

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Gerald Beck, 3093 Fair Oaks Blvd, Sacramento, CA 95864		
OWNER Ann Mackey, P.O. Box 1910661, Sacramento, CA 95819		
PLANS BY Gerald Beck, 3093 Fair Oaks Blvd, Sacramento, CA 95864		
FILING DATE November 19, 1990	ENVIR. DET. Exempt 15301(e-1)	REPORT BY SLY
ASSESSOR'S PCL. NO. 008-0153-007		

APPLICATION: Planning Director's Special Permit to expand a non-conforming residential structure by adding a 388 square foot addition on a single family dwelling on 0.167_± developed acres in the Standard Single Family, R-1, zone.

LOCATION: 1056 47th Street

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing non-conforming single family dwelling that encroaches 1.0 foot into the required minimum 5.0 foot side yard setback.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Single Family; R-1	Front:	25'	42'
South:	Single Family; R-1	Side(North)	5'	9'
East:	Single Family; R-1	Side(South):	5'	4'
West:	Single Family; R-1	Rear:	15'	29'

Property Dimensions: 50' x 140'
Property Area: 0.16_± acres
Square Footage of Building: Existing building-1,275 square feet
Addition-388 square feet
Total-1,663 square feet
Height of Building: 16.0'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Cement plaster
Roof Material: Asphalt

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 50 foot x 140 foot interior lot in the Standard Single Family, R-1 zone (see Exhibit A). It is developed with a 1,275 square foot single family residence. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land use and zoning for the subject site is Standard Single Family, R-1, to the north, south, east, and west.

APPLC. NO. P90-458

B. Applicant's Proposal

The applicant is proposing to construct a 388 square foot addition to the rear of the existing house. The addition will include the enlargement of two existing bedrooms and the addition of a bathroom (see Exhibit B). The proposed addition will follow the line of the house which is located four feet, excluding the two foot eave, from the south property line.

C. Staff Analysis

Staff has no objections to applicant's request. The addition to the house along the south property line will not project further into the current setback established by the existing house. No additional encroachment in the setbacks will occur with this addition. The materials and design are proposed to match the existing house. The south property line parallels the adjacent property owner's driveway and the majority of the addition will be along the garage of the adjacent property. All adjacent property owners have been notified of the applicant's request and staff has not received any objections to the proposal.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301(e-1)).

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit to expand a non-conforming residential structure subject to the conditions and based upon the findings of fact which follow.

Condition:

1. Building materials shall match existing house.
2. The applicant shall comply with all applicable ordinances pertaining to hours of operation for on-going construction. All equipment and debris shall remain on the subject parcel.
3. Size and location of the addition shall conform to the plans submitted.
4. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the existing sideyard setback is four feet and the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. The project will not be detrimental to the 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. the existing sideyard setback is four feet and adequate access to the rear yard will continue to be provided.
3. The project is consistent with the General Plan which designate the subject site as Low Density Residential (4-15 du/na).

APPLC. NO. P90-458

002113

Report Prepared By:

Sandra L. Yope
Sandra L. Yope
Junior Planner

4 Feb 91
Date

Recommendation Approved By:

Marty VanDuyn
Marty VanDuyn
Planning Director

2-4-91
Date



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

Wright and Kimbrough

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: Tract No. 24

PROPERTY OWNER'S NAME: An Mackey
Mailing Address: P.O. Box 1910661 Zip Code 95817
Telephone: Business (916) 445-3357 Home (916) 454-2628

APPLICANT'S/AGENT'S NAME: Gerald H. Beck, Architect
Mailing Address: 3093 Fair Oaks Blvd. Zip Code 95864
Telephone: Business (916) 971-1160 Home (916) 485-6687
Contact Person's Name: Gerald Beck Phone (916) 971-1160

PROJECT SITE INFORMATION **LEGAL DESCRIPTION MUST BE ATTACHED**

Property Address or Location 1056 47th Street
Property Assessor Parcel Number(s) APN: 008-0153-007
Property Dimensions: 50.00' x 140.25'
Property Area: Square Footage (gross) 7000 S.F. (net) _____
Acreage (gross) 0.1607 AC (net) _____
Land Use: Undeveloped/Vacant _____ Developed (give bldg.sq.ft.) 1275
Existing Zoning of Project Site: RI Proposed Zoning: N/A

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	<u>ZONE</u>	<u>EXISTING LAND USE</u> (i.e., residential, commercial, industrial)
North	<u>RI</u>	<u>Residential</u>
South	<u>RI</u>	<u>Residential</u>
East	<u>RI</u>	<u>Residential</u>
West	<u>RI</u>	<u>Residential</u>

FOR OFFICE USE ONLY

P No. P90 458 Date Rec'd: 11/9/90 By: [Signature]

