

**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 |
|------------|---|--------------------|---|

| | |
|---|--------------------------------------|
| 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.

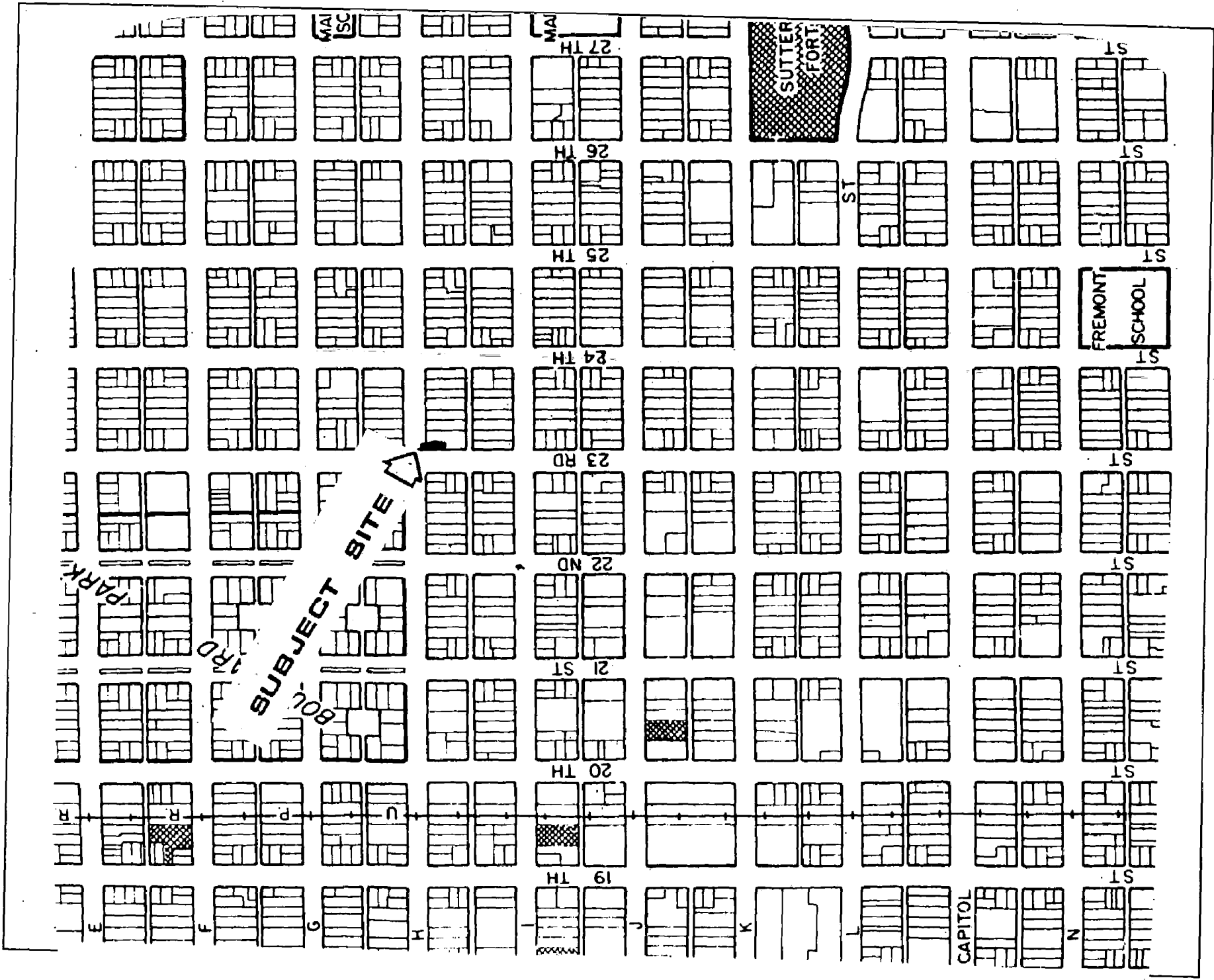
Joy D. Patterson

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) 444-6666

PROJECT
Checkley/Herrera
Sacramento, CA

ITEM 3

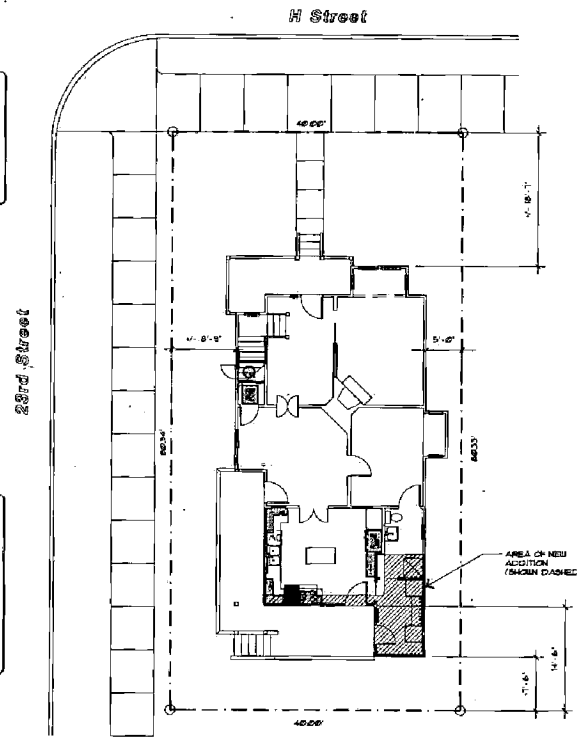
NOVEMBER 30, 1993

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.

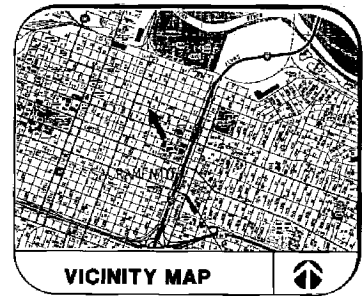
CONTRACTOR NOTE:
THE CONTRACTOR SHALL VISIT AND INSPECT THE SITE PRIOR TO FOUNDATION AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE EXISTING BUILDING AND THE PLANS SHALL BE FORWARDED IMMEDIATELY TO ALTONS AND HERRMOTT DESIGN FOR REVIEW AND CLARIFICATION. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR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

