

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 31, 1999, the Zoning Administrator approved with conditions variances to allow a duplex to project into the rear yard setback and exceed lot coverage and a parcel merger to create two parcels from three for the project known as Z99-008. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

- Request:
1. Zoning Administrator Variance to reduce the required 15 foot rear yard setback to 12 feet for a duplex on 0.22+ vacant acres in the Multi-Family (R-3A) zone.
 2. Zoning Administrator Variance to increase lot coverage from 60 percent to 62.5 percent for a duplex.
 3. Parcel Merger to merge three parcels into two parcels totaling 0.22+ vacant acres.

Location: 2126 and 2128 I Street (D3, Area 1)

Assessor's Parcel Number: 007-0022-009, 010, 011

Applicant: Christy Anderson and Property Owners
1401 P Street #408
Sacramento, CA 95814

Property Owner: Michael and Olga Krambs
P.O. Box 161386
Sacramento, CA 95816

Project Planner: Sandra Yope

General Plan Designation: Medium Density Residential (16-29 du/na)
Central City

Community Plan Designation: Multi-Family Residential

Existing Land Use of Site: Vacant

Existing Zoning of Site: Multi-Family; R-3A

Surrounding Land Use and Zoning:	Setbacks	Required	Proposed (Duplex/SF)
North: R-3A; Residential	Front:	12'	12'/12'
South: R-3A; Parking lot	Side(E.):	3'	3'/3'

Z99-008

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East:	R-3A; Residential	Side(W):	3'	3'3"
West:	R-3A; Residential	Rear:	15'	12.98'/20'

Property Dimensions:	80' x 120'
Property Area:	0.22± acres
Parking Provided	4 spaces
Parking Required	3 spaces
Square Footage of Buildings:	Duplex: 4,339 square feet Single Family Unit: 4,600 square feet
Exterior Building Materials:	Board Horizontal Siding
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-K

Previous Files: P92-015

Additional Information: The site consists of three vacant lots. The applicant is proposing to create two lots and construct a duplex on the eastern parcel and a single family residence on the western parcel. The applicant is requesting a variance to reduce the required 15 foot setback to 12 feet for a proposed 4,339 square foot duplex. The enclosed rear stairs will project into the setback area. The duplex will also exceed 60 percent lot coverage for the site. The proposed duplex will cover 62.5 percent of the parcel. The Zoning Ordinance allows a maximum of 60 percent lot coverage for the R-3A zone. The applicant is requesting variances to both requirements. The proposed parcel is and will continue to be a 40 foot wide corner parcel which is substandard in width.

The applicant proposes to relocate the common property lines between three parcels to create two parcels for future residential development. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

The site is located within the Boulevard Park Association area. The project plans were sent to the association. Staff received no comments. The project has been noticed and staff has not received any calls. The site is also located within a Preservation Area. The applicant has submitted an application to Preservation staff.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line adjustment have been included as conditions.

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 15305(a)}.

Conditions of Approval

1. There shall be no further expansion of the house, porch, or any other structure into the rear setback area.
2. Size and location of the building shall conform to the plans submitted. The applicant shall comply with all Preservation Staff conditions and submit revised plans to Planning should changes to submitted plans be required.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The following are Building Division comments:
 - a. The minimum allowable distance from the eaves to the property lines is 30 inches.
 - b. Utility service lines, including sewer, water, gas electric, telephone, and cable service, are not allowed to cross adjacent properties. This would apply to any new lines and also to existing lines. Existing utility lines that cross any property line would have to be relocated.
 - c. Each parcel has to have individual utility services. This may require new sewer, water, gas, or electric hookups. Significant fees may be required from the utility company or jurisdiction. Fee information may be obtained from the Department of Utilities and from the affected utility company.
 - d. The proposed buildings must comply with all applicable building codes and standards.
 - e. A building permit must be obtained prior to performing any work. Plans have to be submitted to the building department, and the plans have to have enough details so code compliance items can be checked.
5. The applicant shall comply with the following City Arborist (Dan Pskowski, 768-8604) requirements:
 - a. Prior to the issuance of building permits a 6 foot chain link shall be erected along the back and extend 10 feet on either side of the tree and to back of sidewalk. The fencing shall remain in place during the duration of the project except for temporary removal required to replace existing sidewalk.
 - b. No excavation for utilities, trenching, grade changes, storage of materials within the fenced area. Boring or hand trenching shall be allowed within the fenced area under the supervision of the city arborist.
 - c. Pruning will be allowed by permit, when approved by the city arborist, for any clearances.

- d. If during excavation for the project or any necessary sidewalk, curb, gutter repair or driveway construction, tree roots greater than two inches in diameter are encountered work shall stop immediately until the city arborist can perform an on-site inspection.
 - e. The contractor shall be held liable for any damages to existing street trees, i.e. trunk wounds, broken limb, pouring of any deleterious materials, or washing out concrete under the dripline of the tree. Damages will assessed using "Guide to Plant Appraisal" published by the International Society of Arboriculture.
 - f. City Arborist shall review landscape plan for the park strip. No turfgrass should be planted under the dripline of the coast live oak.
 - g. Propose driveway apron shall be at least 10 feet from existing street trees.
5. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 6. File a waiver of Parcel Map.
 7. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The Department of Utilities' field crews will abandon the excess water services. The applicant shall pay (City council Resolution 98-272) the Department of Utilities for each water service to be abandoned. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
 8. Pay off or segregate any existing assessments.
 9. Advisory Note: The proposed project is located in the 100 year flood plain, designated as an AR zone (elevation 19 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rater Map (FIRMS) dated July 6, 1998. Within the AR zone the following regulations will apply:
 - * All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
 - * Commercial projects will have the option of flood proofing in lieu of the elevation requirements.
 10. Drainage across property lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a reciprocal drainage easement must be provided to the satisfaction of the Department of Utilities.
 11. Parcels 1 and 2 are not contiguous to an existing public water main. The property

owner/developer shall be required to either extend an off-site water main or provide easements to the satisfaction of the Department of Utilities.

