

Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A, B, and C

Additional Information: The applicant is requesting a special permit to convert an existing building located to the rear of the site into a second unit under the Zoning Ordinance deep lot provisions. There is an existing single family unit at the front of the site. The proposed unit was constructed as a residence, although never finished on the interior. It has been used as a storage area. The unit is a single story building with a two car carport. There is a 16 foot paved driveway from the front of the site to the rear property line creating a hammerhead turn-around area for the second unit. The proposed unit will have three bedrooms and one bath. The area around the existing unit has grass and several trees.

The Zoning Ordinance requires that a lot exceed 160 feet in depth to qualify as a deep lot and have at least one existing unit. The Ordinance also states the lot cannot be further subdivided. The proposed application is for a site that meets these requirements. The lot has existing development to the east, a creek to the north, and an approved subdivision that will back up to the property to the west. The lot is too narrow to be further subdivided and provide adequate access for either a public street or private drive.

Design Review staff reviewed the project and made no recommendations for the proposed conversion. The applicant submitted nine letters of support for the project from other property owners on the street (see Exhibit D). The adjacent neighbor to the east called staff to express his opposition to the project stating the existing building has created drainage problems for his site and he attended the public hearings. Planning and Public Works staff visited the site and determined the site provides adequate drainage and does not create a drainage problem for the site to the east. The item was continued for a week from December 14 to December 21 so Public Works staff could do additional research relating to drainage and flooding. Public Works staff found out that levee improvements are planned in the near future for the levee section behind both properties and provided the neighbor with the names and phone numbers of SAFCA staff.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, Engineering Development Services, the Fire Department, the Police Department, and the G.R.I.N. neighborhood association. The comments received have been included as conditions of approval.

The G.R.I.N. neighborhood association had no comments for the project.

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 15303 (a)).

Conditions of Approval

1. The applicant shall meet the necessary building code requirements to possibly include sprinklers to the satisfaction of the Building Division and the Fire Department. The applicant shall obtain a Change in Use Building Permit prior to the conversion of the accessory structure into a residential unit.
2. The applicant shall round corners between the main driveway and driveways to the covered parking areas to the satisfaction of the Public Works Department.
3. The applicant shall sign an agreement with the City Public Works Department agreeing to participating in a future assessment district to provide infrastructure improvements to the site prior to issuance of building permits. The site requires drainage, sewers, curbs, gutters, sidewalks, and standard paving.
4. The applicant shall contact the County Environmental Health (Faith King 386-6137) regarding existing on-site septic tank and leach field requirements to determine whether or not modifications are required for the second unit prior to issuance of building permits.
5. The applicant shall obtain a driveway permit. Note: No concrete is allowed in the public right-of-way and the culvert needs to be extended under the driveway approach.
6. The applicant shall provide an automatic irrigation system for the second unit.

Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a residential use in a Standard Single Family Residential (R-1) zone.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed second single family residence is compatible in design with the other existing properties in the neighborhood;
 - b. adequate parking, driveways, landscaping, and setbacks will be provided;
 - c. the proposed second unit will not significantly alter the characteristics of the area; and
 - d. the lot can not be further subdivided.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and (4-8 du/na) respectively. Encouraging development on infill property meets the goals and policies of the General Plan.

