

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, February 13, 2001, the Zoning Administrator approved with conditions a Special Permit to reduce the rear yard and side yard setback for the project known as Z00-170. Findings of Fact and Conditions of Approval for the project are listed on pages 2-3.

**Project Information**

**Request:** **Zoning Administrator Special Permit** to reduce the side yard setback from 5 feet to 1 ½ feet and the rear yard setback from 15 feet to 10 feet located on 0.134± developed acre in the Standard Single Family (R-1) zone.

**Location:** 1341 Perkins Way (D4, A2)

**Assessor's Parcel Number:** 012-0242-030

**Applicant:** Roger Mackensen & Karen McClain  
1341 Perkins Way  
Sacramento, CA 95819

**Property Owners:** Same as above

**Project Planner:** Donna Decker

**General Plan Designation:** Low Density Residential 4-15 du/na  
**Existing Land Use of Site:** Residential  
**Existing Zoning of Site:** Standard Single Family (R-1) zone

**Surrounding Land Use and Zoning:**

**North:** R-1; Residential  
**South:** R-1; Residential  
**East:** R-1; Residential  
**West:** R-1; Residential

Setbacks		Required	Proposed
North:	Rear:	15'(Exist)	10'(Exist)
South:	Front:	25'	25'
East:	Side:	5'	5'
West:	Side:	5'	1-1/2'(Exist)

**Property Dimensions:** Rectangular  
**Property Area:** 0.13± acre

Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A  
Elevations: Exhibit B

Previous Files: None

Additional Information: The applicant requests to reduce the rear yard setback from 15 feet to 10 feet and to reduce the side yard setback from 5 feet to 1-1/2 feet in the Standard Single Family (R-1) zone. The site currently has a single family residence with an accessory structure. The accessory structure was constructed 10 feet from the rear property line and 1-1/2 feet from the interior property line. The proposed addition will connect the existing residence to the accessory structure converting the accessory structure from an office area to a bedroom and bathroom. The existing residence is approximately 1,432 square feet, the existing garage is approximately 575 square feet. The proposed connecting addition consists of 232 square feet. The conversion of a portion of the accessory structure to habitable space is 116 square feet. The modifications to the structures on site will provide a 1,780 square foot home. The addition will be complementary to the existing structure and will be compatible with the surrounding properties.

The Zoning Ordinance allows modifications to be made with a special permit to existing residences that enhance the desirability and vitality of an existing house in order to encourage the continued ownership and occupancy. The modifications allowed include reducing required setbacks. The applicant is requesting the special permit under those provisions.

The project was noticed to the Upper Land Park Neighborhood Association, the Land Park Community Association, as well as the neighboring owners within a 100 foot radius of the subject site property corners. There were some calls for additional information only and no opposition to the project was evidenced.

#### Agency Comments

The proposed project has been reviewed by the Building Department and any comments received have been included as conditions.

#### Environmental Determination

This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Sections 15301(e) and Section Number 15305(a).

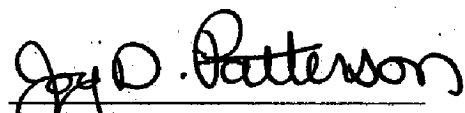
#### Conditions of Approval

1. The applicant shall obtain all necessary building permits prior to commencement of construction.
2. There shall be no further additions or expansion of the residence into the rear yard or side yard setback areas.

