

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday November 30, 1993, the Zoning Administrator approved with conditions a special permit and a variance to expand a single family residence into the side and rear yard setback areas for the project known as Z93-092. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

- Request: 1. Zoning Administrator Special Permit to expand a non-conforming structure by adding a 456 square foot room and porch addition to a single family home on 0.07± developed acres in the Multi-Family (R-3A) zone.
2. Zoning Administrator Variance to reduce the required rear yard setback from 15 feet to 7.5 feet for the room addition.

Location: 2300 H Street

Assessor's Parcel Number: 007-0025-0020

Applicant:	Alston's (Judy Robinson) 1860 Howe Avenue #106 Sacramento, CA 95825	Property Owner:	Vivian Herrera 2300 H Street Sacramento, CA 95814
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General Plan Designation: Central City	High Density Residential (30+ du/na)
Community Plan Designation:	Multi-Family
Existing Land Use of Site:	Single Family Residence
Existing Zoning of Site:	Multi-Family, R-3A

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: R-3A; Single Family Residence	Front:	25'	18.5'	18.5'
South: R-3A; Duplex	Side(East):	5'	4'	4'
East: R-3A; Apartments	Side(West):	5'	7'	6'
West: R-3A; Single Family Residence	Rear:	15'	14.5'	7.5'

Property Dimensions:	40 feet x 80 feet
Property Area:	0.07± acres
Square Footage of Building:	Existing- 1,707 square feet Addition- 456 square feet Total_ 2,163 square feet
Height of Building:	Two Stories, 31 feet
Exterior Building Materials:	Horizontal Lap Siding
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A, B, C, and D

Background Information: On June 29, 1983, the City Council approved a Tentative Map and a Subdivision Modification to subdivide 0.29± acres into three lots (P83-120). On May 26, 1983, the Planning Commission approved numerous entitlements for the site to include a Variance to reduce the interior side yard setback for Parcel A from five feet to four feet. The site for the current project was Parcel A in the previous project. The four foot setback along the east side of the existing unit was established by the previous actions.

The other entitlements included setback Variances for Parcel C (the parcel to the south of the site) to reduce the required rear yard, side yard, and front yard setbacks; and a Variance for Parcel B (the property to the east of the site) to reduce the front and side setbacks.

Additional Information:

The applicant is requesting to expand the existing two story residence by adding a 456 square foot addition to the first floor. The addition will add a utility room and a covered porch which wraps around the west and south sides of the house. The utility room will extend the east side of the house along the previously established four foot side setback and encroach into 7.5 feet into the rear yard setback. There will be no window openings along the added area on the east side. The Zoning Ordinance requires a five foot setback for interior property lines. The Zoning Administrator Special Permit is necessary to expand the legal non-conforming structure with the same building setback. Additionally, the Zoning Ordinance requires a 15 foot rear yard setback. The applicant is requesting a variance for the encroachment of the utility room into the rear yard setback.

The site is located in the Central City Design Review area and the Boulevard Park Neighborhood Association. The proposed plans have been submitted to the Design Review/Preservation Board staff and the neighborhood association. The Design Review staff has reviewed the request and supports the proposed addition. The Boulevard Park Neighborhood Association has not commented on the project.

Staff received a call from the property owner to the south stating her opposition to the expansion. The applicant has submitted a petition in support of the project signed by several adjacent owners (including the property owner to the east) and tenants of adjacent and nearby properties (see Exhibit E).

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(a) and (b)}.

Conditions of Approval

1. The proposed project shall be submitted for review and approval to the Design Review/Preservation Board staff prior to issuance of building permits.
2. The applicant shall attempt to meet with the property owner to the south to review the plans and discuss the project prior to the issuance of building permits.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that:
 - a. variances for reduced setbacks have been granted to adjacent property owners;
 - b. the lot is substandard in size; and
 - c. a similar situation exists on the property to the west.
2. Granting the variance request does not constitute a use variance in that a single family residence is allowed in the Multi-Family (R-3A) zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the existing single family residence is compatible in design with the other existing properties in the neighborhood; and
 - b. there will be adequate rear yard available.
4. The proposed project, as conditioned, is based upon sound principles of land use in that the existing interior sideyard setback is four feet and the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.

5. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as High Density Residential (30+ du/na) and Multi-Family respectively.

