

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 3, 2003, the Zoning Administrator approved with conditions a special permit to reconstruct a 572 square foot non-conforming accessory structure in the Single or Two Family (R-1B) zone for the project known as (File Z03-355). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Special Permit** to reconstruct a 572 square foot non-conforming accessory structure that covers approximately 50% of the required rear yard on 0.10± acres in the Single Family or Two Family (R-1B) zone.

Location: 414 22nd Street (D3, Area 1)

Assessor's Parcel Number: 003-0131-012

Applicant: Robert Sperling
414 22nd Street
Sacramento, CA 95816

Property Owner: Same as Applicant

Project Planner: Lindsey Alagozian

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 Family or Two Family (R-1B)

Surrounding Land Use and Zoning:

North: R-1B; Residential

South: R-1B; Residential

East: R-1B; Residential

West: R-1B; Residential

Property Dimensions: 40 feet x 112 feet
Property Area: 0.10 acres
Square Footage of Garage: 572 square feet
Existing SFR: 1,100 square feet
Height of Building: One Story, 18 feet
Topography: Flat
Street Improvements: Existing

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Utilities: Existing

Exterior Building Materials: Shiplap
 Roof Materials: Shake
 Project Plans: See Exhibits A thru D

Previous Files: PB03-077 (Concurrent)

Additional Information The applicant is proposing to reconstruct a 572 non-conforming accessory structure in the Boulevard Park Historic District. The project requires a Zoning Administrator Special Permit to rebuild the accessory structure in the rear yard which covers 50% of the required rear yard. The accessory structure is existing non-conforming and thus to rebuild the structure in the same location requires a Special Permit. The building materials consist of shiplap siding and 30-year laminated, dimensional shingles. The project has been reviewed and approved by Preservation staff.

Staff sent early notification to the Boulevard Park Neighborhood Association and the Midtown Business Association. In addition, the site was posted and property owners within 100 feet of the subject site were notified of the public hearing. Staff received no comments or calls from neighboring property owners.

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), New Construction.

Conditions of Approval:

General

1. Size and location of the detached garage shall substantially conform to the plans submitted.
2. The applicant shall comply with all Preservation (PB03-077) conditions of approval.
3. No mechanical equipment shall be placed on the roof. Any necessary vents shall be painted to match the roof color.
4. The applicant shall obtain building permits prior to construction.
5. No future expansion into the required rear yard will be permitted in the future.

Building

6. The second story use shall be clarified prior to submitting for plan check.
7. A maximum of 1' roof overhang along the rear and side property lines with a 3' setback is permitted. The overhang must be fire rated construction.

Utilities

8. Utility records indicate that the water services for 2120 D Street and 406 22nd Street are adjacent to the west property line of the subject parcel. The applicant shall locate all existing

water and sewer services that cross the subject parcel and shall show all services and easements on the construction plans on the building permit application. The proposed structure shall be outside of any easements and within the existing foot print of the former structure. Any part of the structure outside of the existing foot print of the former structure shall not be within three feet of any existing services that cross the subject parcel.

ADVISORY COMMENT

1. 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

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. the proposed project is consistent with accessory structure regulations; and
 - b. the proposed project will replace a dilapidated accessory structure; and
 - c. the proposed project is compatible in design with the surrounding residential 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 use will not generate significant impacts to the nearby residential properties; and
 - b. the project provides required parking for the duplex.
3. The project is consistent with the General Plan and the Central City Community Plan which designates the site as Low Density Residential 4-15 du/na and Low Density Residential, respectively.

