

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, September 13, 1994, the Zoning Administrator approved with conditions a special permit to expand a single family residence into the side yard setback area for the project known as Z94-090. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

Request: Zoning Administrator Special Permit to expand a non-conforming structure by adding a 60 square foot addition to a second story of a single family home on 0.15± developed acres in the Standard Single Family (R-1) zone.

Location: 2919 Highland Avenue

Assessor's Parcel Number: 013-0082-019

Applicant: Thomas and Marguerite Oates      Property      Same as Applicant  
2919 Highland Avenue      Owner:  
Sacramento, CA 95818

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:	25'	25'	25'
South: R-1; Single Family Residence	Side(N.):	5'	7'	7'
East: R-1; Single Family Residence	Side(S.):	5'	3'	3'
West: R-1; Single Family Residence	Rear:	15'	29'	29'

Property Dimensions: 48 feet x 112.5 feet  
Property Area: 0.12± acres  
Square Footage of Buildings: Existing- 2,450 square feet  
Addition- 60 square feet  
Total 3,510 square feet

Height of Building: Two Stories, 18 feet  
Exterior Building Materials: Stucco  
Roof Materials: Composition Shingles  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-F

Previous Files: None

Additional Information: The applicant is requesting to expand the existing two story residence by adding a 60 square foot addition to the southeast corner of the second floor. The addition will add additional space to the master bedroom. The addition will extend the south side of the house along the previously established three foot side setback. The Zoning Ordinance requires a five foot setback for interior property lines. The Zoning Administrator Special Permit is necessary to expand the legal non-conforming structure with the same building setback. The driveway for the adjacent property to the south abuts the south property line.

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, Section 15305(a) and (b)}.

Conditions of Approval

1. There shall be no further expansion into the side yard setback area.
2. Size and location of the structure shall conform to the plans submitted.
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 existing south side yard setback is three feet and the proposed addition 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 addition to the existing single family residence is compatible in design with

- the other existing properties in the neighborhood; and
- b. the properties to the north and south have a three foot setback.
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*

