

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, July 25, 1995, the Zoning Administrator approved with conditions a special permit to allow expand a single family residence along an existing non-conforming setback for the project known as Z95-058. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Special Permit to expand a non-conforming structure by adding a 900 square foot second floor addition to a single family home on 0.15± developed acres in the Standard Single Family (R-1) zone.

Location: 932 McClatchy Way

Assessor's Parcel Number: 009-0362-008

| | |
|--|--|
| Applicant: Robert and Susan Hood 2741 San Luis Court Sacramento, CA 95818 | Property Owner: Same as Applicant |
|--|--|

| | |
|-----------------------------------|--------------------------------------|
| General Plan Designation: | Low Density Residential (4-15 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 | Proposed |
|-------------------------------------|-----------|----------|----------|----------|
| North: R-1; Single Family Residence | Front: | 25' | 21' | 21' |
| South: R-1; Single Family Residence | Side(E.): | 5' | 3.5' | 3.5' |
| East: R-1; Single Family Residence | Side(W.): | 5' | 3' | 3' |
| West: R-1; Single Family Residence | Rear: | 15' | 14' | 14' |

| | |
|-------------------------------------|---------------------------------|
| Property Dimensions: | Irregular |
| Property Area: | 0.15± acres |
| Square Footage of Buildings: | Existing- 1,600 square feet |
| | House Addition- 900 square feet |
| | Total- 2,500 square feet |
| Height of Building: | Two Story, 24 feet |

Exterior Building Materials: Stucco
Roof Materials: Composition Shingles
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant is requesting to expand the existing single story residence by adding a 900 square foot second floor addition to the rear of the house. The addition will add a master bedroom/bathroom and another bedroom/bath. The addition will extend the south side of the house along the previously established three foot side setback. The Zoning Ordinance requires a five foot setback for interior property lines. The Zoning Administrator Special Permit is necessary to expand the legal non-conforming structure with the same building setback. The lot is substandard in width (45 feet wide) and also is a through lot with street frontages on McClatchy Way and Fremont Way. The garage fronts on Fremont Way and the house fronts on McClatchy Way.

The project has been noticed and staff received one call requesting additional information. The adjacent property owner was concerned that the application included an addition above the garage as well. He had no concerns with the house addition, but wanted to go on record to oppose any second floor/living area addition above the garage which overlook his property. The adjacent affected property owners to the east and west have signed a letter in support of the project (including the property owner who called)(see Exhibit D).

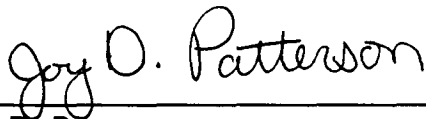
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(b)}.

Conditions of Approval

1. There shall be no further expansion of the residence into the side yard setback area.
2. Size and location of the structure shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the existing interior sideyard setback is three feet and the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed addition is compatible with the adjacent residential properties;
 - b. other properties in the area have a three foot setback;
 - c. the affected property owner to the east and west support the project and;
 - d. the lot is substandard in width.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

