

PLANNING DIRECTOR'S SPECIAL PERMIT  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Patricia Hart Jorgensen, 4737 M Street, Sacramento, CA 95819  
OWNER Patricia Hart Jorgensen, 4737 M Street, Sacramento, CA 9519  
PLANS BY Jorgensen & Associates, 6043 Dublin Way, Citrus Heights, CA 95610  
FILING DATE 6-18-91 ENVIR. DET. Exempt REPORT BY JC  
ASSESSOR'S PCL. NO. 008-0214-011

APPLICATION: Planning Director's Special Permit to expand a non-conforming structure by adding a 1,000± square foot addition to an existing unit with an 11'7" rear yard setback on 0.1± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 4737 M Street

PROPOSAL: The applicant is requesting the necessary entitlements to add an additional 1,000± square feet to an existing house with an 11'7" rear yard setback.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	2' (existing)	2'
South: Residential; R-1	Side(W):	5'	9'
East: Residential; R-1	Side(E):	5'	5'
West: Residential; R-1	Rear:	11'7"	11'7"

Parking Required: 1  
Parking Provided: 1  
Property Dimensions: 45.23' X 106.75'  
Property Area: 0.11± acres  
Square Footage of Building: 993± square foot home; 231± square foot garage  
1,000± square foot addition to home  
Height of Building: 26' (2 story)  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Stucco  
Roof Materials: Shake

Project Evaluation: Staff has the following comments:

The site is a substandard interior lot which measures 106.75' wide by 45.23' deep in the Standard Single Family (R-1) zone. It is developed

APPLC. NO. P91-152

001246

with a 993± square foot single story home and a 231± square foot detached garage. The General Plan designates the site as Low Density Residential (4-15 du/ac). Surrounding land uses and zones are single family residential, R-1 to the north, south, east and west.

The applicant proposes to construct a 1,000± square foot addition to the east side of the home. Currently the home is a two bedroom, one bath home. The applicant proposes to add a den and enlarge the kitchen area on the first floor and add a master bedroom and bath on the second floor. The proposed addition will follow the existing line of the house which is located 11'7" from the rear (north) property line. The applicant has indicated that a 24 inch pine is located in the area of the addition. The City Arborist has been informed of the tree, and has some concerns regarding the tree. The applicant has informed staff that she wishes to keep the tree and is willing to work with the arborist in order to save the tree from damage.

The proposed building materials will be stucco to match the existing house. The roof material will be shake. The materials and design will conform to the existing house and will be compatible to the neighborhood.

Staff has no objections to the applicant's request. The lot is substandard in depth measuring only 45.23', where a standard lot is 100' in depth. The proposed addition along the rear (north) property line will not project further into the existing 11'7" rear setback established by the existing house. All other setbacks will be maintained and the lot coverage will not exceed 40 percent. Further, the lot to the north of this site is 213 feet deep. The house that is on this site is located on the easterly 100 feet with the remaining 113 feet as yard area. Therefore, the proposed addition will not encroach on the privacy of the neighbor to the north.

The project has been review by Traffic Engineering, Engineering Division, Development Section, Electrical Engineering, Water & Sewer Division, the City Arborist and Councilmember Pane's Office. The following comment was received:

Arborist It is recommended that when construction begins on the foundation and when any tree roots greater than two inches in diameter are found they are to be cut in the presence of a private arborist who will oversee the procedure to ensure the preservation and structural integrity of the tree. Further, in order to avoid compaction of the tree's root system, building materials should not be place on or stored around the dripline of the tree.

The adjacent property owner's have been notified for the applicant's proposal. Staff has received no objections to the request.

Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(e)).

Recommendation: Staff recommends the Planning Director approve the special permit expand a non-conforming structure subject to conditions and based upon findings of fact which follow.