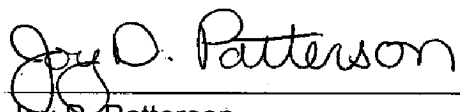
12. Parcel 1 is not contiguous to an existing public sewer main. The property owner/developer shall be required to either extend an off-site sewer main or provide easements to the satisfaction of the Department of Utilities.
13. **ADVISORY NOTE:** The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This Ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
14. All garages shall be equipped with automatic garage door openers.
15. The applicant shall record the parcel merger prior to obtaining building permits.
16. The applicant shall record a reciprocal access agreement between the two new parcels.

Findings of Fact- Variances:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed stair projection will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variance request does not constitute a use variance in that the duplex is a residential use that is permitted in the Multi-Family (R-3A) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the lot is substandard in width; and
 - b. the proposed project will not substantially alter the characteristics of the surrounding neighborhood.
5. The project is consistent with the General Plan and Central City Community Plan which designate the subject site as Medium Density Residential (16-29 du/na) and Multi-Family Residential.

Findings of Fact- Parcel Merger:

1. All existing streets and/or utility easements of record are reserved.
2. The merger will not eliminate or reduce in size of the access way to any resulting parcel.
3. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

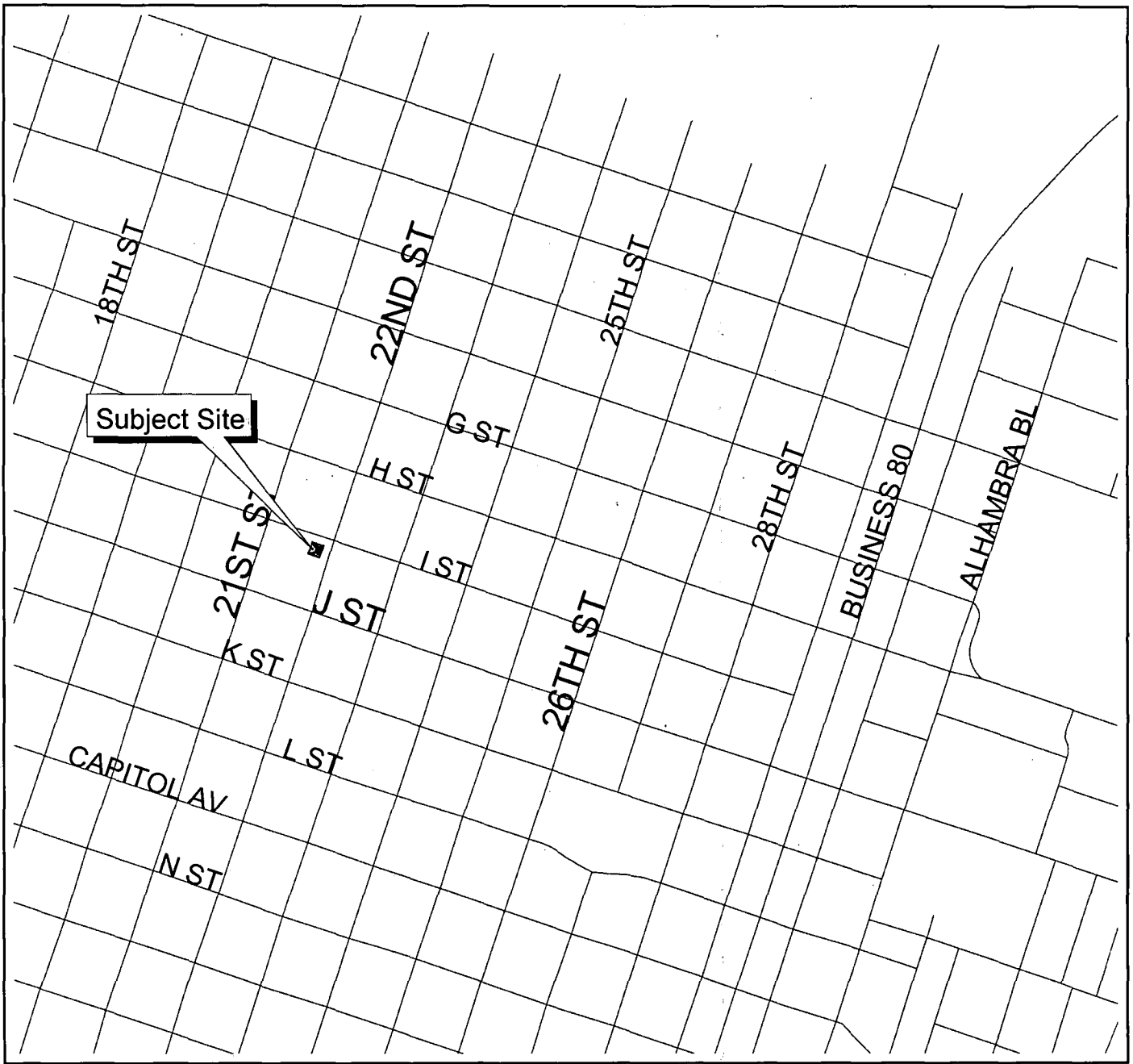


Joy D. Patterson
Zoning Administrator

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

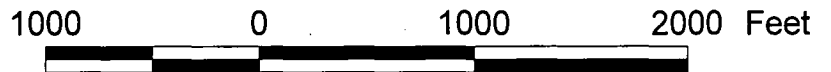
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
Owner
Jerry Lovato, Public Works
ZA Log Book

