

**CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DEPARTMENT  
ZONING ADMINISTRATOR  
915 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, October 12, 2006 the Zoning Administrator **Approved** the request for a Special Permit to exceed the allowable rear yard setback coverage in the Multi-Family (R-3A) zone for the project known as (File Z06-151). Findings of Fact for the project are listed on page 2.

**Project Information**

Request: **Zoning Administrator Special Permit** to exceed the allowable rear yard setback coverage of 33% for an accessory structure on 0.07± acres in the Multi-Family (R-3A) zone.

Location: 814 22<sup>nd</sup> Street (D3, Area 1)

Assessor's Parcel Number: 007-0021-012

Applicant: Abraxis Spera  
700 Alhambra Boulevard  
Sacramento, CA 95816

Property Owner: Rosalie Clark & Robert Morthole  
6729 Swenson Way  
Sacramento, CA 95831

Project Planner: Michael York

General Plan Designation: High Density Residential 30+ du/na  
Community Plan Designation: Multi Family Residential  
Existing Land Use of Site: Duplex  
Existing Zoning of Site: Multi-Family (R-3A)

**Surrounding Land Use and Zoning:**

North: R-3A, Residential  
South: R-3A; Residential  
East: R-3A; Residential  
West: R-3A; Residential

Property Dimensions: 40 feet x 80 feet  
Property Area: 3200 square feet (0.07± acres)  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A – D

Previous Files: PB06-063

Additional Information

The applicant requested to exceed the allowable rear yard setback coverage for an accessory structure on a 40 foot by 80 foot lot. The applicant is replacing a previous garage which was demolished due to its unsafe nature. The proposed garage is larger than the original garage, from one-car to two-car. The proposed garage is to be 470 square feet total with 330 square feet occupying the rear yard setback area. For this site in the R-3A zone the allowable coverage for the rear yard setback area is 198 square feet. Exceeding the allowable rear yard setback coverage required a Zoning Administrator Special Permit to allow it to be established.

The hearing on the project was held on October 12, 2006. In attendance was the applicant who is representing the owner of the property. Testimony was given in support of the proposal. The Zoning Administrator closed the hearing and approved the request to allow the accessory structure to exceed the allowable coverage for the rear yard setback.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15303, New Construction of small structure.

Conditions of Approval:

- ✓ 1. The project shall be constructed in conformance with submitted plans and as approved by the Design Review & Preservation Board (PB06-063). Any modification shall be subject to review and approval by the Planning Division.
- ✓ 2. Rear yard setback area coverage cannot exceed 330 square feet.
- ✓ 3. For a two car garage the project shall provide a minimum one and half (1'6") foot setback from the west property line and maintain a four foot distance between the garage and deck addition.
- N/A 4. Applicant may revise plans for single car garage using existing slab. If single car garage is proposed, the design will be subject to review and approval of Preservation Staff.
- OK 5. Only one domestic water service is allowed per parcel. Any new domestic water service shall be metered. Excess domestic water service shall be abandoned to the satisfaction of the Department of Utilities.
- OK 6. Existing water and sanitary sewer services for the parcels to the north of the subject site may be under the proposed structure. City maintenance responsibilities of the services are to the point of service within the alley right of way. The property owner is responsible for the maintenance and repair of the services on private property. The applicant shall indicate on the plans the location of all private easements, water services and sewer services that serve all properties to the north of the subject site. If existing services are located under the proposed building the applicant shall relocate the existing services from under the proposed building.

Findings of Fact:

1. The Special Permit, as conditioned, is based on sound principles of land use in that the garage is compatible with the surrounding uses of multi-family residential.
2. The Special Permit will not be detrimental to the public health, safety, or welfare nor result in a public nuisance in that off-site parking is being provided and the building will be constructed to meet current safety requirements.
3. The project is consistent with the General and Community Plan land use designations of High Residential (30+du/na) and Multi-Family Residential, respectively. The project supports policies to provide off-street parking.