3. Size and location of the building shall conform to the plans submitted.

Findings of Fact

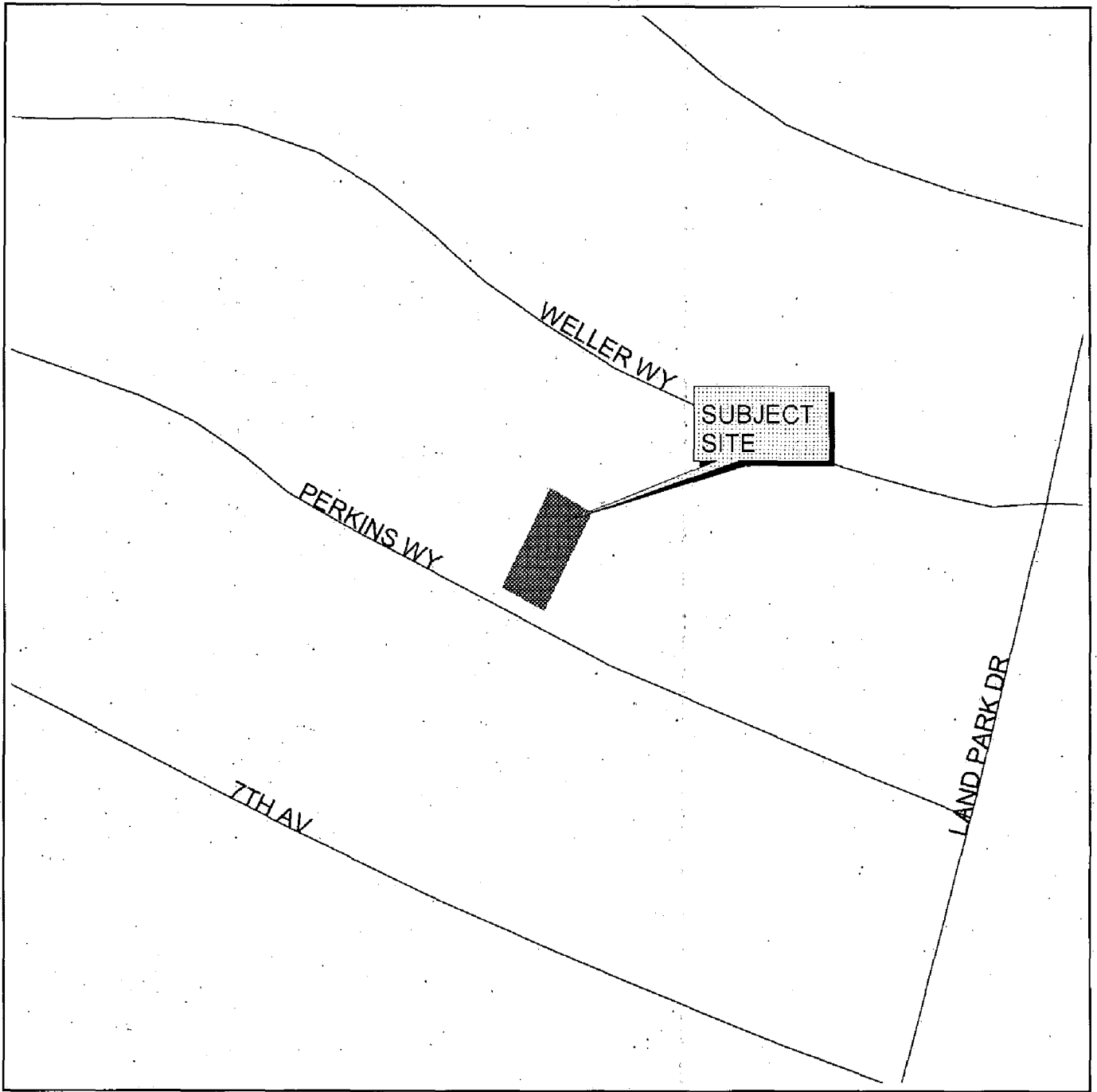
1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  1. The proposed project will not substantially alter the characteristics of the surrounding neighborhood; and,
  2. The proposed structure is compatible in architecture with the existing residence.
2. Granting 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 to the existing residence adds vitality and desirability for the existing home to allow the present occupants to remain.
3. The project is consistent with the General Plan Designation which designates the subject site as Low Density 4-15 du/na.

  
Joy D. Patterson  
Zoning Administrator

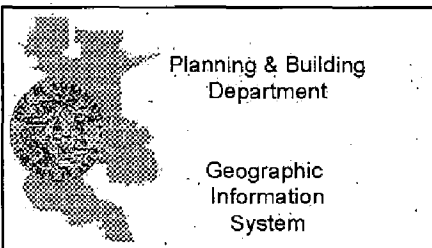
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit which requires a Building Permit shall be deemed established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

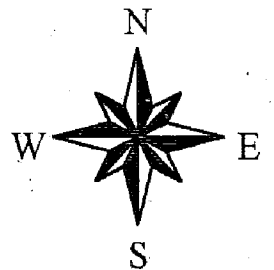
cc: File (original)  
ZA Log Book  
Applicant

