

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, November 14, 2002, the Zoning Administrator approved with conditions a special permit to convert an existing accessory structure into a second residential unit and reduce the rear yard setback in the Standard Single Family (R-1) zone for the project known as (File Z02-198). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

**Request:** Zoning Administrator Special Permit to convert an existing 620 square foot accessory structure into a second residential unit on 0.20± developed acres in the Standard Single Family (R-1) zone. Zoning Administrator Special Permit to reduce the rear yard setback from 15 feet to 8 feet for an existing structure.

**Location:** 4321 69<sup>th</sup> Street (D6, Area 3)

**Assessor's Parcel Number:** 021-0252-070

**Applicant:** Lennis A. Pacheco  
4321 69<sup>th</sup> Street  
Sacramento, CA 95820

**Property Owner:** Same as Applicant

**Project Planner:** Lindsey Alagozian

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

Surrounding Land Use and Zoning:		Setbacks:	Second Unit	
			Proposed	Required
North:	R-1; Residential, Single Family	Front:	54+'	25'
South:	R-1; Residential, Single Family	Side (N):	5'	5'
East:	R-1; Residential Single Family	Side (S):	27'	5'
West:	R-1; Residential, Single Family	Rear:	8'	15'

**Property Dimensions:** 60 x 142  
**Property Area:** 0.20+ acres  
**Existing Square Footage of Residence:** 1,100 square feet  
**Square Footage of Second Unit:** 620 square feet  
**Height of Second Residence:** One Story, 12 feet  
**Exterior Building Materials:** Wood Siding  
**Roof Materials:** Composition Shingles

Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Project Plans: See Exhibits A, B, and C

**Additional Information** The applicant is proposing convert an existing accessory structure located at the rear of the property into a second residential unit. The structure is approximately 20 feet by 32 feet in size and contains a living room, kitchen, bedroom, and a bathroom. The structure is sided with T1-11 and has composition roofing material. The proposed second unit will have an 8 foot rear yard setback, but meet all other required setbacks for the zone. Overall, the total lot coverage for the site is 20%. Currently a garage door is located on the south elevation. The applicant proposes to remove the roll-up door and replace it with French doors.

The applicant is proposing to convert the existing structure into a second unit and therefore requires a Zoning Administrator Special Permit. A Special Permit is also required to reduce the rear yard setback. The project has been noticed to nearby property owners. Staff received one phone call in support of the project. No other calls or comments were received. Staff is in support of the conversion, as it is consistent with the city's policies to encourage second units.

**Environmental Determination** This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301 (a), Existing Facilities.

**Conditions of Approval:**

1. Size and location of the second residential unit shall conform to the plans submitted. Any other changes or modifications shall require review and approval by the Planning Department.
2. Applicant is required to submit revised elevation plans showing proposed mechanical equipment to the planning department for review and approval.
3. The applicant shall obtain the necessary building permits prior to commencing construction.
4. The required parking space for the second unit shall be outside the required front setback. The space can be provided inside the existing two-car garage.
5. Addressing for the second unit shall be located on the property such that is visible from the street.

**Building**

6. The original permit V-8210-R was closed and not finalized. The applicant needs to ensure that floor plans, elevation plans, and structure meet building codes and Title 24.

**Fire**

7. Use USPS standard for addressing of rear unit.

**Utilities**

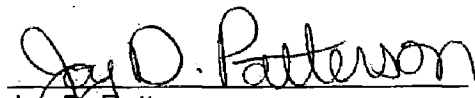
8. Only one domestic water service per parcel will be allowed. Any new domestic water services shall be metered.
9. The proposed development is located within County Sanitation District No. 1. Meet all County Regional Sanitation District requirements. (Call 875-6820)

