

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, January 24, 1995, the Zoning Administrator approved with conditions a home occupation requirement waiver to allow customers at the residence for the project known as Z94-082. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

Project Information

Request: Zoning Administrator Home Occupation Requirement Waiver to allow customers to come to the residence of a licensed clinical social worker for family counseling sessions 0.28± developed acres in the Standard Single Family (R-1) zone.

Location: 856 Senior Way

Assessor's Parcel Number: 030-0202-029

| | | | |
|------------|----------------------|----------|-------------------|
| Applicant: | Lois Colburn | Property | Same as applicant |
| | 856 Senior Way | Owner: | |
| | Sacramento, CA 95831 | | |

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

| | |
|-----------------------------|-------------------------------------|
| Community Plan Designation: | Low Density 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:

North: R-1; Single Family
South: R-1; Single Family
East: R-1; Single Family
West: R-1; Park

| | |
|----------------------|-------------|
| Parking Required: | 2 spaces |
| Parking Provided: | 2 spaces |
| Property Dimensions: | Irregular |
| Property Area: | 0.28± acres |

Z94-137

January 24, 1995

ITEM 1

Square Footage of Building: 2,600 square feet
 Height of Building: Two Stories, 26 feet
 Exterior Building Materials: Wood Siding and Stucco
 Roof Materials: Rock and Tar
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information

The applicant is a Licensed Clinical Social Worker and is requesting to hold family counseling sessions in her home. The Zoning Ordinance allows for office work for a businesses out of the home; however, one of the criteria states that no customers are permitted to come to the residence. The applicant would like a waiver of this requirement in order to accommodate family counseling sessions in an office in the home. The applicant has macular degeneration (failing eyesight) and has extreme difficulty going to client's homes. The Zoning Ordinance allows the Zoning Administrator to waive elements of the home occupation permit criteria upon a determination that the application involved a very unusual situation of hardship and that the public health, safety and general welfare will not be adversely affected thereby.

A 102 square foot room in the southwest corner of the lower floor will be used. There will be approximately 6 clients throughout the week by appointment with visits that are approximately one hour long. There could be one to two clients on the premises at one time (allowing for transition between appointments). The applicant proposes to have the clients park in the rear of the house where there is an existing two car garage and a large additional parking pad.

The applicant has provided letters of support from all adjacent property owners. Staff received one call from a resident of the area that was initially in opposition stating that allowing a commercial use in the house will adversely affect the neighborhood. The resident called back, however, to indicate in this particular circumstance he would not oppose the request.

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 15305}.

Conditions of Approval

1. The applicant shall have the applicants park on the rear parking pad and not on the street.
2. The applicant shall obtain a building permit, if necessary, for the commercial use of the room and make all modifications required by Building Code prior to operating the business in the room.
3. The number of clients shall be limited to one (or family group involved in the same session) on site at a time (an overlap is permitted for entering/exiting appointments).
4. The maximum number of appointments at the site shall be 10 per week.
5. There shall be no clients on the premise prior to 8:00 AM or after 6:00 PM, Monday-Saturday.
6. There shall be no signage put up at the residence advertising the service.
7. The Home Occupation Permit shall only be valid for Ms. Colburn's sole practice as a Licensed Clinical Social Worker, and is non-transferrable.
8. The applicant is the only employee allowed on site.
9. The applicant, Ms. Colburn, shall reside in the residence.
10. If in the future, there appears to be a problem with allowing customers to come to the residence by complaints by neighbors; then the permit is subject to being re-reviewed and possible revocation by the Zoning Administrator.

