

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, December 5, 1995, the Zoning Administrator approved with conditions a special permit to allow a second residential unit for the project known as Z94-046. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

Project Information

Request: Zoning Administrator's Special Permit to allow a 638 square foot second residential unit on 1.0 \pm developed acres in the Standard Single Family (R-1) zone.

Location: 3341 Scobee Way

Assessor's Parcel Number: 250-0230-016

Applicant: Richard Montoya Property Same as applicant
 3341 Scobee Way Owner:
 Sacramento, CA 95838

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: Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks Required	Proposed
North: R-1; Single Family Residence	Front: 25'	25'
South: R-1; Single Family Residence	Side(E.): 5'	27'
East: R-1; Single Family Residence	Side(W.): 5'	5'
West: R-1; Single Family Residence	Rear: 15'	102'

Property Dimensions: 119 feet x 330 feet

Property Area: 1.0 \pm acres

Square Footage of Buildings: Existing residence-	2,237 square feet
Existing garage-	600 square feet
Existing storage sheds-	192 square feet

Z94-046

December 5, 1995

ITEM 2

	Proposed house-	1,390 sq ft (638 sq ft living space)
	Total-	4,419 square feet
Height of Building:	Second Unit-	One Story, 14.5 feet
Exterior Building Materials:	Stucco	
Roof Materials:	Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-C

Previous Files: Many I&Rs

Background Information: The applicant initially applied for a Special Permit for deep lot development. The applicant was informed that the lot could be subdivided and therefore did not qualify for the deep lot development entitlement requirements. The applicant did not want to subdivide the property. The application was revised and resubmitted as a Special Permit for a second unit. The initial second unit design was not acceptable to the Design Review staff and the Del Paso Heights RAC. After some time the proposed plans were redesigned to incorporate the changes requested by the Design Review staff and the RAC. Although final approval has not been given at this time by the Design Review staff due to some required exterior design modifications, the proposed project will not change in size or location as a result of the required additional changes so the project is ready to be reviewed for the entitlement.

Additional Information: The applicant proposes to move a house onto the northwest corner of the lot and construct a garage, storage room, and covered patio to create a second residential unit. The actual living area will be 638 square feet. There will be an attached 220 square foot storage room with a separate entrance, but no entrance connecting the interior of the living space to the storage area. The new unit will have a large covered porch (176 square feet) the length of the front elevation of the unit. The attached garage will be 360 square feet (two car garage). The second unit will face Ford Road. The Zoning Ordinance requires a Zoning Administrator Special Permit to allow a second residential unit on an R-1 zoned parcel.

The existing house is located towards the center of the parcel with access off of the private street that parallels the site along the east property line. There is a large detached garage between the existing house and the proposed new unit.

The site is located within the Del Paso Heights Design Review and RAC areas. The applicant has submitted an application with Design Review (Z95-277). The proposed plans have been submitted to the neighborhood association and they support the project subject to Design Review staff review and approval. The project has been noticed and staff has not received any calls.

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)}.

Conditions of Approval

1. There shall be no further expansion of the second unit into the area now designated storage. The storage area shall not have any plumbing and shall be indicated as non-habitable space on the building plans and permits. There shall not be any connecting door between the living area and the storage 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.
4. The applicant shall obtain Design Review approval prior to the issuance of building permits. Design Review shall stipulate the exterior design, materials, fencing, and landscaping requirements for the proposed second unit.
5. No mechanical equipment shall be located on the roof of the second unit.

Findings of Fact:

1. 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 (R-1) zone;
 - b. the proposed second unit will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - c. there will be adequate on-site parking for both units.
2. The project will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there will be adequate parking, setbacks, and yard area for both units;
 - b. the proposed second unit will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - c. the proposed location of the second unit will not preclude subdivision of the parcel in the future.

5. The project is consistent with the General Plan and the North Sacramento Community Pan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (7-15 du/na) respectively.