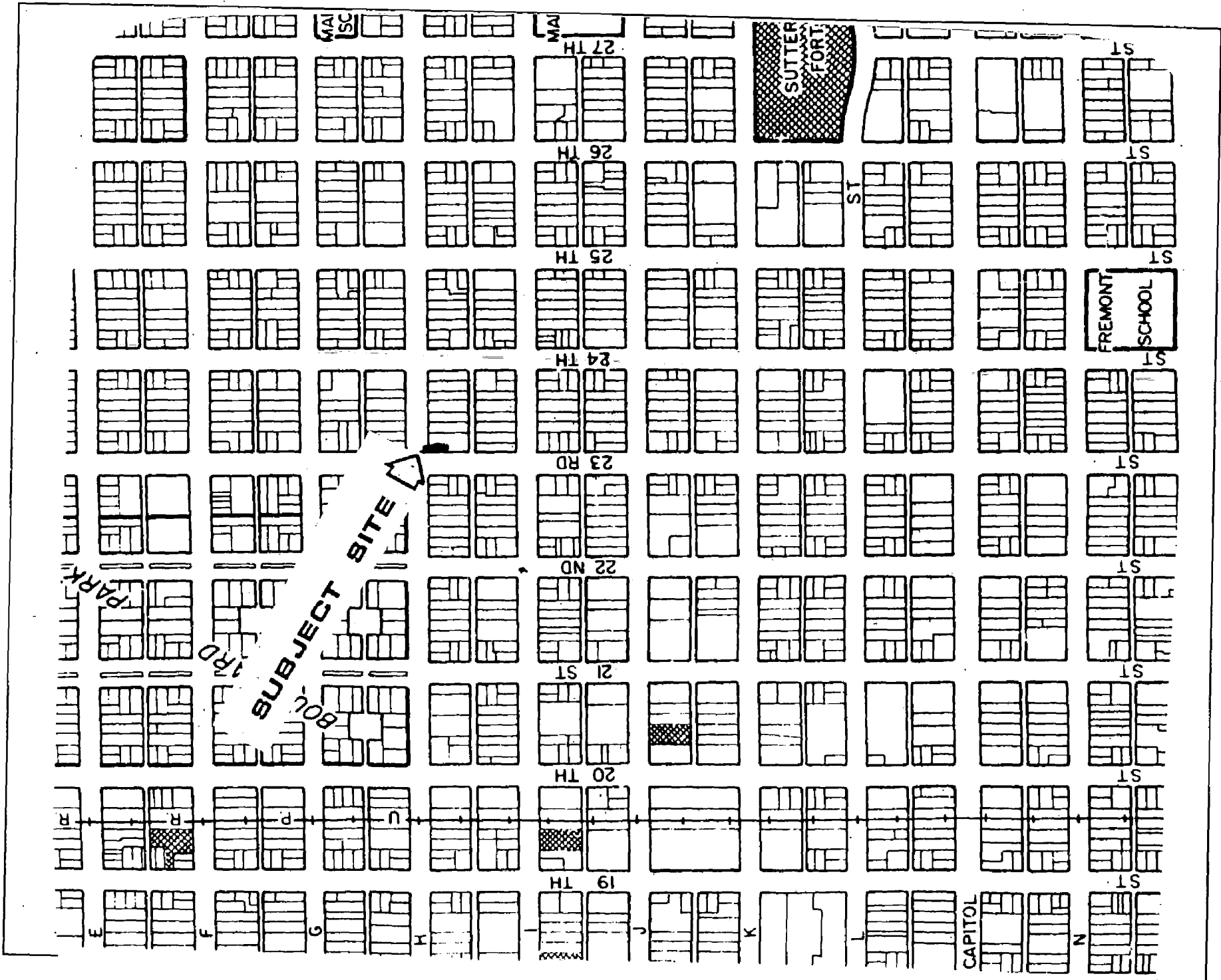
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