**Advisory Note:**

1. The proposed project is located in the flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof

**Findings of Fact**

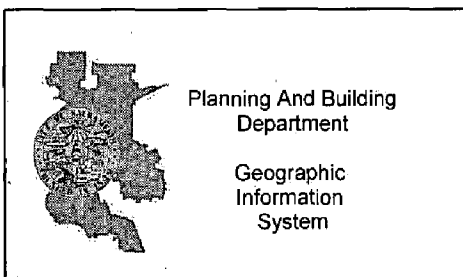
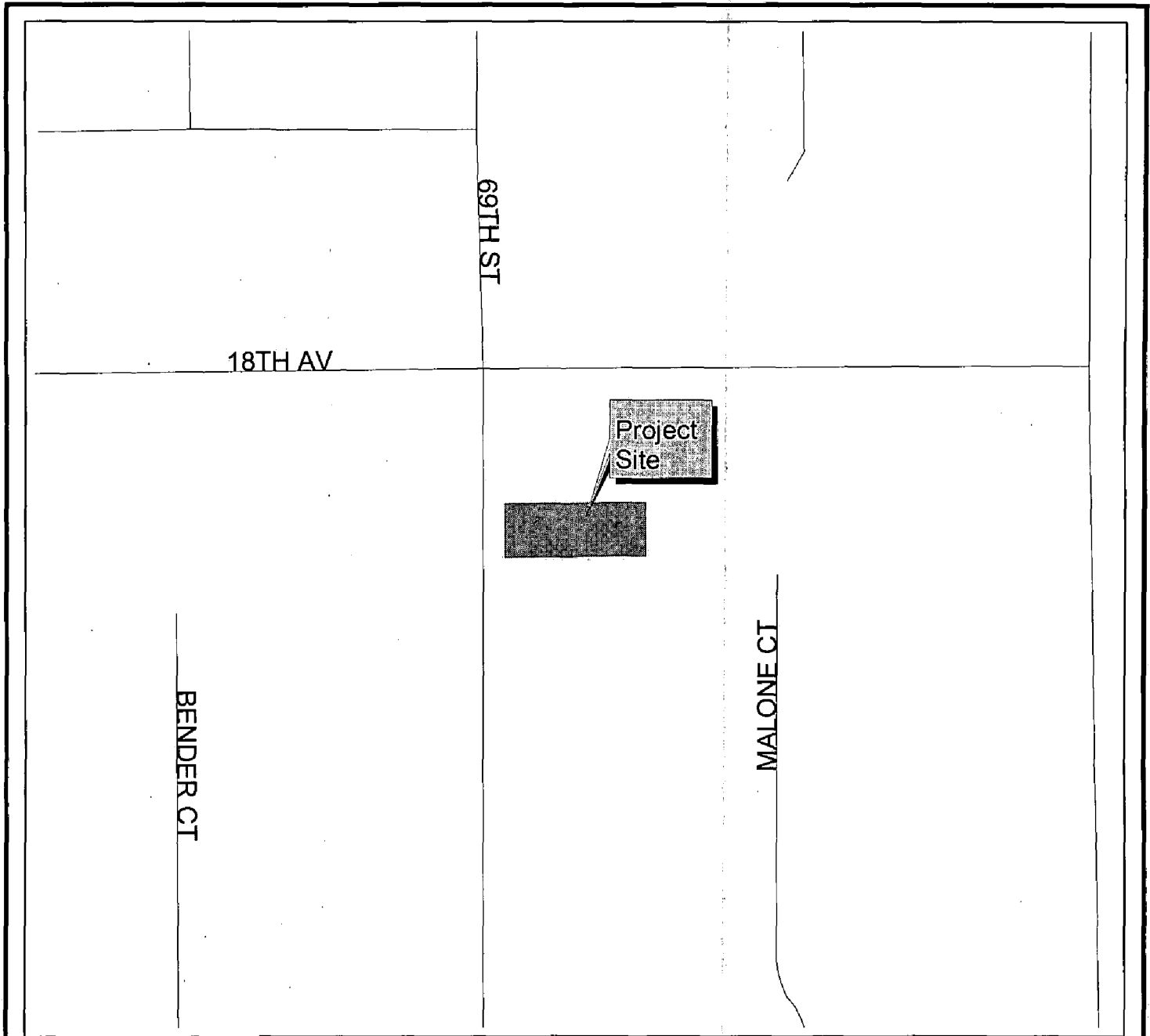
1. Granting the Special Permit is based upon sound principles of land use in that:
  - a. the proposed project is consistent with the city's policies to promote second residential units; and
  - b. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. the second residential unit will comply with building code; and
  - b. adequate parking for the site is provided; and
  - c. minor alterations to the structure will be made to enhance the exterior; and
  - d. the use will not generate significant impacts to the nearby residential properties.
3. The project is consistent with the General Plan which designates the site as Low Density Residential 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 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.