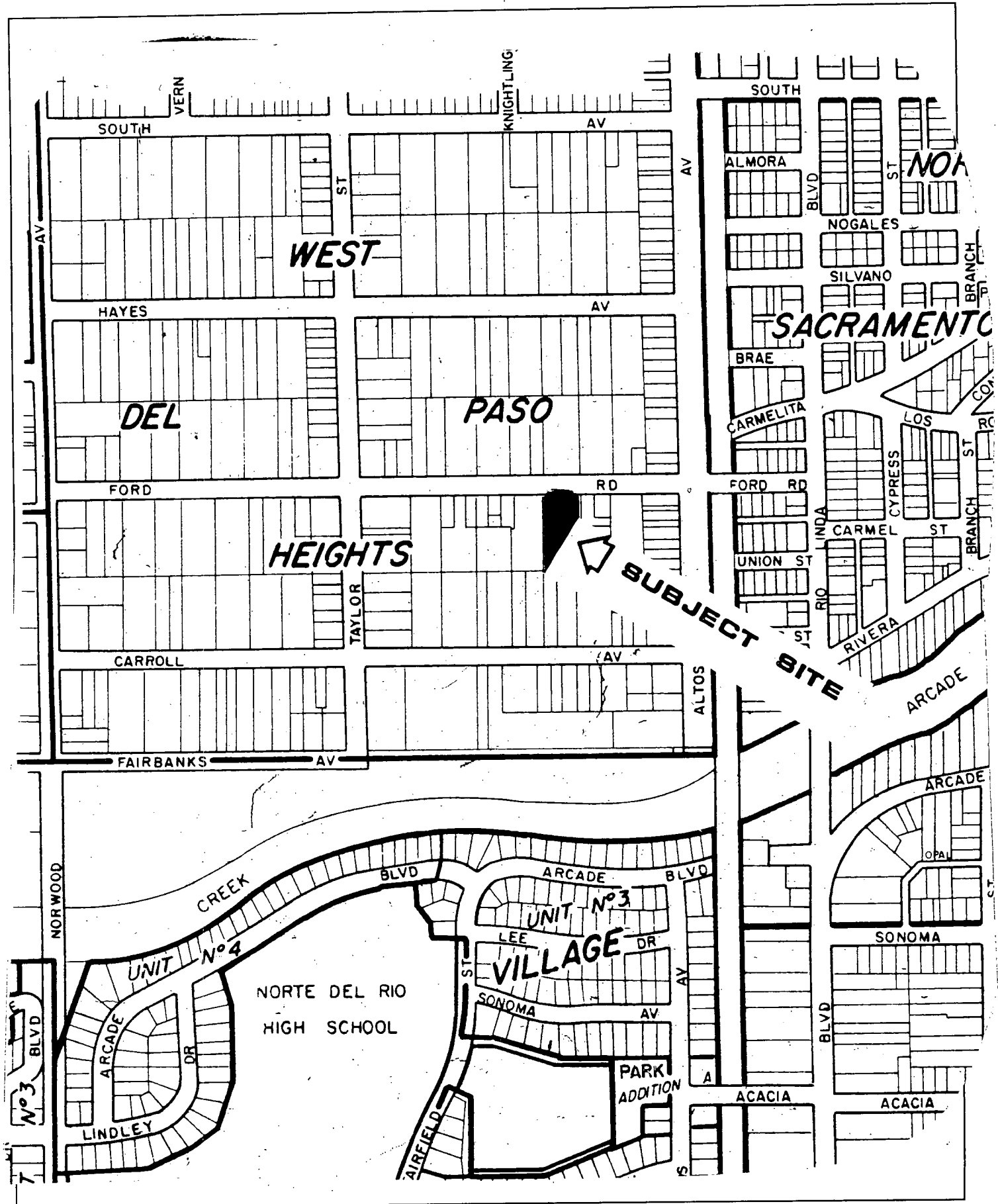
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

