

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

APPLICANT Jeanine & Eric Fuller, 3432 C Street, Sacramento, CA 95816  
OWNER Jeanine & Eric Fuller, 3432 C Street, Sacramento, CA 95816  
PLANS BY Jeanine & Eric Fuller, 3432 C Street, Sacramento, CA 95816  
FILING DATE 1-28-92 ENVIR. DET. Exempt 15301(e)(2)(a & b) REPORT BY Jeanne Corcoran  
ASSESSOR'S PCL. NO. 004-0162-034

APPLICATION: Planning Director's Special Permit Modification to expand a residential structure by adding 705± square feet to an existing 961± square foot house and garage totaling 0.10± developed acres in the Limited Commercial (C-1) zone.

LOCATION: 3432 C Street

PROPOSAL: The applicant is requesting the necessary entitlements to expand a residential unit in the Limited Commercial (C-1) zone.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices  
Existing Zoning of Site: C-1  
Existing Land Use of Site: Single Family Residential

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Office/Warehouse; M-1	Front:	7'6"	43'
South: Residential; C-1 & R-1	Side(W):	0'	4'
East: Retail & Residential; C-1	Side (E):	0'	3'
West: Residential; C-1	Rear:	0'	4'

Parking Required: 1  
Parking Provided: 2  
Property Dimensions: 40' X 109'  
Property Area: 0.10± acres  
Square Footage of Building: 700± sq. ft. (Existing house)  
260± sq. ft. (Existing garage)  
705± sq. ft. (addition)  
Height of Building: 19' (one story)  
School District: Sacramento City Unified School District  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Clapboard Siding  
Roof Materials: Composition Shingle

APPLC. NO. P92-020

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Project Evaluation: Staff has the following comments:

The subject site consists of one lot totaling 0.10± acres in the Limited Commercial (C-1) zone. The site is developed with an existing 700± square foot, one story dwelling unit with a 260± square foot detached garage. The General Plan designates the site as Community/Neighborhood Commercial & Offices. The surrounding land uses and zones are single family, C-1 and R-1 to the west and south; retail commercial and residential, C-1 to the east, and; office/warehouse, M-1 to the north.

The applicant proposes to construct a 705± square foot addition to the front (north) portion of the residence. Currently the home is a one bedroom, one bath home. The applicant proposes to add a bedroom, bath and dining room to the home resulting in a 1,160± square foot home with an attached 500± square foot garage and shop.

The existing house is located four feet from the rear (south) and side (east) property line. The detached garage is located seven feet in front of the house. The plans indicate that the house will be expanded to the side (west) and to the front (north) attaching the garage. The proposed setbacks will be three feet from the side (west) property line and four feet from the side (east) and rear (south) property lines. Staff is concerned with the overhangs along the side and rear property lines. The overhangs will be two feet from the property lines and may require additional fire proofing in order to conform to building code requirements. Staff has informed the applicant to contact the Building Division to ascertain building requirements for this situation.

The proposed building material will be clapboard siding to match the existing house. The roof materials will be composition shingle. The materials and design will conform to the existing house and be compatible to the surrounding neighborhood.

The residential use was established in this zone prior to the special permit requirement. Therefore, staff has determined that a special permit modification is required to review this project.

Staff has no objections to the applicant's request, since the use was established prior to the zoning classification and residential uses are allowed in the C-1 zone with a special permit. Furthermore, the proposed addition will allow more living space for the residents, thus preserving the residential use and continue the viable use of the structure.

The project was reviewed by the Traffic Engineer, Engineering Division - Development Section, and Building Inspections. No comments were received.

The adjacent property owners have been notified of the applicant's proposal. Staff has received no objections to the request.

Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(e)(2)(a & b)).

Recommendation: Staff recommends the Planning Director approve the special permit modification subject to conditions and based upon findings of fact which follow.

Conditions:

1. The existing structure and the addition shall meet all building code requirements.
2. The building materials shall match the existing structure.
3. The approved special permit shall be valid for two years, a building permit must be issued and construction commenced with this two year time period or the special permit shall be deemed to expire. A special permit time extension for a year may be requested, in writing, 30 days prior to expiration.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed project will not alter the commercial and residential character of the neighborhood.
2. The project, as conditioned, is not detrimental to the public health, safety, or welfare nor to the neighboring properties in the vicinity, in that:
  - a. the residential unit is currently located on the site and
  - b. the addition will preserve the residential structure on the site.
3. The project, as conditioned, is consistent with the City's General Plan which designates the site as Community/Neighborhood Commercial and Offices which allows residential uses with a special permit.

