

(Amended by Staff 1/24/91)
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Greenbaum Whitelam Architects, 700 Alhambra Bl., Sacramento, CA 95816
OWNER Sheldon Doolittle, 6241 South Land Park Drive, Sacramento, CA 95831
PLANS BY Greenbaum Whitelam Architects, 700 Alhambra Bl., Sacramento, CA 95816
FILING DATE 9-11-91 ENVIR. DET. Exempt 15301 (E-1) REPORT BY Jeanne Corcoran
ASSESSOR'S PCL. NO. 007-0254-004

APPLICATION:

Planning Director's Special Permit to expand a non-conforming structure by adding a 100± square foot addition to an existing residence with an 11'6" rear yard setback on 0.07± developed acres in the Multi-Family (R-3A) zone.

LOCATION: 2204 O Street

PROPOSAL: The applicant is requesting the necessary entitlements to add an additional 100± square feet to an existing house with an 11'6" rear yard setback.

PROJECT INFORMATION:

General Plan Designation: High Density Residential (30± du/na)
1980 Central City
Community Plan Designation: Multi Family Residential
Existing Zoning of Site: R-3A
Existing Land Use of Site: Two Family

Surrounding Land Use and Zoning:

North:
South:
East:
West:

Office & Multi-Family; R-3A
Residential; R-3A
Multi-Family; R-3A
Multi-Family & Parking; R-3A

setbacks:	Required	Provided
Front:	25'	11'6" (Existing)
Side(e):	5'	3'6" (Existing)
Side(w):	5'	7'
Rear:	15'	11'6" (Existing)

Parking Required:
Parking Provided:
Property Dimensions:
Property Area:
Square Footage of Building:
Height of Building:
Topography:
Street Improvements:
Utilities:
Exterior Building Materials:
Roof Materials:

2 1 (conversion to single family)
1 (Existing)
40' X 80'
0.07± acres
2,300± sq. ft.
24 ft. (2 story)
Flat
Existing
Existing
Wood Siding
Composition Shingle

Project Evaluation:

Staff has the following comments:

The site is a 40' X 80' interior lot located in the Multi-family (R-3A) zone. It is developed with a two unit two story residential structure. The upper

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floor consists of a two bedroom one bath unit totaling 1,125± square feet of living area and 100± square feet of decks. The lower floor consists of a two bedroom, one bath unit totaling 1,089± square feet of living area. The subject site is located in the Sutter's Fort Preservation Area. The General Plan designates the site as High Density Residential. The 1980 Central City Community Plan designates the site as Multi-family Residential. The surrounding land uses and zones are office and multi-family residential, R-3A to the north; multi-family residential; R-3A to the east; single family and multi-family, R-3A to the south; and, multi-family and surface parking, R-3A to the west.

The applicant proposes to convert the existing two family unit into a single family residence. The first floor will contain two bedrooms, two baths, and a study. The second floor will contain two bedrooms, one bath and kitchen. (added by staff). The applicant proposes to construct a 100± square foot addition to the first floor on the south side of the structure. The addition will enclose two small patio areas created by the overhang of the second story. The enclosed area will provide an enlarged utility room and expand the kitchen proposed bedroom area and laundry area. (amended by staff). The propose addition (enclosure) will follow the existing line of the house which is located 11'6" from the rear (south) property line.

Since the proposed project is located in the Sutter's Fort Preservation Area the project is subject to review and approval of the Design Review staff. The proposed building material will be wood siding to match the existing structure. The building materials and design will conform to the existing structure and be compatible with the neighborhood.

Staff has no objections to the applicant's request. The lot is substandard in width and depth measuring 40' X 80'. The existing structure currently exceed the 50% lot coverage as allowed by the Zoning Ordinance. The proposed addition will not further encroach into any established setbacks or add additional lot coverage. The proposed addition along the rear (south) property line will not project further into the existing 11'6" rear setback currently established by the existing house.

The project has been reviewed by Traffic Engineering, Engineering Division-Development Section, Building Division. No comments were received.

Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(E-1)).

Recommendation: Staff recommends the Planning Director approve the special permit to expand a non-conforming structure subject to conditions and based upon findings of fact which follow.

Conditions

1. The addition shall not encroach closer than 11'6" to the rear (south) property line.
2. The project shall be reviewed by the Design Review/Preservation staff prior to issuance of building permit.

