

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received have been included as conditions of approval.

The site is located in the Oak Park Design Review area, the Oak Park Neighborhood Improvement Association area, and the Oak Park PAC. The proposed plans have been submitted to the Oak Park PAC and were reviewed by their Housing Subcommittee. The project was approved by the Oak Park PAC. No application has been submitted to the Design Review staff as of this time. The proposed plans have also been submitted to the neighborhood association and no comments have been received.

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(a) and Section 15305(a) and (b)}.

Conditions of Approval

1. The proposed project (including the patio structure) shall be submitted for review and approval to the Design Review/Preservation Board staff (Randy Lum 264-5896) prior to issuance of building permits. The application shall be filed by August 19, 1994.
2. The applicant shall construct a paved driveway for the new garage to the alley (as indicated on the plans). {Public Works}
3. The garage driveway shall not be allowed for parking. {Transportation Division}
4. The applicant shall relocate the proposed covered patio to meet the Zoning Ordinance requirements and the patio area shall never be enclosed. The relocated patio structure shall be indicated on a new site plan to be reviewed by Planning staff prior to issuance of building permits.
5. The rear 5 x 16 foot section of the existing second unit shall be removed as indicated on the plans prior to September 19, 1994. If the applicant is unable to meet this deadline he shall call the Zoning Administrator's staff (Sandra Yope 264-7158) prior to this date to explain why he can not meet the deadline and in order to set a new deadline. The 5 x 16 foot section may be replaced with an uncovered patio/porch.
6. A fire hydrant is required within 300 vehicular feet of the second unit. The applicant shall show the location of the fire hydrant or add a fire hydrant if necessary to the satisfaction of the

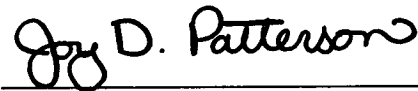
Fire Department (Elaine Clark 264-5936) prior to the Final Inspection.

7. No additional structures shall be constructed or located on the site.
8. No mechanical equipment shall be located on the roof of the second unit.
9. The structures shall conform to the submitted plans (revisions by Design Review are accepted).
10. The applicant shall obtain all necessary building permits prior to commencing construction and shall submit for a building permit by September 19, 1994 (two months). If the applicant is unable to meet this deadline, he shall contact the Zoning Administrator's staff (Sandra Yope 264-7158) prior to this date to explain why he can not meet the deadline and in order to set a new deadline.
11. The front storage area of the main unit shall be painted to match the house.
12. Planning staff shall be contacted prior to the Final Inspection to insure compliance with conditions (Sandra Yope, 264-7158).

Findings of Fact:

1. Granting the variances does not constitute a special privilege extended to an individual applicant in that a variances for a setbacks, lot coverage, and court yard area would be and have been granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in that a second residential unit is allowed in the Standard Single Family (R-1) zone with a Special Permit.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the converted garage is existing and a portion will be demolished that encroaches the furthest into the rear yard setback area;
 - b. the existing second residential unit is compatible with the surrounding area and will not significantly alter the characteristics of the area;
 - c. there will be adequate on-site parking for both units; and
 - d. there will be adequate yard area available for both units.
4. 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;
 - b. the proposed additions will not encroach further into the setback area or substantially alter the characteristics of the site or the surrounding neighborhood; and
 - c. there is an adequate setback of 26 feet from the proposed second unit to the property to the north of the site.
5. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

