

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 4, 2000, the Zoning Administrator approved with conditions a Special Permit to reduce the rear yard setback for the project known as Z00-120. Findings of Fact and Conditions of Approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Special Permit to reduce the rear yard setback from 15' to 11' located on 0.24± developed acre in the Standard Single Family (R-1) zone.

Location: 48 Scoles Ct. (D2, A4)

Assessor's Parcel Number: 263-0331-016

Applicant: Eric Grays
48 Scoles Ct.
Sacramento, CA 95838

Property Owners: Same as above

Project Planner: Donna Decker

General Plan Designation: Low Density Residential 4-15 du/na
North Sacramento

Community Plan Designation: Residential 4-8 du/na
Existing Land Use of Site: Single Family Residential
Existing Zoning of Site: Standard Single Family (R-1) zone

Surrounding Land Use and Zoning:

North: R-1; Residential

South: R-1; Residential

East: R-1; Residential

West: R-1; Residential

Setbacks		Required	Proposed
North:	Front (N):	25'(Exist)	31'(Exist)
South:	Side (E):	5'	18'
East:	Side (W):	5'	8'-10"(Exist)
West:	Rear (S):	15'	11'

Property Dimensions: Irregular
Property Area: 0.24± acre
Topography: Flat

Z00-120

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Street Improvements: Existing
Utilities: Existing

Project Plan: Exhibit A
Elevations: Exhibits B-E

Previous Files: DR00-130

Additional Information: The applicant requests to reduce the rear yard setback from 15 feet to 11 feet in the Standard Single Family (R-1) zone. The existing structure is currently a single storey, 1,598 square foot single family residence. The applicant proposes to construct a 540 square foot family room and dining room addition to the rear of the existing residence and build a 1,592 square foot second story located above the west half of the structure. The interior space is reconfigured to have two bedrooms on the first floor with an office/den and three bedrooms on the second floor. The subject site is bounded on the east and west with single family residential structures. The Arcade Creek Canal is located at the south side of the property. The second story master bedroom proposes a deck which faces the east property line. Due to the angle and location of the subject site, it is unlikely that the neighbor's existing privacy will be impacted. There is also a second storey deck proposed from the north bedrooms. This balcony will face the street and will not look into or reduce the privacy of the adjoining neighbors or across the street.

The Zoning Ordinance allows modifications to be made with a special permit to existing residences that enhance the desirability and vitality of an existing house in order to encourage the continued ownership and occupancy. The modifications allowed include reducing required setbacks. The applicant is requesting the special permit under those provisions.

The subject site is located in the Strawberry Manor Design Review Area and is subject to review and approval. An application was submitted to the Design Review/Preservation Board for a staff level review (DR00-130). The project was noticed to the Del Paso Heights Improvement Association, Height residents Working Together, and the Oak Knoll & Johnson Heights Neighborhood Group, as well as the neighboring owners within a 100 foot radius of the subject site property corners. No comments were received.

Agency Comments

The proposed project has been reviewed by the Building Department and any comments received have been included as conditions.

Environmental Determination

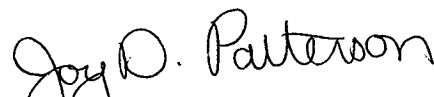
This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Sections 15301(e) and Section Number 15305(a).

Conditions of Approval

1. The applicant shall obtain all necessary building permits prior to commencement of construction.
2. There shall be no further additions or expansion of the residence into the rear yard setback area without planning review and approval.
3. Size and location of the building shall conform to the plans submitted.
4. The applicant shall conform to all of the requirements set forth by Design Review.

Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 1. The proposed project will not substantially alter the characteristics of the surrounding neighborhood; and,
 2. The proposed structure is compatible in architecture with the existing residence.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - A. There is adequate available yard area;
 - B. The addition to the existing residence adds vitality and desirability for the existing home to allow the present occupants to remain.
3. The project is consistent with the General Plan Designation which designates the subject site as Low Density 4-15 du/na.