3. The approved special permit shall be valid for two years, a building permit must be issued and construction commenced within 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 mixed use character of the existing neighborhood.
2. The project, as conditioned, is not detrimental to the public health, safety, or welfare not to the neighboring properties in the vicinity, in that the present rear yard setback is 11'6".
3. The project, as conditioned, is consistent with the City's General Plan and the 1980 Central City Community Plan which designates the site as multi-family residential.

Report Prepared By:

Jeanne Corcoran
Jeanne Corcoran, Assistant Planner

11/13/91
Date

Recommendation Approved By:

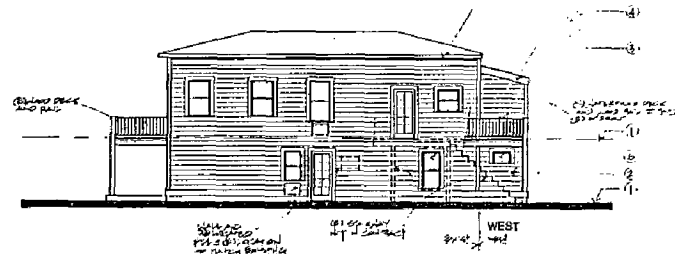
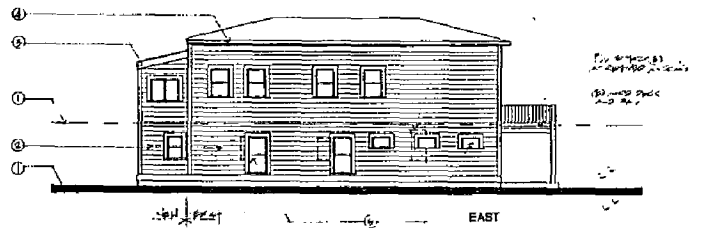
Gary Stonehouse
Gary Stonehouse, Planning Director

11-17-91
Date

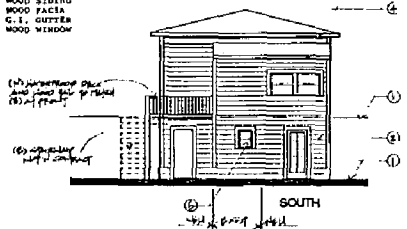
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- NUMBERED NOTES**
- 1) FINISH FLOOR
 - 2) WOOD SIDING
 - 3) WOOD FACIA
 - 4) G.I. GUTTER
 - 5) WOOD WINDOW



EXTERIOR ELEVATIONS
1/8" = 1'-0"

FLOOR PLAN NOTES

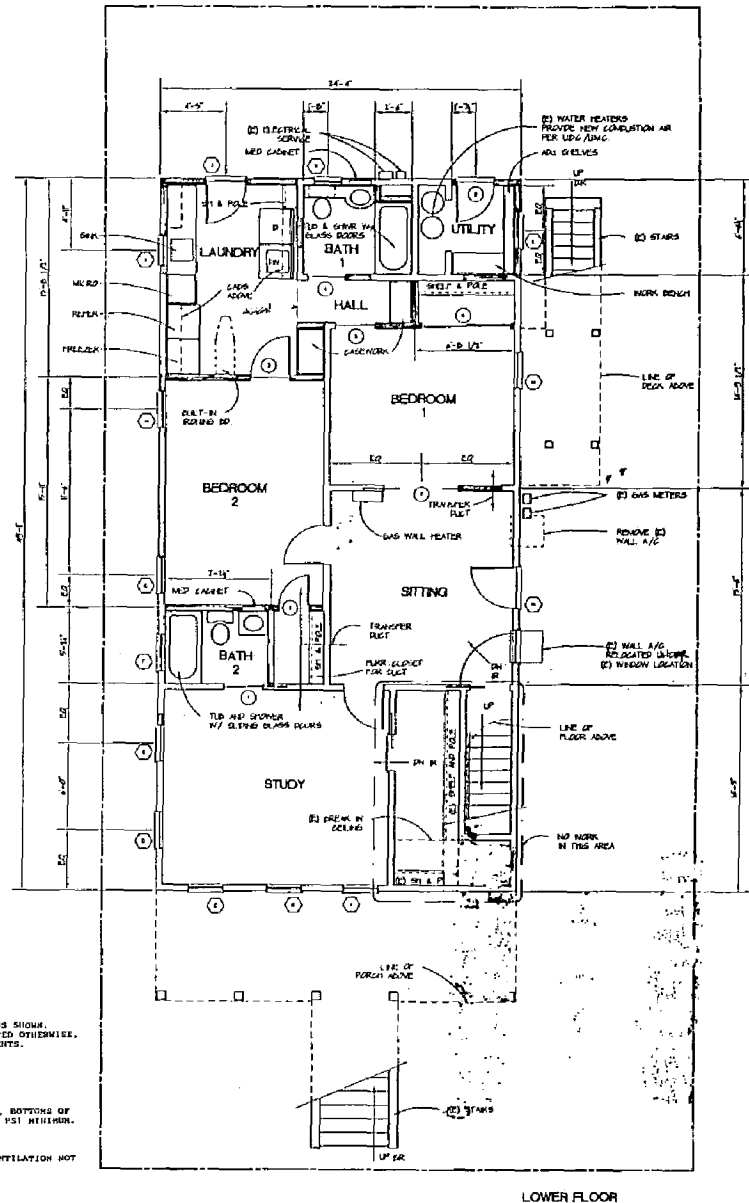
- 1) _____ INDICATES EXISTING WALLS
- 2) _____ INDICATES NEW WALLS
- 3) EXTERIOR WALLS SHALL BE 2X4 AT 16" OC
- 4) INTERIOR WALLS SHALL BE 2X4 AT 16" OC
- 5) INSULATE PER INSULATION SPECIFICATIONS.
- 6) SEE PAINT SPECIFICATION FOR SCOPE OF PAINTING.
- 7) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN.
- 8) ALL NEW CONSTRUCTION IS TO MATCH EXISTING UNLESS NOTED OTHERWISE.
- 9) SEE INSTRUCTIONS TO BIDDERS FOR ADDITIONAL REQUIREMENTS.