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



VICINITY MAP

Checkley/Herrera Remodel

Sacramento, CA

1355 MARKET STREET
SUITE 107
SACRAMENTO, CA 95811
(415) 552-2311

1700 HOWE AVENUE
SUITE 107
SACRAMENTO, CA 95833
(916) 442-6666

PROJECT
Checkley/Herrera
Sacramento, CA

ITEM 3

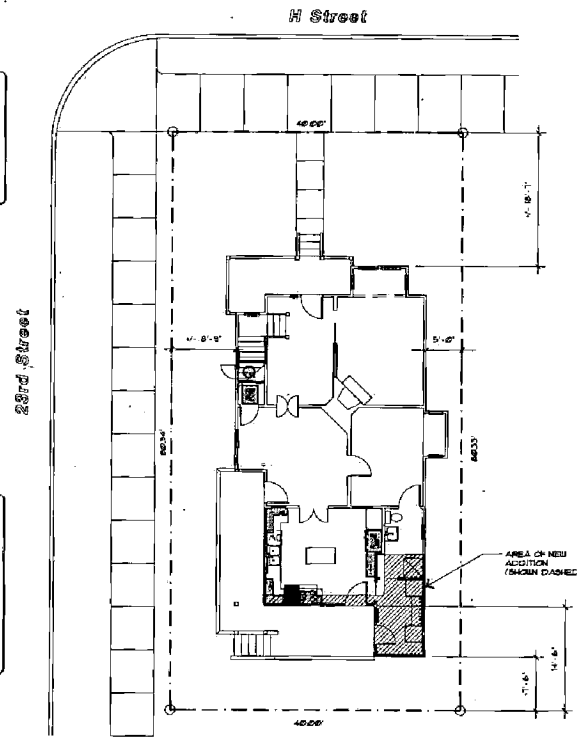
NOVEMBER 30, 1993

EXHIBIT - A

NOTE: THIS SITE PLAN IS ONLY FOR THE PURPOSE OF LOCATING THE EXISTING HOUSE WITH THE NEW ADDITION ON THE PROPERTY. THIS SITE PLAN DOES NOT SHOW NOR LOCATE ANY OTHER ADJACENT BUILDINGS, HARDSCAPE, OR EXISTING TREES AND LANDSCAPING WHICH ARE NOT PART OF THIS NEW CONSTRUCTION. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY CONFLICTS OR CONTRADICTIONS SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

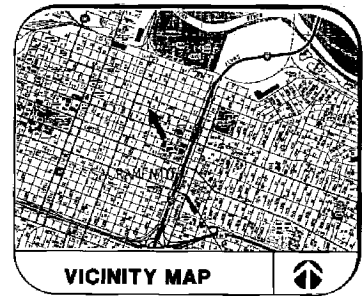
CONTRACTOR NOTE:
THE CONTRACTOR SHALL VISIT AND INSPECT THE SITE PRIOR TO FOUNDATION AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE EXISTING BUILDING AND THE PLANS SHALL BE FORWARDED IMMEDIATELY TO ALTON AND HEDERHOTT DESIGN FOR REVIEW AND CLARIFICATION. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING LIABLE FOR ANY CHANGES AND/OR REVISIONS.

CONTRACTOR: _____
DATE: _____



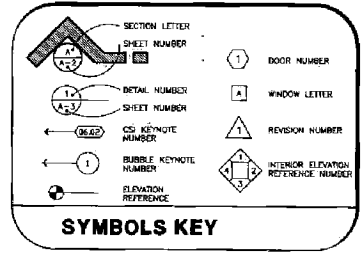
GENERAL NOTES:

1. THIS BUILDING SHALL CONFORM TO THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND COMPLY WITH REGULATIONS SET FORTH BY THE ENERGY COMMISSION. SEE ACCOMPANYING COMPLIANCE DOCUMENTATION.
2. ALL GLASS WITHIN 18" OF THE FLOOR SHALL BE IMPACT RESISTANT PER THE U.L.C. INC. 34466.
3. GARAGE APPLIANCES SHALL HAVE KNOBOUT ABOVE THE FLOOR AND SHALL BE PROTECTED FROM AUTO IMPACT.
4. GARAGE WALLS AND CEILING ADJACENT TO OR UNDER LABELLING SPACES SHALL HAVE 1 HOUR FIRE PROTECTION PER 1991 UBC Sec. 5409 (4).
5. PROVIDE A 1 3/4" SOLID CORE DOOR WITH AUTO CLOSER AT HOUSE TO GARAGE OR CARPORT.
6. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE DESIGNER IMMEDIATELY.
7. IN ALL CASES NOTED DIMENSIONS SHALL SUPERSEDE SCALED DIMENSIONS.
8. CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE SECURE ACCORDING TO ACCEPTED CONSTRUCTION PROCEDURES OR AS SHOWN HEREIN OR AS PER THE 1991 EDITION OF THE UNIFORM BUILDING CODE.
9. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMISSIONS, OR DEVIATIONS BY THE OWNER AND/OR CONTRACTOR, EITHER INTENTIONAL OR ACCIDENTAL.
10. THE OWNER IS ADVISED THAT THESE DRAWINGS AND ASSOCIATED CONSTRUCTION DOCUMENTS ARE THE ONLY MEDIUM AVAILABLE TO EXPRESS THE INTENT OF THE DESIGNER, AND CANNOT BE ASSUMED ALL INCLUSIVE WITH REGARD TO SUCH.



