

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, December 11, 1996, the Zoning Administrator approved with conditions a special permit to rebuild and expand a non-conforming garage for the project known as Z96-150. Findings of Fact and conditions of approval for the project are listed on page 3-4.

**Project Information**

**Request:** Zoning Administrator Special Permit to expand a non-conforming structure by allowing a 1,160 square foot addition (including a second story) to a single family residence on 0.07± developed acres in the Standard Single Family (R-1) zone.

**Location:** 533 San Antonio Way (D3, Area 1)

**Assessor's Parcel Number:** ~~013-0113-003~~ 004-0236-05

**Applicant:** David and Theresa Thorpe  
3807 Erlewine Circle  
Sacramento, CA 95819

**Property Owner:** Same as Applicant

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

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: R-1; Single Family Residence	Front:	15.6'	19'	15.6'
South: R-1; Single Family Residence	Side(N.):	5'	4'	4'
East: R-1; Single Family Residence	Side(S.):	5'	6'	6'
West: R-1; Single Family Residence	Rear:	15'	24'	19.5'

**Property Dimensions:** 40' x 80'  
**Property Area:** 0.13± acres  
**Square Footage of Buildings:** Existing House- 970 square feet {footprint}

	Addition-	1,160 square feet
	Total-	2,130 square feet
Height of Garage Building:	Two Stories;	28 feet
Exterior Building Materials:	Stucco	
Roof Materials:	Dimensional Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant is requesting to add a 1,160 square foot room addition to the house that will extend the nonconforming sideyard setback towards the rear and the front property lines. The addition will include a second story that also follows the existing wall line along the non-conforming setback. Presently there is an existing four foot side yard setback on the north side. The Zoning Ordinance requires five feet. The addition will expand the existing garage and add several rooms and bathrooms. A Zoning Administrator Special Permit is necessary to expand the legal non-conforming structure. The lot is substandard in width and depth.

The Zoning Ordinance allows structures to cover 40 percent of the entire lot. The proposed addition will result in 1,260 square feet of lot coverage (39.4 percent). The existing house has a 19 foot front yard setback. The average of the two adjacent properties is 15.6 feet. The applicant proposes to expand the house to 15.6 feet.

The project has been noticed and staff has not received any calls.

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 15302 and 15303(e)}.

Conditions of Approval

1. There shall be no further expansion of the house into the front or side yard setback areas nor any additional structures added any where on the site.
2. Size and location of the structure shall conform to the plans submitted. If the proposed site plan changes then the applicant shall submit a revised plan for Planning review and approval prior to submission for building permits.
3. The applicant shall obtain all necessary building permits prior to commencing

construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed house expansion will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. the proposed house expansion is compatible in design with the other existing properties in the neighborhood;
  - b. there will still be adequate yard area; and
  - c. the lot is substandard in width and depth.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).