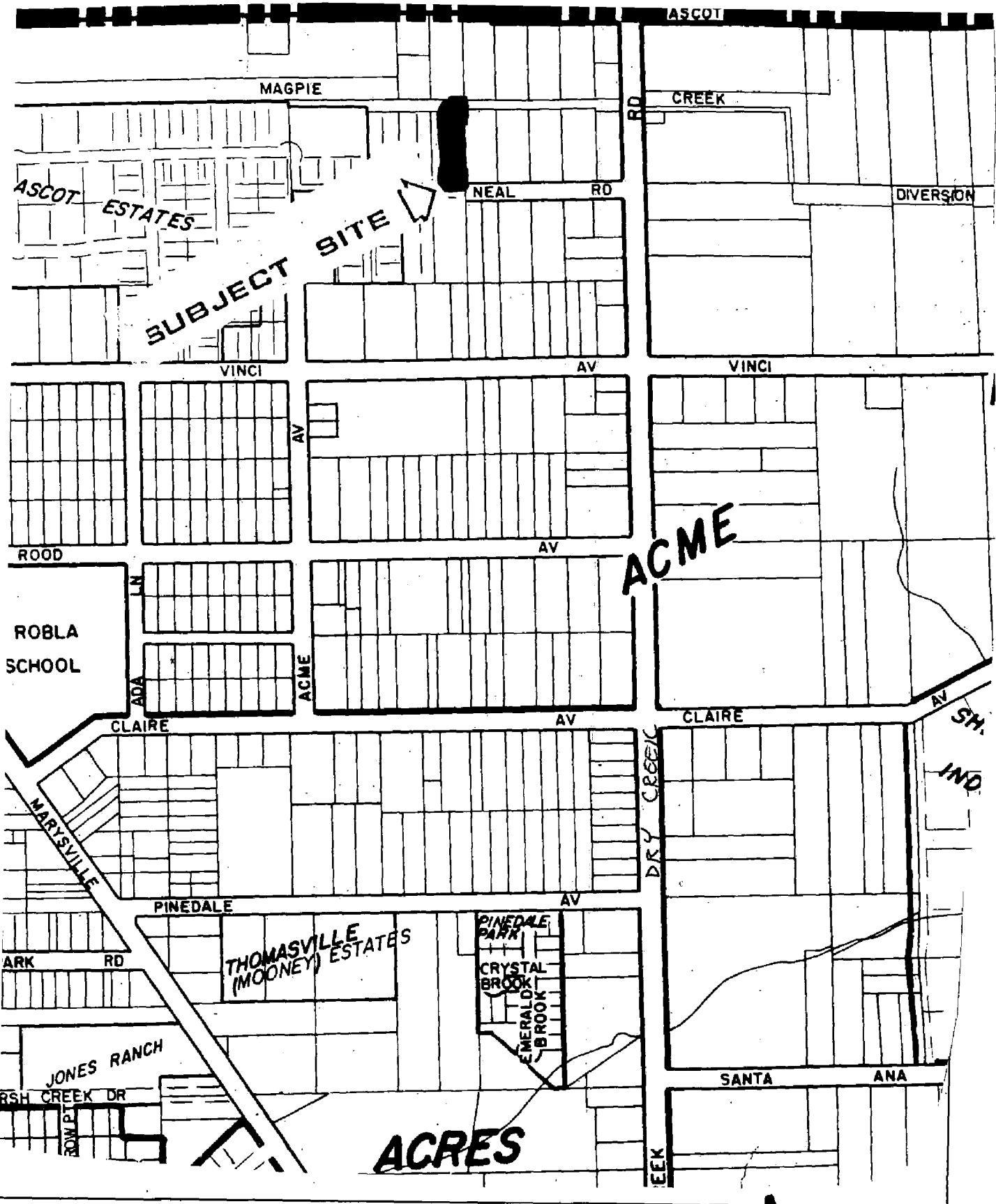
Joy D. Patterson

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 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

293-083

DECEMBER 21, 1993

ITEM 1

± 18 AC FIELD

± 18 AC FIELD

194'-0"

132'-0"

42'-0"

20'-0"

ELECTRIC POLE

UNDERGROUND UTILITIES

UNDERGROUND UTILITIES

CLOTHES LINE

1025 NEAL ROAD

COVERED PARKING

EXHIBIT A

PICKET FENCE

GAS

CONCRETE DRIVE-WAY

PICKET FENCE

CLOTHES LINE

6 YARD DRAINING

SIDEWALK

55'-0"

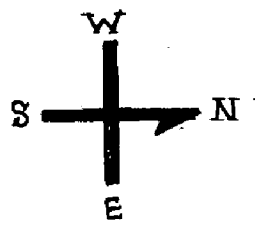
65'-0"

31'-0"

DRIVE-WAY

SCALE: 1" = 25'-0"