OWNER: Katherine Checkley and Vivian Herrera
ADDRESS: 2300 14th Street
CITY/STATE/ZIP: Sacramento, CA 95814
PARCEL #: 0201-02025-020 PHONE #: 916-442-3761

SQUARE FOOTAGES:	HOUSE	ADDITION	INSULATION
UPSTAIRS	74 SF	276 SF	WALL: R-13
DOWNSTAIRS	953 SF	140 SF	ATTIC: R-20
TOTAL LIVING SPACE:	1707 SF	456 SF	FLOOR: R-15
GARAGE	N/A	N/A	GLAZING
DECK(S)	N/A	30 SF	SE AREA: 151 S
PATIO	N/A	N/A	TYPE: DOUBLE
PORCH	175 SF	N/A	FRAME: LOGS



SHEET INDEX:

- A-1 SITE PLAN
- A-2 DEMOLITION PLAN
- A-3 FLOOR PLAN
- A-4 EXTERIOR ELEVATIONS SECTION
- A-5 FOUNDATION PLAN 2nd FLOOR FRAMING
- A-6 ROOF PLAN DETAILS
- A-7 INTERIOR ELEVATIONS
- A-8 ELECTRICAL PLAN TITLE 24 ENERGY

DRAWINGS PRODUCE BY:

McDERMOTT DESIGN
2696 MISGRAYE PLACE
E. DORADO HILLS, CALIF.
DRE: 535-9763 DRE: 535-9763

DESIGNER OF DOCUMENTS

DATE: 8/25/93
PROJECT: 332-09
SHEET: A-1 OF 8

CADD FILE: 332-09

SHEET TITLE
SITE PLAN

REVISIONS

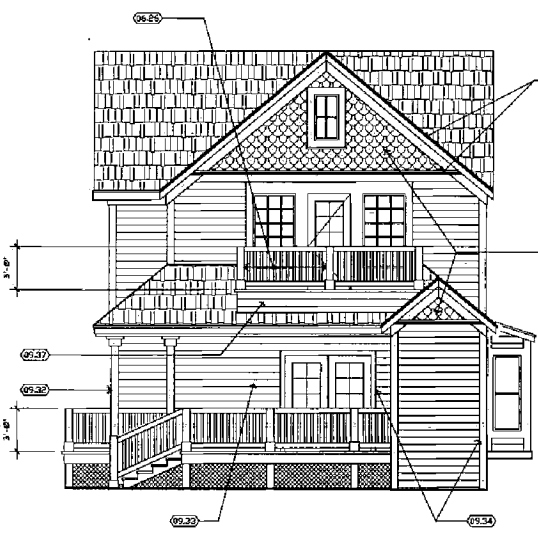
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PROJECT: 332-09
DATE: 8/25/93
SHEET: A-1 OF 8

293-042



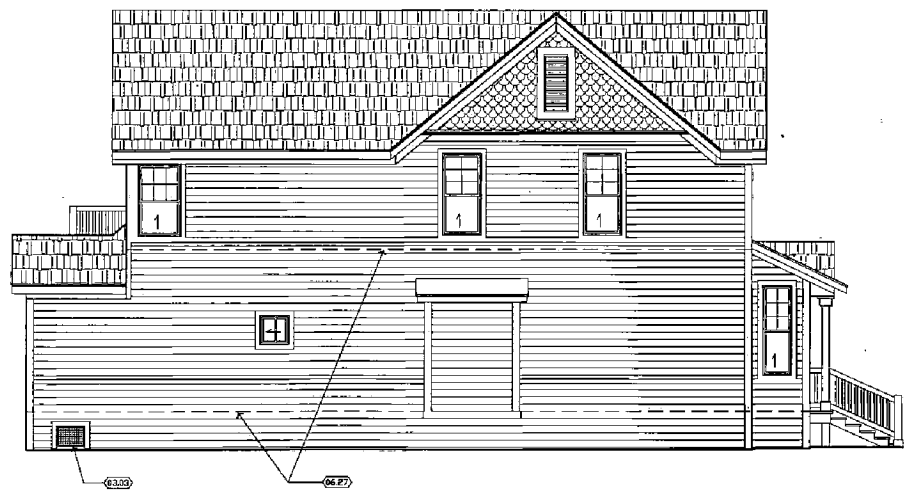
WEST ELEVATION

1/4" = 1'-0"