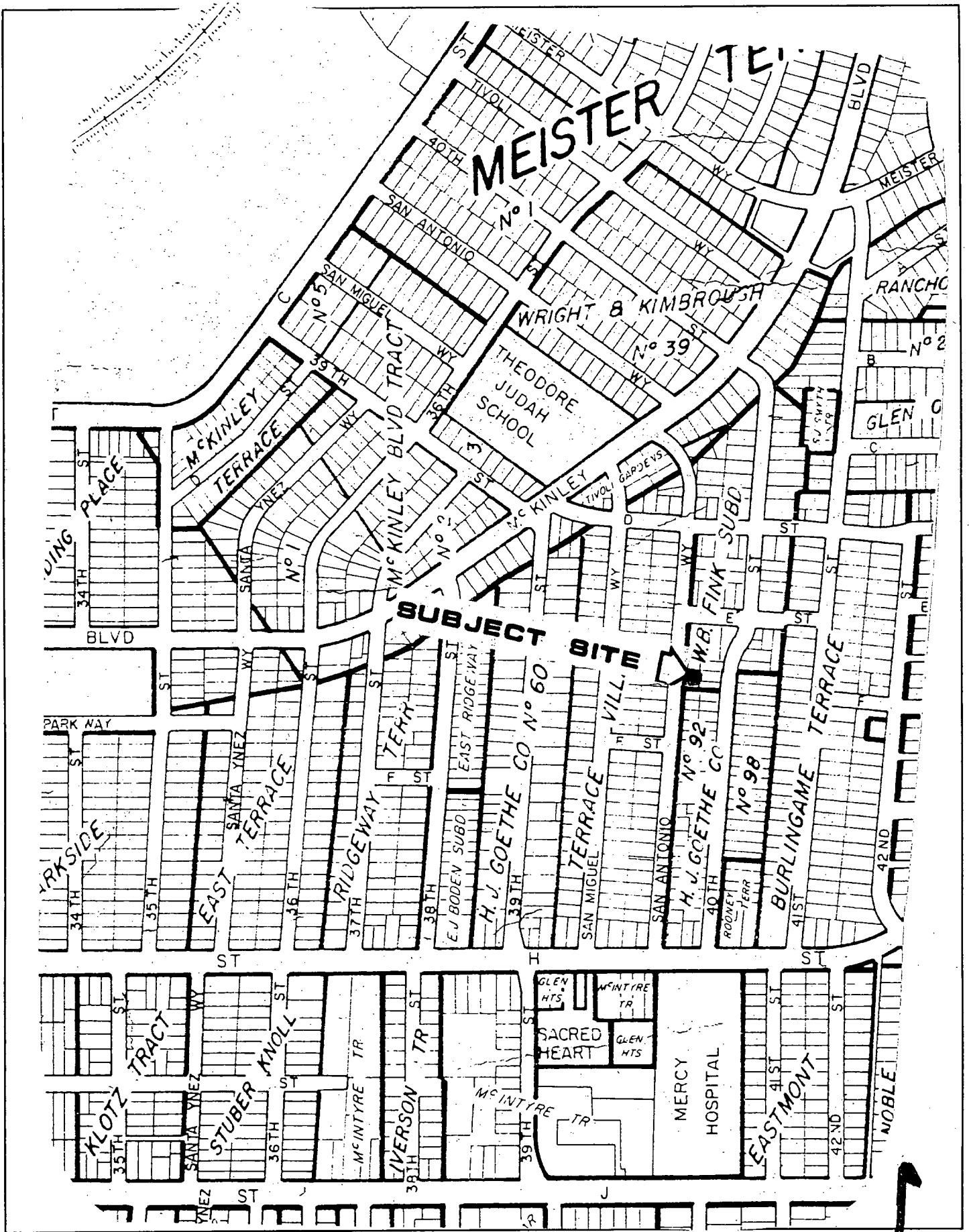
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Joy D. Patterson  
Zoning Administrator

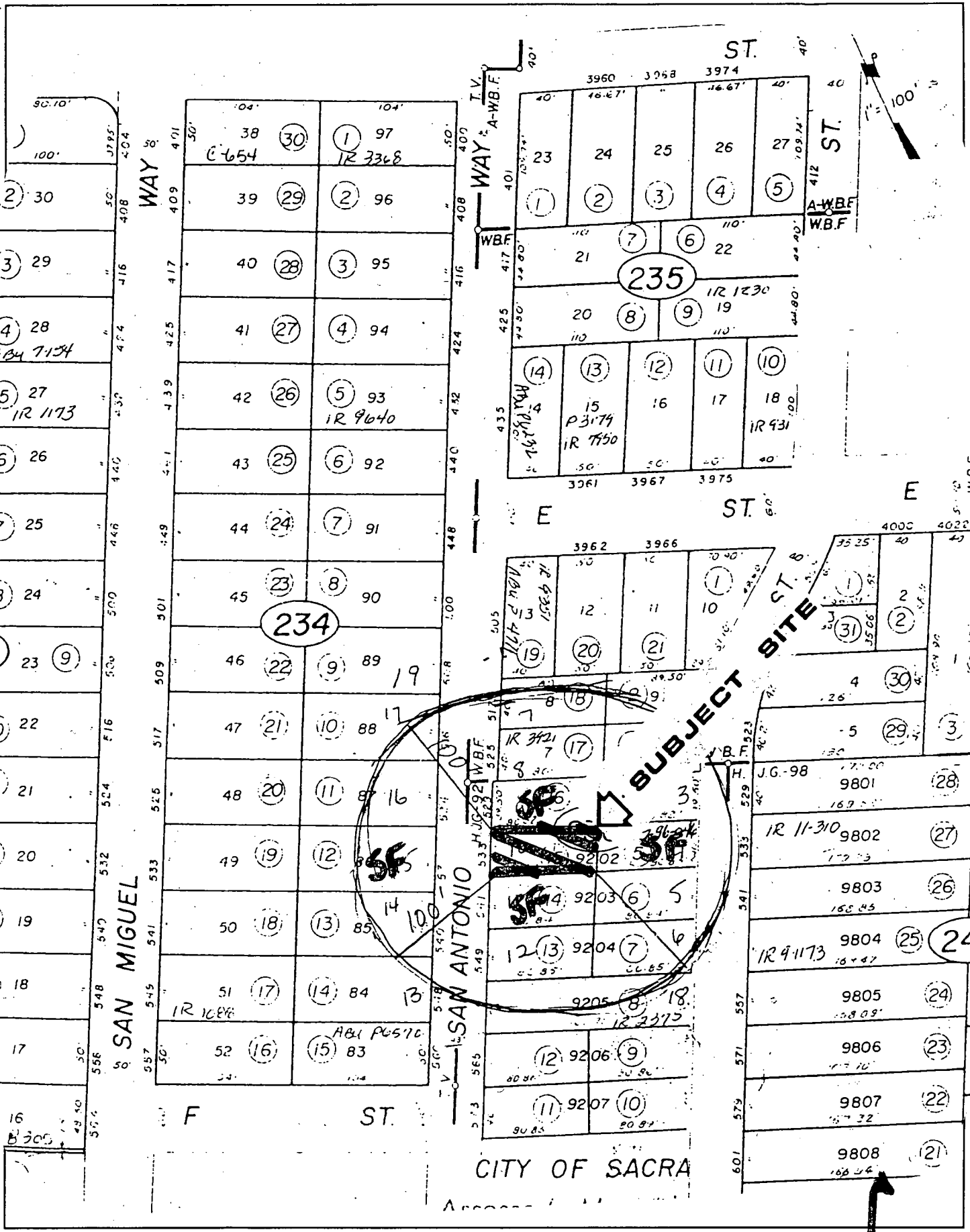
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

