

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, August 19, 1998, the Zoning Administrator approved with conditions a special permit to allow an existing second residential unit remain for the project known as Z98-076. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

**Project Information**

**Request:** Zoning Administrator Special Permit to convert an existing 480 square foot detached accessory building into a second residential unit. The proposed unit is located on property totaling .16± acres and developed with a single family house in the Standard Single Family (R-1) zone.

**Location:** 3720 Schutt Way (D2, Area 4)

**Assessor's Parcel Number:** 252-0134-019

**Applicant:** Ophelia Littlefield  
P.O. Box 193  
Orangeville, CA 95662

**Property Owner:** Same as Applicant

**Project Planner:** Sandra Yope

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

**Community Plan Designation:** Residential (4-8 du/na)

**Existing Land Use of Site:** Single Family Residence

**Existing Zoning of Site:** Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-1; Single Family Residence	Front:	25'	25'
South: R-1; Single Family Residence	Side(N.):	5'	8'
East: R-1; Single Family Residence	Side(W.):	5'	9'
West: R-1; Single Family Residence	Rear:	15'	6'

**Property Dimensions:** 50 feet x 140 feet

**Property Area:** 0.16± acres

**Square Footage of Buildings:**

Existing residence-	960 square feet
Existing 2nd Unit-	480 square feet
Garages/Workshop	240 square feet

**Z98-076**

**August 19, 1998**

**ITEM 3**

	Total-	1,680 square feet
Height of Building:	Existing House- One Story	
	Second Unit- One Story	
Exterior Building Materials:	T-111 Wood Siding	
Roof Materials:	Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibit A.

Previous Files: None

Background Information: At some point in the past the accessory structure located on the subject property was converted into a second residential unit. The present property owner was cited by the Building Division for work done without a permit. The applicant has filed an application to legalize the conversion.

Additional Information: The applicant is requesting a special permit to allow an existing converted 480 square foot second residential unit to remain. The unit was converted from a detached accessory building. A 240 square foot single car garage still remains attached to the front unit. The structure does not meet residential setbacks as the previous accessory building did not have to meet residential setbacks. The unit has an six foot rear yard setback. The Zoning Ordinance requires 15 feet. There are several sheds also located in the back yard area that will be relocated to conform to Zoning Ordinance requirements. There is adequate space for a yard area between the two units.

The Zoning Ordinance requires a Zoning Administrator Special Permit for a second residential unit within the R-1 zone. The Zoning Administrator must make the following findings:

1. The architecture is compatible with that of the main residential unit.
2. The area of the second residential unit will not exceed 850 square feet.

Also the second residential unit shall meet all of the requirements of the Zoning Ordinance, including but not limited to height, lot coverage, setback and parking requirements. The existing unit meets all the requirements except for the previously mentioned setback and the front and rear units are of the same design, exterior materials, and color.

The project was noticed and staff received several calls in opposition to the project. The callers did not want a second unit because of previous problems with tenants on the site and not wanting additional rentals in the area. Staff also received one letter in opposition for similar reasons (see Exhibit B). In response to these concerns, the Zoning Administrator placed a condition on the permit that one of the units was required to be owner-occupied at all times both units are occupied (condition 2). Other than the applicant, there was no

one in attendance in support of or in opposition to the project at the Zoning Administrator's Hearing.

Agency Comments

The proposed project has been reviewed by the City Public Works- Transportation and Engineering Planning Division, Design Review, the Building Division, Utilities, the Fire Department, and the Police Department. The comments received pertaining to the project have been included as conditions.

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, Sections 15303(a)}.

Conditions of Approval

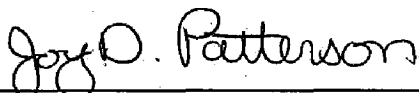
1. The applicant shall obtain all necessary building permits to legalize the existing second unit as a residential unit within three months of approval (November 19, 1998).
2. To maintain use of the second residential dwelling unit, the owner of the subject property shall be the occupant of the primary residence or the second residential dwelling unit at all times that the second residential dwelling unit is occupied. Upon sale of the property, the subsequent owner shall file an affidavit with the City acknowledging the foregoing condition, and stating either that the owner is an owner occupant, or that the owner will be an occupant of either the primary residence or the second residential unit if and when the second residential dwelling unit is occupied.

Failure to satisfy the foregoing condition shall be grounds for revocation of the special permit, in addition to any other remedies, sanctions or relief that may be available under the Zoning Ordinance or any other statute, law or regulation.

