

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday August 3, 1993 the Zoning Administrator approved with conditions a Zoning Administrator's Special Permit for the project known as Z93-042. Findings of Fact and conditions of approval for the project are listed on page 2.

Project Information

Request: Zoning Administrator's Special Permit to rebuild a 182 sq. ft. non-conforming structure with a 2'6" side yard setback on .04± developed acres in the Multi-Family Residential (R-3A) zone.

Location: 2227 P Street

Assessor's Parcel Number: 007-0254-016

Applicant:	Shirley Boozer	Owner:	Shirley Boozer
Address:	11358 Buckeye Hill Ct. Gold River, CA. 95670	Address:	11358 Buckeye Hill Ct. Gold River, CA. 95670

General Plan Designation: High Density Residential (30+ du/net acre)
Central City Community
Plan Designation: Multi Family Residential
Existing Land Use of Site: Two family residential, approximately 102 years old
Existing Zoning of Site: Multi-Family Residential (R-3A)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-3A	Front:	10'	10'
South: Residential; R-3A	Side(W.):	5'	2'6"
East: Residential; R-3A	Side(E.):	5'	11'
West: Residential; R-3A	Rear:	15'	27'

Property Dimensions: 40'x 80'
Property Area: 3200 sq.ft.
Square Footage of Building: proposed porch 182 sq.ft.
Height of Building: two story
Exterior Building Materials: wood siding
Roof Materials: composition
Topography: flat
Street Improvements: existing
Utilities: existing

Additional Information: The applicant is requesting to rebuild the front porch. The Special Permit is necessary because to rebuild the full porch it will encroach into the five footside yard setback by 2'6". There is currently a 2'6" side yard setback, so the applicant wants to continue with this setback and rebuild the porch.

The residence is located in the Central City Community Plan area and the proposed remodel requires the review and approval of Design Review Board staff. The applicant has submitted a Design Review application (DR93-210). Design Review Board staff has indicated that the proposed front porch restoration will enhance the appearance of the existing structure.

Project Plans: See Exhibits A through 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 15301(e)).

Conditions of Approval:

1. Review and approval of Design Review Board staff is required prior to issuance of a building permit.
2. The location and square footage of the porch shall substantially conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to the construction of the porch.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing side yard setback on the west property line is 2'6"; and
 - b. 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 the creation of a nuisance in that the proposed design of the porch addition is compatible with the existing residence and surrounding residential uses.
3. The project is consistent with the General Plan and Central City Community Plan which designate the site for High Density Residential and Multi Family Residential uses.

