

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday September 28, 1993 the Zoning Administrator approved with conditions a Special Permit for a second unit and a Variance to reduce the court requirement to eight feet for the project known as Z93-053. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

- Request: 1. Zoning Administrator's Special Permit to add a second residential unit to an existing house on 0.15± developed acres in the Single-Family Residential (R-1) zone.
2. Zoning Administrator's Variance to reduce the required court yard (width of the walkway to the second unit) from 10 feet to eight feet

Location: 720 Alamos Avenue

Assessor's Parcel Number: 263-0103-013

| | | | |
|------------|-------------------------------------|----------|-------------------------------------|
| Applicant: | Eleazar Flores | Owner: | Eleazar Flores |
| Address: | P.O. Box 15069 Sacto., CA. 95851 | Address: | P.O. Box 15069 Sacto., CA. 95851 |

General Plan Designation: Low Density Residential (4-15 du/net acre)
North Sacramento Community
Plan Designation: Residential 4-8 du/na
Existing Land Use of Site: Residential
Existing Zoning of Site: Single Family Residential (R-1)

| Surrounding Land Use and Zoning: | Setbacks: | Required | Provided |
|----------------------------------|-----------|----------|----------|
| North: Residential; R-1 | Front: | 25' | 30' |
| South: Residential; R-1 | Side(E.): | 5' | 5' |
| East: Residential; R-1 | Side(W.): | 5' | 8' |
| West: Residential; R-1 | Rear: | 15' | 21' |

Parking Required: Two spaces
Parking Provided: Two spaces
Property Area: 0.15± acres, 6520± square feet
Square Footage of Building: 2,256 sq.ft.
Height of Building: Two story
Exterior Building Materials: Wood siding
Roof Materials: Composition shingles

Project Plans: See Exhibits A, B and C

Additional Information

In May of 1986 a building permit was issued to construct a 1200 square foot enclosed recreation area (basketball court) on the subject property. The structure was constructed and attached to the single family residence located on the property. The applicant is now requesting to convert the existing basketball court into additional living area. Approximately 640 square feet of living space would be added to the existing residence on the first floor and a 640 square foot second residential unit would be added on the second floor. The remaining square footage will be a garage/workshop on the ground floor and attic area on the second floor. The attic space will be accessed from the workshop.

The only exterior changes will be new windows on the south east and west elevations, new doors on the west elevation, and a staircase leading to the second floor unit on the west elevation. The area indicated as a new garage on the plans will actually be a workshop (non-inhabitable space) as a car cannot make its way to the garage. The existing one car garage will remain. Parking for the second unit will be provided on the existing parking pad. The existing access to the rear yard area, where the stairs to the second unit will be located, has a minimum width of eight feet. This current setback provides adequate access. This width could not be increased unless major structural changes were made to the existing residence on the site.

Design Review staff reviewed the project plans and had no comments.

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 15301(d)).

Conditions of Approval

1. Minimum clearance to the stairs to the second unit shall not be reduced below eight (8) feet (minimum court requirement).
2. The materials of the new windows and sliding glass doors shall be compatible with the existing windows.
3. The square footage of the second residential unit shall not exceed 640 square feet. The submitted plans will need to be revised (for example, notations made on plans to reduce width of unit from 22 feet to 21 feet or detail habitable square footage) to meet this requirement.
4. The applicant/owner shall obtain all necessary building permits prior to converting the basketball court into additional living area on the first floor and a second residential unit on the second floor.

Findings of Fact

1. The project as conditioned, is based upon sound principles of land use in that the conversion of the existing basketball court area into a second residential unit 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 the creation of a nuisance in that on-site parking will be provided for the second residential unit.
3. The variance request, as conditioned, is not a special privilege extended to one individual property owner in that:
 - a. the existing access along the side property line to the basketball court (which will be converted to the second unit) is a minimum of eight feet; and
 - b. a variance would be granted to other property owners facing similar circumstances.
4. Granting the variance request does not constitute a use variance in that second residential units are allowed in the Standard Single Family (R-1) zone with an approved special permit.
5. The variance request, as conditioned, is not injurious to the public welfare, nor to property in the vicinity in that adequate access, light and air to the second unit will be provided.
6. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the site for Low Density Residential and Residential (4-8 dwelling units per net acre) uses.