Report Prepared By:

*Jeanne Corcoran*  
 Jeanne Corcoran, Assistant Planner

3-2-92  
 Date

Recommendation Approved By:

*Gary Stonehouse*  
 Gary Stonehouse, Planning Director

3-2-92  
 Date



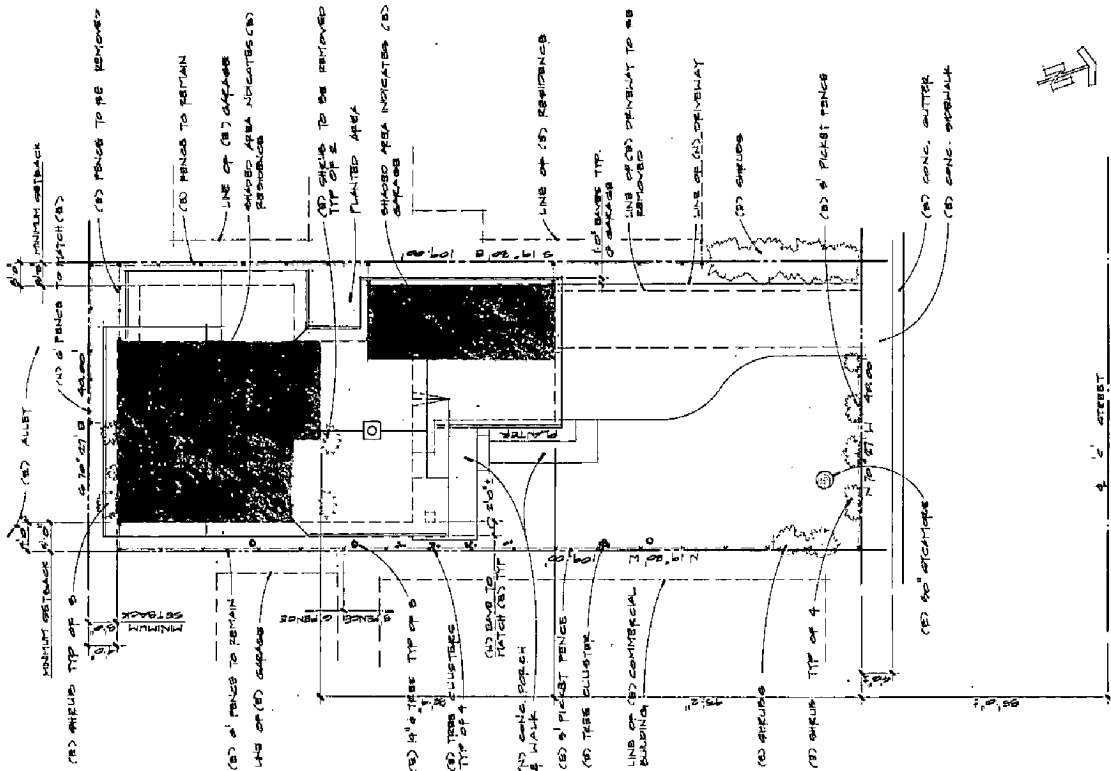
VICINITY, LAND USE AND ZONING MAP

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ADDITIONAL MODEL - 5482 - 0 STATEMENT

REVISIONS BY	DATE	DESCRIPTION

DATE	SCALE	DRWN	CHK	BY	NO.



