

	Proposed 2nd Unit-	687 square feet
	Garages/Storage	758 square feet
	Total-	3,413 square feet
Height of Building:	Proposed Residence-	One Story, 21.5 feet
	Proposed Second Unit-	One Story, 17 feet
Exterior Building Materials:	Dryvit System	
Roof Materials:	Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-G

Previous Files: None

Additional Information: The applicant is requesting to concurrently construct a primary 1,968 square foot residence and a 687 square foot second residential unit. The parcel is vacant and adjacent to the undeveloped Huron Street. The primary unit will front Bell Avenue. The 687 square foot garage for both units will be part of the second unit structure. The second unit will front on Huron Street. Both units are single story.

The Zoning Ordinance requires a Zoning Administrator Special Permit for a second residential unit within the R-1 zone. The Zoning Administrator must make the following findings:

1. The architecture is compatible with that of the main residential unit.
2. The area of the second residential unit will not exceed 850 square feet.

Also the second residential unit shall meet all of the requirements of the Zoning Ordinance, including but not limited to height, lot coverage, setback and parking requirements. The proposed unit meets all the requirements and is designed to be compatible with the front unit.

The site is located within the Robla Community Association and the Youngs Heights Neighborhood Association areas. The project plans were reviewed by the associations. Staff received a call from Robla Community Association expressing concern about additional rentals in the area. Staff indicated that the project would be conditioned to have an owner occupant of one of the units. The project was noticed and staff received one call seeking general information.

Agency Comments

The proposed project has been reviewed by the City Public Works- Transportation and Engineering Planning Division, Design Review, the Building Division, Utilities, the Fire Department, and the Police Department. The comments received pertaining to the project have been included as conditions.

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, Sections 15303(a)}.

Conditions of Approval

1. The proposed front unit shall be relocated to 25 feet from the front property line to meet the required front yard setback requirement.
2. The driveway may also have an entrance off of Huron Street at the elbow.
3. The applicant shall comply with the Expanded North Area Design Guidelines for both units, submit the appropriate application to Design Review staff, and receive approval prior to building permit submission.
4. The applicant shall obtain all necessary building permits prior to commencing construction.
5. To maintain use of the second residential dwelling unit, the owner of the subject property shall be the occupant of the primary residence or the second residential dwelling unit at all times that the second residential dwelling unit is occupied. Upon sale of the property, the subsequent owner shall file an affidavit with the City acknowledging the foregoing condition, and stating either that the owner is an owner occupant, or that the owner will be an occupant of either the primary residence or the second residential unit if and when the second residential dwelling unit is occupied.

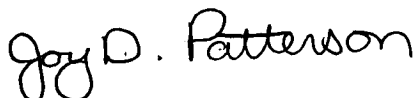
Failure to satisfy the foregoing condition shall be grounds for revocation of the special permit, in addition to any other remedies, sanctions or relief that may be available under the Zoning Ordinance or any other statute, law or regulation.

6. The proposed new unit will have to comply with the new flood related building code requirements.
7. The applicant shall obtain a driveway permit for the curb cuts from the Department of Public Works.

8. The applicant shall install an address on the second residential unit that is visible from Bell Avenue. The address shall be internally illuminated or placed below the porch light. The applicant shall also place an address sign at the front of the parcel to indicate the second unit is in the rear.
9. Any fencing in the front or Huron Street side yard setback area shall comply with the Zoning Ordinance which allows no higher than a three foot solid fence or a six foot decorative wrought iron (no chain link) fence. The applicant shall keep the front of the second unit open or with the previously mentioned fencing. A solid six foot fence may begin at the rear (south edge) of the second unit.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed second unit will not substantially alter the characteristics of the surrounding neighborhood; and
 - b. the proposed second unit meets the requirements of the Zoning Ordinance to include not exceeding 850 square feet of living area.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. there will be adequate yard area;
 - b. there will be adequate setbacks, landscaping, and on-site parking for the proposed second unit;
 - c. the second unit will not substantially alter the characteristics of the surrounding neighborhood; and
 - c. the design of the second unit will be conform to the Expanded North Area Design Review Guidelines to blend with surrounding residences in materials and design.
3. The project is consistent with the General Plan and North Sacramento Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.