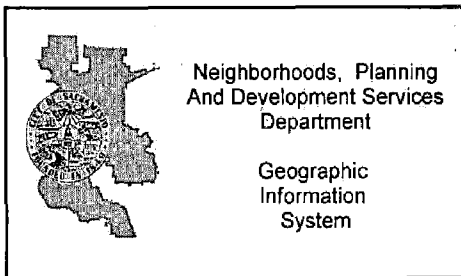
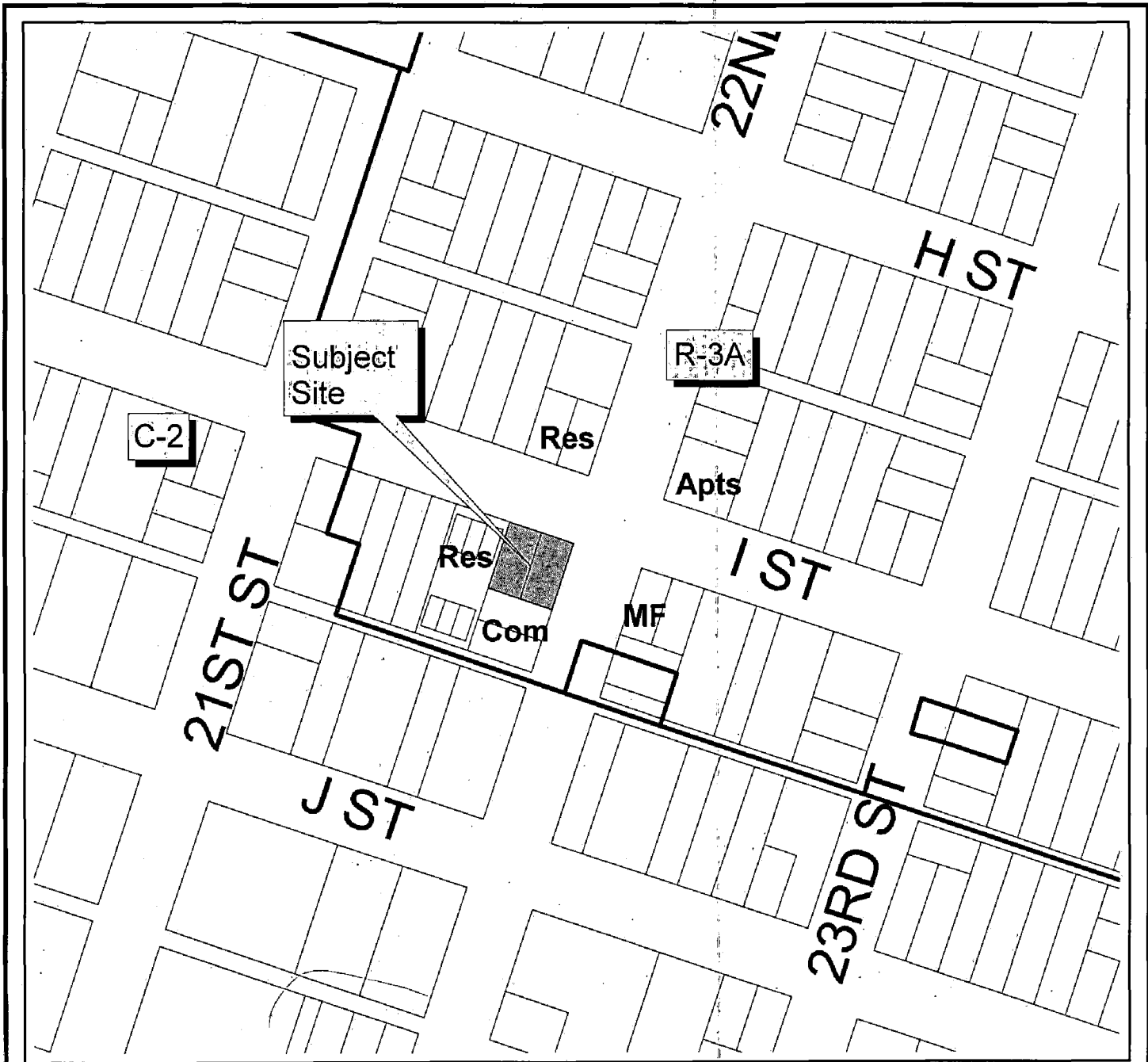