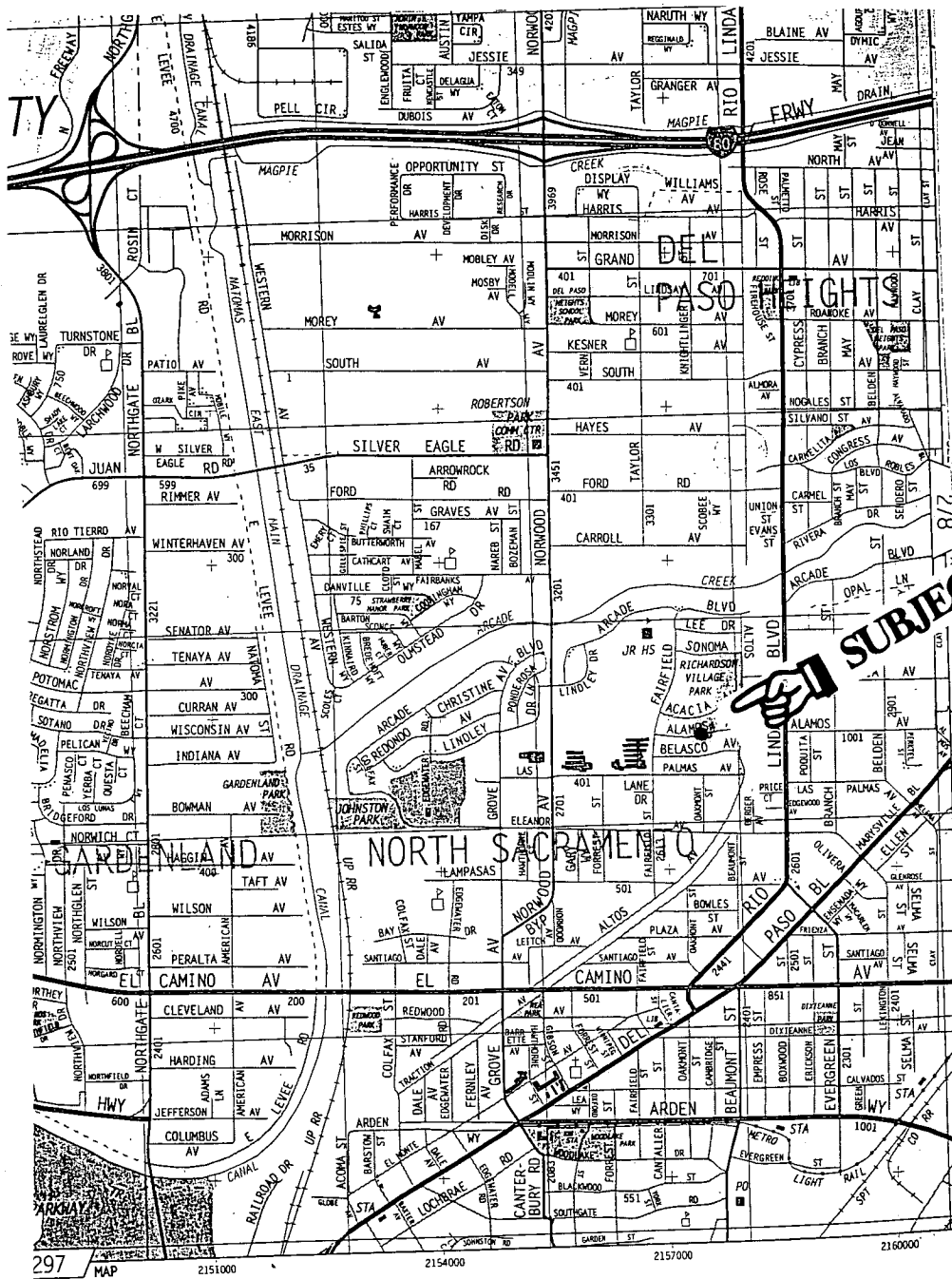


Joy D. Patterson
Zoning Administrator

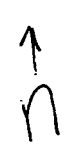
A use for which a Special Permit or Variance is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit or Variance shall be deemed to have expired and shall be null and void. A Special Permit or Variance use which requires a Building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