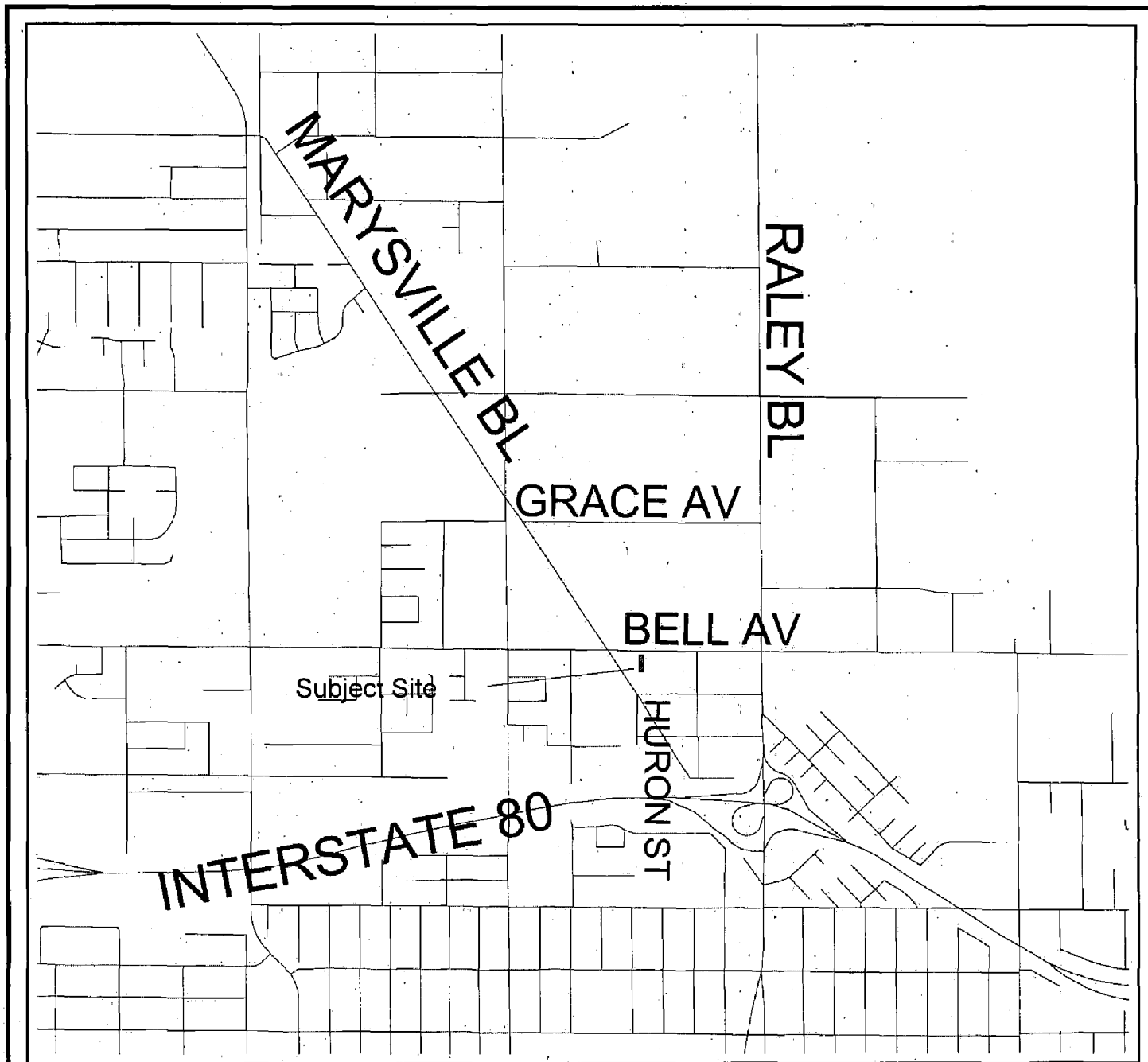
Joy D. Patterson

Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance 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
Luis Sanchez, Design Review
Travis Parker; 10373 Pleasant Grove School Road; Elk Grove, CA 95624