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP



LAND USE AND ZONING

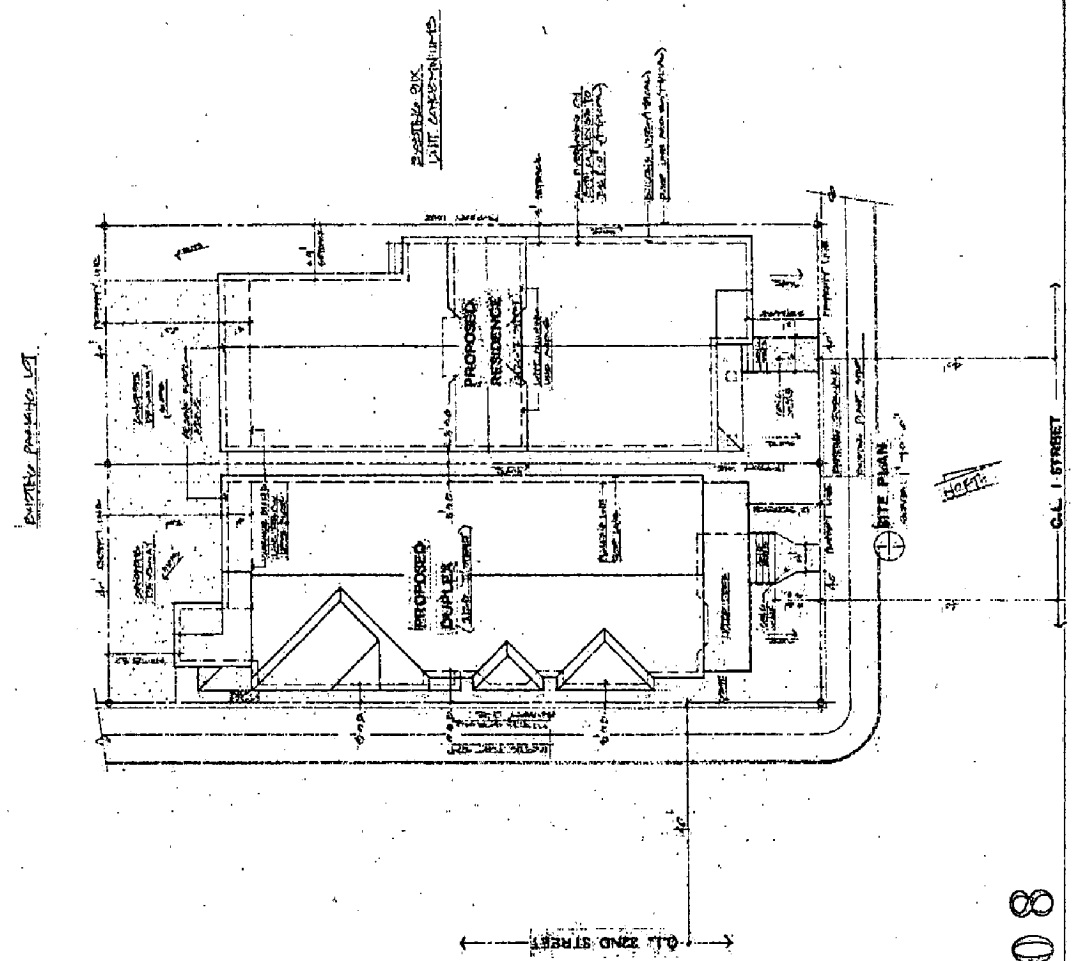


OWNERS: MICHAEL & OLGA KRAMBS
 TITLE: CHRISTINA ANDERSON
 (City of Sacramento)

OWNERS: MICHAEL & OLGA KRAMBS
 TITLE: CHRISTINA ANDERSON
 (City of Sacramento)

NO. 10
 DATE: 1/10/99
 SCALE: 1/8" = 1'-0"

Item 2 MARCH 17, 1999 299-008



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 CITY PLANNING DIVISION

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EXHIBIT A

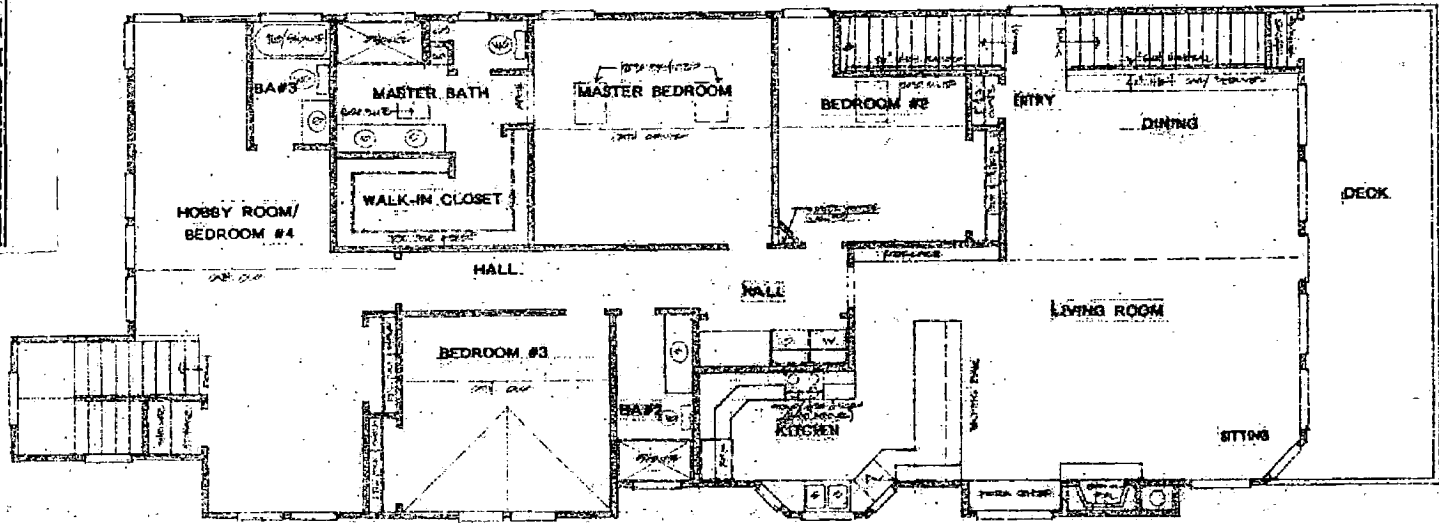
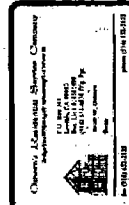
EXHIBIT - C

Duplex

Item 2

March 17, 1999

REVISIONS	BY



FLOOR PLAN - SECOND FLOOR
 SCALE: 1/8" = 1'-0"
 (SEEKING FOR APPROVAL)