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**EXHIBIT B**

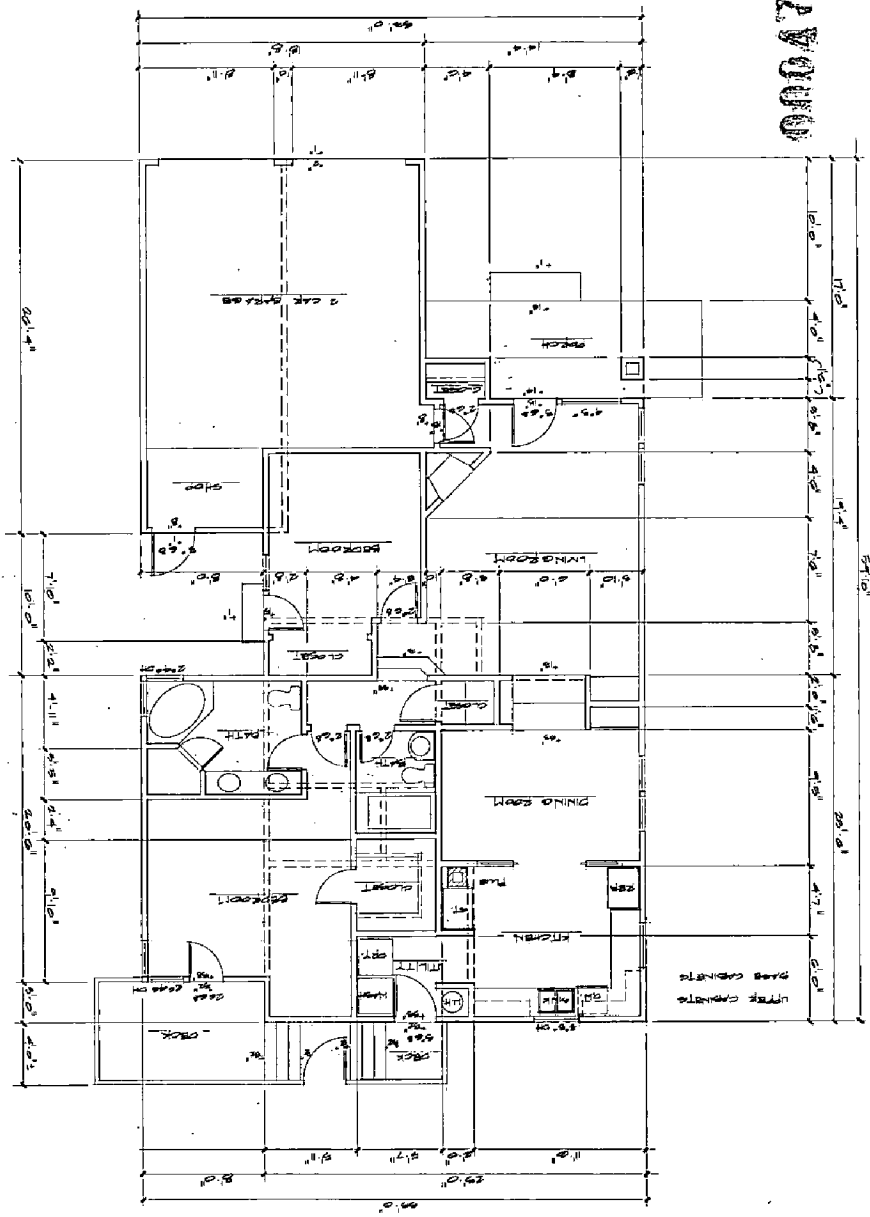
INTO CALIFORNIA

ADDITION & REMODEL - 3432 C STREET

REVISIONS BY

2nd FLOOR PLAN

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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.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: Harding Place

PROPERTY OWNER'S NAME: Jeanine and Eric Fuller  
 Mailing Address: 3432 "C" Street Sacramento, California Zip Code 95816  
 Telephone: Business (916) 344-7000 Home (916) 447-5238

APPLICANT'S/AGENT'S NAME: Jeanine and Eric Fuller  
 Mailing Address: 3432 "C" Street Sacramento, California Zip Code 95816  
 Telephone: Business (916) 344-7000 Home (916) 447-5238  
 Contact Person's Name: Jeanine Fuller Phone (916) 344-7000 (work)

PROJECT SITE INFORMATION **LEGAL DESCRIPTION MUST BE ATTACHED**  
 Property Address or Location 3432 "C" Street Sacramento, California 95816  
 Property Assessor Parcel Number(s) # 004-0162-034  
 Property Dimensions: (40) forty feet x (109) one hundred & nine feet  
 Property Area: Square Footage (gross) 4,360 SF (net) 4,360 SF  
 Acreage (gross) 1/10th of an acre (net) 1/10th of an acre  
 Land Use: Undeveloped/Vacant 3,399 Developed (give bldg. sq. ft.) 961 SF  
 Existing Zoning of Project Site: C-1 Proposed Zoning: C-1

