

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 27, 2000, the Zoning Administrator approved with conditions a special permit to allow a room addition project into the rear yard setback for an existing house for the project known as Z00-122. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: **Zoning Administrator Special Permit** to allow a proposed room addition to an existing single family residence to project 7.5 feet into the required 15 foot rear yard setback on 0.25± total developed acres in the Standard Single Family (R-1) zone.

Location: 7670 River Village Drive (D7, Area 2)

Assessor's Parcel Number: 031-1190-026

Applicant: Tim and Sheila Loewen
7670 River Village Drive
Sacramento; CA 95831

Property Owner: Same as Applicant

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
Pocket

Community Plan Designation: Residential (3-6 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	Proposed
North: R-1; Single Family Residence	Front:	25'	34'
South: R-1; Single Family Residence	Side(E.):	5'	5'
East: R-1; Single Family Residence	Side(W.):	5'	10'
West: R-1; Single Family Residence	Rear:	15'	7.5'

Property Dimensions: Irregular
Property Area: 0.25± acres
Square Footage of Buildings: House: 1,569 square feet

Z00-122

September 27, 2000

ITEM 1

	House Addition:	375 square feet
	Total:	1,944 square feet
Height of Building:	House:	1 Story, 13 feet
Exterior Building Materials:	T-1/11 Wood Siding	
Roof Materials:	Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant is requesting a special permit to allow a proposed room addition to encroach into the required 15 foot rear yard setback. The applicant is proposing an approximately 18.5 foot by 14.75 foot (375 square feet) room addition to the rear of the house. The addition will extend along the west elevation maintaining the same setback as the existing house. The addition will reduce the rear setback to 7.5 feet at the narrowest point. The addition will match the existing house in materials and color. The Zoning Ordinance allows modifications to be made with a special permit to existing residences that enhance the desirability and vitality of an existing house in order to encourage the continued ownership and occupancy. The modifications allowed include reducing required setbacks. The applicant is requesting the special permit under those provisions.

The project was noticed and staff received no calls.

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)}.

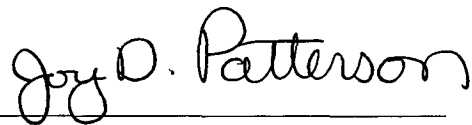
Conditions of Approval

1. The proposed addition shall substantially conform to submitted plans (unless required to be revised by the building department). The applicant may change the size and location of the windows and sliding glass door in the final design subject to Planning review and approval.
2. The applicant shall obtain a building permit for the addition.
3. There shall be no further expansion of the house, porch, patio covers or any other attached structure into the rear yard setback area.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:

- a. the proposed room addition will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - b. the proposed structure is compatible in architecture with the existing residence.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
- a. there is adequate available yard area;
 - b. the addition to the existing residence adds vitality and desirability for the existing home to allow the present occupants to remain; and
 - c. the proposed room addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
3. The project is consistent with the General Plan and the Pocket Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Residential (3-6 du/na) respectively.