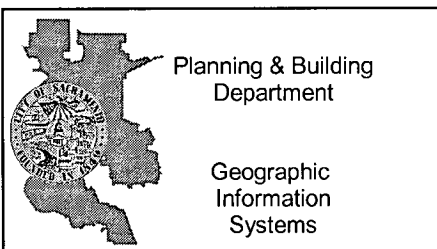
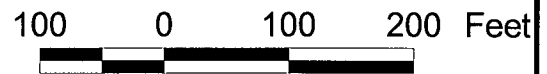
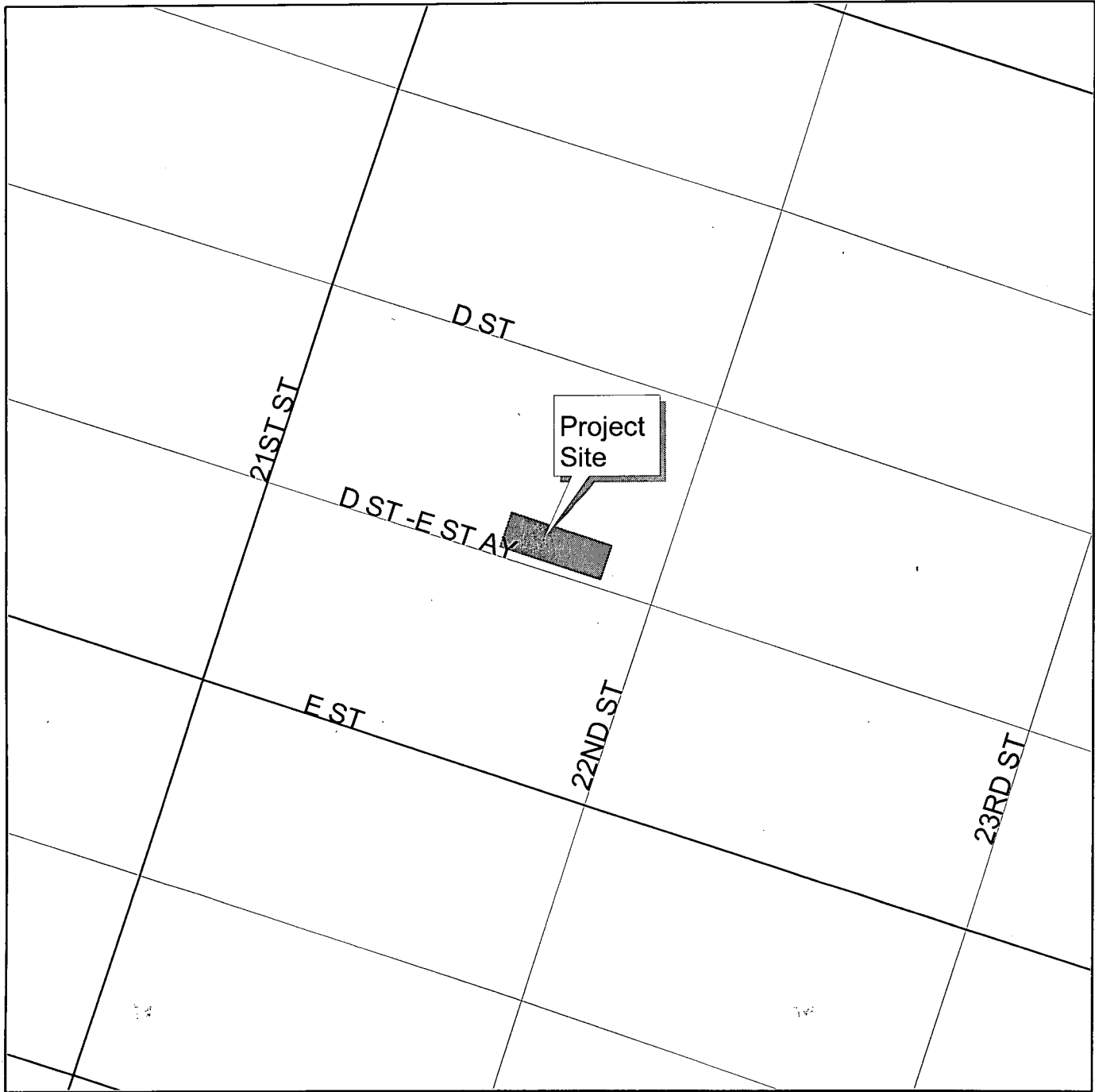