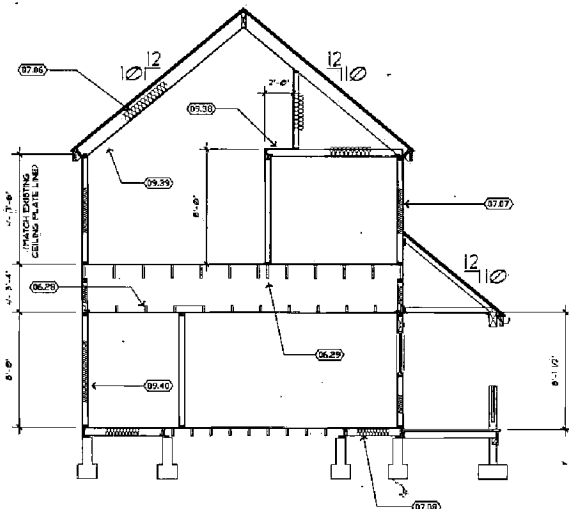
SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



SECTION

1/4" = 1'-0"

KEY NOTES

- 09.20 NEW 24" x 8" VENTED GRAB-BAR SPACE ACCESS.
- 06.26 1/2" REDWOOD BALUSTERS x 8" O.C. w/ 2x4 TOP AND BOTTOM RAIL. BANDED PATTERN (NOTIFY RAIL TO BE 1" ABOVE FINISH DECK).
- 06.27 1/2" LINE OF FINISH FLOOR (SHOWN DAMAGED) - TYP.
- 06.28 2x6 CEILING JOISTS x 24" O.C.
- 06.29 ALIGN AT LEAST ONE FLOOR JOIST UNDER ALL PARALLEL INTERIOR WALLS.
- 07.25 CONTANTIZED HIGH DENSITY R-30 CEILING INSULATION.
- 07.27 R-5 BATT INSULATION.
- 07.28 1/2" FLOOR INSULATION.
- 09.27 NEW WATER HEATER ACCESS DOOR. SEE DOOR SCHEDULE ON SHEET A-1.
- 09.30 OFFICE LEAVE TRIM TO MATCH EXISTING HOUSE - FIELD VERIFY.
- 09.31 1/2" x 1" x 2" REDWOOD LATTICE.
- 09.32 CRAFTSMAN STYLE POSTS w/ CORON AND BASE TRIM TO MATCH ELEVATIONS.
- 09.33 LAP SIDING TO MATCH EXISTING HOUSE.
- 09.34 1/2" OFFICE CORNER TRIM 1/4" OFFICE WINDOW AND DOOR TRIM.
- 09.35 PROVIDE CEDAR HANDLE TREATMENT TO MATCH EXISTING HOUSE - FIELD VERIFY.
- 09.36 GABLE END TRIM TREATMENT TO MATCH EXISTING HOUSE - FIELD VERIFY.
- 09.37 LAP SIDING AT BASE OF UPPER DECK TO MATCH EXISTING HOUSE.
- 09.38 PLANT SHIELD ABOVE MASTER BATHROOM BY 1/2" REDWOOD UNDER 1/2" GYP. BD. SLAB.
- 09.39 5/8" GYP. BD. CEILING FINISH - TYP.
- 09.40 1/2" GYP. BD. WALL FINISH - TYP.
- 09.41 COORDINATE WITH OWNERS REGARDING REBUILDING FRONT PORCH AND REPLACING (2) VICTORIAN POSTS WITH CRAFTSMAN STYLE POSTS.
- 09.42 SEE LOCATION FOR EXISTING ELECTRIC PANEL/ETER.