FOUNDATION AND FLOOR SYSTEM NOTES

- 1) FOUNDATIONS SHALL BEAR ON UNDISTURBED NATURAL GRADE. BOTTOMS OF FOUNDATIONS SHALL BE LEVEL. CONCRETE SHALL BE 2500 PSI MINIMUM.
- 2) SEE DETAIL ON FLOOR SYSTEM.

FOUNDATION VENTILATION
NEW FOUNDATION FLOOR SYSTEM SHALL BE BEAR ON GRADE. VENTILATION NOT REQUIRED.

THIS VENTILATION
NO WORK IS TO BE DONE TO THE POINT



FLOOR PLAN
1/8" = 1'-0"

**GREENBAUM
WHITELAM
ARCHITECTS**

8000 GREENBAUM COURT
SACRAMENTO, CALIF. 95812

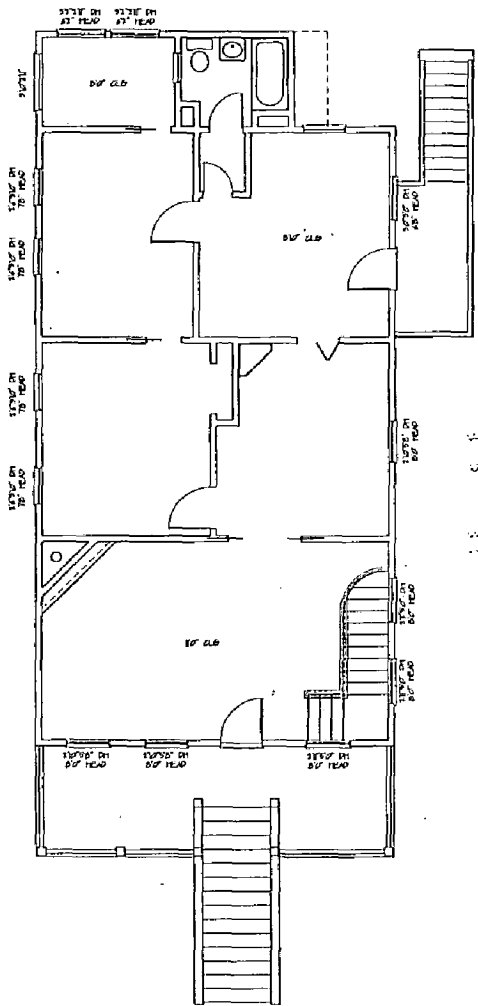
THE GREENBAUM FLOOR
PLAN IS A PART OF THE CONTRACT
AND SHALL BE KEPT AS SUCH BY THE
OWNER.

