

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday November 23, 1993 the Zoning Administrator approved with conditions a Zoning Administrator's Special Permit to allow the driveways and entrances for a duplex (two detached units) to be located on the same street for the project known as Z93-091. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

**Request:** Zoning Administrator's Special Permit to allow both driveways and entrances for a duplex (two detached units) to be located on the same street on a parcel totaling 0.17± acres in the Standard Single Family, Executive Airport Overlay-4 (R-1){EA-4} zone.

**Location:** 6006 Belleau Wood Lane

**Assessor's Parcel Number:** 035-0061-001

<b>Applicant:</b> Dhanraj Sahadeo	<b>Owner:</b> Robert Benioff
<b>Address:</b> PO Box 653 Davis, CA. 95617	<b>Address:</b> PO Box 653 Davis, CA. 95617

<b>General Plan Designation:</b> Airport Meadowview	Low Density Residential (4-15 du/net acre)
<b>Community Plan Designation:</b>	Residential (4-8 du/net acre)
<b>Existing Land Use of Site:</b>	Single Family
<b>Existing Zoning of Site:</b>	Single Family Residential (R-1){EA-4}

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: School; R-1{EA-4}	Front:	25'	28'
South: Single Family; R-1{EA-4}	Side(E.):	12.5'	25'
East: Single Family; R-1{EA-4}	Side(W.):	5'	9'
West: Single Family; R-1{EA-4}	Rear:	15'	5'(Rear yard substitution)

<b>Parking Required:</b>	Two spaces
<b>Parking Provided:</b>	Three spaces (Existing unit has a one car garage, proposed unit has a two car garage)
<b>Property Dimensions:</b>	Irregular
<b>Property Area:</b>	0.17± acres
<b>Square Footage of Building:</b>	New unit- 1,190 square feet Existing unit- 1,013 square feet Total- 2,203 square feet
<b>Height of Building:</b>	One story
<b>Exterior Building Materials:</b>	T-111 Wood siding

Roof Materials:	Composition
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Additional Information: The applicant is requesting a special permit to allow a proposed second unit on a corner lot to locate the driveway and main entrance off the same street as the existing unit. The existing unit is located at the front (southern portion) of the irregular shaped lot with the driveway and the front door of the house off of the street side of Belleau Wood Lane. The proposed unit will be to the north of the existing unit. The unit will have a 25 foot driveway to the two car garage. The second unit will be a single story structure. Duplexes are allowed by right in the (R-1) zone on corner lots. The units do not have to be attached. Because of the location of the existing house on the parcel, to require the second driveway to be located on a different street would result in a poor design that would take up most of the usable rear yard of the existing unit.

The proposed unit will use rear yard substitution in order to locate five feet from the rear property line. The applicant/property owner should be aware that a minimum of 1875± square feet will need to continue to be provided as a rear yard area for the units as long as the two units remain on one lot. In addition, total lot coverage for the two units and any accessory structures on the lot cannot exceed 40%.

Project Plans: See Exhibits A, B, and C

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 15303(b)).

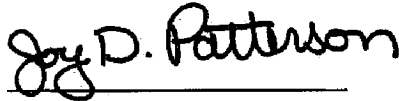
#### Conditions of Approval

1. The applicant shall revise the submitted plans as follows prior to the issuance of Building Permits:
  - a. use 30 year laminated dimensional composition shingle roofing with heavy ridge caps;
  - b. use a metal sectional garage door.
2. The applicant shall obtain all necessary building permits prior to commencing construction.

#### Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that
  - a. the project is a residential use in a Standard Single Family Residential (R-1) zone. Two units are permitted (attached or detached) on corner lots in the R-1 zone;
  - b. due to the location of the existing unit on the lot it is impractical to require the second unit to have its driveway off of a different street and would result in a poor site plan design.

2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. the proposed second driveway will have adequate maneuvering area;
  - b. adequate garages, driveways, landscaping, and setbacks will be provided;
  - c. the proposed detached duplex with a driveway and entrance on the same side of the street as the existing unit will not significantly alter the characteristics of the area.
3. The project is consistent with the General Plan and the Airport Meadowview Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and (4-8 du/na) respectively.