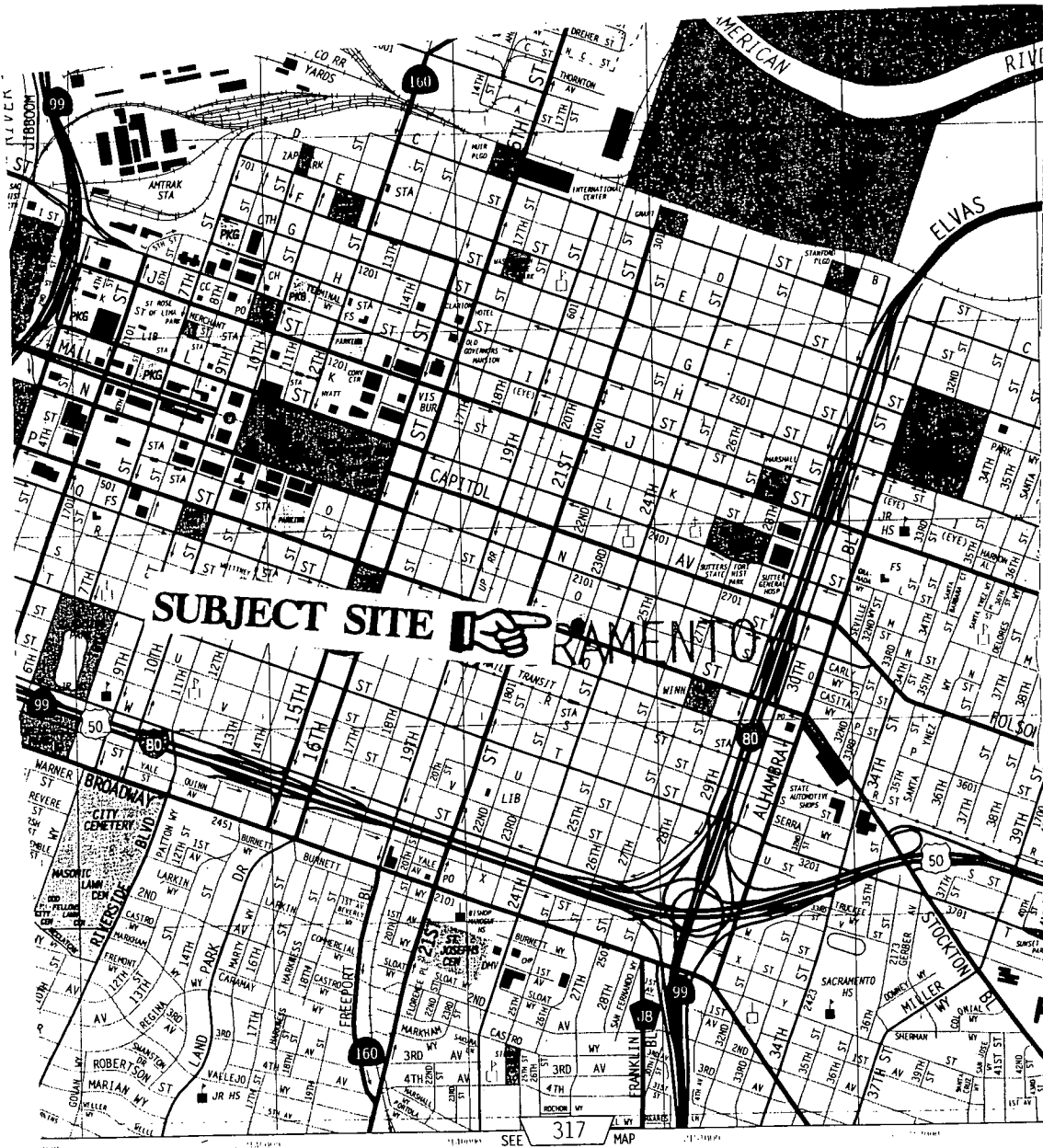
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

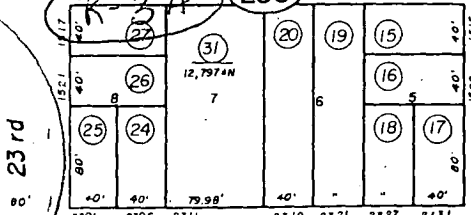
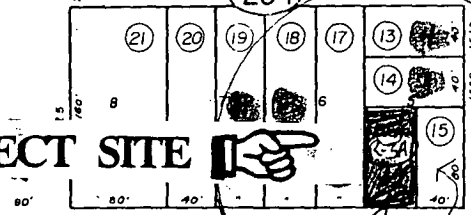
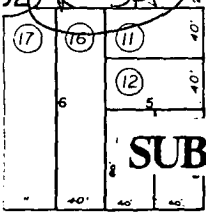
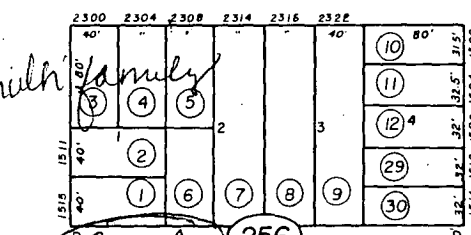
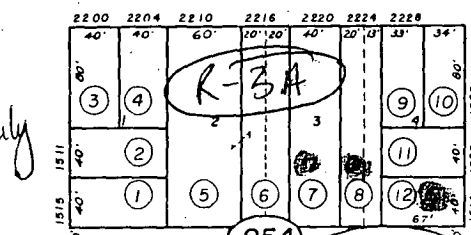
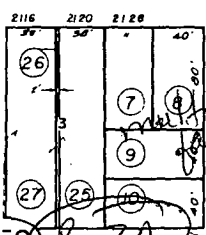
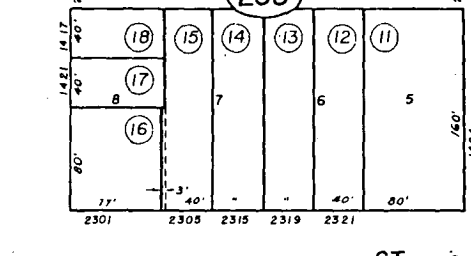
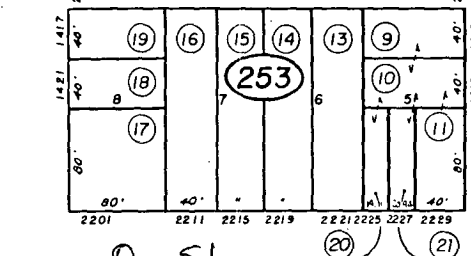
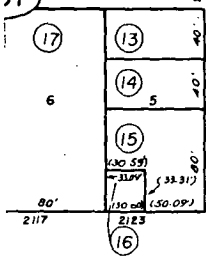
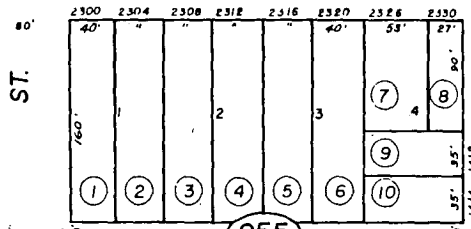
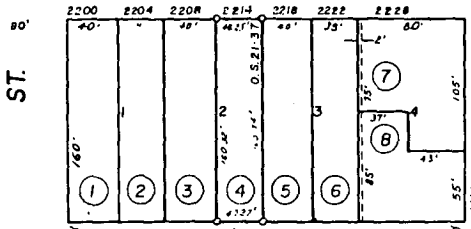
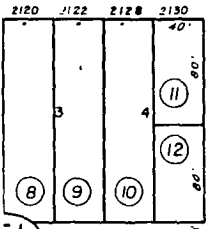
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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 (original)
Applicant
ZA Log Book
Design Review File DR93-210 (Randy Lum)
Building Division



