

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, December 19, 2002, the Zoning Administrator approved with conditions a special permit to establish an off-site parking lot to provide required parking for additional residential units for the project known as file Z02-187. Findings of Fact and conditions of approval for the project are listed on page 3.

Project Information

Request: Zoning Administrator Special Permit to construct a 2,626 square foot duplex on an interior lot on 0.07± undeveloped acres in the Single Family or Two Family (R-1-B) zone.

Location: 2526 V Street (D4, Area 1)

Assessor's Parcel Number: 010-0173-009

Applicant: Bruce Whitelam
2120 20th Street
Sacramento, CA 95818

Property Owner: GAW Construction
2120 20th Street
Sacramento, CA 95818

Project Planner: Lindsey Alagozian

General Plan Designation: Low Density Residential 4-15 du/na
Central City

Community Plan Designation: Low Density Residential

Existing Land Use of Site: Vacant

Existing Zoning of Site: Single Family or Two Family (R-1B) zone

Surrounding Land Use and Zoning:

North: R-1B; Residential

South: R-1B; Residential

East: R-1B; Residential

West: R-1B; Residential

Setbacks

Required

Provided

Front

7' 5"

7' 5"

Rear

15 feet

15 feet

Side (W)

3 feet

5 feet

Side (E)

3 feet

10 feet

Property Dimensions: 40 feet x 80 feet

Property Area: 0.07± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: Exhibit A, B, and C

Previous Files: None

Additional Information The applicant is proposing to construct a 2,626 square foot duplex on an interior, vacant lot. Unit 1 is approximately 1,186 square feet and Unit 2 is approximately 1,213 square feet in size. Each unit will contain 2 bedrooms, a living room, dining room, kitchen, and two bathrooms. A one-car garage will be provided, although the site does not require off-site parking because it is 3,200 square feet in size. An additional parking pad will be provided along the eastern side of the duplex. The total lot coverage for the site will be 48% in which 60% is the allowed maximum coverage. According to the Zoning Ordinance, duplexes on interior lots in the R-1B zone require approval of a Special Permit by the Zoning Administrator.

The project is located within the Newton Booth Neighborhood Association. Project plans were sent to the association for review and comments. In addition, staff posted the site and noticed property owners within 100 feet of the subject site. Staff received no comments or concerns regarding the project.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Fire Department. The comments received pertaining to the duplex 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 California Environmental Quality Act Guidelines, Section 15303(b) New Construction or Conversion of Small Structures.

Conditions of Approval:

1. The duplex shall be constructed per submitted plans. Any modification shall require Planning review and approval.
2. The applicant shall comply with Design Review conditions of approval.
3. No mechanical equipment shall be placed on the roof. Any necessary vents shall be painted to match the roof color.
4. The applicant shall provide landscaping and automatic irrigation in the front yard.
5. The applicant shall obtain the necessary building permits prior to commencing construction.
6. An address for the second unit shall be provided at the front of the property such that it is visible to the street.

Utilities

7. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.
8. This project is served by the Combined Sewer System (CSS). However, based on the information found in the special permit application, we do not anticipate any significant impacts to the CSS. Consequently no Impact/Mitigation Agreement is required.

Findings of Fact

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. the duplex will be constructed in accordance with all city codes; and
 - b. the duplex will not significantly impact or alter the site or surrounding residential and uses.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the duplex will be architecturally consistent with the surrounding residential neighborhood; and
 - b. the project is consistent with the city's policies to encourage infill development on vacant parcels; and
3. The project is consistent with the General Plan and the Central City Community Plan which designate the site as Low Density Residential 4-15 du/na and Low Density Residential, respectively.


 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.