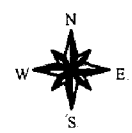


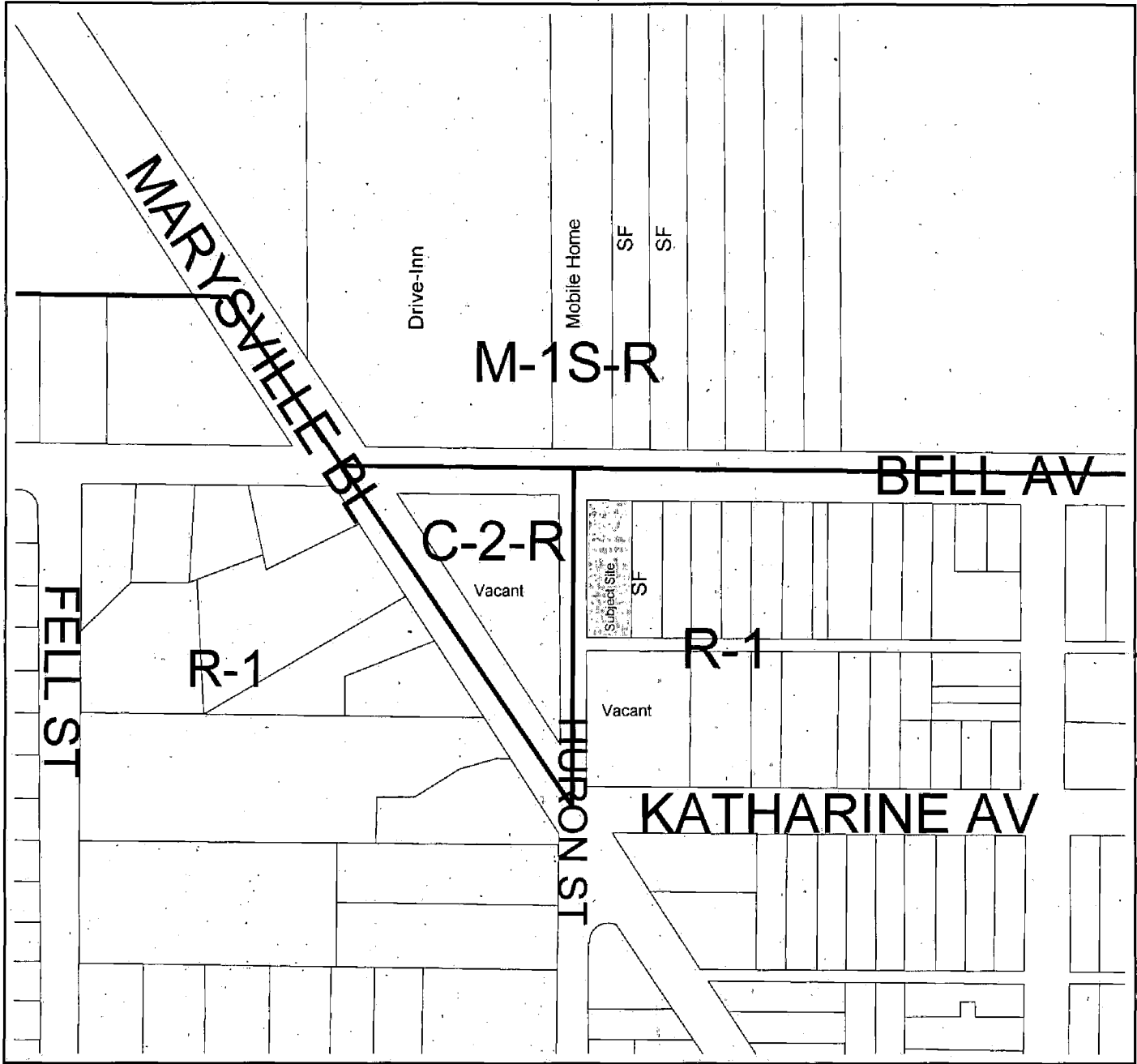

Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP



Neighborhoods, Planning
And Development Services
Department

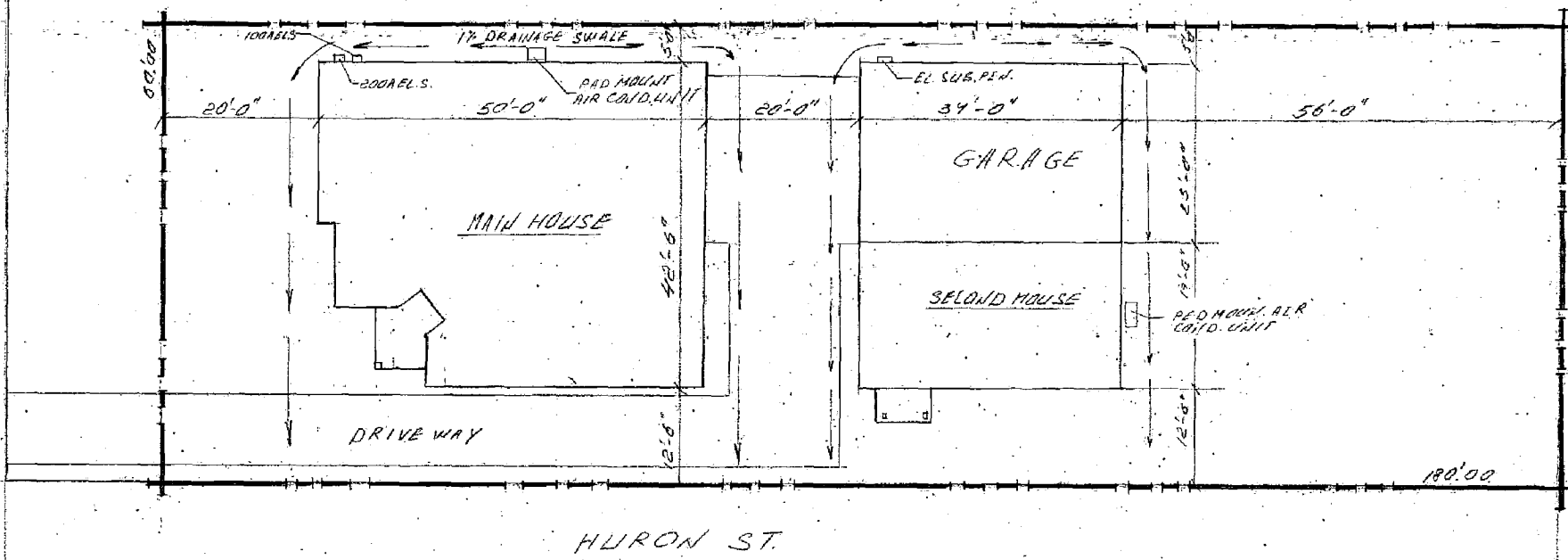
Geographic
Information
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LAND USE AND ZONING



EXHIBIT - A

BELL AVE.



HURON ST.

SITE PLAN 1"=10'-0"

ADDRESS	1400 BELL AVE. SACRAMENTO CA. 95838
PARCELS	
SITE AREA	10,800.00 SQ. FT.
BUILDING AREA:	
MAIN HOUSE	1,968 SQ. FT.
SECOND HOUSE	687 SQ. FT.
TOTAL	2,655 SQ. FT.
GARAGE	758 SQ. FT.
PORCH	76 SQ. FT.