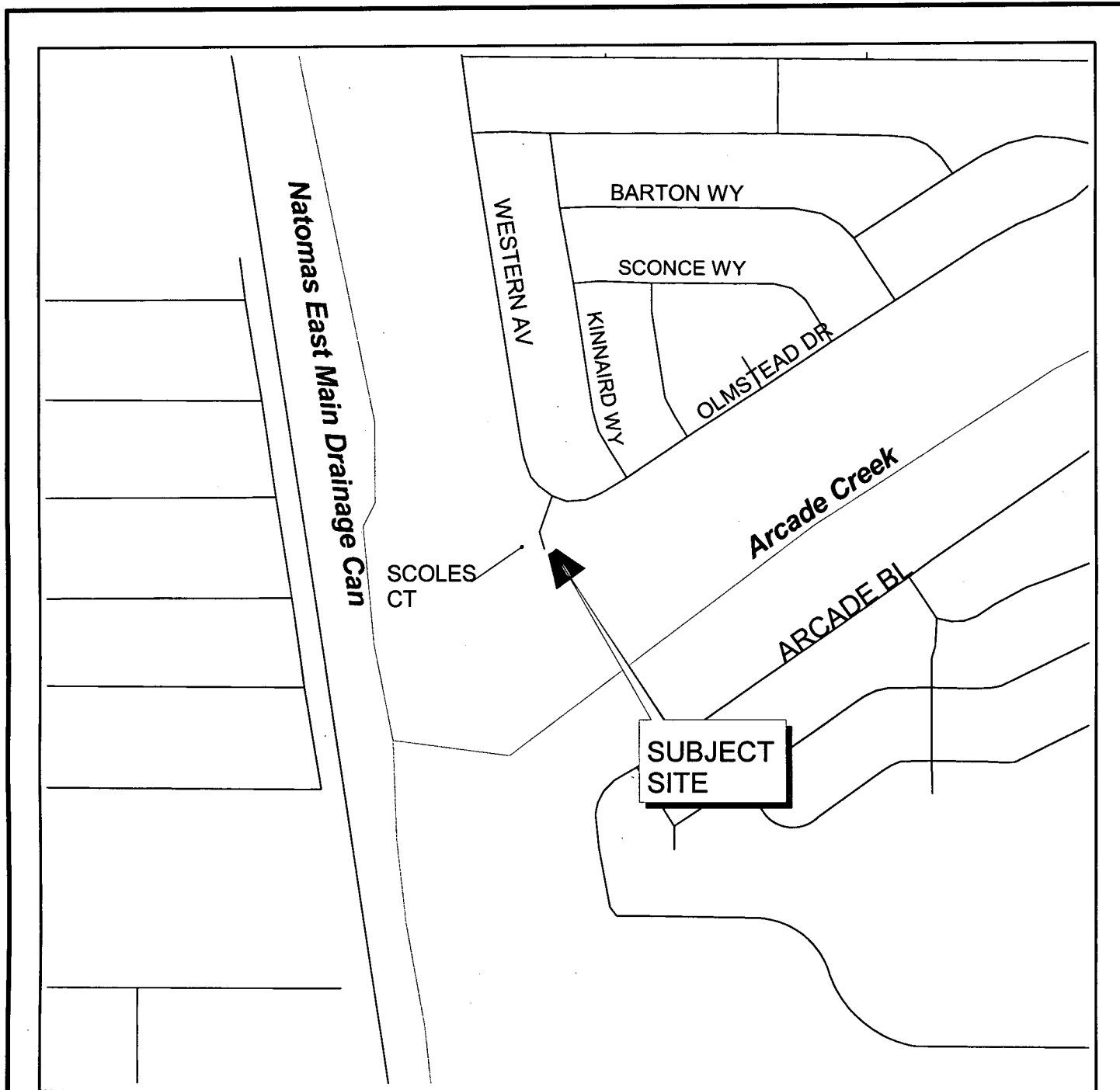


Joy D. Patterson
Zoning Administrator

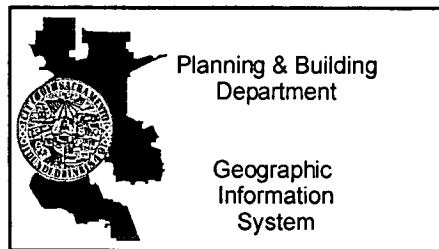
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit which requires a Building Permit shall be deemed established 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.