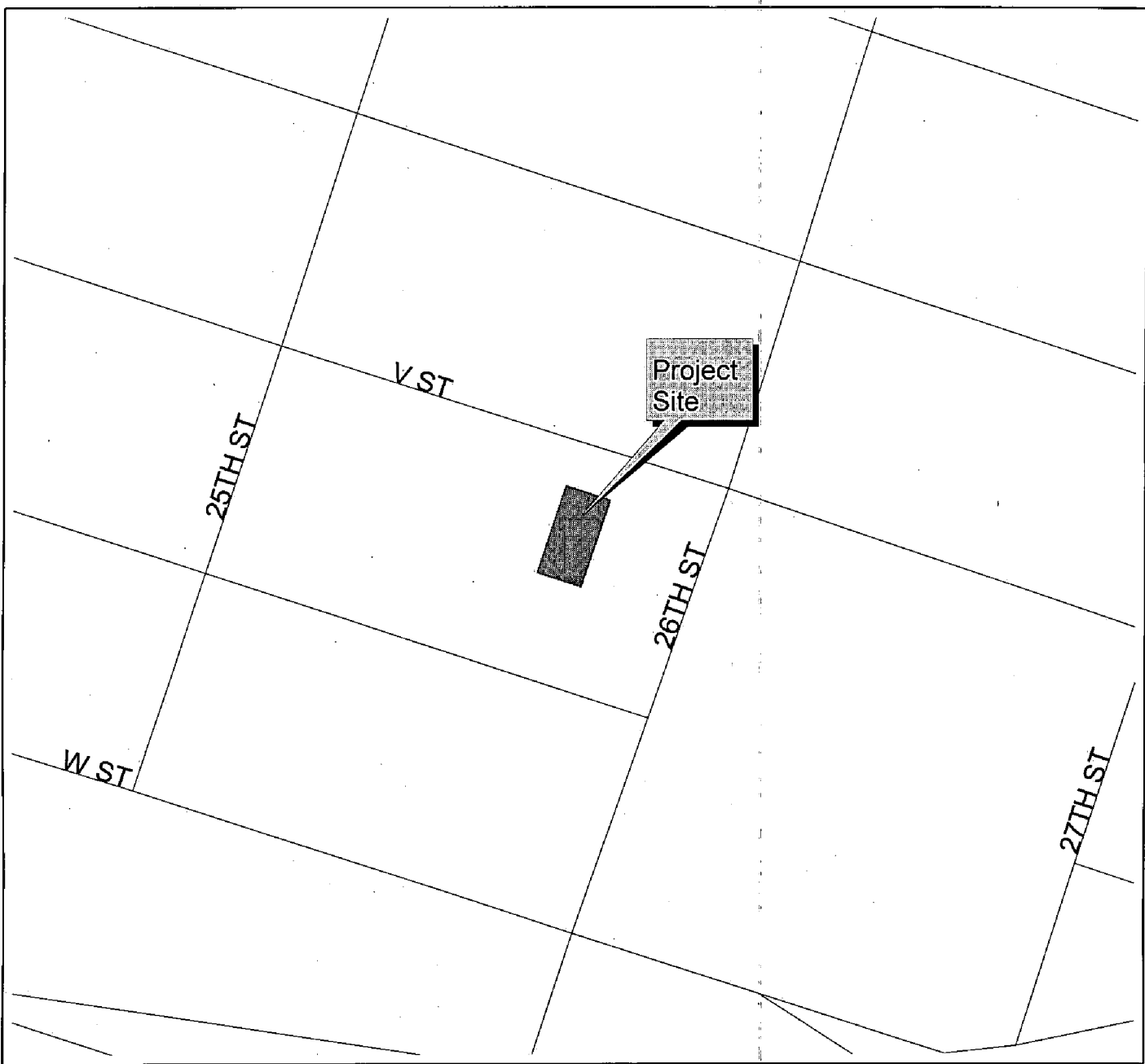
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Item 5