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

*Handwritten initials and scribbles on the left margin.*

	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	<u>none</u>	<u>"C" Street</u>
South	<u>C-1</u>	<u>Grass Alley</u>
East	<u>C-1</u>	<u>Commercial/Residential</u>
West	<u>C-1</u>	<u>Residential</u>

FOR OFFICE USE ONLY

**P92-020**  
 P No.:                      Date Rec'd: 11/28/92 By:                       
 General Plan Design: CNC/D Rezone                       
 Amend To:                      Tent. Map                       
 Com. Plan Area: NA Spec. Permit                       
 Existing Design:                      Variance                       
 Amend To:                      Sub. Mod.                       
 Other Plan Design:                      LLA                       
 Amend To:                      Other                     

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

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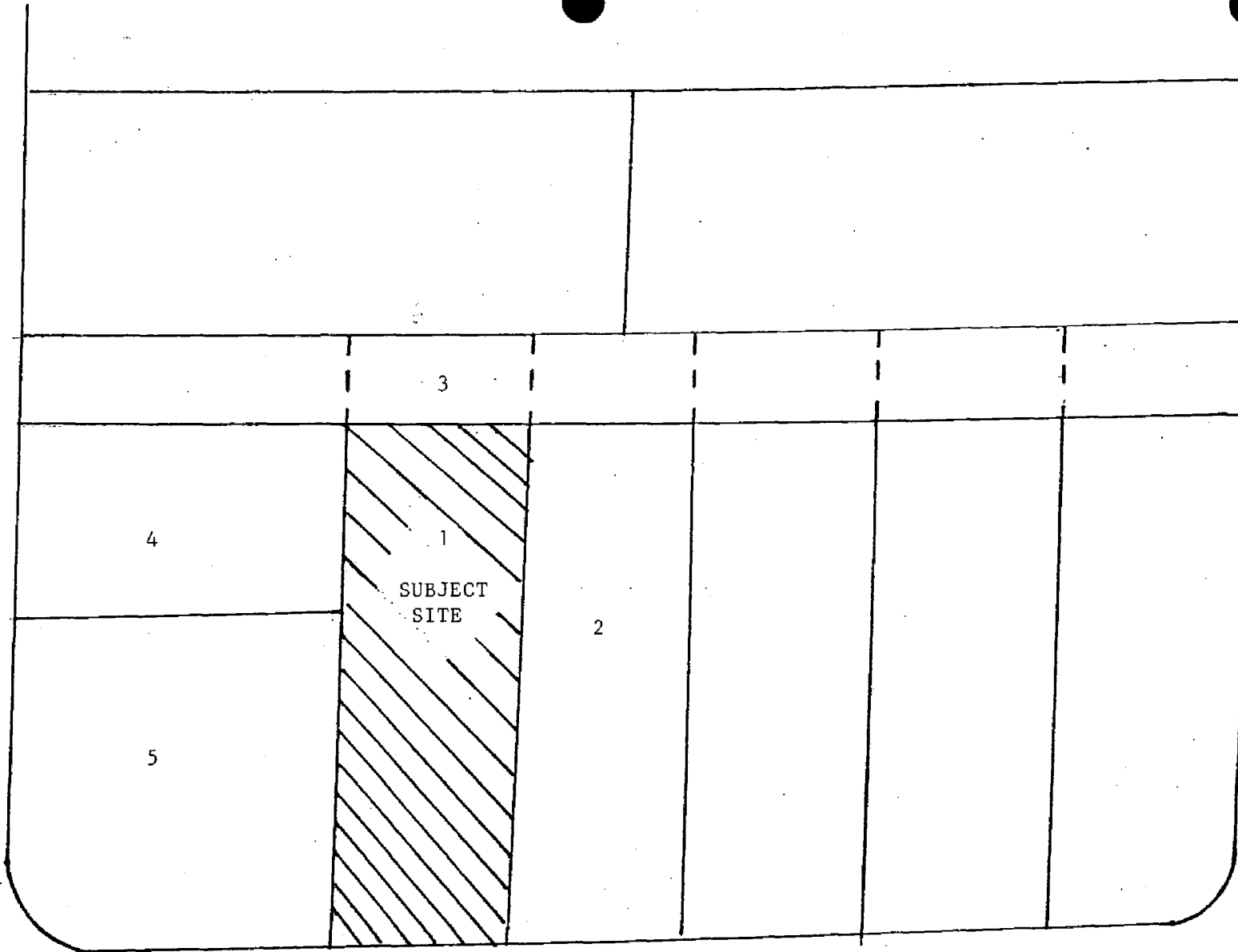
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STREET

