

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 8, 1998, the Zoning Administrator approved with conditions a Special Permit to allow a single family home to add a second unit (File Z98-045) Findings of Fact and conditions are listed on pages 2 and 3.

Project Information

Request: Zoning Administrators Special Permit to allow a 720+ square foot second unit on a parcel totaling .40+ developed acres in the Single Family (R-1) zone.

Location: 4109 Fell Street (D2, Area 4)

Assessor's Parcel Number: 237-0221-011

Applicant: Essi lee Copeland
4109 Fell Street
Sacramento, CA 95838

Property Owner: Essi Lee Copeland
4109 Fell Street
Sacramento, CA 95838

Project Planner: Sharon L. Caudle

General Plan Designation: Low Density Residential
North Sacramento

Community Plan: Low Density Residential

Existing Land Use of Site: Developed

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

Surrounding Land Use and Zoning:

North: R-1: Single Family

South: R-1: Single Family

East: R-1: Single Family

West: R-1: Single Family

Property Dimensions: Rectangular

Property Area: .40 ± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Additional Information The applicant proposes to add a second unit to an existing single family house for use by a family member. The applicant intends to add 280 square feet to an existing 440 square foot accessory structure to create a 720 square foot unit. The driveway will also be extended and a parking pad created for the unit. The project is located in the Del Paso Heights Redevelopment Area and was sent before the PAC for their review on June 29th. The Del Paso Heights PAC listed concerns regarding this request. The main concern of the PAC was the loss of the garage and where storage and parking is provided. The PAC was also concerned with landscaping and whether or not the main unit is going to be rented. Design Review and planning staff met with the applicant to discuss these concerns and an agreement was made between staff and the applicant to certain conditions that would address the PACs concerns.

Agency Comments

The proposed project has been reviewed by the Building Division, Fire Department, City Utilities' Division, Del Paso PAC and the Design Review staff. The comments received pertaining to the parcel have been included as conditions on this page. The Building Division and Fire Department indicated that more detailed plans will be required in order to obtain a Building Permit.

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, Section 15301}.

Conditions of Approval

1. The second unit will meet the requirements of the Building Division and the applicant shall obtain a Building permit prior to commencing construction.
2. The applicant will extend the existing driveway to the second residential unit as indicated on the submitted site plan and provide a minimum 8' x 18' pad with 26' of maneuvering area on the site for the additional unit.
3. The applicant shall provide a minimum 10' X10' storage unit to the rear of the second unit to provide storage space for the site.
4. To ensure that the site is provided adequate landscaping two planter barrels with seasonal plants will be provided near the front entrance of the second unit. The existing tree between the two units shall remain.
5. The applicant shall install an address on the second residential unit that is visible from Fell Street. The address shall be internally illuminated or

placed below the porch light. The applicant shall also place an address sign at the front of the parcel to indicate the second unit is in the rear.

6. The second unit will comply with any conditions required by the Design Review Board staff.

Findings of Fact

1. The proposed project as conditioned is based upon sound principles of land use in that it is consistent with the objectives of the General Plan and any Specific Plan for the area in which it is to be located.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the area.
3. Where the proposed use may be potentially hazardous or disturbing to existing or planned neighboring uses, that it is justified by the common public interest as to the community as a whole.
4. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed second unit will not substantially alter the characteristics of the surrounding neighborhood;
 - b. the proposed second unit, as conditioned, is architecturally compatible with the existing unit;
 - c. the proposed second unit meets the requirements of the Zoning Ordinance to not exceeding 850 square feet of living area.
5. The project will not be detrimental to the public health nor result in a nuisance in that:
 - a. there will be adequate yard area;
 - b. there will be adequate setback, landscaping, and on-site parking for the proposed second unit;
6. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na)
7. The unit will not be detrimental to the public safety or welfare as conditioned.