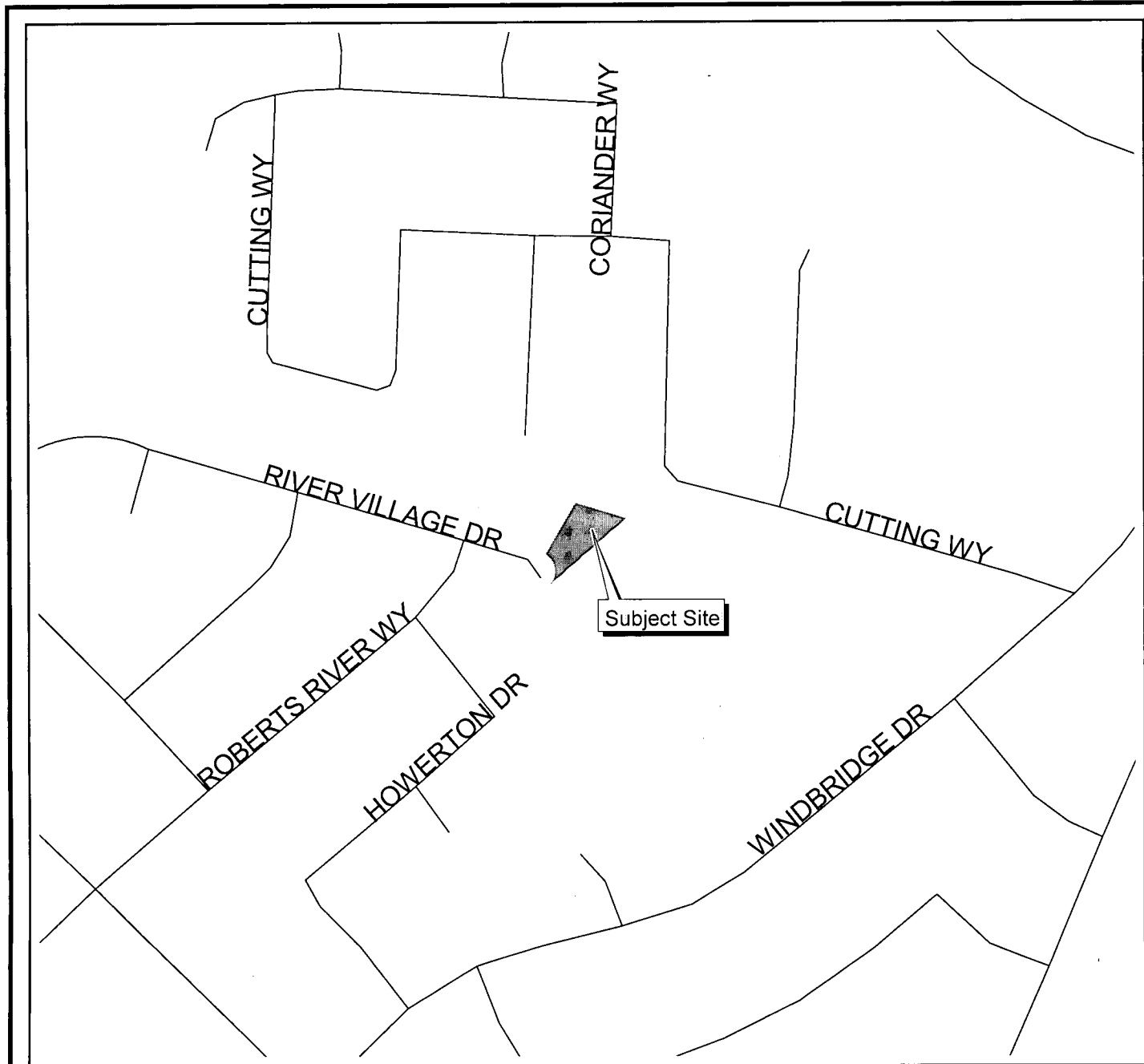


Joy D. Patterson
Zoning Administrator

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 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.

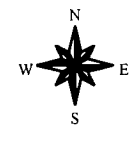
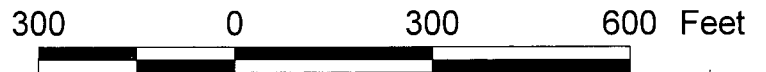
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP

Z00-122

September 27, 2000

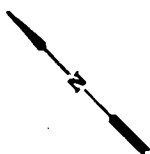
Item 1

EXHIBIT A

A PLANNING AND DESIGN FIRM (916) 991-6726

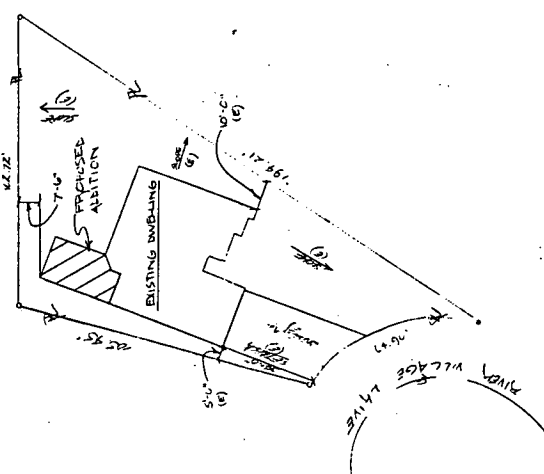
M.A.S. & ASSOCIATES

LOEWEN RESIDENCE



CONSTRUCTION SITE

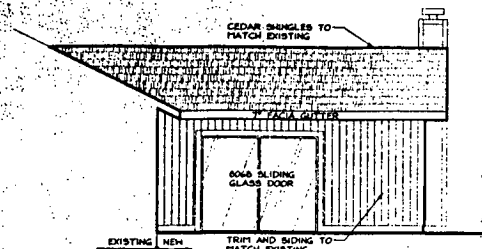
VICINITY MAP



PLOT PLAN

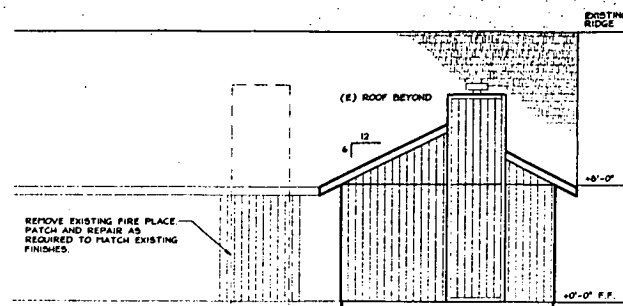
DATE: 09/27/00

M.A.S. SHEILA D. LOEWEN
7070 RIVER VILLAGE DRIVE
SACRAMENTO, CA 95831
APN 051-150-026-0000



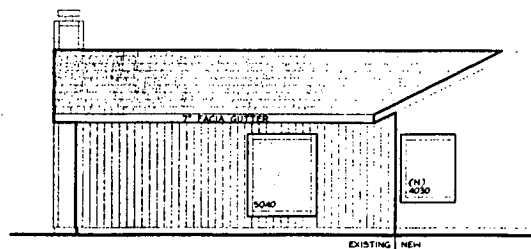
EAST ELEVATION

SCALE UP - 1/2"