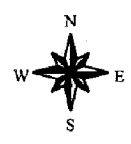
ZA Log Book
Applicant
Property Owner



Planning And Building
Department

Geographic
Information
System

VICINITY MAP



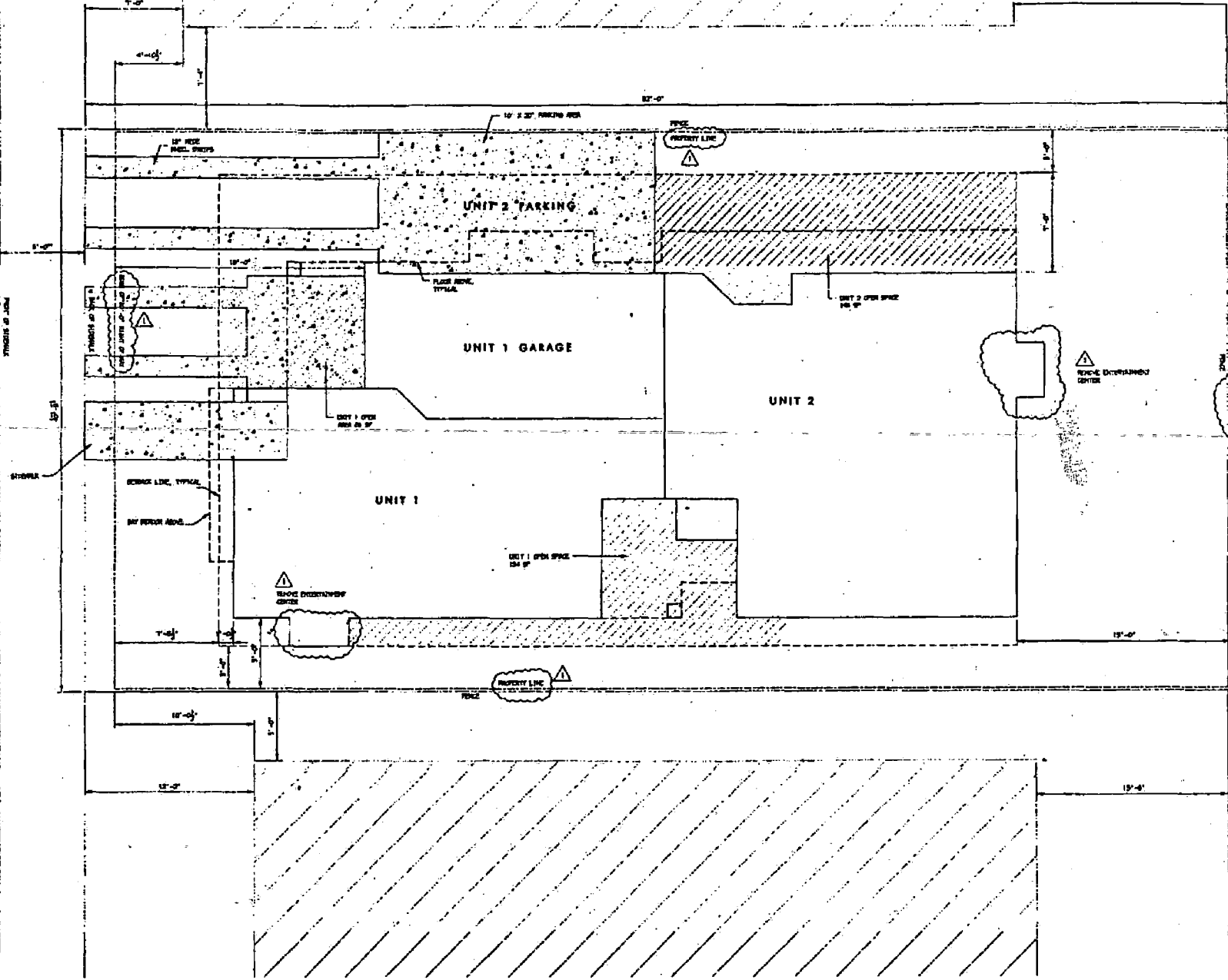


Planning And Building
Department

Geographic
Information
System

LAND USE AND ZONING





SITE PLAN

1/4" = 1'-0"