3. The applicant shall install an address on the second residential unit that is visible from Schutt Way. The address shall be internally illuminated or placed below the porch light. The applicant shall also place an address sign at the front of the parcel to indicate the second unit is in the rear.
4. The second unit shall provide adequate security equipment and lighting to the satisfaction of the Police Department (Lynne Ohlson, 264-5787).
5. The sheds shall be relocated to the locations shown on submitted plans and never be used for any habitable or living space.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed second unit will not substantially alter the characteristics of the surrounding neighborhood; and
  - b. the proposed second unit meets the requirements of the Zoning Ordinance to include not exceeding 850 square feet of living area.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. there will be adequate yard area;
  - b. there will be adequate setbacks, landscaping, and on-site parking for the proposed second unit; and
  - c. the second unit will not substantially alter the characteristics of the surrounding neighborhood.
3. The project is consistent with the General Plan and North Sacramento Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

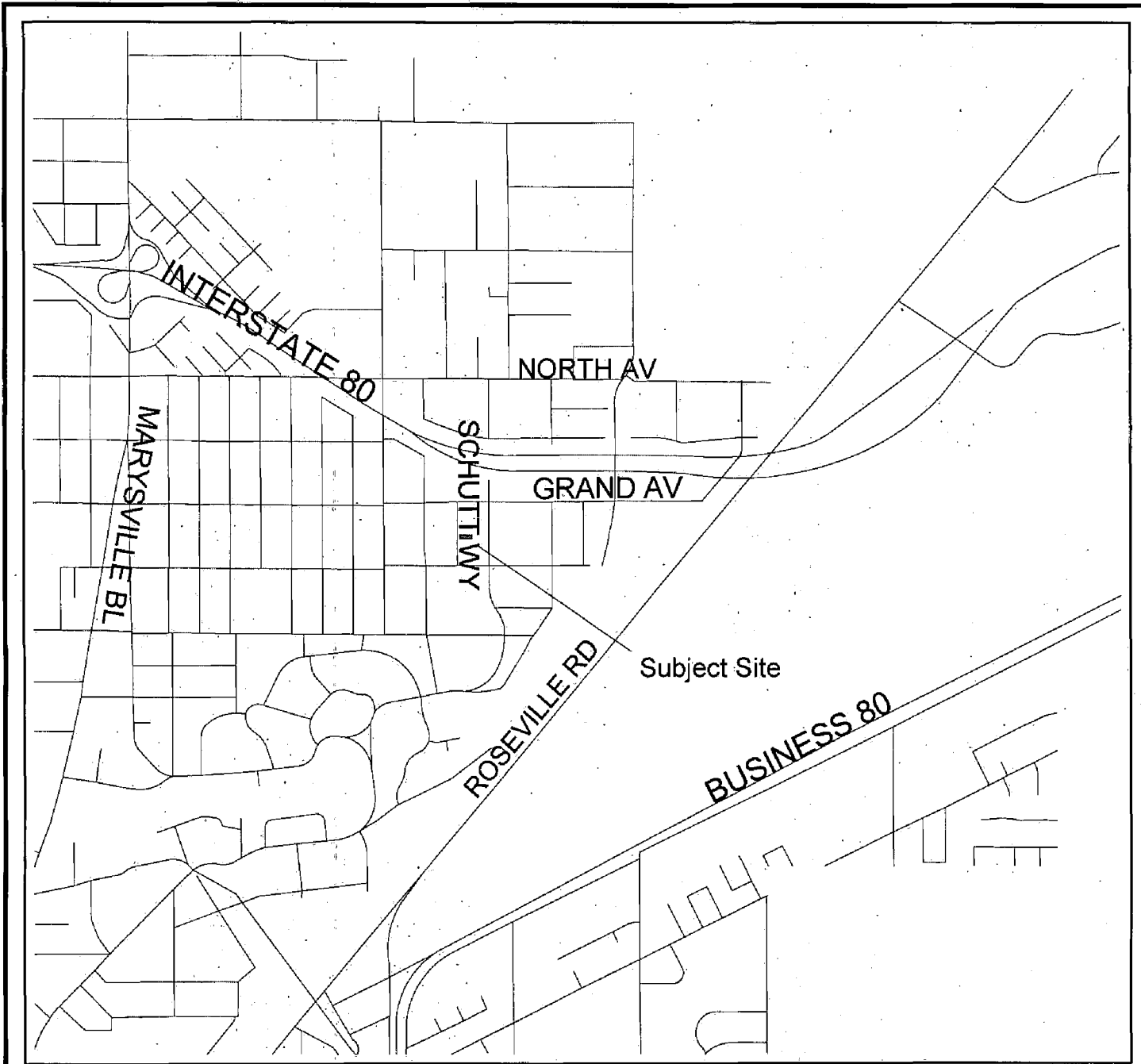


Joy D. Patterson  
Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance 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  
Elia Kentera, Housing and Dangerous Buildings