NORTH ELEVATION

SCALE UP - 1/2"



WEST ELEVATION

SCALE UP - 1/2"

EXTERIOR ELEVATIONS

**P R A T T
N A V A R R O
A R C H I T E C T U R E**

1720 G STREET
MORISTO, CA. 95354
BUS. (908) 878-8222
FAX. (908) 878-8415

AGENCY APPROVAL:

LOEWEN RESIDENCE
ADDITION
TIM AND SHEILA LOEWEN

EXHIBIT B

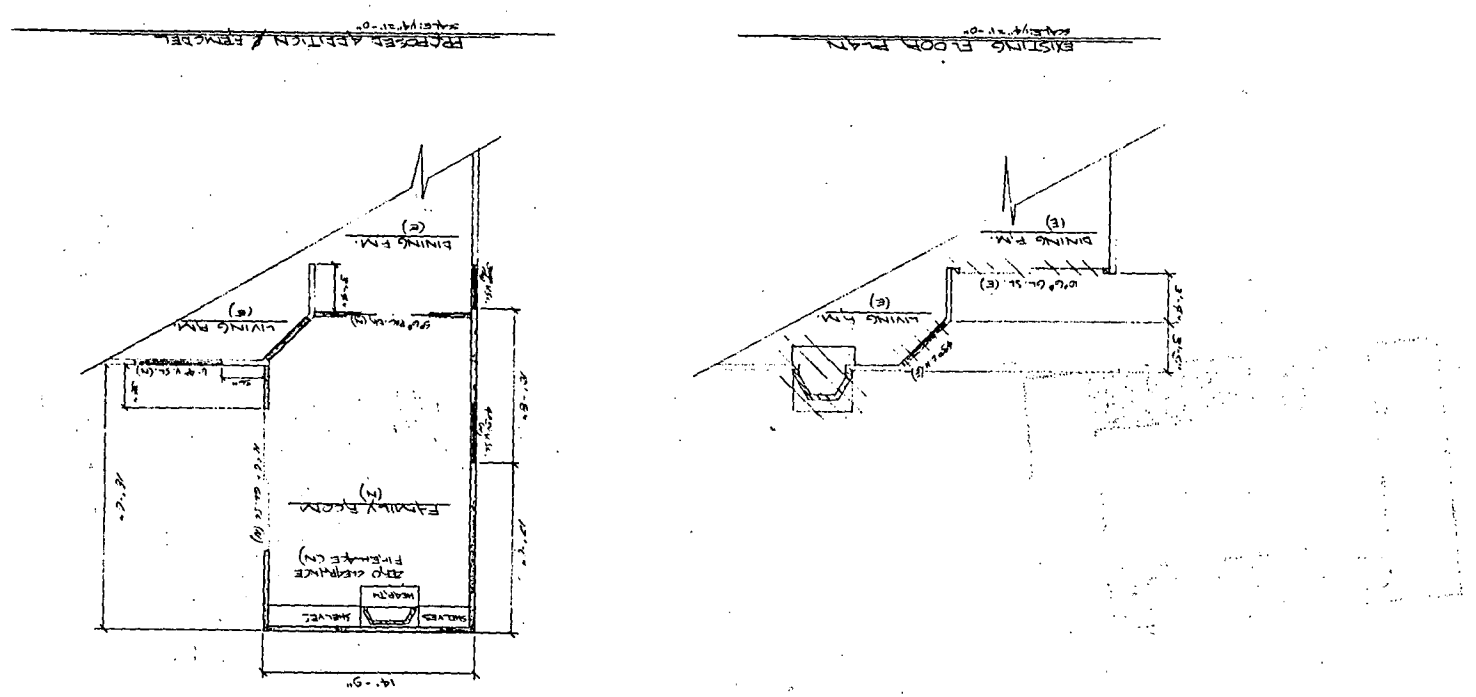
REVISIONS	BY

DATE: 8-00
 DRAWN: JSP
 SCALE: 3/8" = 1'-0"
 PROJECT NO.
 PERMIT NO.
 ARCHITECT:

DESCRIPTION:
EXTERIOR
ELEVATION

SHEET NO.
A-1
OF SHEETS

September 27, 2000



- NOTES
1. INSULATE ATTIC R-28, WALLS R-21
 2. ALL WINDOWS TO BE BUILT WITH INSULATION
 3. ALL OPENINGS THAT ARE 2'-0" FROM ANY CORNER SHOULD BE THE ALTERNATE BRICK
 4. BRICK AT EXTERIOR WALLS W/ 2" OR MORE PANEL AS PER S.D.
 5. ALL DIMENSIONS & SIZES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

LEGEND

EXISTING WALL

NEW WALL

TO BE REMOVED

NEW

EXISTING

BUILDING DATA

NEW SQ. FOOTAGE 26,122 SQ. FT.

M.A.S. & ASSOCIATES

CLIENT: MRS. SHEILA D. LINDSEY

PROJECT: APPOINTMENT FLOOR PLAN (S.D.) 99-1-0226

DATE: SEPTEMBER 27, 2000

PROJECT ADDRESS: 10000 N. WILSON AVENUE, NEVADA