Joy D. Patterson
Zoning Administrator

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



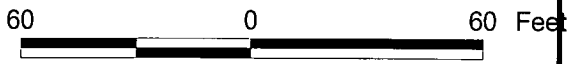
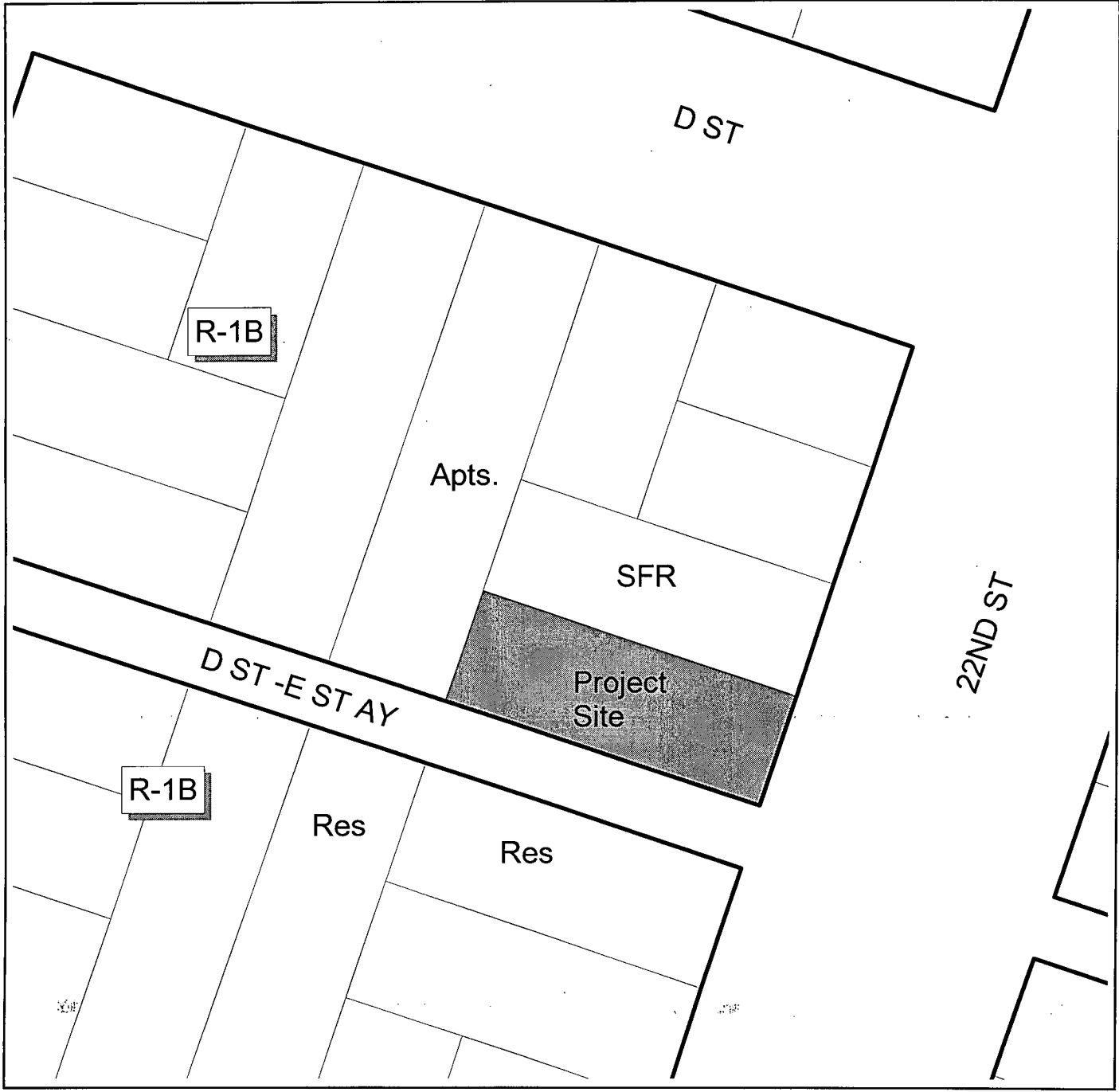
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Vicinity Map

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Planning & Building
Department