Findings of Fact:

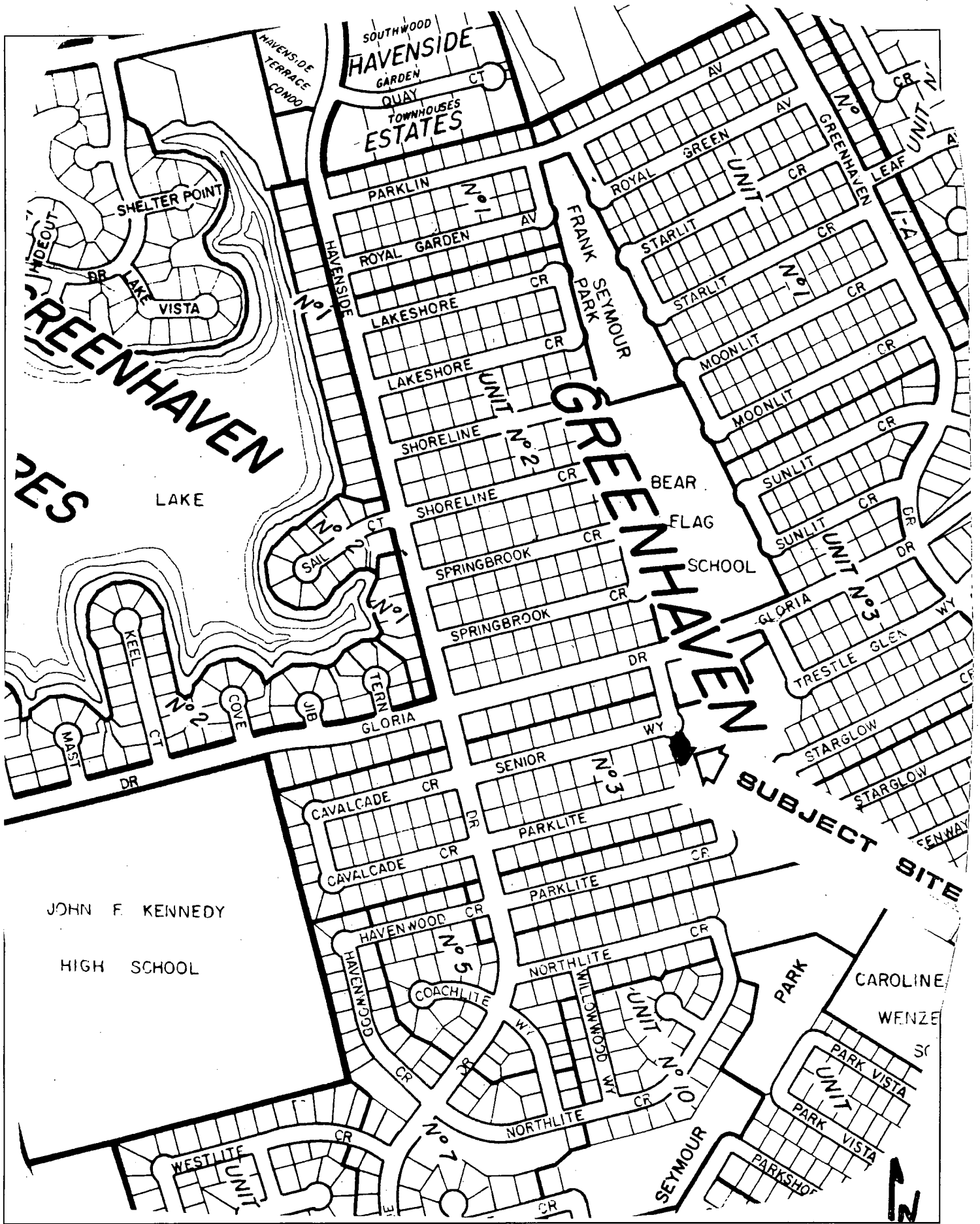
1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing single family unit will remain a residential use with the granting of the criteria waiver;
 - b. the allowing of periodic client visits to the residence will not substantially alter the characteristics of the site or the surrounding neighborhood;
 - c. the site has adequate off-street parking for the single family use and the periodic client visits; and
 - d. the service oriented business has the support of the adjacent property owners.