Z 99-008

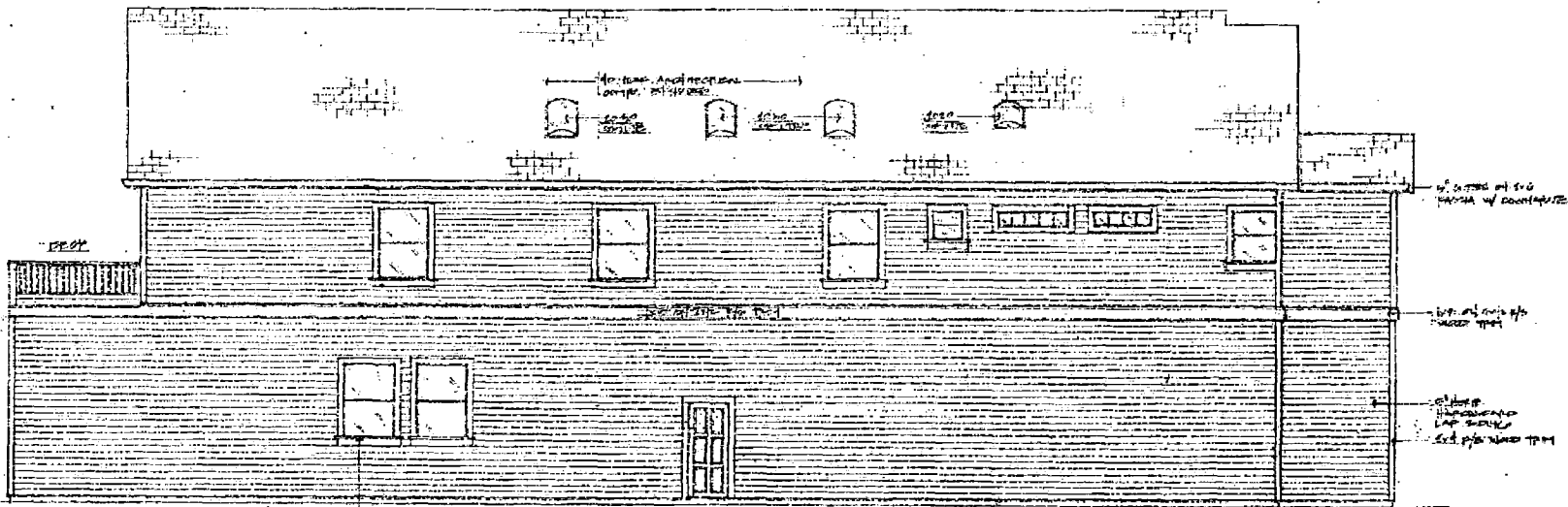
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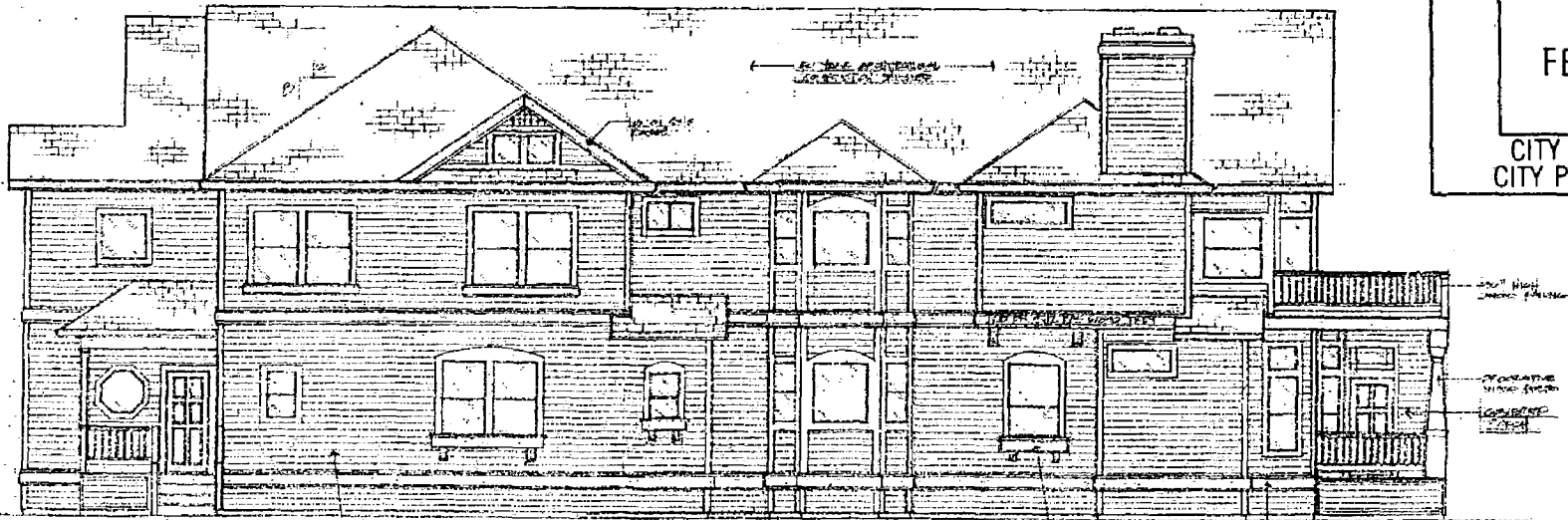
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Duplex

EXHIBIT - E



RIGHT SIDE ELEVATION



SIDE ELEVATION

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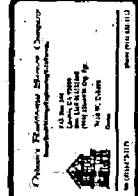
CITY OF SACRAMENTO
CITY PLANNING DIVISION

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March 17, 1999

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CHECKED	
DATE	
BY	

EXHIBIT - F

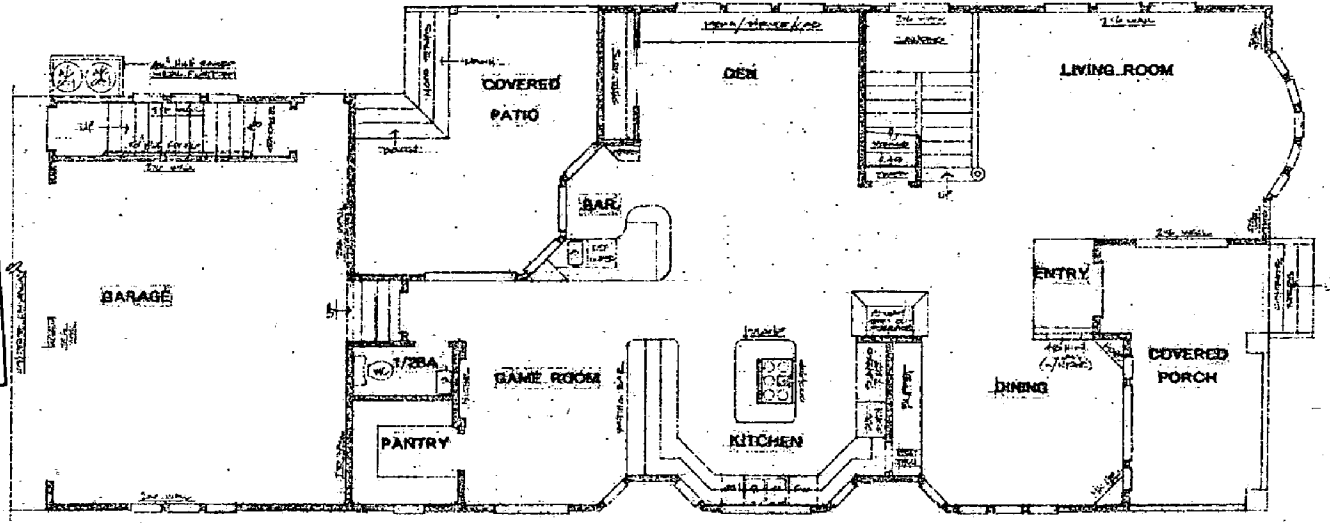
Single Family

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CITY PLANNING DIVISION



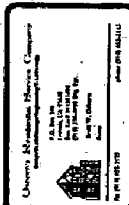
FLOOR PLAN - FIRST FLOOR
DATE: 1/27/99
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
SCALE: AS SHOWN
SHEET NO. 434.02