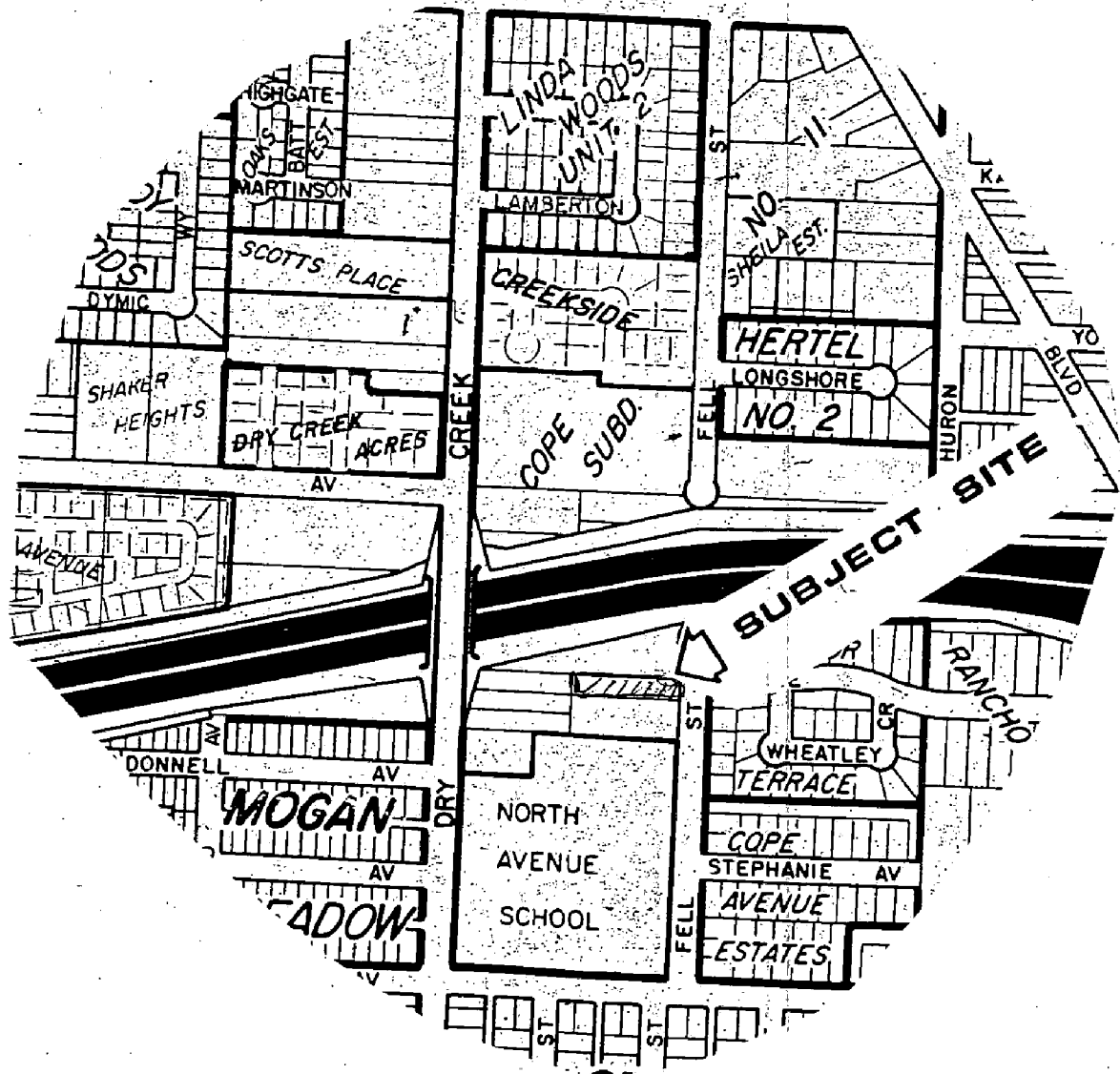
Joy D. Patterson

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 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.

