

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 2, 2000, the Zoning Administrator approved with conditions a special permit modification to expand a second unit structure for the project known as Z99-168. Findings of Fact and conditions of approval for the project are listed on page 3.

Project Information

Request: **Zoning Administrator Special Permit Major Modification** to legalize a 280 square foot addition to a second unit on 0.468 developed acres in the Standard Single Family, Executive Overlay-4 (R-1) {EA-4} zone.

Location: 2920 29th Ave (D5, Area 3)

Assessor's Parcel Number: 019-0221-002

Applicant: Berta A. Galvez-Serrato
2920 29th Avenue
Sacramento, CA 95820

Property Owner: Ralph Galvez
2920 29th Avenue
Sacramento, CA 95820

Project Planner: Sandra Yope

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) and Second Residential Unit

Project Planner: Sandra Yope

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: R-1; Single Family Residence	Front:	25'	25'	25'
South: C-2; Commercial	Side(E.):	5'	23'	23'
East: R-1; Single Family Residence	Side(W.):	5'	6'	6'
West: R-1; Church	Rear:	15'	119'	105'

Property Dimensions: 72' x 282'

Property Area:	0.45± acres	
Square Footage of Buildings:	Existing Front House-	1,397 square feet
	Existing Rear House-	492 square feet
	Addition-	280 square feet
	Garage & Carport-	868
	Total-	2,757 square feet
Height of Buildings:	Single Stories	
Exterior Building Materials:	Hardboard Shingle Siding	
Roof Materials:	Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibit A

Previous Files: I&R 5067, I&R 99-115

Background Information: The site is developed with a single family unit and a second unit. The second unit was existing prior to annexation into the City, therefore, it is deemed to have a Special Permit as would be required by the Zoning Ordinance. The applicant has constructed a 280 square foot addition to the second unit with building permits. The permit was issued with the understanding that the back building was an accessory building and not a second unit. The research on the legality of the unit had not been done and the applicant had indicated the kitchen was going to be removed making it no longer a second unit (I&R 99-115). Building Inspectors found the kitchen had not been removed and referred the applicant back to Planning for proper entitlements to legalize the addition. Any additions or modifications to a site deemed to have a Special Permit requires a Special Permit Modification. The addition exceeded 10 percent of the total square footage on the site so a major modification of the deemed Special Permit is required.

The site is located within the Executive Airport Overlay-4 {EA-4} zone. A second residential unit is permitted in the EA-4 zone.

Additional Information: The applicant is requesting to legalize a 280 square foot addition to the rear of an existing second residential unit for a bedroom. The addition is 14 feet long and 20 feet wide. The addition does not project into any required setback area and matches the existing structure in materials and design.

The project has been noticed and staff has not received any calls.

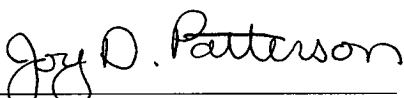
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15301(e[1])}.

Conditions of Approval

1. Size and location of the addition shall conform to the plans submitted.
2. The applicant shall obtain all necessary building permits to legalize construction.
3. Any other additions, changes, or modifications to the site will require Planning review and approval.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed addition is compatible in design with the existing structures on the site;
 - b. there will still be adequate yard area; and
 - c. all setbacks are met.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

