

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, January 9, 2000 the Zoning Administrator approved with conditions a Special Permit to allow an accessory structure to exceed the maximum roof and wall height for the project known as Z00-132. Findings of Fact and conditions of approval for the project are listed on pages 2 through 4.

Project Information

Request: **Zoning Administrator Special Permit** to increase the allowed maximum wall plate height from 10 feet to 18± feet for a proposed 652 square foot second floor addition to a detached accessory structure on 0.15± developed acre in the Standard Single Family (R-1) zone.

Zoning Administrator Special Permit to increase the allowed maximum height of the roof from 18 feet to 21 feet for a proposed 652 square foot second floor addition to a detached accessory structure.

Location: 541 Pala Way(D3, A1)

Assessor's Parcel Number: 004-0262-005

Applicant: Michael Malinowski (Kristy Lingner)
2420 K Street, #200
Sacramento, CA 95816

Property Owner: Jennifer L. Martin
541 Pala Way
Sacramento, CA 95819

Project Planner: Donna Decker

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:

North: R-1; Single Family Residence
South: R-1; Single Family Residence
East: R-1; Park
West: R-1; Single Family Residence

Association, and the McKinley Elvas Neighborhood Association. One call was received from an adjacent neighbor requesting additional information. A concern was raised in the placement of windows on the second floor on the east wall. The applicant felt that the design could accommodate that concern and will remove the windows. Neither neighborhood association had comments.

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 15303(e).

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.
3. There shall be no further expansion of the accessory structure without prior review and approval of the Planning Department which may require a modification of the Special Permit.
4. No windows shall be allowed on the east face of the structure. Plans shall be modified to reflect these requirements prior to permit issuance. The plans could provide skylights on the east side to obtain natural light and air, if desired. One set of revised plans shall be submitted to Planning reflecting these changes.
5. Size and location of the structure shall conform to the modified plans.
6. All roof jacks and roof ventilation protruding from the roof shall be painted to match the roof color or the trim.
7. This Special Permit is for an accessory structure and shall comply with all requirements of the residential accessory structure regulations. 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

