

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Gary and Marlene Artz, 500 Pala Way, Sacramento, California 95819
OWNER Gary and Marlene Artz, 500 Pala Way, Sacramento, California 95819
PLANS BY Gary and Marlene Artz, 500 Pala Way, Sacramento, California 95819
FILING DATE August 24, 1990 ENVIR. DET. Negative Declaration REPORT BY CG:
ASSESSOR'S PCL. NO. 004-0261-001

- APPLICATION:
- A. Negative Declaration.
 - B. Planning Director's Special Permit to expand a non-conforming structure which has a street side setback of eight feet, an interior side setback of 4.5 feet, and a driveway depth of eight feet on 0.15± developed acres in the Standard Single Family Residential (R-1) zone.

LOCATION: 500 Pala Way

PROPOSAL: The applicant is requesting the necessary entitlements to add a second story to an existing home and add six feet in width to a garage with a connection to the home.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	24'
South: Single Family; R-1	Side(St):	12.5'	8'
East: Single Family; R-1	Side(Int):	5'	4.5'
West: Single Family; R-1	Rear:	15'	28'

Property Dimensions: 50' x 130'
Property Area: 0.15± acres
Existing Square Footage of House: 1,724± square feet
Proposed Square Footage of Addition: 1,177± square feet
Total Square Footage: 2,901± square feet
Height of Building: 29 feet, two stories
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: Composition

APPLICATION NO. P90-365

001770

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.15± acres in the Standard Single Family (R-1) zone. The site is developed with a single family residence. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding land use is single family residential and the surrounding zoning is all R-1.

B. Applicant's Proposal

The applicant is requesting a Planning Director's Special Permit to expand a non-conforming structure. The applicant is proposing a second story addition which contains a 4.5 foot interior side setback and a eight foot street side setback. The applicant is also proposing to expand an existing garage which also contains an eight foot street side setback and an eight foot driveway.

C. Staff Analysis

Staff has no objection to the proposed project. The setbacks are not being encroached into any further than the setbacks established by the existing house and garage. The second story addition contains 1,040± square feet with 4 feet, 6 inches as a setback on the interior property line and an 8 foot setback from the street side. These setback are established by the existing residence. The existing garage is 16 feet, 4 inches wide. The applicant is proposing to add 6 feet, 10 inches for a total of 23 feet, 2 inches in width. The existing garage has an eight foot driveway and setback. Staff has no objection to expanding the garage and driveway width by 6 feet, 10 inches. The existing garage has the potential for parking two cars and the proposed garage will also provide parking for two cars. The proposed connection of the garage to the residence is 8 feet, 6 inches wide and 10 feet, 2 inches long. This connection is also encroaching into the 12.5 foot street side setback to 8 feet, however, is maintaining the existing line of the buildings.

The proposed remodel of the existing home is compatible with the surrounding residences. There is a mixture of single and two story, and several of the other residences appear to also be encroaching into the street side setback areas. The proposal does not exceed the maximum lot coverage, therefore, adequate open space is provided on the parcel.

D. Agency Comments

The proposed project was reviewed by Engineering Development Services and Traffic Engineering. The following comments were received:

Engineering Development Services

Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base food elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Traffic Engineering

Recommend a redesign, if possible, to provide a 20 foot driveway.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

1. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - a. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 - b. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - e. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than significant level through mitigation.

RECOMMENDATION: Staff recommends the Planning Director take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Planning Director's Special Permit to expand a non-conforming structure subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall build as per the submitted plans.
2. The applicant shall comply with the mitigation measure of the Negative Declaration which is:
 - a. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - 1) Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 - 2) Cover stockpiles of sand, soil, and similar materials with a tarp.

APPLICATION NO. P90-365

001772

- 3) Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- 4) Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
- 5) Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that it is the addition to a structure which currently does not meet setback requirements.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor will result in the creation of a nuisance in that:
 - a. the proposed structure is not encroaching farther into setbacks than the existing structure;
 - b. adequate open space and parking is provided on site; and
 - c. the design is compatible with the surrounding residences in the neighborhood.
3. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).

