

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 21, 2001, the Zoning Administrator approved with conditions a Special Permit to allow a garage to exceed the maximum wall plate and ridge height for an accessory building known as Z00-167. Findings of fact and conditions of approval for the project are listed on pages 3 to 4.

Project Information

Request: **Zoning Administrator Special Permit** to increase the wall plate height from 10 feet to 17+ feet and to increase the allowable ridge height from 18 feet to 25+ feet for an existing accessory structure located on 0.31+ developed acre in the Standard Single Family (R-1) zone.

Location: 1200 38th Street (D3, A1)

Assessor's Parcel Number: 008-0193-002

Applicant: Noonis Designs LLC (Shawn Cox)
3628 Garden Court
Carmichael, CA 95608

Property Owner: Edmund Gatejen
1200 38th Street
Sacramento, CA 95816

Project Planner: Donna Decker

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

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-1; Single Family Residence	Side(N.):	0*	2'-6"
South: R-1; Single Family Residence	Side(S.):	0*	42'-3"
East: R-1; Single Family Residence	Front(E)	25'	31'
West: R-1; Single Family Residence	Rear(W):	0'	23'-11"

* There is no setback because the accessory structure is greater than 60 feet from the front property line.

Property Dimensions: 64' x 211'

Property Area: 0.31± acre.

Square Footage of Buildings:

House-	2,558 square feet
Accessory 1 st Floor (Existing)	1,434 square feet
Accessory, 2 nd Floor(Proposed)	1,097 square feet
Total Accessory Structure	2,531 square feet

Exterior Building Materials: Horizontal Lap Siding
Roof Materials: Composition Shingle
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant proposes to add a 1,097± square foot second floor addition to an existing detached garage and recreation room. The garage will be expanded from a single story 1,434± square foot structure to 2,532± square feet. The proposed structure will have a wall plate height of 17 feet and will increase the ridge height from 18 feet to 25 feet. The Zoning Ordinance permits a maximum wall height of 10 feet and a maximum roof height of 18 feet for an accessory structure. Modification of the development standards for accessory structures requires a Zoning Administrator Special Permit.

The existing structure is approximately 21 feet by 68 feet. The structure currently has an area on the first floor for a recreation area. Modifications to the structure will provide a bathroom having a shower, sink and toilet. The remaining area will be a recreation room. The second floor provides a five foot wide interior balcony overlooking the first floor recreation area. The second floor recreation area has an outdoor exterior balcony facing the south, back yard area. It is designed to have a sink, dishwasher and additional counter area. The second floor area will cantilever beyond the south wall of the first floor creating a covered porch below. The proposed addition will complement the existing accessory structure and residence. Materials proposed are dimensional laminated composition roof, horizontal lap siding exterior, painted white to match. Windows are proposed on both the first and second floors placed only on the south side of the structure facing the back yard. No windows are proposed to the rear or side yard adjacent to other neighbors.

The project was noticed to the surrounding neighbors, the East Sacramento Improvement Association and the McKinley Elvas Neighborhood Association. Some calls were received from an adjacent neighbors requesting additional information. There is no evidence of opposition to this project.

Agency Comments

The proposed project has been reviewed by the Building Division 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, Section 15301(l)(4).


Conditions of Approval

1. The accessory structure shall meet all building code requirements. The applicant shall obtain all necessary building permits prior to commencing construction.
2. Size and location of the building shall conform to the plans submitted. The structure may not be expanded in size from that shown on the plans. Any expansion in square footage will require a special permit modification. The structure, as shown on Exhibits A-C, may be relocated on the site in its entirety to be placed on the property line if it is located greater than 60 feet from the front property line. The accessory structure will not be allowed to have any roof overhang on the north side of the structure.
3. All roof jacks and roof ventilation protruding from the roof shall be painted to match the roof color or the trim.
4. This Special Permit is for an accessory structure and shall comply with all requirements of the residential accessory structure regulations. The structure may contain laundry and sanitary facilities consisting of a water heater, sink, toilet, shower and may contain necessary heating facilities. The structure may not be used for living or sleeping quarters, whether temporary or permanent, unless it is approved as a second residential unit or guest house under the provisions of the Zoning Ordinance.
5. If the property owner wishes to convert the accessory structure to a guest house or second residential unit in the future, all necessary entitlements must be obtained.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed accessory structure will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - b. the structure is compatible in architecture with the existing building.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed structure will match the existing residential structure in design and roof pitch;
 - b. there are adequate setbacks and open area around the garage; and