2. Granting the criteria waiver request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the number of clients actually coming to the site will be limited to one to two people at any one time; and
 - b. there will be adequate off-street parking available.
3. The applicant has a unusual situation of hardship in that the applicant has a medical condition that is causing her to be visually impaired and unable to drive herself to meet with her clients.
4. The project is consistent with the General Plan and the Pocket Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Low Density Residential (3-6 du/na) respectively.



Joy D. Patterson
Zoning Administrator

cc: File
Applicant
ZA Log Book
Building Division-Yang Lim

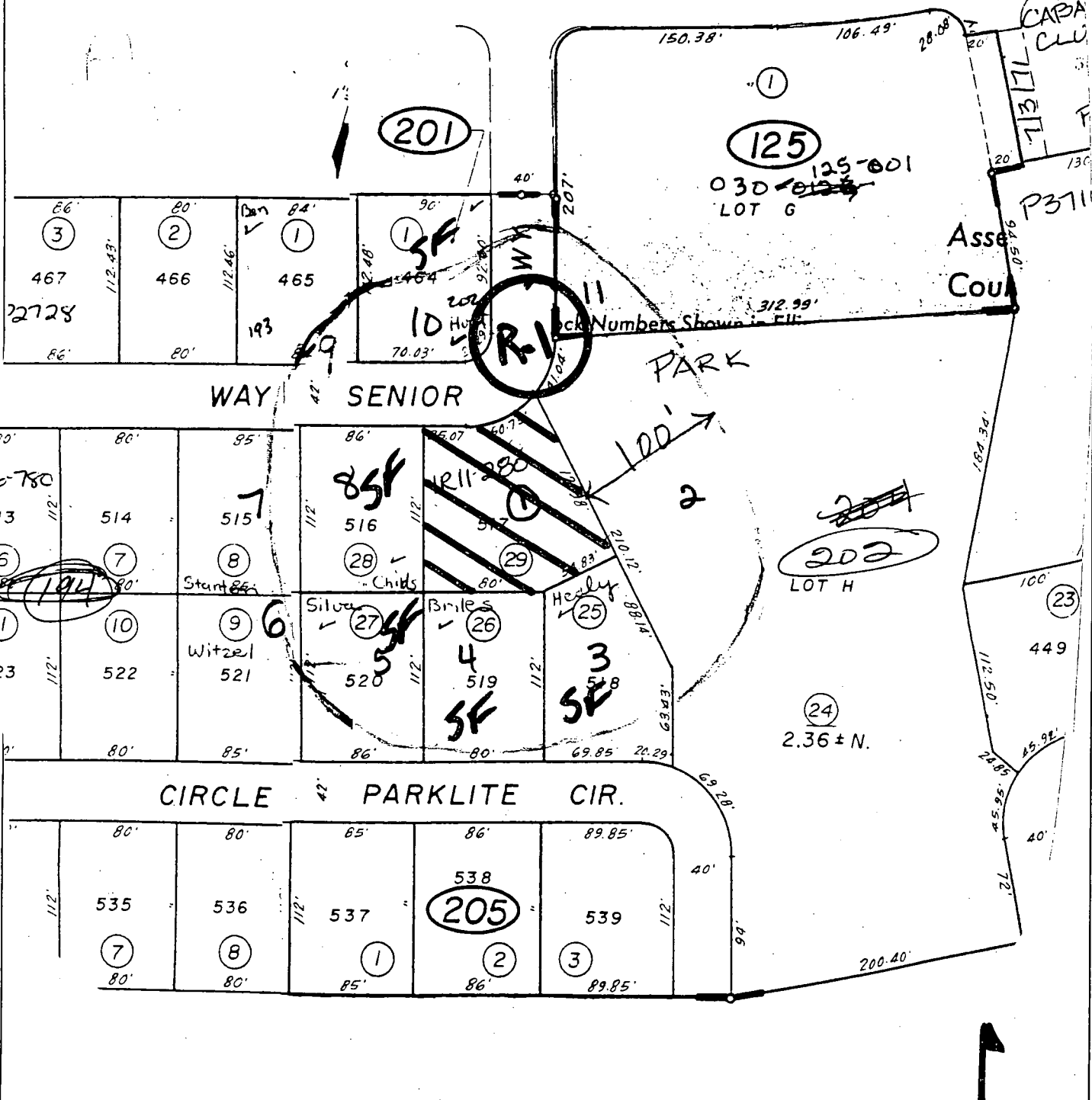


VICINITY MAP

Code

30-

GLORIA



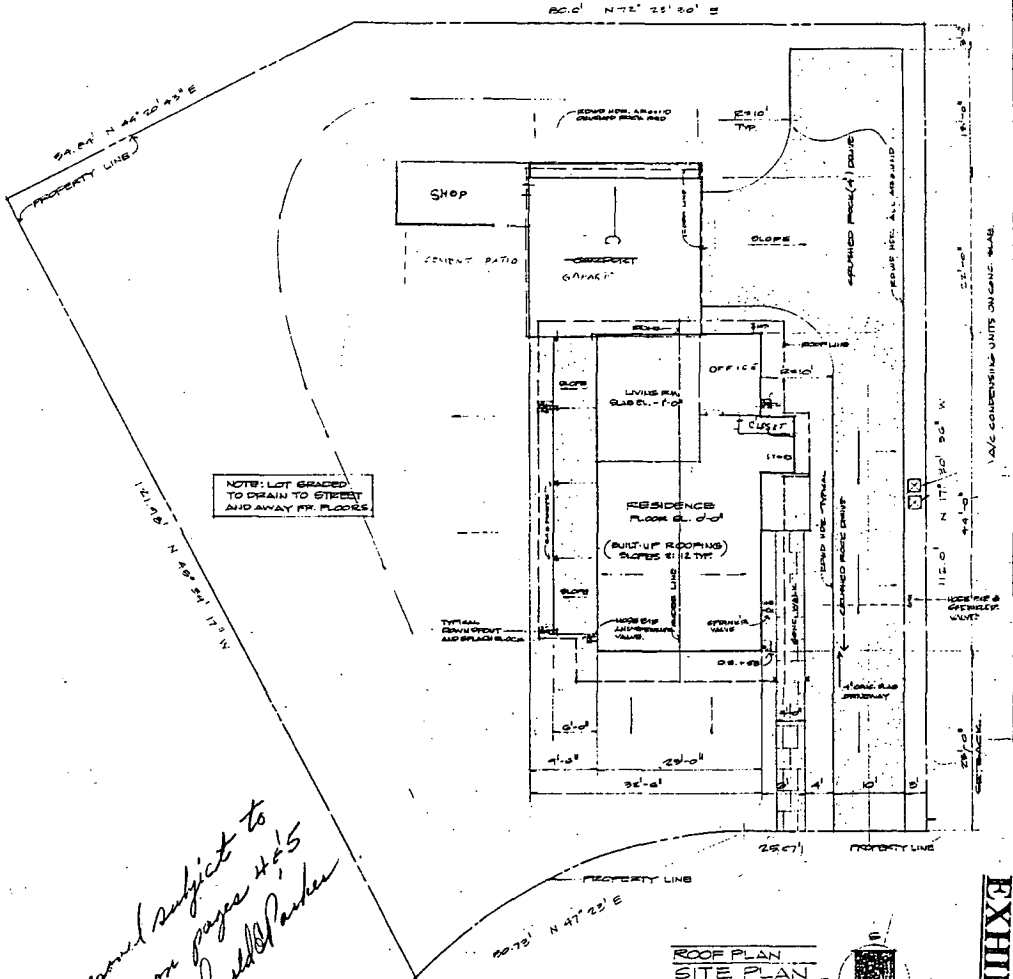
LAND USE & ZONING MAP

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JANUARY 24, 1995

ITEM 1

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FR

NOTE: LOT GRADED TO DRAIN TO STREET AND AWAY FR. FLOORS.