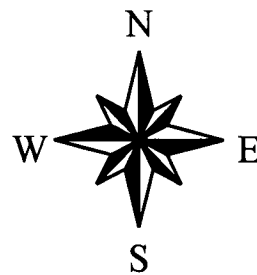
cc: File (original)
ZA Log Book
Applicant



300 0 300 600 Feet



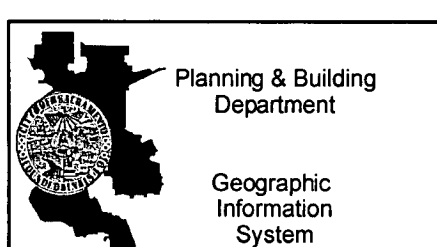
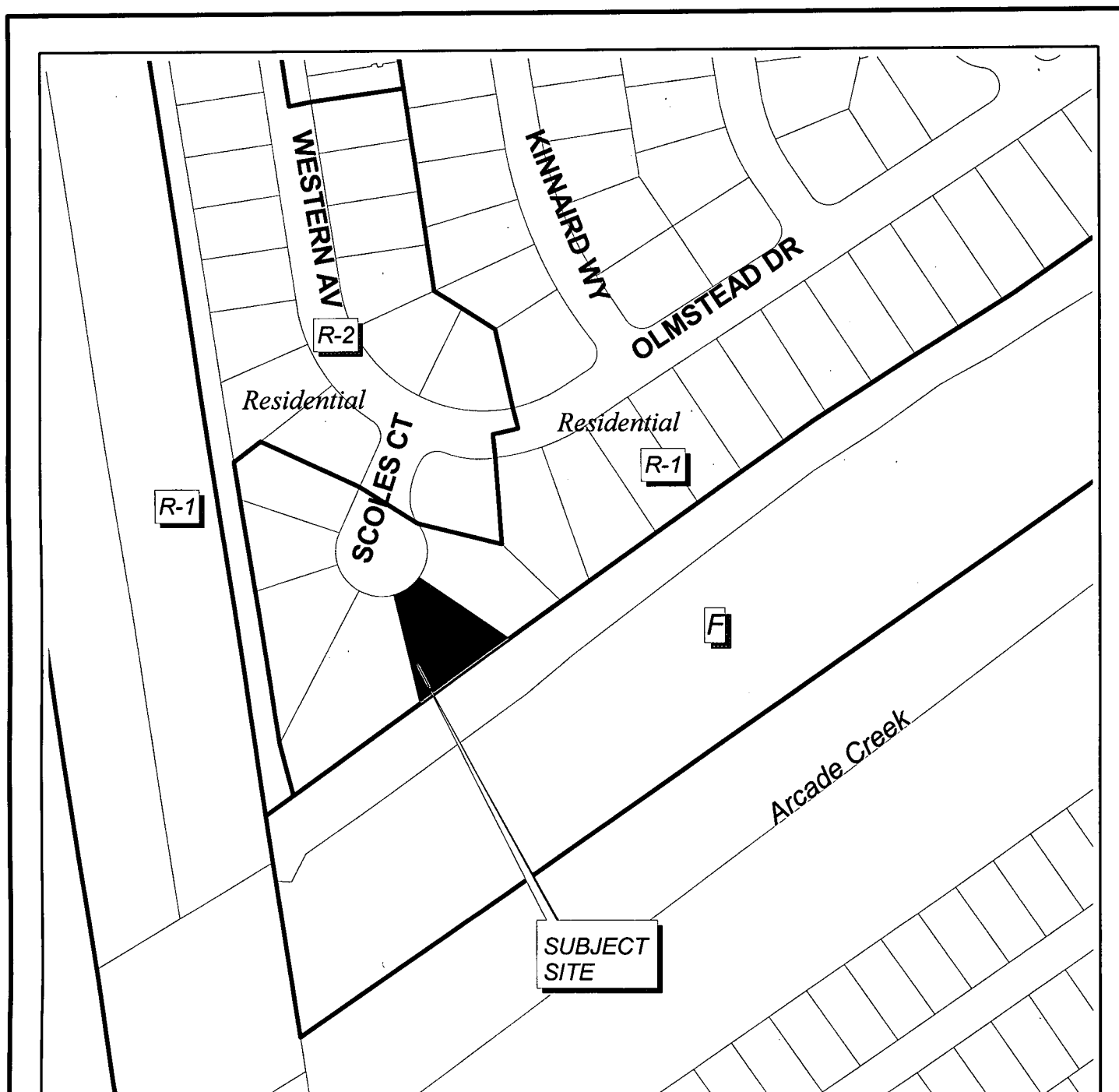
VICINITY MAP