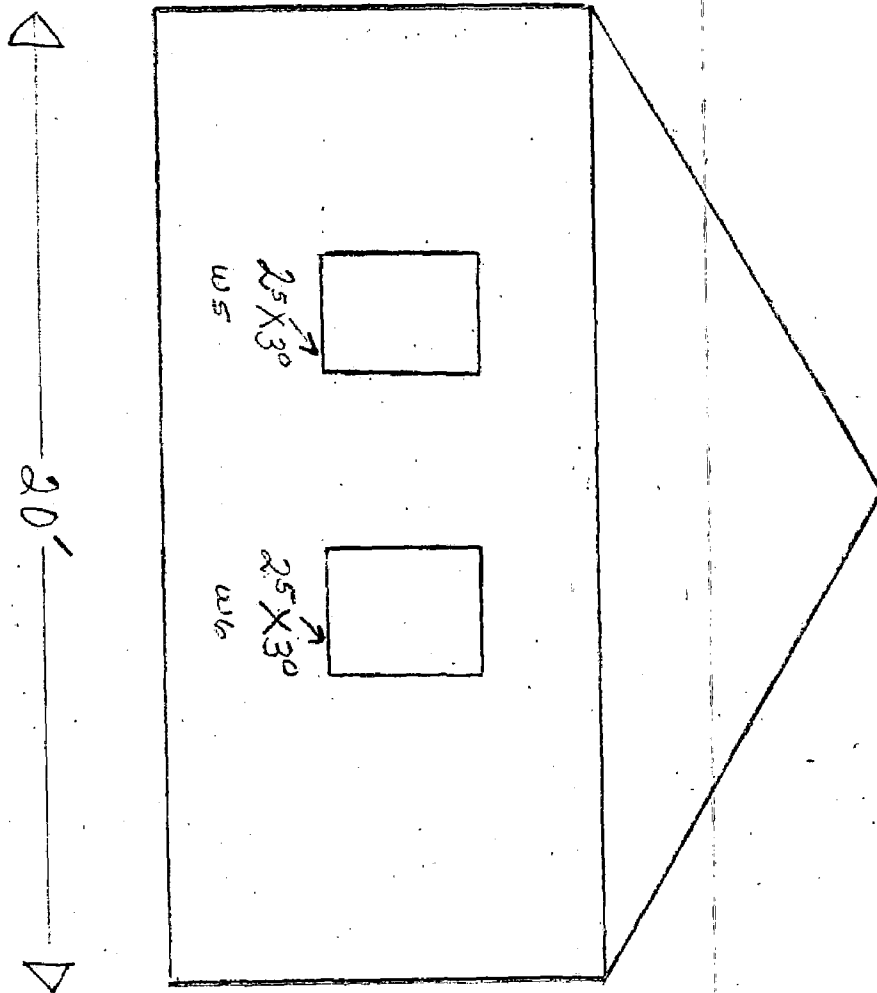
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File (original)
ZA Log Book
Applicant
Design Review staff (Luis Sanchez)