- c. the proposed height will not substantially alter the characteristics of the site or the surrounding neighborhood.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

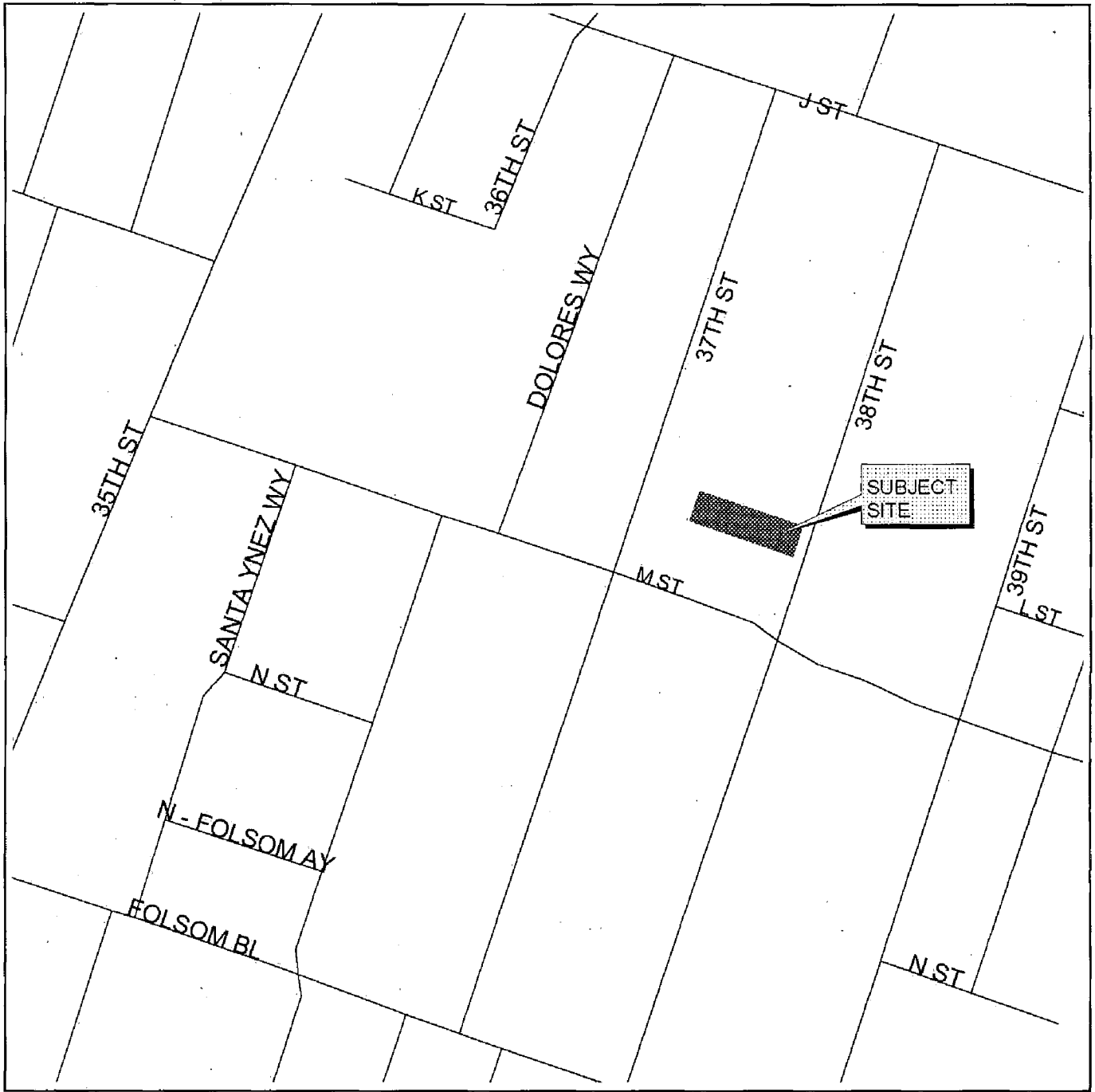


Joy D. Patterson
Zoning Administrator

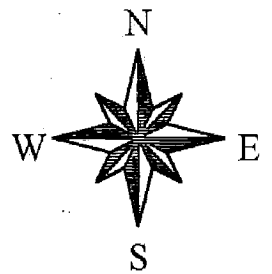
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit which requires a Building Permit shall be deemed established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