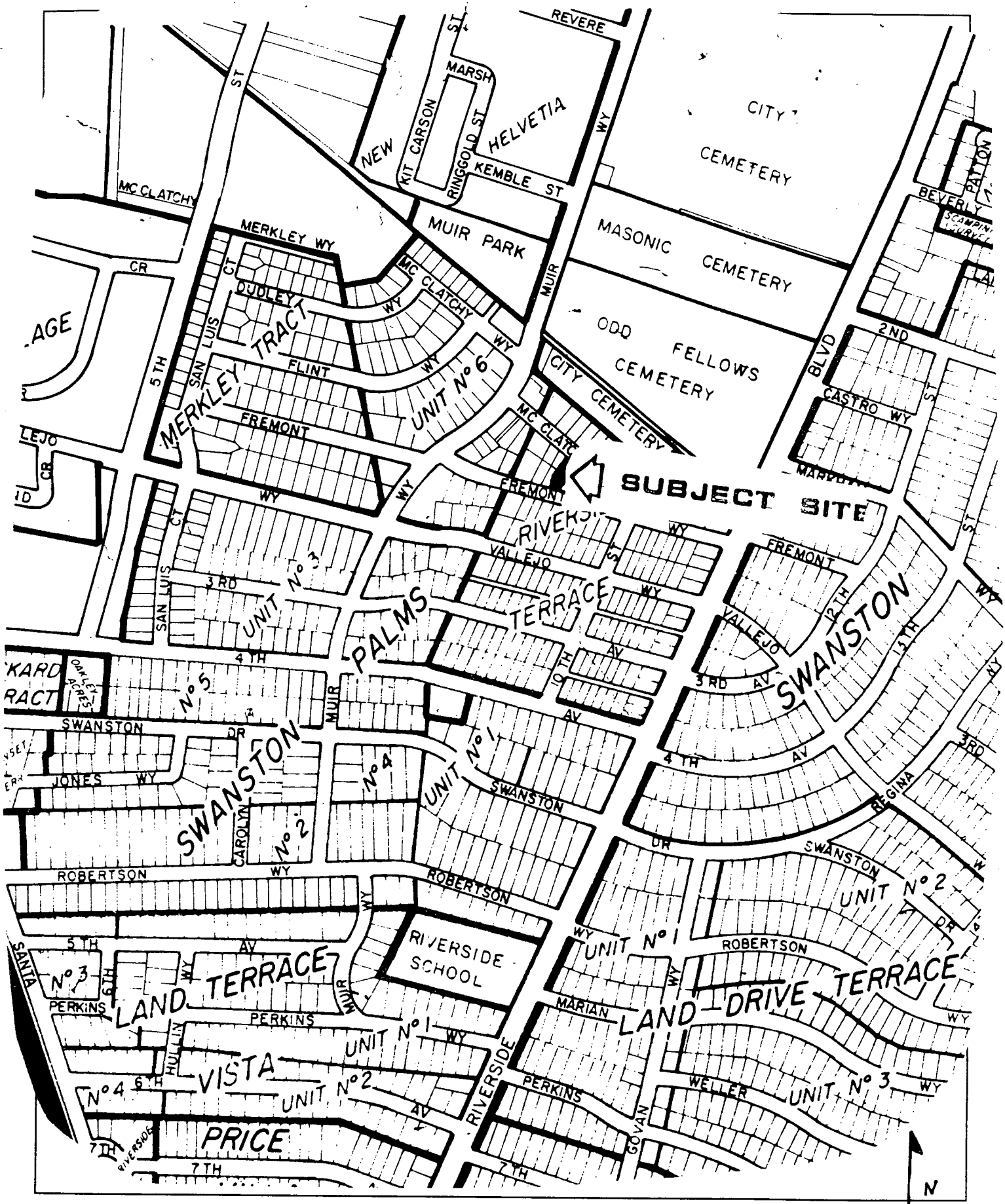


Joy D. Patterson
Zoning Administrator

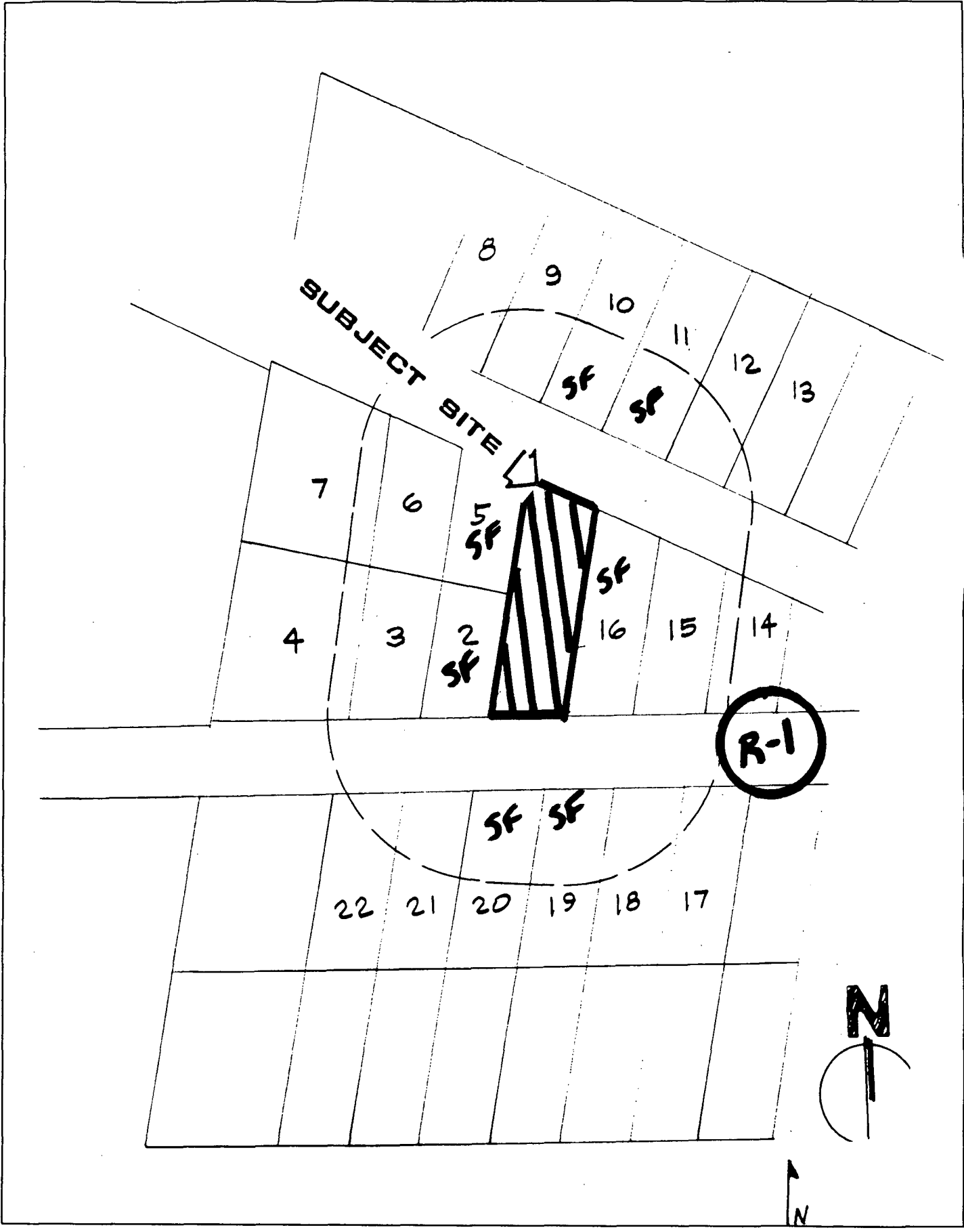
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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
Applicant
ZA Log Book