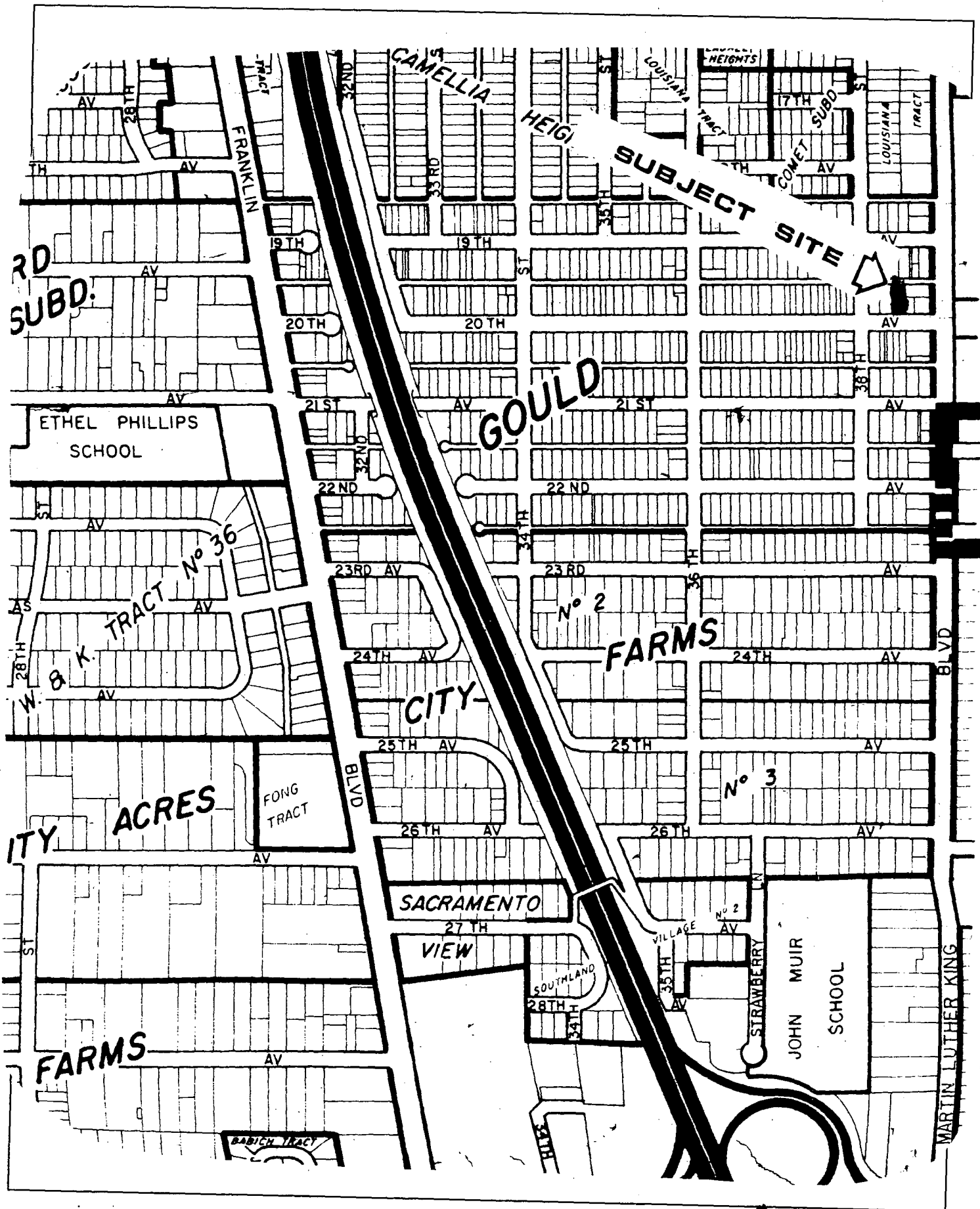


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit or Variance is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit or Variance shall be deemed to have expired and shall be null and void. A Special Permit or Variance 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
Building Division- Roger Heatherly
Design Review - Randy Lum

