

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, January 23, 2001, the Zoning Administrator approved with conditions a variance and a special permit to allow an existing trellis attached to a commercial building in the front yard setback to remain for the project known as Z00-164. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

- Request: 1. **Zoning Administrator Variance** to reduce the front setback from 7.5 feet to five feet for an existing 104 square foot trellis on 0.13± developed acres in the General Commercial (C-2) zone.
2. **Zoning Administrator Special Permit** to extend the non-conforming zero feet street side setbacks for the trellis.

Location: 3119 Broadway (D5, Area 3)

Assessor's Parcel Number: 010-0303-005

Applicant: Applied Architecture Inc. (Eddie Chu)
2420 K Street
Sacramento, CA 95816

Property Owner: Harman Management Corporation
199 First Street #212
Los Altos, CA 94022

Project Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial & Offices
Existing Land Use of Site: Commercial Building
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: C-2; Office	Front:	7.5'	24'	5'
South: C-2; Commercial	Side(N.):	5'	0'	0'
East: C-2; Office	Side(S.):	5'	0'	0'
West: C-2; Church	Rear:	0'	48'	48'

Property Dimensions: Irregular
Property Area: 0.13± acres

Square Footage of Buildings:	Building- 1,695 square feet
	Trellis- 104 square feet
	Total_ 1,799 square feet
Exterior Building Materials:	Stucco (Building) and Wood (Trellis)
Roof Materials:	Tile (Building)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: None

Background Information: The applicant had already submitted an application through Design Review and the Oak Park PAC for the exterior changes to the building including the trellis. The trellis is already built. The location of the trellis was determined to be in required setback areas, thus requiring entitlements.

Additional Information: The applicant is requesting a variance to allow an existing trellis located in the required front yard and street side yard setback areas to remain. The trellis is attached to the building and five feet from the front property line. The building is higher than 15 feet so a 7.5 foot front setback is required by the Zoning Ordinance. The parcel is a triangle and comes to a point at the intersection of Broadway and Y Street. The point is considered the front property line. The applicant is requesting a variance to reduce the required setback.

The existing building is built to each street side property line. The existing building does not meet the requirement for a five foot street side yard setback on both the north and south sides. The structure is considered a legal non-conforming structure. The trellis is attached to the building and extends along each street side property line. The Zoning Ordinance requires a Special Permit to expand a non-conforming structure and keep the existing setbacks.

The site is located within the Oak Park Design Review area. The project plans have been approved (DR00-014). The project has been noticed and staff received no calls.

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, Sections 15305(a) and 15303(e)}.

Conditions of Approval

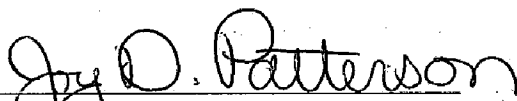
1. The applicant shall obtain all necessary building permits to complete construction.
2. Size and location of the building shall conform to the plans submitted.
3. The applicant shall conform with all Design Review conditions.

Findings of Fact- Variance:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed setback reduction 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. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the lot is irregularly shaped with a limited front setback area; and
 - b. the majority of commercial structures in the area are built to the property lines.
5. The project is consistent with the General Plan which designates the subject site as Community/Neighborhood Commercial & Offices.

Findings of Fact- Special Permit:

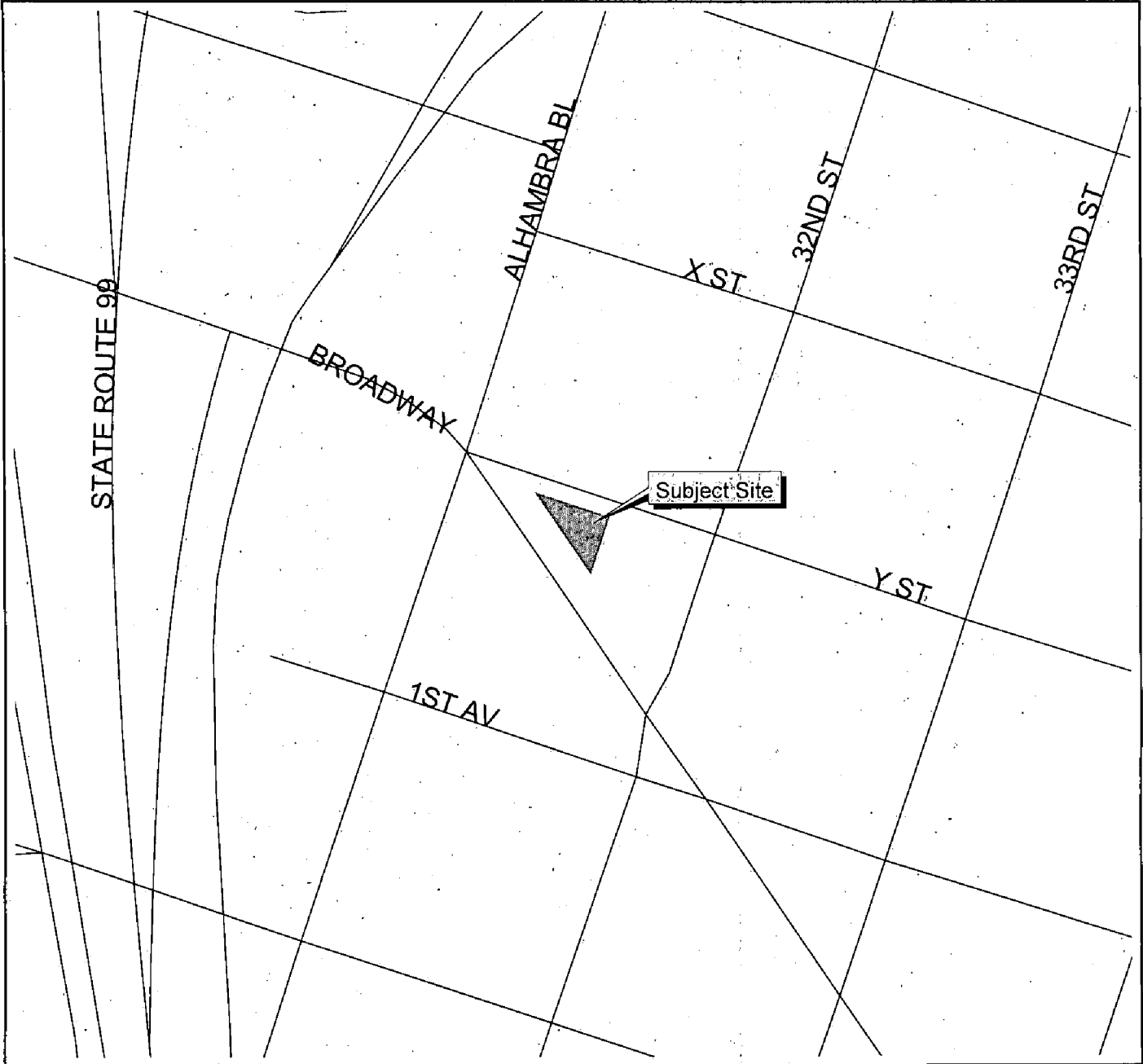
1. The proposed project, as conditioned, is based upon sound principles of land use in that the trellis addition will not substantially alter the characteristics of the site or the surrounding neighborhood
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed trellis addition is compatible in design with the other existing properties in the neighborhood; and
 - b. the is irregularly shaped with streets on three sides of the parcel.