Approval subject to notes on pages 4 & 5 of final Plan

ROOF PLAN
SITE PLAN
SCALE 1/8" = 1'-0"



REVISED: FEB. 15, 1969.

RESIDENCE FOR:
MR. AND MRS. RALPH COLBURN
GREENHAVEN TO LOT 517

SACRAMENTO CALIFORNIA
M. D. K. BOGHOSIAN
2308 J STREET SACRAMENTO 442-1200
ARCHITECT A. I. A.

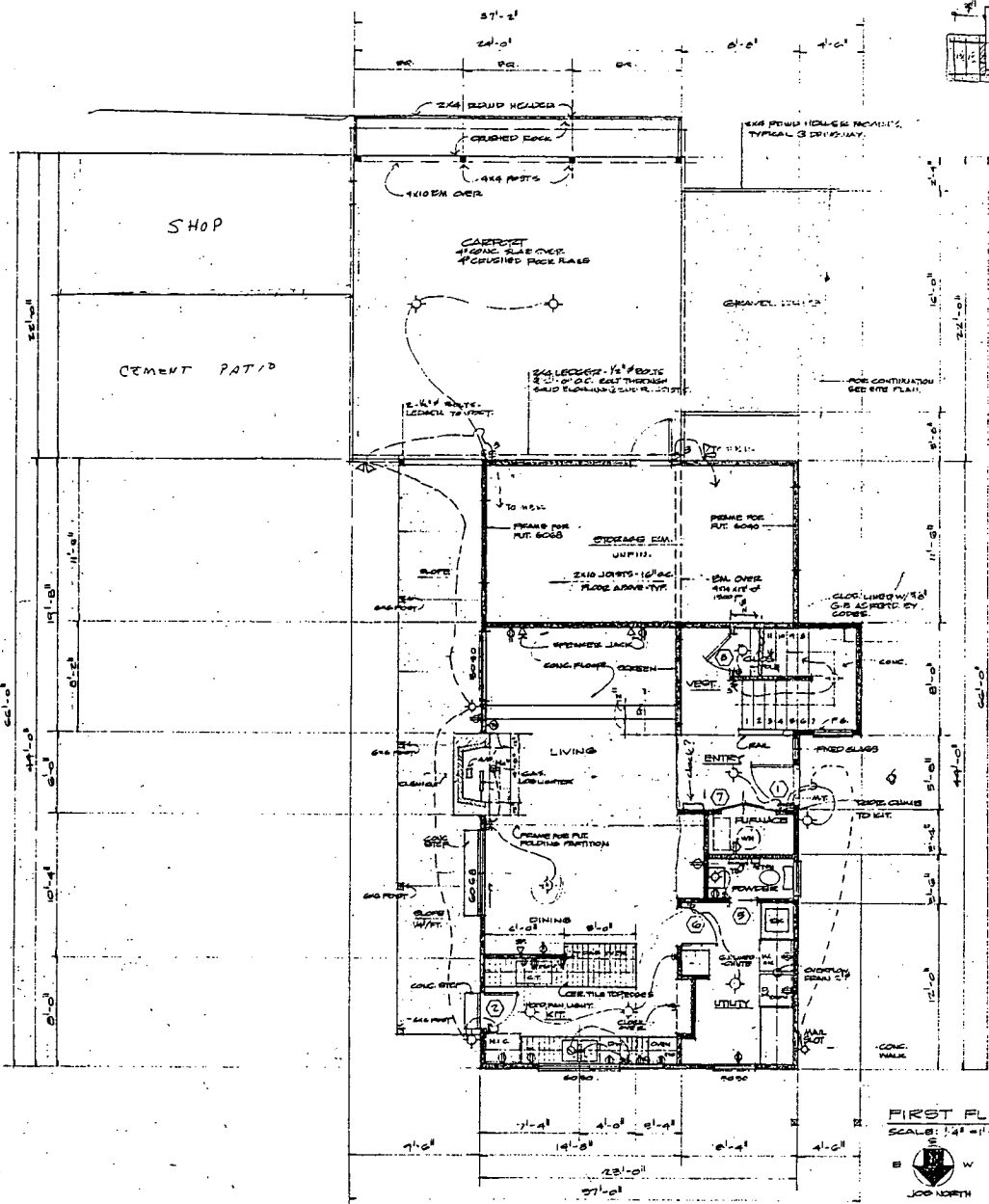
EXHIBIT A

SHEET 1

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EXHIBIT B



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



KITCHEN EQUIPMENT
 COOK TOP - BRIGIDGHE #2 136L
 OVEN - #2 - 94C (WITH PANEL KIT)
 DISHWASHER - WESTINGHOUSE 6C JK
 GARBAGE DISPOSER - WASTE KING 6620
 HOOD FAN - CAINGAIRE 302

HEATING AND AIR CONDITIONING
 FURNACE - GAFFERS SATTLER #2140 PER
 (140,000 BTU - 11 1/2 RTU - 0)
 COND. - GAFFERS SATTLER #1A - CH
 COIL - GAFFERS SATTLER #7 TVL

BATH #1
 WATER CLOSET AMERICAN STANDARD P-2109-11
 LAVATORY AMERICAN STANDARD P-2210-40
 SHOWER AMERICAN STANDARD N-1140

WATER HEATER - GAFFERS SATTLER #064L

BATH #2
 WATER CLOSET AMERICAN STANDARD P-2109-11
 LAVATORY AMERICAN STANDARD P-2210-40
 TUB AMERICAN STANDARD P-2167 (HEATRAV)
 SHOWER ASSEM. AMERICAN STANDARD N-1070

UTILITY
 SINK KOLER #4797-157761M
 FLOOR CRAIN

TOILET RM. (POWDER)
 WATER CLOSET AMERICAN STANDARD P-2109-11
 LAVATORY AMERICAN STANDARD P-2210-40
 M.C.

ROOM FINISH SCHEDULE

| ROOM | FLOOR | BASE | WALLS | CEILING HT. | REMARKS |