35th

STREET

34th



" C "

STREET

PP 92-020

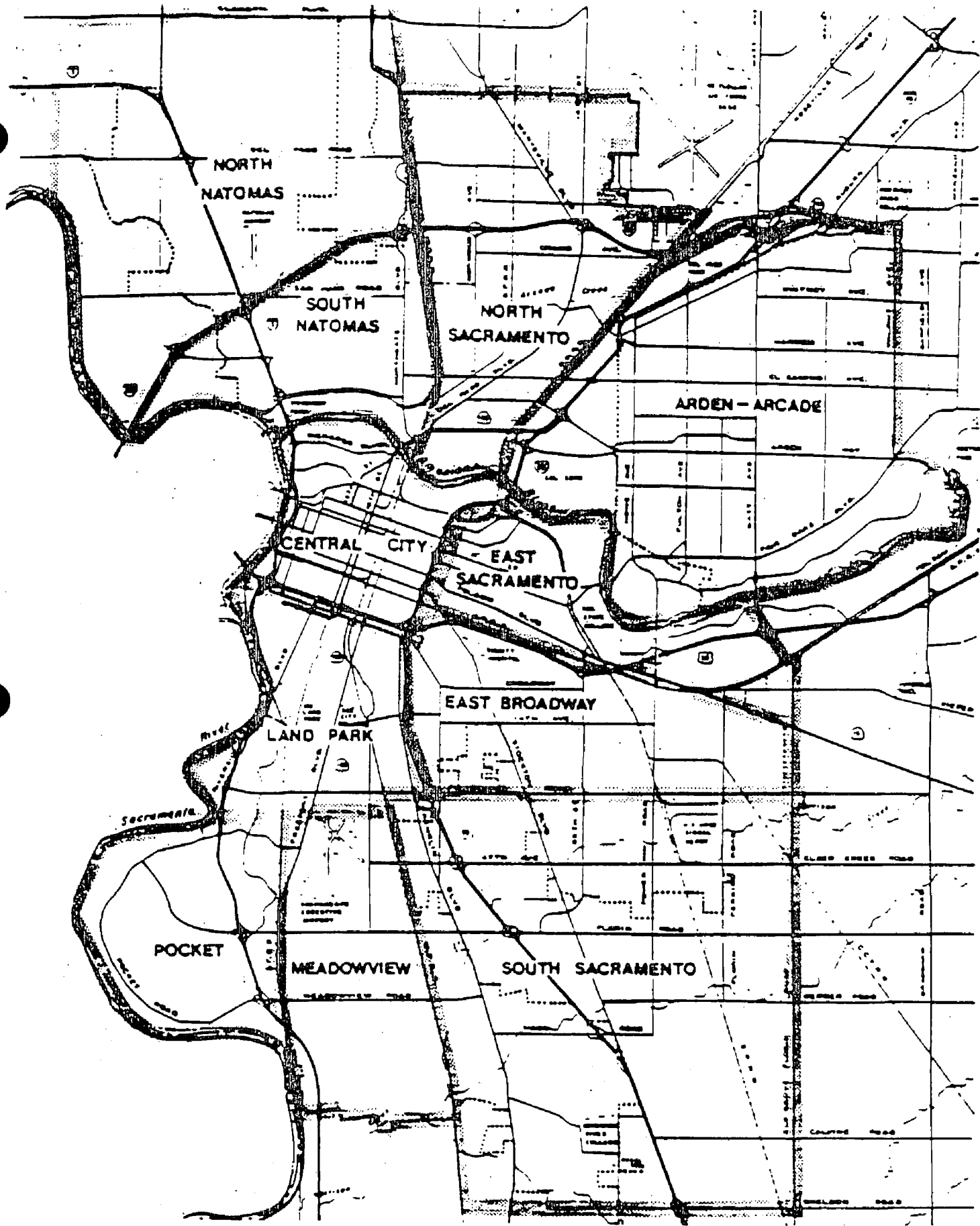


1" = 40'

NORTH



ADJACENT PROPERTIES MAP



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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: We are proposing a 705 square foot addition on to our  
existing 961 square foot dwelling. (includes garage square footage) Our property  
is zoned C-1 and for us to add on we must file for a special planning director's  
permit. The proposed building addition will conform with the existing structure's  
architecture. It will be a one story single family dwelling with clapboard siding  
and a composition roof.