VICINITY MAP

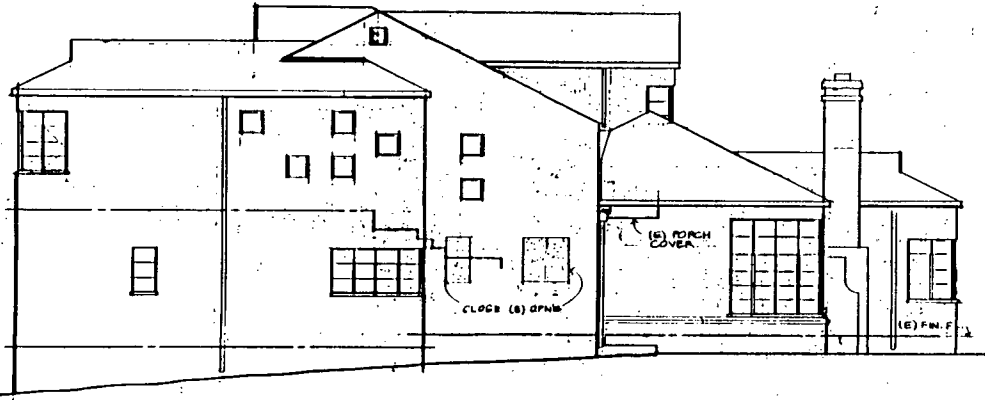


LAND USE & ZONING MAP

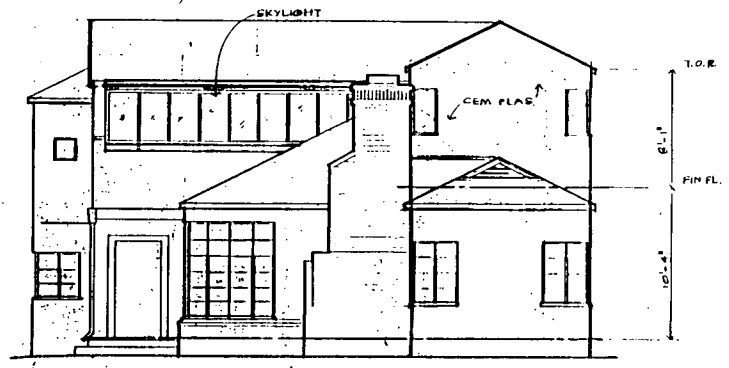
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JULY 25, 1995