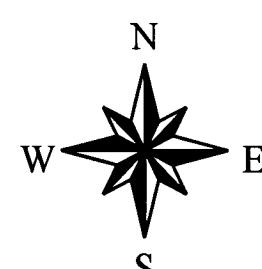
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Land Use & Zoning

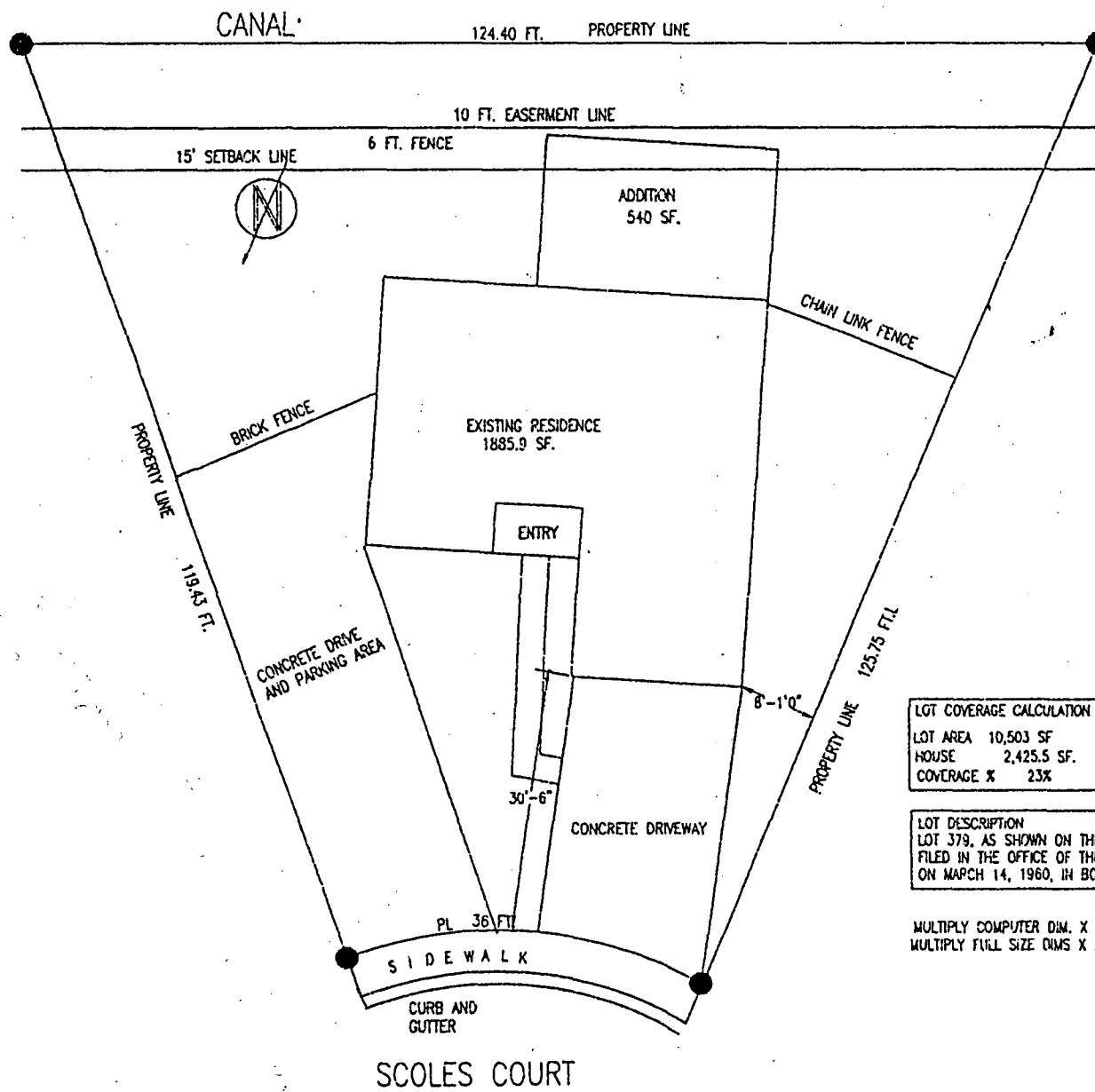


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EXHIBIT A



LGT COVERAGE CALCULATION
LOT AREA 10,503 SF
HOUSE 2,425.5 SF.
COVERAGE % 23%

LOT DESCRIPTION