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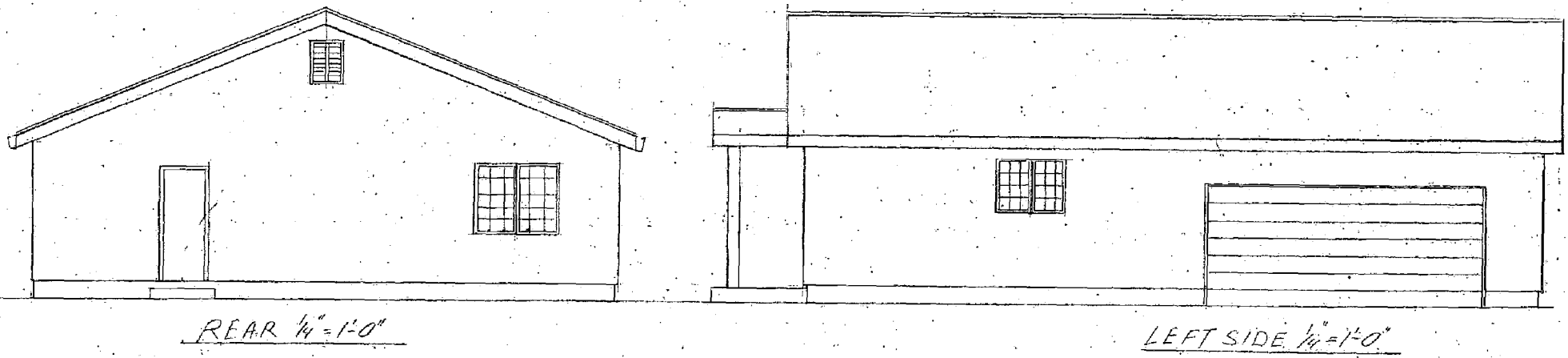
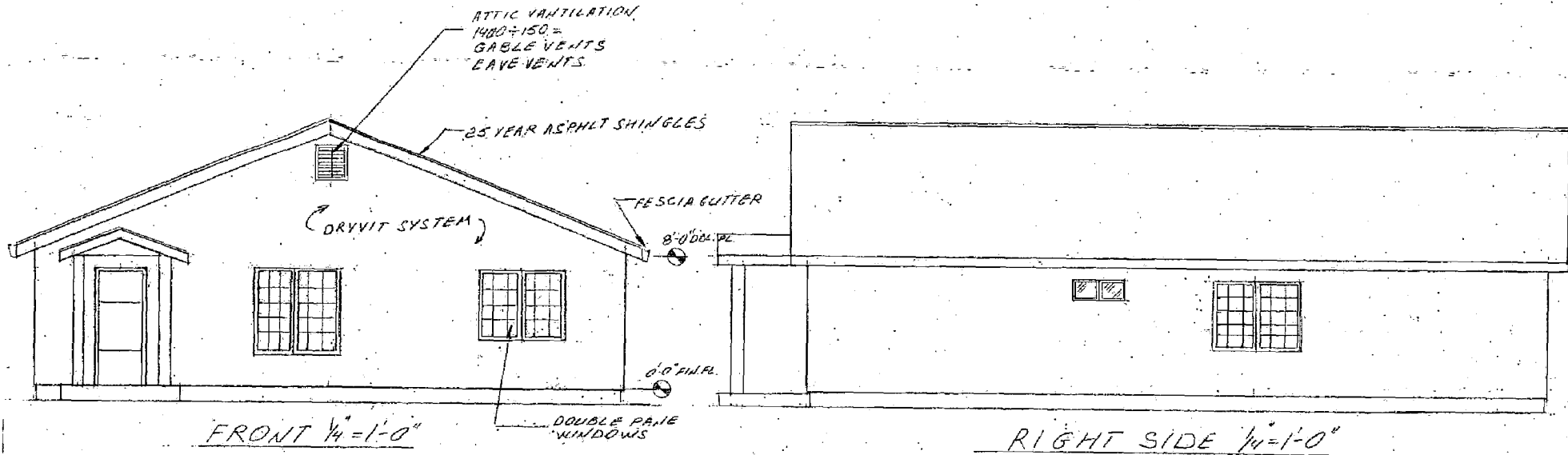
SCALE:	APPROVED BY:	DRAWN BY:
DATE:	REVISOR:	
RESIDENCE FOR THE MELNICHUK FAMILY		
Sacramento CA	DRAWING NUMBER	1