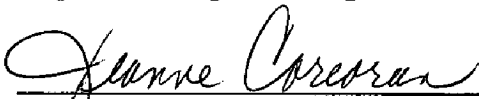
Conditions

1. The addition shall not encroach closer than 11'7" to the rear (north) property line.
2. The buildings shall match the existing house.
3. When construction begins on the foundation, if any tree roots greater than 2 inches in diameter are found, a private arborist shall be present to oversee the procedure of cutting the roots in order to ensure the preservation and structural integrity of the tree.
4. No building materials shall be placed on or stored around the dripline of the tree.
5. The approved special permit shall be valid for two years, a building permit must be issued and construction commenced within this two year time period or the special permit shall be deemed to expire. A special permit time extension for a year may be requested, in writing, 30 days prior to expiration.

Findings of Fact

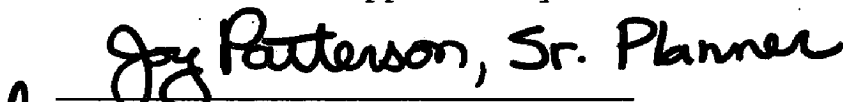
1. The project, as conditioned, is based upon sound principles of land use in that the proposed project will not alter the residential character of the neighborhood.
2. The project, as conditioned, is not detrimental to the public health, safety, or welfare nor to the neighboring properties in the vicinity, in that the present rear yard setback is 11'7".
3. The project, as conditione, is consistent with the City's General Plan which designates the site as low density residential.

Report Prepared By:

  
 \_\_\_\_\_  
 Jeanne Corcoran, Planner

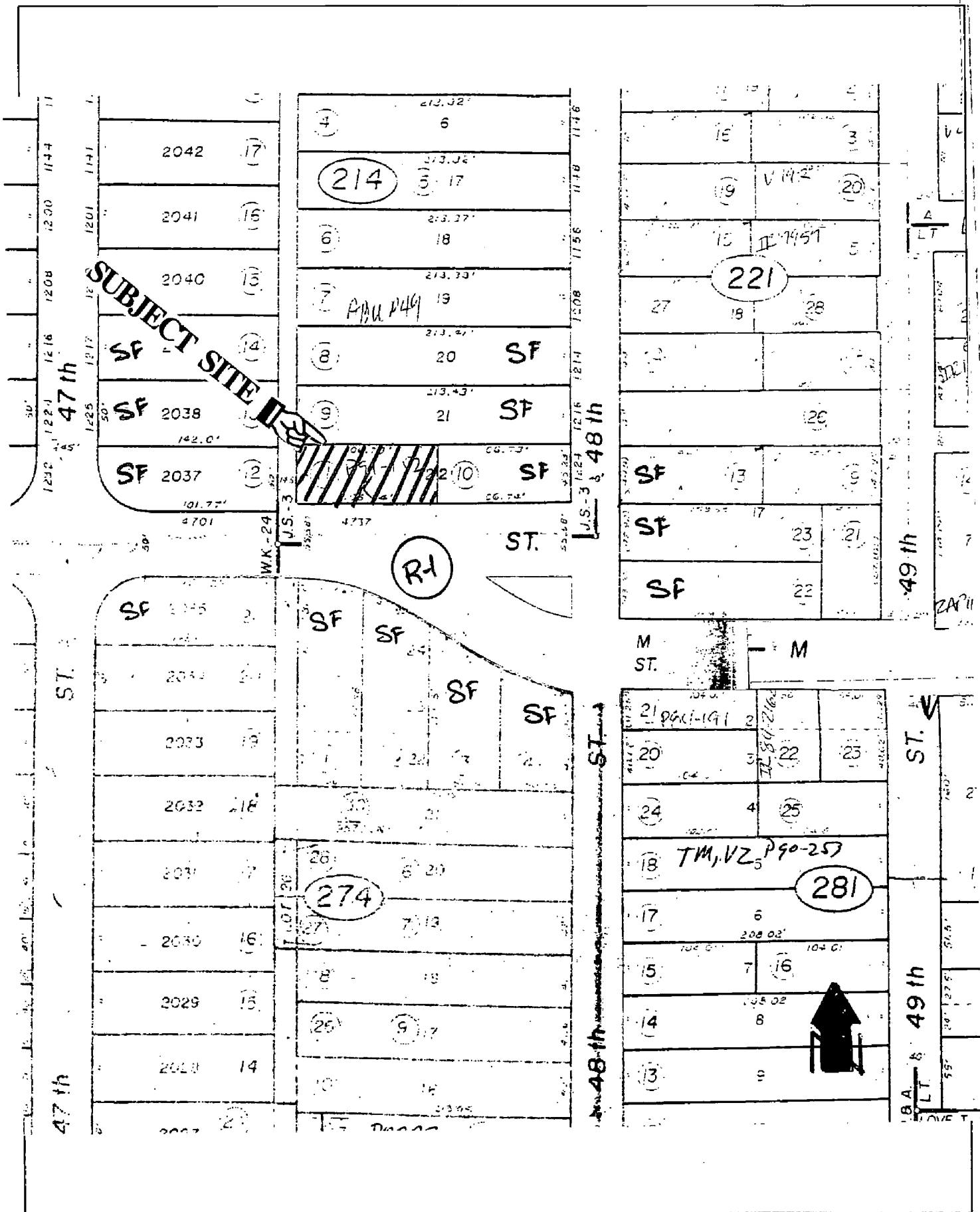
8/7/91  
 Date

Recommendation Approved By:

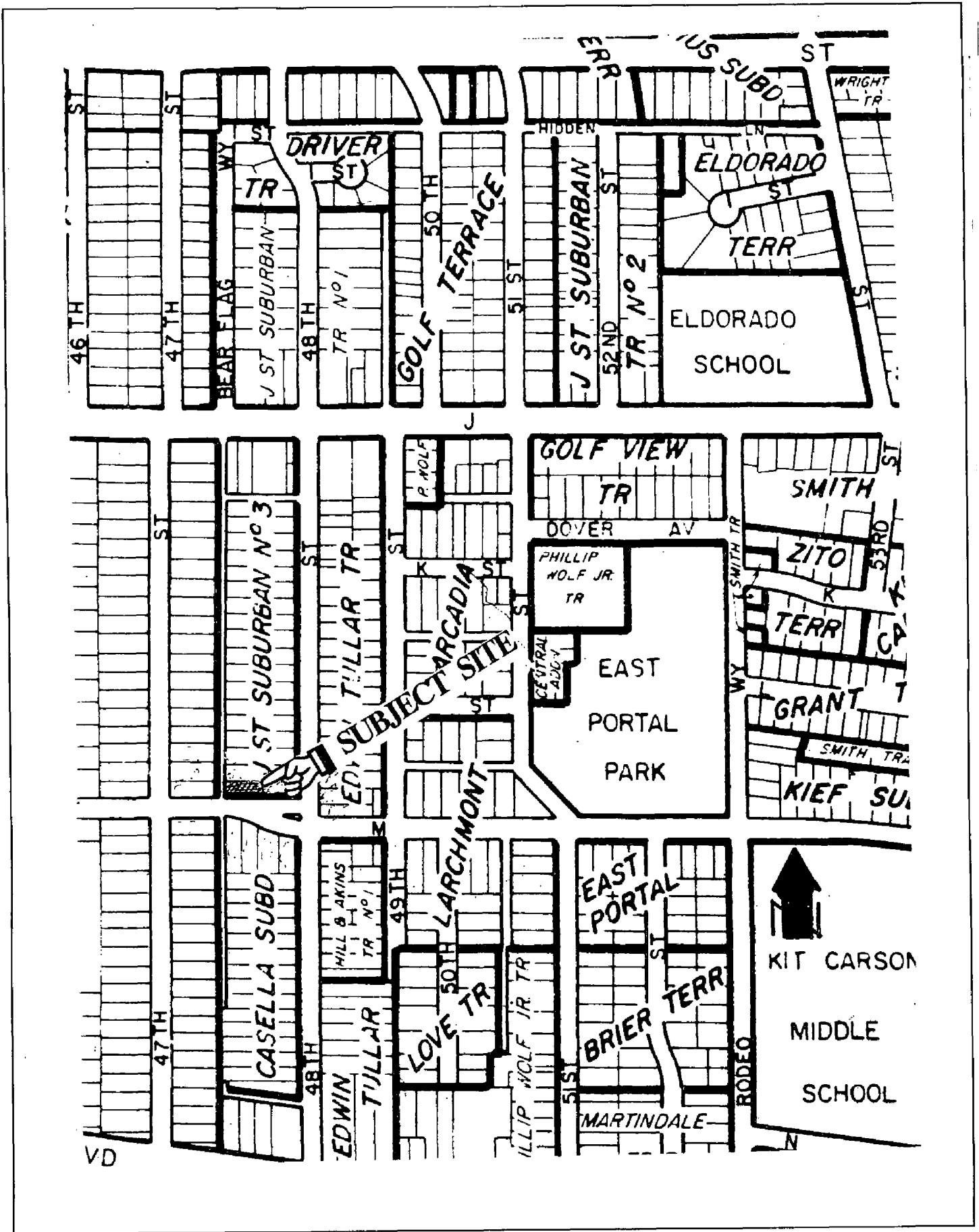
  
 \_\_\_\_\_  
 Art Gee, Acting Planner Director

8/7/91  
 Date

APPLC. NO. P91-152



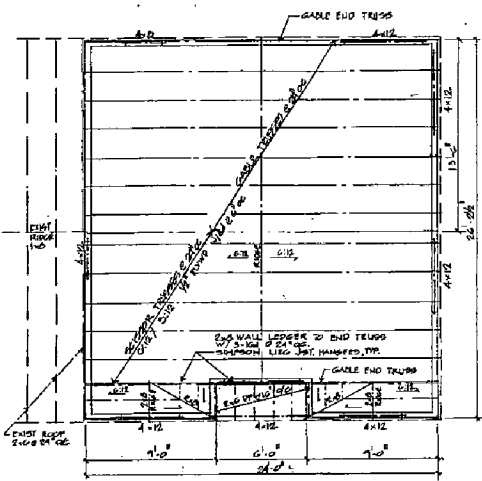
**LAND USE AND ZONING MAP**



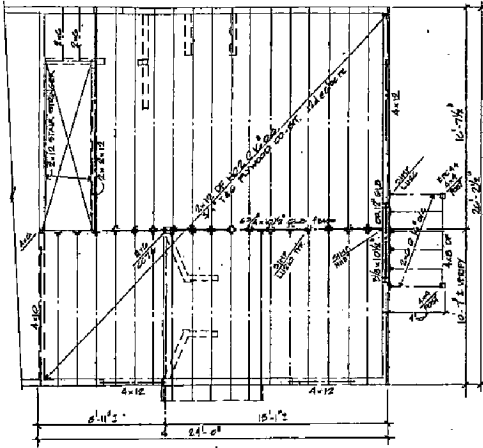
VICINITY

P91-152

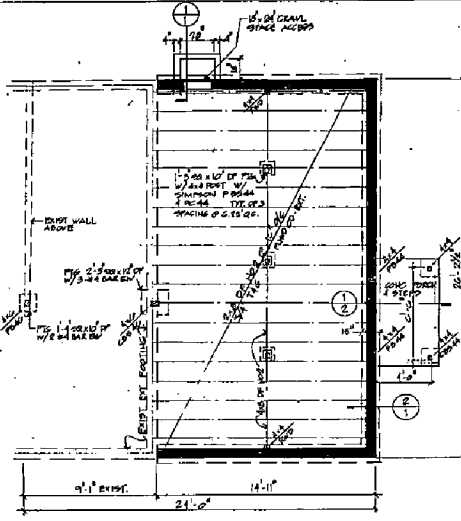
001251



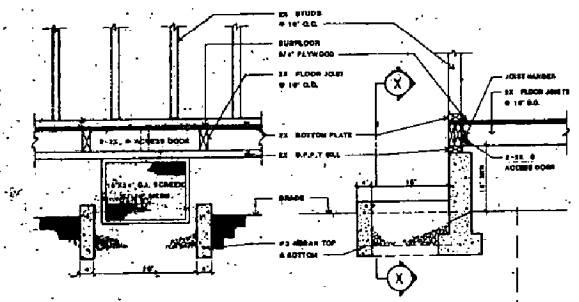
**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