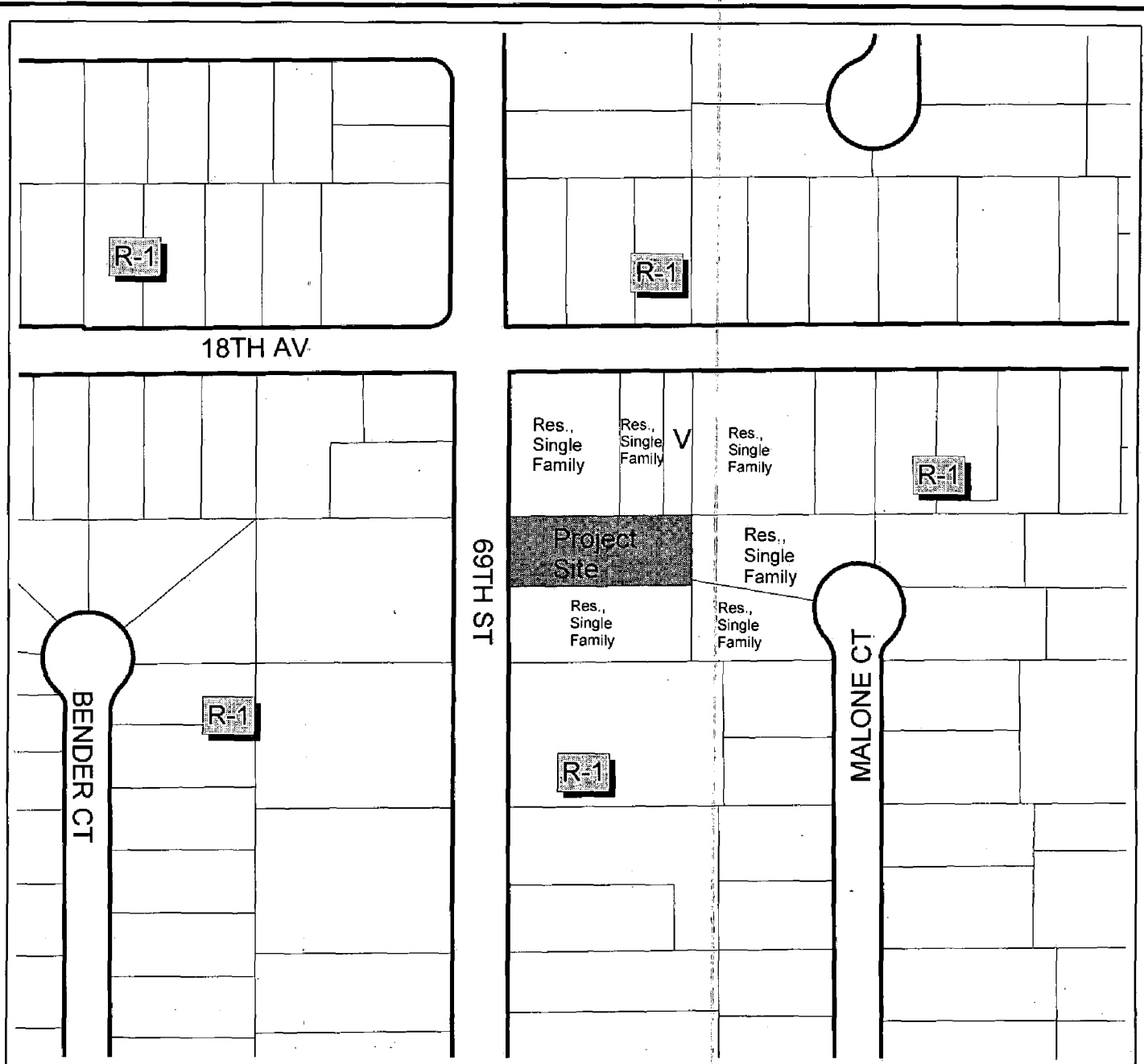
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File (original)  
ZA Log Book  
Applicant