ITEM 4

JULY 22, 1998

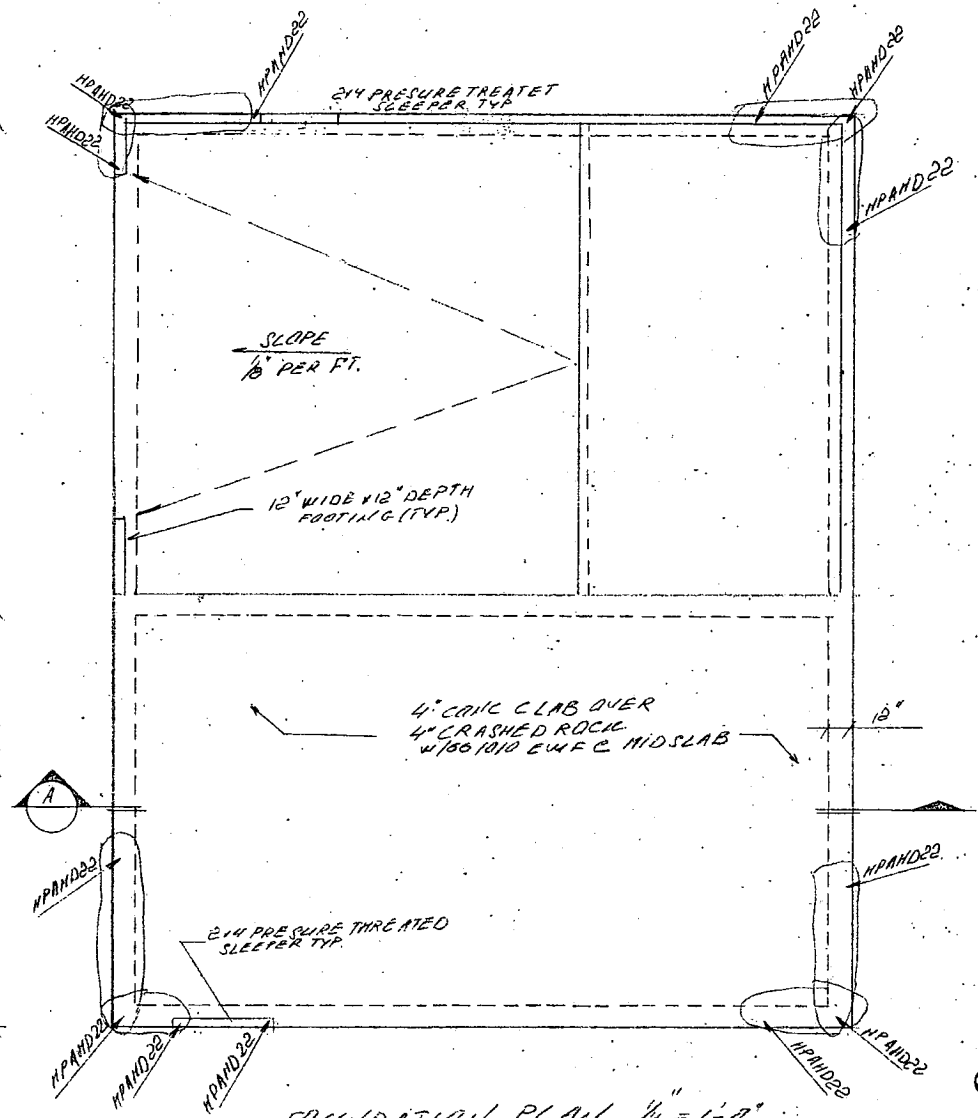
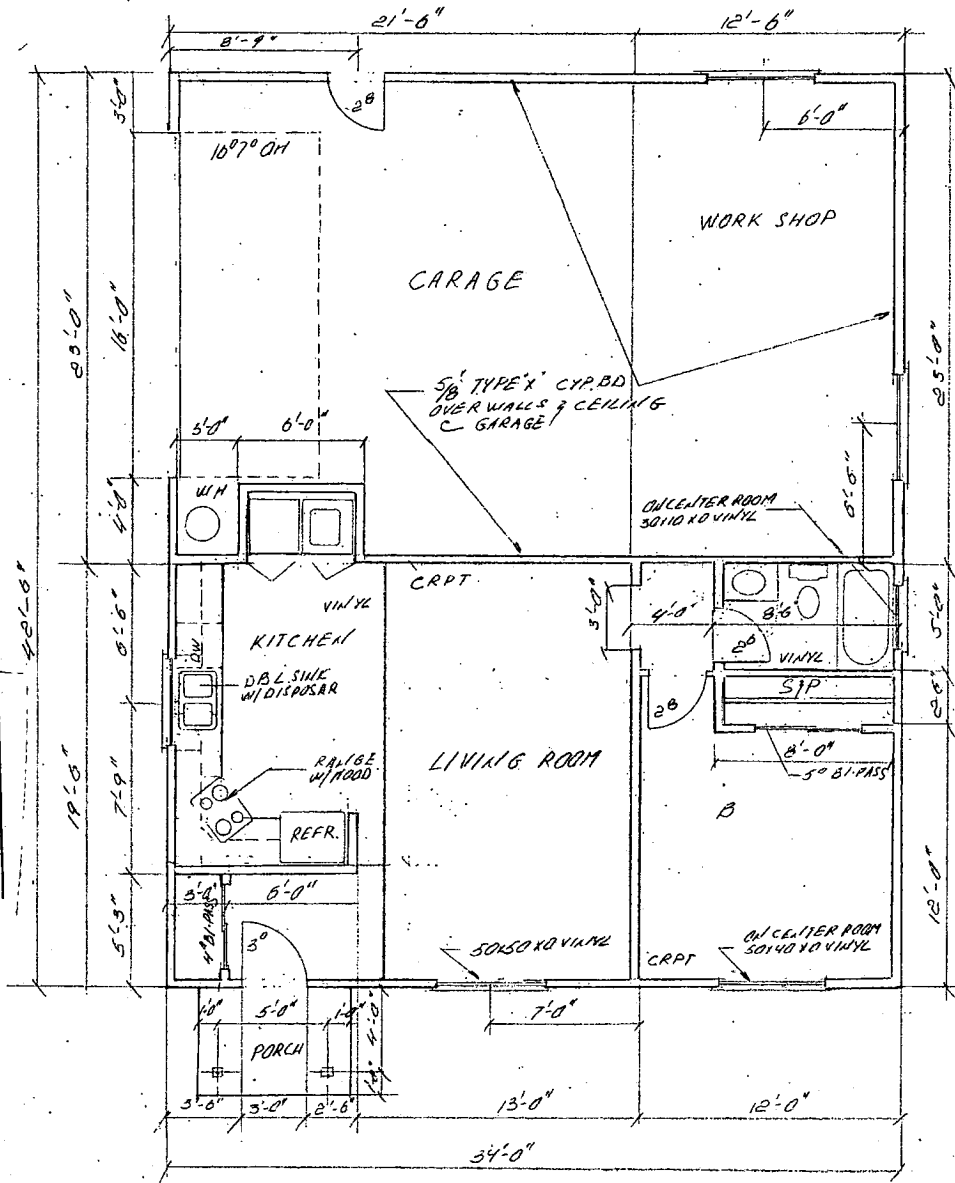
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ITEM #
866122 7/27
09A 86
7
090-862
299-060



Rear House			
SCALE:	APPROVED BY:	DRAWN BY:	
DATE:		REVISED:	
RESIDENCE FOR THE MELNICHUK FAMILY			
SACRAMENTO CA			
DRAWING NUMBER			10

EXHIBIT - B



Z 98 060

SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
RESIDENCE FOR THE MELNICHUK FAMILY		
SACRAMENTO CA		
	DRAWING NUMBER	9