PROJECT DATA

STREET ADDRESS : 2526 V STREET
 APN : 010-0175-004
 ZONING : R-1B
 REAR SETBACK : 15 FEET
 SIDE SETBACK : 5 FEET
 FRONT SETBACK : 10'-0-1/2" + 4'-10-1/2" = 14'-11" / 2 = 7'-5-1/2"
 LOT AREA : 5320 SF
 MAX COVERAGE : 60% = 1920 SF
 ACTUAL COVERAGE : 48% = 1557 SF

FRONT SET BACK COVERAGE
 ALLOWED 298 SF X .40 = 119 SF
 UNIT 1 WHEEL STRIPS = 26 SF
 UNIT 2 WHEEL STRIPS = 26 SF
 UNIT 1 SIDEWALK = 52 SF
 TOTAL ACTUAL = 80 SF

AREA SUMMARY:
 UNIT 1 LOWER 426
 UPPER 360
 TOTAL 1,166 SF
 UNIT 2 LOWER 541
 UPPER 622
 TOTAL 1,218 SF
 UNIT 1 GARAGE 227 SF

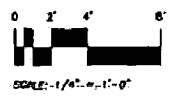


EXHIBIT B



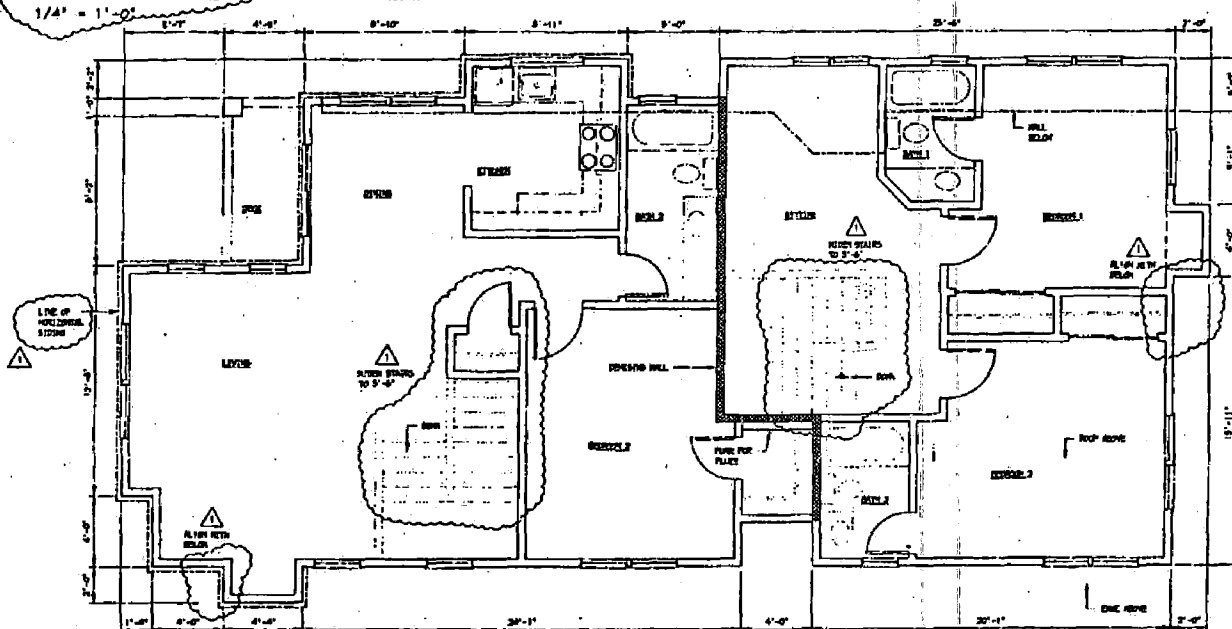
whitelam
architects

State Architect CA1772
Whitlam Architects
2729 98th Street
Sacramento, California 95828
916.486.1999