# VICINITY MAP





18TH AV

69TH ST

BENDER CT

MALONE CT

R-1

R-1

R-1

R-1

Project Site

Res., Single Family

Res., Single Family

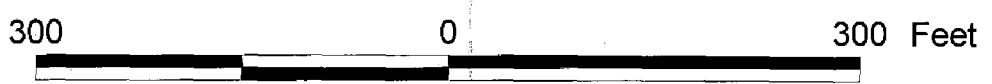
Res., Single Family

Res., Single Family

Res., Single Family

Res., Single Family

R-1



Planning And Building Department  
Geographic Information System

# LAND USE AND ZONING



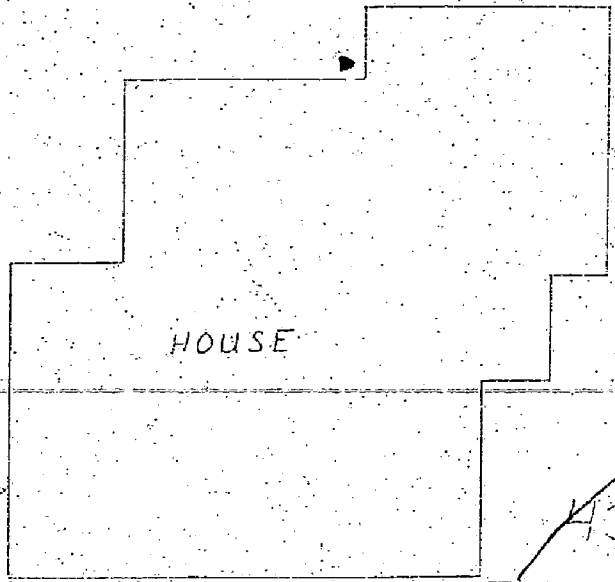
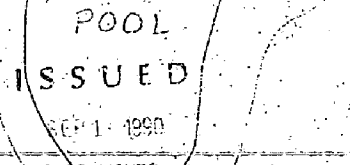
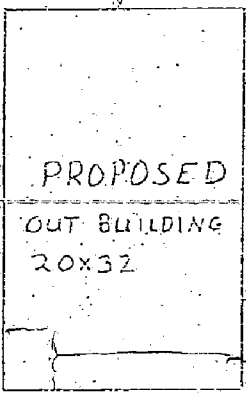
Z02-198

RECD SEP 19 2002

167

27

November 14, 2002



sewer connection FRONT

4321-69 ST.

EXHIBIT A STREET 10 60 STREET

NORTH



This set of plans and specifications must be kept on the job at all times and it is unlawful to make any alterations or additions from the same without the approval of the City Engineer.

The City Engineer and the City Ordinance Department may be contacted for more information.