Joy D. Patterson
Zoning Administrator

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

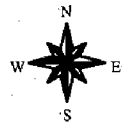
cc: File
Applicant
ZA Log Book

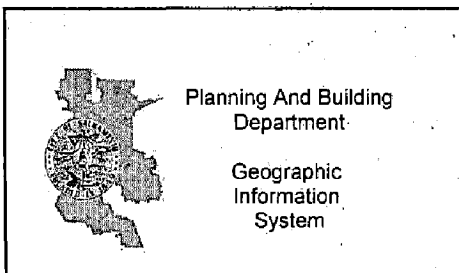
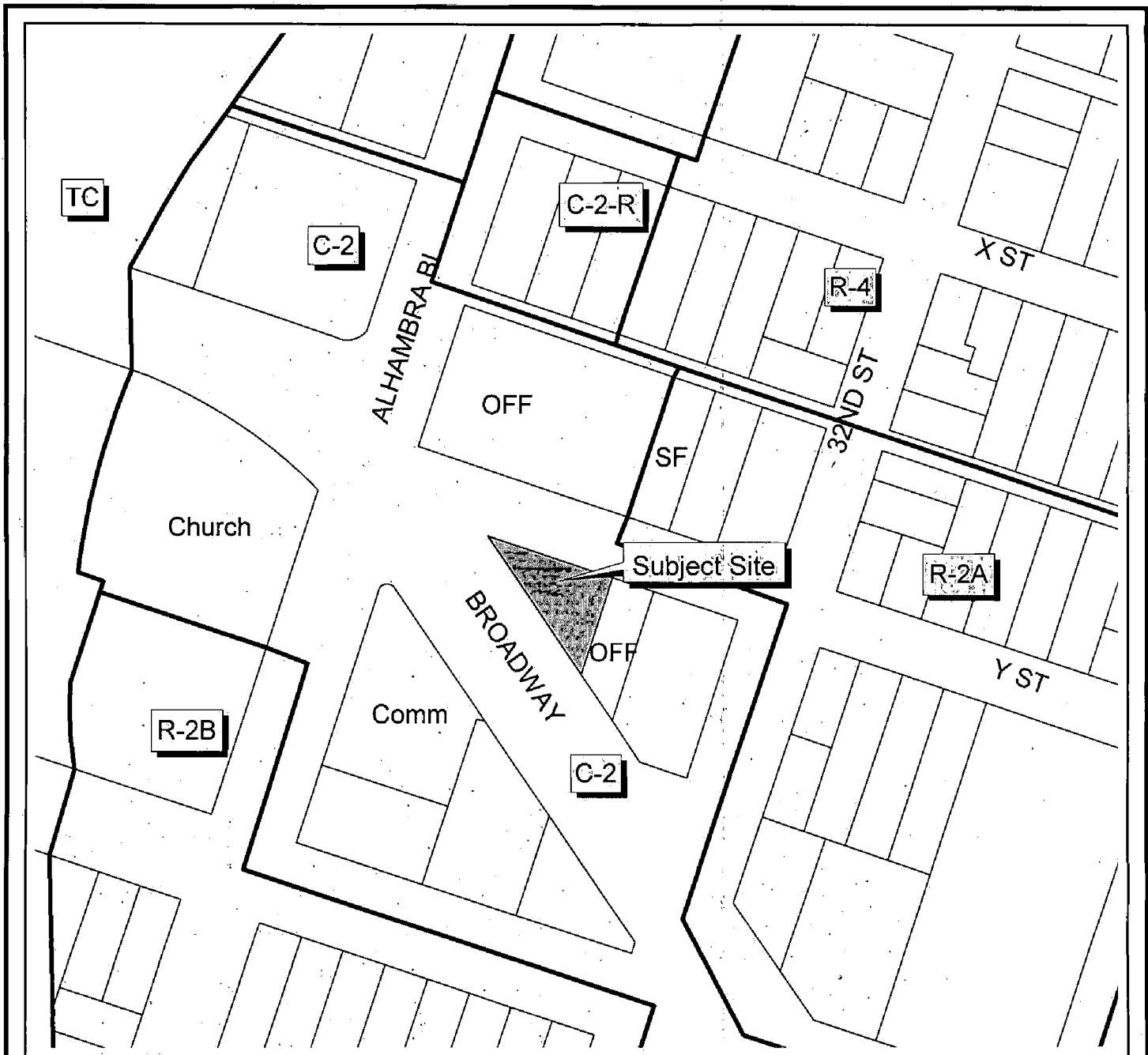