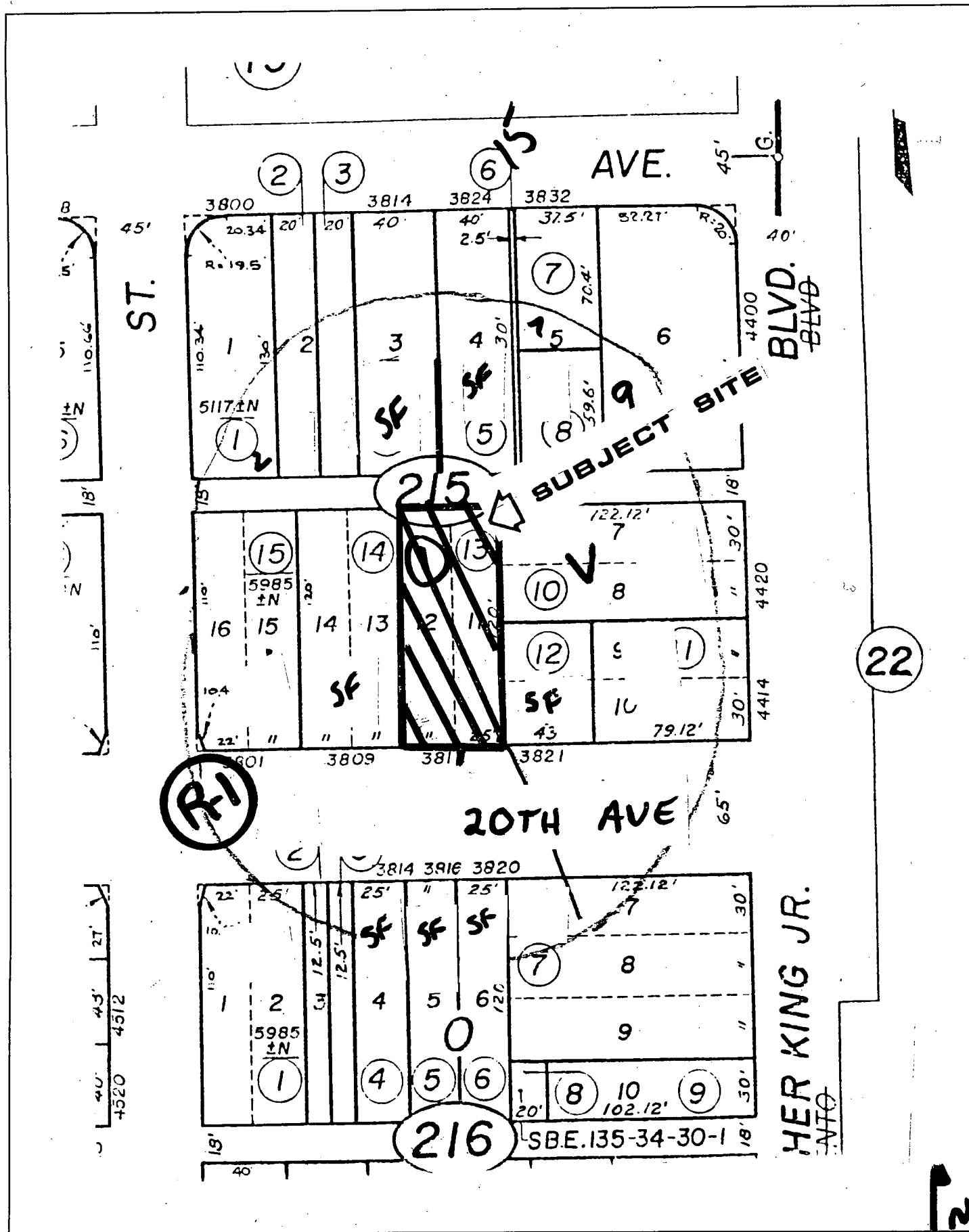


VICINITY MAP

Z94-057

JULY 10, 1994

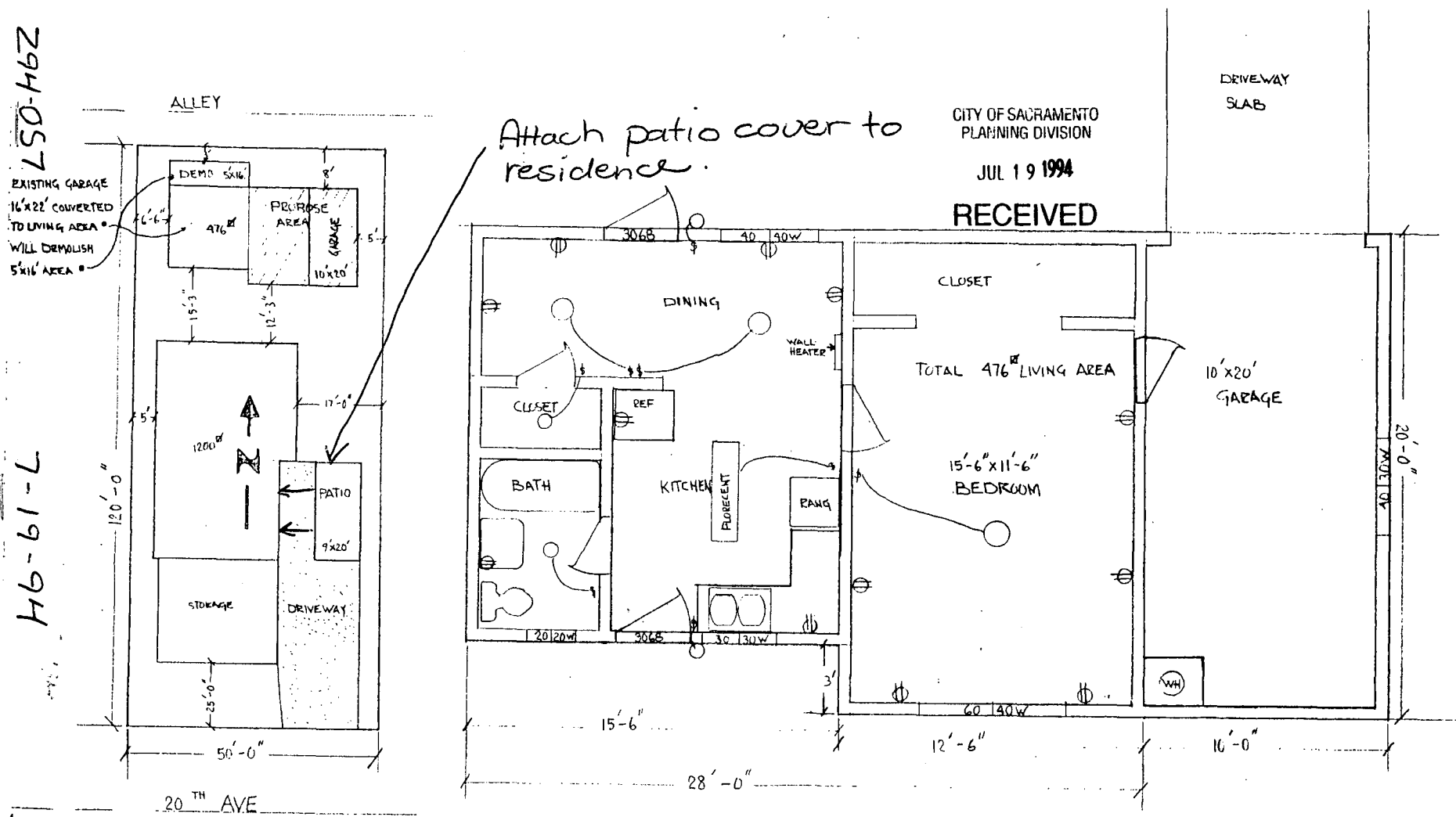
ITEM NO. 1



LAND USE & ZONING MAP

294-057

7-19-94



PLOT PLAN 1/20" = 1'-0"