It is currently a one bedroom, one bath house that does not accommodate our future  
plans for a family. Without this addition it will cause us a hardship. Our only  
other alternative would be to move outside the downtown area in order to find a  
home we could afford.

The addition to the house will be within the other square footages of our neighbors.  
We have no doubt this will only add to the value of the area and surrounding homes.

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**PREVIOUS LAND USE**

Explain existing and previous land use(s) of site for last ten years:

The last ten years and the current use of the land

has be residential.

**PREVIOUS ENVIRONMENTAL DOCUMENTS**

If this project is part of a larger project for which a Negative Declaration or Environmental Impact Report has been prepared, reference the document below (include date and project number if applicable):

NOT APPLICABLE

**NO PREVIOUS ENVIRONMENTAL DOCUMENTS**

Is this project part of a larger project for which no environmental review has been prepared? \_\_\_\_\_ yes \_\_\_\_\_ XXXXXX \_\_\_\_\_ no

**SITE CHARACTERISTICS**

Are there any Trees/Shrubs on the Project Site? \_\_\_\_\_ Yes \_\_\_\_\_

Are any to be removed? \_\_\_\_\_ No \_\_\_\_\_

Are any to be transplanted? \_\_\_\_\_ No \_\_\_\_\_ If so, state location of transplant site. \_\_\_\_\_

Plot on Site Plan by Size and Type all trees to be removed and/or transplanted.

Is the site part of an Airport Overlay Zone? Explain: \_\_\_\_\_ No \_\_\_\_\_

Will the proposed use involve any toxic or hazardous materials or waste? Explain: \_\_\_\_\_

No

**DEMOLITION OF STRUCTURES**

Are there any structures on the project site? \_\_\_\_\_ Yes \_\_\_\_\_

Present Use of Existing Structure(s): \_\_\_\_\_ Residential \_\_\_\_\_

Proposed Use of Existing Structure(s): \_\_\_\_\_ Residential \_\_\_\_\_

Are any Structures Occupied: \_\_\_\_\_ Yes \_\_\_\_\_

Describe the type of occupancy (number of residents, type of use)

Owners of the property live in the house and there are two occupants

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Structures to be Demolished: None  
 Structures to be Moved: None  
 Describe age, condition, size, and architectural style of all existing on-site structures (include photos): 63 year old house and garage in poor exterior facade condition total square footage is 961 square feet. The house and garage are both clapboard sided with wood windows and a composition roof.

**RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT  
 (IF PROJECT IS ONLY RESIDENTIAL, DO NOT ANSWER THIS SECTION)**

Type of Use(s): N/A  
 Oriented to: Regional N/A City N/A Neighborhood N/A  
 Hours of Operation: N/A  
 Total Occupancy/Capacity of Building(s): N/A  
 Total Number of Fixed Seats: N/A  
 Square Footage of: Warehouse Area: N/A  
 Office Area: N/A Loading Area: N/A  
 Sales Area: N/A Storage Area: N/A  
 Total Number of Employees: N/A  
 Anticipated Number of Employees Per Shift: N/A  
 Total Number of Visitors/Customers on site at any one time: N/A  
 Other Occupants (specify): N/A

(Existing Condition) **RESIDENTIAL PROJECTS**

Total Lots: one Total Dwelling Units: one  
 Total Acreage: 1/10th Net Density/Acre: 1/10th Gross Density/Acre: 1/10th

Proposed Residence to be 1,660 SF and is to be a two bedroom and a two bath house

(Existing Info)	Single Family	Two Family Duplex/Halfplex	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	<u>one</u>			
Acreage	<u>1/10th</u>			
Square Feet per Unit	<u>961 SF</u>	<u>(includes garage)</u>		
For Sale or Rent	<u>No</u>			
Price Range	<u>N/A</u>			
Type of Unit:				
Studio				
1 Bedroom	<u>X</u>			
2 Bedroom				
3 Bedroom				
4+ Bedroom				

Are any of these units proposed to be subsidised? No  
 If yes, describe the type and source of the subsidy.  
Not Applicable

PROPOSED BUILDING(S) CHARACTERISTICS  
FOR ENTIRE PROJECT

Size of New Structure(s) or Building Addition(s): 705 Gross Sq. Ft.