CONTRACTOR: _____
DATE: _____



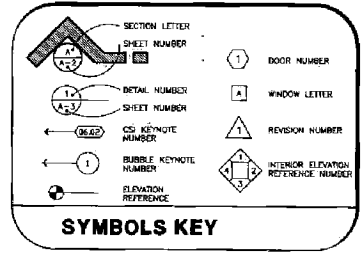
GENERAL NOTES:

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 905 U.L.C. Sec. 9406.
3. GARAGE APPLIQUES SHALL HAVE KNOCKOUTS 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 U.L.C. Sec. 5409 (a).
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:



DESIGNER OF DOCUMENTS
REGISTERED PROFESSIONAL ARCHITECT NO. 22014 AND 22015
1500 J STREET, SUITE 107, SACRAMENTO, CA 95811
(916) 444-6666

SITE PLAN

SHEET TITLE
SITE PLAN

REVISIONS

DRAWN: HMM
PROJECT: 930205
DATE: 8/25/93
SHEET: A-1 OF 8

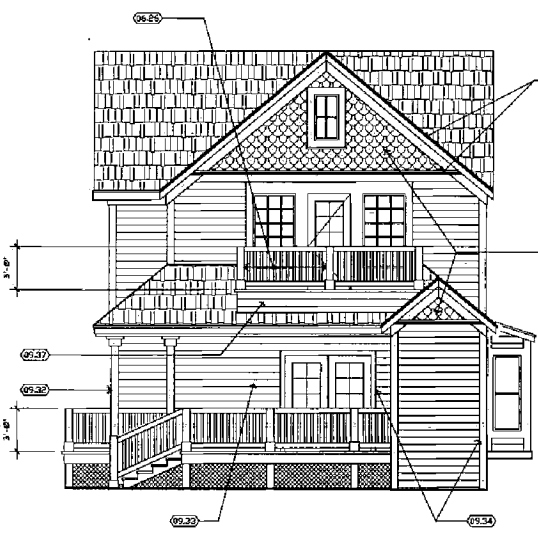
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293-042



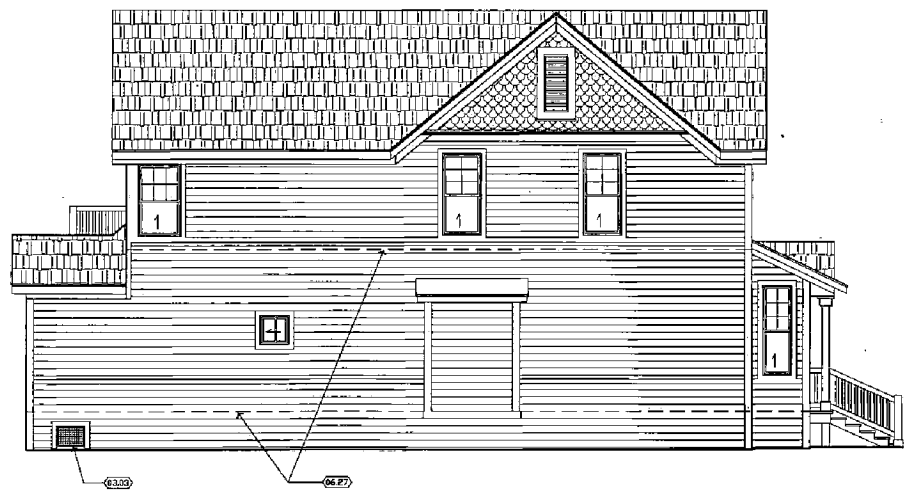
WEST ELEVATION

1/4" = 1'-0"