|--------------|---------|-------------|----------------|---------------|--------------------------------|
| ENTRY | VINYL T | WOOD | GYR ED. (WOOD) | GYR ED. 8'-0" | WOOD FLOOR @ NORTH WALL |
| VESTIBULE | CARPET | WOOD | GYR ED. | GYR ED. 8'-0" | |
| LIVING ROOM | CARPET | WOOD | GYR ED. | GYR ED. 8'-0" | SEE STEP REF. T. CLEARCA |
| STORAGE RM. | CONC. | | | | |
| DINING | CARPET | WOOD | GYR ED. | GYR ED. 8'-0" | |
| KITCHEN | VINYL | COVER VINYL | GYR ED. | GYR ED. 8'-0" | |
| UTILITY | VINYL | COVER VINYL | GYR ED. | GYR ED. 8'-0" | |
| POWDER | VINYL | COVER VINYL | GYR ED. VINYL | GYR ED. 8'-0" | VINYL OVER G.C. WALLS |
| FURNACE | VINYL | WOOD | GYR ED. | GYR ED. 8'-0" | |
| MASTER B.R. | CARPET | WOOD | GYR ED. | GYR ED. 8'-0" | |
| BEDROOMS | CARPET | WOOD | GYR ED. | GYR ED. 8'-0" | |
| CLOSET M.B. | CARPET | WOOD | GYR ED. | GYR ED. 8'-0" | |
| BATH NO. 1 | VINYL | COVER VINYL | GYR ED. | GYR ED. 8'-0" | RUFFED CLS. @ EN. W/IC TO 7" |
| BEDROOM 2 | WOOD | WOOD | GYR ED. | GYR ED. 8'-0" | |
| BEDROOM 3 | WOOD | WOOD | GYR ED. | GYR ED. 8'-0" | |
| BEDROOM 4 | WOOD | WOOD | GYR ED. | GYR ED. 8'-0" | |
| HALL | CARPET | WOOD | GYR ED. | GYR ED. 8'-0" | |
| STAIRS | CARPET | WOOD | GYR ED. | GYR ED. 8'-0" | |
| CLOSET (TYN) | CARPET | WOOD | GYR ED. | GYR ED. 8'-0" | |
| LINEN | CARPET | WOOD | GYR ED. | GYR ED. 8'-0" | |
| MASTER BATH | VINYL | COVER VINYL | GYR ED. | GYR ED. 8'-0" | RUFFED CLS. @ TUB AND WC TO 7" |

