

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday April 12, 1994, the Zoning Administrator approved with conditions, a special permit to allow a second residential unit for the project known as Z94-016. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Special Permit to allow an existing 286 square foot second residential unit to remain on 0.29± developed acres in the Standard Single Family (R-1) zone.

Location: 4321 South Land Park Drive

Assessor's Parcel Number: 016-0073-009

Applicant:	Kustom Kitchens 1220 X Street Sacramento, CA 95818	Property Owner:	Michael and Judy Hersher 4321 South Land Park Drive Sacramento, CA 95822
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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:	Provided:
North: R-1; Single Family Residence	Front:	25'	25'
South: R-1; Single Family Residence	Side(N.):	5'	5'
East: R-1; Single Family Residence	Side(S.):	5'	5'
West: R-1; Single Family Residence	Rear:	15'	27'

Property Dimensions:	70 feet x 180 feet
Property Area:	0.29± acres
Parking Required:	2 spaces
Parking Provided:	2 spaces
Square Footage of Buildings:	Residence/garage- 3,480± square feet Second Unit- 286 square feet Total- 3,766 square feet
Height of 2nd Building:	One Story, 10 feet

Z94-016

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

Project Plans: See Exhibits A, B, and C

Additional Information:

The applicant proposes to convert an existing living space located within an accessory building into a second residential unit. The existing 276 square foot structure is located near the northeast corner of the lot to the rear of the existing single family residence. The building used to be a pool house until the pool was removed. The applicant proposes to add a kitchen within the unit. The water heater is in an enclosed area on the north side of the building which encroaches into the side yard setback approximately three feet. The proposed unit meets all residential setbacks.

The site is located within the Southland Park Neighborhood Association area. The proposed plans have been submitted to the neighborhood association and no comments were received.

Agency Comments

The proposed project has been reviewed by the various City Departments. Their comments have been included as conditions of approval.

Environmental Determination:

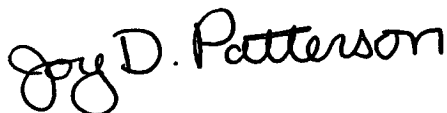
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15303(a)}.

Conditions of Approval

1. Size and design of the building shall conform to the plans submitted.
2. The applicant shall provide smoke detectors in the sleeping area which is hard wired to the satisfaction of the Fire Department.
3. The applicant shall obtain all necessary building permits prior to commencing construction or remodel.
4. Any additional changes to the existing project will require a separate Special Permit Modification.

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 Residential (R-1) zone.
 - b. the proposed unit will not have an adverse impact on the surrounding residences as this building currently exists and has existed for many years and the structure will not be expanded; and
 - c. there will be adequate on-site parking for both units.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate parking, rear yard area and setbacks will be provided;
 - b. the existing second residential unit is compatible with the surrounding area and will not significantly alter the characteristics of the area; and
 - c. there is extensive landscaping around the yard which screens adjacent properties from the unit.
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

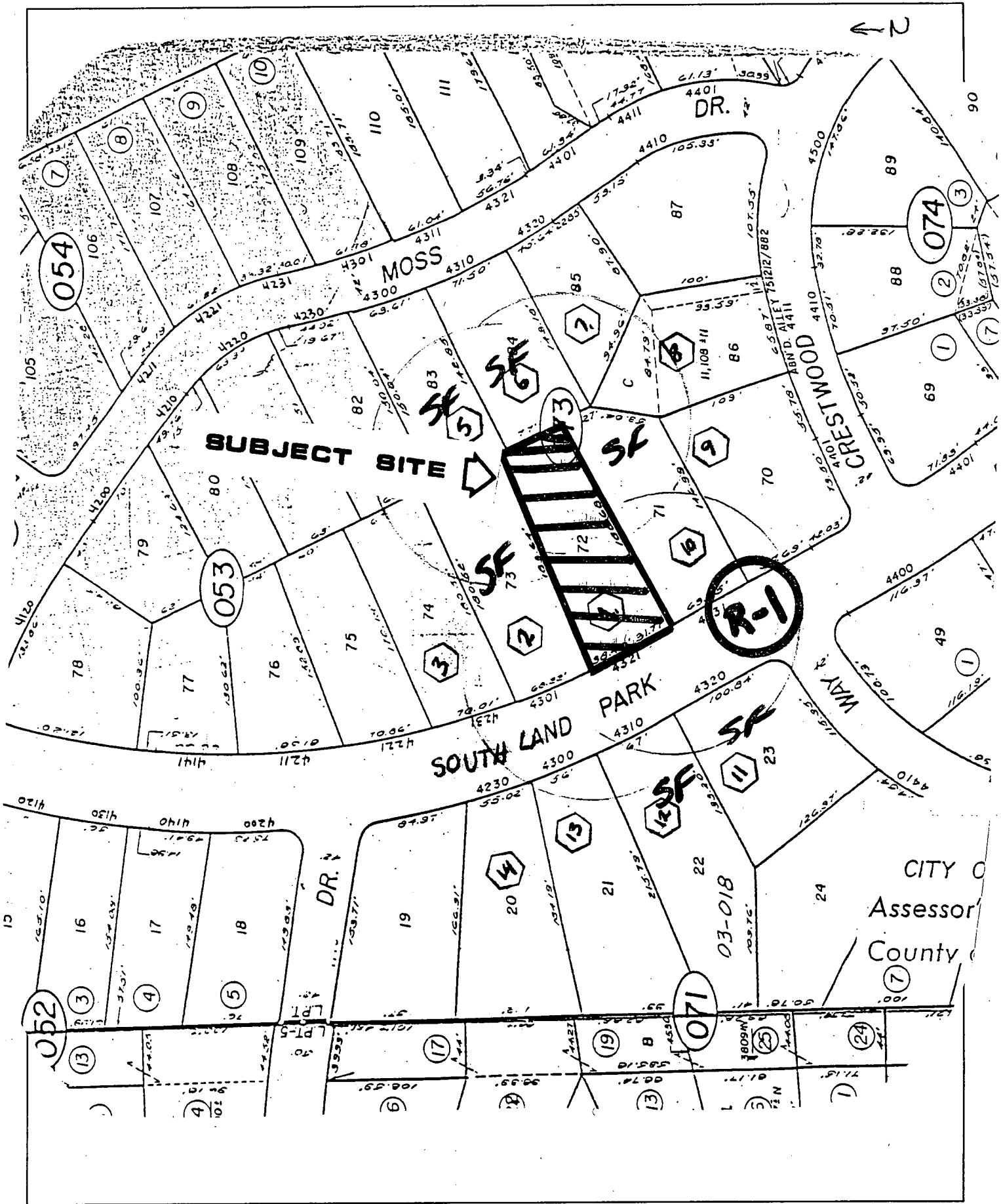


VICINITY MAP

Z94-016

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LAND USE & ZONING MAP