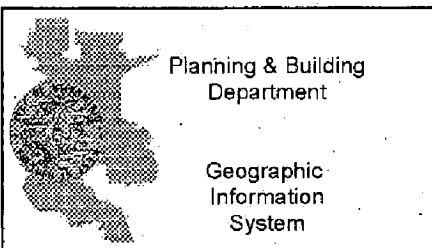
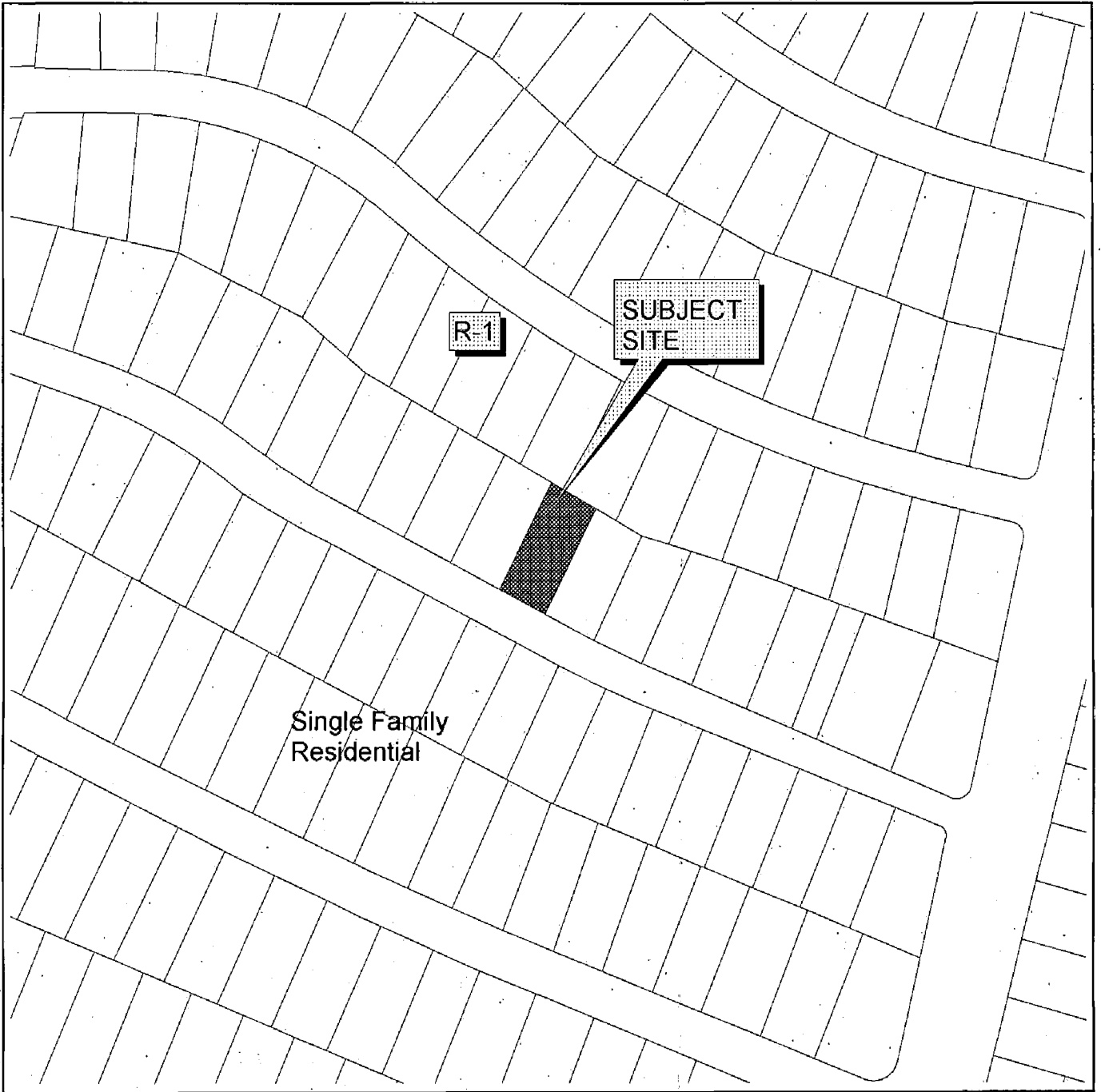