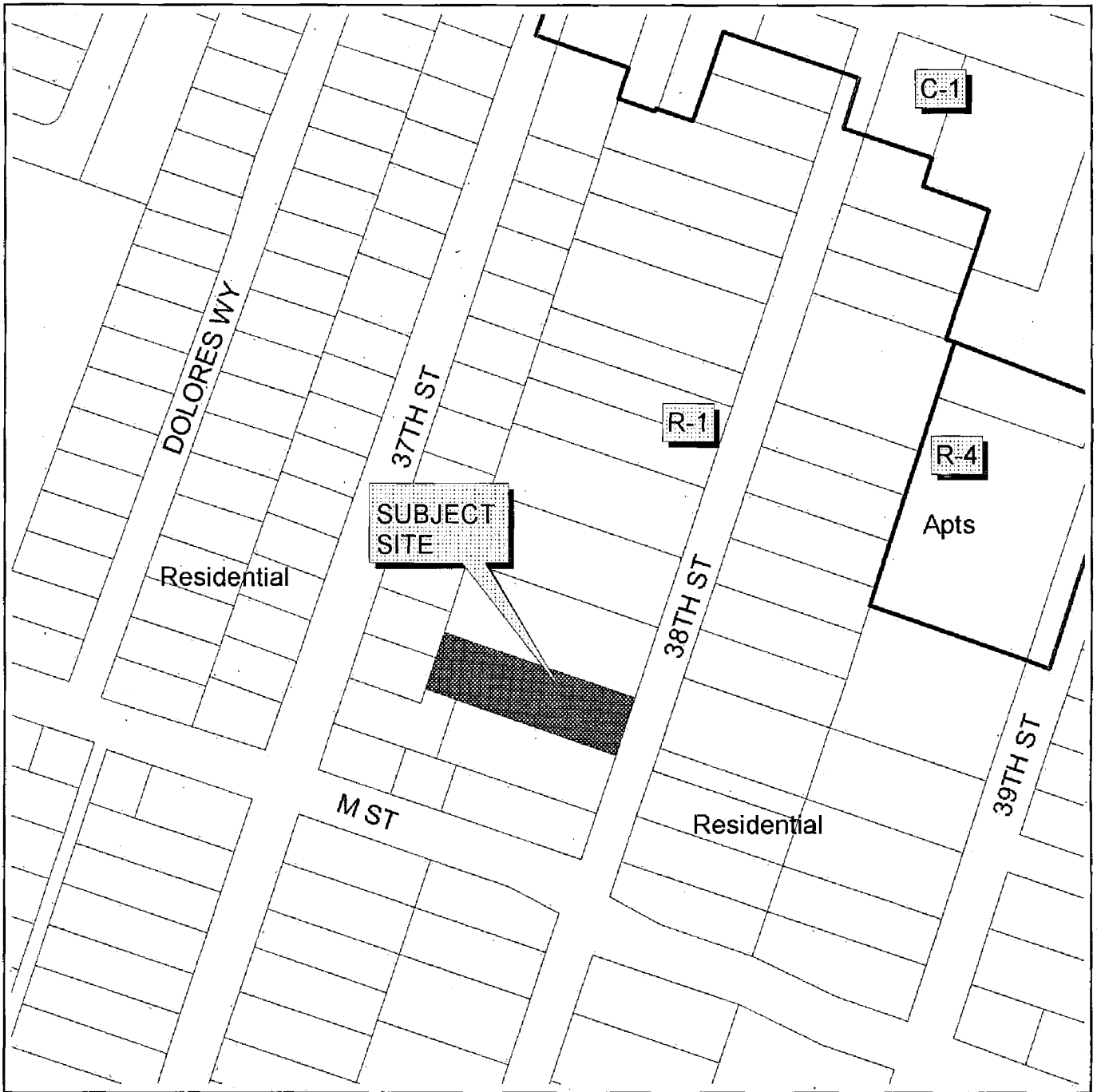
200 0 200 Feet



Planning & Building
Department

Geographic
Information
System

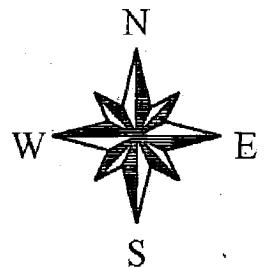
VICINITY MAP



Planning & Building
Department

Geographic
Information
System

LAND USE & ZONING



GATEJEN RESIDENCE

1200 38TH ST
SACRAMENTO, CA

VICINITY MAP

NOT TO SCALE



NOONIS DESIGNS LLC
2628 GARDEN CT
CARMICHAEL, CA 95608
PH: (916) 484-0800
FAX: (916) 484-0810

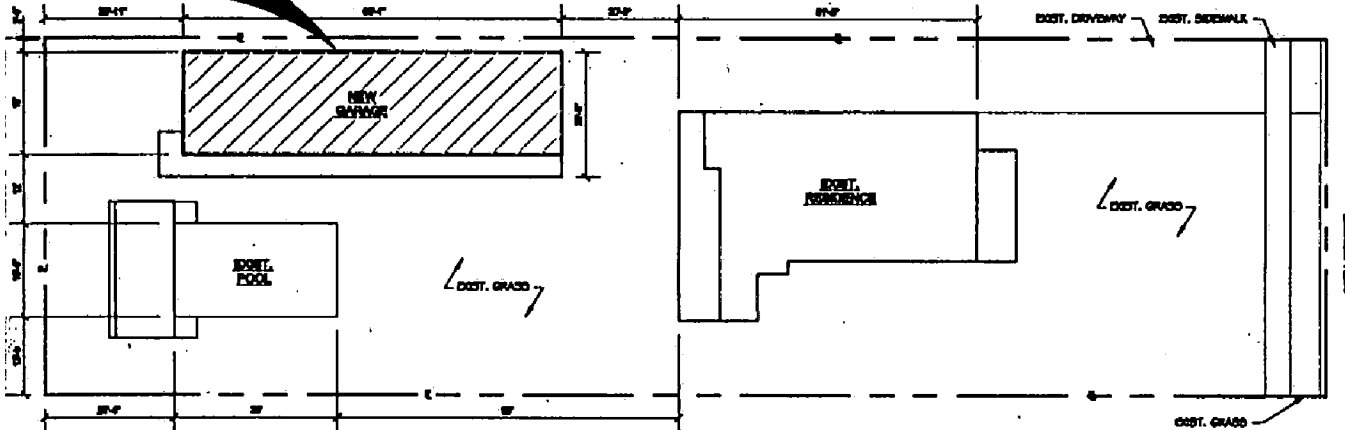
PROJECT DATA

AP#L: 008-0160-002
JOB ADDRESS: 1200 38TH ST. SACRAMENTO CA
BUILDING: TYPE V-1 HOME WALL
OCCUPANCY: RESIDENCE
USE: REG. ROOM / GARAGE
ZONE: RD-10
OWNER: ED GATSJEN
1200 38TH ST
SACRAMENTO, CA
PROJECT DESIGNER: NOONIS DESIGNS LLC
2628 GARDEN COURT
CARMICHAEL, CA 95608
PHONE (916) 484-0800
FAX (916) 484-0810
SCOPE OF WORK: REMODEL EXISTING BUILDING

TABLE OF CONTENTS

A1 COVER
A2 SITE
A3 FLOOR PLAN

BUILDING
TO BE
REMOLDED



SITE PLAN

1"=10'-0"



GATEJEN RESIDENCE
1200 38TH STREET
SACRAMENTO, CA

EXHIBIT A

SITE PLAN

DATE: 0808

DRAWN BY: SAG

ZONING NO:

1021

SHEET

A1

OF 3 SHEETS



MOORE DESIGNERS LLC
 3628 GARDEN CT
 CARPENTHA, CA 95908
 PH: (916) 464-0203
 FAX: (916) 464-0218

GATEJEN RESIDENCE
 1200 36TH STREET
 SACRAMENTO, CA

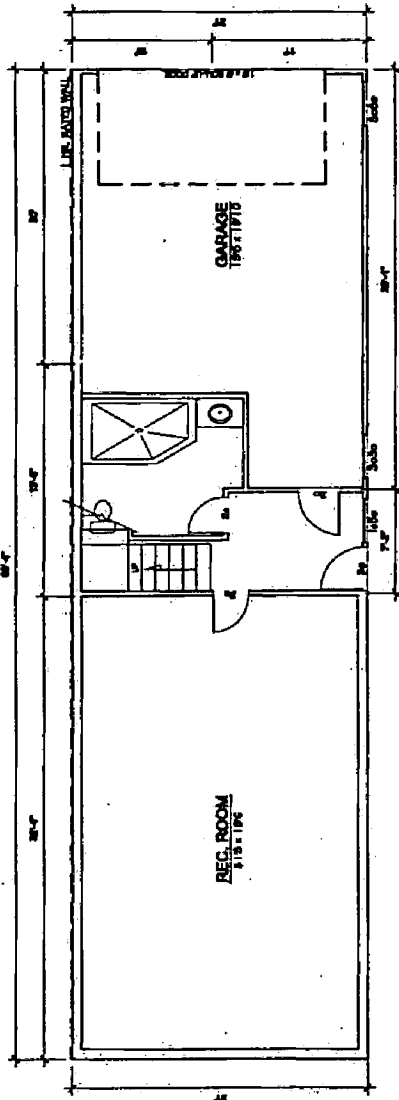
EXHIBIT B

FLOOR PLAN

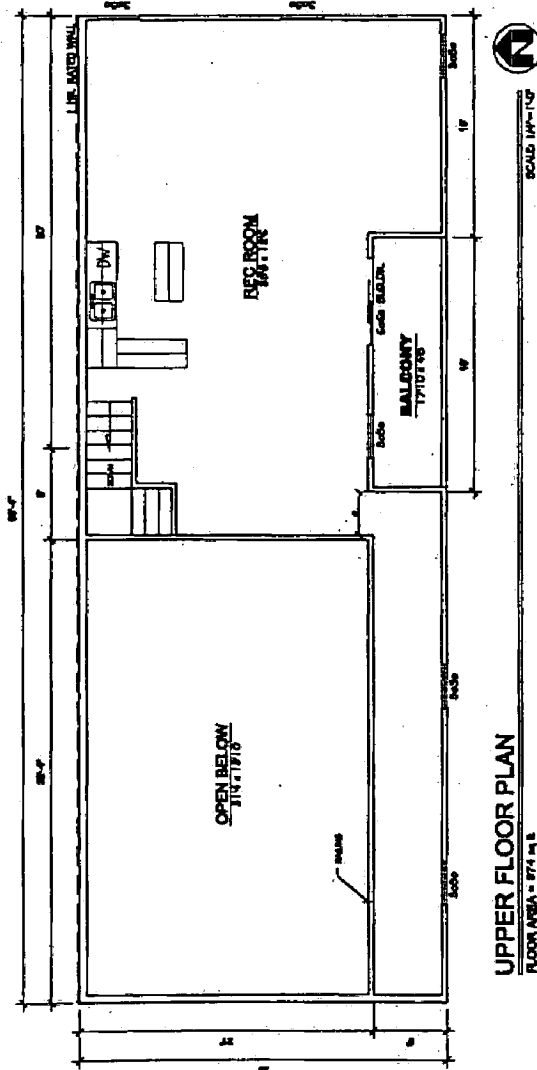
DATE: 10/21/01
 DRAWN BY: JMB
 JOB NO.: 1021