Joy D. Patterson  
Zoning Administrator

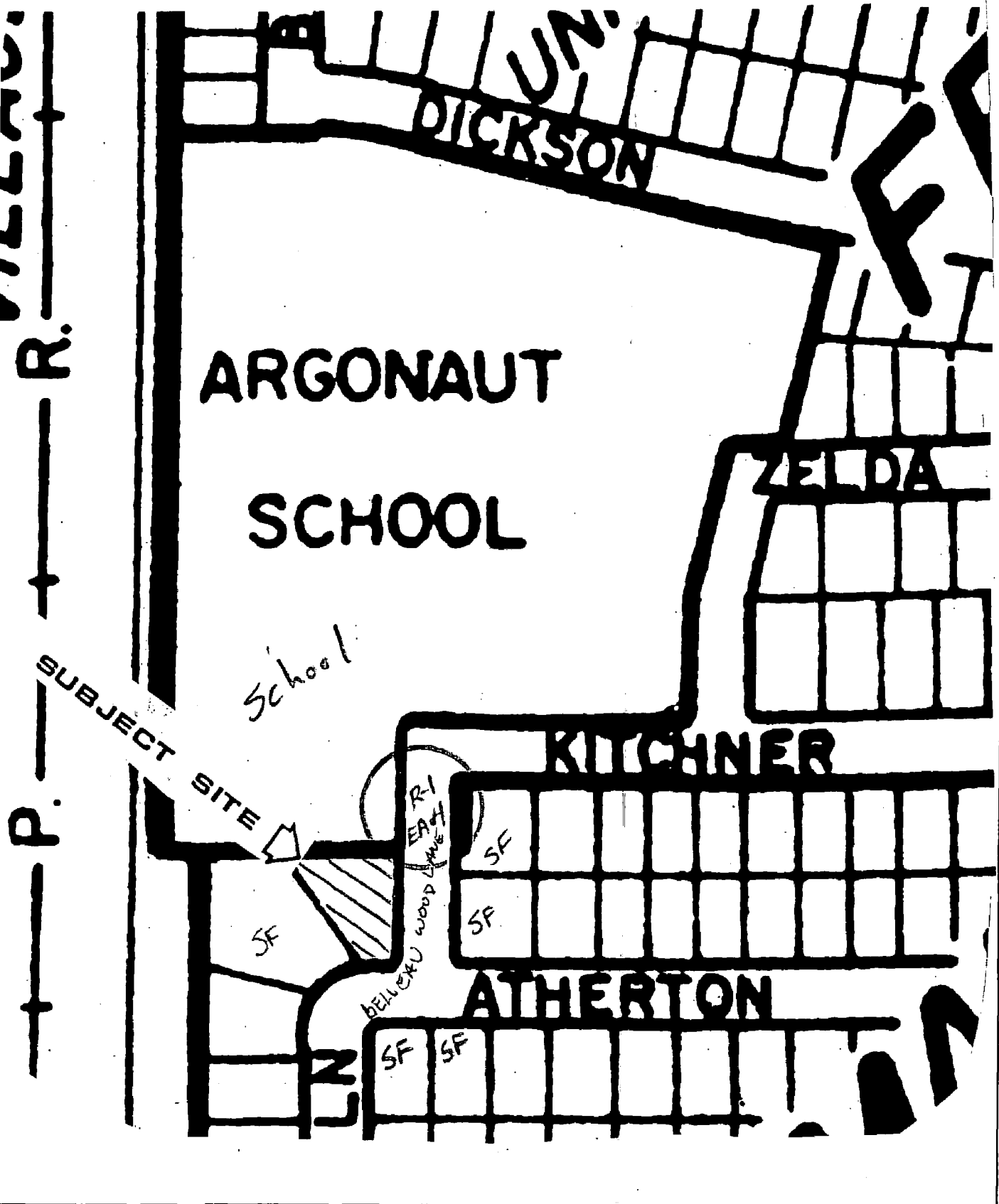
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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  
Applicant  
ZA Log Book