FLOOR & ELECTRICAL PLAN 1/4" = 1'-0"

EXHIBIT A

Item 1

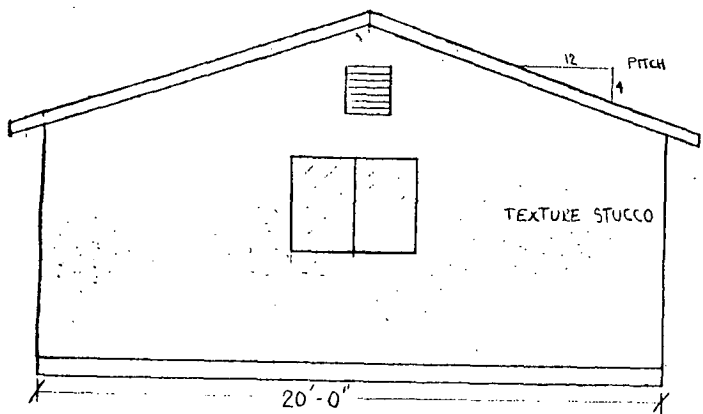
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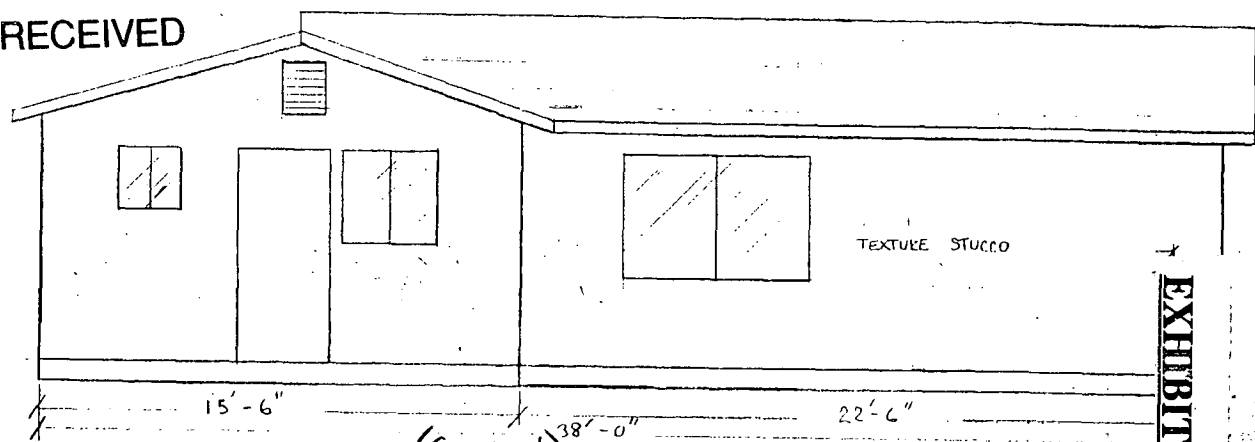
CITY OF SACRAMENTO
PLANNING DIVISION