Z00-132

January 9, 2001

Item 1

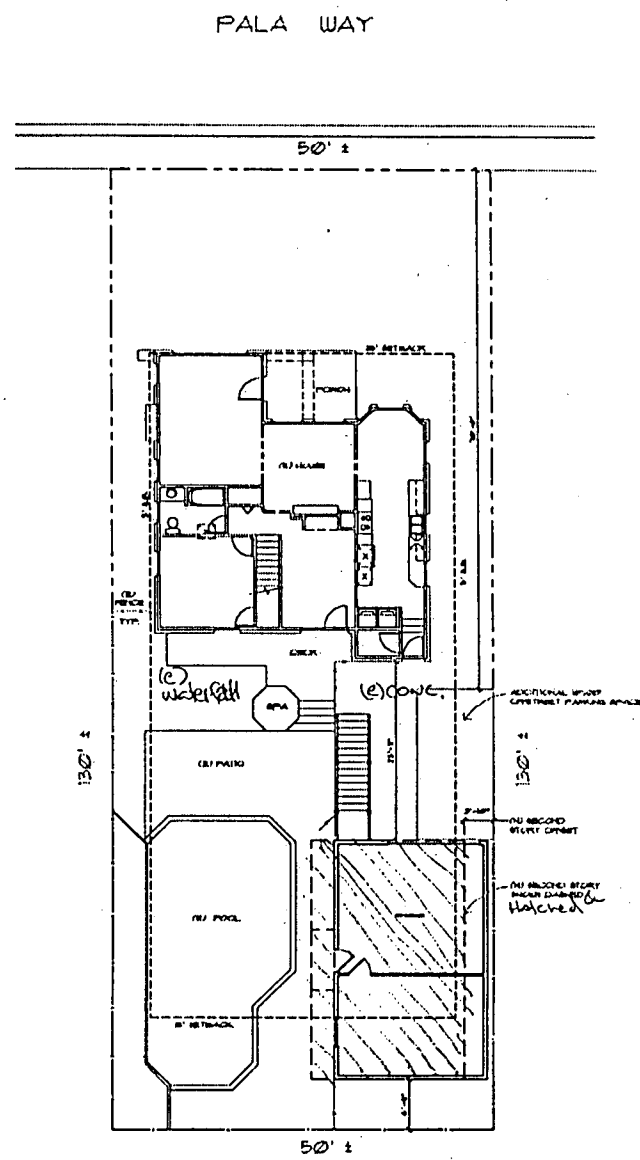
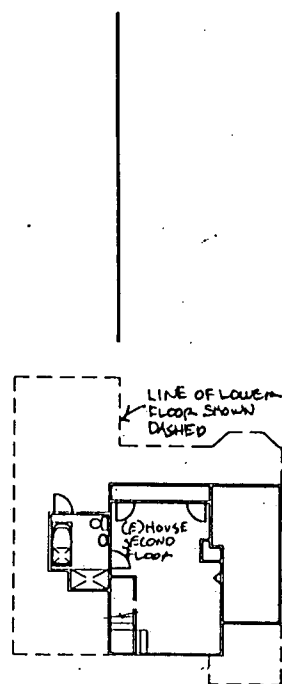
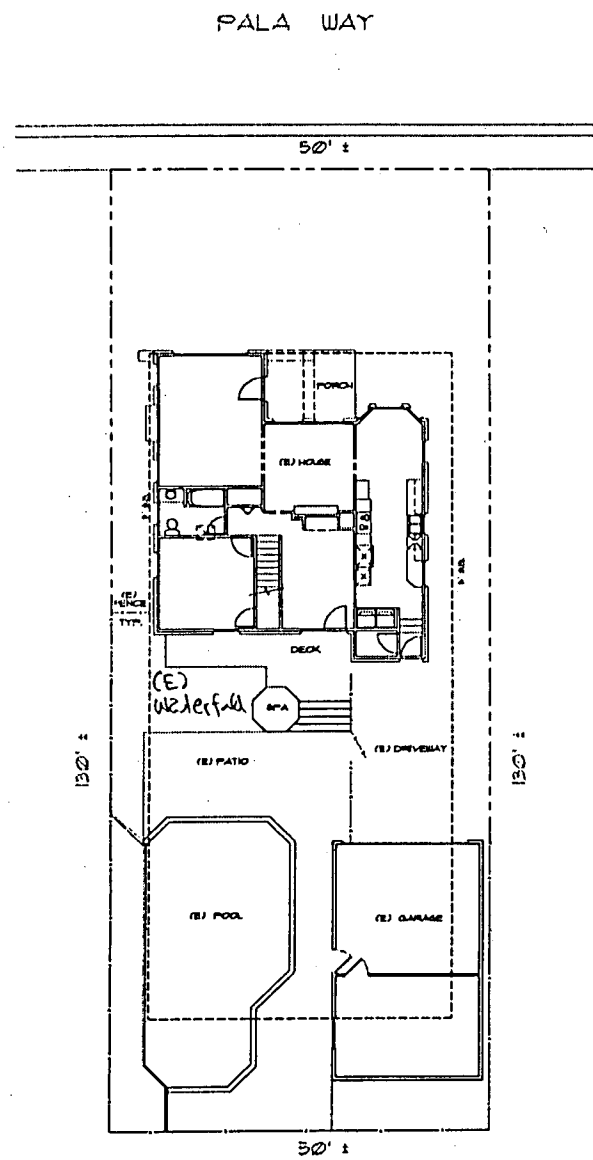
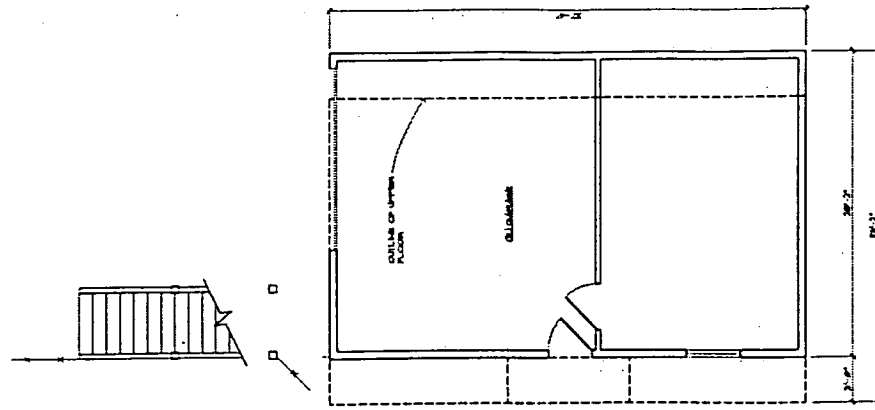
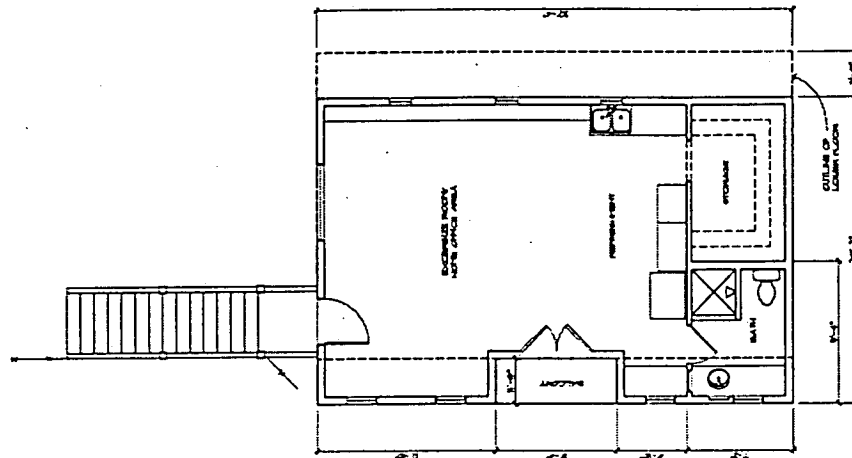