VICINITY MAP



SUBJECT SITE

P ST

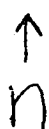
SUBJECT PROPERTY

THIS PROPERTY IS OWNED BY THE OWNER

R-3A

CITY OF SACRA
Assessor's Map Bk.
County of Sacrame

NOTE - Assessors Black Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



LAND USE & ZONING MAP

#3

8-3-93

293-042



Exhibit A
Existing Porch

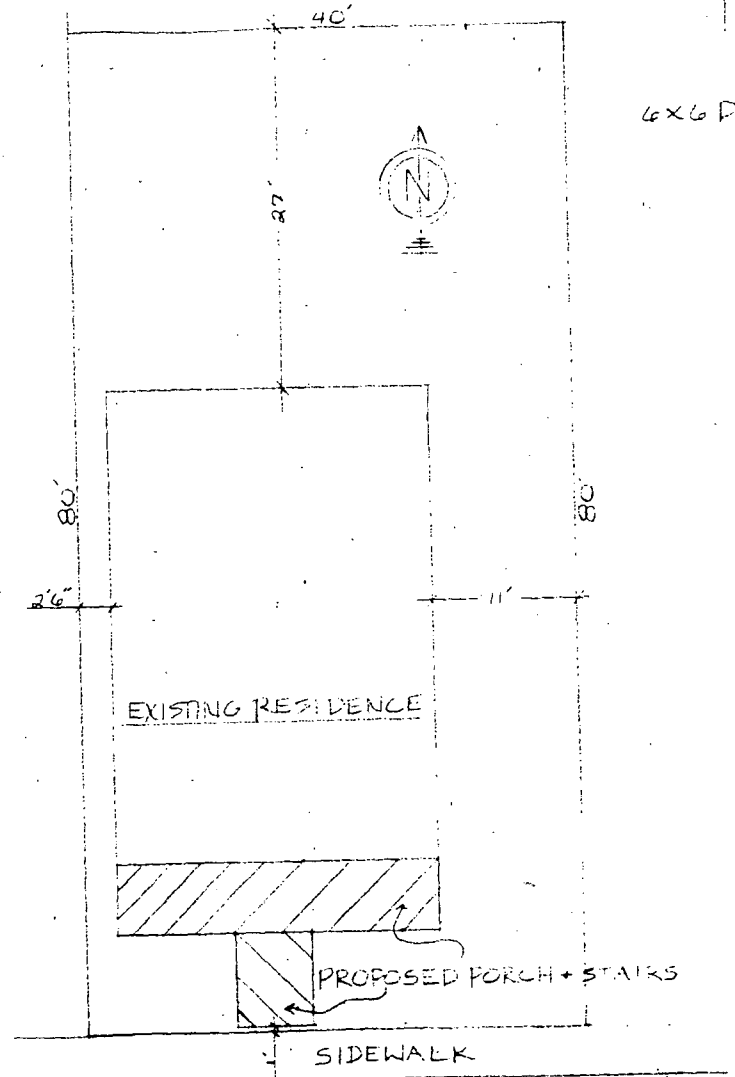
Exhibit B Site Plan

4x6 D.F. #2 + BTR

4x4 D.F. #2 + BTR

1x4 T+G D.F.