cc: File ✓  
Applicant ✓  
ZA Log Book ✓

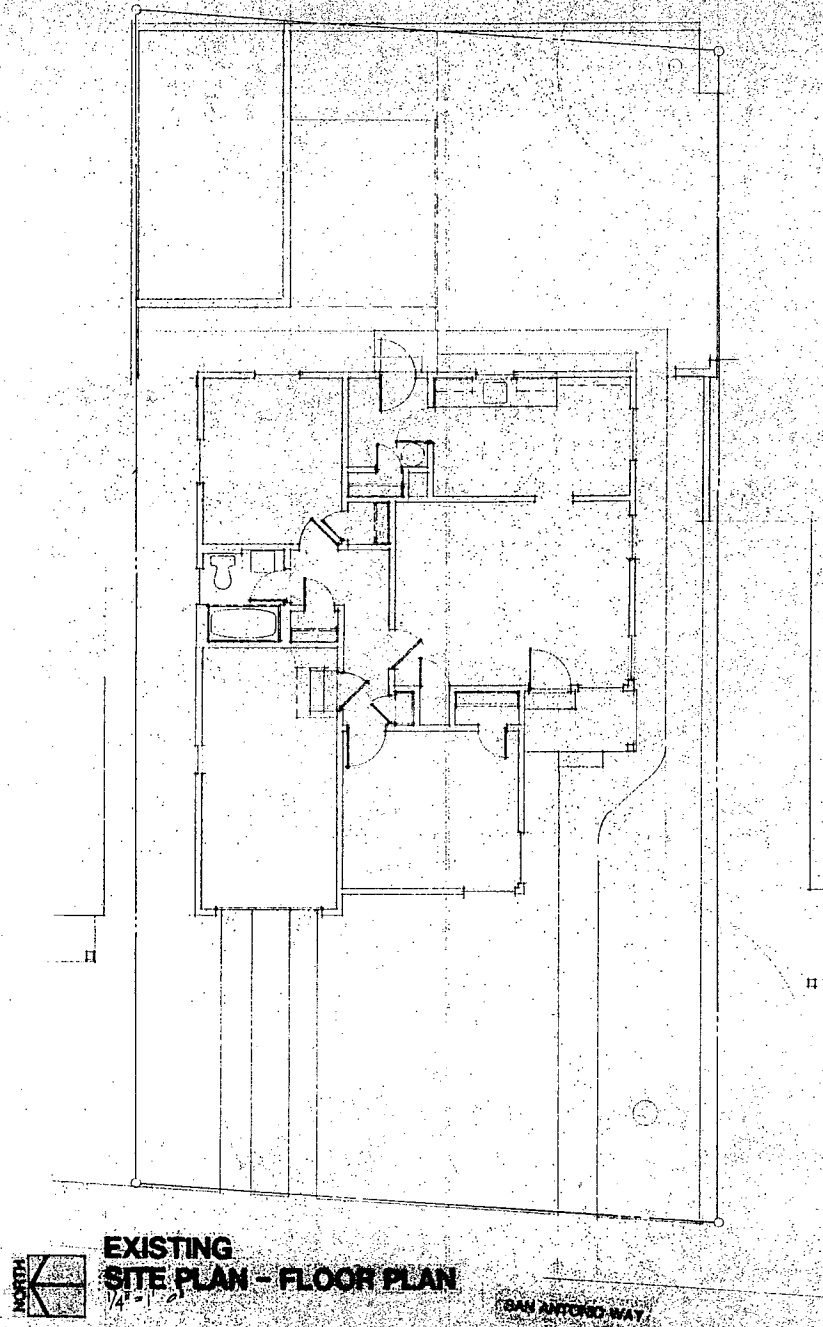


**VICINITY MAP**



**LAND USE & ZONING MAP**

EXHIBIT A



EXISTING  
SITE PLAN - FLOOR PLAN  
1/4" = 1' - 0"