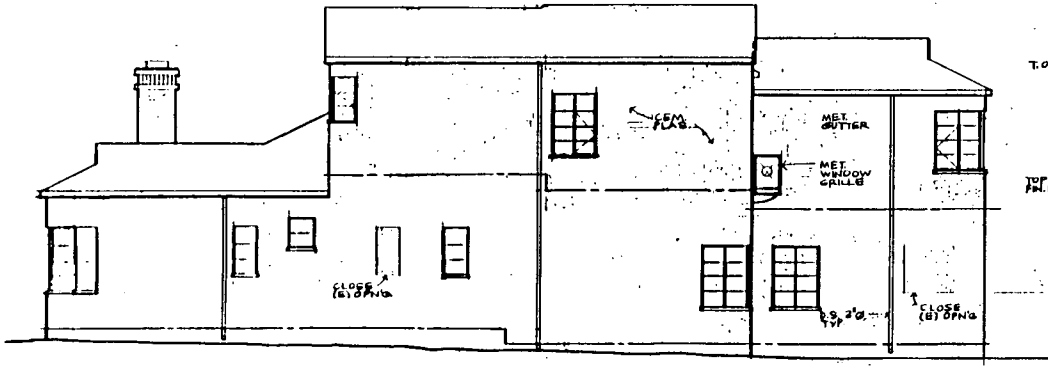
ITEM 1



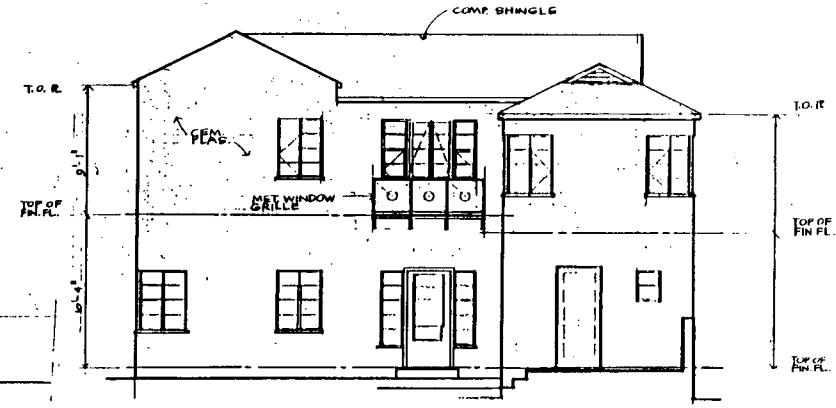
1 EAST



2 NORTH



3 WEST



4 SOUTH

EXHIBIT - B

PERSONAL RESID
932 McCLATCHY
SACRAMENTO, CA

ELEVATIONS

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

SHEET
A 3
OF 4

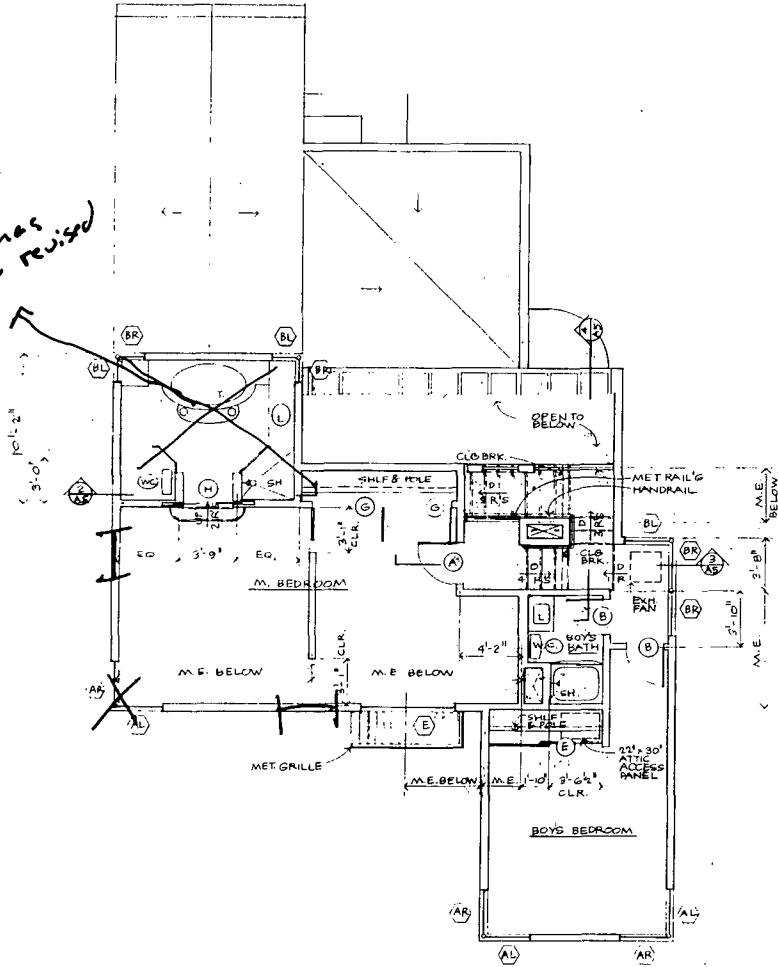
295-058

B 50-562

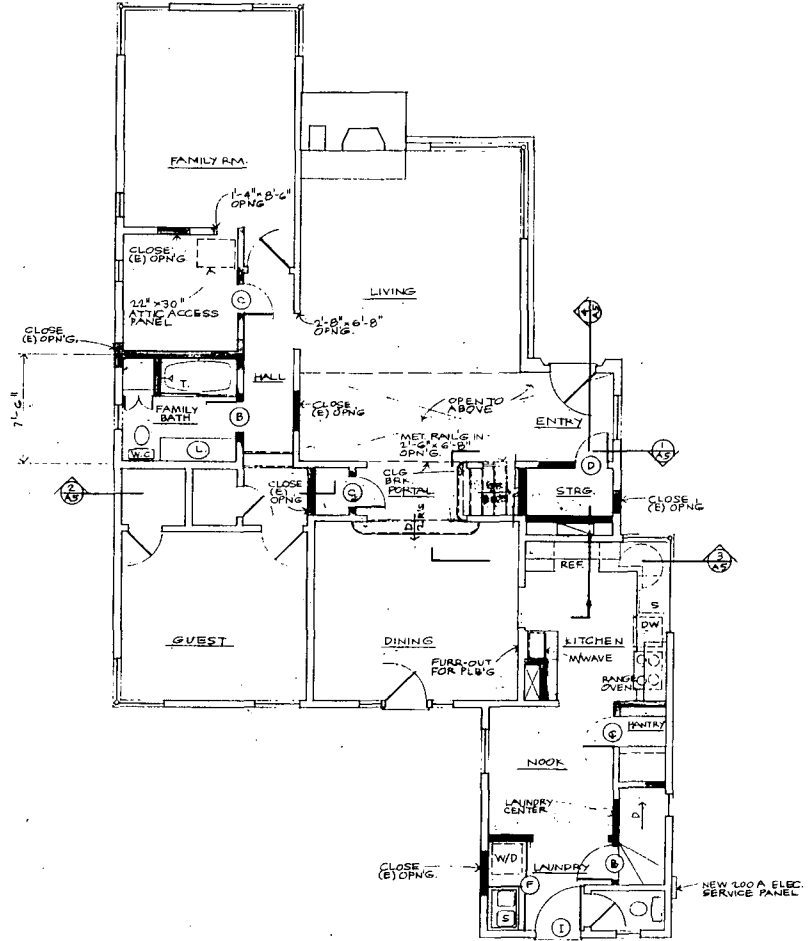
JULY 25, 1945

ITEM 1

Plan has been revised



1 SECOND FL.



2 FIRST FL.

R. Daniel Hood
ARCHITECT
C010734

115 COURT
CA 95818

FLOOR PLANS

PERSONAL RESIDENCE
93 S/

EXHIBIT C



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




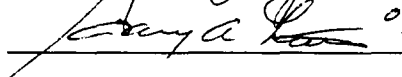
SHEET
A2
OF 6

EXHIBIT D

Dan and Susan Hood
932 McClatchy Way
Sacramento, CA 95818

To Whom it May Concern:

We have reviewed a set of design drawings for Dan and Susan Hood's home addition at 932 McClatchy Way and have no objection to the project. We understand there will be a public hearing and that property owners within a 100 foot radius of the project will be notified and allowed to present comment.

| <u>Signature</u> | <u>Address</u> | <u>Date</u> |
|---|-------------------|-------------|
|  | 941 FREMONT WAY | 7/1/95 |
|  | 929 FREMONT WAY | 7/1/95 |
|  | 924 McClatchy Way | 7/9/95 |
|  owner | 924 McClatchy Way | 7/12/95 |
| | | |
| | | |
| | | |
| | | |

295-058

295-058
Jamie + Gary Little
YSI 9032

JULY 25, 1995

ITEM 1