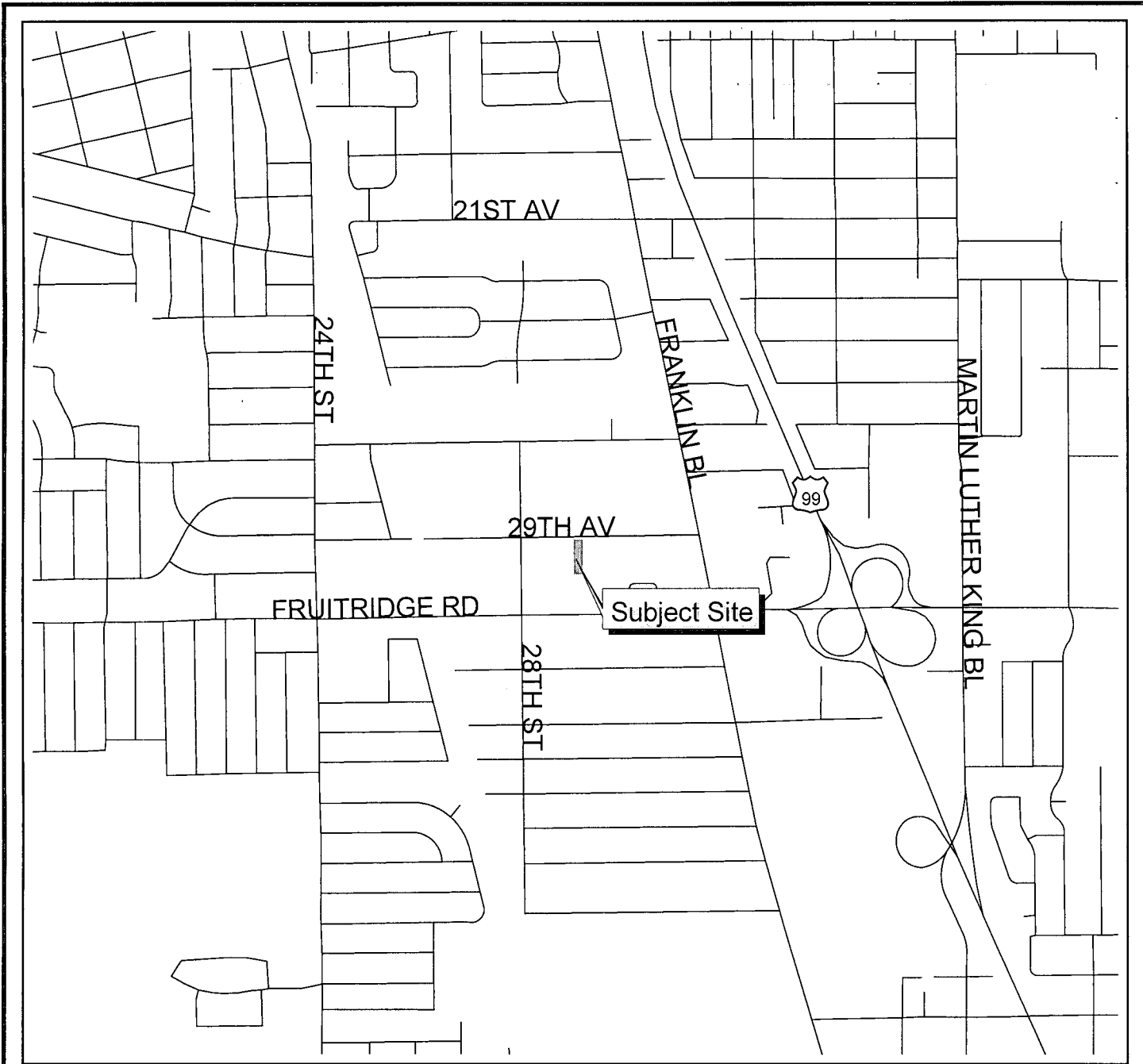



Joy D. Patterson
Zoning Administrator

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.

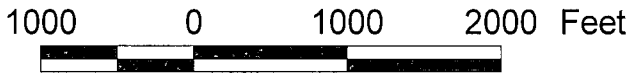
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book

