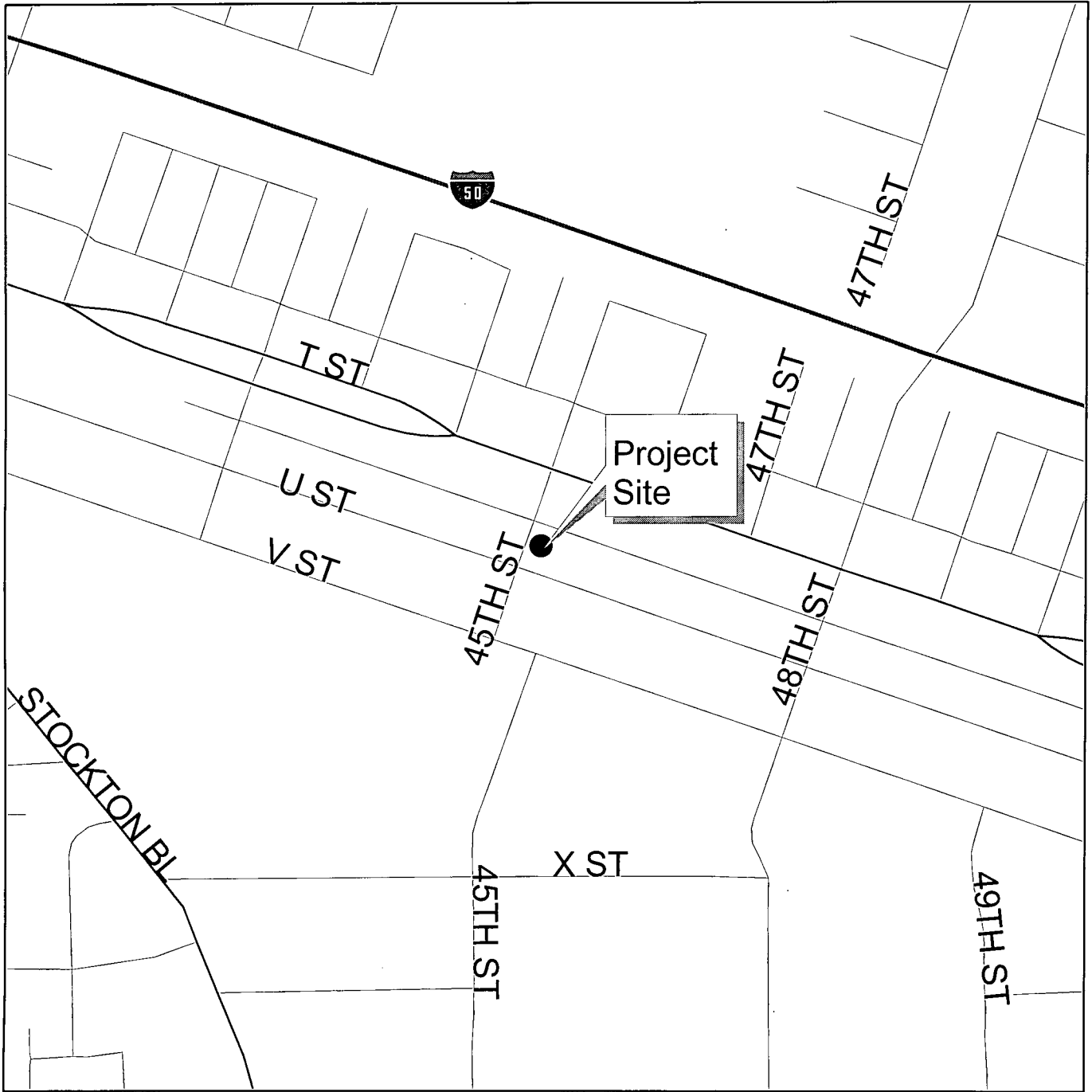

Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within 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 (original)
ZA Log Book
Applicant