General Plan Design: _____	Rezone _____
Amend To: _____	Tent. Map _____
Com. Plan Area: _____	Spec. Permit _____
Existing Design: _____	Variance _____
Amend To: _____	Sub. Mod. _____
Other Plan Design: _____	LLA _____
Amend To: _____	Other <u>[check]</u>

Environmental Determination: Exempt: _____: Neg. Dec _____; EIR _____;
By: _____, Date _____

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APPLICANT'S STATEMENT OF INTENT: This is a 3-part statement to be provided in the spaces below and shall contain the following:

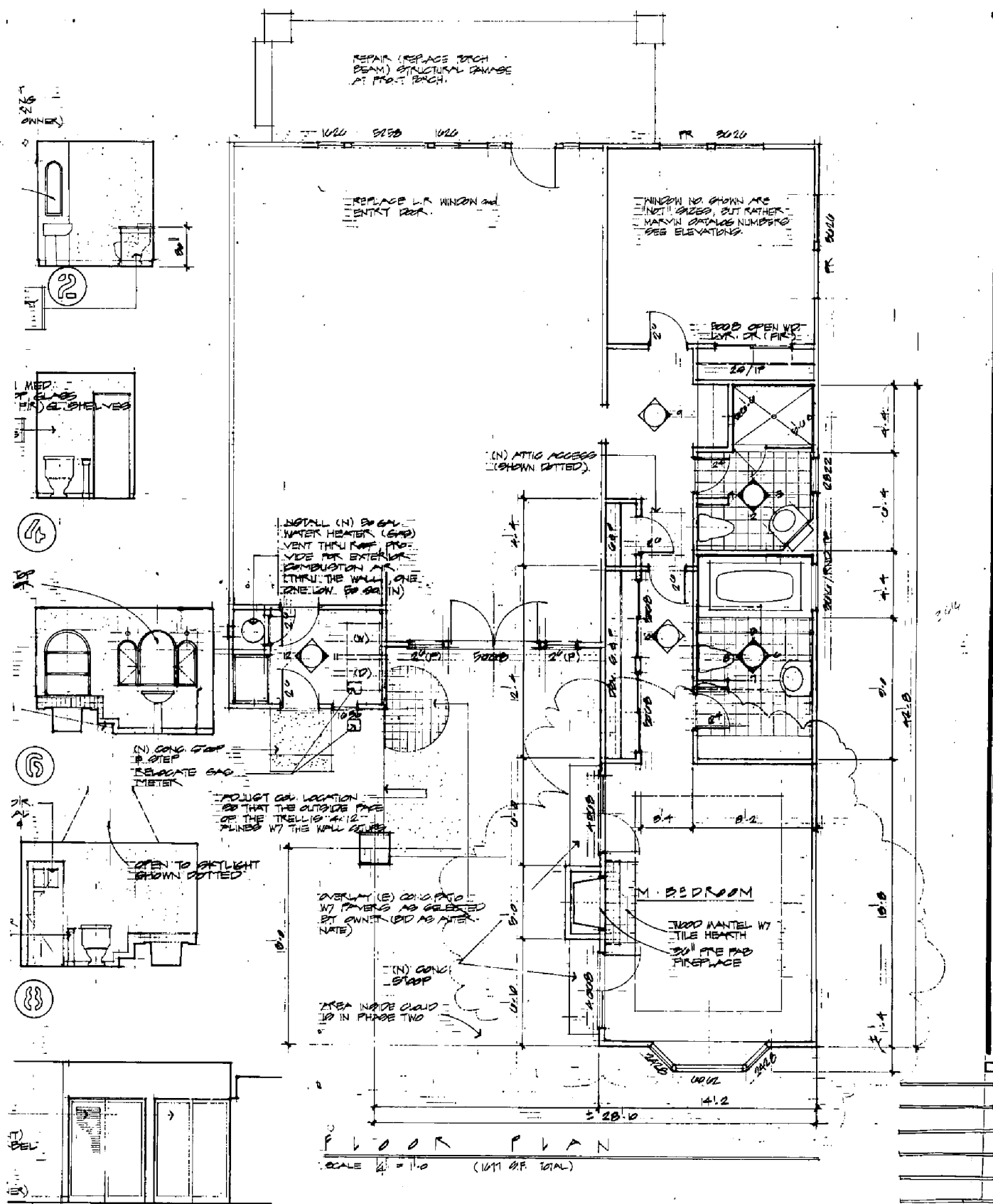
- a. A description of what it is you propose to do. This description should include the entitlements being requested (i.e., rezone, tentative map, special permit, etc.)
- b. Information pertinent to the application, such as the number of units, size of buildings, number of off-street parking spaces, height of fence and any other pertinent information not shown on the submitted plans.
- c. Information and reasoning justifying your request.