VICINITY MAP

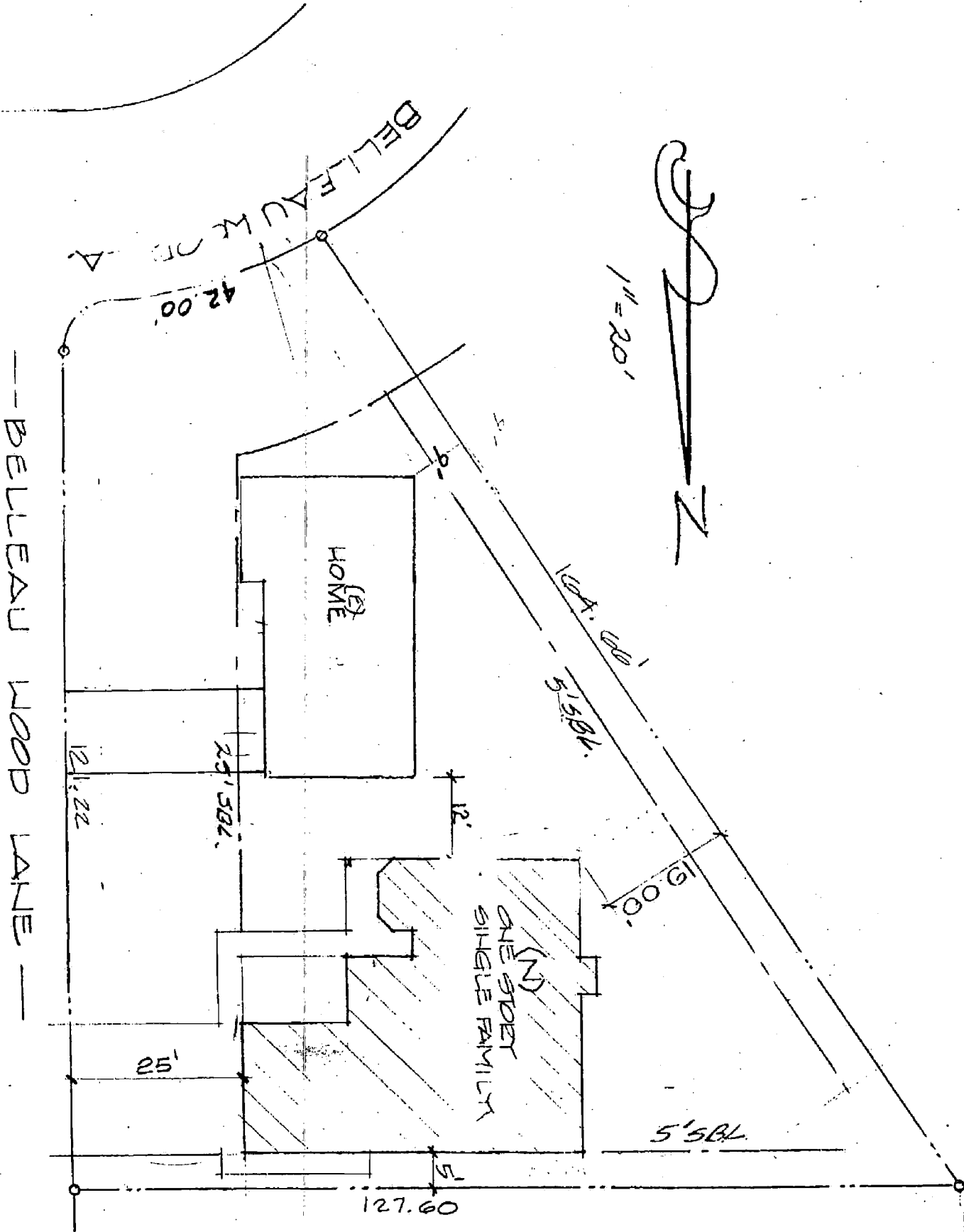


**LAND USE & ZONING MAP**

Z93 091



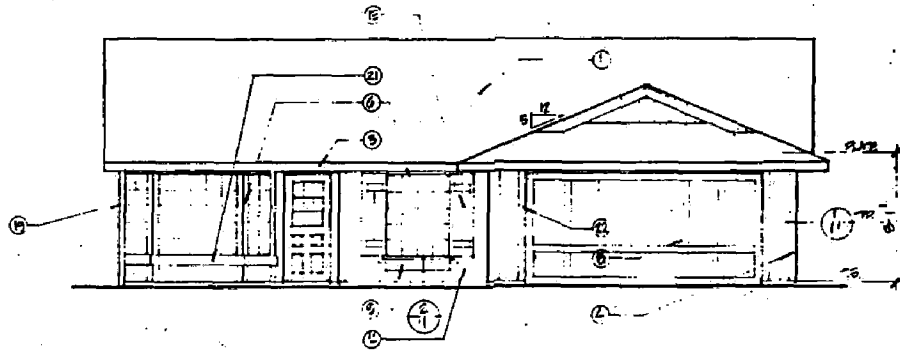
1" = 20'



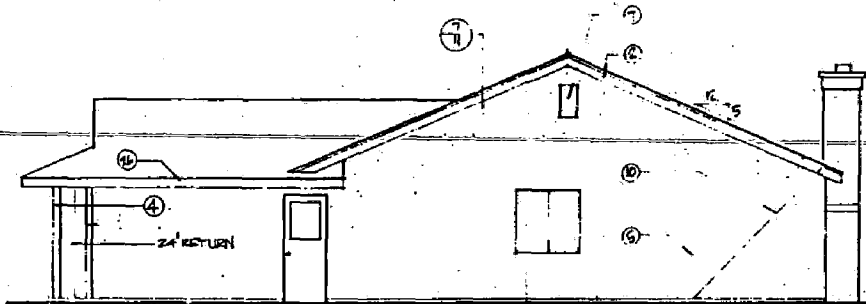
— BELLEAU WOOD LANE —

BELLEAU WOOD LANE

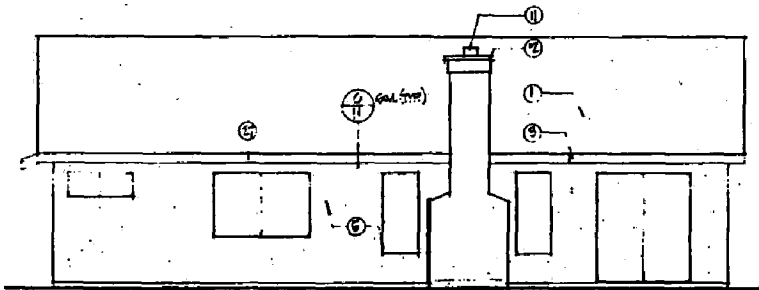
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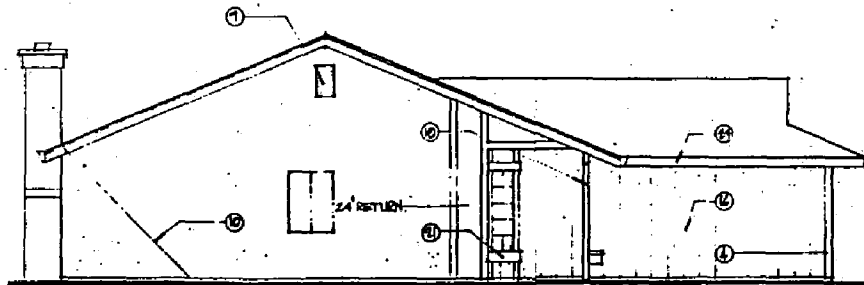
RIGHT



REAR



LEFT



- ① COMPOSITION ROOF
- ② 2x6 BOARD ED. W/1/2 TRIM
- ③ 5' FULL PANEL OIL CUPPER ON BRICK
- ④ 2x6/2x4 CORNER TRIM
- ⑤ 1x4 SIDING
- ⑥ 2x6 WINDOW TRIM
- ⑦ 1/2"x2" G.I. CABLE VENT
- ⑧ 2x6 SIDING
- ⑨ 2x6 WINDOW TRIM
- ⑩ 1/2"x2" G.I. CABLE VENT
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ELEVATION A