EXHIBIT A

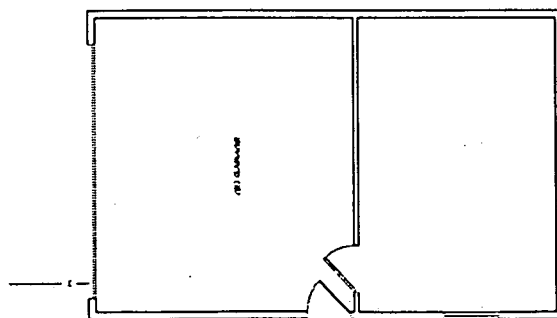
EXHIBIT B



LOWER FLOOR PLAN
1/4" = 1'-0"



PROPOSED UPPER FLOOR PLAN
1/4" = 1'-0"

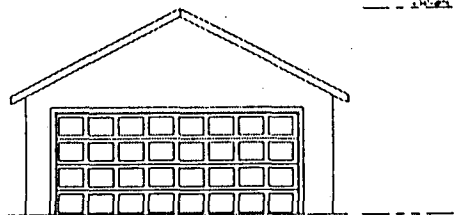


(E) FLOOR PLAN
1/4" = 1'-0"

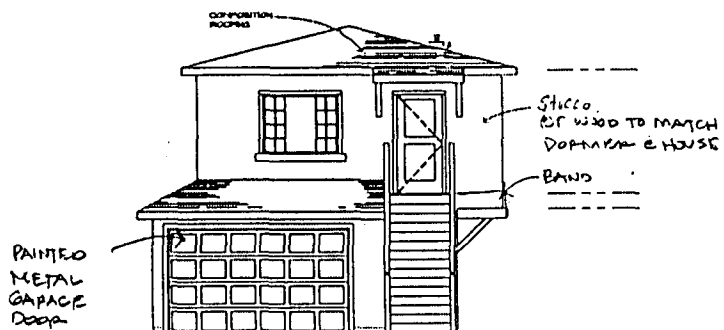
Z00-132

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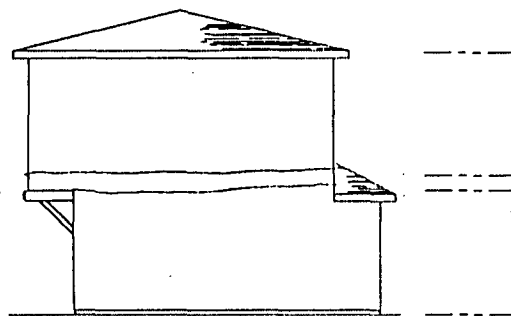
(E) PLANS FOR REFERENCE ONLY



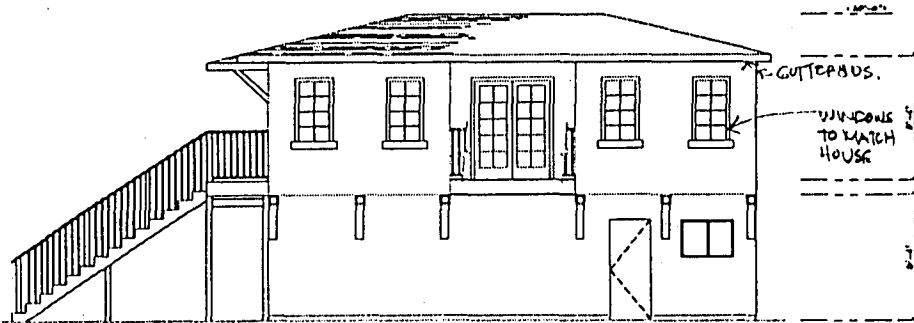
(E) FRONT ELEVATION
1/4" = 1'-0"



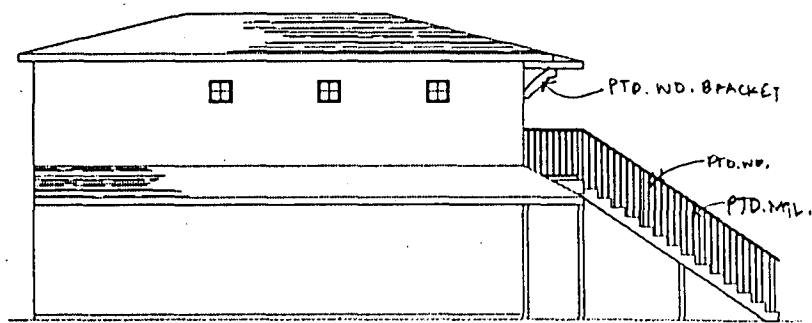
PROPOSED FRONT ELEVATION
1/4" = 1'-0"



PROPOSED BACK ELEVATION
1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

EXHIBIT C

Item 1