

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, September 26, 1995, the Zoning Administrator approved with conditions a special permit to allow a non-conforming single family residence to be rebuilt and a variance for a reduced driveway depth for the project known as Z95-073. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

- Request: 1. Zoning Administrator Special Permit to remove and rebuild a non-conforming structure by building a 1430 square foot two story single family residence on 0.06± developed acres in the Standard Single Family (R-1) zone.
2. Zoning Administrator Variance to allow the driveway depth to be reduced from the required 20 feet to seven feet, ten inches.

Location: 4070 Second Avenue

Assessor's Parcel Number: 014-0111-014

Applicant: CHMD Architects (Andy)
 2150 Capital Avenue, Suite 200
 Sacramento, CA 95816

Property Owner: Sacramento Housing and Redevelopment Agency
 630 I Street
 Sacramento, CA 95814

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	Proposed
North: R-1; Single Family Residence	Front:	25'	5'
South: R-1; Single Family Residence	Side(E.):	5'	6.67'
East: R-1; Single Family Residence	Side(W.):	12.5'	6.67'

West: R-1; Single Family Residence Rear: 15' 5'

Property Dimensions: 41 feet x 63 feet
 Property Area: 0.06± acres
 Square Footage of Building: 1,430 square feet
 Height of Building: Two Story, 23 feet
 Exterior Building Materials: Horizontal Siding
 Roof Materials: Composition Shingles
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: None

Additional Information: The applicant is requesting to demolish the existing two story residence and rebuild a 1,430 square foot two story residence on the same foundation. A Zoning Administrator Special Permit is necessary to rebuild the legal non-conforming structure with the same building setback. The new residence will also include a new garage that is larger than the previous garage. The existing garage, although quite small, provided a 22 foot driveway. The proposed garage will have a seven foot, ten inch driveway to conform with Public Works driveway standards of either an 18 foot or greater or eight foot or less driveway when the standard driveway cannot be provided. The applicant is requesting a variance to reduce the driveway from twenty to approximately eight feet. The site is a corner lot that is substandard in width and depth.

The existing rear yard setback is 6.7 feet. The proposed project will replace a smaller garage with a larger garage that will encroach further into the rear yard setback area. The new rear yard setback will be five feet. The Zoning Ordinance states that on a corner lot an attached accessory structure may encroach into the rear yard setback no nearer than five feet.

The site is located within the Oak Park Improvement Association and the Med Center Neighborhood Association areas. The proposed plans have been submitted to the neighborhood associations and no comments have been received. The project was approved by the Oak Park PAC. The project has been noticed and staff received one call requesting additional information. The adjacent property owner was concerned that the property would become a rental. Staff informed the caller that no conditions could be made requiring a project to be owner occupied.

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(b)}.

Conditions of Approval

1. There shall be no further expansion of the residence into any 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.
4. The project shall receive Design Review staff review and approval prior to the issuance of building permits.
5. The garage area shall not be converted to additional living area or a second residential unit. Also the garage shall never have a second floor addition.
6. The applicant will obtain a driveway Variance from Public Works. The applicant shall contact Steve Pyburn (264-7481) to initiate the Variance process.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the house is existing with non-standard front, side, and rear setbacks and the proposed rebuilding of the house in the same location will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variance request does not constitute a use variance in that the single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone.
4. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed addition is compatible with the adjacent residential properties;
 - b. other properties in the area have less than standard setbacks;
 - c. an enclosed garage for off-street parking will be provided; and
 - d. the lot is substandard in width and depth.

5. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).