LOT 379, AS SHOWN ON THE "PLAT OF STRAWBERRY MANOR UNIT NO. 3"
FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY,
ON MARCH 14, 1960, IN BOOK 59 OF MAPS, MAP PG. 17.

MULTIPLY COMPUTER DIM. X 8.18 TO GET ACTUAL DIMS.
MULTIPLY FULL SIZE DIMS X .375 FOR DWG.

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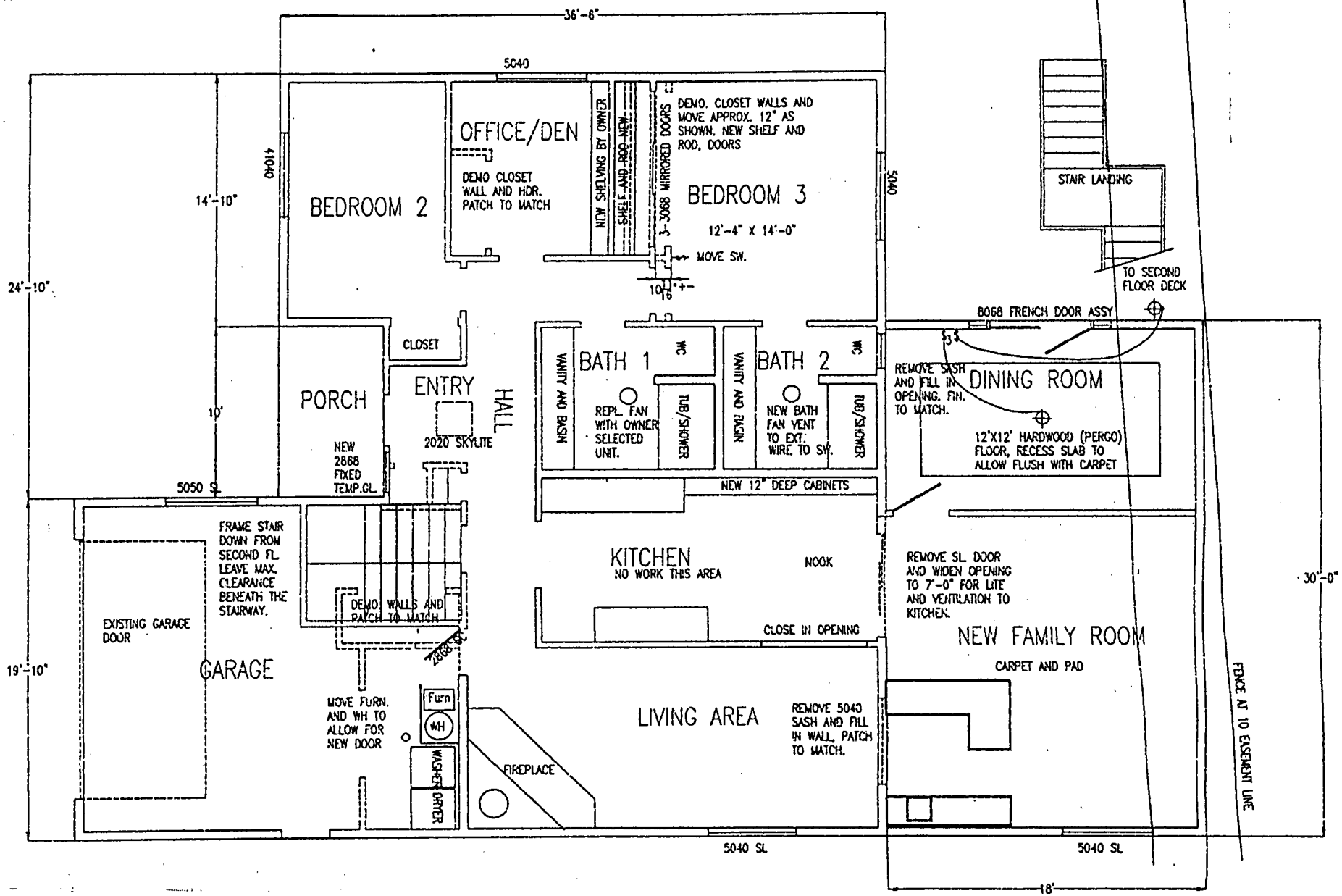