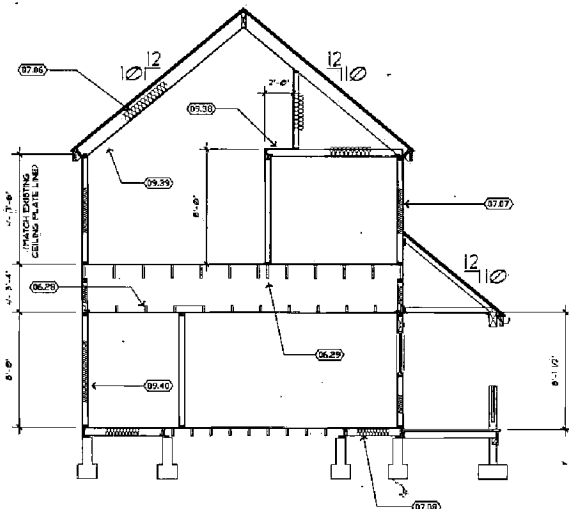
SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



SECTION

1/4" = 1'-0"

KEY NOTES

- 08.00 NEW 24" x 8" VENTED GRAB-BAR SPACE ACCESS.
- 06.26 1/2" REDWOOD BALUSTERS @ 6" 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 @ 24" O.C.
- 06.29 ALIGN AT LEAST ONE FLOOR JOIST UNDER ALL PARALLEL INTERIOR WALLS.
- 07.00 CONTANTINUED HIGH DENSITY R-30 CEILING INSULATION.
- 07.01 R-5 WALL INSULATION.
- 07.02 1/2" FLOOR INSULATION.
- 08.07 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" SQUARE GROUO 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 SHED ABOVE MASTER BATHROOM BY 1/2" REDWOOD UNDER 1/2" GYP. BSD. SLAB.
- 09.39 1/2" GYP. BSD. CEILING FINISH TYP.
- 09.40 1/2" GYP. BSD. WALL FINISH TYP.
- 09.41 COORDINATE WITH OWNERS REGARDING REBUILDING FRONT PORCH AND REPLACING (2) VICTORIAN POSTS WITH CRAFTSMAN STYLE POSTS.
- 15.02 NEW LOCATION FOR EXISTING ELECTRIC PANEL/PETER.

DRAWINGS PRODUCED BY:



OWNER OF RECORDS:
 STATE OF CALIFORNIA DEPARTMENT OF PUBLIC WORKS
 1515 F STREET, SACRAMENTO, CA 95833
 (916) 227-1000

CADD FILE: 33049A4

1530 MARKET STREET
 SACRAMENTO, CA
 (415) 432-2311

Alston's

1800 HOWE AVENUE
 SACRAMENTO, CA
 (916) 442-4448

PROJECT

Checkley/Herrera
 Sacramento, CA

SHEET TITLE

ELEVATIONS SECTION

REVISIONS

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DRAWN: JMT
 PROJECT: 33049
 DATE: 9/29/93
 SHEET: A-4 OF 8

DATE REV 20 1993

TYPICAL

302-041

ITEM 3

NOVEMBER 30, 1993

293-092

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

DRAWN BY: JPH
PROJECT: 930492
DATE: 9/29/93
SHEET: A-2 OF 8

KEY NOTES

- (06.01) 06.01V WALL PORTION TO BE REMOVED FOR NEW DOOR - SEE SHEET A-3.
- (06.02) 06.02V THIS WALL TO BE OPENED IN TWO PLACES FOR NEW WATER HEATER DOOR AND NEW WINDOW FOR STAIRS - SEE SHEET A-3.
- (06.03) 06.03V FIELD VERIFY THIS WALL CONSTRUCTION # 2x4 STUDS, REPLACE W/ 2x4 STUDS @ 16" O.C.
- (06.04) 06.04V EXISTING BACK PORCH TO BE REMOVED.
- (07.01) 07.01V LOCATION OF EXISTING ATTIC ACCESS.
- (08.01) 08.01V EXISTING LINOLEUM TO BE REMOVED AND OPENINGS FURRED IN AND FURRED TO MATCH EXISTING WALLS.
- (08.02) 08.02V EXISTING DOORS TO BE REMOVED.
- (09.01) 09.01V EXISTING BUILT-IN CABINET TO BE REMOVED.
- (09.02) 09.02V EXISTING KITCHEN COUNTERS AND CABINETS TO BE REMOVED.
- (11.01) 11.01V EXISTING COOK-TOP TO BE RELOCATED - SEE SHEET A-3 FOR NEW KITCHEN LAYOUT.
- (15.01) 15.01V EXISTING GAS WATER HEATER TO BE RELOCATED - SEE SHEET A-3.
- (15.02) 15.02V EXISTING GAS RADIANT HEATER TO BE REMOVED - STUD GAS BELOW FLOOR.
- (15.03) 15.03V EXISTING PLUMBING FIXTURES TO BE BUTCHED - SEE SHEET A-3.
- (15.04) 15.04V EXISTING BATHROOM TO BE "SUITED" - COORDINATE WITH OWNERS REGARDING REUSE OF EXISTING FIXTURES.
- (15.05) 15.05V LOCATION OF EXISTING GAS METER.
- (16.01) 16.01V 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.