VICINITY MAP

EXHIBIT - A



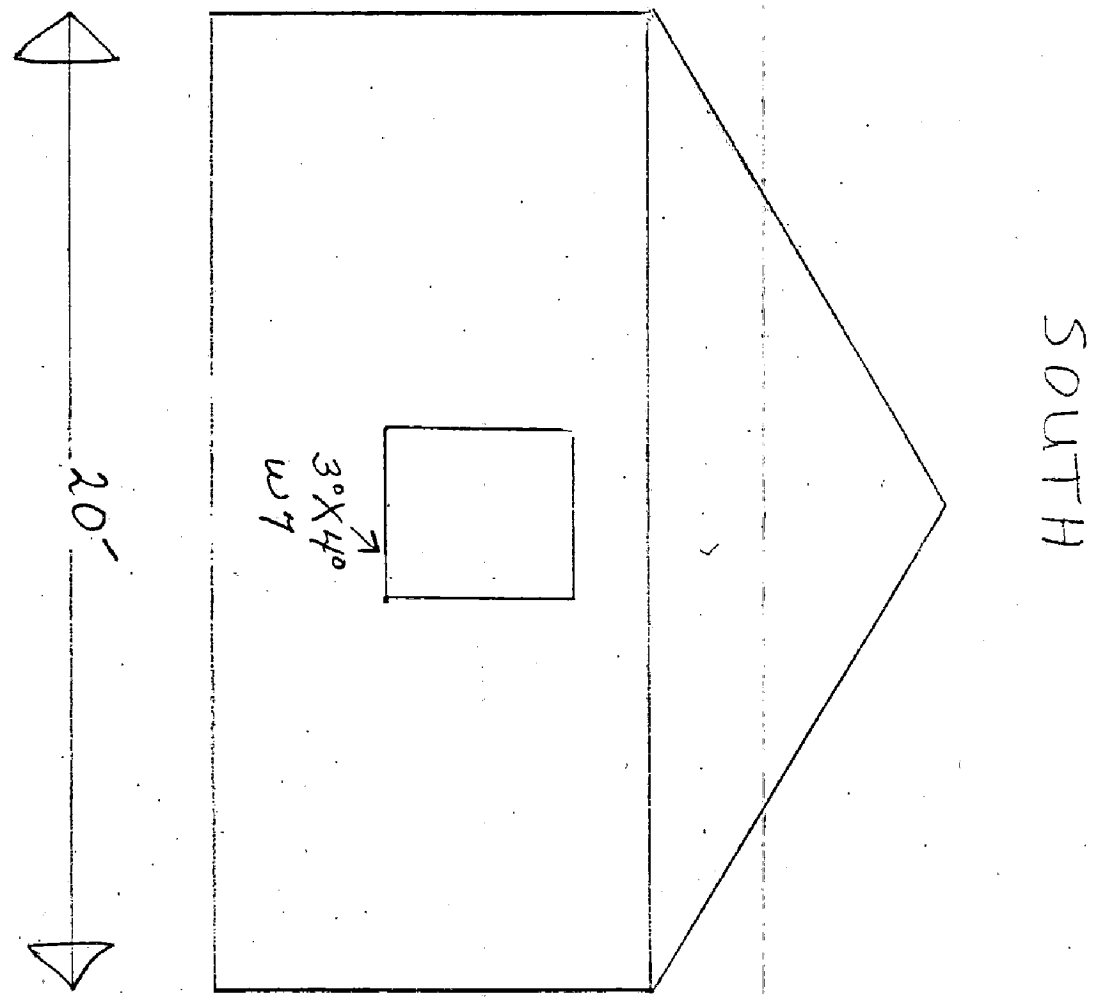
NORTH

298045

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