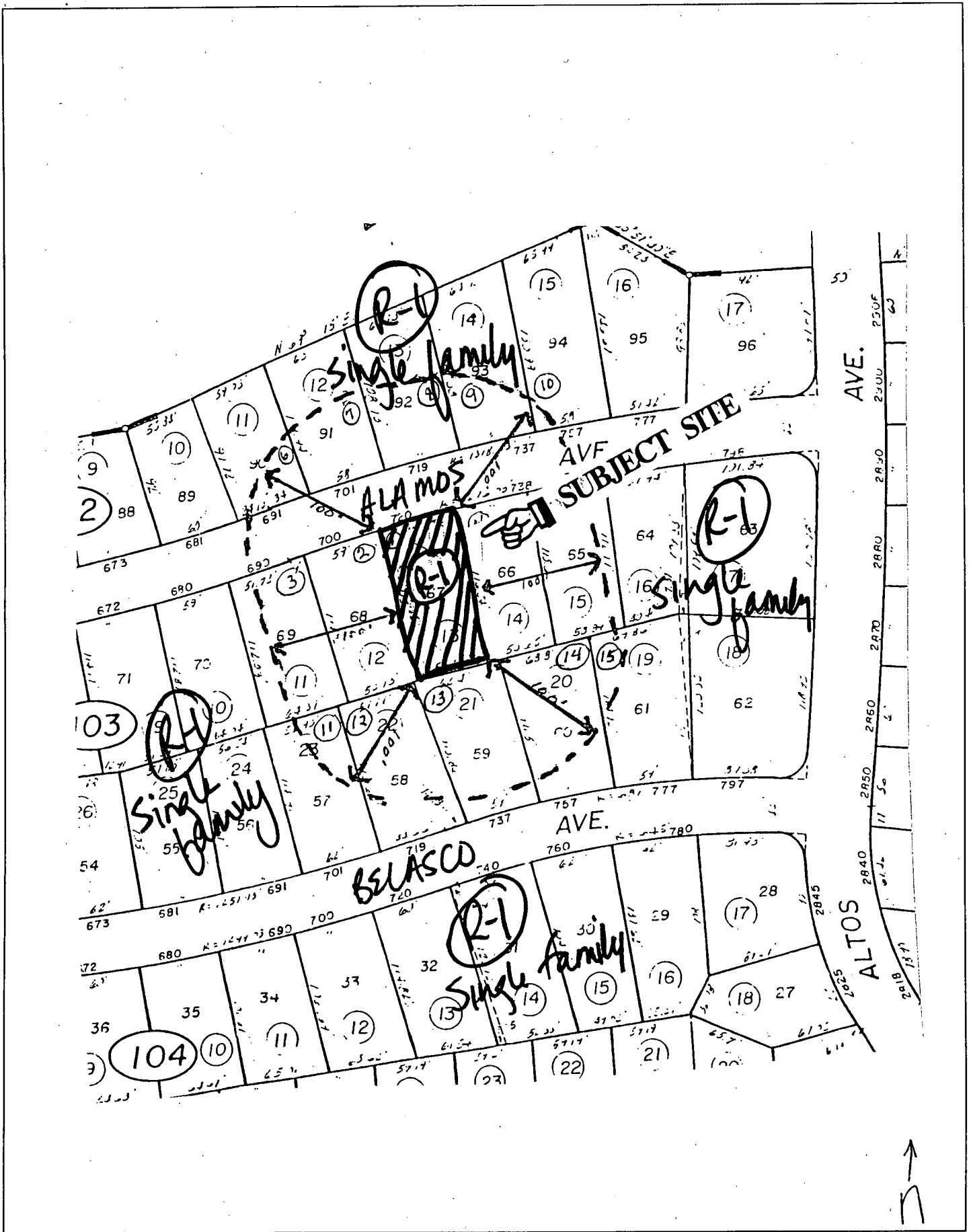
cc: File
Applicant
ZA Log Book



SUBJECT SITE



VICINITY MAP

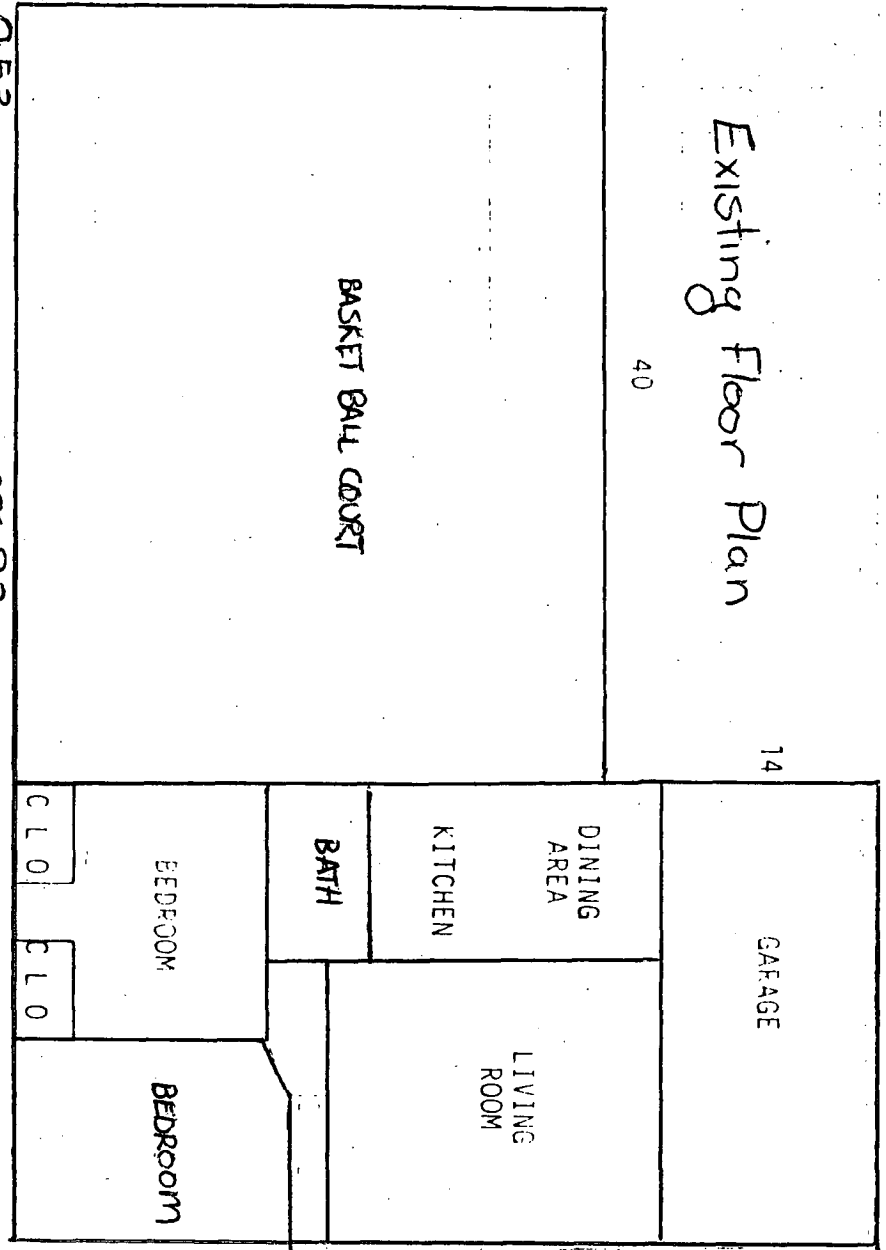


LAND USE & ZONING MAP

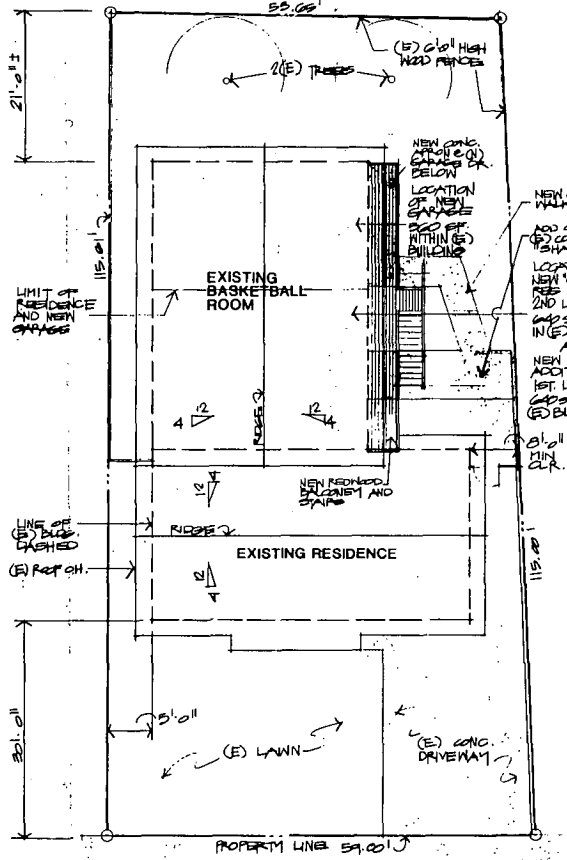
Z93-053

9-28-93 64

#1



Existing Floor Plan



SITE PLAN AND ROOF PLAN

1/8" = 1'-0"

SYMBOLS

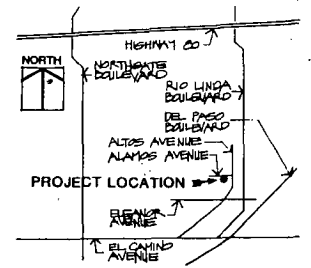
| | |
|------------------|------------------------------|
| ① DETAIL NUMBER | ⊕ INTERIOR ELEVATION |
| ② SITE NUMBER | ⊗ REFERENCE POINT |
| ③ NOTE NUMBER | ▭ LINDER |
| ④ SECTION NUMBER | ▭ LINDER EXCEPTING |
| ⑤ ROOM NUMBER | ⊕ CONCRETE, J.F. CENTER LINE |