ALL CLOSETS TO RECEIVE 2 SHELVES AND ROD.
 CLOSET DOORS "SLICE-ALL" OR APPROVED EQUAL.

ALLOWANCES

BLINDS ALUM. WINDOW AND DOORS TO BE
 BLOWERS' CURTAINLINE OR APPROVED EQUAL.
 NYLON OR BRONZE SLIDING SCREENS AT ALL
 SLIDING SECTIONS.

1. HARDWARE \$ 100.
 2. LIGHT FIXTURES \$ 200.
 3. CARPET (INCLUDES CARPET, RUBBER
 PAD AND INSTALLATION) \$ 1,000.

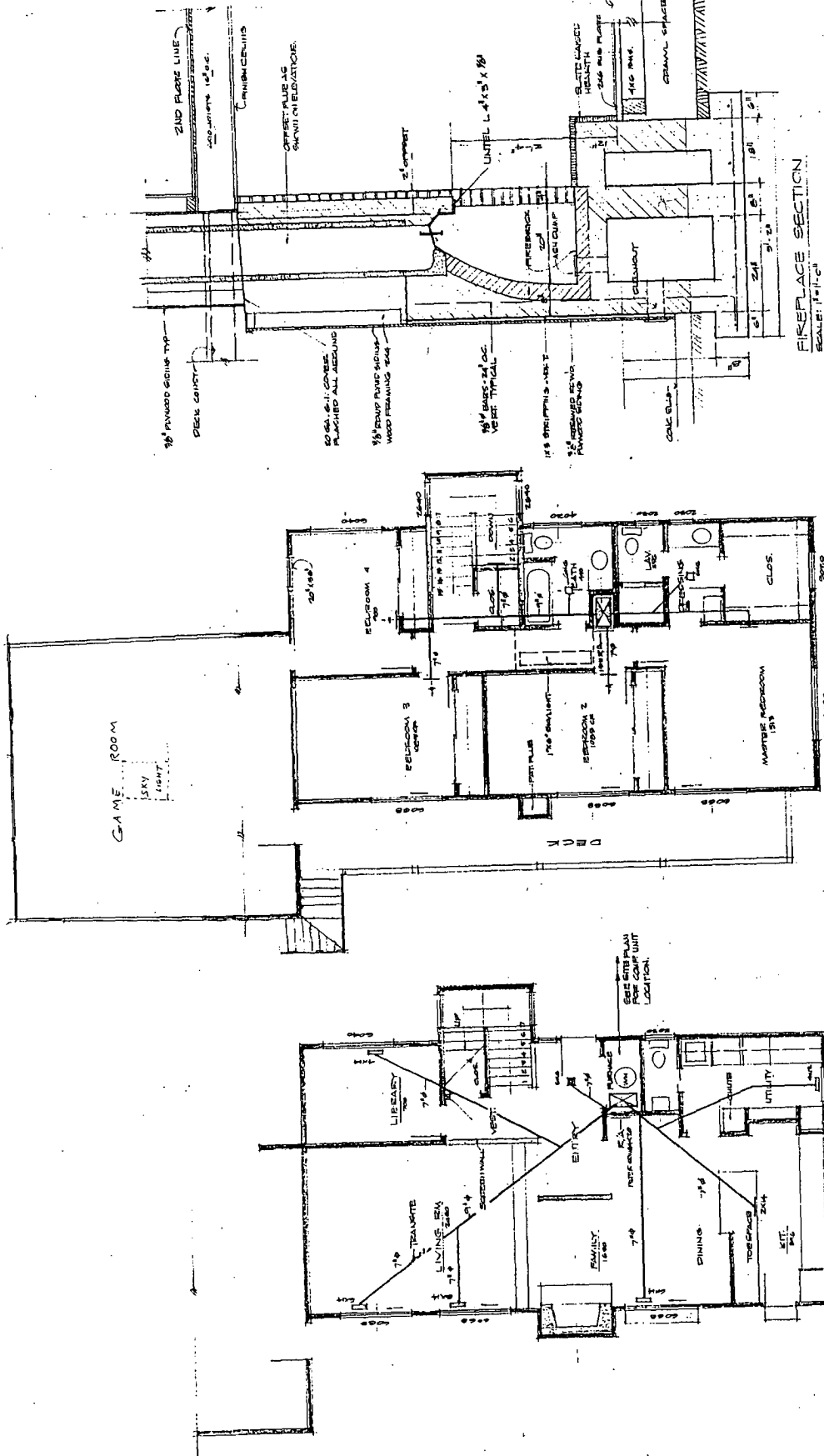
VINYL RESILIENT FLOORING - 1/2" ARMOSTRONG
 MONTANA 1/4" HYDROCORD BASE

ALL EXTERIOR WALLS, CEILING TO RECEIVE
 SPECIFIED INSULATION, ROCKWOOL SOUND
 INSULATION AT ALL INTERIOR TOILET AND BATH WALLS.
 SEE SITE PLAN FOR LOCATION OF HOSE RIES, DOWN-
 SPENTS, SPLASH BLOCKS, GUTTERS, EXIT OF PAVING.

REVISION: FEB. 13, 1969
 RESIDENCE FOR:
 MR. AND MRS. RALPH COLBURN
 GREENHAVEN TO LOT #517

SACRAMENTO CALIFORNIA
 M. D. K. BOGHOSIAN
 2308 J STREET SACRAMENTO 9581224
 ARCHITECT A.I.A.
 SHEET 3 OF 7

EXHIBIT C



FIREPLACE SECTION
SCALE: 1/4" = 1'-0"

FURNACE - GROUND FLOOR