EXHIBIT B

REAR PROPERTY LINE

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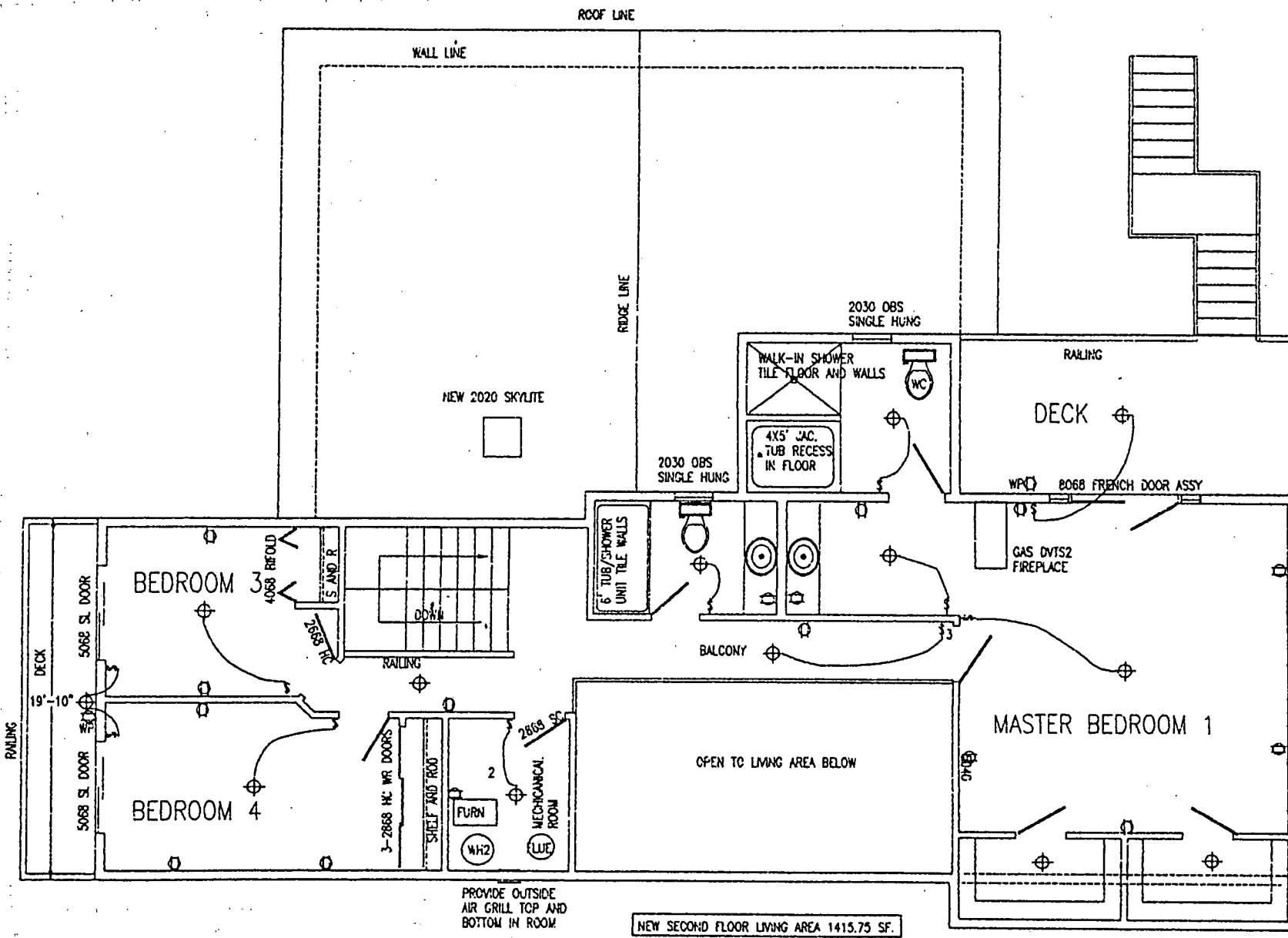