ITEM 1

EXHIBIT - B

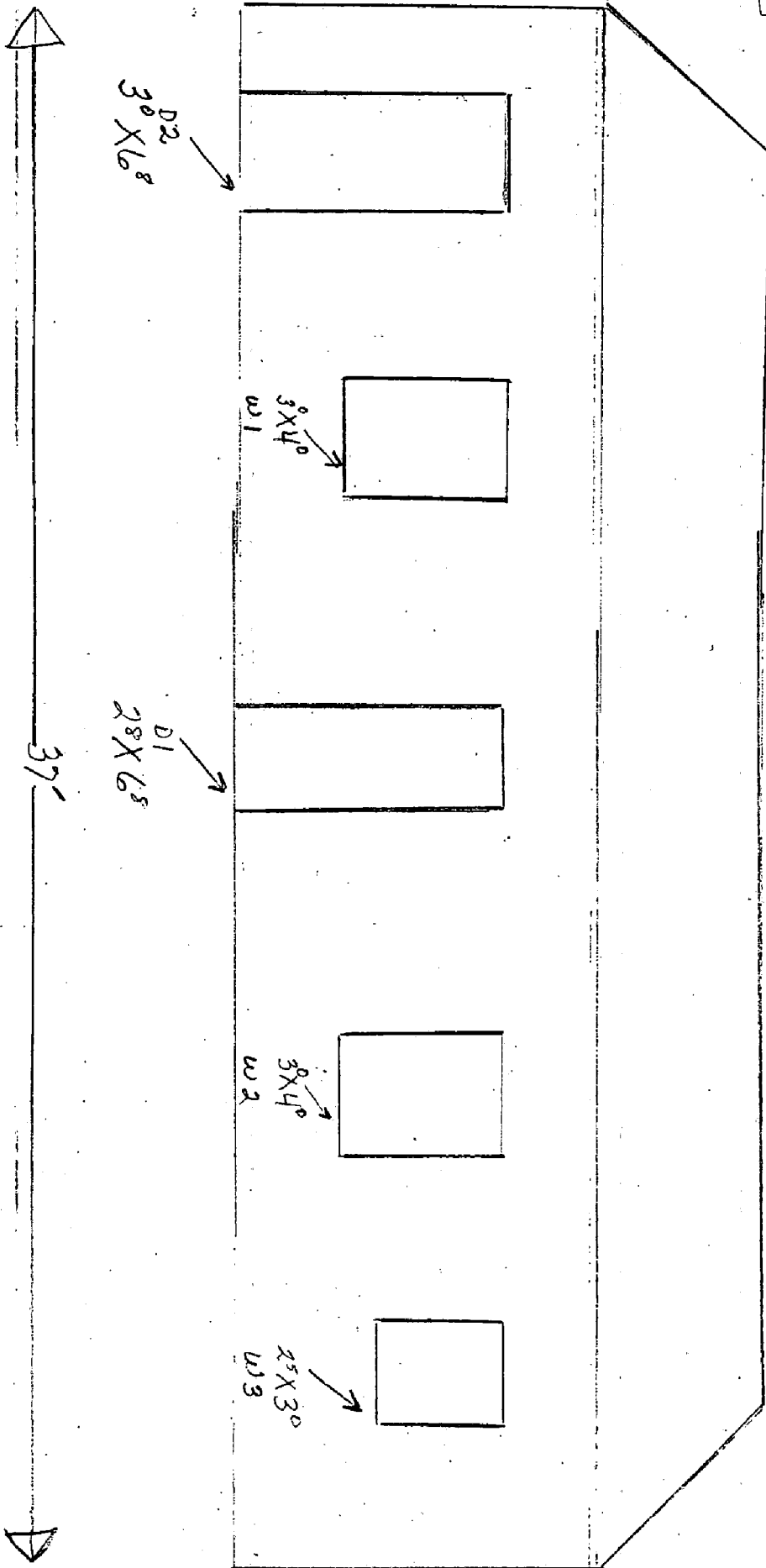


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