PLOT PLAN



NEAL ROAD

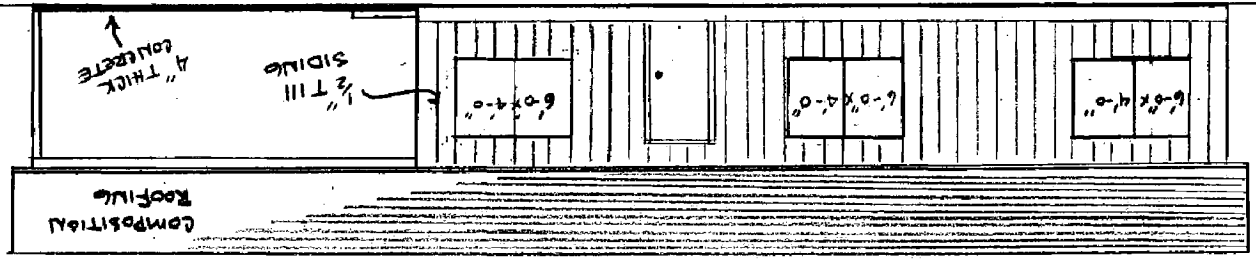
66'

OPH

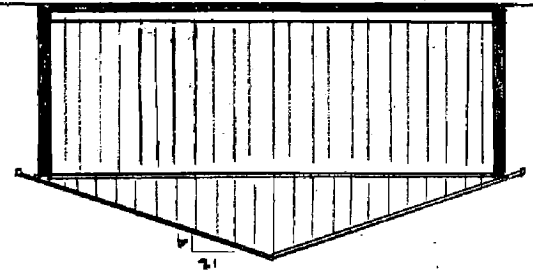
EXHIBIT B

ELEVATIONS
(SCALE: 1" = 10'-0")

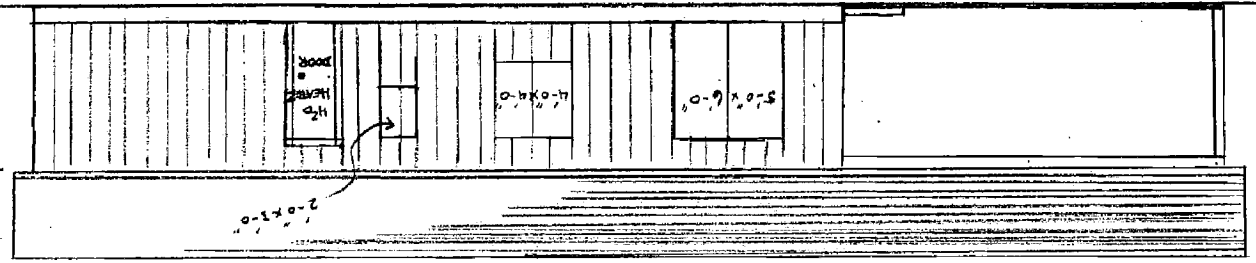
EAST ELEVATION
(FRONT)



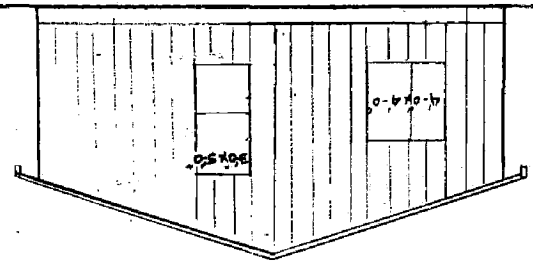
NORTH ELEVATION



WEST ELEVATION
(BACK)