6x6 D.F. #2



RECEIVED

JUN 25 1993

CITY OF SACRAMENTO
CITY PLANNING DIVISION

PORCH RESTORATION
SACRAMENTO, CA.
BOOZER
RICK STRATTON

2227 P ST.

PLOT PLAN 1"=10'

042
293-042

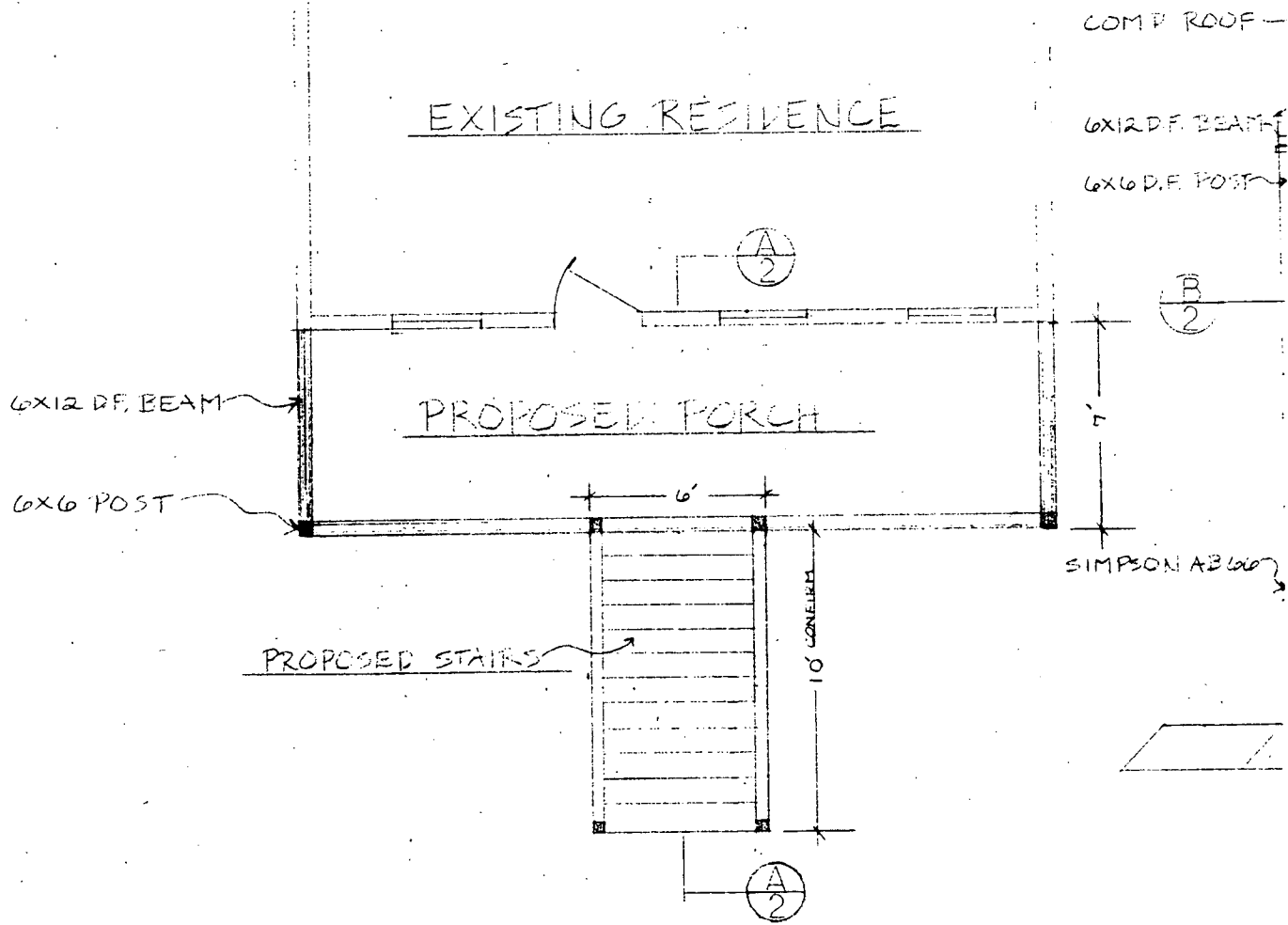
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#3

