

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 26, 1999, the Zoning Administrator approved with conditions a Plan Review Modification (File Z99-039). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Plan Review Modification** to construct 105± square feet attached solid front entry roof cover and 190± square feet attached trellis in the rear yard setback area in the Single Family Alternative (R-1A R) Plan Review zone.

Location: 894 Sunwind Way(D7, Area 2)

Assessor's Parcel Number: 031-0880-064

Applicant: Jay Fenske
894 Sunwind Way
Sacramento, CA 95831

Property Owners: Same as Applicant

Project Planner: Donna Decker

General Plan Designation:

Existing Land Use of Site: Residential

Existing Zoning of Site: Single Family Alternative (R-1A R)

Surrounding Land Use and Zoning		Setbacks	Required	Proposed
North:	R-1A R; Single Family Alternative	Front(S):	20' Min	27'
South:	R-1A R; Single Family Alternative	Side(E):	Zero Lot Line	0'
East:	R-1A R; Single Family Alternative	Side(W):	24.5'	24.5'
West:	R-1A R; Single Family Alternative	Rear(N):	15'	15'(7.5' Ptn)

Property Dimensions: 50 ft x 95 ft
 Property Area: 0.11± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: Exhibit A-E

Previous Files: P85-390

Additional Information On October 24, 1995 the Planning Commission approved a Special Permit to construct a 198 unit zero lot line development and to relocate common property lines of 65 single family residential lots in the Delta Park Hill Subdivision, in the Single Family Alternative(R-1A R) zone. Residential units are constructed on one of the interior property lines providing an access easement to the adjacent owner in order to maintain the adjacent structure. The applicant is requesting to construct a 105± square foot attached solid front entry roof cover and a 190± square foot attached trellis in the rear yard. The proposed entry roof will be constructed to match the existing wood shake roof. The proposed trellis will be constructed from redwood posts and beams with an open framework. The site has an "R" suffix in the zoning which means all new development requires review and approval by either the Zoning Administrator or the Planning Commission. The total building coverage is less than 10,000 square feet and can be reviewed by the Zoning Administrator.

The project was noticed and staff received a couple of calls from neighbors requesting additional information only. The questions were answered and no other comments were received.

Agency Comments

The proposed project has been reviewed by the City Building and Fire Divisions. The comments received pertaining to this project have been included as conditions.

Environmental Determination

This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15301(e).

Conditions of Approval:

1. The design of the proposed exterior modifications shall conform to the plans as shown on the attached exhibits. If plans are revised, then a copy shall be given to the Planning Staff prior to the issuance of building permits.
2. The applicant shall obtain all necessary building permits prior to commencement of construction.
3. The proposed covered trellis located in the rear yard setback area shall not be less than three feet from the rear property line. No structure shall be located on the utilities easement area, if any.
4. The west side of the proposed front entry cover shall be at least 65% open and unobstructed, for the purposes of natural light and ventilation for the habitable rooms. The ceiling of the roofed porch shall not be less than seven (7) feet in height.

Findings of Fact:

1. The proposed project, as conditioned, conforms to the requirements of the Subdivision Ordinance, Chapter 40, the Subdivision Map Act, the Zoning Ordinance of the City of Sacramento, and the currently adopted Building Code.

2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. The proposed lot line adjustment will not eliminate or reduce ingress or egress to the proposed parcels;
 - a. All existing street and utility easements have been provided; and,
 - c. All existing streets and/or utility easements of record are reserved. The lot line will not result in the abandonment of any street or utility easement of record.
3. The project is consistent with the General Plan Designation and the Central City Community Plan Designation which designates the subject site as Community/Neighborhood Commercial & Offices and General Commercial, respectively.

Joy D. Patterson
Zoning Administrator

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.

Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)
ZA Log Book
Applicant
Public Works (Jerry Lovato)