© GREENBAUM WHITELAM ARCHITECTS
THIS PLAN IS NOT A CONTRACT
AND IS A PART OF THE CONTRACT
UNLESS SPECIFICALLY NOTED BY THE
OWNER.

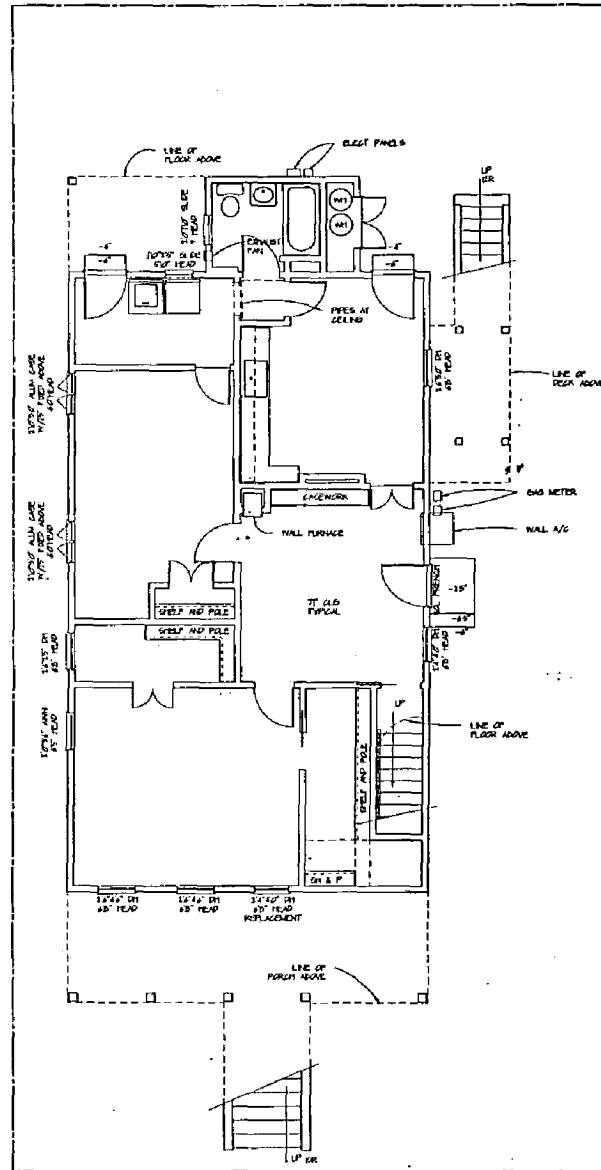
ADDITIONS TO
Doolittle House
2204 'O' STREET
SACRAMENTO, CA

DATE: AUGUST 1, 1978

EXHIBIT C



UPPER FLOOR



LOWER FLOOR



EXISTING CONDITIONS

1/4" = 1'-0"