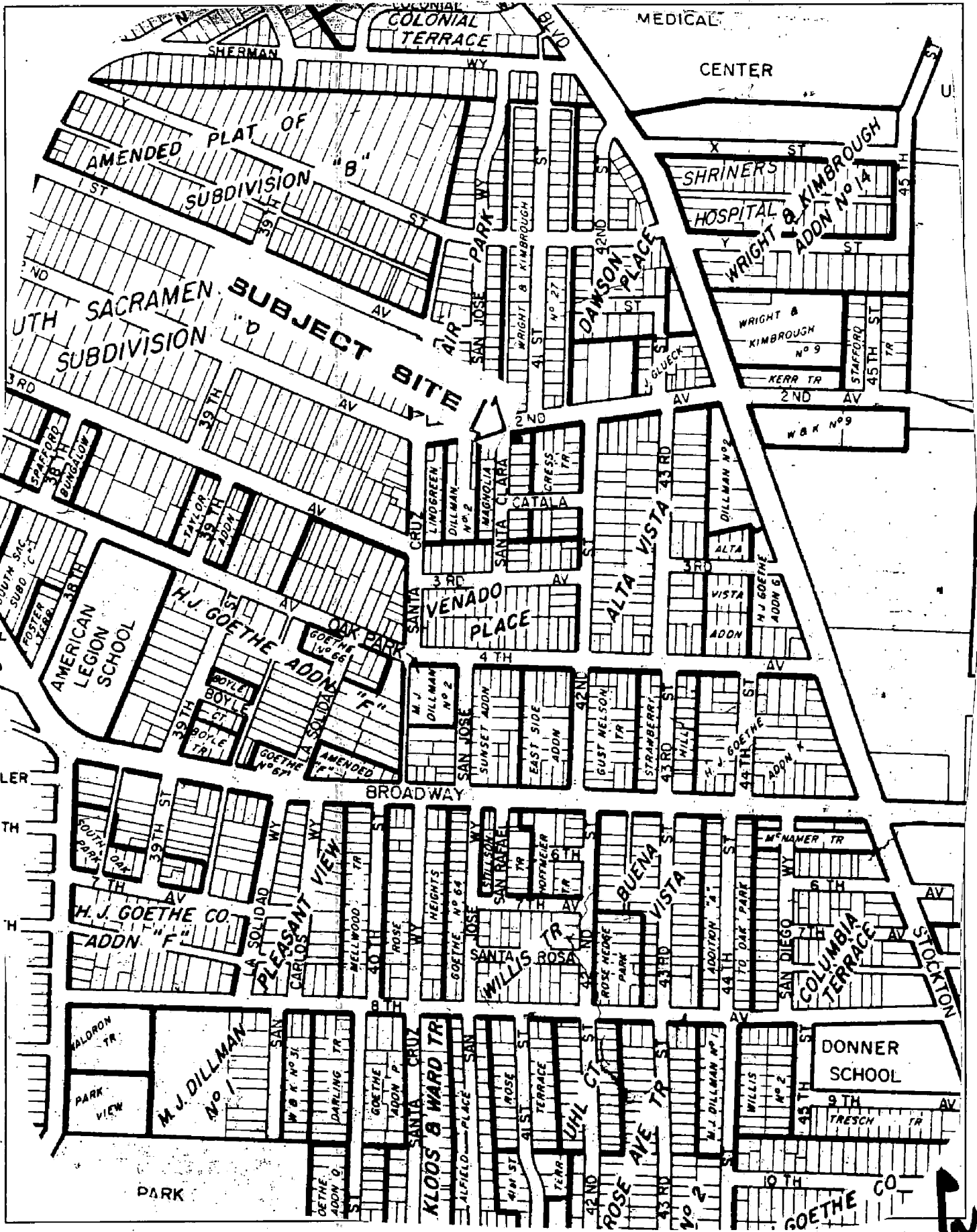
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