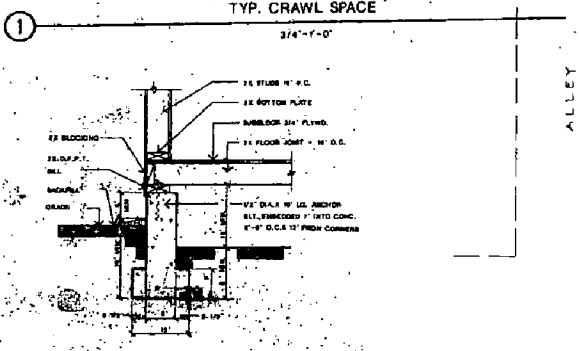
**2ND FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



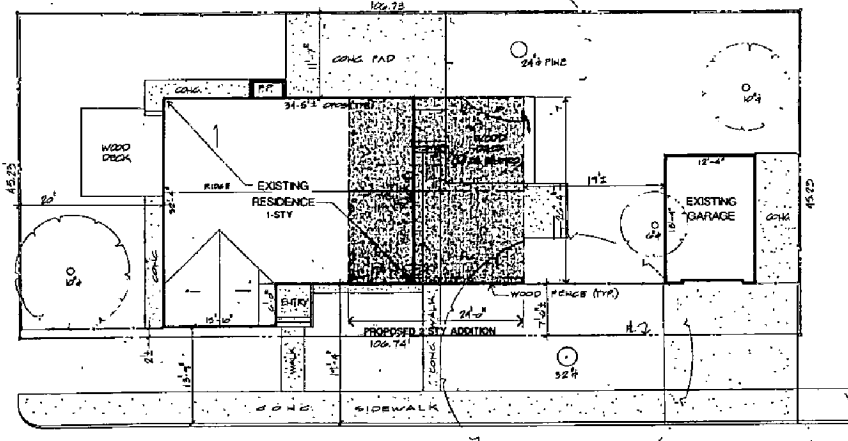
**FOUNDATION & 1ST FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**TYP. CRAWL SPACE**  
3/4" = 1'-0"



**EXTERIOR BEARING PTG.**  
TWO-DIMENSIONAL PLAN, 3/4" = 1'-0"



NOTE: EXIST. HOUSE TO WEST HAS A 1/2 DETACH. FROM BACK OF CURB TO HOUSE

NOTE: EXIST. HOUSE TO EAST HAS IDENTICAL SETBACK FROM BACK OF CURB TO HOUSE

**SITE PLAN**  
SCALE: 1/8" = 1'-0"



**LOCATION MAP**

**PROJECT DATA**

OWNER: WILLIAM & PATRICIA JORGENSEN  
4737 M. STREET, SACRAMENTO, CA  
958-9301

APN 008-0214-011-008  
WEST 1/2 OF LOT 22 PLAT J. STREET  
SUBURBAN TRACT NO 3, BOOK 6 OF MAPS, PG 34

**SHEET INDEX**

1. SITE PLAN, FOUNDATION & FLR FRAMING PLAN, 2ND FLR FRAMING PLAN, ROOF FRAMING PLAN & DETAILS.
2. EXISTING LOWER FLOOR PLAN, NEW LOWER FLOOR PLAN & UPPER LEVEL FLOOR PLAN, DETAILS.
3. EXTERIOR ELEVATIONS, SECTION & ENERGY COMPLIANCE FORMS.