298-060

JULY 22, 1998

Item 4

CITY OF SACRAMENTO
PLANNING DIVISION

JUN 2 1998

RECEIVED

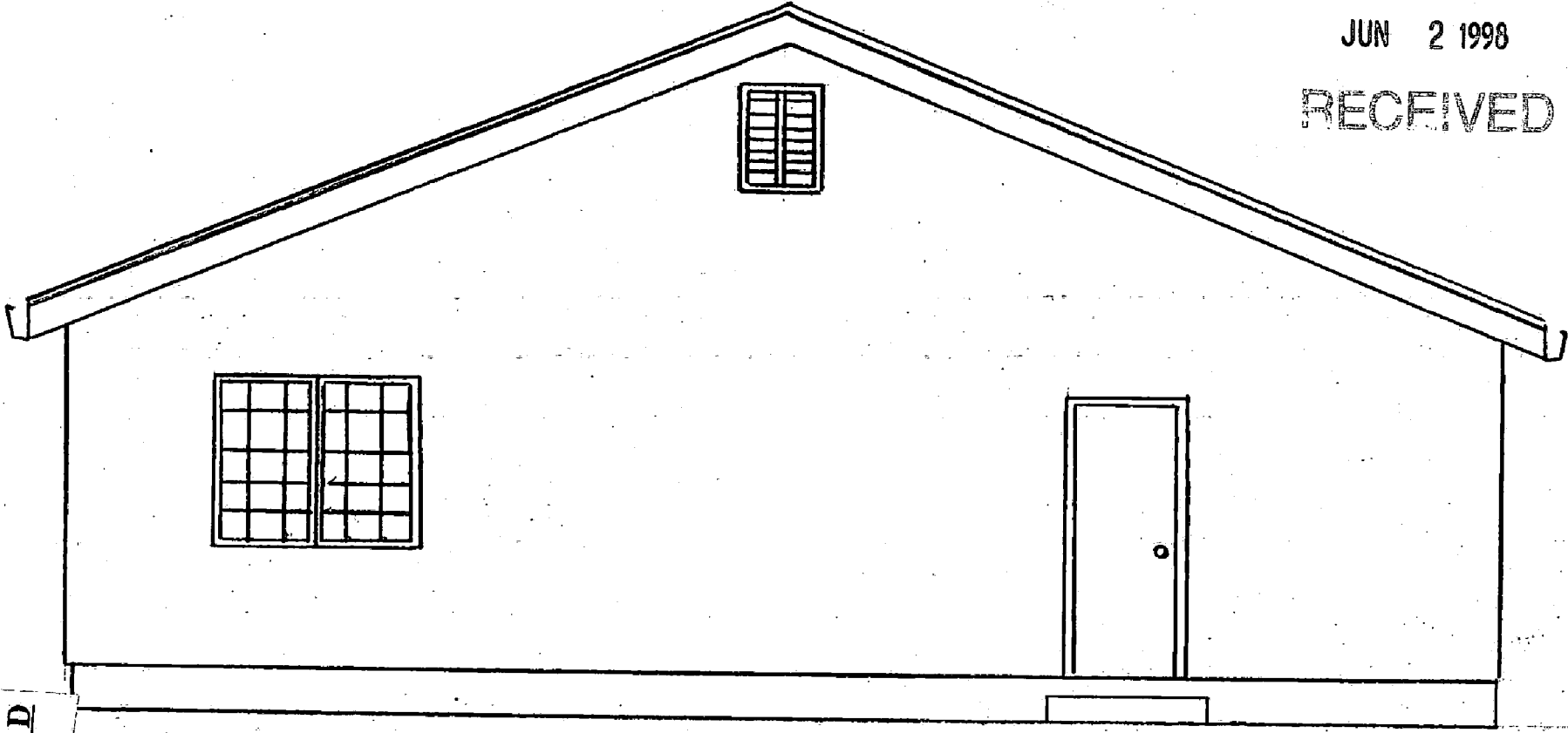


EXHIBIT - D

REAR 1/4" - 1'0"