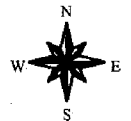


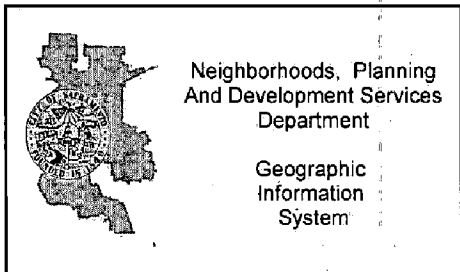
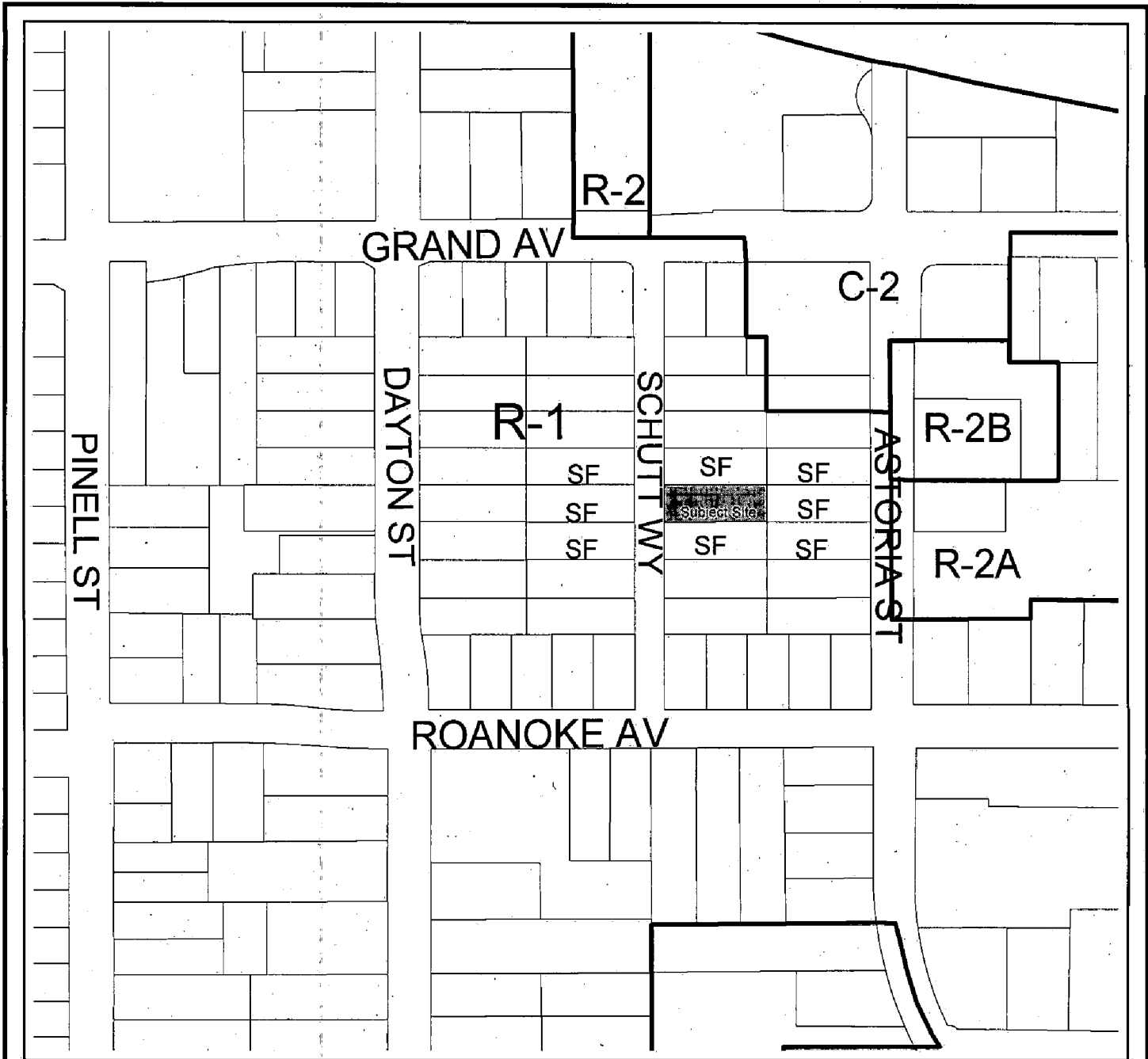
Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System



# VICINITY MAP





Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# LAND USE AND ZONING





**EXHIBIT - B**

3716 Schutt Way

Aug 11<sup>th</sup> 1998

City of Sacramento Planning Division.

Dear Sirs:

I am writing regarding the zoning Administrator's Special Permit to Change Z 98-076 from Single Family Residential to rental.

I highly oppose the change. That 480 square building was erected as a shop for the then-owner to paint magnetic signs for cars.

When they sold to Ben Junstrom he made it into a Guest House - no cooking facilities. He sold to his niece and she moved her father into it as she could care for him. She lived in the front house. They let it go into repossession. Olivia Liederhoff, who is a lovely lady, bought and converted the Guest House into living quarters. She rented the front house out and lived in the rear. She used very good judgment in who she rented to. The police were there a number of times.



Our homes are too close together  
to accommodate two (2) families on  
the small 50' x 140' lots.

my Husband (recently deceased)  
and I bought our home Dec. 1948 -  
we bought in good faith - our deed  
saying Single Family Residence.

I live next door south of house  
in question. I see no reason to  
change the zoning and do agree it.

John L. Wilson  
3716 Schutt Way  
Sacramento, Ca.  
95838