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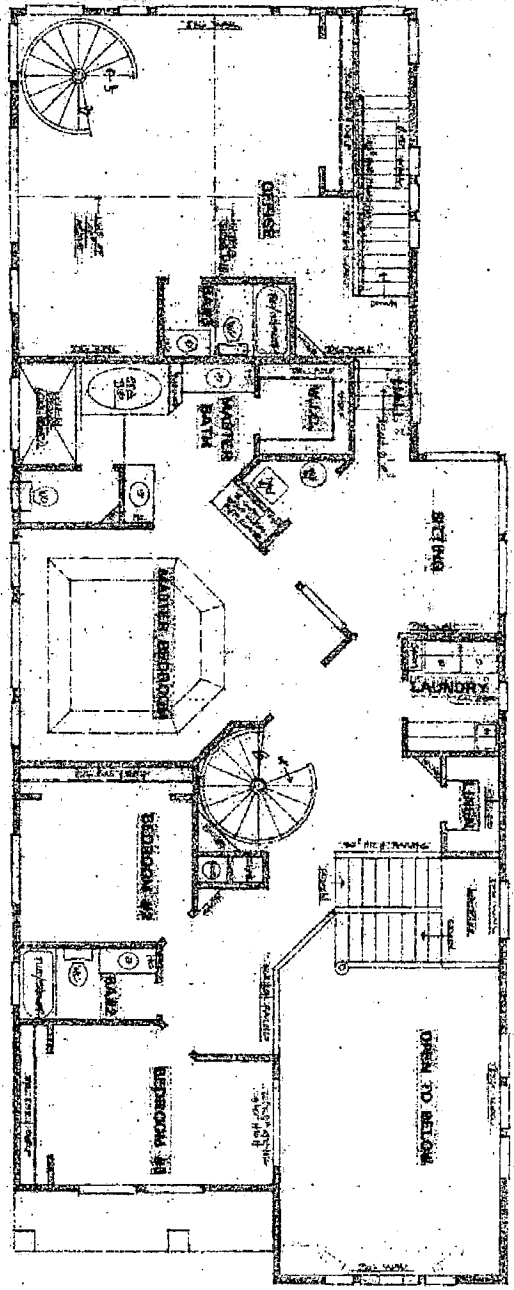
Z 99-008

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DATE	1/27/99
DRAWN BY	J. J. JONES
CHECKED BY	J. J. JONES
SCALE	AS SHOWN
SHEET NO.	434.02

EXHIBIT - G



FLOOR PLAN - SECOND FLOOR
Scale: 1/8" = 1'-0"

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 CITY PLANNING DIVISION

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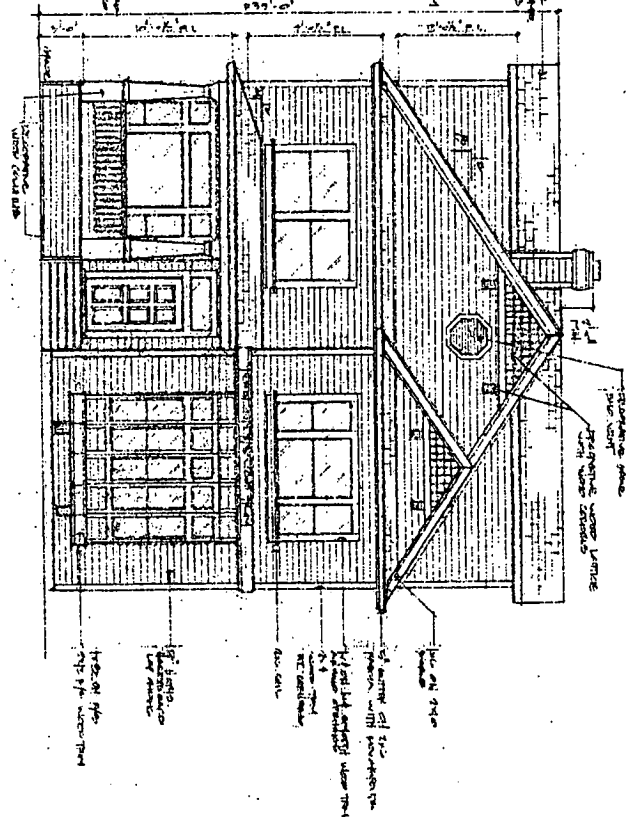
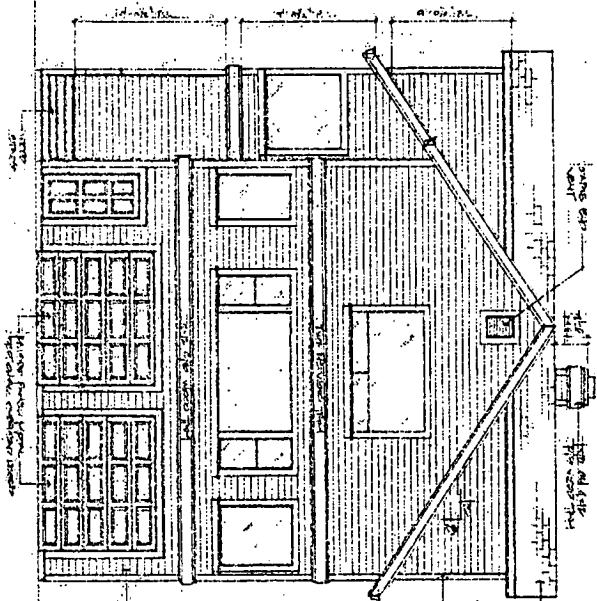
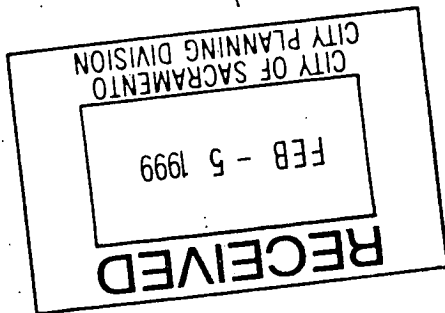
City of Sacramento Planning Department
 1500 Capitol Mall, Sacramento, CA 95833
 (916) 497-2321