Report Prepared By:

Cindy Gnos
Cindy Gnos, Assistant Planner

10-29-90
Date

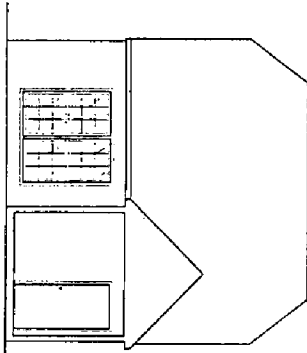
Recommendation Approved By:

Marty VanDuyn
Marty VanDuyn, Planning Director

10-30-90
Date

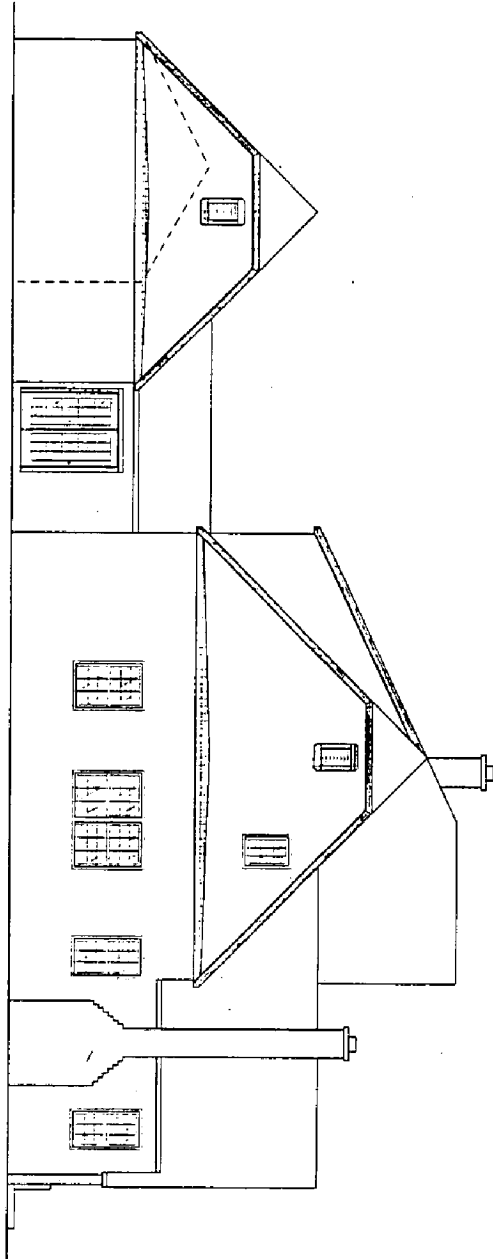
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SOUTH GARAGE ELEVATION



Scale: 1/4" = 1'-0"
FOR ALL DIMENSIONS UNLESS NOTED OTHERWISE.