DRAWINGS PRODUCED BY:



OWNER OF RECORDS:
 STATE OF CALIFORNIA DEPARTMENT OF REVENUE
 1500 MARKET STREET
 SACRAMENTO, CA 95833
 (916) 222-2311

CADD FILE: 33049A4



PROJECT
Checkley/Herrera
 Sacramento, CA

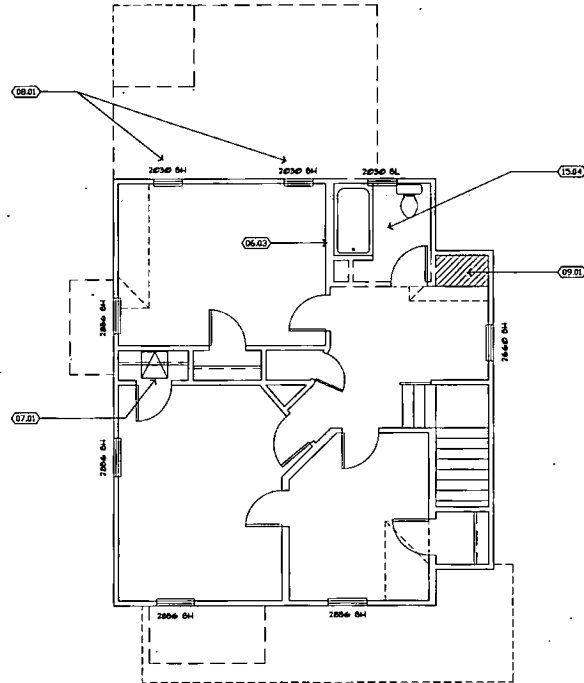
SHEET TITLE
ELEVATIONS SECTION

REVISIONS

DRAWN: JMT
 PROJECT: 33049
 DATE: 9/29/23
 SHEET:

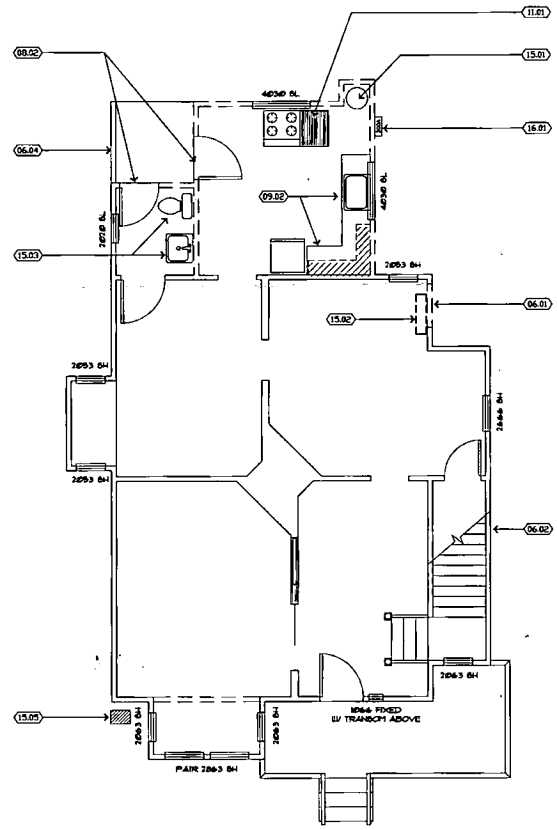
A-4 OF 8

DATE REV 20 1043 77-1-7



IEI SECOND FLOOR PLAN

1/4" = 1'-0"



IEI FIRST FLOOR PLAN

1/4" = 1'-0"