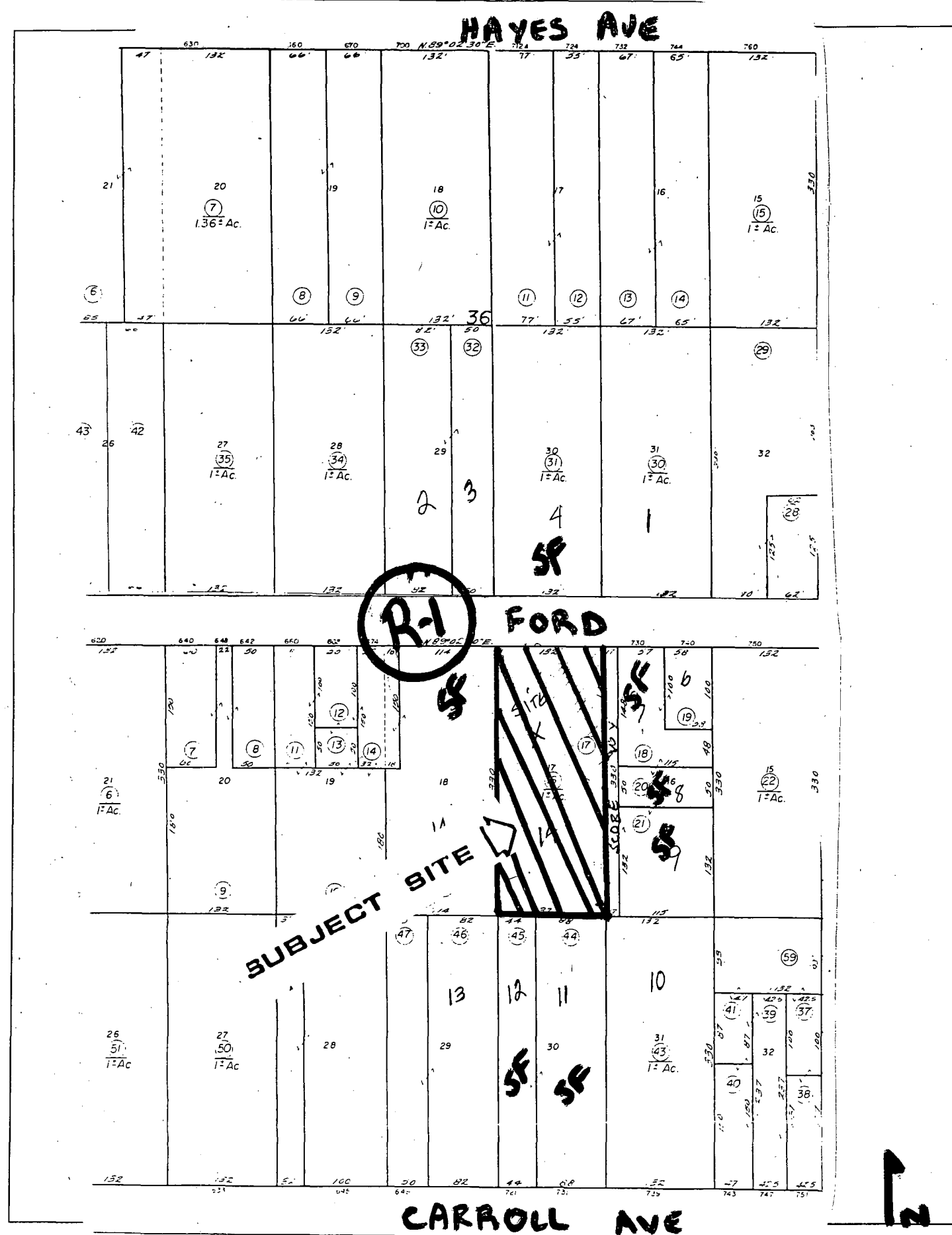
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building 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
Luis Sanchez-Design Review



VICINITY MAP



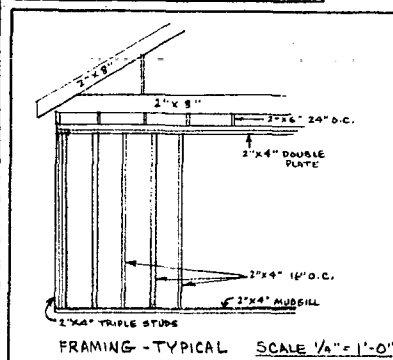
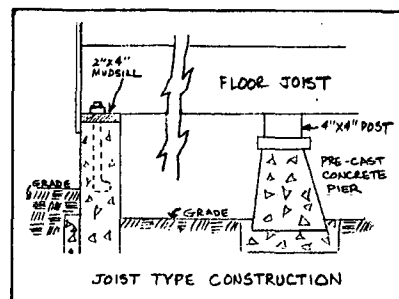
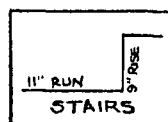
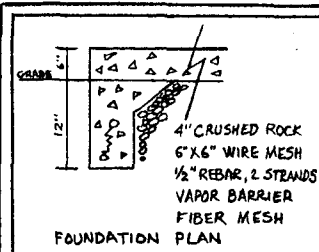
R-1
SUBJECT SITE