299-008

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Item 2

Single Family



Z 99-008

REAR ELEVATION

FRONT ELEVATION

299-008

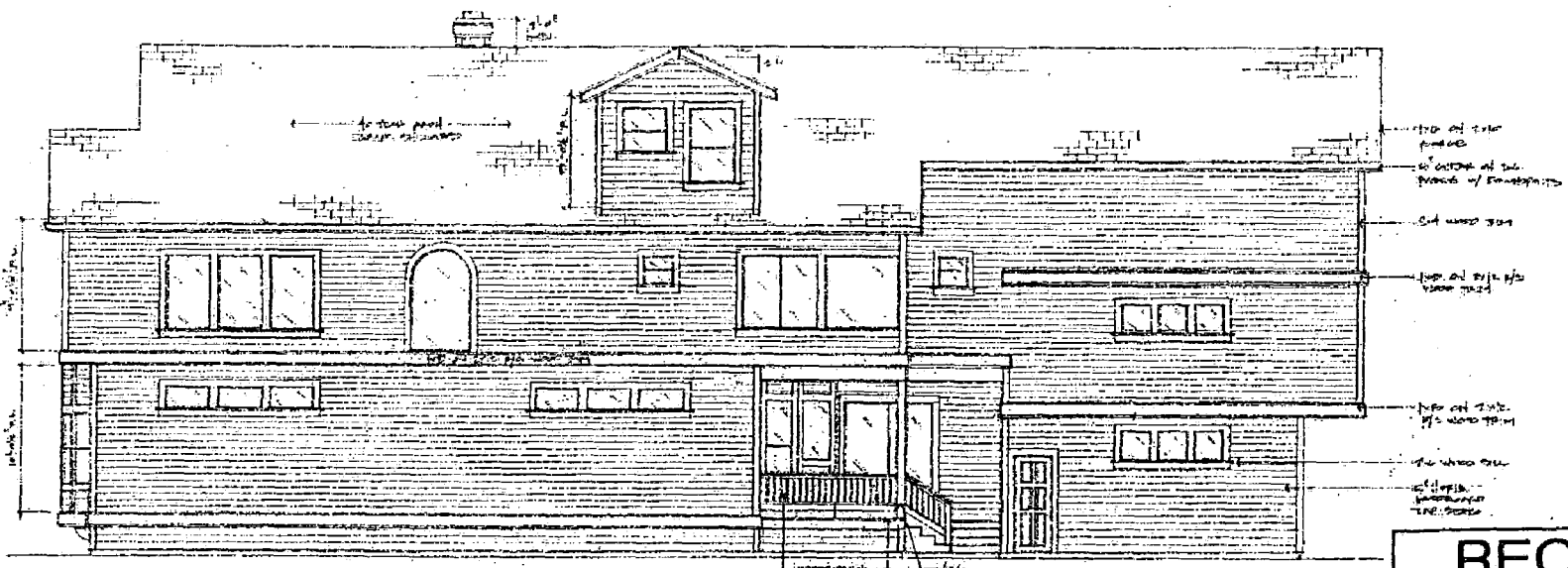
March 17, 1999

Item 2

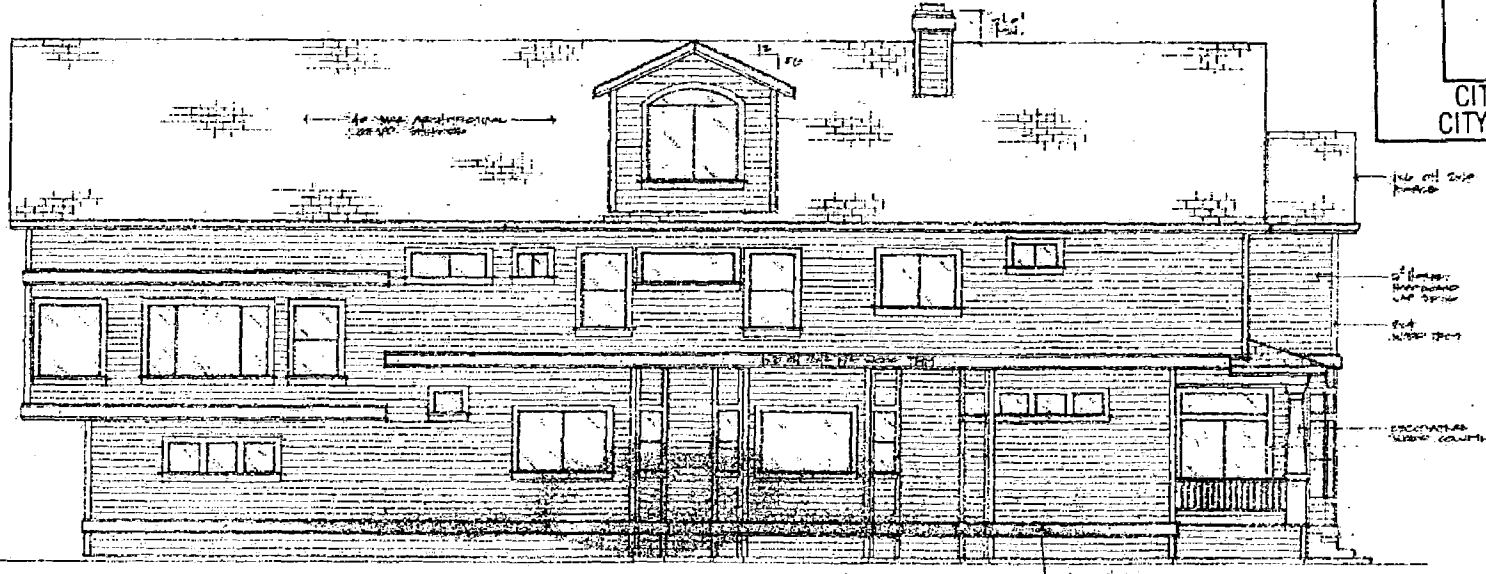
Urban's Residential Plans Company
20 New St.
Sacramento, CA 95811
Tel: (916) 442-1100
Fax: (916) 442-1101
www.urbanplans.com