| ⑥ DOOR NUMBER | ⊕ PLATE |
| ⑦ WINDOW NUMBER | ⊕ ON CENTER |
| CONCRETE | F.O.S. FACE OF CONCRETE |
| INSULATION | F.O.M. FACE OF MASSRY |
| FINISH LINDER | F.O.S. FACE OF STUD |
| EARTH | OVER WITH |
| | N.C. NOT IN CONTRACT |

ABBREVIATIONS

| | |
|----------------------|-------------------------------|
| A.B. ANCHOR BOLT | L.L.V. LABORATORY |
| A.C. ASPHALTIC CONC. | L.V.L. LAMINATED PLYSTIC |
| B.L. BLOCK | M.T. METAL |
| B.M. BRASH | M.N. MINIMUM |
| C.A.B. CABINET | M.F. METAL FRAMESHOLD |
| C.L. CLEAR | M.T.D. MOUNTED |
| C.O. COLUMN | N.T.S. NOT TO SCALE |
| C.O.C. CONCRETE | P.L. PLASTER |
| C.P. CONCRETE | P.R. PRESSURE TREATED |
| C.R. CRANK, ROUND | R.D. ROOF DRAIN |
| C.R. CURB | R.O.N. ROUND |
| C.S. CORNER | R.H.L. RAIN WATER LEADER |
| E.J. EXPANSION JOINT | R.S. SOLID CORE |
| E.Q. EQUAL | S.H. SHEET |
| F.R. FLOOR DRAIN | S.S. STAINLESS STEEL |
| F.S. FINE STRIPLINE | T.C. TOP OF CURB |
| F.N. FINISH | T.Y. TYPICAL |
| F.L. FLOOR | U.O.N. UNLESS OTHERWISE NOTED |
| G.A. GAUGE | N.C. INTER CLOSET |
| G.I. GALVANIZED IRON | N.D. NAZD |
| G.P. Gypsum BOARD | N.L. NAIL |
| H.S. HISS CLIP | N.P. NEEDED N.P.E |
| H.C. HOLLOW CORE | N.P. NEEDED N.P.E |
| J. JOINT | |