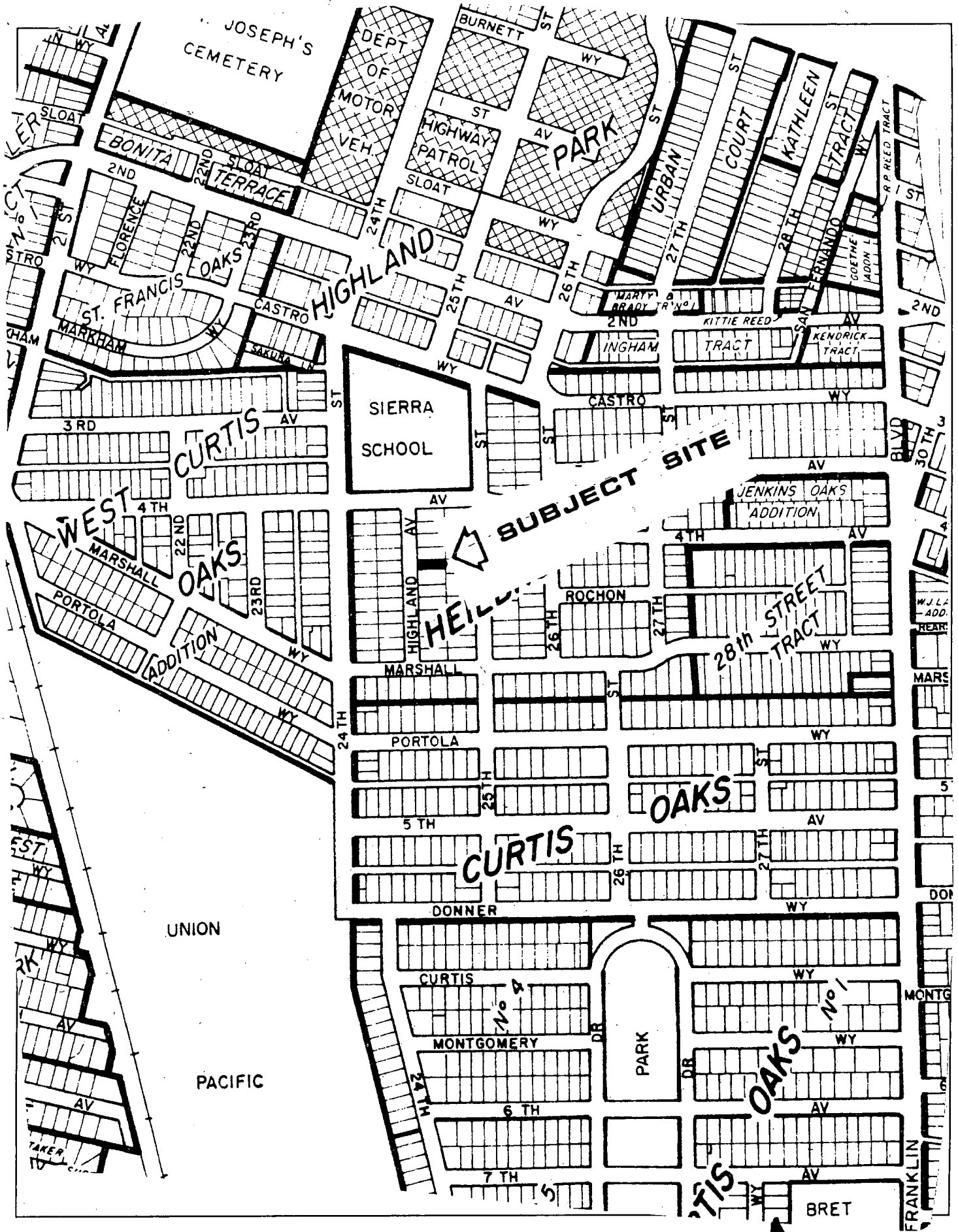
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Joy D. Patterson  
Zoning Administrator