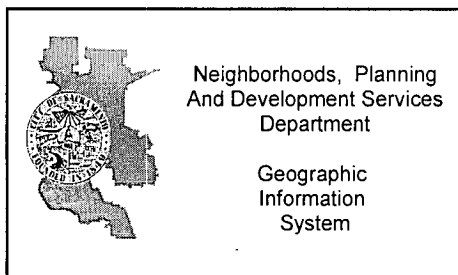
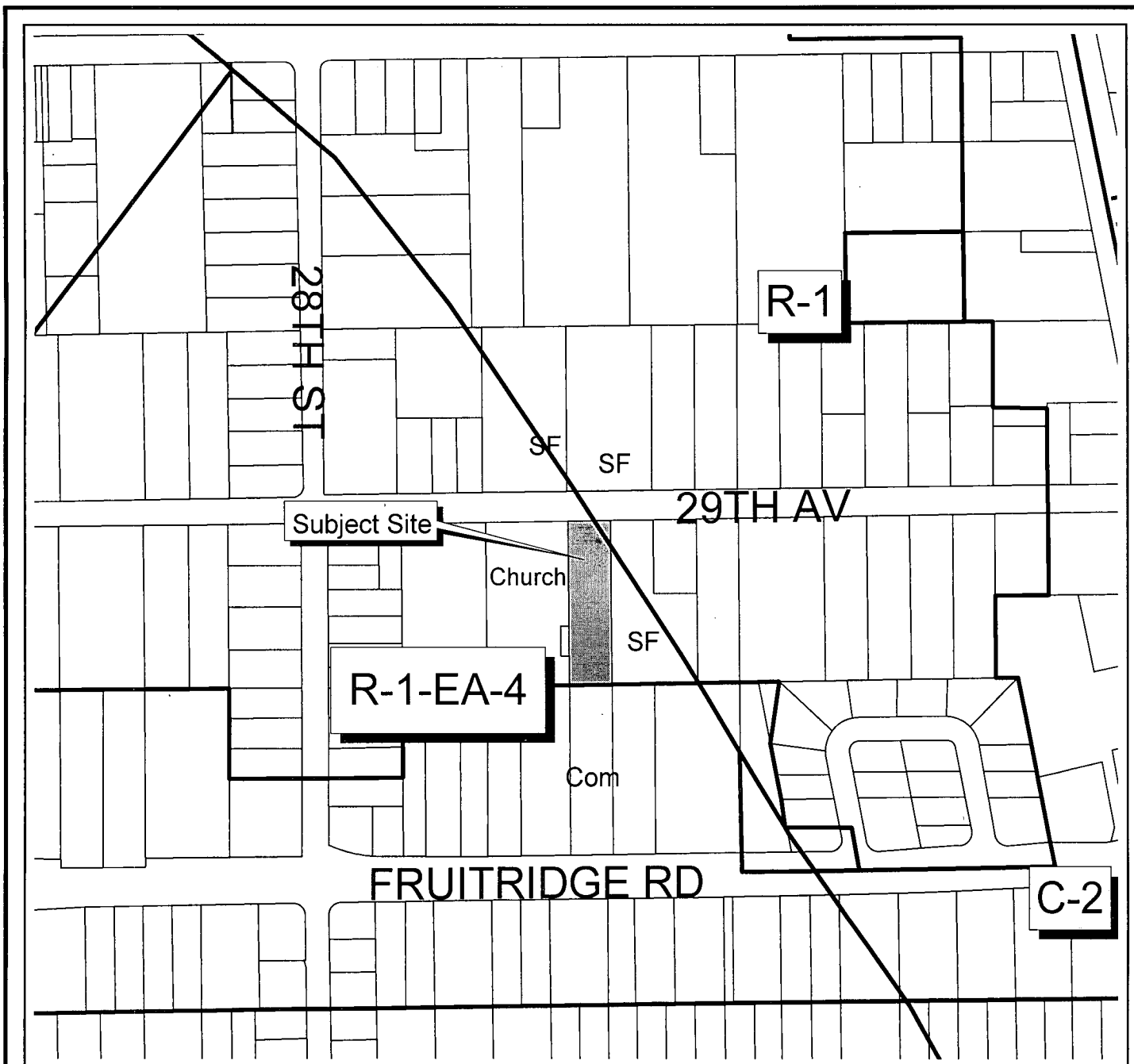