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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.

cc: File (Z06-151)  
ZA Log Book  
Applicant  
Property owner

Exhibit A - Site Plan

**CLARK DUPLEX**  
007 0021 012 0000  
414 32ND STREET, SACRAMENTO, CA 95811  
(916) 381-0294

Abstract Serial  
No. 11111111  
Date of Issuance  
11/11/11

**SITE PLAN / NOTES**

- SITE PLAN / NOTES
- FLOOR PLANS / SECTIONS
- ELEVATIONS
- FOUNDATION / ROOF FRAMING PLANS
- ELECTRICAL PLANS
- EXISTING PLANS
- STRUCTURAL NOTES
- STRUCTURAL DETAILS

**PROJECT DATA**

OWNER: ALVARO SPINA (916) 519-6028  
DESIGNER: ESCOBAR & CLARK (916) 369-7027  
CONTRACTOR: HERRERA CONSTRUCTION (916) 800-5962  
BUILDING: SACRAMENTO (916) 800-6507  
INVESTMENT: SACRAMENTO (916) 800-5558  
GENERAL CONTRACTOR: SACRAMENTO (916) 264-4075

**PROJECT DIRECTORY**

27. Project shall comply with all applicable codes and regulations.  
28. All work shall be completed in accordance with the approved plans.  
29. All work shall be completed in accordance with the approved plans.  
30. All work shall be completed in accordance with the approved plans.  
31. All work shall be completed in accordance with the approved plans.  
32. All work shall be completed in accordance with the approved plans.

1" = 10'-0"

**SHEET INDEX**

1. SITE PLAN / NOTES  
2. FLOOR PLANS / SECTIONS  
3. ELEVATIONS  
4. FOUNDATION / ROOF FRAMING PLANS  
5. ELECTRICAL PLANS  
6. EXISTING PLANS  
7. STRUCTURAL NOTES  
8. STRUCTURAL DETAILS