Development Services
Department

Geographic
Information
Systems

Vicinity Map





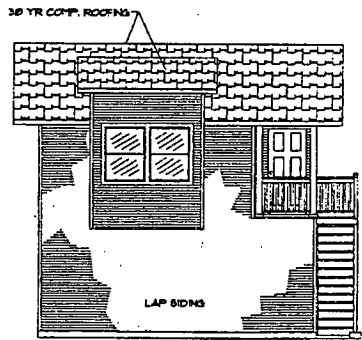
Development Services
Department

Geographic
Information
System

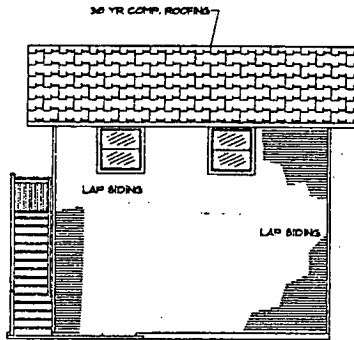
Land Use & Zoning



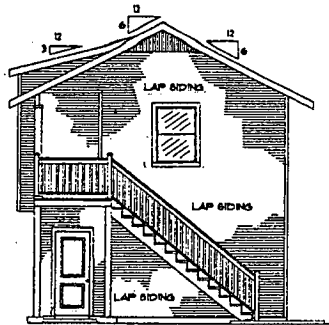
EXHIBIT A



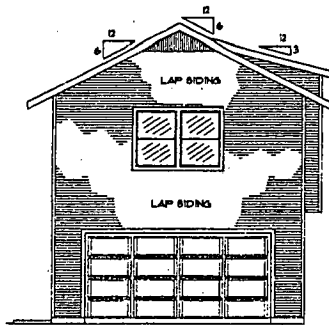
SOUTH ELEVATION
1/4" = 1'-0"



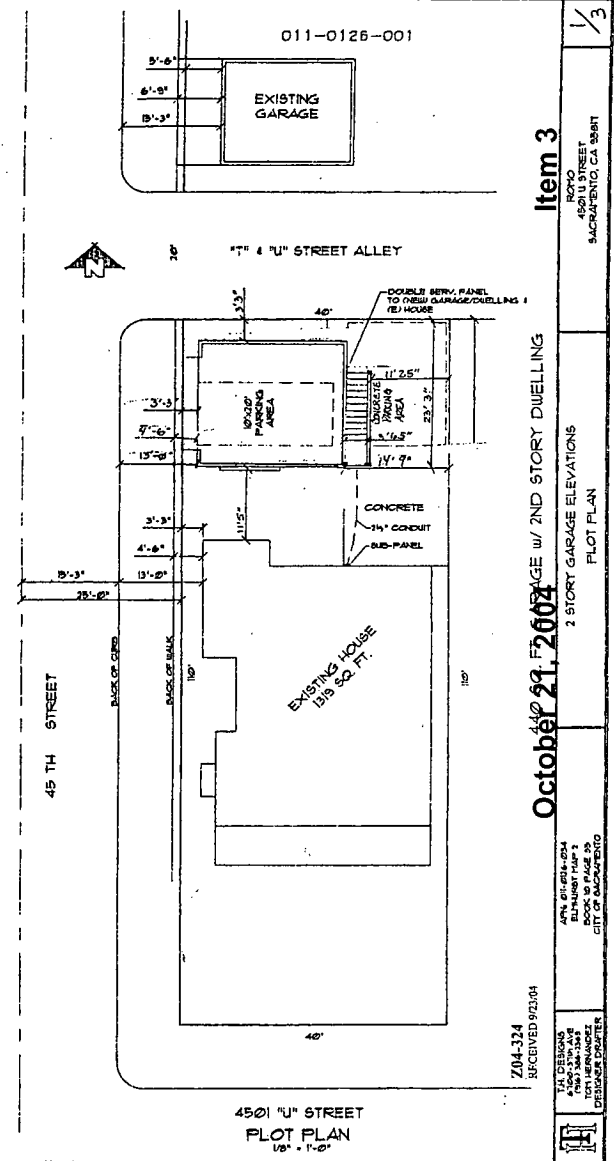
NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



Z04-324
RECEIVED 9/23/04

October 21, 2004
Z04-324
2 STORY GARAGE ELEVATIONS
PLOT PLAN

Item 3

PLANNING DEPARTMENT
CITY OF SACRAMENTO
BOOK IS PAGE 39
4501 'U' STREET
SACRAMENTO, CA 95811

Z04-324

4501 'U' STREET
SACRAMENTO, CA 95811

1/3