FORD

CARROLL AVE

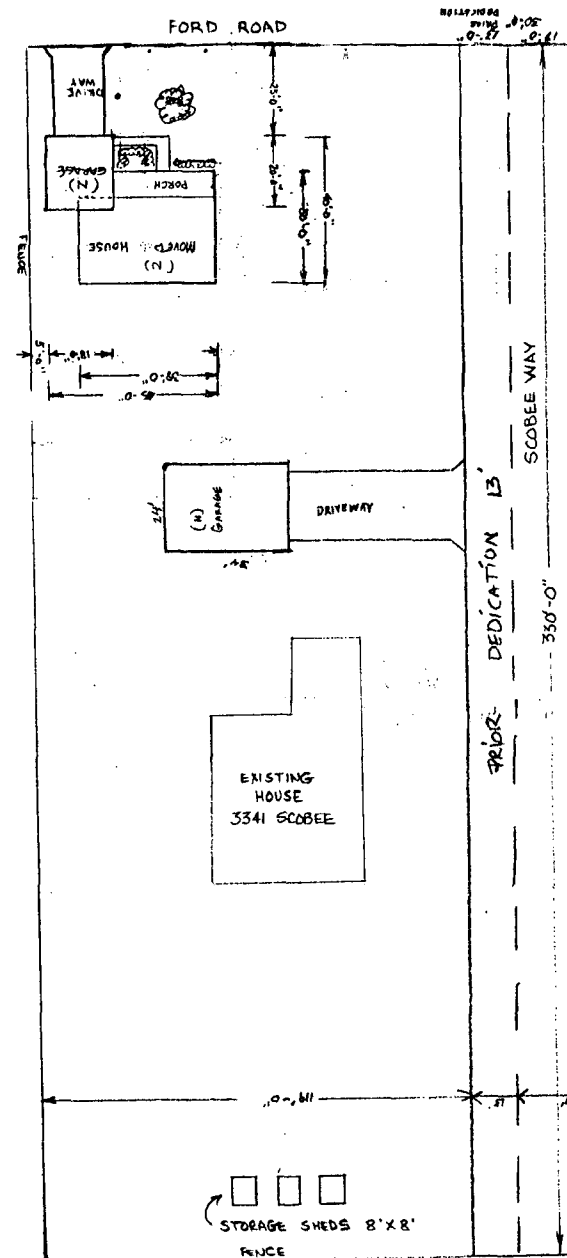
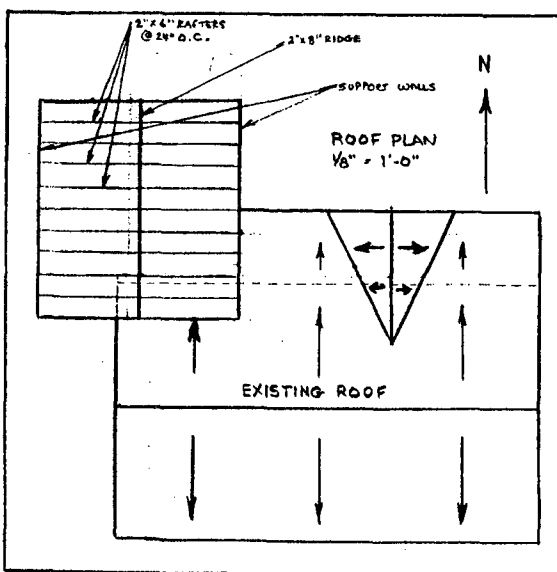
LAND USE & ZONING MAP

294-046



NOTES

1. 2" X 8" RIDGE
2. 2" X 6" @ 24" O.C. RAFTERS
3. 1/2" WAFERBOARD
4. 15 LB. FELT PAPER
5. 25 YEAR COMP HIP AND RIDGE LAMINATED DIMENSIONAL W/HEAVY RIDGE CAPS
6. R-13 INSULATION - WALLS
7. R-30 INSULATION - CEILINGS
8. 1/2" SHEETROCK
9. 2" X 4" STUDS @ 16" O.C.
10. STUCCO - COLOR COAT - WHITE
11. 1" X 4" TRIM - COLOR - GREY
12. 5 1/2" GUTTERS
13. SUN SCREENS - WEST SIDE
14. WHITE DUAL PANE WINDOWS WITH GRID - NORTH, EAST
15. 1" X 6" FASCIA BOARD - GREY
16. STORM DOOR IN FRONT
17. DECORATIVE OUTSIDE LIGHTS
18. FENCING: FRONT - HEIGHT = 3'-0" SIDES/REAR - HEIGHT = 6'-0" REDWOOD SLATS/POSTS



