

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

APPLICANT	Carolyn Delaney, 1560 48th Street, Sacramento, CA 95819				
OWNER	Carolyn Delaney, 1560 48th Street, Sacramento, CA 95819				
PLANS BY	Carolyn Delaney, 1560 48th Street, Sacramento, CA 95819				
FILING DATE	7/11/90	ENVIR. DET.	Exempt 15305 (a)	REPORT BY	DTH
ASSESSOR'S PCL. NO.	008-0424-013-0000				

APPLICATION: Planning Director's Special Permit to allow an 18.75' x 16.75' expansion of an existing house to be located three feet from the interior property line located on .14± developed acres located in the Standard Single Family (R-1) zone.

LOCATION: 1560 48th Street

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing residence which was constructed with a three foot side yard setback. The proposed expansion will be in keeping with the original line of the house.

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 Residence

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Single Family and Two Family; R-1
East: Single Family; R-1
West: Single Family; R-1

Property Dimensions:	40'± x 150'±
Property Area:	.14± acres
Square Footage of Existing Residence:	880± square feet
Square Footage of Proposed Expansion:	314± square feet
Height of Existing Residence & Proposed Expansion:	1 Story
Square Footage of Existing Garage:	340± square feet
Existing Lot Coverage:	20%
Proposed Lot Coverage:	26%

Exterior Materials:	Stucco
Exterior Colors:	White with Blue Trim
Roof Materials:	Composition Shingle
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site consists of a single parcel totaling 0.14± acres currently developed with a single family residence and a detached garage. The site is zoned Standard Single Family (R-1) and is designated for Low Density Residential (4-15 du/na) in the General Plan. The subject site is surrounded on the north, east and west by single family residences and on the south by single family and two family residences, zoned Standard Single Family Residential (R-1).

B. Applicant's Proposal

The applicant is requesting a Planning Director's Special Permit in order to construct a 314± square foot expansion, to an existing residence, to be located three feet from the southern property line. As the existing residence was constructed with a three foot setback, the applicant is requesting to construct an 18.75' x 16.75' expansion to the rear of the residence and is proposing to construct the addition three feet from the southern property line. The applicant feels that in order to expand the house and maintain the original character of the structure, it is necessary to maintain the original line of the house which is located three feet from the property line.

C. Staff Analysis

Staff has reviewed the applicant's proposal and surveyed the surrounding area and has found that most of the residences in the area were constructed with less than the required five foot setback. The existing residence is at three feet and in order to keep with the existing setback line of the house the proposed addition would need to be constructed with a three foot side yard setback. The applicant is proposing a stucco (white) with wood trim (blue) addition and composition shingles on the roof. The architecture proposed on the expansion is compatible to the existing residence. Staff, therefore, has no objections to the proposed expansion to the existing residence.

D. Agency Comments

The proposed project was reviewed by City Building, Water and Sewer and the Engineering Development Division. No comments were received.

ENVIRONMENTAL REVIEW: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA), Section 15305 (a).

RECOMMENDATION: Staff recommends the Planning Director approve the Planning Director's Special Permit to expand an existing non-conforming single family residence subject to conditions and based upon findings of fact which follow.

Conditions

- 1. The addition shall follow the same setback as the existing residence (a minimum of three feet from the southern property line) and shall be located a minimum of six feet from the existing detached garage;
- 2. The proposed addition is to be used as extra living area for the existing residence and shall not be used as a second residential unit or apartment;
- 3. The applicant shall obtain all necessary building permits prior to construction of the addition.

Findings of Fact

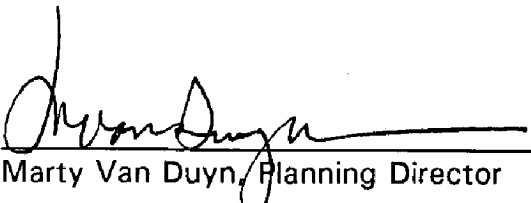
- 1. The project, as conditioned, is based upon sound principles of land use in that a single family residence is a permitted use in a single family neighborhood.
- 2. The project, as conditioned, will not be detrimental to the public health, safety or welfare and will not result in the creation of a nuisance in that:
 - a. Adequate open space is provided on the site; and
 - b. The design is compatible with the existing residence and surrounding residences.
- 3. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).