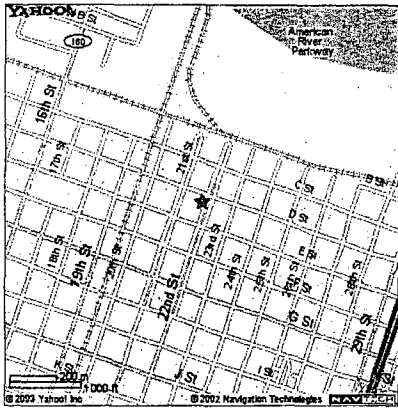
Geographic
Information
Systems

Land Use & Zoning



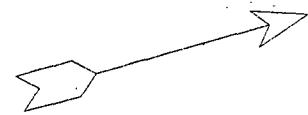
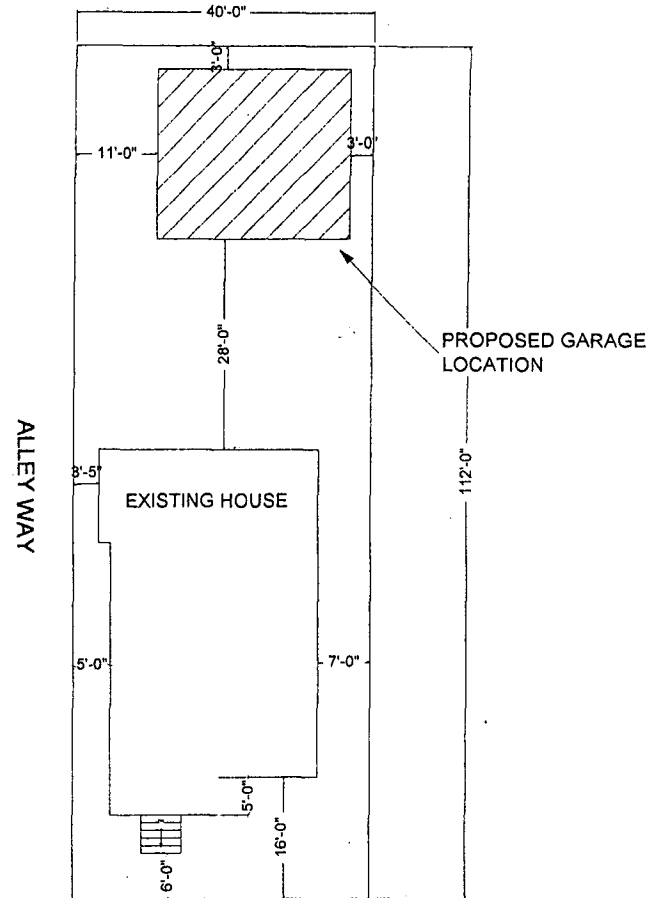


EXHIBIT A



- T1 TITLE PAGE
- A1 FLOOR PLAN
- A2 ELEVATIONS
- A3 ELEVATIONS
- A4 FOUNDATION
- A5 ROOF FRAMING
- A6 ELECTRICAL

SCOPE OF WORKS
 BUILD GARAGE STRUCTURE
 WITH ATTIC SPACE



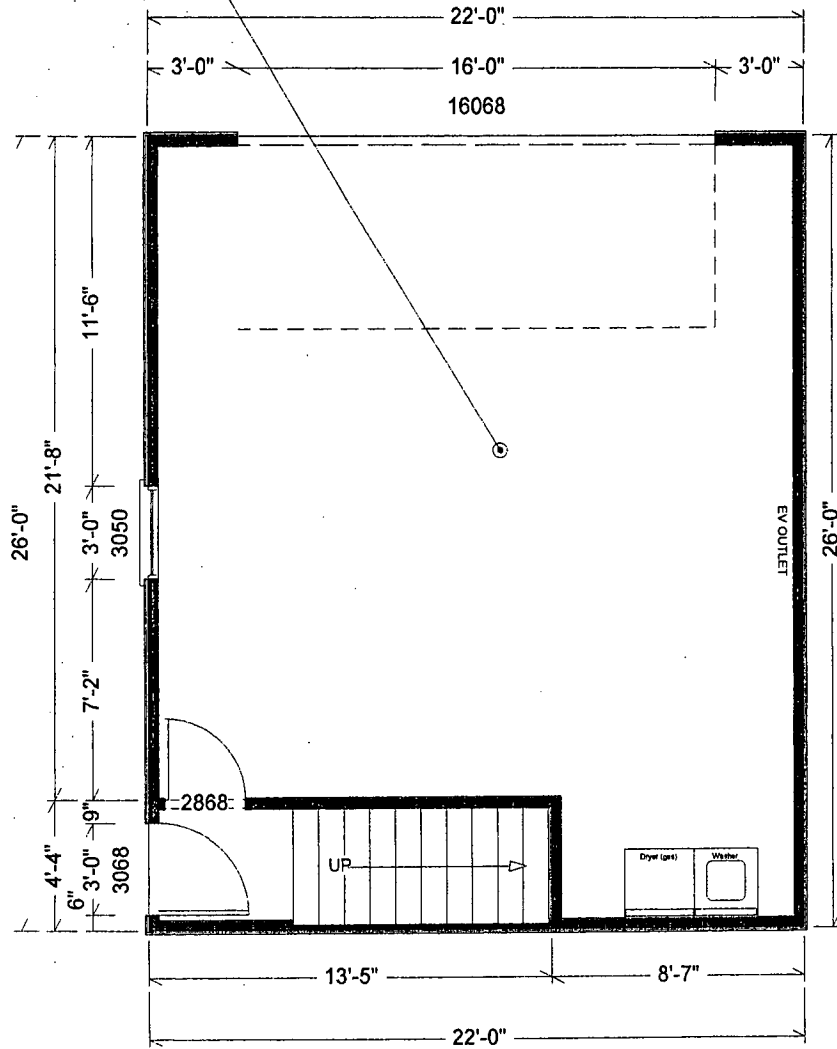
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ROBERT SPERLING
 414 22ND ST.
 SACRAMENTO, CA 95816