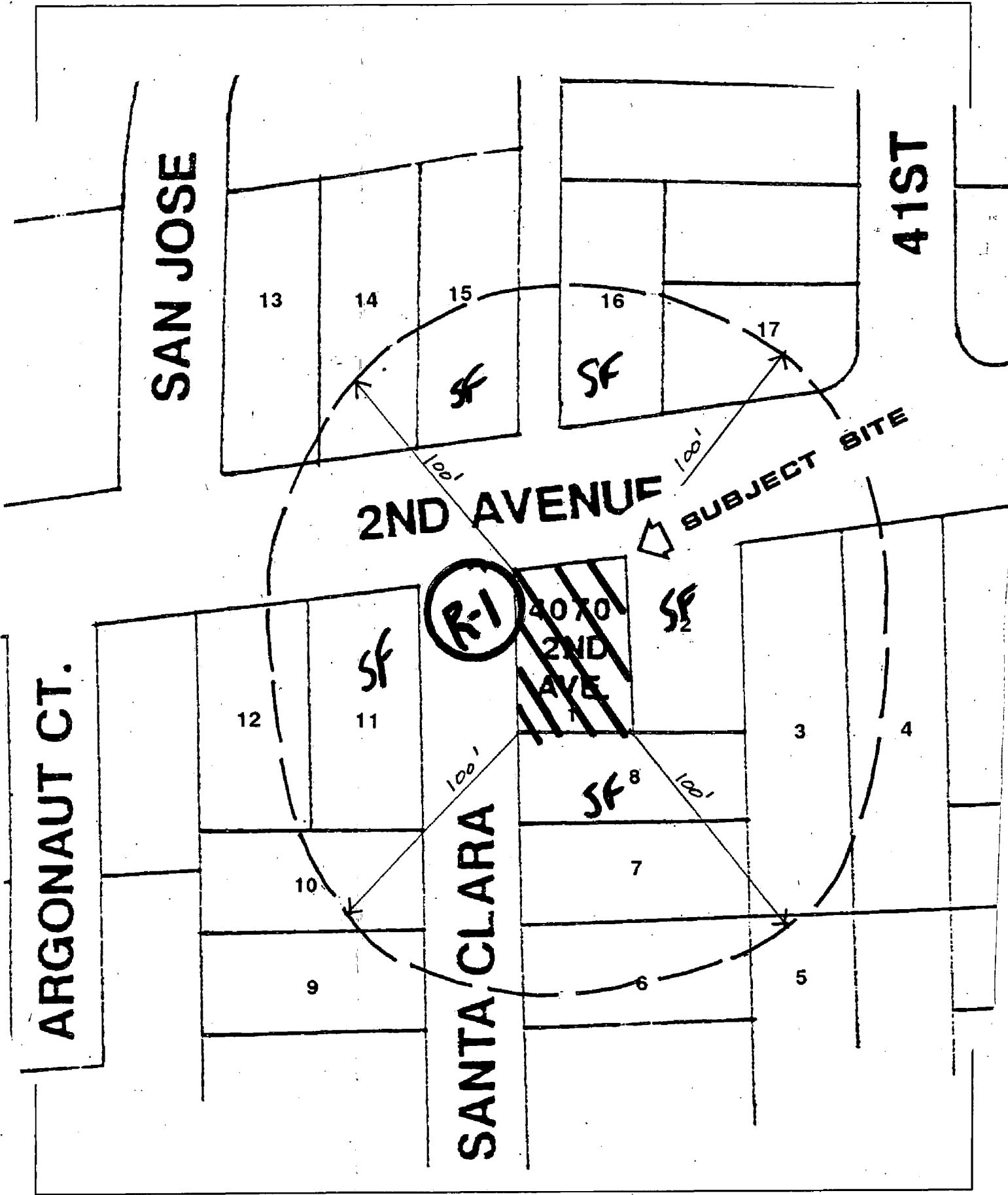
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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



ARGONAUT CT.