3341 SCOBEE
#250-0230-016
PLOT PLAN
SCALE 1/8" = 3'-0"

SPRINKLERS

SHEET 1 OF 3

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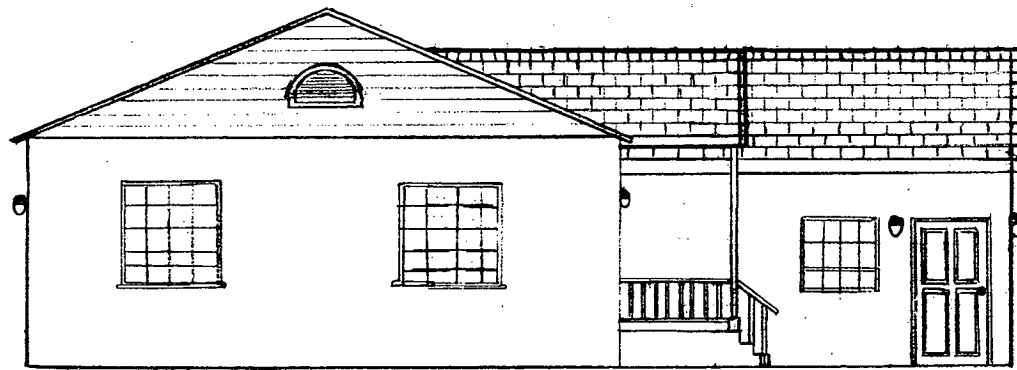
ITEM 2