- SYMBOLS AND ABBREVIATIONS
- VICINITY MAP
- SITE PLAN AND ROOF PLAN

VICINITY MAP



PRELIM. 6.23.93

EXHIBIT A

RESIDENCE REMODEL
 MR. ELEAZAR FLORES
 720 ALAMOS AVENUE
 SACRAMENTO, CALIFORNIA

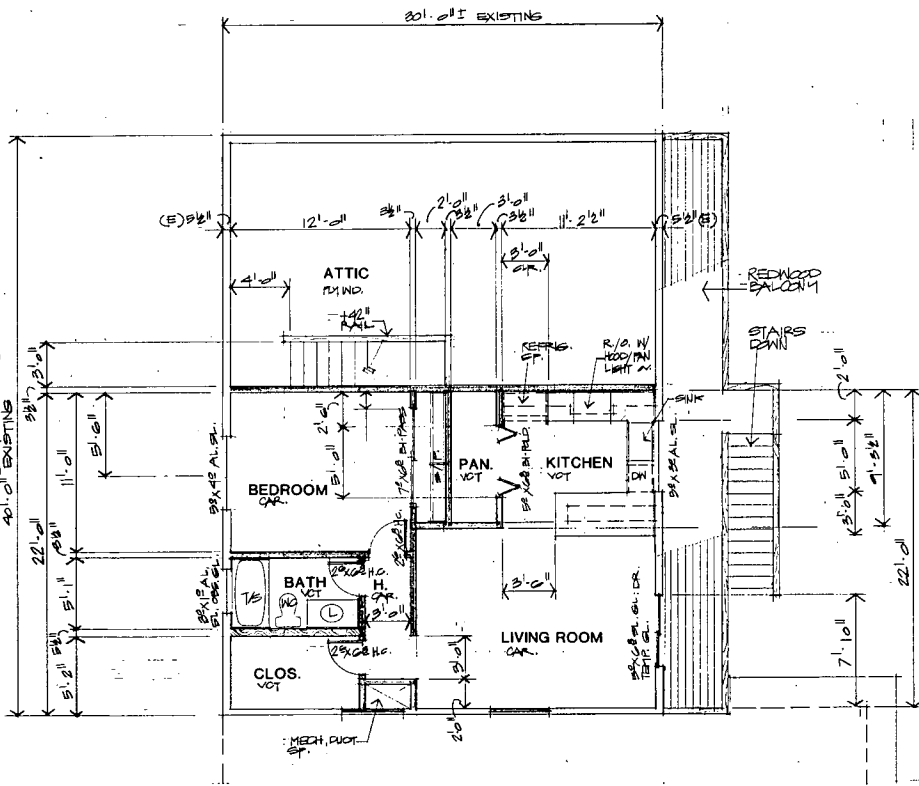
SHEET NO.