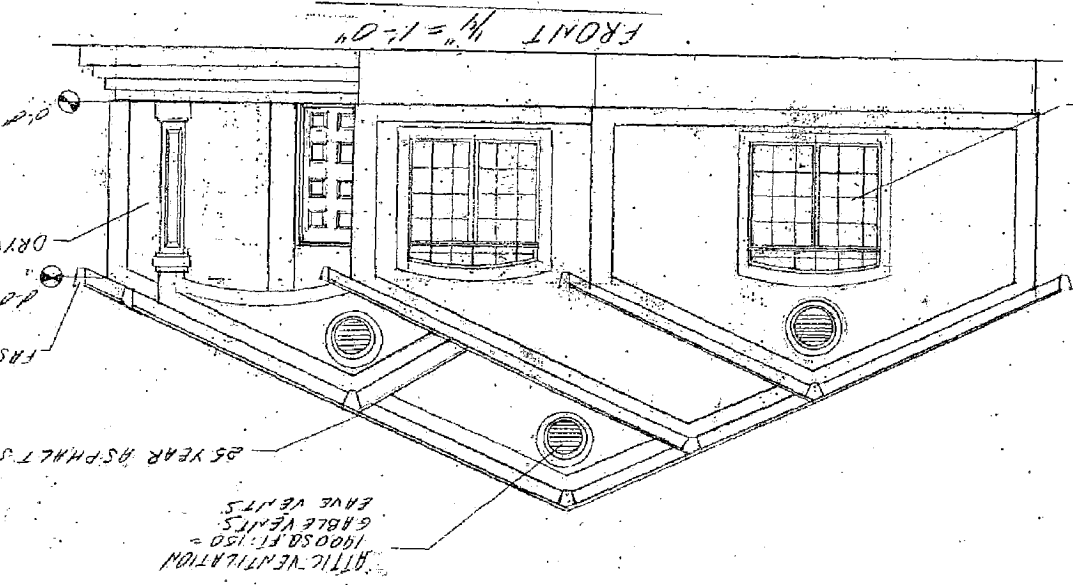
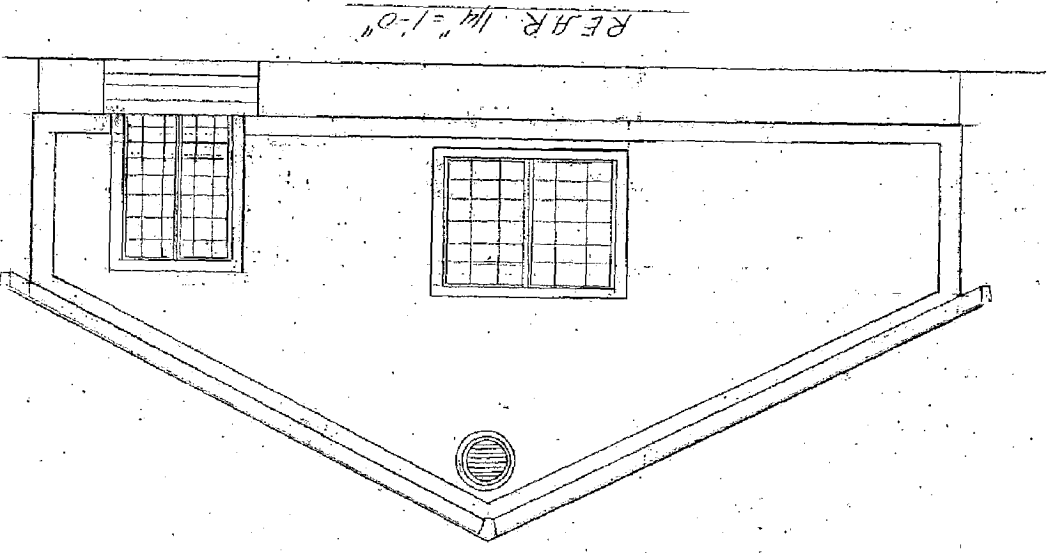
Z 98 060

Leonid Melnychuk

ITEM 4

JULY 22, 1998

090-842



ATTIC VENTILATION
 1000 SQ. FT. 150 -
 GABLE VENTS
 EAVE VENTS
 25 YEAR ASPHALT SHINGLES
 FASCIA CUTTER
 DRYVIT SYSTEM
 DOUBLE PANE
 WINDOWS

DRAWING NUMBER	3
DATE	APPROVED BY:
RECEIVED	SCALE:
DRAWN BY:	APPROVED BY:
Main House	
RESIDENCE FOR THE	
MELNICHUK FAMILY	
Sacramento, CA	

798 060

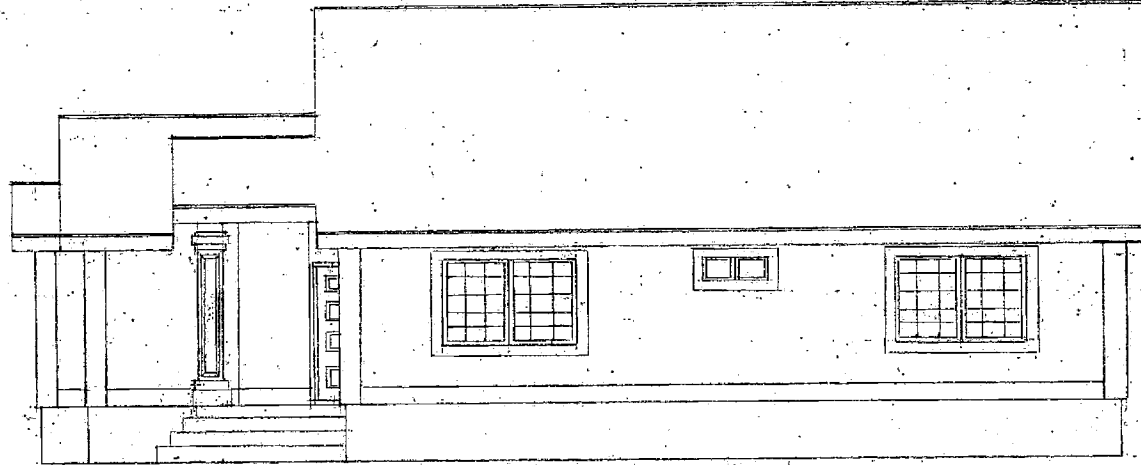
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JULY 22, 1998