SOUTH ELEVATION

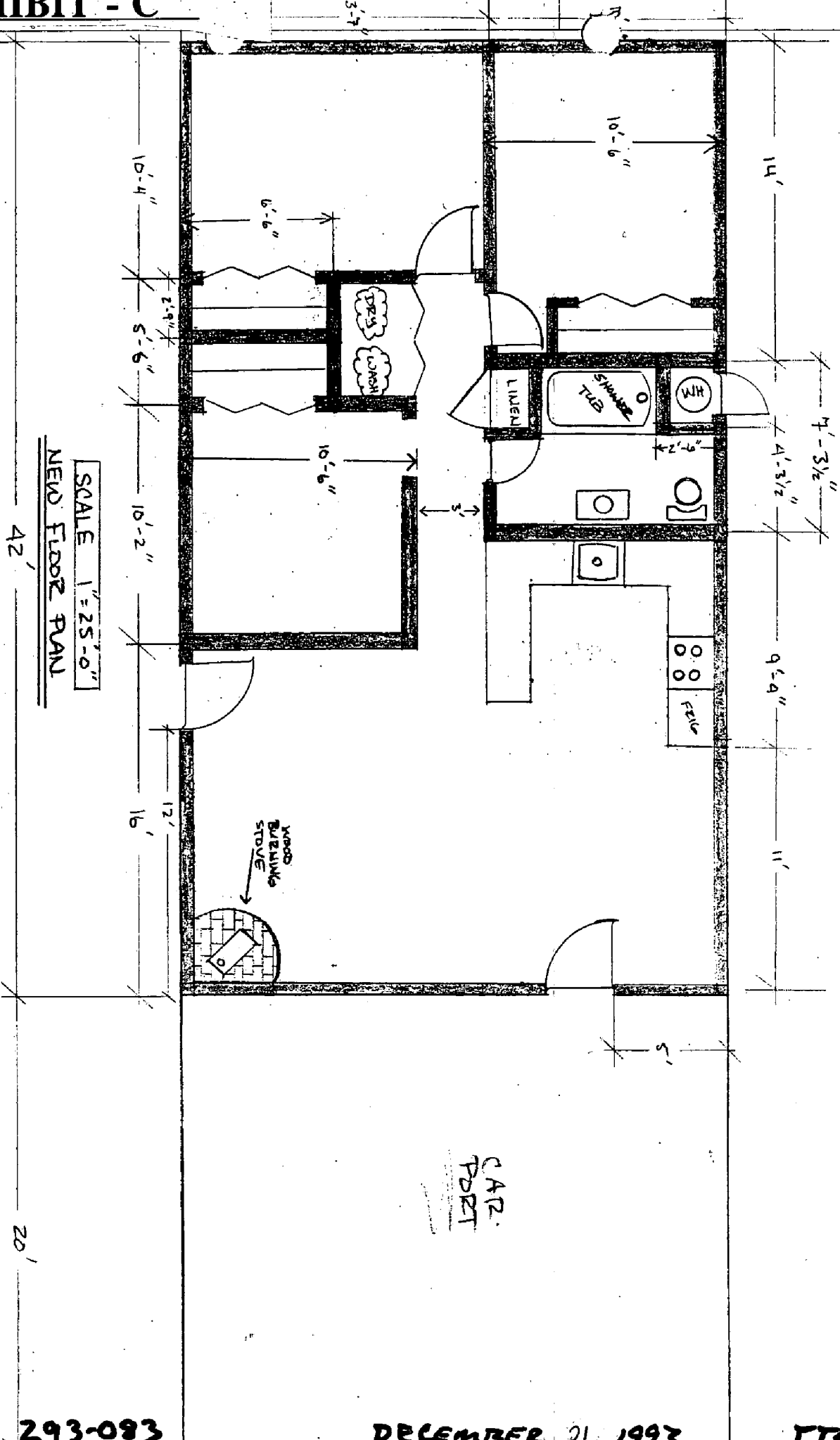


293-083

DECEMBER 21, 1993

ITEM 1

EXHIBIT - C



293-083

DECEMBER 21, 1993

ITEM 1

EXHIBIT - D

DECEMBER 7, 1993

TO WHOM IT MAY CONCERN:

I AM AWARE THAT MICHAEL A. HUNKINS HAS APPLIED FOR A SPECIAL PERMIT WITH THE CITY OF SACRAMENTO THAT WILL ALLOW HIM TO COMPLETE THE CURRENT SHOP STRUCTURE LOCATED BEHIND 1025 NEAL ROAD, INTO RENTABLE SPACE SIMILAR TO THE FRONT RENTAL PROPERTY.

AFTER REVIEW OF HIS PLANS, I SEE NO REASON TO CONTEST HIS APPLICATION AND THEREFORE APPROVE OF HIS PROPOSAL.

W. Doug K. Dickson
PROPERTY OWNER

1107 Neal Rd.
Sacramento Ca 95838

(76)

293-083

DECEMBER 21, 1993 ITEM 1