Building Height (Measured from Ground to Highest Point):  
19 Ft. No. of Floors one

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.)

Not Applicable

Project Site Coverage:	Building Coverage:	<u>1,666</u>	Sq. Ft.	<u>38</u>	%
	Landscaped Area:	<u>1,892</u>	Sq. Ft.	<u>44</u>	%
	Paved Surfaced Area:	<u>802</u>	Sq. Ft.	<u>18</u>	%
	Total:	<u>4,360</u>	Sq. Ft.	<u>100</u>	%

Exterior Building Materials: Clapboard Siding Roof Materials: Composition

Exterior Building Colors: White

Describe the need and demand for child care services generated by the proposed project and indicate any plans for providing such services in conjunction with the project:

Not Applicable

Total Number of Off-Street Parking Spaces:  
On-Site Required N/A On-Site Proposed: N/A

Total Number of Proposed Off-Site Parking: N/A  
(Include a Signed Lease Agreement or Letter of Agency)

Total Number of Bicycle Locker Facilities Proposed: N/A Required: N/A

Describe the Type of Exterior Lighting Proposed for the Project (Height, Intensity): Building: N/A Parking: N/A

Estimate Total Construction Cost for Project: \$ N/A

Construction Starting Date: N/A Estimated Completion Date: N/A

Does this Proposal include Signage? N/A If yes, explain the following:  
Height: N/A Illumination: N/A  
Area: N/A Type: N/A  
Dimensions: N/A Colors/Materials: N/A  
Locations (On/Off-Site): N/A

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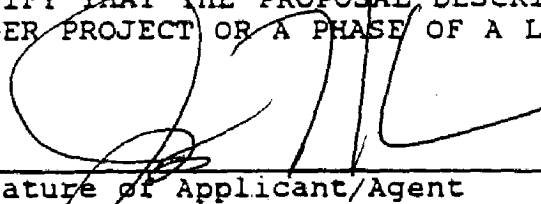
NOTE: IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE ENVIRONMENTAL SECTION AT THE EARLIEST OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

**OTHER PERMITS OR APPROVALS**

List any and all other public approvals required for this project. Specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone Number</u>
Building Permit	Building Dept	827 7th Street	?	(916) 440-6433

AS THE APPLICANT/AGENT FOR THIS PROPOSAL, I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE. I CERTIFY THAT THE PROPOSAL DESCRIBED IN THIS APPLICATION IS NOT A PART OF A LARGER PROJECT OR A PHASE OF A LARGER PROJECT.

  
 \_\_\_\_\_  
 Signature of Applicant/Agent

January 21, 1992  
 \_\_\_\_\_  
 Date

Jeanine Fuller  
 \_\_\_\_\_  
 Print Name and Title of Applicant/Agent

(916) 344-7000  
 \_\_\_\_\_  
 Phone

BECAUSE THE TIME REQUIRED FOR ENVIRONMENTAL OR STAFF REVIEW MAY VARY ACCORDING TO THE COMPLEXITY OF THE PROJECT, THE PLANNING DIVISION WILL NOTIFY YOU OF THE SCHEDULED HEARING DATE ON YOUR PROJECT ONCE IT HAS BEEN RELEASED FROM THE ENVIRONMENTAL SERVICES DIVISION.

03/90:dth

000479

File Number (P or M)

92-020

CITY OF SACRAMENTO  
PLANNING DIVISION  
DEVELOPMENT PROJECT ROUTING

ESAC  
Sharon

TO: ADVANCE PLANNING  
ENGINEERING TRANSPORTATION  
ENGINEERING DEVELOPMENT

FROM: Current Planning Jeanne Caroran, 264-5317  
Assessor's Parcel Number: 004-0162-034  
Project Name: \_\_\_\_\_  
Project Location: 3432 C St.  
Applicant's Name: Jeanne & Eric Fuller  
Applicant's Phone No. 344-7000 (wk)  
Respond By: 2-25-92

Project Description: Planning Director's Special Permit to expand a non-conforming use by adding 705 sq. ft. to an existing 961 sq. ft. house and garage totaling 0.10± developed acres in the Limited Commercial (C-1) zone.