793 091

ITEM 1

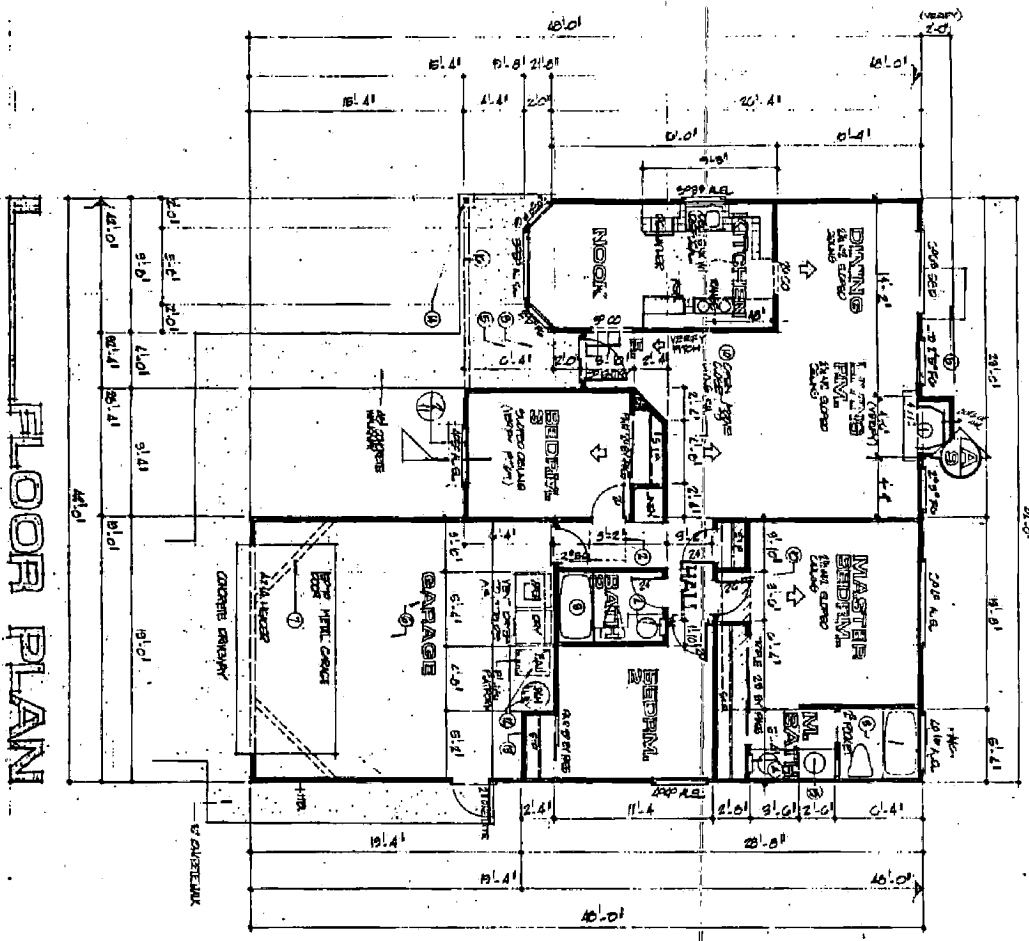
NOVEMBER 23, 1993

793-091

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- GENERAL NOTES**
1. ALL MATERIAL TO BE USED FOR 72 OR BETTER.
  2. ALL CEILINGWORK AS SHOWN FOR 20' OR MORE.
  3. ALL EXTERIOR ROOFS TO BE WEATHERED PROTECTED.
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DEN OFF



FLOOR PLAN

293 091

- NOTES:**
1. ZERO DOWN ON THE GROUND.
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PROVISION	DATE	BY	APPROVED	OWNER	DATE	BY	APPROVED
COMPLETION	1/20/88			BOBING DEVELOPMENT			