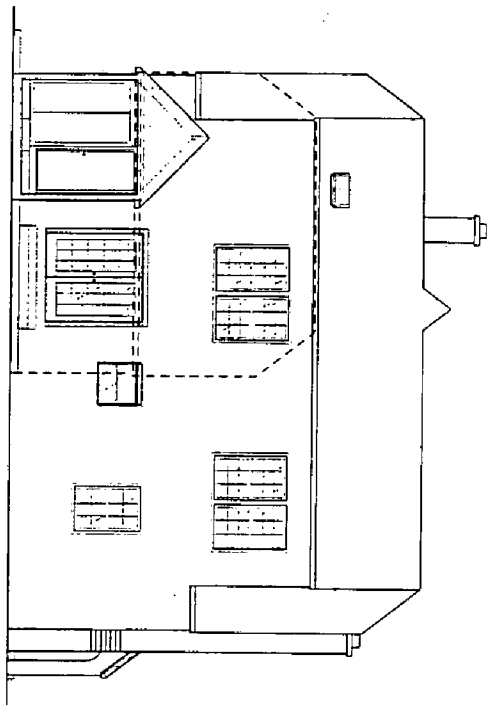
LEFT SIDE ELEVATION



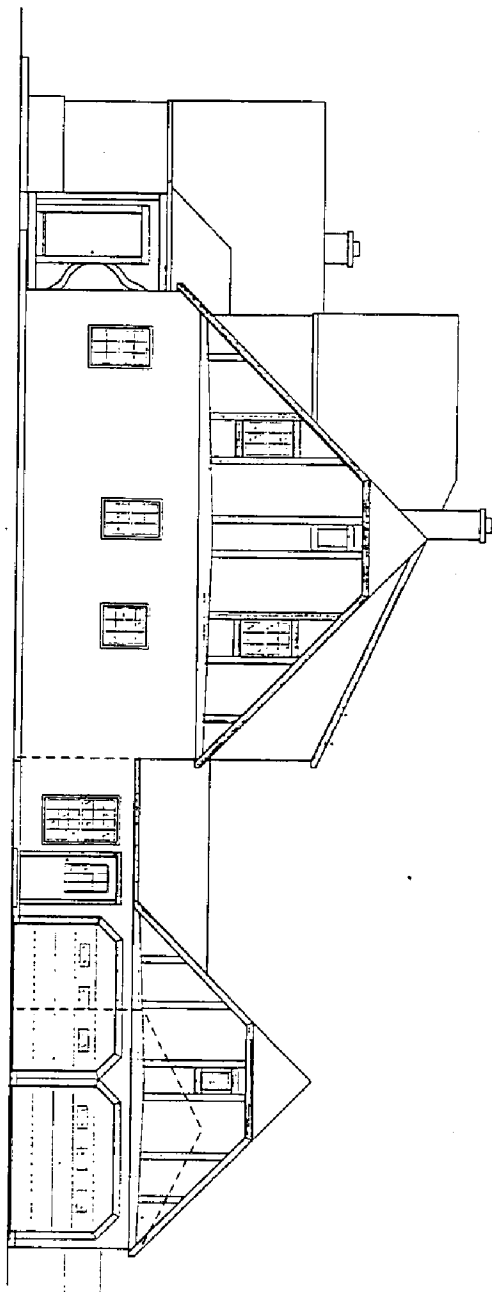
PAGE #	OWNERS: GARY & MARLENE ARTZ
	PAGE CONTENTS
6 OF 6	LEFT SIDE ELEVATION (SOUTH)
	SOUTH GARAGE ELEVATION
	P 90 365