REPORT PREPARED BY:

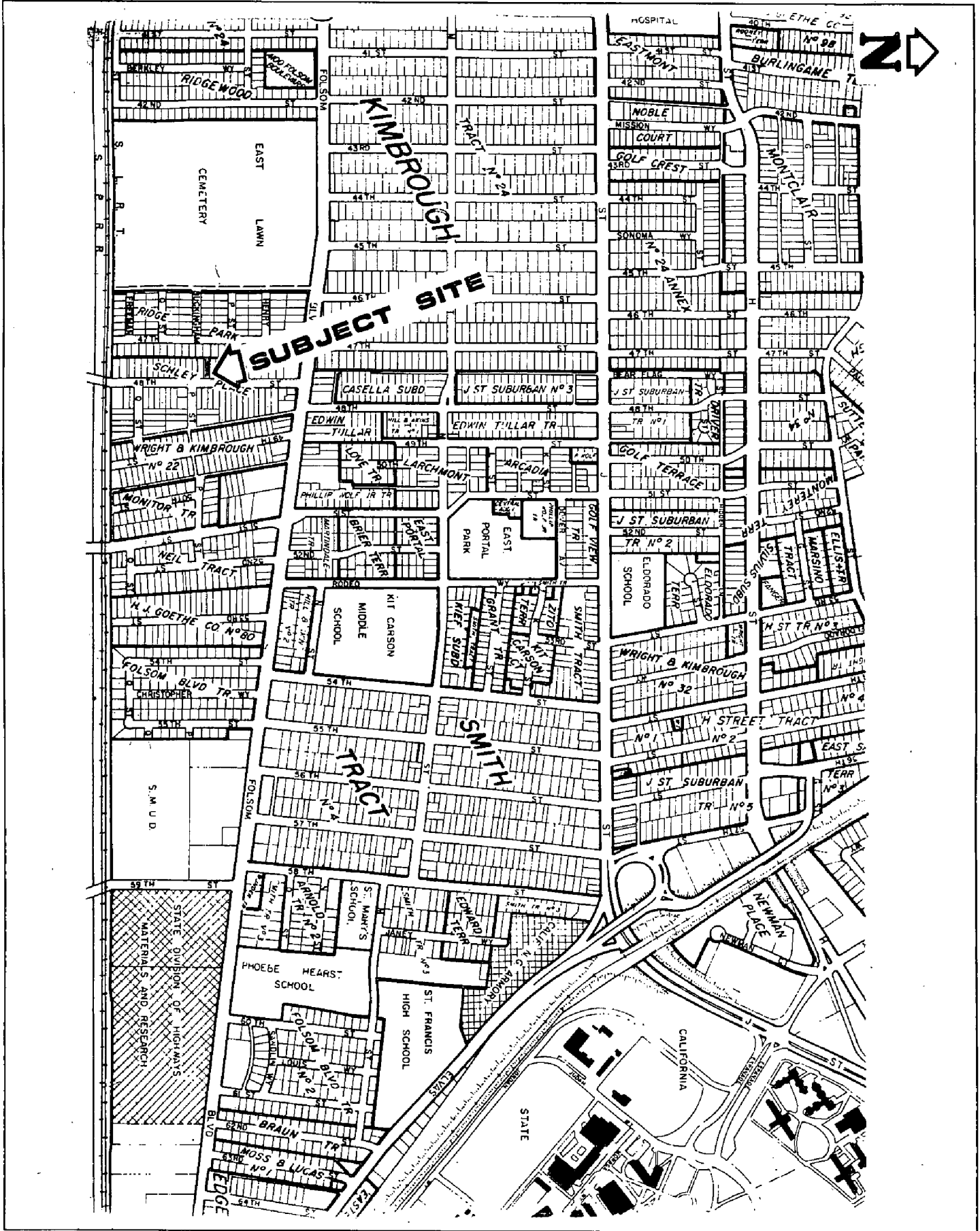

 Dawn T. Holm, Planner

11-13-90
 Date

REPORT APPROVED BY:


 Marty Van Duyn, Planning Director

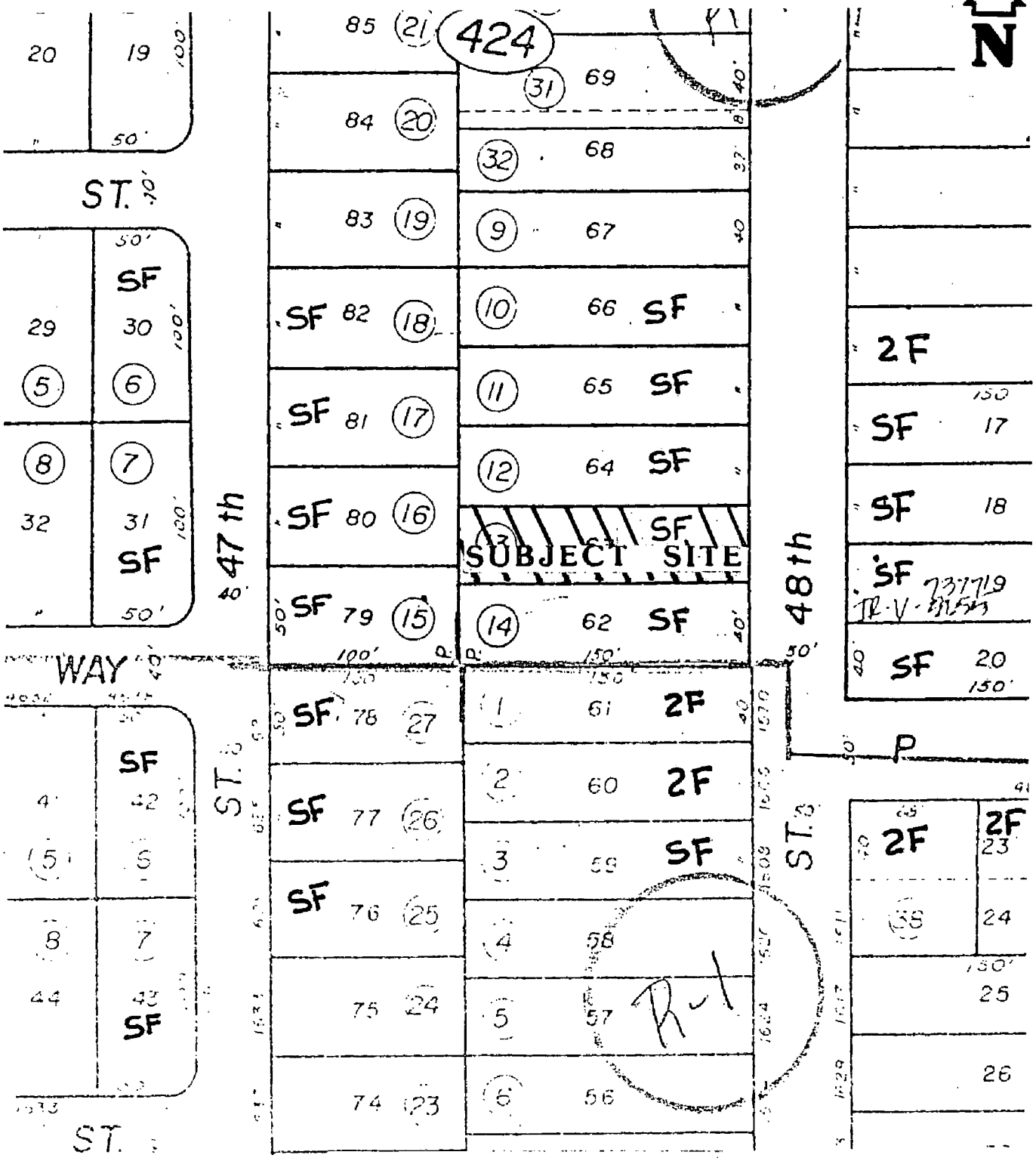
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VICINITY MAP