SAN ANTONIO WAY

Item No #1

DECEMBER 11, 1996

RESIDENCE ADDITION  
DAVID THORPE  
1833 SAN ANTONIO WAY  
SACRAMENTO, CALIFORNIA

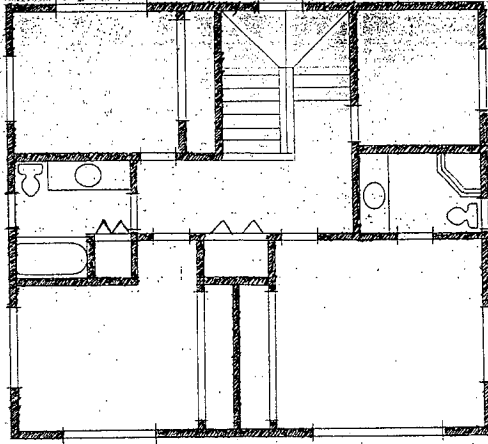
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EXHIBIT B

SECOND FLOOR PLAN



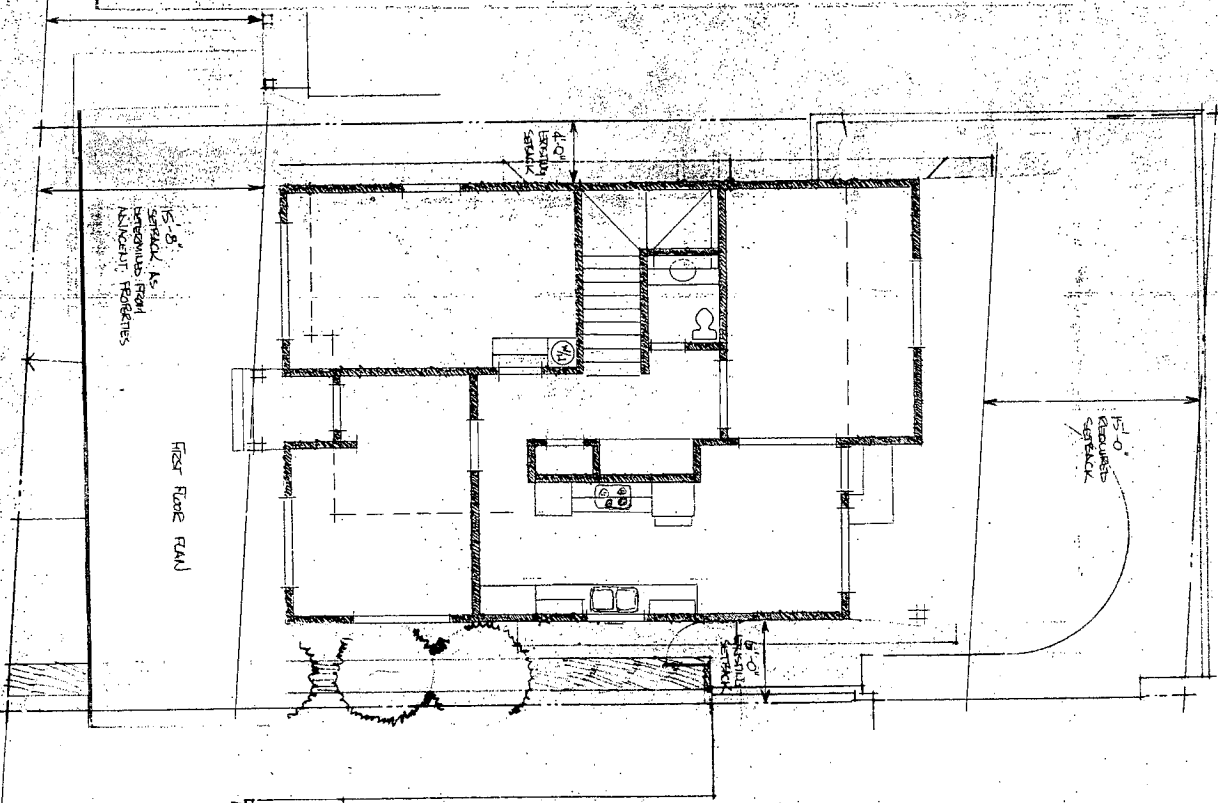
15'-0" SEPARATE STRIP

PROPOSED FLOOR PLAN

10'-4" AP

15'-0" SEPARATE STRIP TO SEPARATE FROM ADJACENT RESIDENCE

FIRST FLOOR PLAN



15'-0" REQUIRES SEPARATE STRIP

16'-4" SEPARATE STRIP

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OF

SHEET NO.