EAST ELEVATION

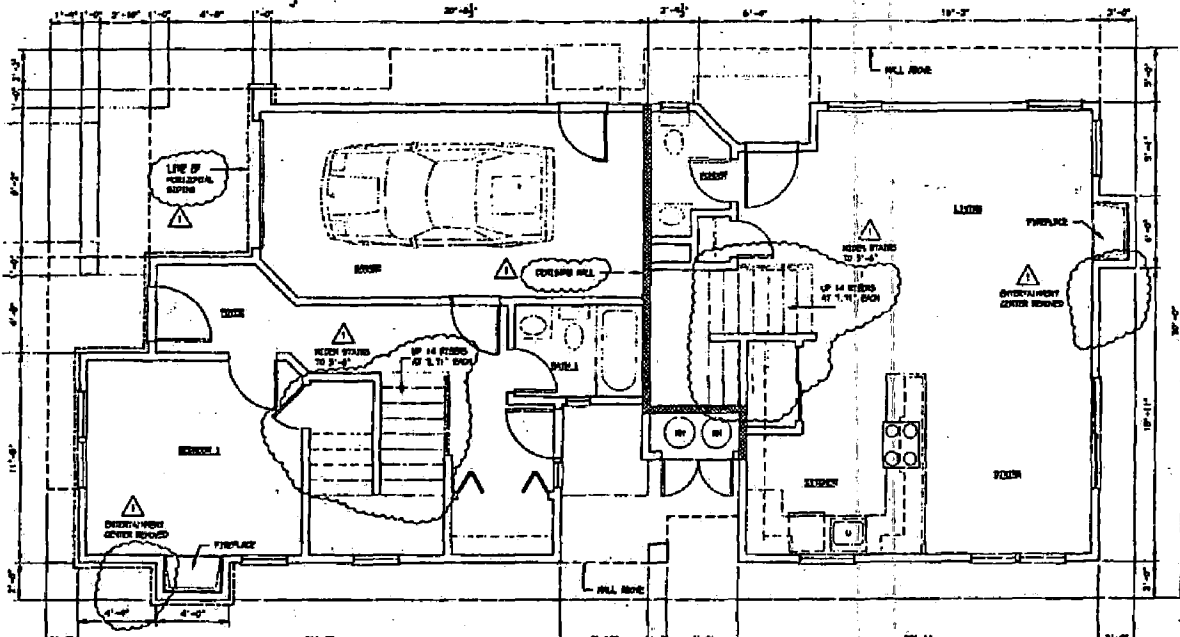
HORIZONTAL SIDING ADDED
TITLE REVISED

1/4" = 1'-0"



UPPER FLOOR

1/4" = 1'-0"