Comments:

On boundary of the Alhambra Corridor is consistent with Corridor Plan proposals. The Corridor Plan recommends that residential uses be allowed by right in commercial zone

Reviewed By: Sharon L. Claude Date 2-13-92

6/5/91  
jc

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File Number (P or M) 92-020

CITY OF SACRAMENTO  
PLANNING DIVISION  
DEVELOPMENT PROJECT ROUTING

TO: ADVANCE PLANNING  
ENGINEERING TRANSPORTATION  
ENGINEERING DEVELOPMENT

Building Prop. , Hairie

FROM: Current Planning Jeanne Carcoran, 264-5317

Assessor's Parcel Number: 004-0162-034

Project Name: \_\_\_\_\_

Project Location: 3432 C St.

Applicant's Name: Janine & Eric Fuller

Applicant's Phone No. 344-7000 (wk)

Respond By: 2-25-92

Project Description: Planning Director's Special Permit to expand a non-conforming use by adding 705 sq. ft. to an existing 961 sq. ft. house and garage totaling 0.10± developed acres in the Limited Commercial (C-1) zone.

Comments:

O.K.

Reviewed By: Elaine Clark Date 2/12/92

6/5/91  
jc

000481

B ✓  
M ✓  
W ✓  
A ✓

File Number (P or M) 92-020

CITY OF SACRAMENTO  
PLANNING DIVISION  
DEVELOPMENT PROJECT ROUTING

TO: ADVANCE PLANNING  
ENGINEERING TRANSPORTATION  
ENGINEERING DEVELOPMENT

FROM: Current Planning Jeanne Carcoran, 264-5317  
Assessor's Parcel Number: 004-0162-034  
Project Name: \_\_\_\_\_  
Project Location: 3432 C St.  
Applicant's Name: Jeanne & Eric Fuller  
Applicant's Phone No. 344-7000 (wk)  
Respond By: 2-25-92

Project Description: Planning Director's Special Permit to expand a non-conforming use by adding 705 sq. ft. to an existing 961 sq. ft. house and garage totaling 0.10± developed acres in the Limited Commercial (C-1) zone.

Comments: No Public Works Comments

Reviewed By: Jean Marshall

Date FEB 19 1992

6/5/91  
jc

000482

**NOTICE OF EXEMPTION**

TO: X County Clerk  
County of Sacramento

FROM: Environmental Coordinator  
City of Sacramento

\_\_\_ Office of Planning and Research  
1400 10th Street, Room 121  
Sacramento, CA 95814

**ACTIVITY/PROJECT TITLE:** P92-020, Harding Place

**ACTIVITY/PROJECT LOCATION:** 3432 "C" Street

**CITY:** Sacramento

**COUNTY:** Sacramento

**DESCRIPTION OF ACTIVITY/PROJECT:** Planning Director's Special Permit to expand a non-conforming use by adding 705 sq.ft. to an existing 961 sq.ft. house and garage totaling 0.10± developed acres in the Limited Commercial (C-1) zone.

**NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT:** City of Sacramento

**NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT:**  
Jeanine and Eric Fuller

**THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.**

Exempt Status: (Check One)

- Activity is not a project as defined in Section 15378 [Section 15061(b)(1)]
- Activity has no potential for causing a significant effect on the environment [Section 15061(b)(3)]
- Statutory Exemption [Section 21080(b)(8)]
- Ministerial Exemption [Section 15268]
- Declared Emergency Exemption [Section 15269(a)]
- Emergency Project [Section 15269(b) and (c)]
- Categorical Exemption-State Class 01 and Section Number 15301(e)(2)(a and b)

**REASONS WHY ACTIVITY/PROJECT IS EXEMPT:** The project is an addition to an existing structure not resulting in an increase of more than 10,000 sq.ft.. The project is in an area where all public services and facilities are available and the area is not environmentally sensitive. Roadway noise impacts are mitigated because the addition is approximately 108 feet from the roadway which brings the noise level to under 60dB as required by the General Plan for residential uses. Combined Sewer/Storm Drain impacts are not significant since the project is a 705 sq.ft. addition to an existing structure. Building permit applicants, by agreement with the City, assume the risk of all flood-related damage to any permitted new construction and agree to notify subsequent purchasers of flood risk.

**CONTACT PERSON:** Lisa Cabodi

**TELEPHONE:** (916) 449-2037

**DATED:** 2/21/92

Lisa Cabodi  
Lisa Cabodi, Environmental Planner

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