**GREENBAUM
WHITELAM
ARCHITECTS**

REGISTERED ARCHITECTS
SACRAMENTO, CALIFORNIA

2204 ALPHEGGA BLVD
SACRAMENTO, CA 95811

DATE: 8/1/82

BY: GREENBAUM WHITELAM ARCHITECTS
FOR: Doolittle Ho
NO. 2204 ALPHEGGA BLVD
SACRAMENTO, CA 95811

ADDITIONS TO
Doolittle Ho
2204 'O' STREET
SACRAMENTO, CA

DATE: AUGUST 1, 1982

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EXHIBIT B

EXHIBIT A SITE PLAN

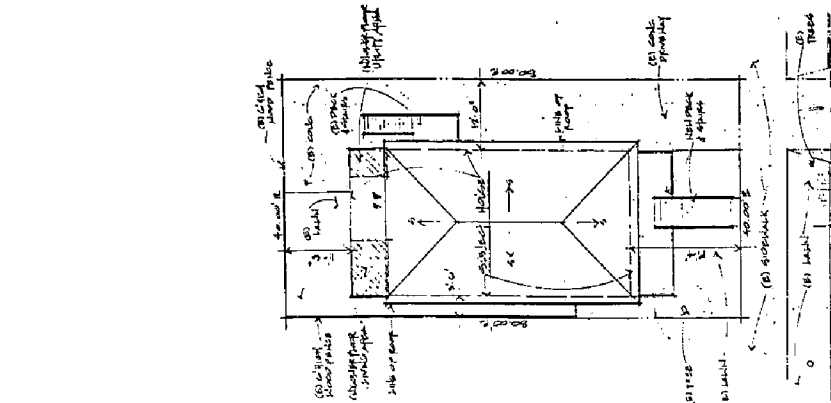
**GREENBAUM
WHITELAM
ARCHITECTS**

1000 UNIVERSITY AVENUE
SACRAMENTO, CA 95833
916.441.1111

1000 UNIVERSITY AVENUE
SACRAMENTO, CA 95833
916.441.1111

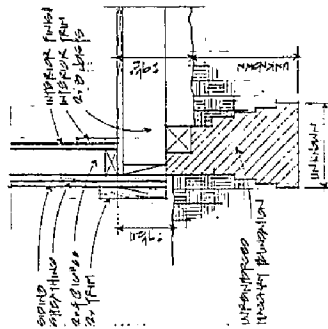
ADDITION
DOOR
2004 '06
SACRAMENTO

1

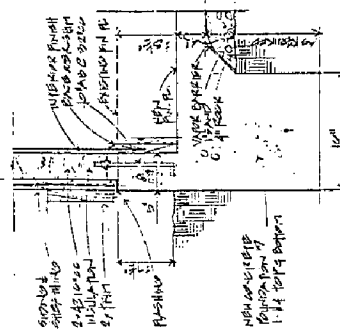


SITE PLAN

PROJECT DATA
PROJECT NO: 007-023-094
CLIENT: OWNER
SACRAMENTO, CA
AREA: (UPPER FLOOR) 1,133 SQUARE FEET
(LOWER FLOOR) 1,053 SQUARE FEET
(TOTAL FLOOR) 2,186 SQUARE FEET
(TOTAL LIVING) 2,272 SQUARE FEET
(TOTAL STORAGE) 31 SQUARE FEET
COVERED DECKS AND PATIOS 100 SQUARE FEET, EXISTING