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

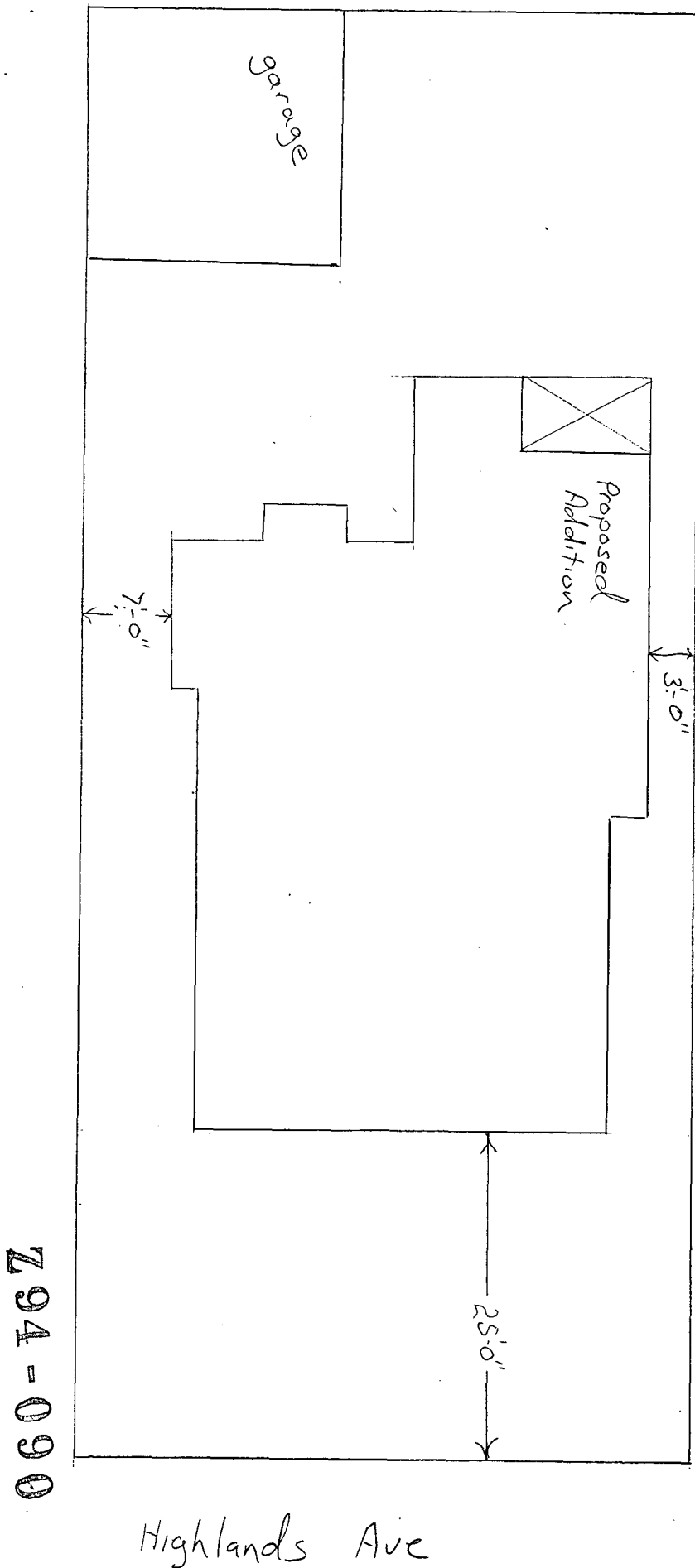


VICINITY MAP





**EXHIBIT A**



2911 Highlands Ave.  
Plot Plan

Z94-090

Highlands Ave

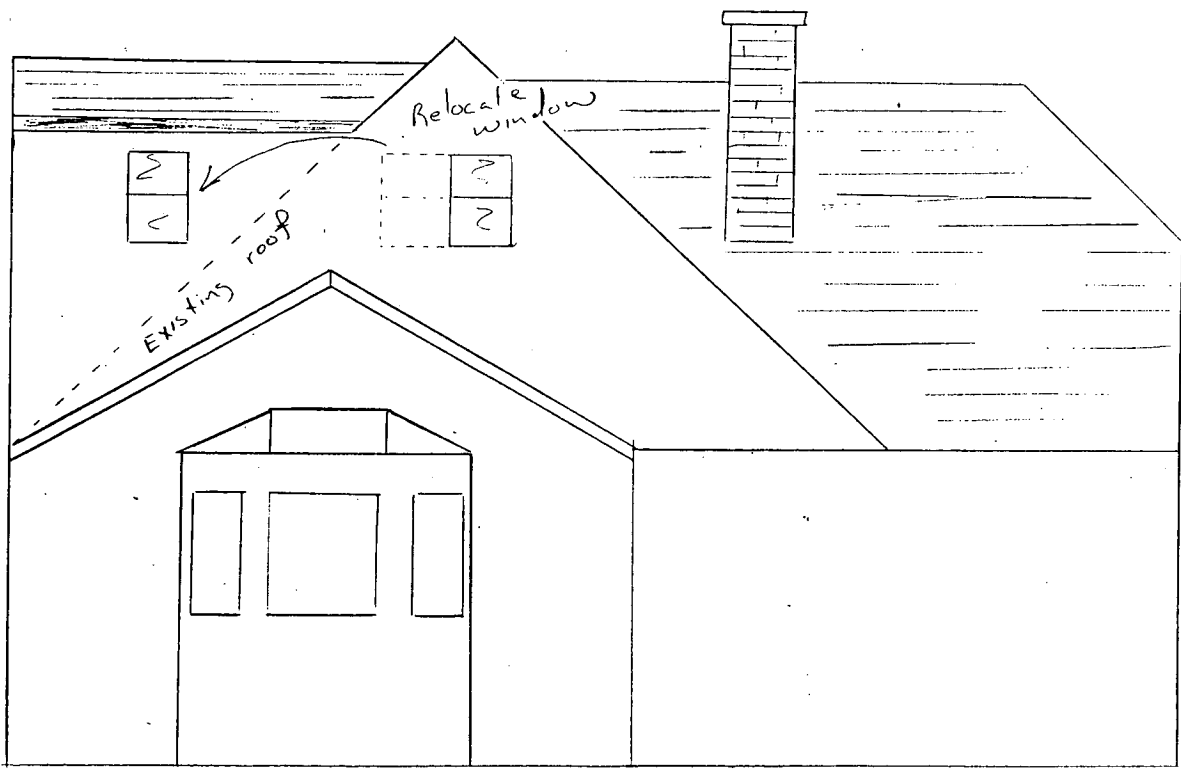
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SEPTEMBER 13, 1994

