

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 1, 1999, the Zoning Administrator approved with conditions a Special Permit to reduce the minimum rear yard setback requirements for a habitable addition to an existing single family residence for the project known as Z99-092. Findings of Fact and Conditions of Approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Special Permit and Special Permit Modification** to reduce the required rear yard setback from 15 feet to 10 feet for a room addition on an existing single family residence on 0.12+ developed acres in the Single Family Alternative (R-1A) zone.

Location: 4348 Burgess Drive (D2, Area 4)

Assessor's Parcel Number: 237-0610-034

Applicant: Pacific Builders
5421 84th Street
Sacramento, CA 95826

Property Owners: Cheryl Mack
4348 Burgess Drive
Sacramento, Ca 95838

Project Planner: Donna Decker

General Plan Designation: Low Density Residential (4-15 du/na)
North Sacramento

Community Plan Designation: Residential (7-15 du/na)

Existing Land Use of Site: Single Family Residence

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

Surrounding Land Use and Zoning:		Proposed	Required
North:	R-1A; Vacant	Front: 24.5'	22'
South:	R-1A; Single Family Residence	Side(E.): 6'	5'
East:	R-1A; Single Family Residence	Side(W.): 9'	5'
West:	R-1A; Single Family Residence	Rear: 10'	15'

Property Dimensions: 50 ft x 103ft
 Property Area: .012+ acres
 Square Footage of Buildings: Existing House/Garage- 1,625 square feet
 Sun Room Addition- 220 square feet
 Total- 1,845 square feet

Height of Building: Single Story, 16 feet
 Exterior Building Materials: Stucco and Horizontal siding

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

Project Plans: Exhibit A-B

Previous Files: P89-121

Background Information: On September 27, 1989 the Planning Commission approved several entitlements including a Special Permit to develop 55 petite homes (P89-121). The homes were required to have varying front setbacks and standard rear and side yard setbacks.

Additional Information: The applicant requests to construct a 220 square foot sunroom at the rear of the house that would encroach 5 feet in to the rear yard setback area. The single story sunroom is proposed to be 11 feet deep and 20 feet wide and constructed out of glass with a stucco wall. A Zoning Administrator's Special Permit is required to reduce the minimum yard requirements for habitable additions to existing single family dwellings. The existing single story house is part of an R-1A petite lot subdivision. A Special Permit Modification is also required to allow variation of the approved floor plans.

The project was noticed and staff received an inquiry from an adjacent neighbor. The neighbor wanted additional information and did not object to the project.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line adjustment and the special permit modification 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)(1).

Conditions of Approval:

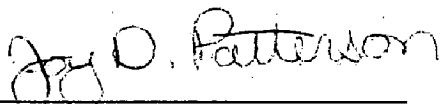
1. There shall be no further expansion or addition of other structures in the rear yard setback area.
2. Size and location of the structure shall conform to the plans submitted. Any revisions of the structure will require additional review by the Planning Department.
3. The applicant shall obtain all necessary building permits.

Findings of Fact-Special Permit:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. The proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood;
 - b. The architecture of the addition is compatible with the existing residence;
 - c. The addition adds to the vitality and desirability of the existing home; and,
 - d. The addition helps prevent the deterioration of the existing neighborhood and the unnecessary encouragement of suburban expansion.
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. A ten foot rear yard setback area will remain clear;
3. The project is consistent with the General Plan and the North Sacramento Community Plan designations which designate the subject site as Low Density Residential (4-15 du/na) and Residential (7-15 du/na), respectively.

Findings of Fact-Special Permit Modification:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. an open patio addition allows for recreational use of the rear yard area without increasing the living area; and,
 - b. adequate open space will be available.



Joy D. Patterson
Zoning Administrator

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.

Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)
ZA Log Book
Applicant
Public Works (Jerry Lovato)