EXISTING FINISHES



NEW FOUNDATION

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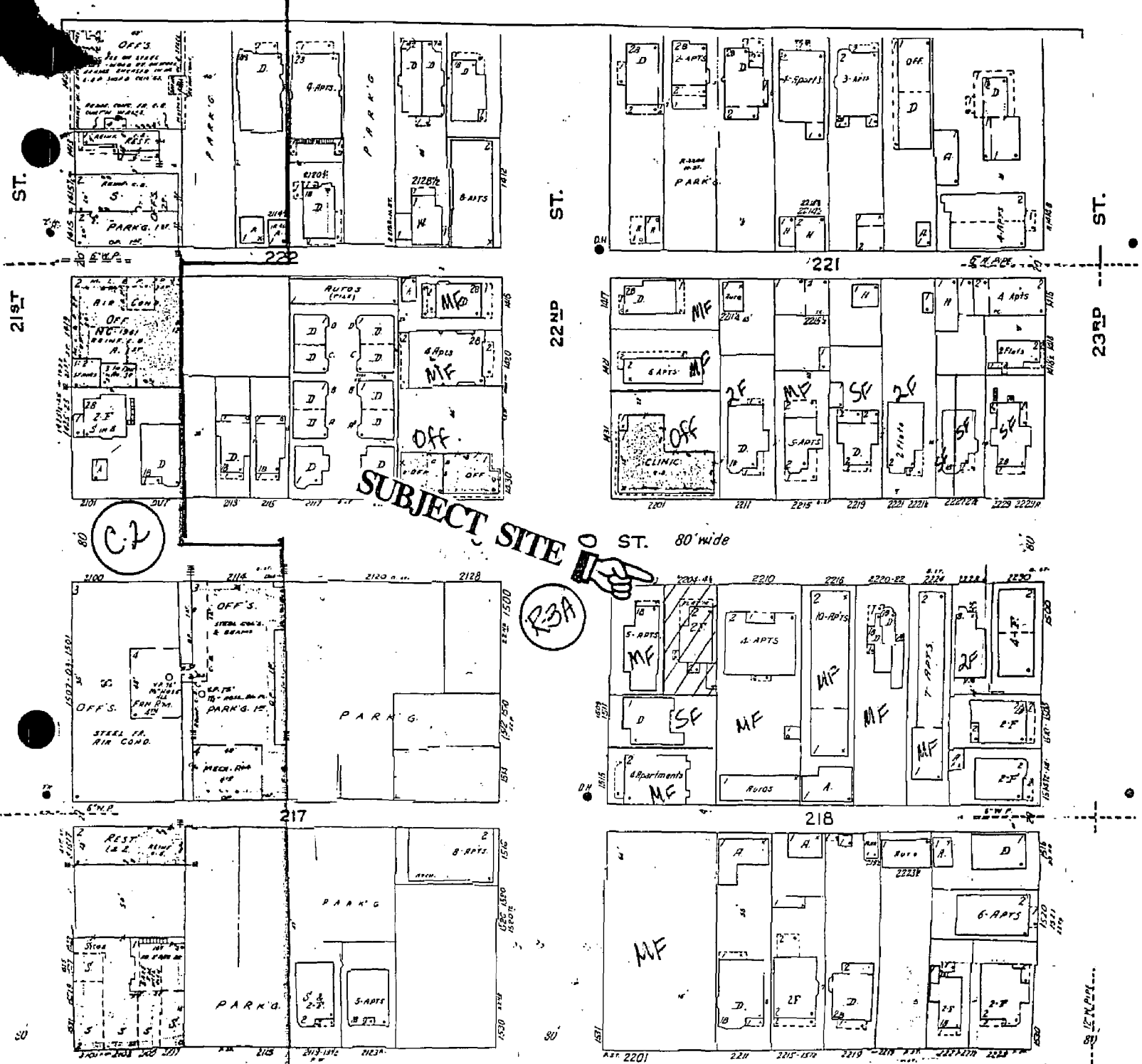
GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES, INCLUDING THOSE TRADES THAT MAY BE UNDER SEPARATE CONTRACTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE DESIGN AND THE GENERAL WORK OF CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE FINEST QUALITY OF CONSTRUCTION, MATERIALS AND WORKMANSHIP.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FOR THE WORK.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE WORK SHOWN IN THESE DRAWINGS. WORK SHALL BE EXECUTED TO COMPLY WITH THE SPARTS SPECIFICATIONS AND THE GENERAL REQUIREMENTS OF THE GENERAL CONTRACTOR AND ARE NOT INTENDED TO ALLOCATE RESPONSIBILITIES AMONG SUBCONTRACTORS. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE OF A QUALITY AND SIMILAR TO THAT INDICATED FOR LINE CASES ON THIS PROJECT.
- THE DRAWINGS ARE MEANT TO CONVEY INFORMATION, WHETHER WRITTEN OR IMPLIED, FOR A COMPLETE SCOPE OF WORK, INCLUSIVE OF THOSE WHICH FIELD CONDITIONS INHERENT IN THE WORK.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT WHERE A CONFLICT OCCURS ON ANY OF THE DRAWINGS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SACRAMENTO, CALIFORNIA, AND FROM THE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND PAY FOR, AS REQUIRED BY THE CITY AND COUNTY OF SACRAMENTO, CALIFORNIA, ALL NECESSARY PROTECTIVE BARRIERS AND GUARD RAILS FOR BUILDING WORK, AND TO MAINTAIN THEM THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF EXISTING UTILITIES AND STRUCTURES.
- CEILING FOR PARTS SHALL INCLUDE THE GENERAL SURFACE OF THE STRUCTURE. IT IS THE INTENT OF THIS OFFICE THAT THESE SURFACES BE FINISHED AND FINISHED WITH AND PAINTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF EXISTING UTILITIES AND STRUCTURES.
- UPON COMPLETION, ALL WORK SHALL BE CLEANED BY THE CONTRACTOR, INCLUDING REMOVAL OF ALL SPOTS AND STAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF EXISTING UTILITIES AND STRUCTURES.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE REASONABLE PROTECTION FOR EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF EXISTING UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL PROVIDE ALL COATINGS AND PAINTING OF ALL CHANGES IN FLOORS, WALLS AND CEILING, AS REQUIRED.
- WHERE BEAMS, PIPES, AND/OR DUCTS OR OTHER CONSTRUCTION DETAILS ARE SHOWN ON LOCATION OF LIGHT FIXTURES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF EXISTING UTILITIES AND STRUCTURES.

JUSTIFICATIONS TO BIDDERS

- THE FOLLOWING ITEMS ARE NOT IN THE CONTRACT:
 - LANDSCAPING
 - WINDOW COATINGS
 - PAINTING
 - SECURITY SYSTEM
 - EXTERIOR LIGHTING
 - EXTERIOR MATERIAL IDENTIFICATION AND REMOVAL
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND REPAIR OF EXISTING UTILITIES AND STRUCTURES.