KEY NOTES

- (06.01) 06.01/ WALL PORTION TO BE REMOVED FOR NEW DOOR - SEE SHEET A-3.
- (06.02) 06.02/ THIS WALL TO BE OPENED IN TWO PLACES FOR NEW WATER HEATER DOOR AND NEW WINDOW FOR STAIRS - SEE SHEET A-3.
- (06.03) 06.03/ FIELD VERIFY THIS WALL CONSTRUCTION IF 2x6 STUDS, REPLACE W/ 2x4 STUDS @ 16" O.C.
- (06.04) 06.04/ EXISTING BACK PORCH TO BE REMOVED.
- (07.01) 07.01/ LOCATION OF EXISTING ATTIC ACCESS.
- (08.01) 08.01/ EXISTING LINOLEUM TO BE REMOVED AND CRACKS REPAIRED. A AND FINISHED TO MATCH EXISTING WALLS.
- (08.02) 08.02/ EXISTING DOORS TO BE REMOVED.
- (09.01) 09.01/ EXISTING BUILT-IN CABINET TO BE REMOVED.
- (09.02) 09.02/ EXISTING KITCHEN COUNTERS AND CABINETS TO BE REMOVED.
- (10.01) 10.01/ EXISTING COOK-TOP TO BE RELOCATED - SEE SHEET A-3 FOR NEW KITCHEN LAYOUT.
- (15.01) 15.01/ EXISTING GAS WATER HEATER TO BE RELOCATED - SEE SHEET A-3.
- (15.02) 15.02/ EXISTING GAS RADIANT HEATER TO BE REMOVED - STUD GAS BELOW FLOOR.
- (15.03) 15.03/ EXISTING PLUMBING FIXTURES TO BE BUTCHED - SEE SHEET A-3.
- (15.04) 15.04/ EXISTING BATHROOM TO BE "SUITED" - COORDINATE WITH OWNERS REGARDING REUSE OF EXISTING FIXTURES.
- (15.05) 15.05/ LOCATION OF EXISTING GAS METER.
- (16.01) 16.01/ EXISTING ELECTRICAL PANELETS TO BE RELOCATED - SEE SHEET A-3.

WALL SCHEDULE

- EXISTING 2x WALL TO REMAIN INDICATED AS FOLLOWS: _____
 - EXISTING 2x WALL PORTION TO BE REMOVED INDICATED AS FOLLOWS: _____
 - NEW 2x4 WALL WITH STUDS @ 16" O.C. INDICATED AS FOLLOWS: _____
 - NEW 2x6 WALL WITH STUDS @ 16" O.C. INDICATED AS FOLLOWS: _____
- NOTE: ALL EXTERIOR WALLS SHALL HAVE TYVEK FOR EQUAL AIR INFILTRATION BARRIER.

DRAWINGS PRODUCED BY:

McDERMOTT DESIGN
 2606 BERGRAVE PLACE
 EL DORADO HILLS, CALIF.
 9181 833-8243 85782

OWNERSHIP OF DOCUMENTS
 DRAWN BY: HFM
 PROJECT: 93049
 DATE: 9/29/93
 SHEET: A-2 OF 8

CADD FILE: 93049A2

1555 MARKET STREET
 SAN FRANCISCO, CA
 (415) 232-2311

Alstons

1880 JONES AVENUE
 SACRAMENTO, CA
 (916) 448-6848

PROJECT

Checkley/Herrera

Sacramento, CA

SHEET TITLE

DEMOLITION PLANS

REVISIONS

ITEM 3

NOVEMBER 30, 1993

293-092

EXHIBIT E

CITY OF SACRAMENTO
CITY PLANNING DIVISION

NOV 16 1993

RECEIVED



McDermott Design

2696 MUSGRAVE PLACE
EL DORADO HILLS, CALIF 95630
Bus. (916) 933-6243
Fax (916) 933-5791

TO: All Neighbors Adjacent the House at 2300 "H" Street

RE: Neighbor Review and Preliminary Approval of Proposed Remodel and Addition

October 4, 1993

Dear Neighbors:

The house located at 2300 "H" Street has submitted plans to the City of Sacramento Planning Department for a proposed kitchen remodel/enlargement and upstairs master bedroom. The downstairs enlargement will expand the house to within 7'-6" of the back property line. Since the City of Sacramento requires a rear set-back of 15' (or 5' with an alley), it has become necessary for us to apply for a Zoning Administration Variance which will take 6-8 weeks. During this waiting period, we would like for you to review the plans outlining the proposed remodel and addition; and sign this letter if you have no major objections to the improvements.

We feel that the proposed remodel and addition will improve the quality of the house and neighborhood without serious visual or spatial encroachment on our neighbors. If you feel that we have successfully achieved this criteria, please sign this letter in support.

Thank You.

Sincerely,

Michael P. McDermott

<u>915 23rd Street</u>	<u>[Signature]</u>	<u>11/3/93</u>
Address	Signature	Date
<u>2301 "H" St Apt #1</u>	<u>Mary G. Morin</u>	<u>11-3-93</u>
Address	Signature	Date
<u>2304/02 "H" St</u>	<u>[Signature]</u>	<u>11-12-93</u>
Address	Signature	Date
_____	_____	_____
Address	Signature	Date
_____	_____	_____
Address	Signature	Date

293-092

NOVEMBER 30, 1993

ITEM 3