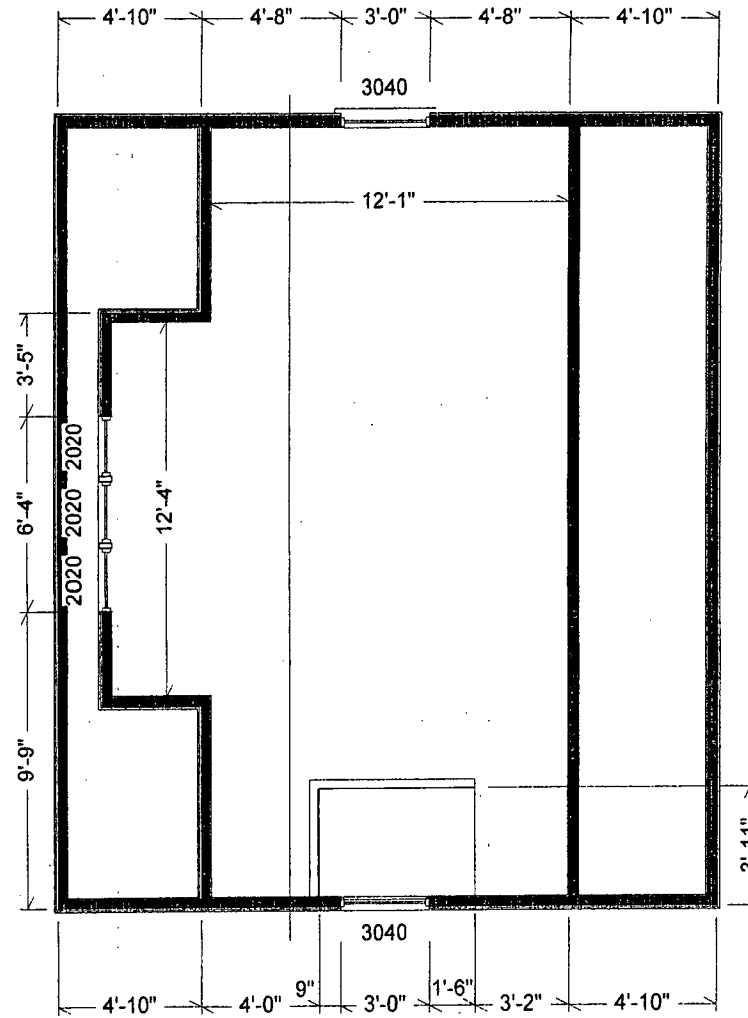
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EXHIBIT B