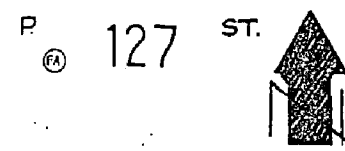
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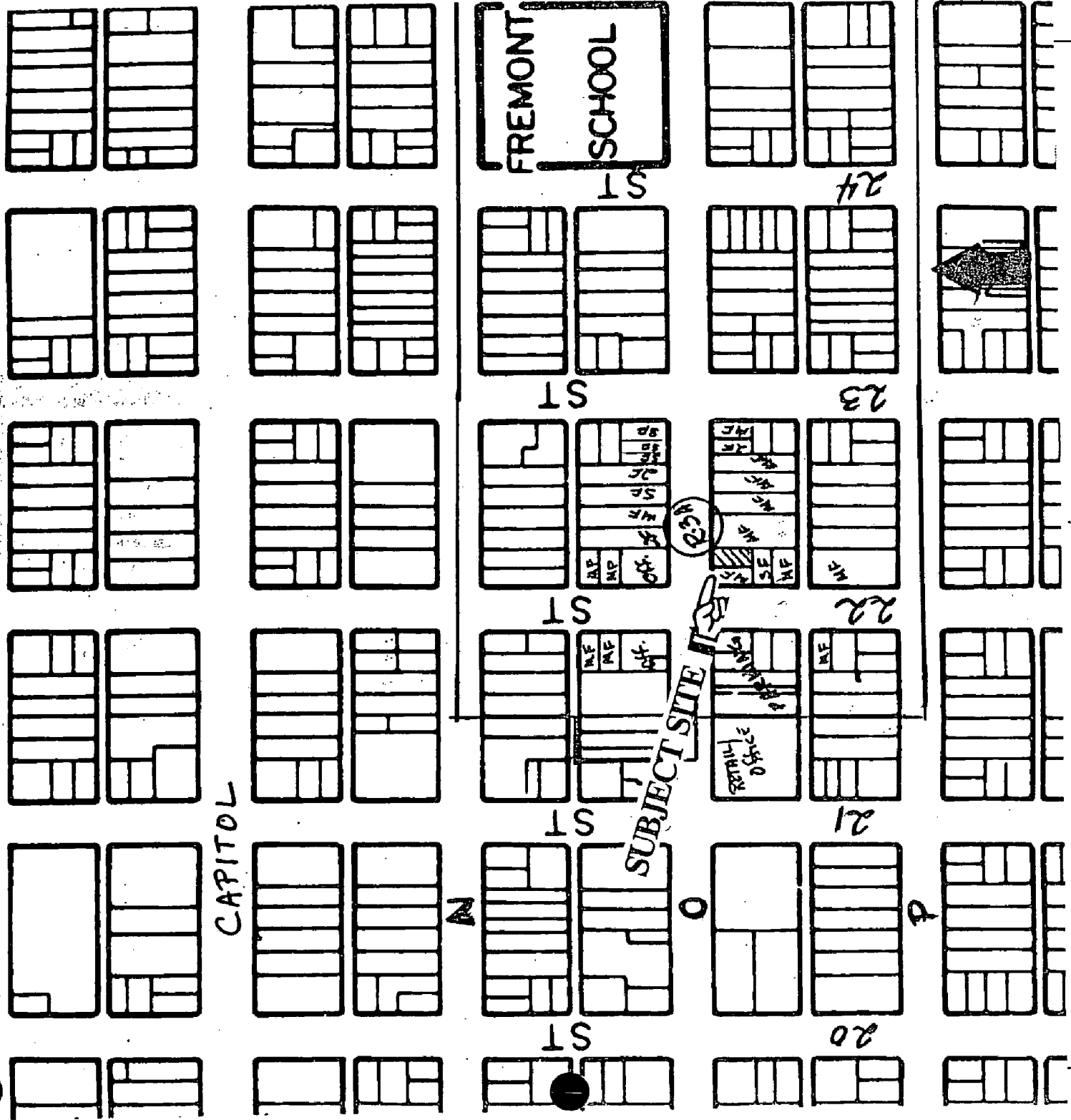
SUBJECT SITE

R3A

C-7



LAND USE AND ZONING MAP



FREMONT
SCHOOL

24

24

23

23

22

22

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20

CAPITOL

SUBJECT SITE

22

VICINITY