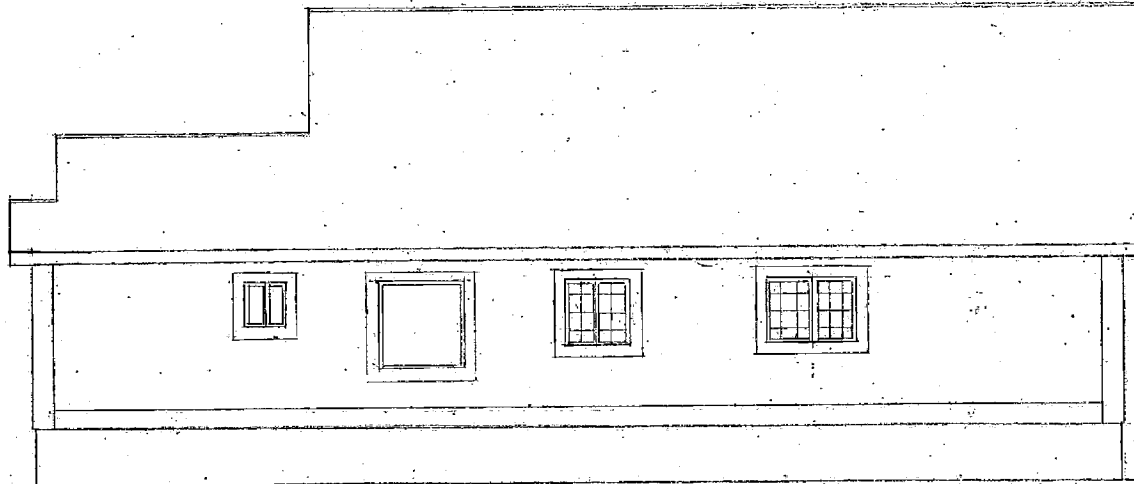
ITEM 4

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EXHIBIT - F



RIGHT SIDE 1/4"=1'-0"



LEFT SIDE 1/4"=1'-0"

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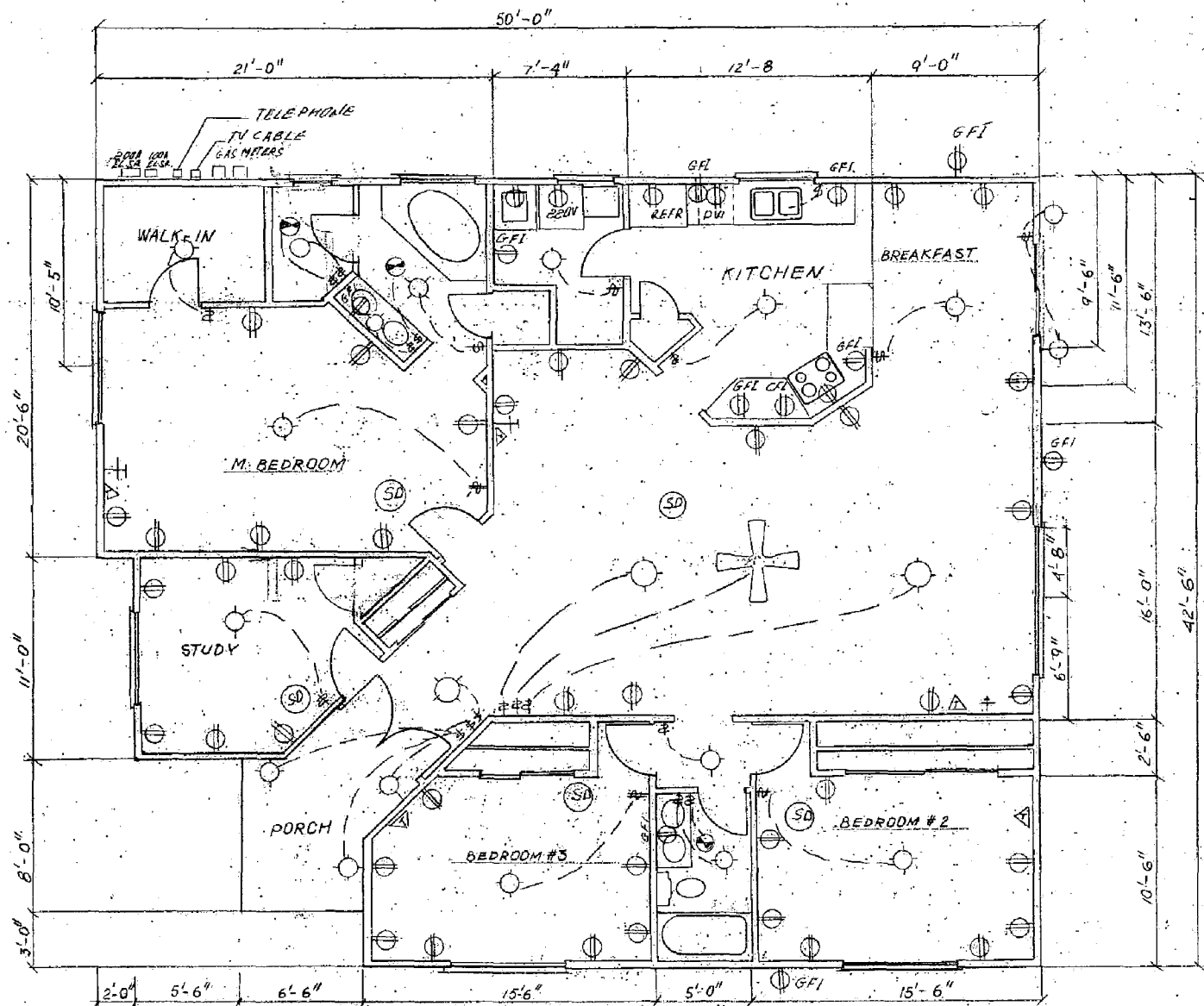
Main House		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
RESIDENCE FOR THE MEDWICHUK FAMILY		
SACRAMENTO CA		DRAWING NUMBER 4

090-060

JULY 22, 1998

ITEM 4

EXHIBIT - G



Z 98 060

SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
RESIDENCE FOR THE MELNICHUK FAMILY		
DRAWING NUMBER		8