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

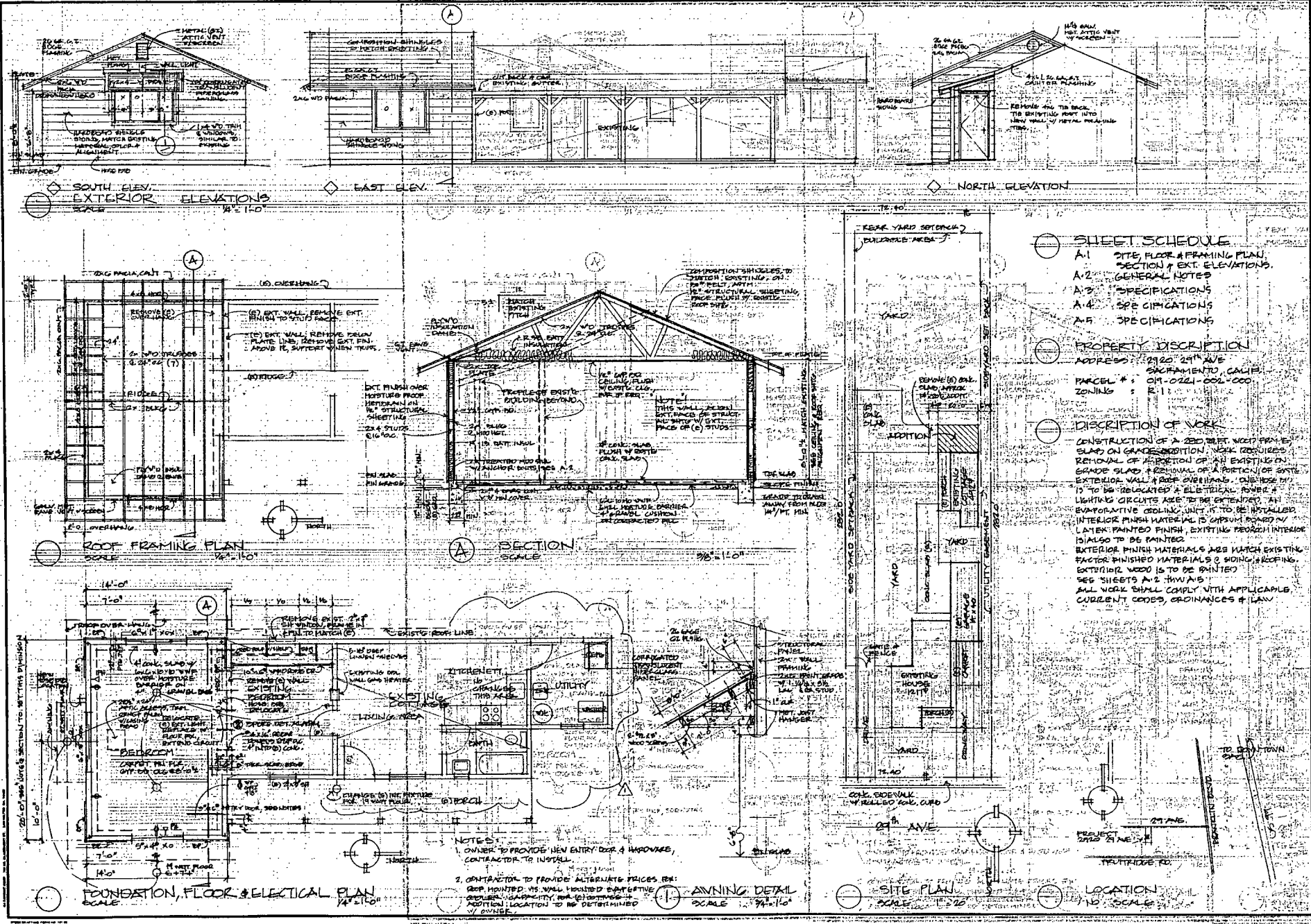


VICINITY MAP



LAND USE AND ZONING





REVISIONS: PREPARED BY: [illegible]
 CHECKED BY: [illegible]
 DRAWN BY: [illegible]
 DATE: February 2, 2000
 PROJECT: [illegible]
 SHEET: 799-168