CEILING HT TO BE 7' 6"
RIDGE HT. TO FINISH AT 18' MAX



1ST FLOOR



2ND FLOOR

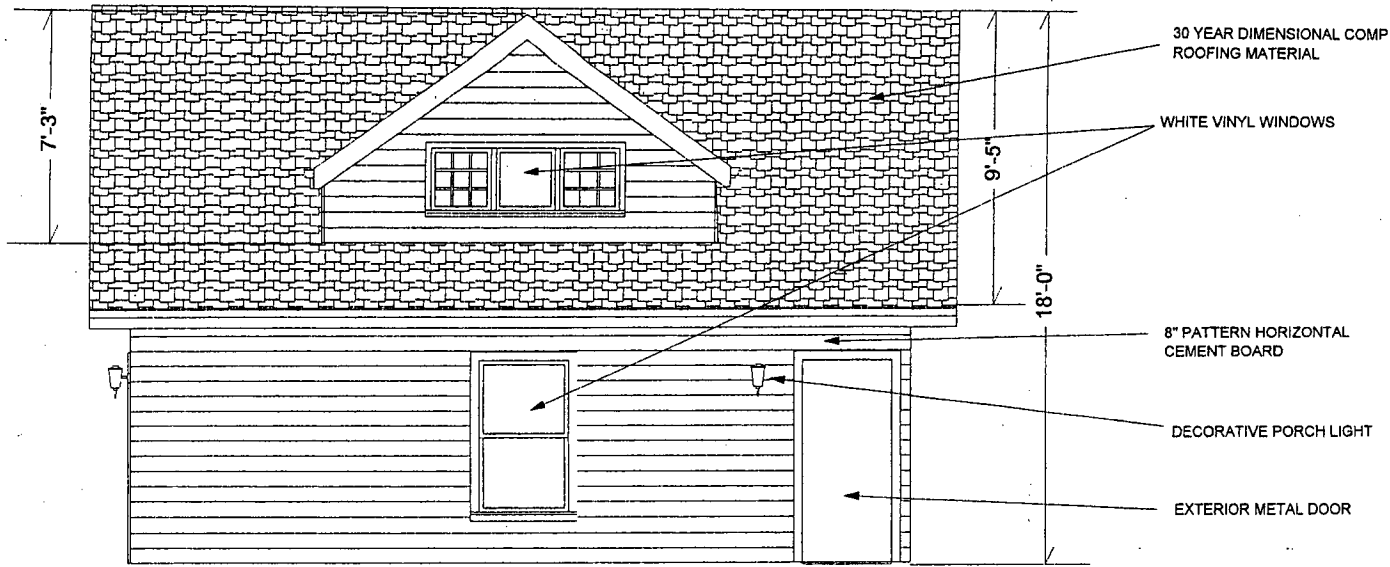
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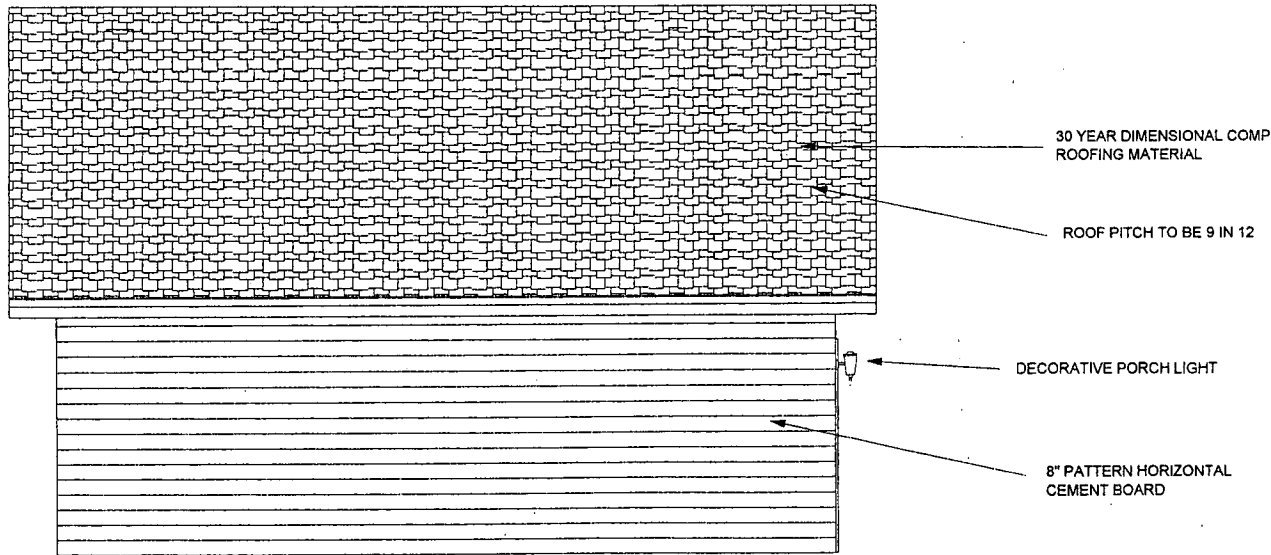
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FLOOR PLAN
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EXHIBIT C



FRONT VIEW



BACK VIEW

BACK VIEW

ROBERT SPERLING
414 22ND ST.