SAN JOSE

41ST

2ND AVENUE

SUBJECT SITE

R-1

40' x 0'
2ND
AVE

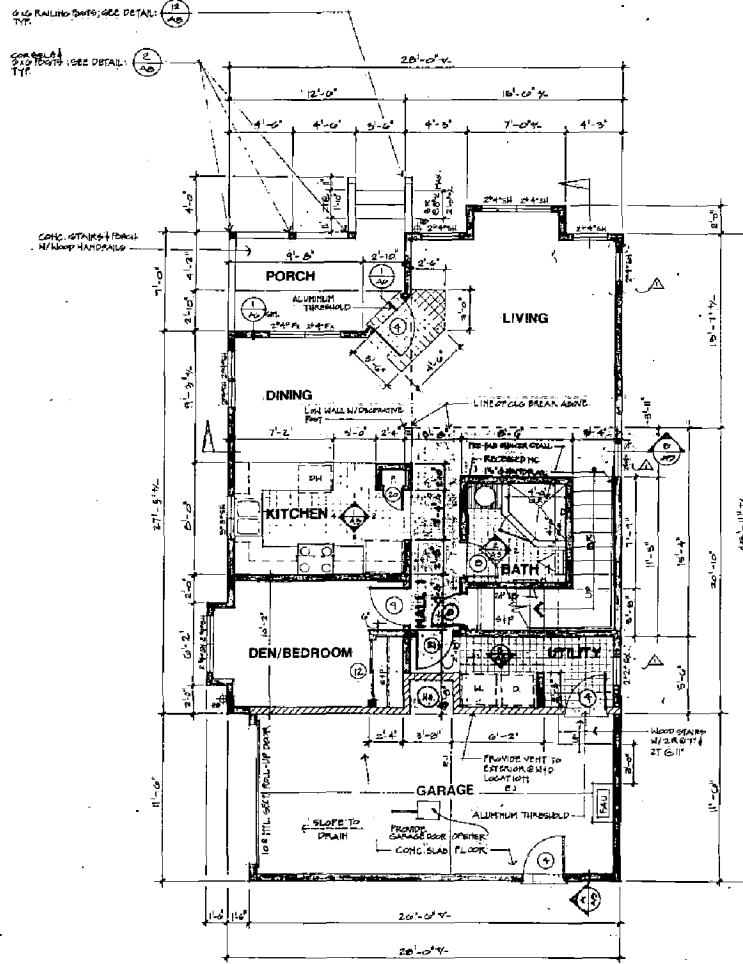
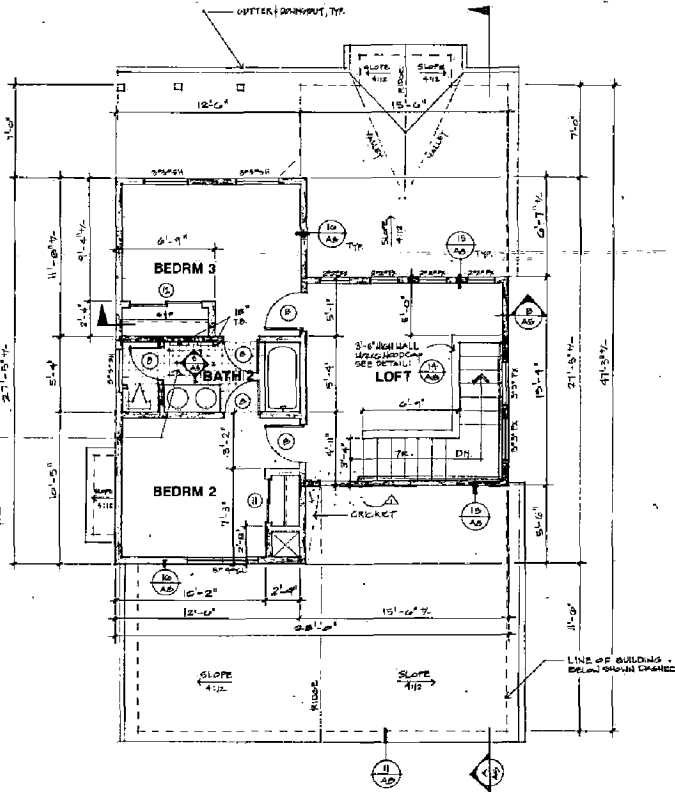
SANTA CLARA