FURNACE

SECOND FLOOR PLAN

GROUND FLOOR PLAN
HEATING AND AIR CONDITIONING LAYOUT
SCALE: 1/4" = 1'-0"

RESIDENCE FOR:
MR. AND MRS. COLBURN
GREENHAVEN TO LOT 517

SACRAMENTO CALIFORNIA

M. D. K. BOBHOSEAN ARCHITECT
2010 STREET SACRAMENTO CALIFORNIA

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ITEM 1

EXHIBIT D

The undersigned, do hereby acknowledge being informed by Lois B. Colburn, of her plan to provide Family Counseling, from an office in her home at 856 Senior way, and that there is no objection to her doing so.

NAME: NANCY BRILES Nancy Briles
ADDRESS: 39 PARKLITE CIR, SACRAMENTO DATE: 12-10-94

NAME: Charles W. Benjamin
ADDRESS: 849 Senior Way DATE: 12/10/94

NAME: Isabel Hunt
ADDRESS: 857 Senior way DATE: 12/10/94

NAME: Thalia C. Childs
ADDRESS: 852 Senior Way DATE: 12/10/94

NAME: James S. Healy
ADDRESS: 43 Parklite Circle DATE: 12/10/94

NAME: David M. Silva
ADDRESS: 35- Parklite Circle DATE: 12/13/94

NAME: _____
ADDRESS: _____ DATE: _____