Exhibit C

26'



EXISTING RESIDENCE

COMP ROOF -

6x12 D.F. BEAM

6x6 D.F. POST

6x12 D.F. BEAM

PROPOSED PORCH

6x6 POST

SIMPSON AB600

PROPOSED STAIRS

10 CONCRETE

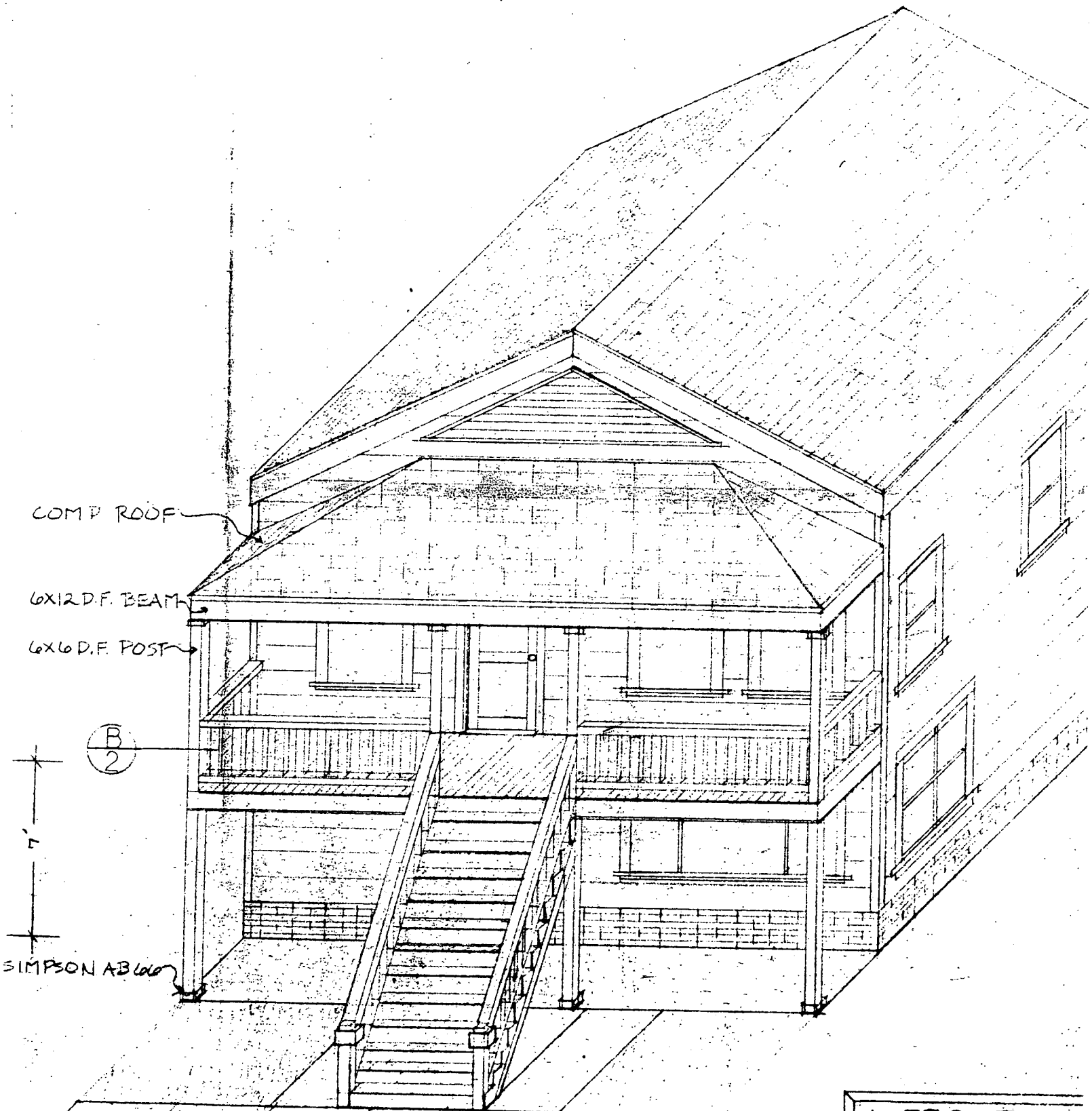
2NDFLOOR PLAN 1/4"=1'

293-042

8-3-93

3

Exhibit D



293-042

8-3-93

△ FRONT DOOR #3