ISSUED SEP 1 1990

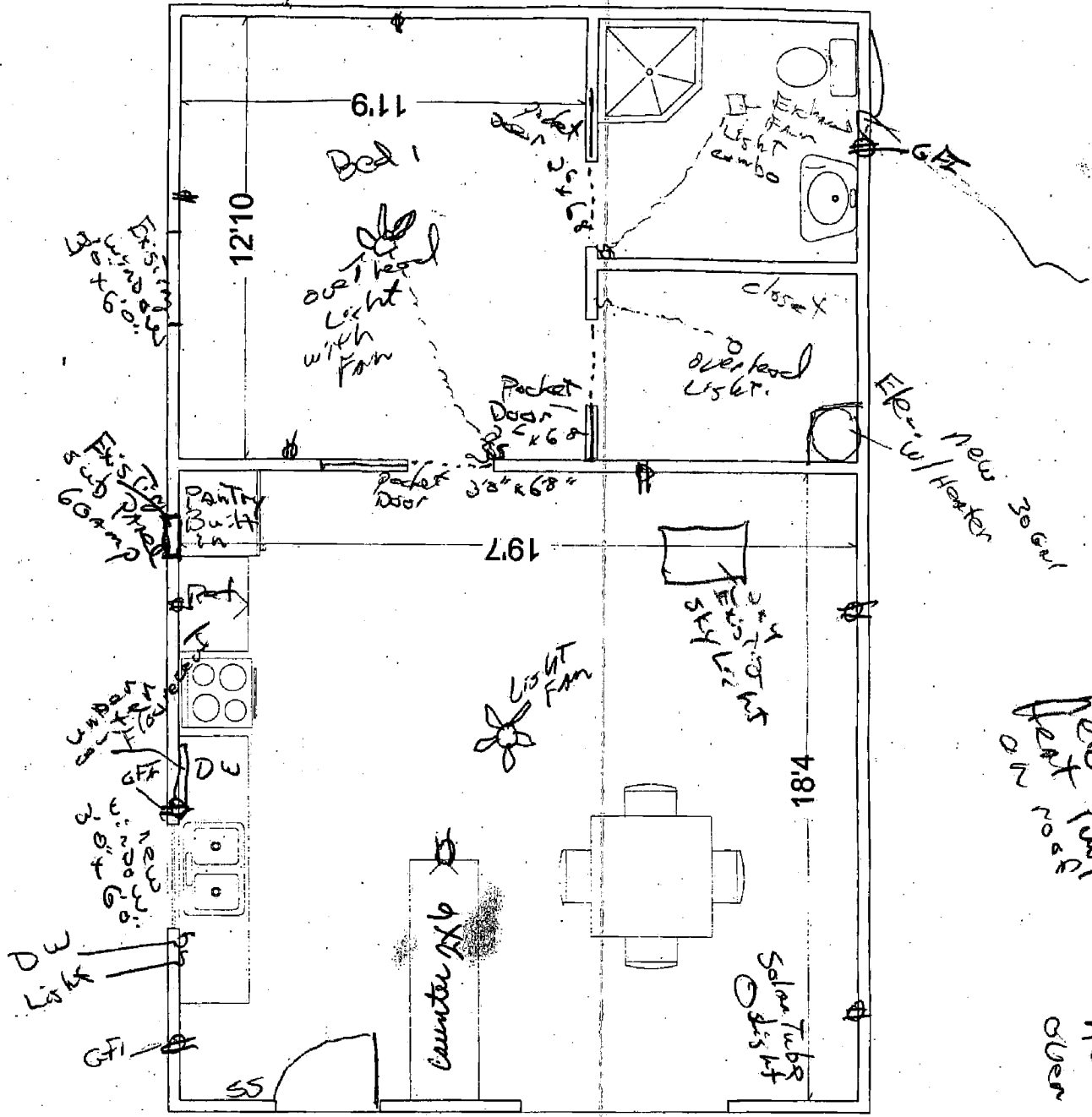
001945

4321 69 ST

Z02 98

Item 2

EXHIBIT B



new pump  
heat no. 5

new camp heat 50 yr  
over existing

DSSA  
30" x 68"  
metal Door  
with LSHZ

new French  
Deron 80" x 68" Glass

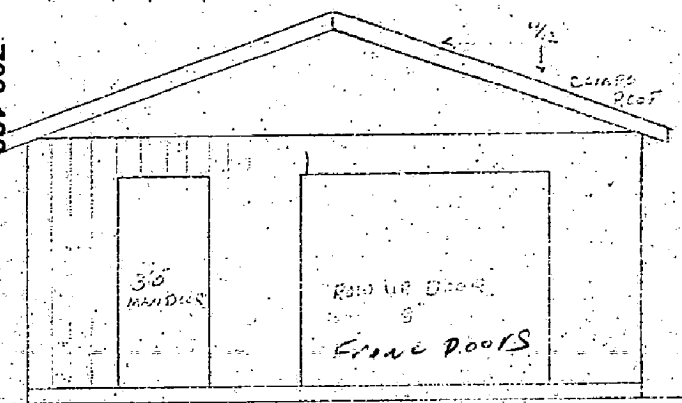
scope  
new heat pump  
new water heater 40 gal  
comp roof 30 yr over existing  
carpet bedroom