EXHIBIT C

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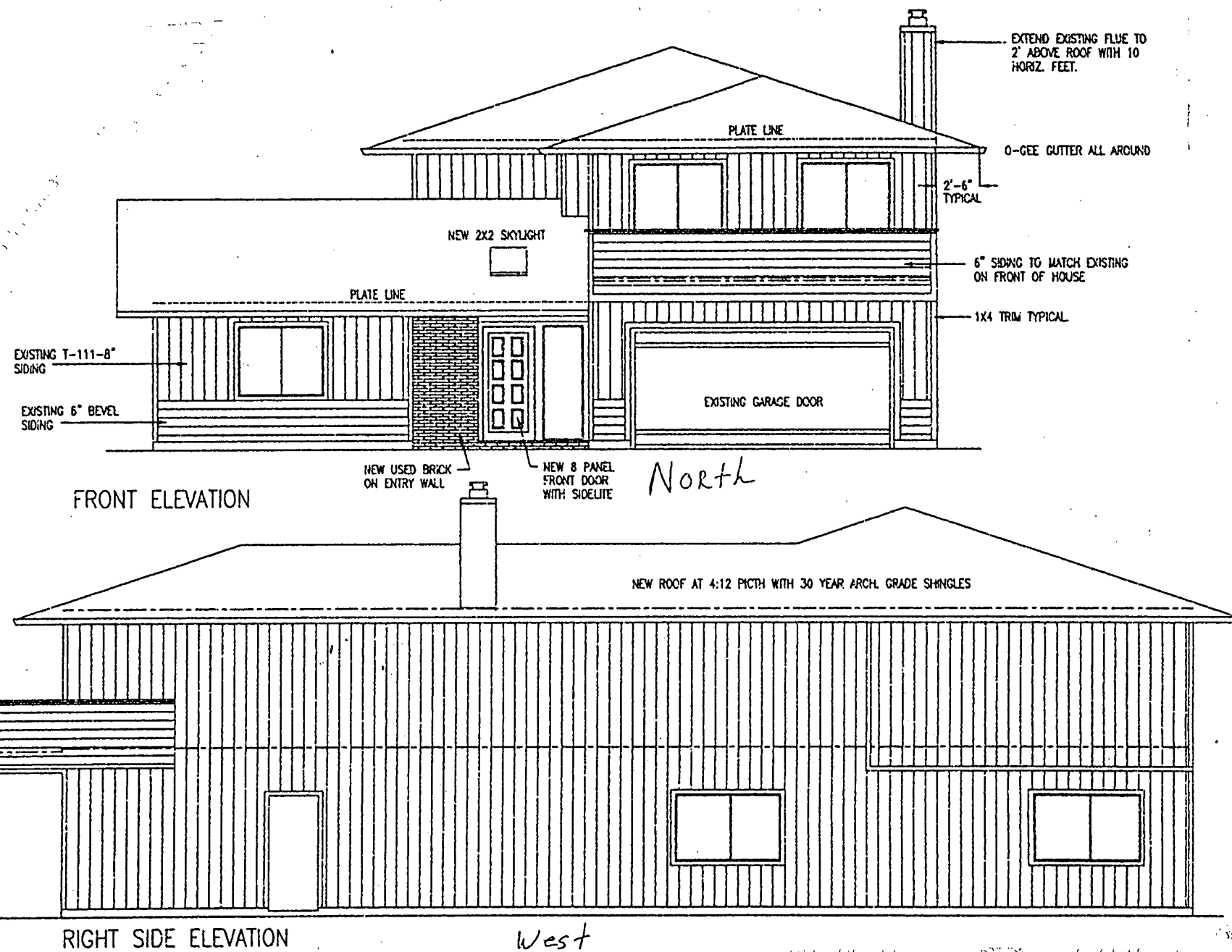


EXHIBIT D

EXHIBIT E