LAND USE & ZONING MAP

295-073

SEPTEMBER 26, 1995

ITEM 4



NCHD
ARCHITECTS

NIYA CALPO HOM & DONG

ARCHITECTURE: INTERIOR DESIGN:
 Planning: Custom Planning
 Design: Space Planning
 Research: Tenant Improvement

2150 CAPITOL AVENUE, SUITE 200
 SACRAMENTO, CA 95816
 916/440-7741

CONSULTANT

PROJECT

CITYWIDE ACQUISITION & REHABILITATION

4070 2ND AVENUE

The architectural services shall not constitute the entire scope of the construction or renovation. The architect shall be held responsible for any errors and omissions that may occur. The architect shall be held responsible for any errors and omissions that may occur. The architect shall be held responsible for any errors and omissions that may occur.

ARCHITECT: _____
 OWNER: _____

REVISIONS	
NO.	DESCRIPTION
1	24. JUNE 95 DESIGN REVIEW

JOB NO.: C 94124.02
 DATE: APRIL 3, 1995
 DRAWING NO.:

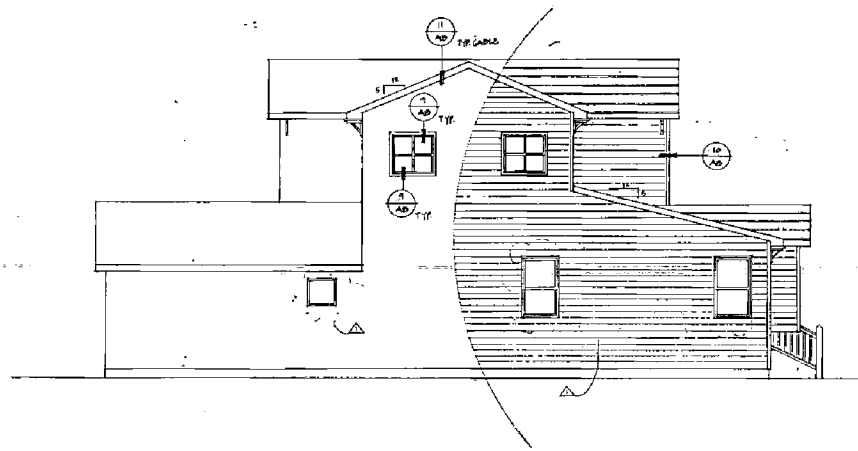
A2

EXHIBIT - B

295-073

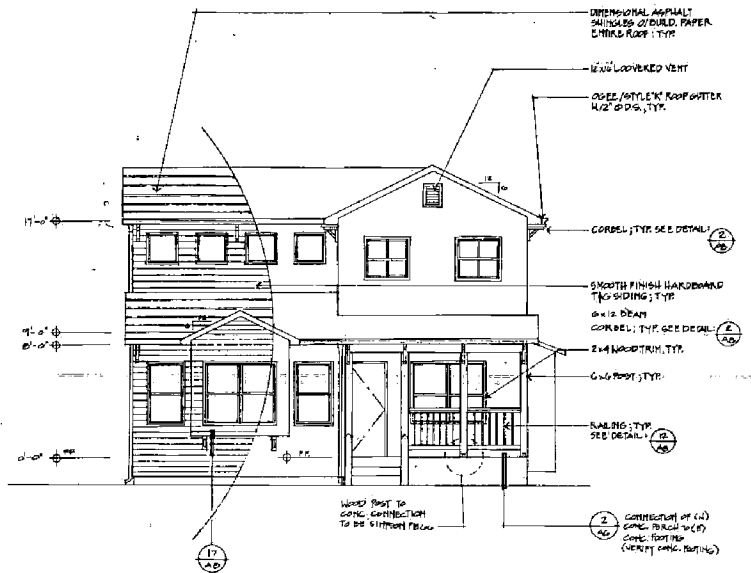
SEPTEMBER 26, 1995

IRRAWAY



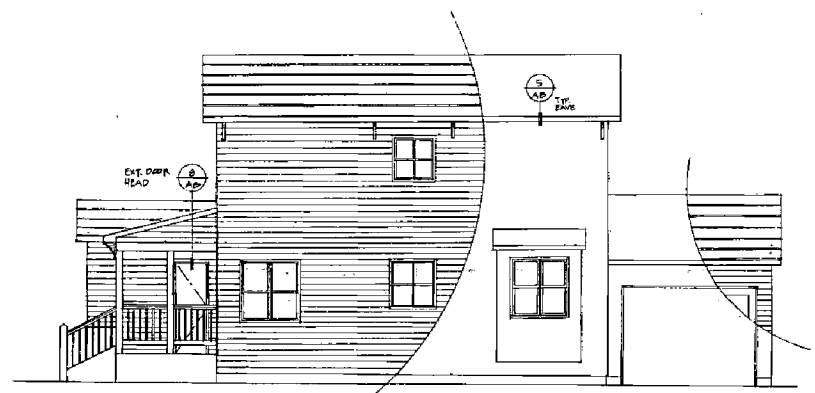
EAST ELEVATION

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



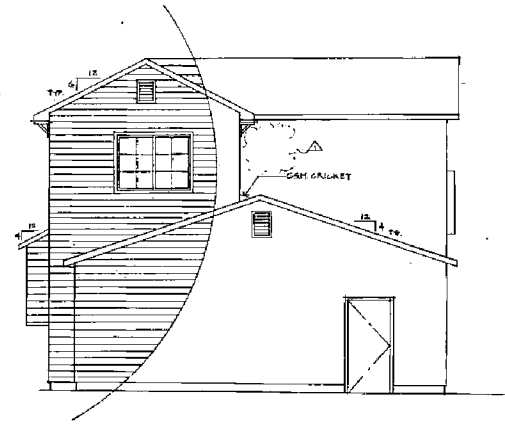
NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

NCHD
ARCHITECTS

**NIYA
CALPO
HOM &
DONG**

ARCHITECTURE: INTERIOR DESIGN
Planning: Systems Planning
Design: Tenant Improvement