JUL 19 1994

RECEIVED



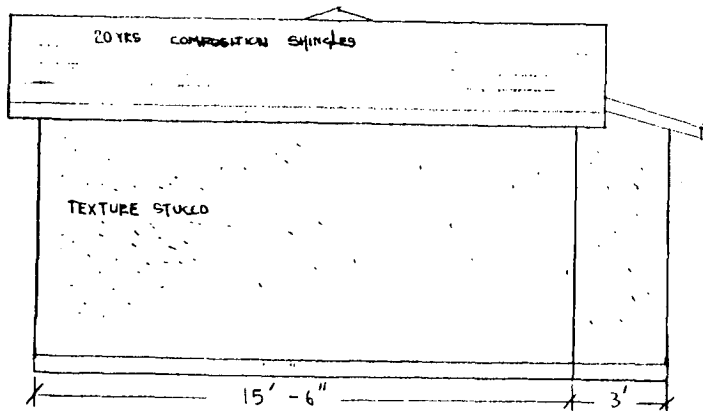
WEST ELEVATION $\frac{1}{4}'' = 1'-0''$



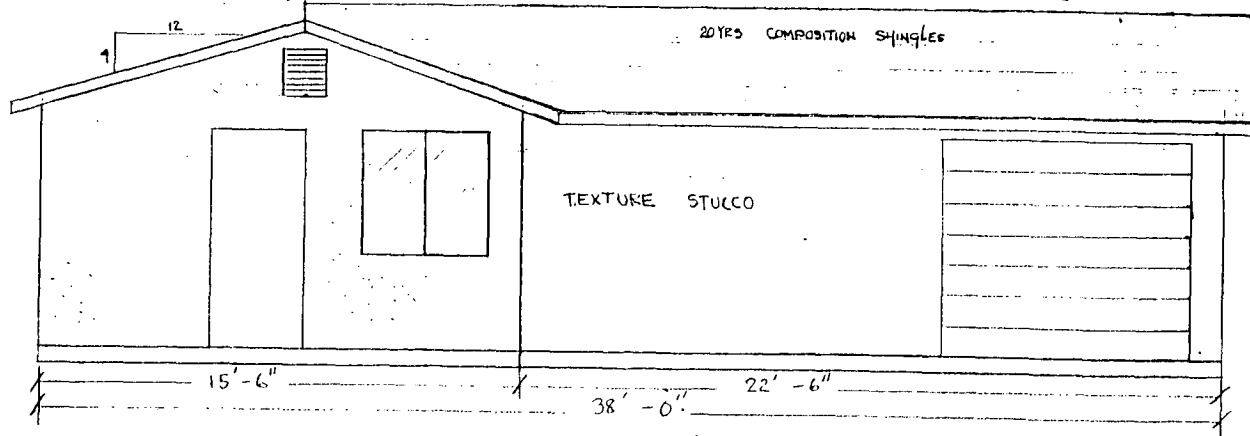
SOUTH ELEVATION (Correct) $\frac{1}{4}'' = 1'-0''$