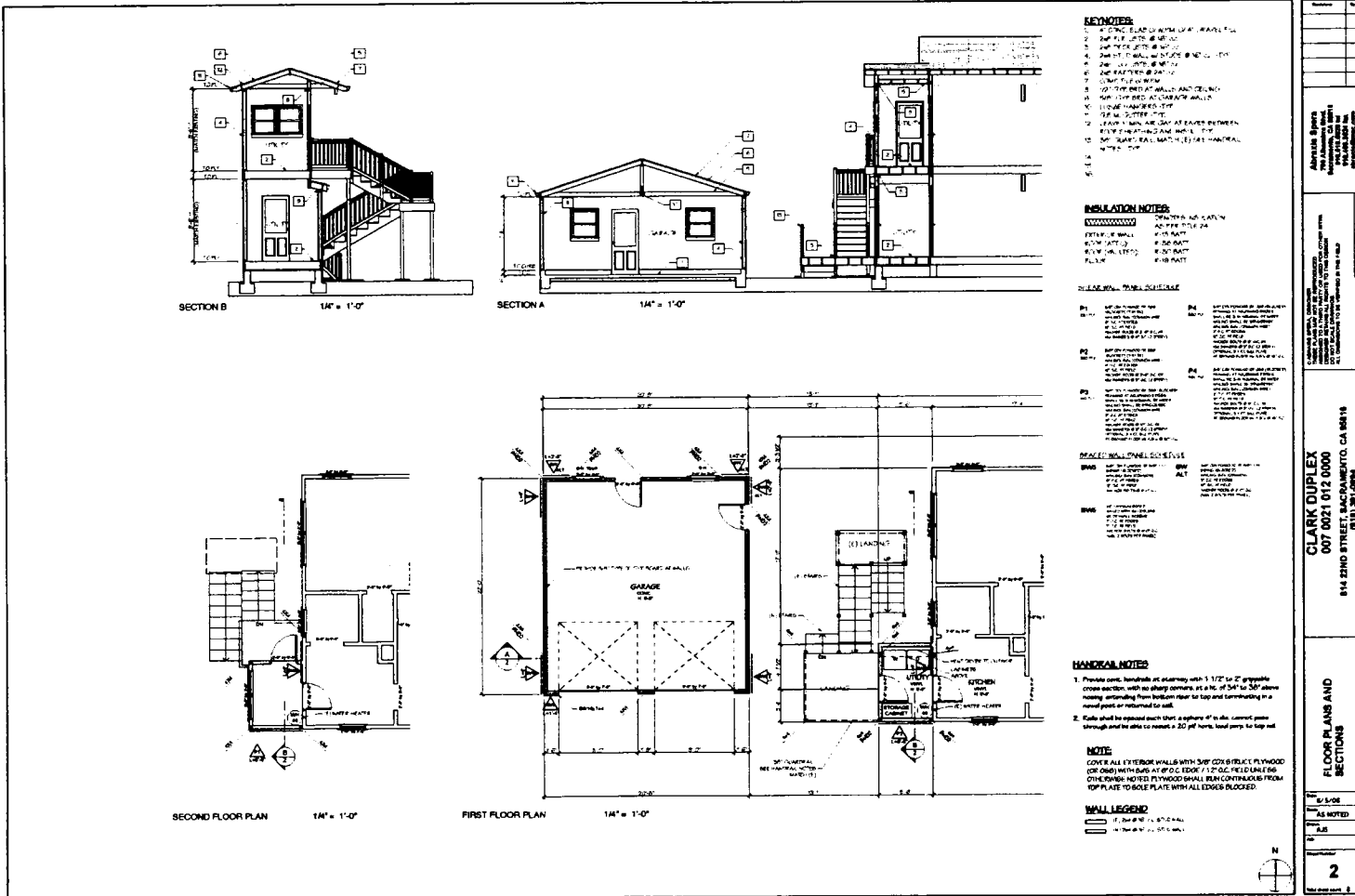
**SCOPE OF WORK**

REMOVE EXISTING FOUNDATION TO EXISTING FOUNDATION WORK  
RECONSTRUCT EXISTING FOUNDATION TO EXISTING FOUNDATION WORK  
CONSTRUCT EXISTING FOUNDATION TO EXISTING FOUNDATION WORK  
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CONSTRUCT EXISTING FOUNDATION TO EXISTING FOUNDATION WORK

**VICINITY MAP**

Z06-151  
JULY 20, 2006

Z06-151  
JULY 20, 2006



Z06-151  
JULY 20, 2006

**CLARK DUPLEX**  
007 0021 012 0000  
614 22ND STREET, SACRAMENTO, CA 95816  
(916) 381-0834

Always Be Safe  
The Architects Firm  
1515 Broadway, Suite 200  
Sacramento, CA 95811  
916.442.2222  
design@architectsfirm.com

**EXTERIOR ELEVATIONS**

3  
DATE: 07/20/06  
SCALE: 1/4" = 1'-0"

**LEGEND:**

1. FINISH: STAINLESS STEEL
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**NORTH ELEVATION** 1/4" = 1'-0"

**SOUTH ELEVATION** 1/4" = 1'-0"

**EAST ELEVATION** 1/4" = 1'-0"

**WEST ELEVATION** 1/4" = 1'-0"

**GARAGE WEST** 1/4" = 1'-0"

Exhibit D – Existing Residential

Z06-151  
JULY 20, 2006

**EXISTING PLANS AND PHOTOS**

CLARK DUPLEX  
007 0021 012 0000  
814 22ND STREET, SACRAMENTO, CA 95818  
(916) 391-0984

Advantis Space  
770 Sutter Street  
Sacramento, CA 95818  
916.441.8888  
advantis@advantis.com

9  
DATE  
BY  
CHECKED  
DATE  
DATE

**FRONT VIEW** 1/8" = 1'-0"

**UPPER STAIRS CROSS SECTION** 1/8" = 1'-0"

**UPPER STAIRS** 1/8" = 1'-0"

**LOWER STAIRS** 1/8" = 1'-0"

**LOWER FLOOR PLAN** 1/4" = 1'-0"

**SECOND FLOOR PLAN** 1/4" = 1'-0"