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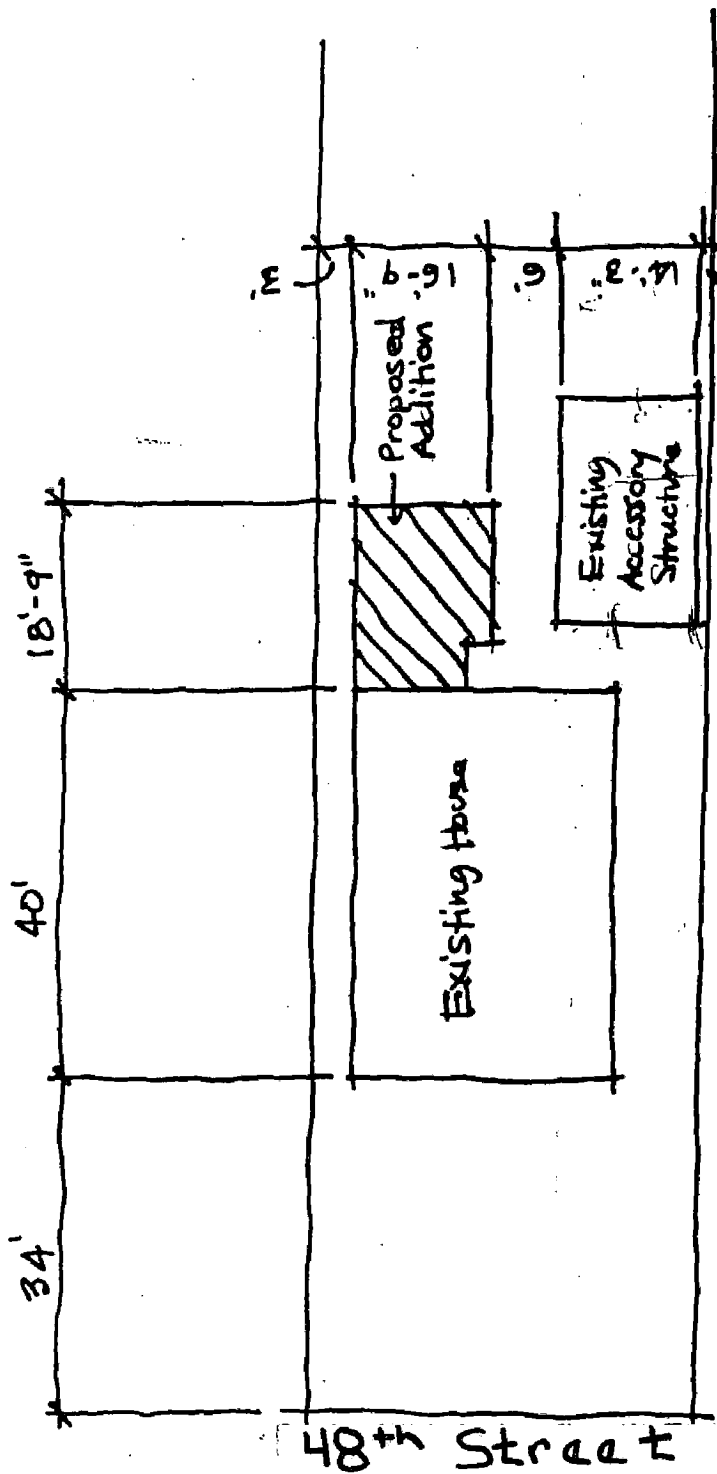


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Zoned R-1

LAND USE & ZONING MAP

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EXHIBIT A
SITE PLAN



Site Plan
1" = 20'

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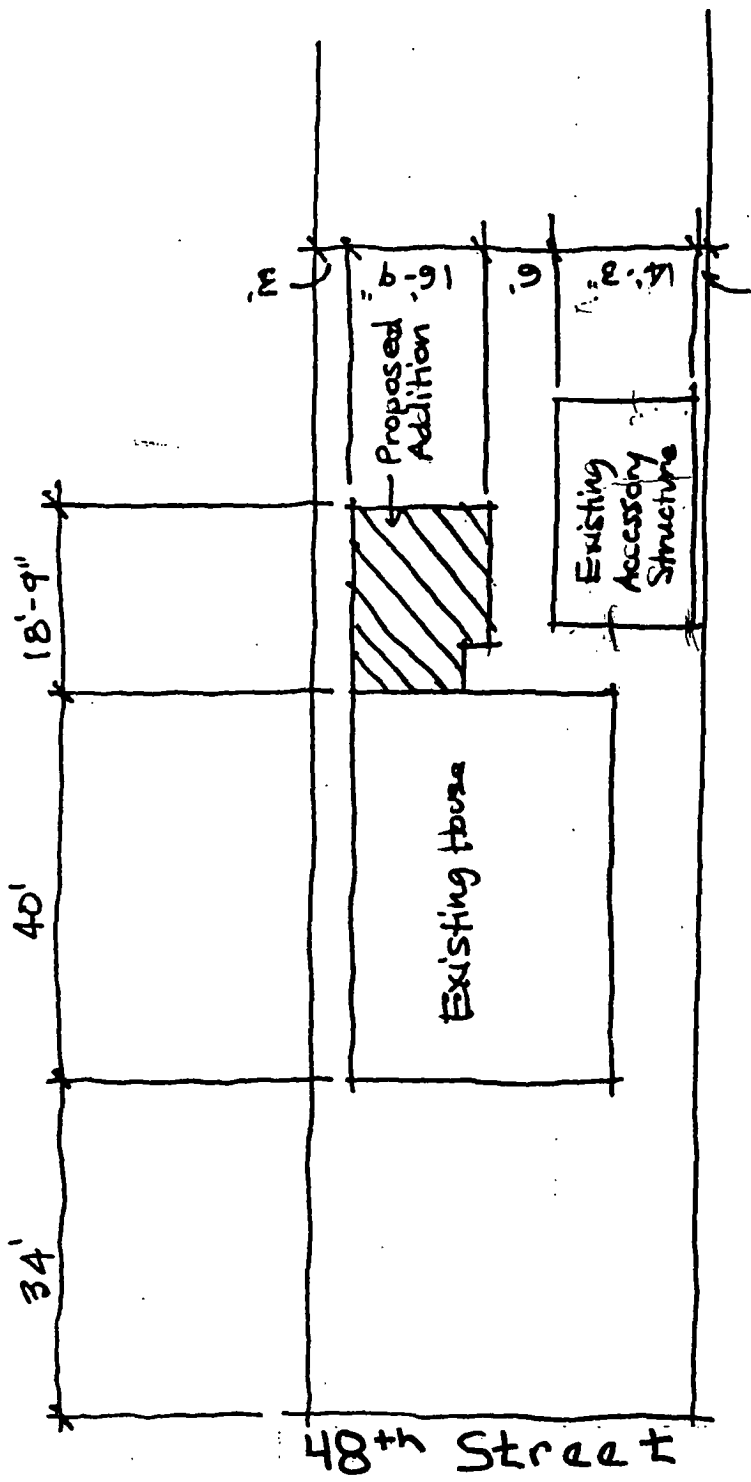
48th Street