December 3, 2003
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CHANGES:

TITLE

ELEVATIONS

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APPROVED BY:

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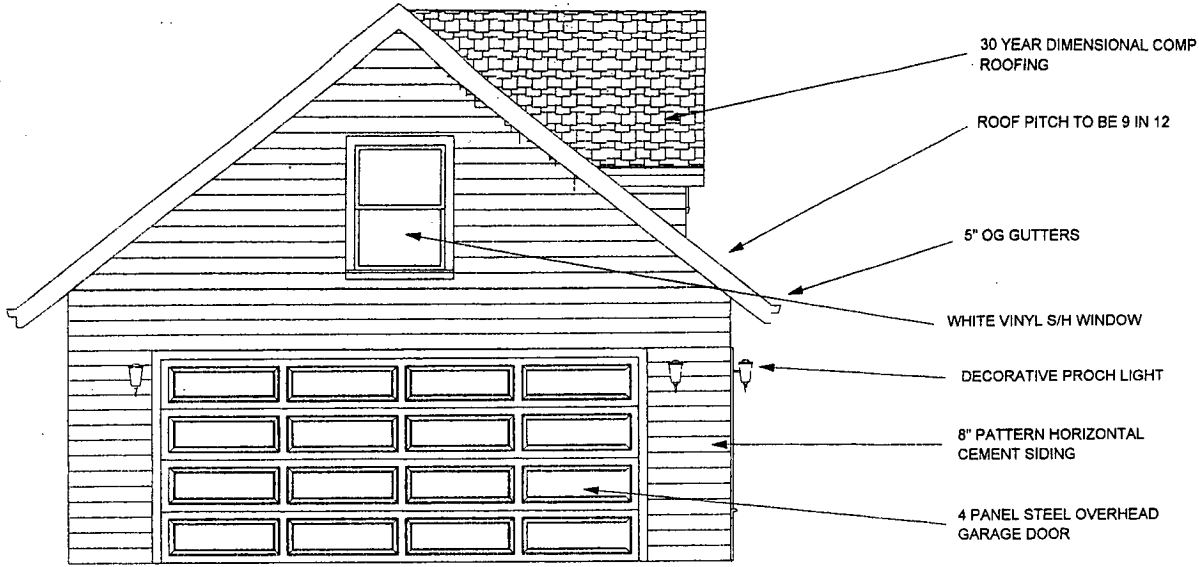
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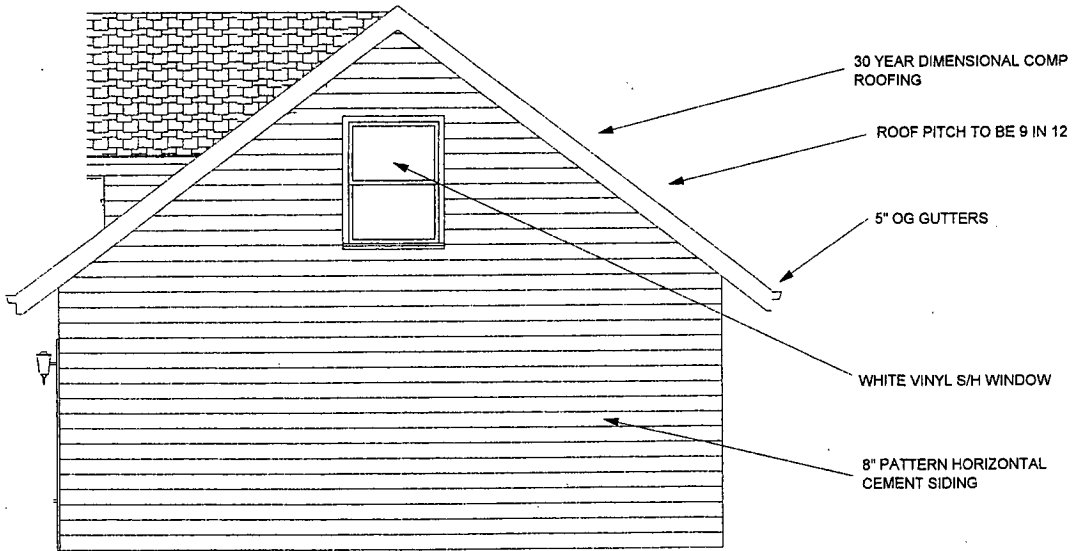
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EXHIBIT D



LEFT VIEW



RIGHT VIEW

ROBERT SPERLING

414 22ND ST.

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CHANGES

TITLE

ELEVATIONS

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DATE DRAWN:

SCALE: 1 : 1/4

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