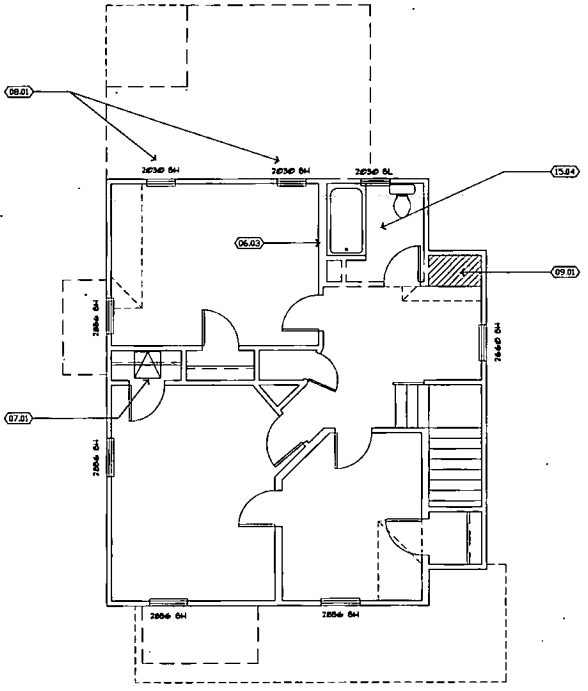
DRAWINGS PRODUCED BY:



McDERMOTT DESIGN
2606 HERRING PLACE
EL DORADO HILLS, CALIF.
9181 933-0243 95782

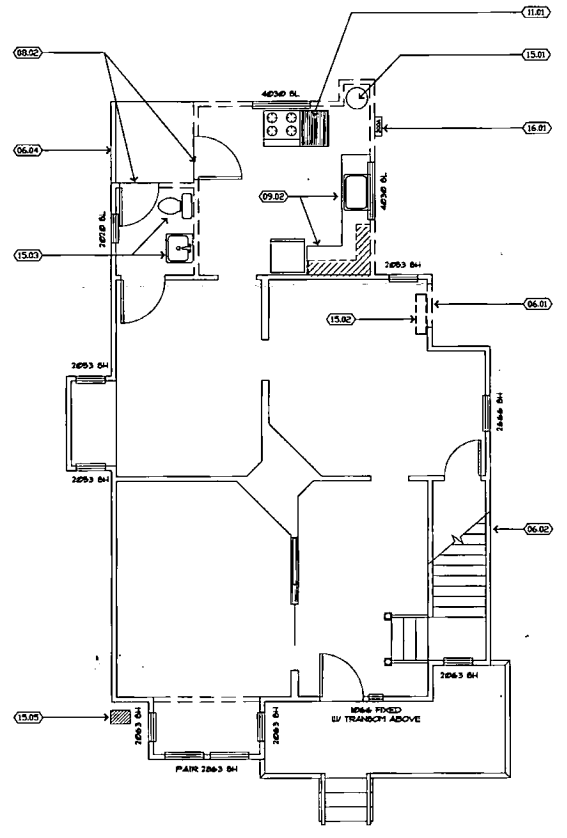
OWNERSHIP OF DOCUMENTS
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT I AM THE DESIGNER OF RECORD FOR THE PROJECT DESCRIBED HEREIN.

CADD FILE: 930492A2



IEI SECOND FLOOR PLAN

1/4" = 1'-0"



IEI FIRST FLOOR PLAN

1/4" = 1'-0"

EXHIBIT E

CITY OF SACRAMENTO
CITY PLANNING DIVISION

NOV 16 1993

RECEIVED



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

| | | |
|--------------------|---------------|----------|
| Address | Signature | Date |
| 915 23rd Street | | 11/3/93 |
| Address | Signature | Date |
| 2301 "H" St Apt #1 | Mary G. Morin | 11-3-93 |
| Address | Signature | Date |
| 2304/02 "H" St | | 11-12-93 |
| Address | Signature | Date |
| Address | Signature | Date |
| Address | Signature | Date |

293-092

NOVEMBER 30, 1993

ITEM 3