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East Elevation  
2919 Highlands



SEPTEMBER 13, 1994

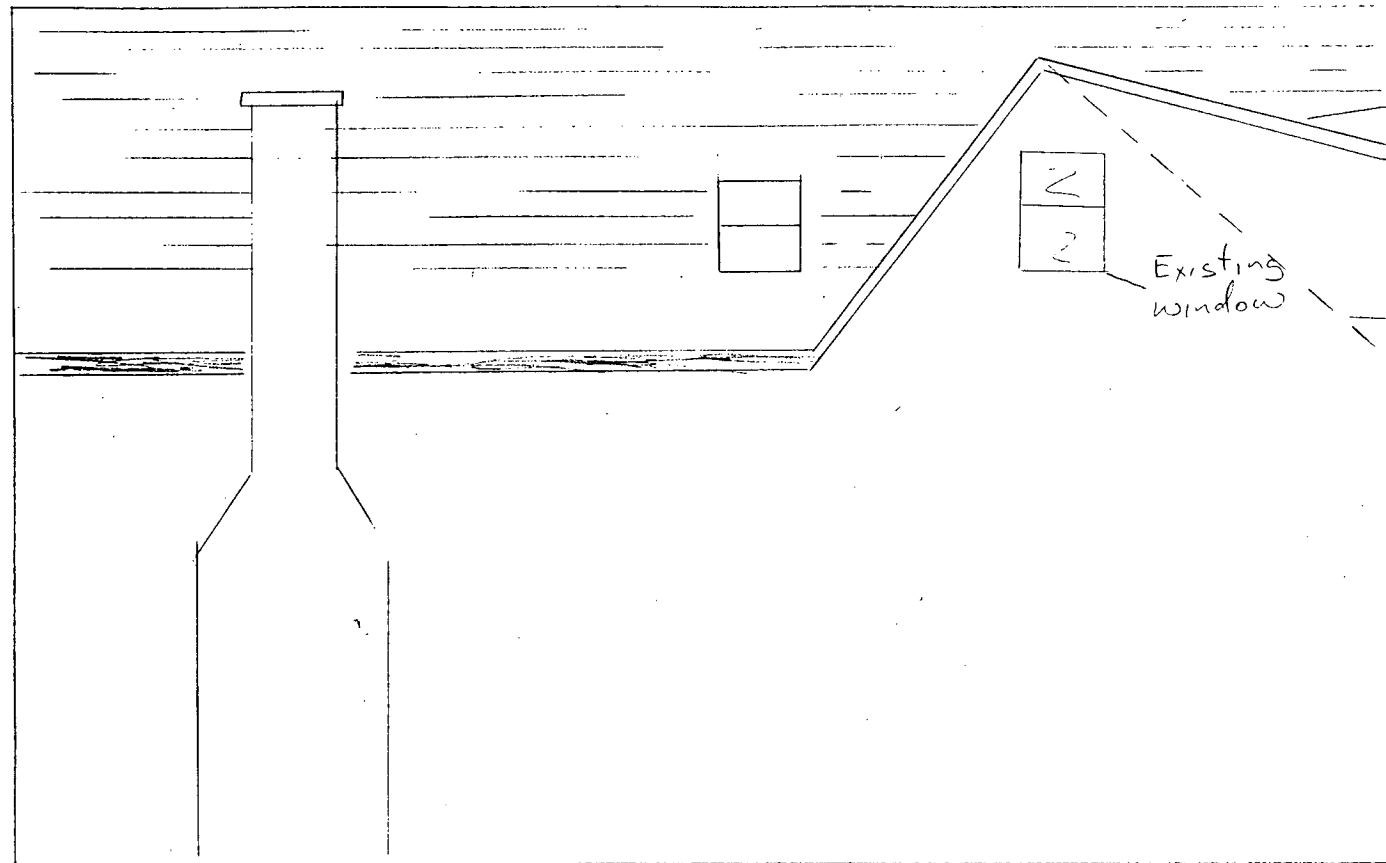
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**EXHIBIT B**