Research: Tenant Improvement

2150 CAPITOL AVENUE, SUITE 200
SACRAMENTO, CA 95816
916/448-7741

CONSULTANT

PROJECT

CITYWIDE ACQUISITION
& REHABILITATION

4070 2ND AVENUE

The undersigned architect does not warrant that these plans or the specifications or drawings are complete or correct in every particular. It is the responsibility of the client to verify the accuracy of the information furnished to the architect and to provide the architect with all necessary data and information for the proper execution of the project. The architect shall not be held responsible for any errors or omissions in the drawings or specifications or for any consequences that may result therefrom.

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The drawings are not to be used for construction without the approval of the architect and the client.

REVISIONS	
NO.	DATE DESCRIPTION
1	24-JULY-95 DESIGN REVISION

JOB NO: C 94124.02
DATE: APRIL 3, 1995
DRAWING NO:

A4

OF SHEETS

EXHIBIT - C

4070 2ND AVE.

Exhibit D
Existing Footprint

(N) CONCR.

62.58'

12'-0"

6'-8"

RESIDENCE

PERIMETE

CONDENSE

(N) CONCRE

10'-0"

6'-8"

PROPERTY

5'-0"

5'-0"
MIN.

41.333

5'-0"
MIN.

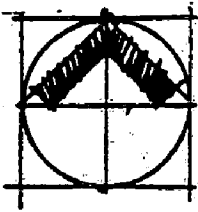
5'-0"
MIN.

SHADED AREA DENOTES
EXISTING FOOT PRINT.

7'-10"

295-073
SITE PLAN

9-26-95
SC: 1/8"



Item 4
9.29.9