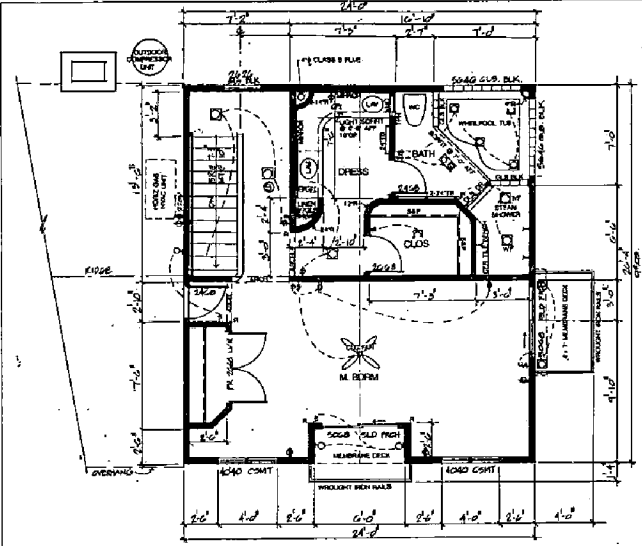
JORGENSEN and ASSOCIATES  
ARCHITECTURE  
PLANNING  
INTERIORS  
8013 Dublin Way, Clava Heights, CA 95810  
916-723-3500 FAX 723-2640  
Steven A. Jorgensen AIA  
C-11749

REMODEL & ADDITION  
for  
PATRICIA HART + JORGENSEN  
4737 M. Street  
City of Sacramento, California

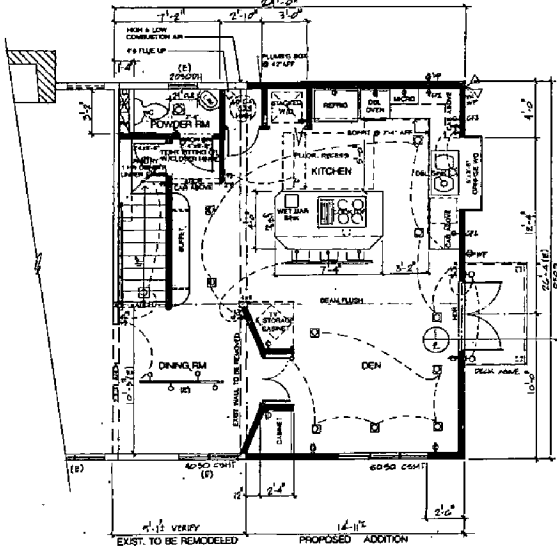
EXHIBIT A  
SITE PLAN

S I T E P L A N

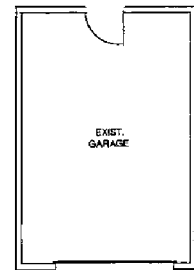
P91-152



**UPPER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



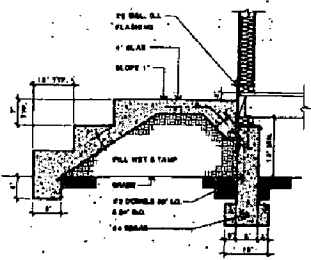
**LOWER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