001780

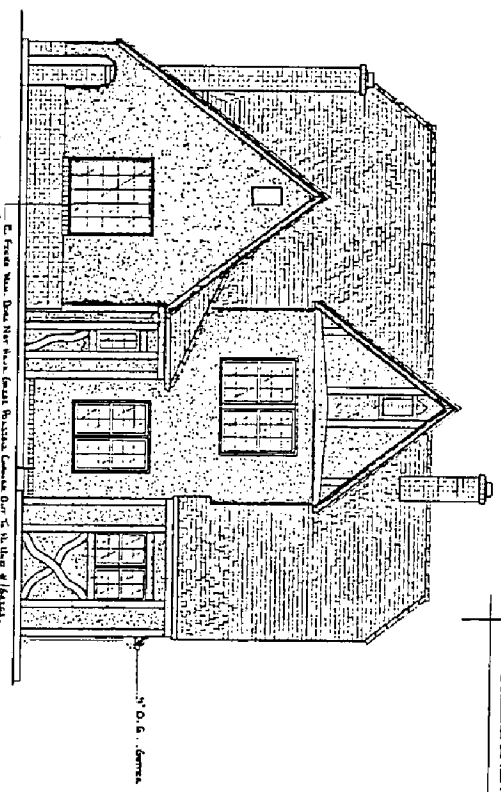
REAR ELEVATION



RIGHT SIDE ELEVATION

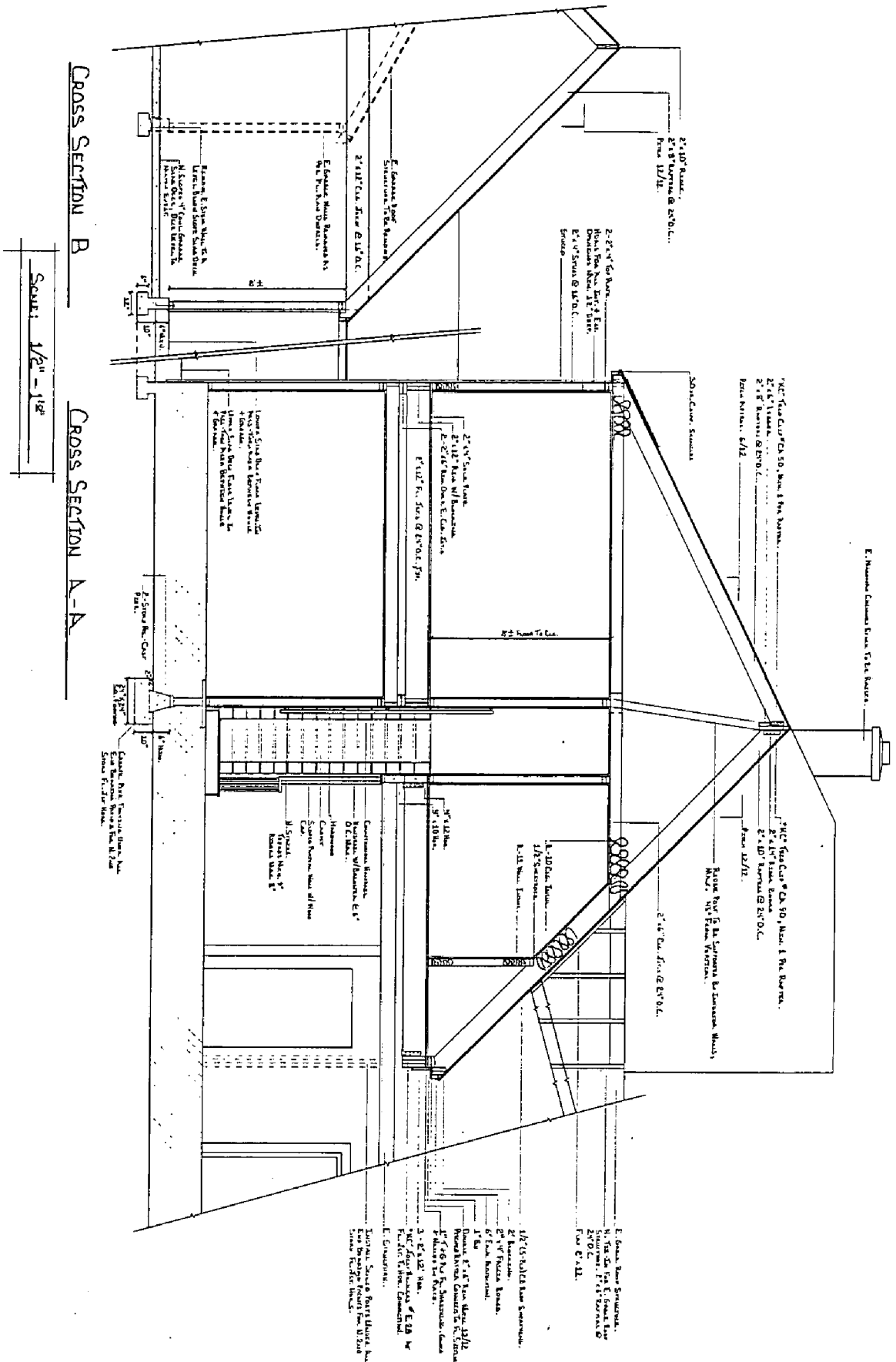


FRONT ELEVATION



Scale: 1/4" = 1'-0"
For Best Results Use This Scale

<p>PAGE #</p> <p>5 of 6</p>	<p>OWNERS: GARY + MARLENE ARTZ</p> <p>PAGE CONTENTS</p> <p>FRONT, REAR, + RIGHT SIDE ELEVATIONS</p> <p>(SOUTH) (NORTH) (EAST)</p>
<p>P90 365</p>	



CROSS SECTION B

CROSS SECTION A-A

Scale 1/2" = 1'

<p>PAGE #</p> <p>4 OF 6</p>	<p>OWNERS: GARY + MARLENE ARTZ</p> <p>PAGE CONTENTS</p> <p>CROSS SECTIONS A-A + B</p>
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P90-365