EXHIBIT B

Reverse - Garage door on east side,
door & window on west side



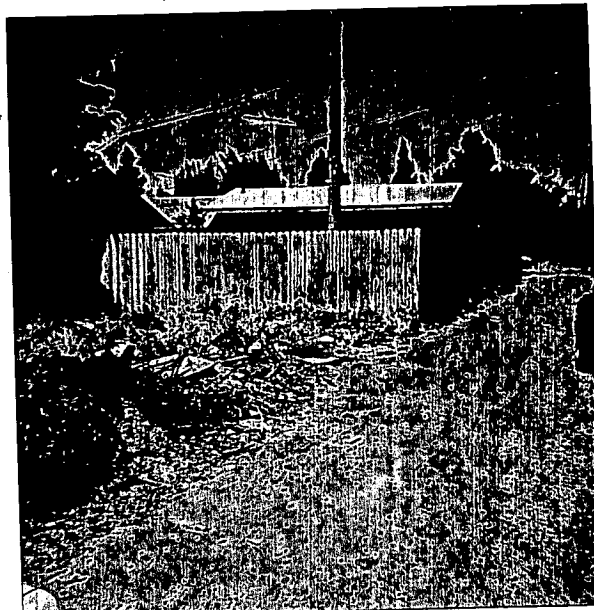
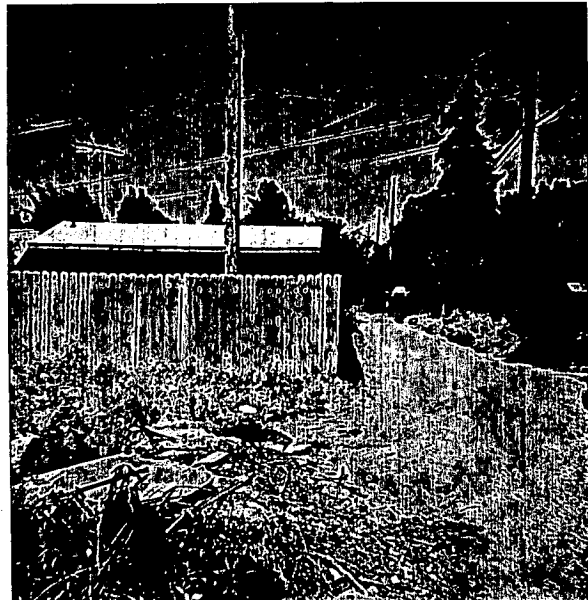
EAST ELEVATION $\frac{1}{4}'' = 1'-0''$