**Z02-198**

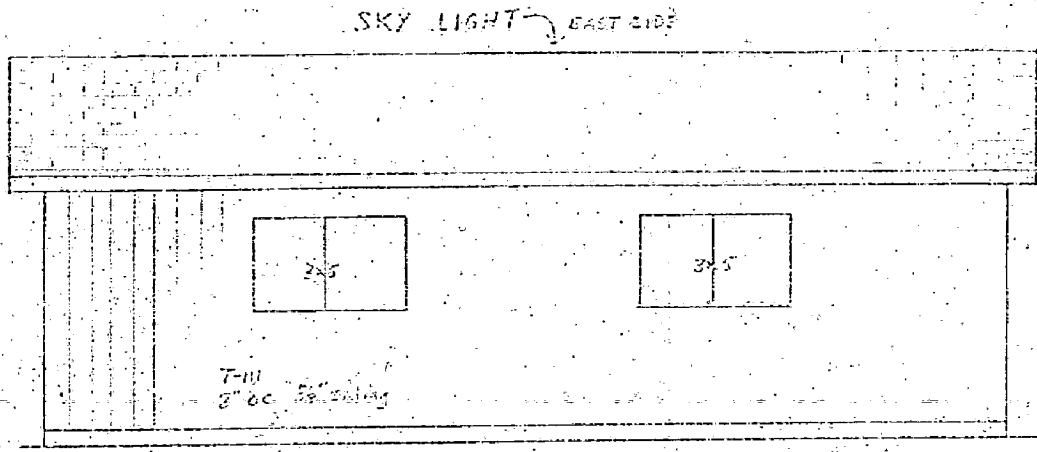
REC'D SEP 19 2002



Z02-198



SOUTH

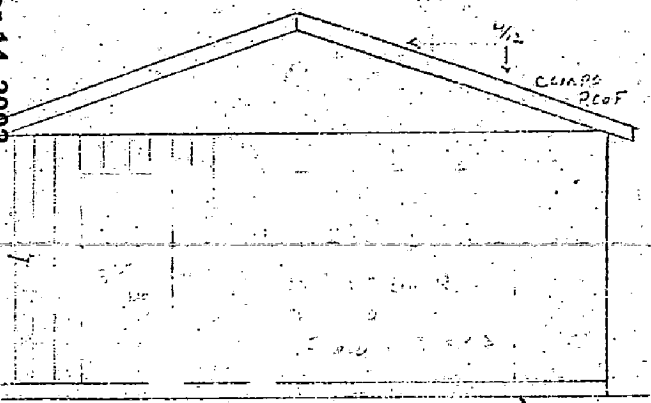


WEST

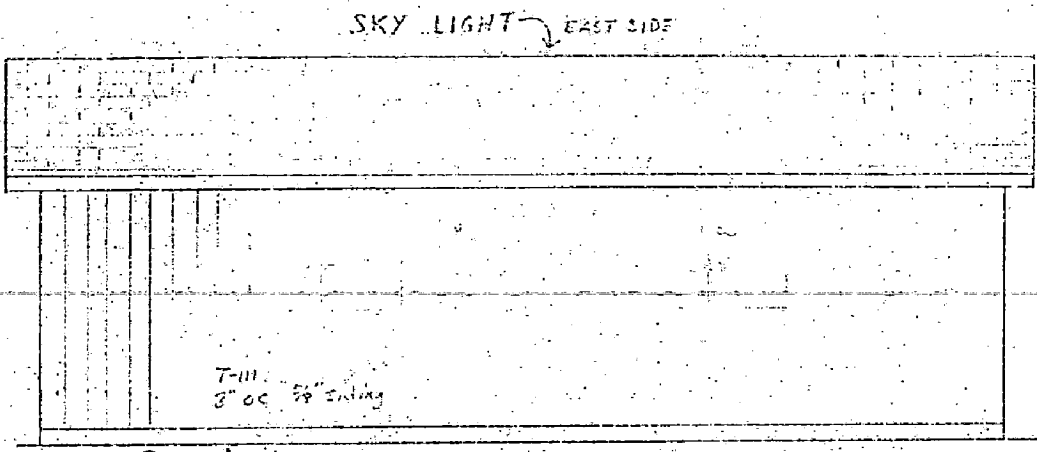
1/4" = 1 FOOT

November 14, 2002

**Z02-198**  
REC'D SEP 19 2002



NORTH



EAST

1/4" = 1 FOOT

EXHIBIT C

Item 2