001777

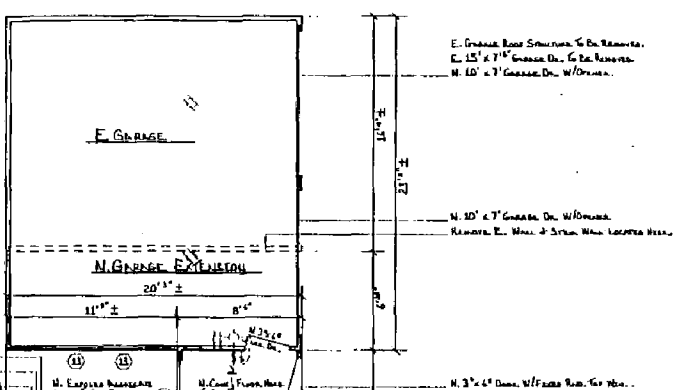
WINDOW SCHEDULE						
Quan.	Desc.	Quan.	E. Glazing Sq. Ft.	Quan.	N. Glazing Sq. Ft.	Total Sq. Ft.
1	1" x 3" Wd. Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	4.5	1	4.5	9.0
2	2" x 4" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	6.0	1	6.0	12.0
3	2" x 4" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	15.0	2	15.0	30.0
4	2" x 5" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	22.5	2	22.5	45.0
5	2" x 3" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	9.0	1	9.0	18.0
6	2" x 3" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	9.0	1	9.0	18.0
7	2" x 3" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	10.0	1	10.0	20.0
8	2" x 4" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	22.5	2	22.5	45.0
9	2" x 3" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	8.0	1	8.0	16.0
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11	2" x 3" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	8.0	1	8.0	16.0
12	2" x 5" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	22.5	2	22.5	45.0
13	2" x 5" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	22.5	2	22.5	45.0
14	2" x 5" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	27.5	1	27.5	55.0
15	2" x 5" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	27.5	1	27.5	55.0
16	2" x 5" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	27.5	1	27.5	55.0
17	2" x 5" Cas. W/ 1/8" Glass To Be Installed On To N. S. E. Wall	1	27.5	1	27.5	55.0
TOTALS			210.1		173.6	383.7

LEGEND

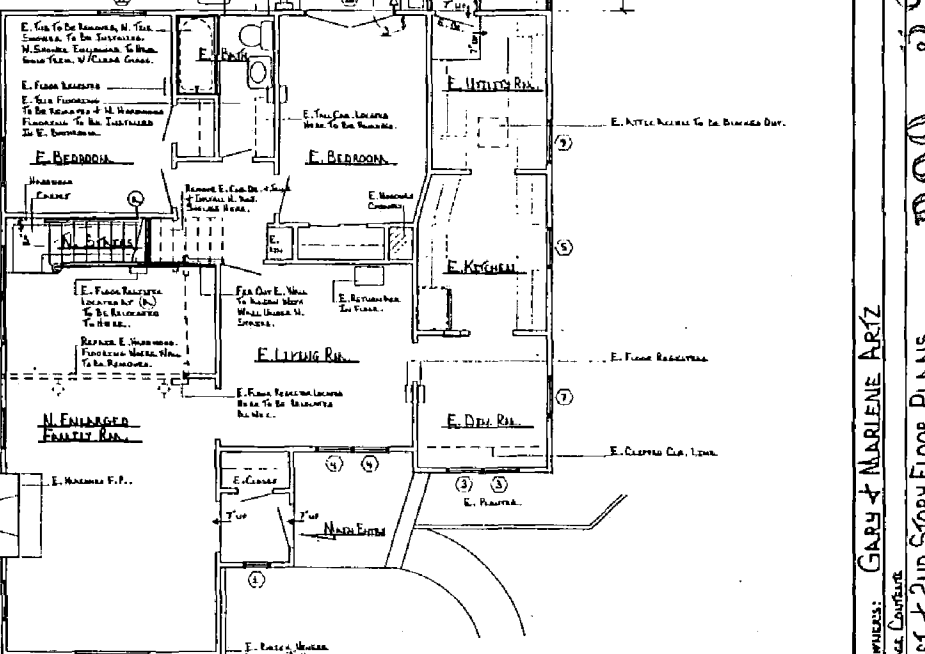
SCALE: 1/4" = 1'-0"

- Exterior Wall
- Interior Wall
- Cur. Wall
- Non-Wall
- Slotted Wall
- Partition Wall
- Swing
- Double Swing
- 3-Way Swing
- Living Feature
- Recessed Light Fixing
- Wall Mounted Living Feature
- Water Proof Rec. Light Fixing
- 3DDr. Panel
- Grating Floor
- 2DDr. Panel
- 3DDr. Panel In Cas.
- Exterior Trim
- Telephone Jack
- Telephone Jack