EXHIBIT - 5

Single Family



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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CITY PLANNING DIVISION

Z 99-008

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REVISIONS	BY

City of Sacramento
City Planning Division
1000 Capitol Mall, Suite 100
Sacramento, CA 95833
Tel: 916.497.1000
Fax: 916.497.1001

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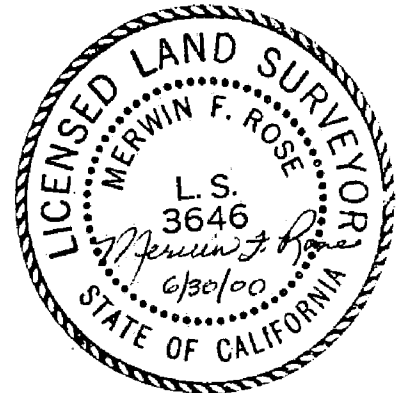
Description of New Parcel 1 Net

A parcel of land situate in the City of Sacramento, State of California, being Lot 4 of that Block lying between the centerline of "I" Street on the North, the centerline of 22nd Street on the East, the centerline of "J" Street on the South, and the centerline of 21st Street on the West, more particularly described as follows:

Beginning at a point in the right-of-way of said "I" Street from which a P.K. nail marking the centerline intersection of said "I" Street and said 22nd Street bears North 18° 29' 50" East 40.00 feet and South 71° 30' 47" East 120.70 feet; thence from said point of beginning South 71° 30' 47" East along said right-of-way 40.35 feet; thence South 18° 29' 54" West 120.63 feet; thence North 71° 30' 53" West 40.35 feet; thence North 18° 29' 54" East 120.63 feet to the point of beginning containing 0.112 acres net more or less.

Together With a 12.00 right-of-way easement more particularly described as follows:

The southerly 12.00 feet of said Parcel 2.



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I Item 2

EXHIBIT -K-2

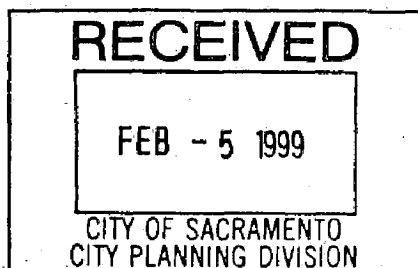
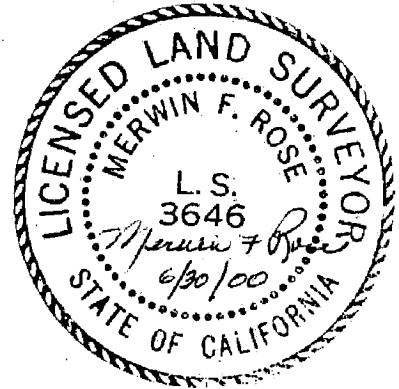
Description of New Parcel 2 Net

A parcel of land situate in the City of Sacramento, State of California, being Lot 4 of that Block lying between the centerline of "I" Street on the North, the centerline of 22nd Street on the East, the centerline of "J" Street on the South, and the centerline of 21st Street on the West, more particularly described as follows:

Beginning at a point in the right-of-way of said "I" Street from which a P.K. nail marking the centerline intersection of said "I" Street and said 22nd Street bears the following courses: North 71° 30' 47" West 40.35 feet, North 18° 29' 50" East 40.00 feet and South 71° 30' 47" East 120.70 feet; thence from said point of beginning running along said right-of-way line South 71° 30' 47" East 40.35 feet; thence South 18° 29' 54" West 120.63 feet; thence South 71° 30' 53" East 40.35 feet; thence North 18° 29' 54" East 120.63 feet to the point of beginning containing 0.112 acres net more or less.

Reserving Therefrom a 12.00 foot right-of-way easement more particularly described as follows:

The southerly 12.00 feet of said Parcel 2.



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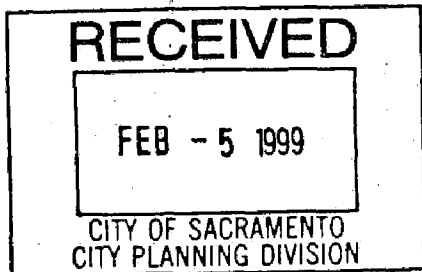
March 17, 1999

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Description of New Parcel 3 Net

A parcel of land situate in the City of Sacramento, State of California, being Lot 4 of that Block lying between the centerline of "I" Street on the North, the centerline of 22nd Street on the East, the centerline of "J" Street on the South, and the centerline of 21st Street on the West, more particularly described as follows:

Beginning at a point in the Northerly right-of-way line of a 20.00 foot alley from which the intersection of "I" Street and 22nd Street bears the following courses and distances: South 18° 29' 54" West 10.00 feet; South 71° 30' 09" East 120.70 feet and North 18° 29' 54" East 210.84 feet; thence from said point of beginning North 18° 29' 54" East 40.21 feet; thence South 71° 30' 53" East 80.70 feet; thence South 18° 29' 54" West 40.21 feet; thence 71° 30' 53" West 80.70 feet to the point of beginning containing 0.075 acres.



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