NORTH ELEVATION $\frac{1}{4}'' = 1'-0''$

Item I

EXHIBIT C



294-057

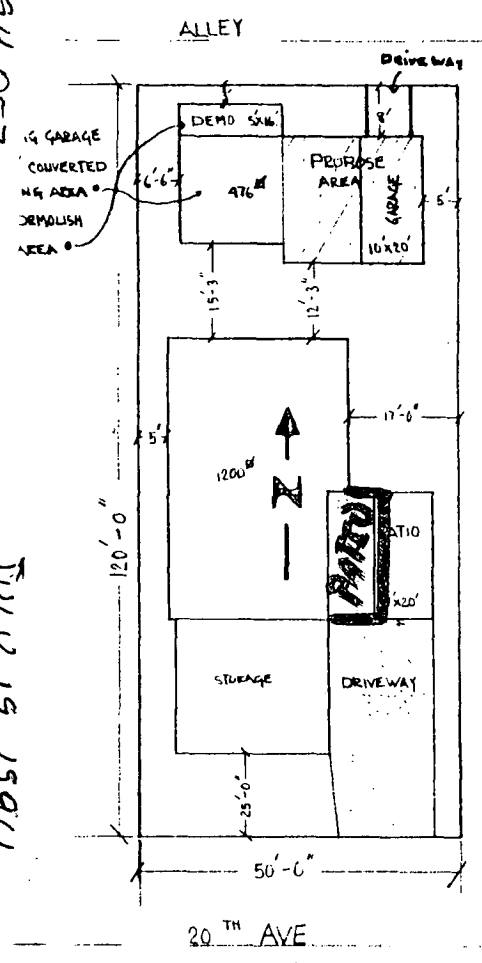
JULY 19, 1994

ITEM 3¹

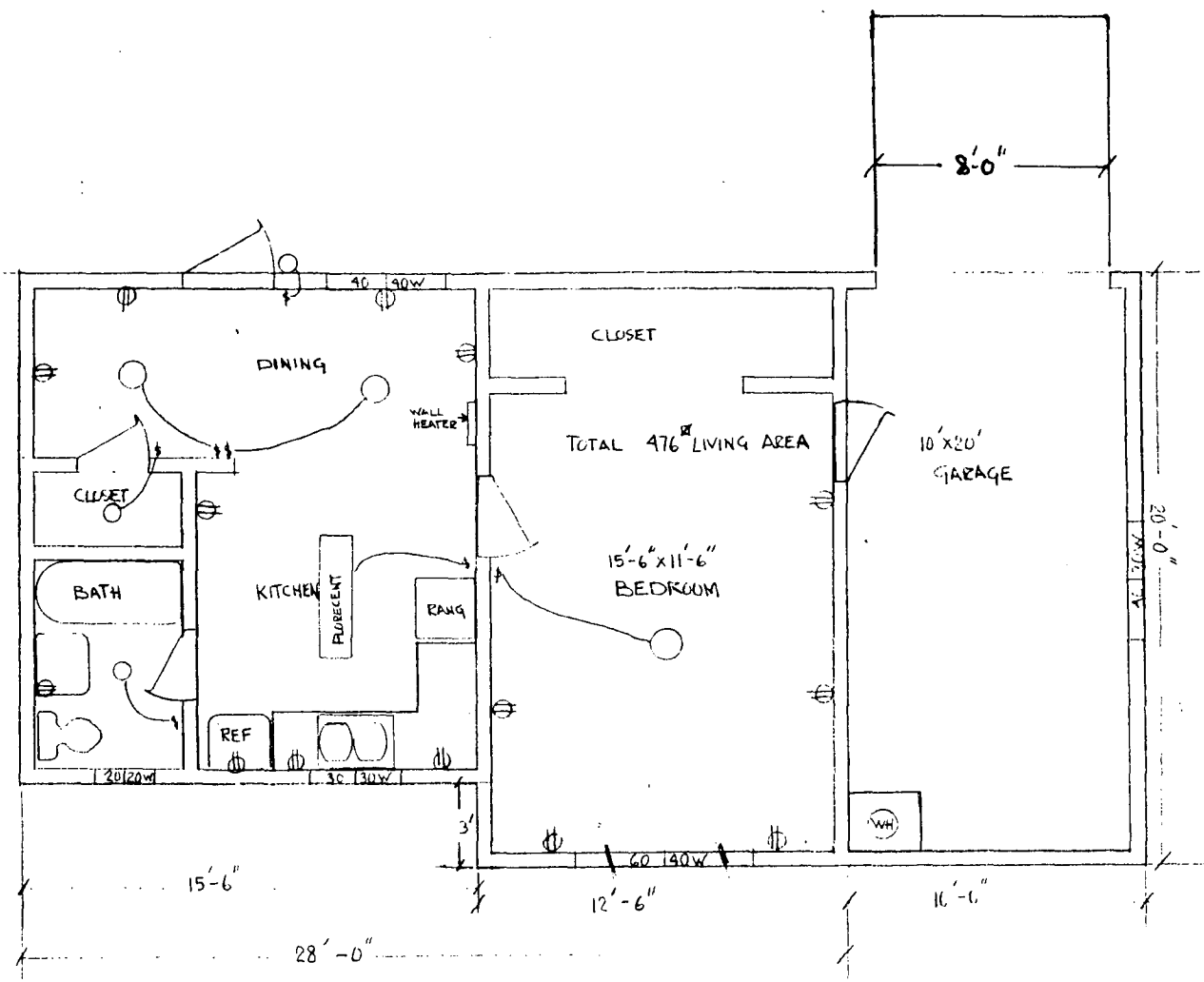
294-057

JULY 19, 1994

ITEM 1



PLOT PLAN 1/2" = 1'-0"



FLOOR & ELECTRICAL PLAN 1/4" = 1'-0"

EXHIBIT D
STAFF EXHIBIT

294-057

294-057

PROOF OF SERVICE BY MAIL OF
ZONING ADMINISTRATOR'S NOTICE OF DECISION

The below signed verily states:

On July 27, 1994 I served the applicant with a copy of the Zoning Administrator's Notice of Decision for the above referenced project by placing a true copy thereof with postage fully prepaid in the United States mail at Sacramento, California.

H. Pedersen
Signature

7-27-94
Date