EXHIBIT - C



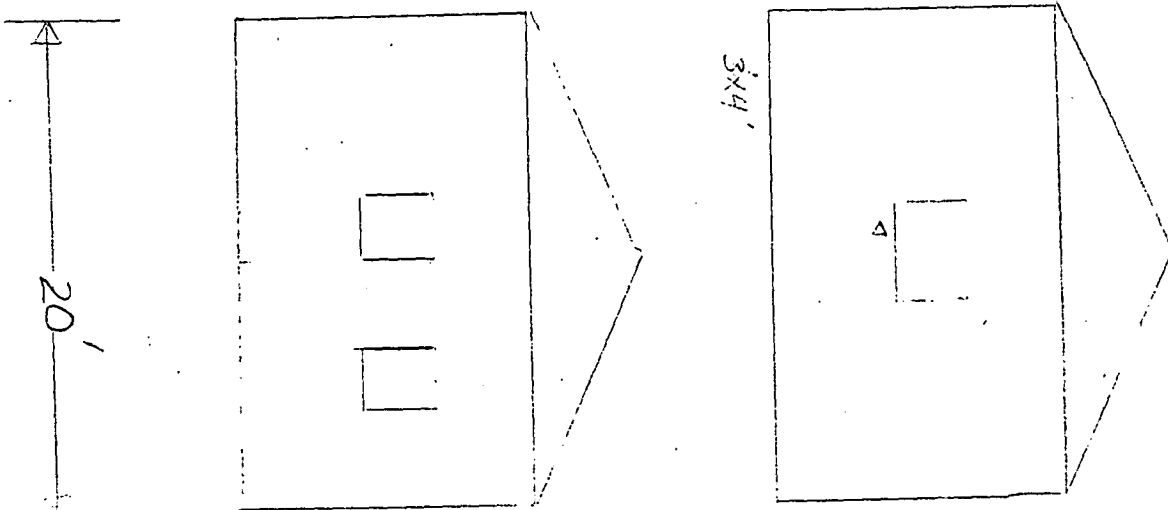
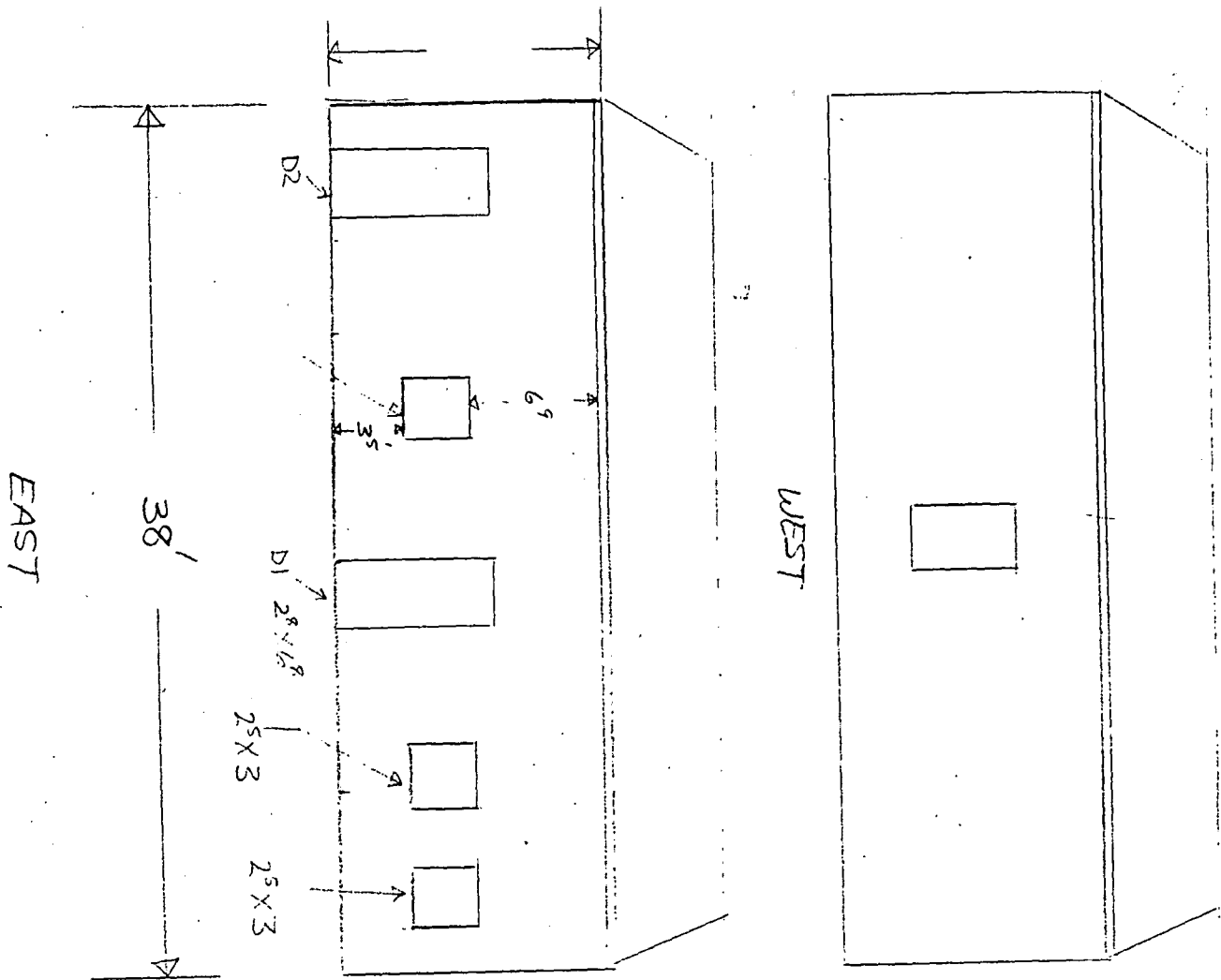
EAST