LOWER FLOOR

NEW
DUPLEX
2526 V STREET
SACRAMENTO, CA

JULY 29, 2002
REVISED
OCTOBER 21, 2002

REVISED

Z02-18

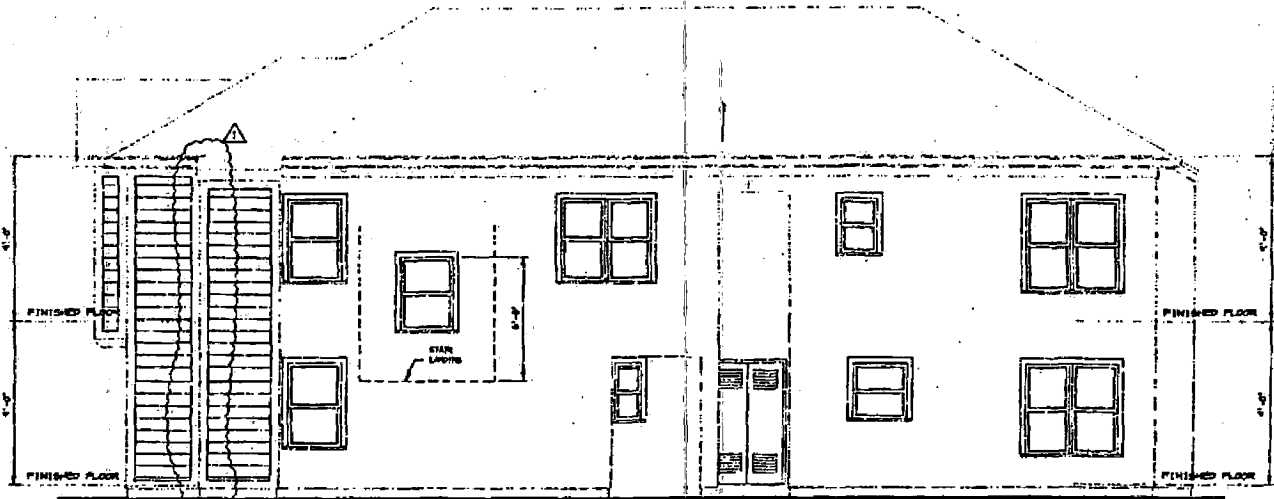
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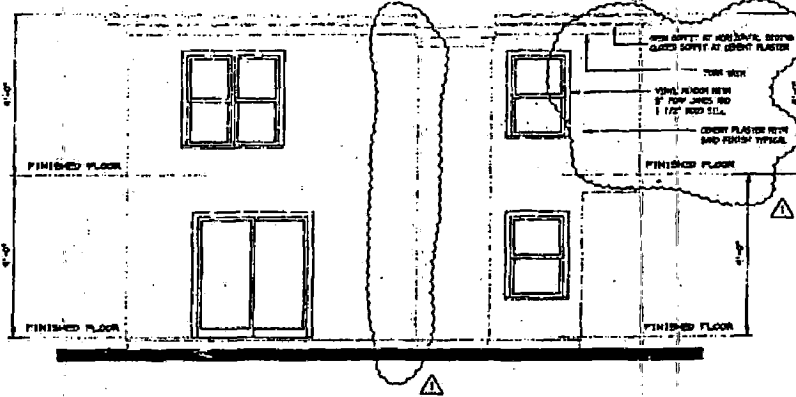
EXHIBIT C



WEST ELEVATION

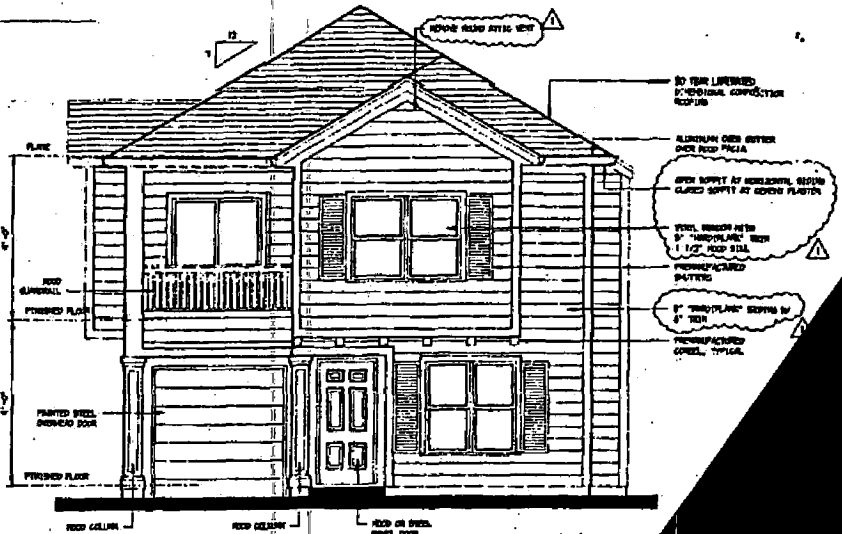
1/4" = 1'-0"

▲ HORIZONTAL STIPING ADDED



SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

AND TYPICAL EXTERIOR FINISHES