E. HABITABLE SQ. FT. 1395'
 N. " 1040'
 E. GARAGE SQ. FT. 329'
 N. " 137'

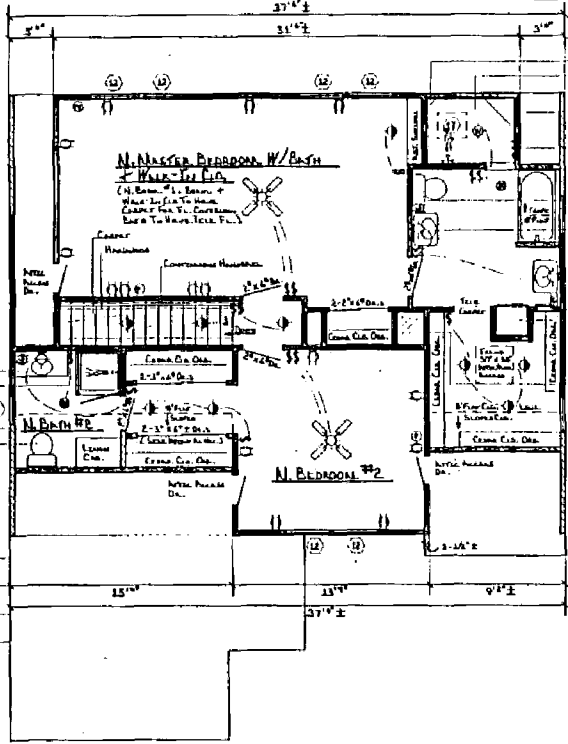


E. (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)



1st STORY FLOOR PLAN

OWNERS: GARY & MARLENE ARIZ
 PAGE CONTAINS
 1st & 2nd STORY FLOOR PLANS
 WIND. SCHED.
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 PAGE 2 OF 6

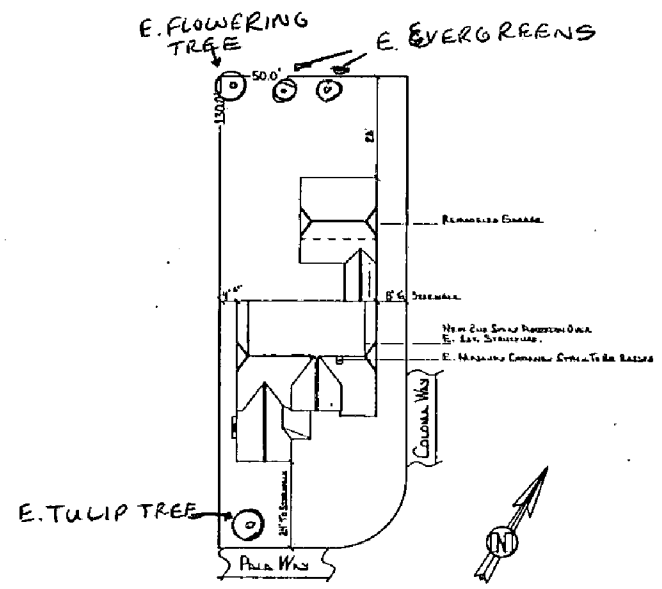


2ND STORY FLOOR PLAN

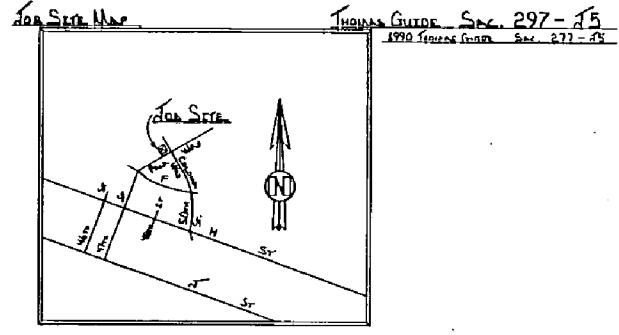
P90-365

PLANS FOR ADDITIONS & REMODEL WORK TO THE RESIDENCE OF:

OWNERS: GARY & MARLENE ARTZ
ADDRESS: 500 PALM WAY
SACRAMENTO, CA. 95819
PHONE: 456-5551



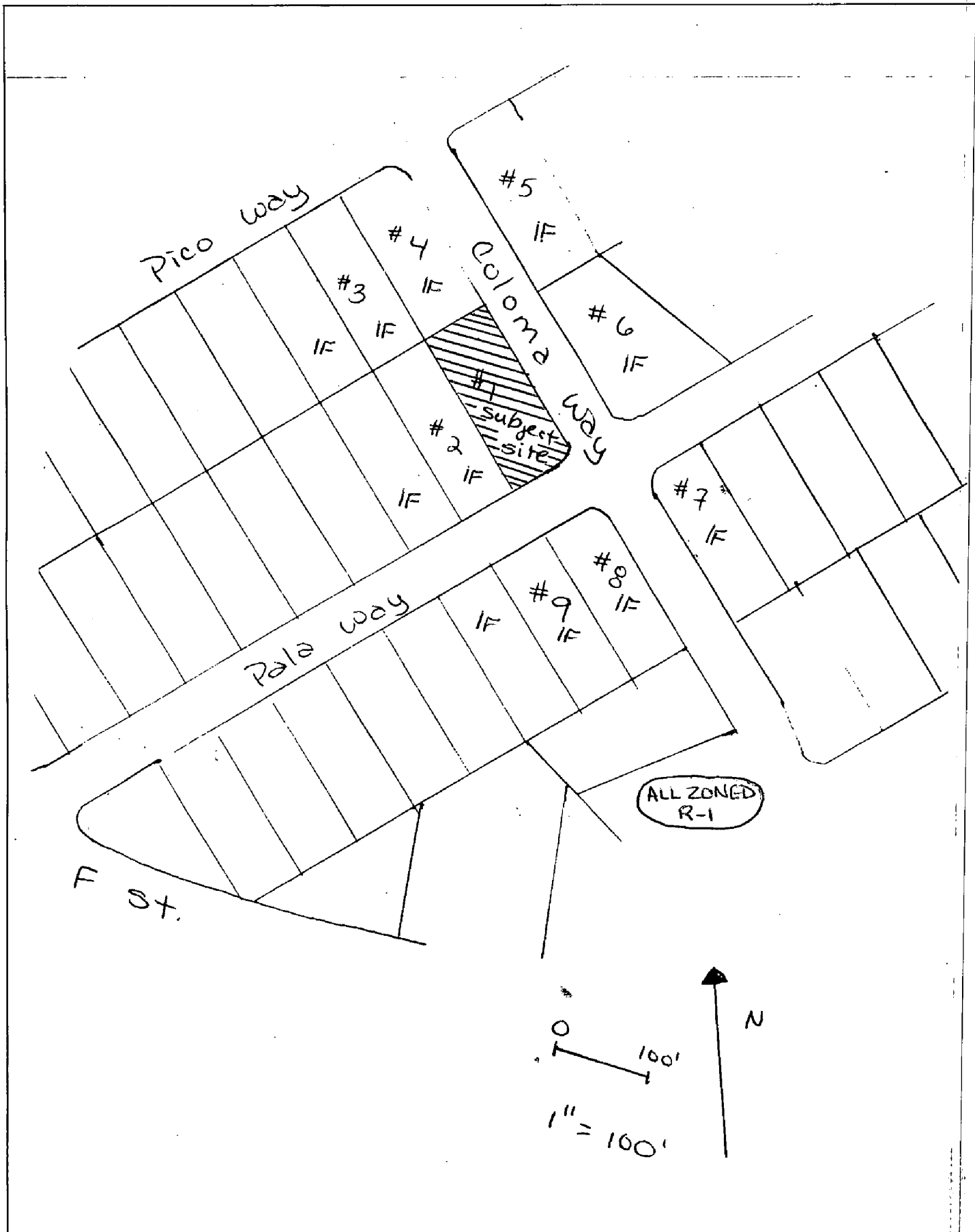
PLOT PLAN SCALE: 1/16" = 1'
PARCEL No. 004-0261-001



001776

PAGE # 1 OF 6	OWNERS: GARY & MARLENE ARTZ
	OWNER INFO & JOB SITE MAP PLOT PLAN

P90 365



LAND USE & ZONING MAP



VICINITY MAP