EXHIBIT - A

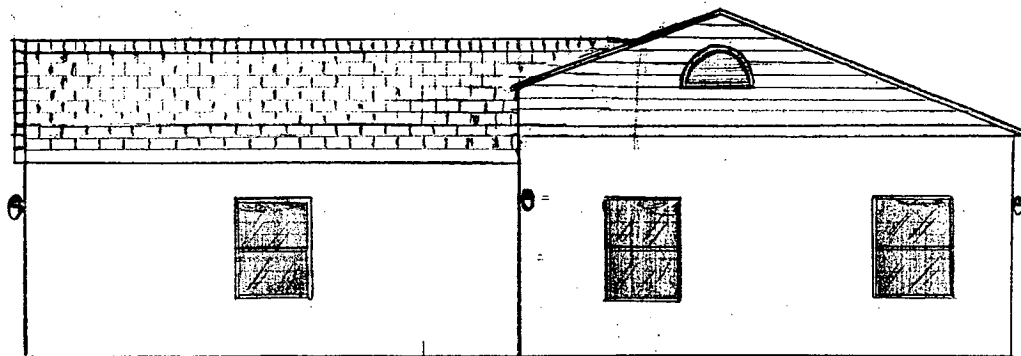
EXHIBIT - B



NORTH SIDE

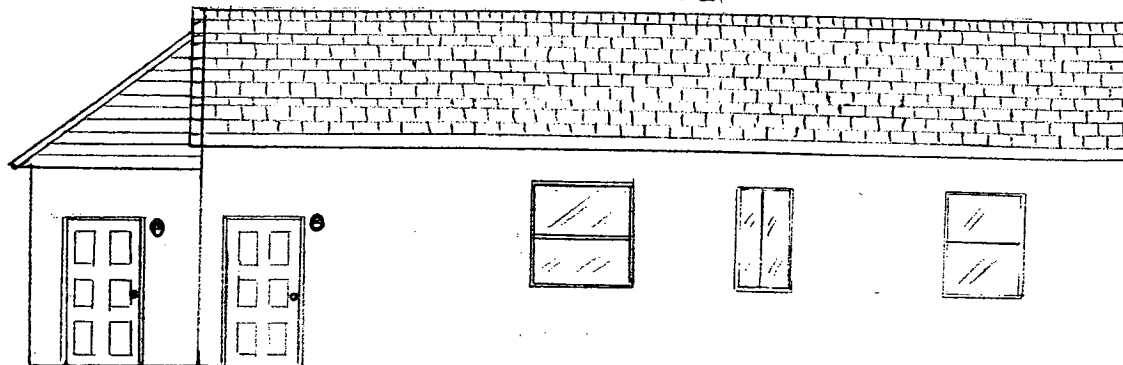


EAST SIDE



WEST SIDE

SOUTH SIDE



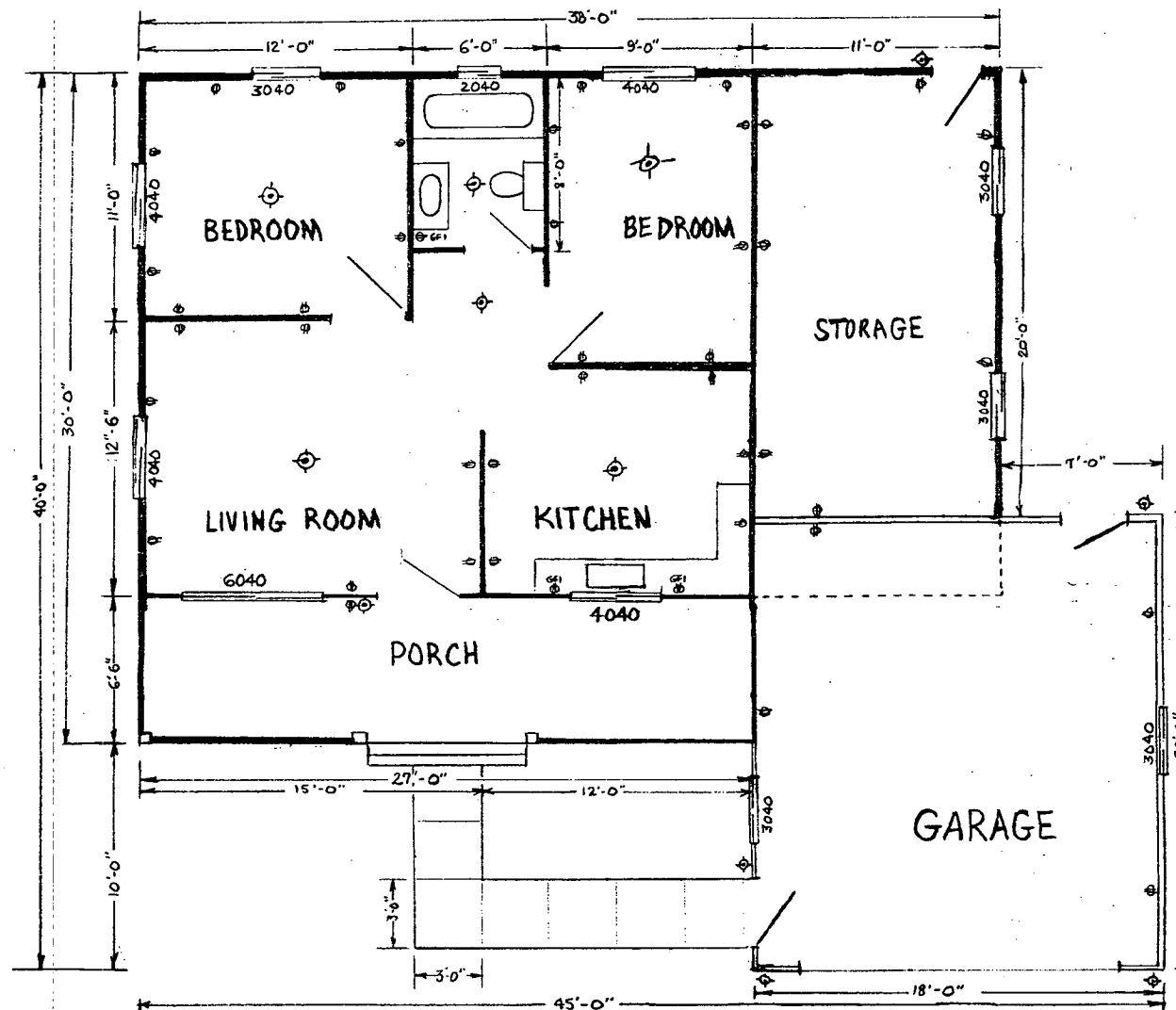
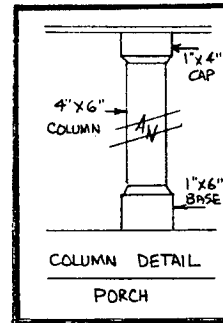
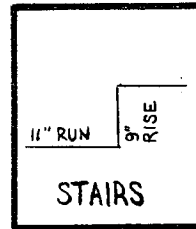
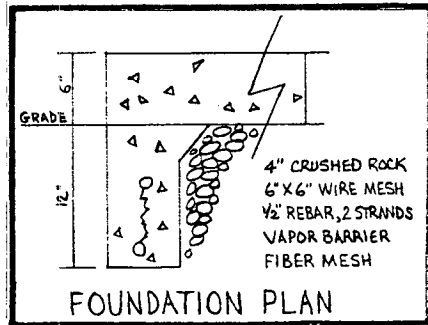
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ITEM 2

EXHIBIT - C



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

EXISTING HOUSE
PROPOSED GARAGE

SHEET 2 OF 3

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ITEM 2