1 OF 3

APN 263-0103-013

293-053

9-28-93



WALLS

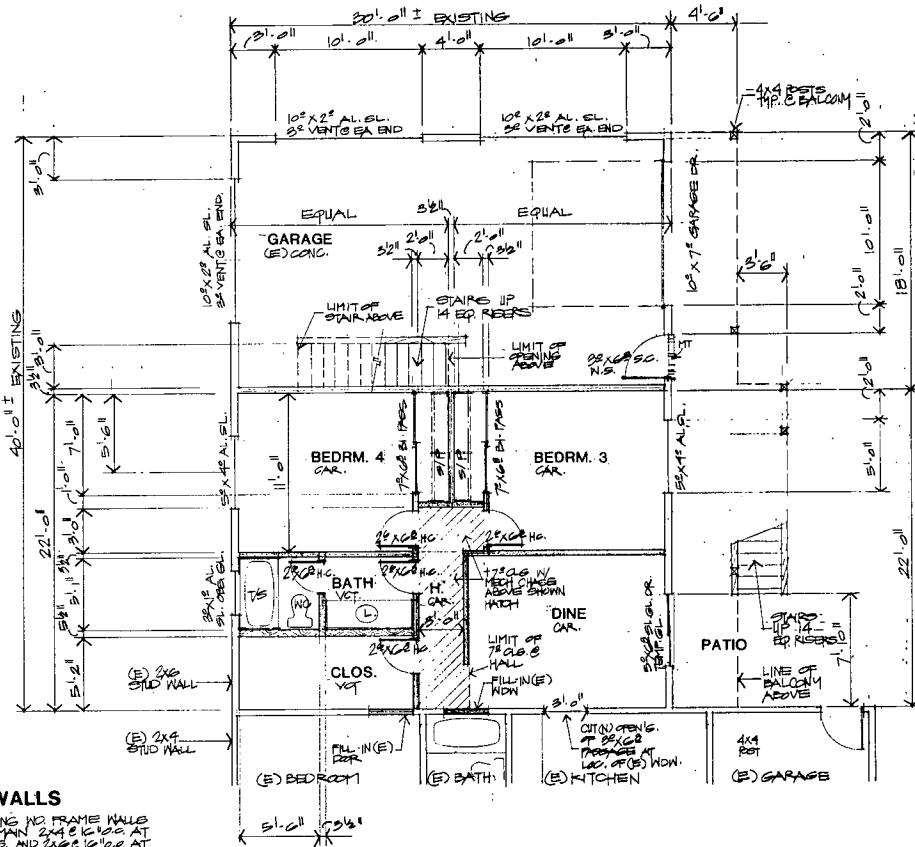
EXISTING NO FRAME WALLS TO REMAIN 2x4 @ 16" O.C. AT (E) REAR AND 2x6 @ 16" O.C. AT (E) BASKETBALL ROOM

NEW WALLS 2x4 @ 16" O.C.

NEW WALLS 2x6 @ 16" O.C.

SECOND FLOOR PLAN

NORTH 1/4" = 1'-0"



FIRST FLOOR PLAN

NORTH 1/4" = 1'-0"

- FIRST FLOOR PLAN
- SECOND FLOOR PLAN

PREP. 8.25.93

EXHIBIT B

RESIDENCE REMODEL
MR. ELEAZAR FLORES
 720 ALAMOS AVENUE
 SACRAMENTO, CALIFORNIA

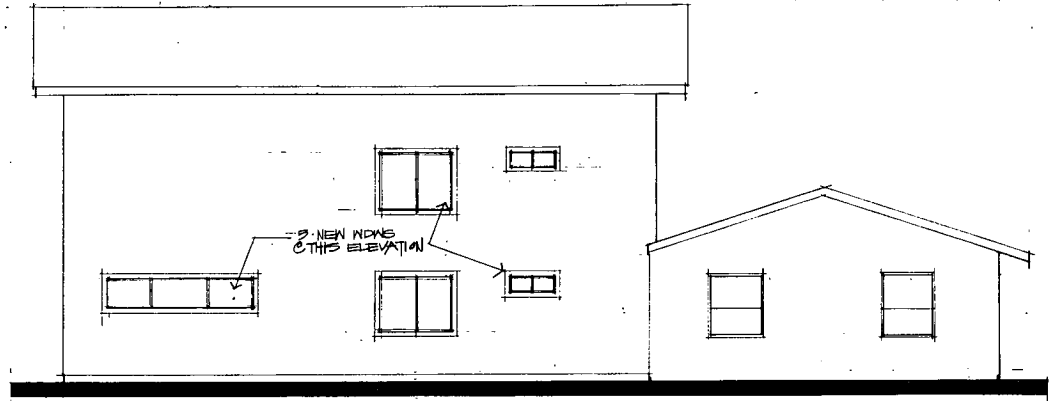
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2
 OF 4