29A-046

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EXHIBIT D



I-1002

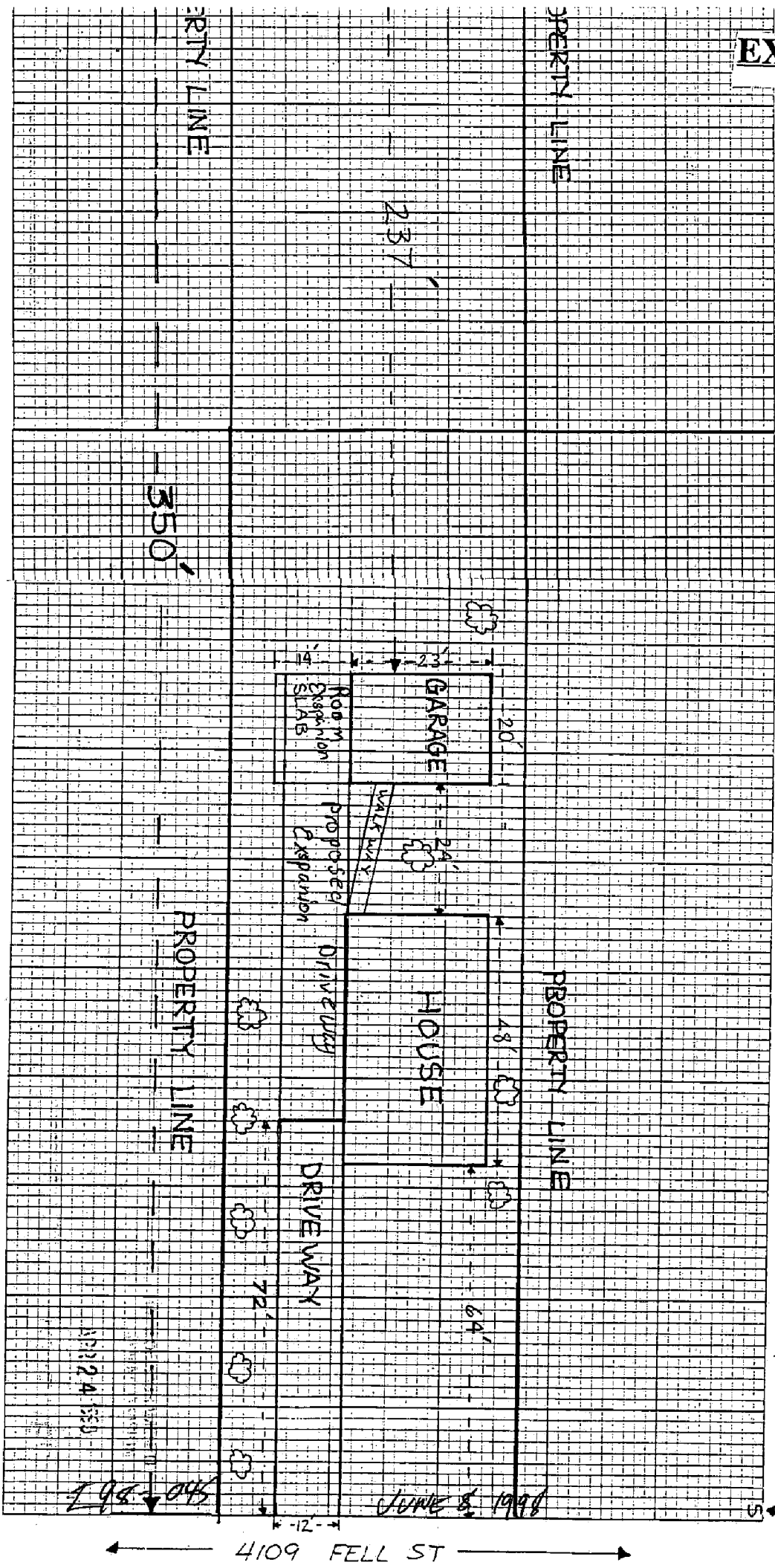
I-1006

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EXHIBIT - F



INFORMED BY ARCHITECTURAL RECORDS

NOTE: EACH SQUARE
EQUALS 2 FT

APR 24 1980

1980

JUNE 8 1978

ITEM 1