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EXHIBIT A
SITE PLAN

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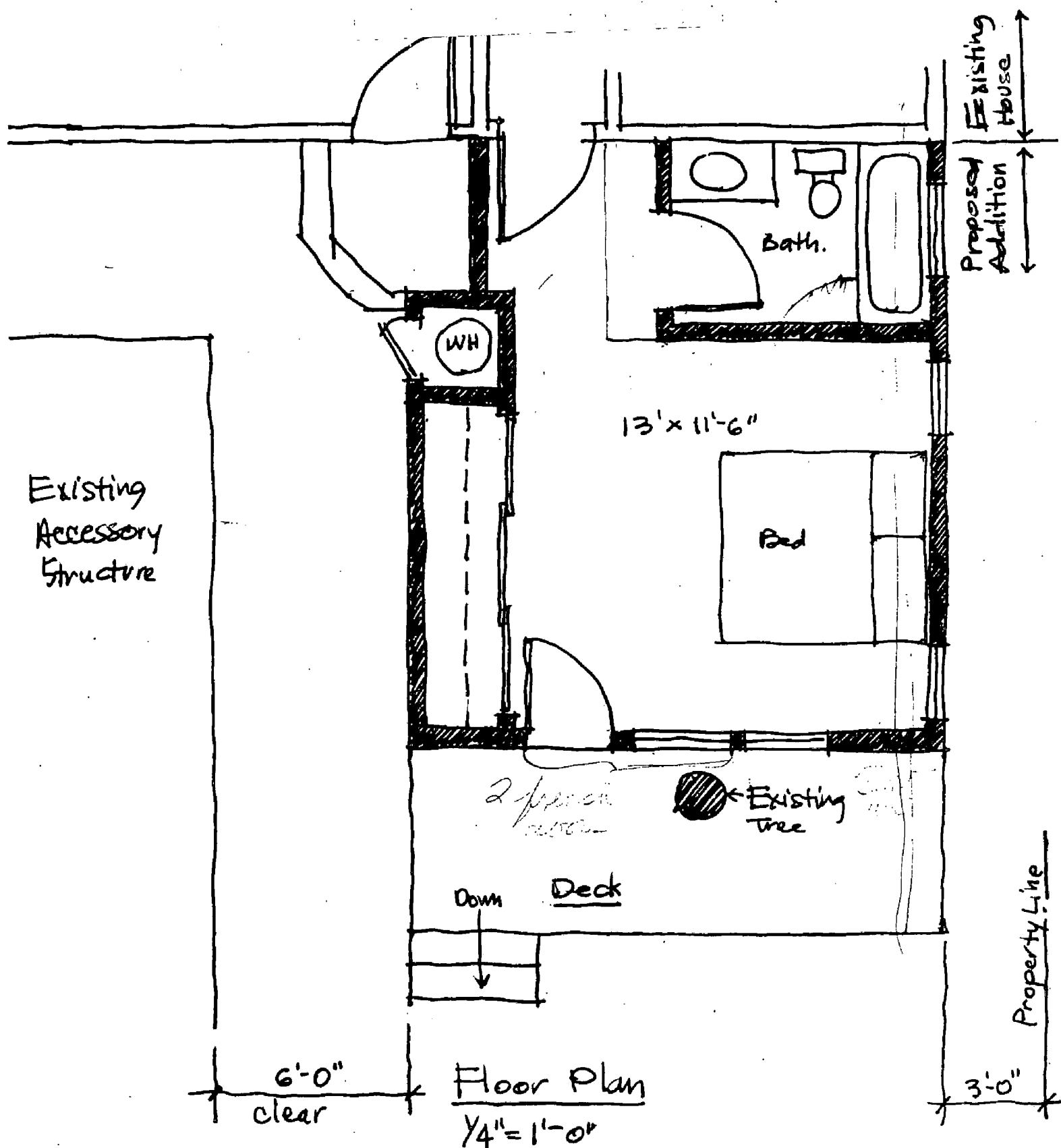