#1

293-053

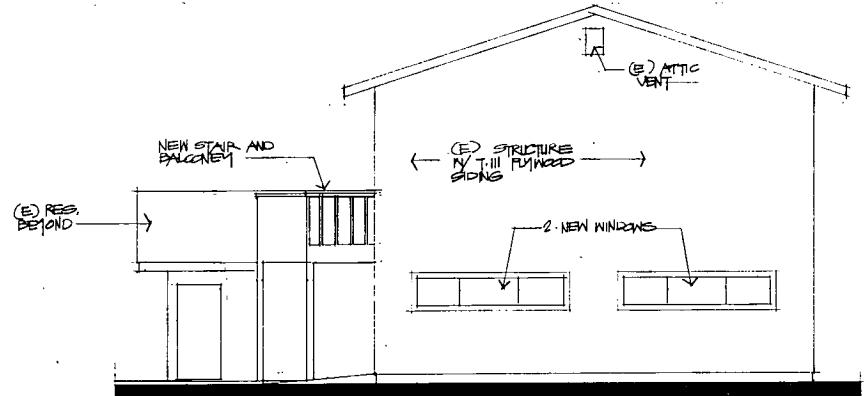
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EAST

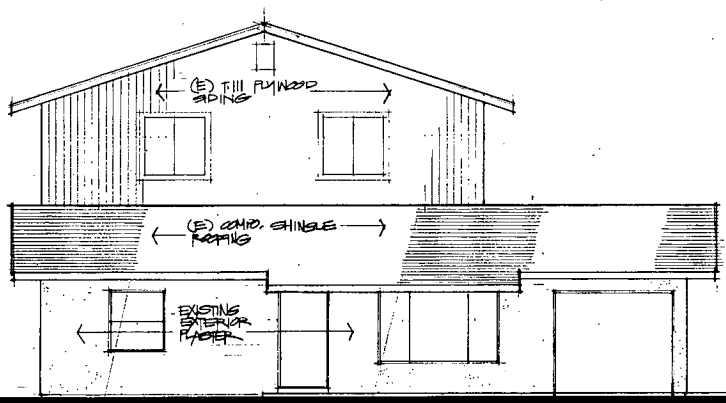
EXTERIOR ELEVATIONS



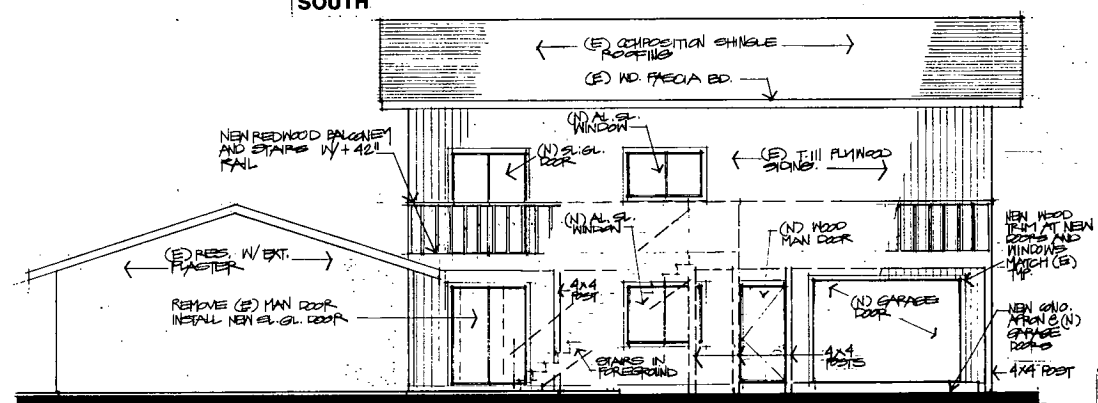
SOUTH

PRELIM 8/25/93

EXHIBIT C



NORTH (FRONT - NO NEW WORK)



WEST

EXTERIOR ELEVATIONS

RESIDENCE REMODEL
MR. ELEAZAR FLORES
720 ALAMOS AVENUE
SACRAMENTO, CALIFORNIA

SHEET NO.

3

OF 9