A2

OF 1 SHEET

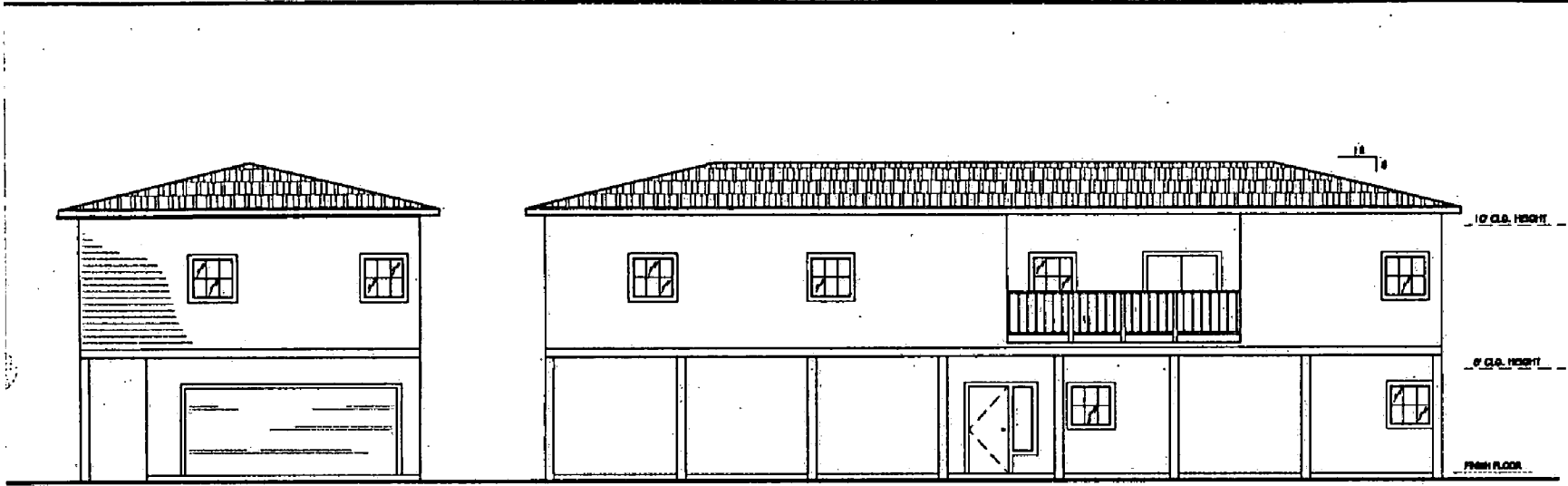


LOWER FLOOR PLAN



UPPER FLOOR PLAN

FLOOR AREA = 874 sq. ft.

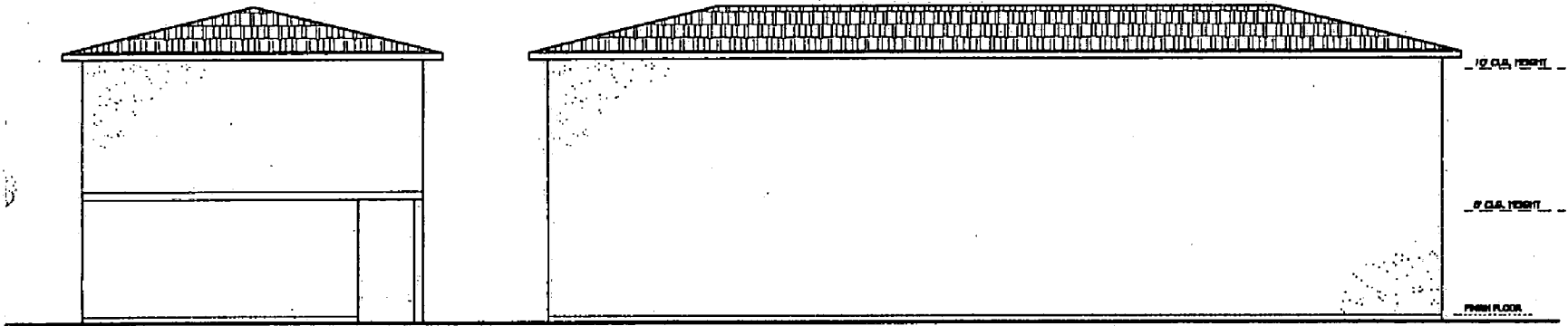


FRONT ELEVATION

SCALE: 1/4"=1'-0"

RIGHT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

LEFT ELEVATION

SCALE: 1/4"=1'-0"

MOONES DESIGNS LLC
 3028 GARDEN CT
 CARMICHAE, CA 95008
 PH: (916) 484-0203
 Fax: (916) 484-0203

GATEJEN RESIDENCE
 1200 98TH STREET
 SACRAMENTO, CA
 EXHIBIT C

ELEVATIONS

DATE REVISION
DESIGNED BY: SAG
DATE PLO: 1021
BY: SAG
A3
C. J. FINE