50 0 50 100 Feet



# VICINITY MAP

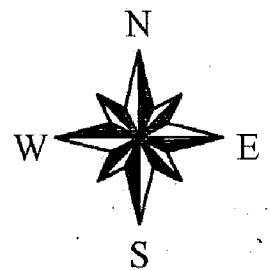




Z00-170

# LAND USE & ZONING

February 13, 2001



Item 2

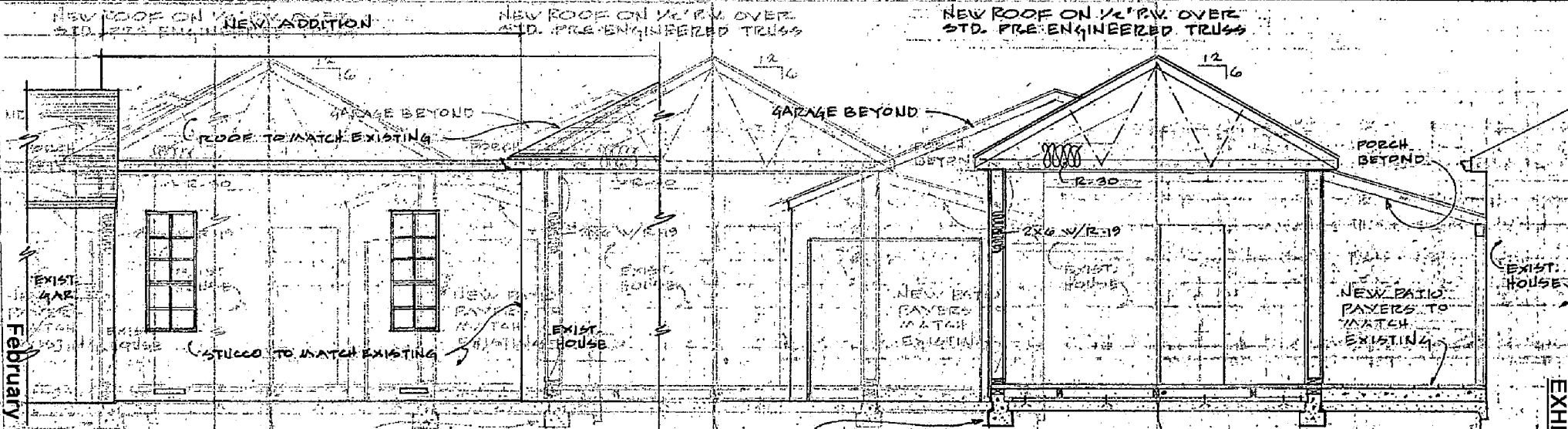


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Item 2

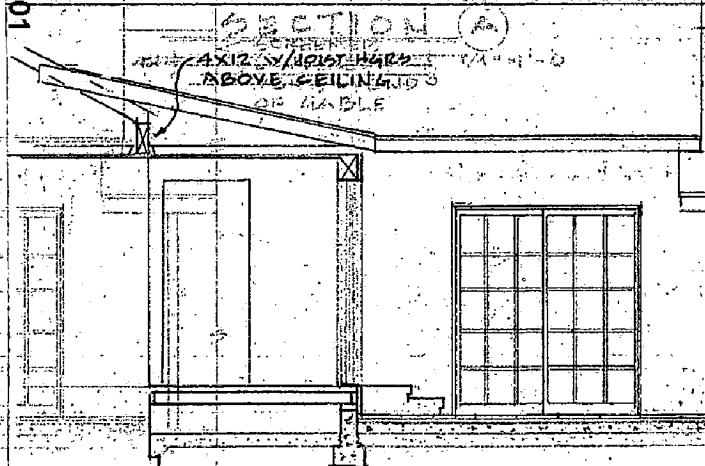
EXHIBIT B



WEST ELEVATION  
 (A) POSITION - CUT  
 (B) CONC. PATIO, TYP

WOOD CONTINUOUS (N) FOOTING  
 PRESSURE TREATED SLEEPERS  
 (B) CONC. PATIO, TYP

WOOD FLOOR ON PRESSURE-TREATED SLEEPERS



SECTION (A)  
 SCREENED LOUVERED VENT, N. END OF GABLE

SECTION (A)

PARTIAL SECTION & EAST ELEVATION

RECEIVED  
 DEC 28 2000  
 PLANNING

Z 00 170

BEDROOM ADDITION by  
 McCLAIN JACKENSON  
 1341 PERKINS WAY  
 SACRAMENTO, CA

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 McCLAIN JACKENSON  
 1341 PERKINS WAY  
 SACRAMENTO, CA

1341 PERKINS WAY  
 SACRAMENTO, CA