RECEIVED  
AUG 29 1994  
CITY OF SACRAMENTO  
CITY PLANNING DIVISION

South Elevation  
2919 Highlands

EXHIBIT C



Proposed  
Roof  
line

Existing  
window

Existing  
Roof  
line

RECEIVED  
AUG 24  
CITY OF SACRAMENTO  
CITY PLANNING DIVISION

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SEPTEMBER 13, 1994

ITEM 1



2nd Floor Existing  
Floor Plan

ITEM 1

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Z94-090

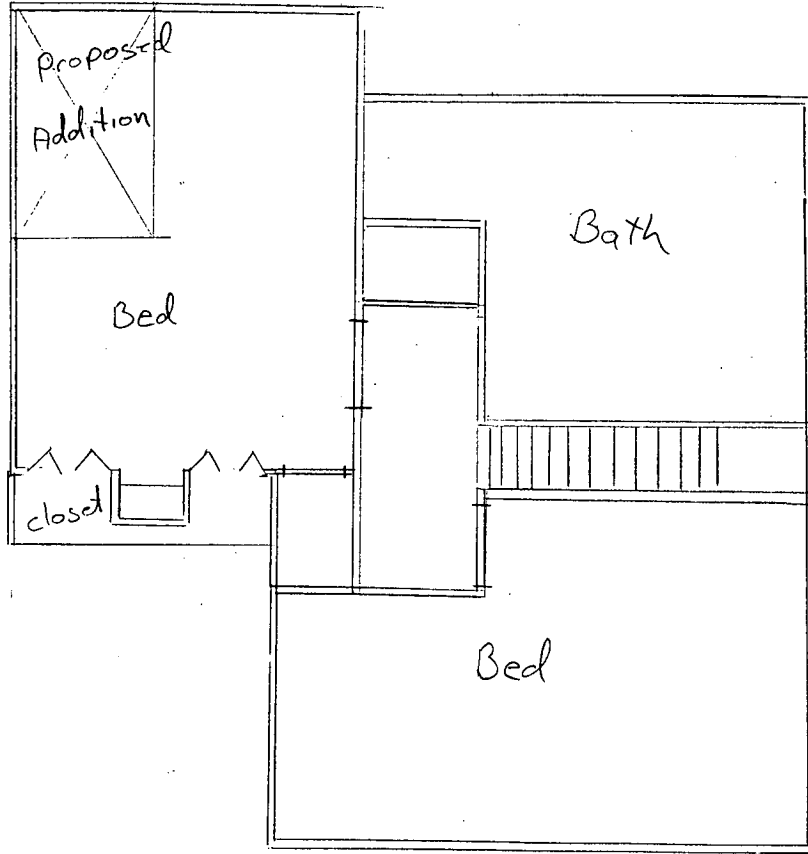
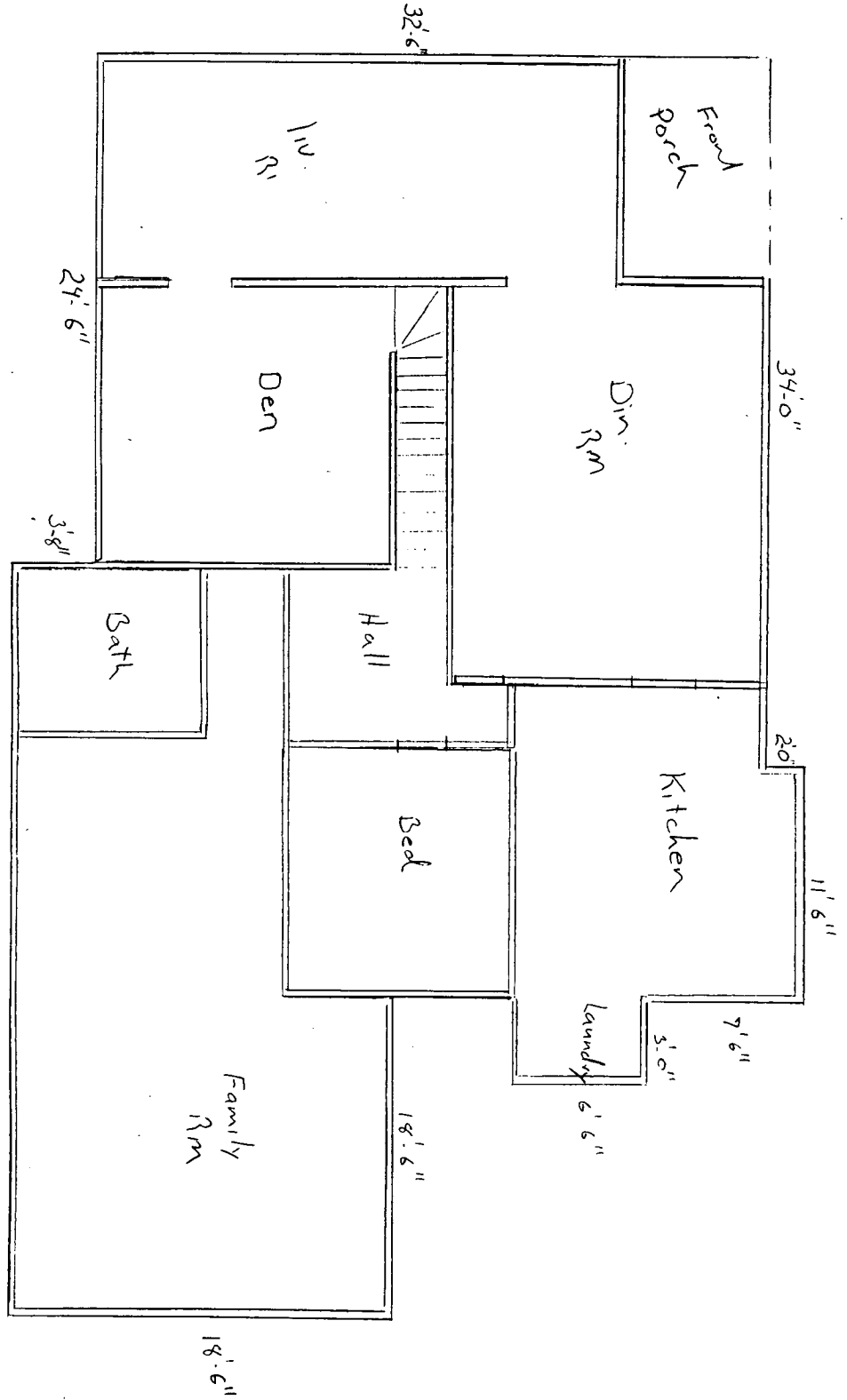


EXHIBIT D

Z94-090

**EXHIBIT E**



1st Floor Existing  
Floor plan

Z 94 - 090

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