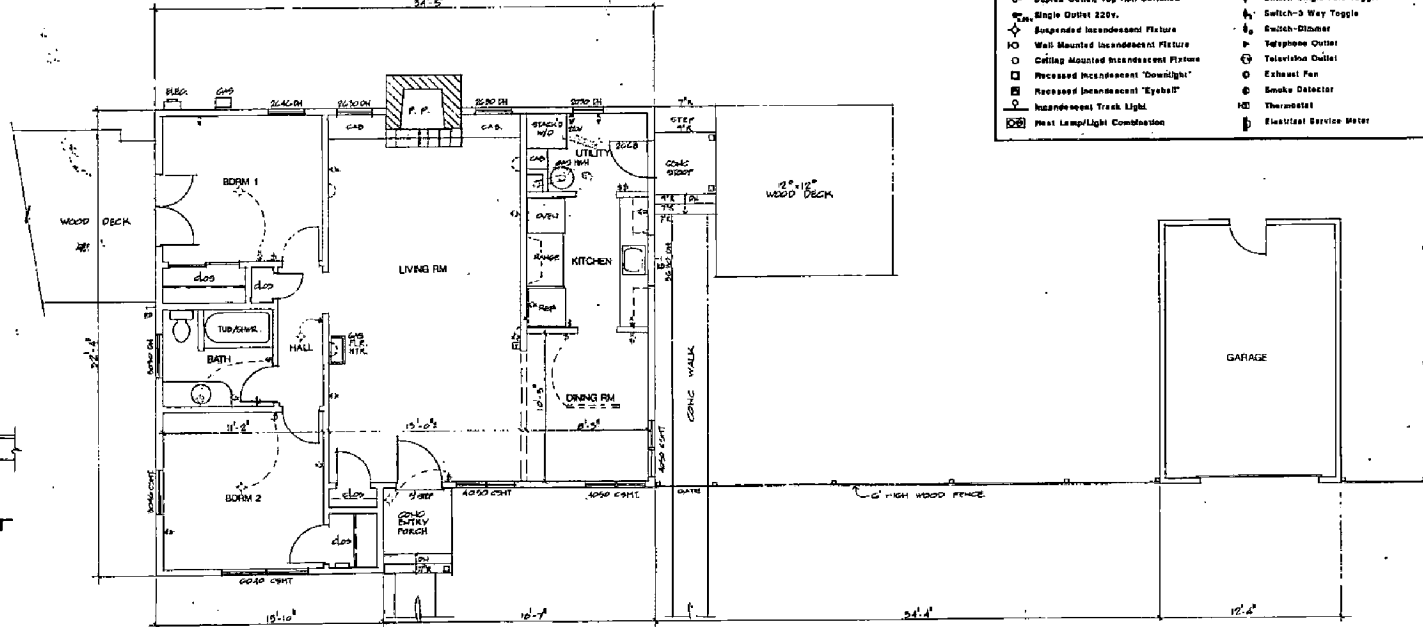
**ELECTRICAL LEGEND**

● Duplex Outlet, 15/20 Amp.	○ Incandescent Fixture "Flood Lamp"
● Duplex Outlet, Weatherproof	□ Recessed Style Fixture
● Duplex Outlet, Ground Fault Interrupter	□ Decascent Switch
● Duplex Outlet, Top Half Switched	⌋ Switch-Single Pole Toggle
● Single Outlet 220v.	⌋ Switch-3 Way Toggle
○ Suspended Incandescent Fixture	⌋ Switch-Dimmer
○ Wall Mounted Incandescent Fixture	⌋ Telephone Outlet
○ Ceiling Mounted Incandescent Fixture	⊙ Telephone Outlet
□ Recessed Incandescent "Downlight"	⊙ Exhaust Fan
□ Recessed Incandescent "Eyelet"	⊙ Smoke Detector
⊙ Incandescent Track Light	⊙ Thermostat
⊙ Heat Lamp/Light Combination	⊙ Electrical Service Meter

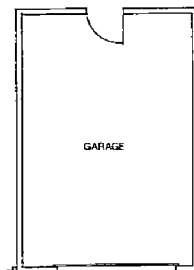
001252



**PORCH CONNECTION**



**EXISTING LOWER LEVEL FLOOR PLAN**



SCALE: 1/4" = 1'-0"

**JJA**  
JORGENSEN and ASSOCIATES  
ARCHITECTURE  
PLANNING  
INTERIORS  
6043 Delta View Court, Hopkins, CA 94510  
916-722-1460 FAX 722-3360  
Steven A. Jorgensen AIA  
C-11749

**REMODEL & ADDITION**  
 FOR  
**PATRICIA HART + JORGENSEN**  
 4737 M. Street  
 City of Sacramento, California

Sheet  
Date  
Revised  
Drawn  
Sheet

**EXHIBIT B**  
**FLOOR PLANS**

of