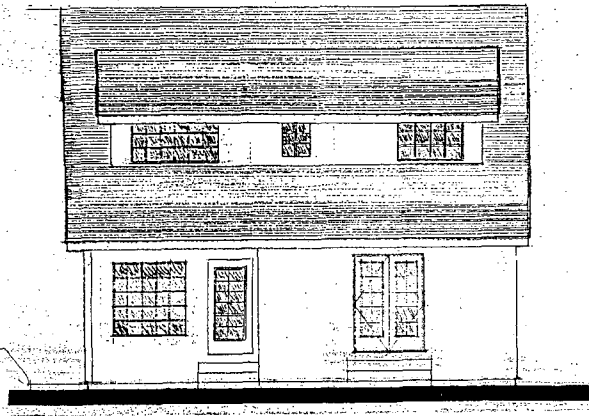
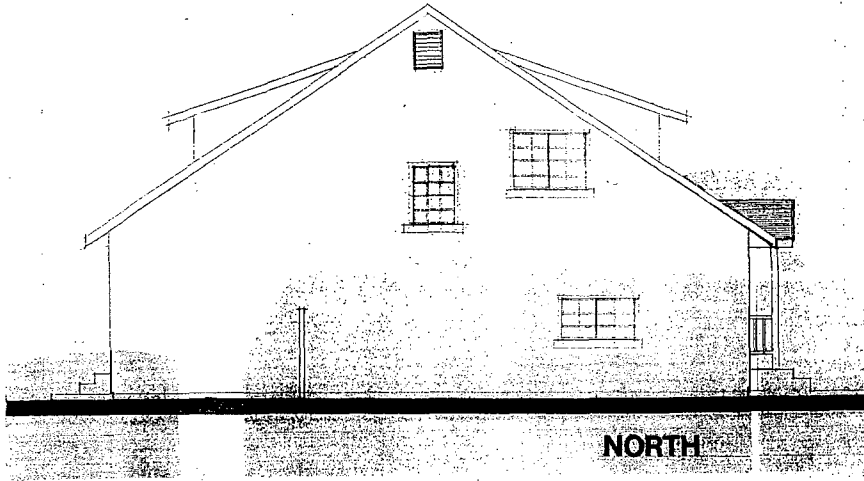
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RESIDENCE ADDITION  
DAVID THORPE  
533 SAN ANTONIO WAY  
SACRAMENTO, CALIFORNIA

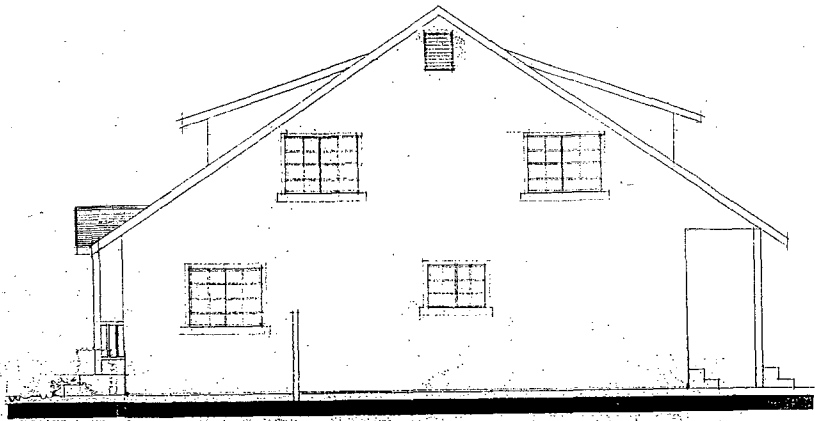
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Item # 1

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DECEMBER 11, 1996



**EXTERIOR ELEVATIONS**

Item #1

**EXHIBIT C**  
**RESIDENCE ADDITIO**  
**DAVID THORPE**  
633 SAN ANTONIO WAY  
SACRAMENTO, CALIFORNIA

SHEET NO  
OF

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