STATEMENT OF INTENT: a. The owner is requesting a "Planning Director's Variance" for the purpose of extending the bedroom wing of the existing residence 26'-0" into the rear yard. This will allow the enlargement of the existing two bedrooms and the addition of a bathroom.

b. There currently exist on single family residence of 1275 S.F.: two bedrooms, one bathroom, living room, dining room, and kitchen. One Single car detached garage with a rear yard six foot high wood fence. As the garage is in the rear yard, this allows for stack parking in the driveway of a minimum of four cars plus one in the garage. Also notable, the residence sits fifty feet back from the street.

c. The 26'-0" extension of the bedroom wing adds no window along the property line. It is a single story addition and is, in fact, largely shielded by the neighboring garage on the side. The extension of the existing wall line represents the most practical solution to this design problem. A similar addition was constructed at 1050 47th street, this is the owner's neighbor to the north (Photo enclosed).

EXHIBIT B

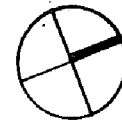
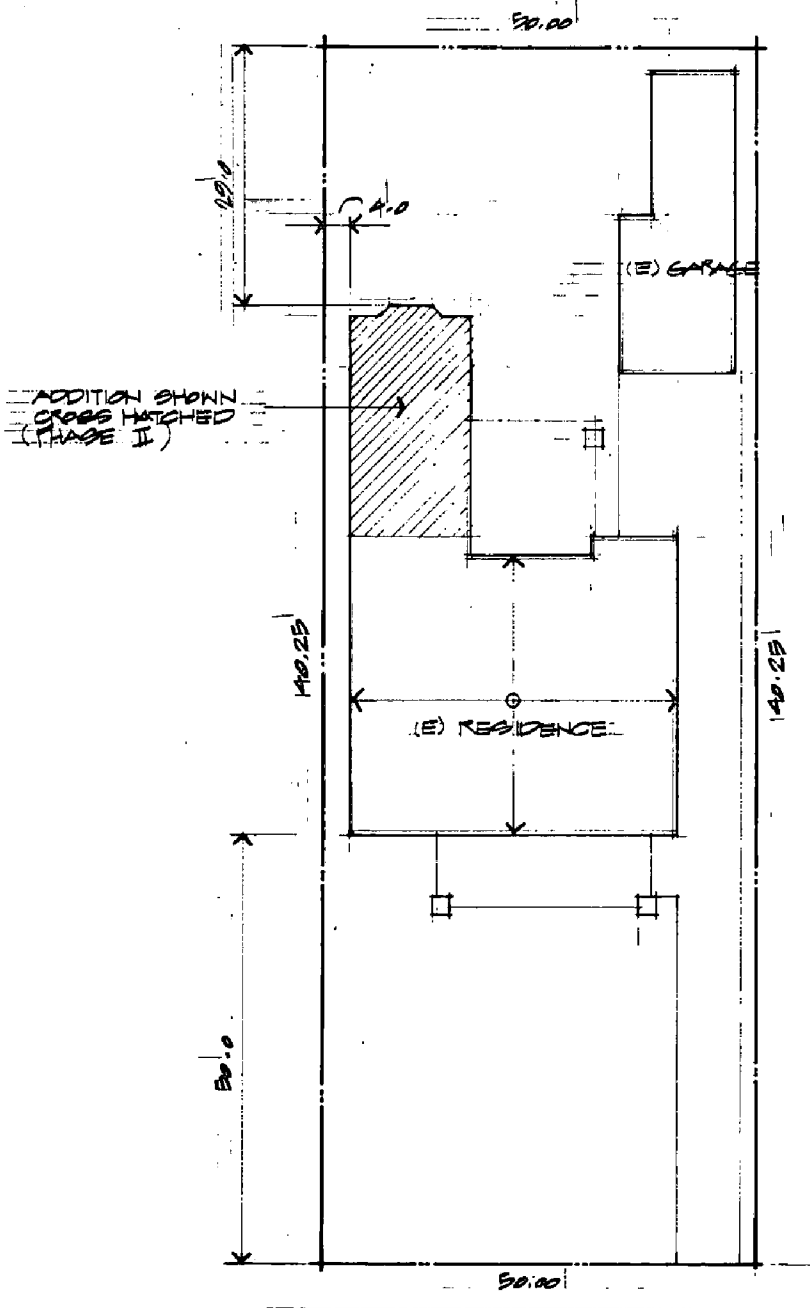


GERALD A2
 BECK
 ARCHITECT

002118

P90 458
 P90-458

EXHIBIT A



S I T E P L A N
SCALE 1/4" = 1'-0"

SACRAMENTO CO. PARCEL NO. 008-0123-001
BOOK 8, PAGE 13

1050 4TH STREET

EXIST.	1280
ADDITION	377
REMODEL	843

← 41 TH. STREET →

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VICINITY MAP