North 
Site Plan
1" = 20'

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EXHIBIT B
FLOOR PLANS



Existing
Accessory
Structure

Existing
House
Proposed
Addition

13' x 11'-6"

Bed

2 french
doors

Existing
tree

Down
Deck

Property Line

6'-0"
clear

Floor Plan
1/4" = 1'-0"

3'-0"

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EXHIBIT C-1
ELEVATIONS



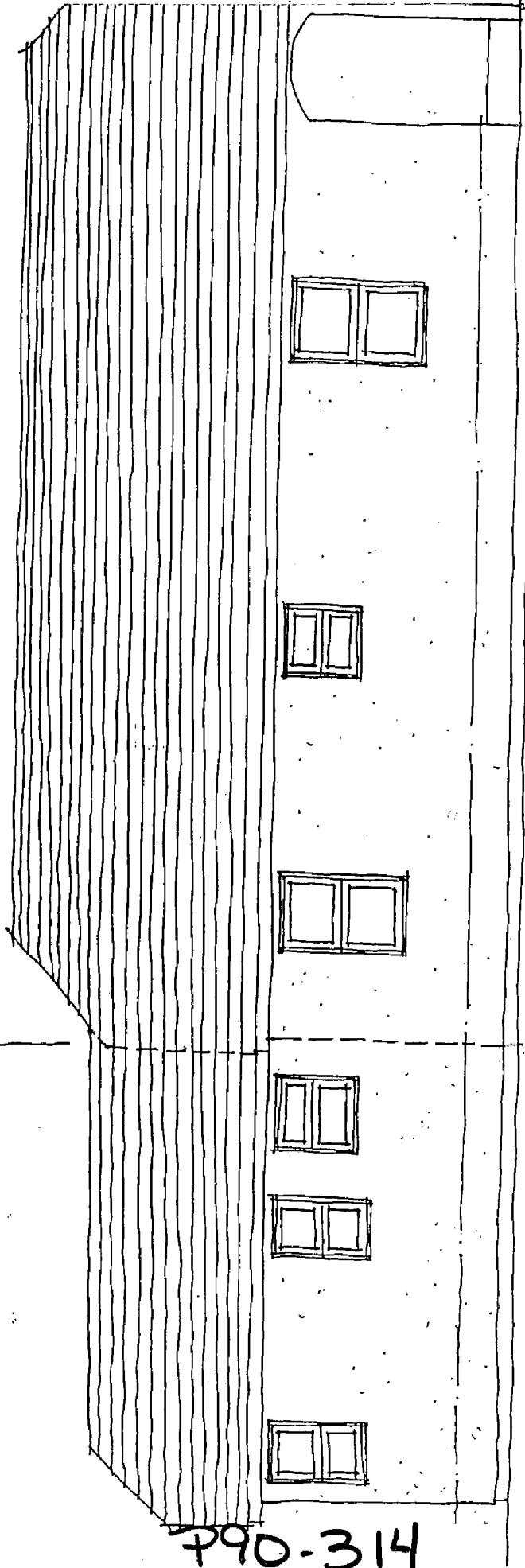
ear elevation $\frac{1}{4}'' = 1'-0''$

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EXHIBIT C-2
ELEVATIONS

Proposed Addition
Existing House



Side Elevation (South)
1/4" = 1'-0"

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