Planning And Building
Department

Geographic
Information
System

VICINITY MAP

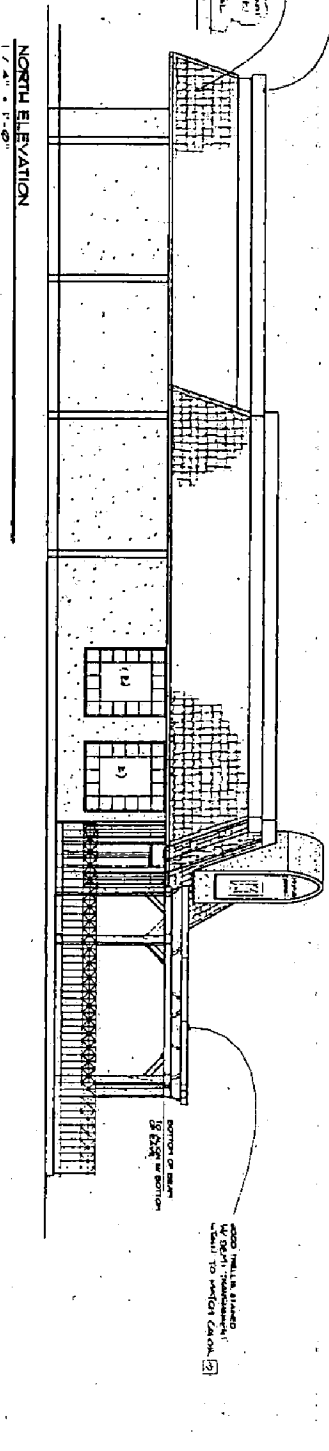
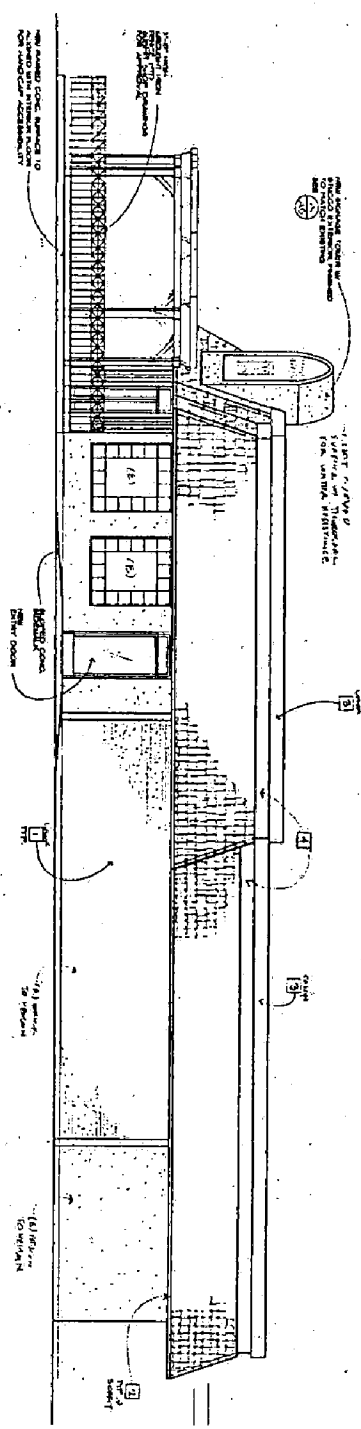
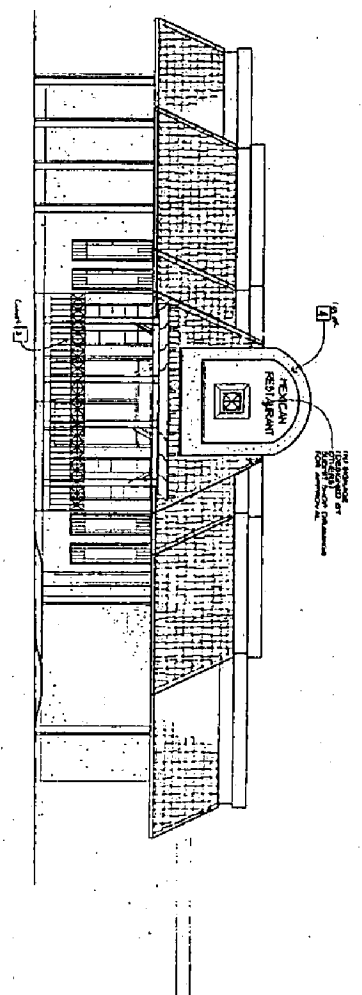




LAND USE AND ZONING



- NOTES:**
1. PAINT EXTERIOR COMPLETE TYPICAL.
2. COLOUR OR APPROVED EQUAL.
3. PAINT COLOUR: "LAVENDER" HANDBOOK: 20-3-339
4. SECOND COLOUR: "DUAL EXTERIOR" HANDBOOK: 40-115
5. THIRD COLOUR: "DUAL EXTERIOR" HANDBOOK: 40-145
6. FOURTH COLOUR: "DUAL EXTERIOR" HANDBOOK: 40-240
7. INSPECT / REPAIR AND REPAIR ALL LEAKS TYPICAL.



3119 BROADWAY
Sacramento, CA 95817

APPLIED
ARCHITECTURE

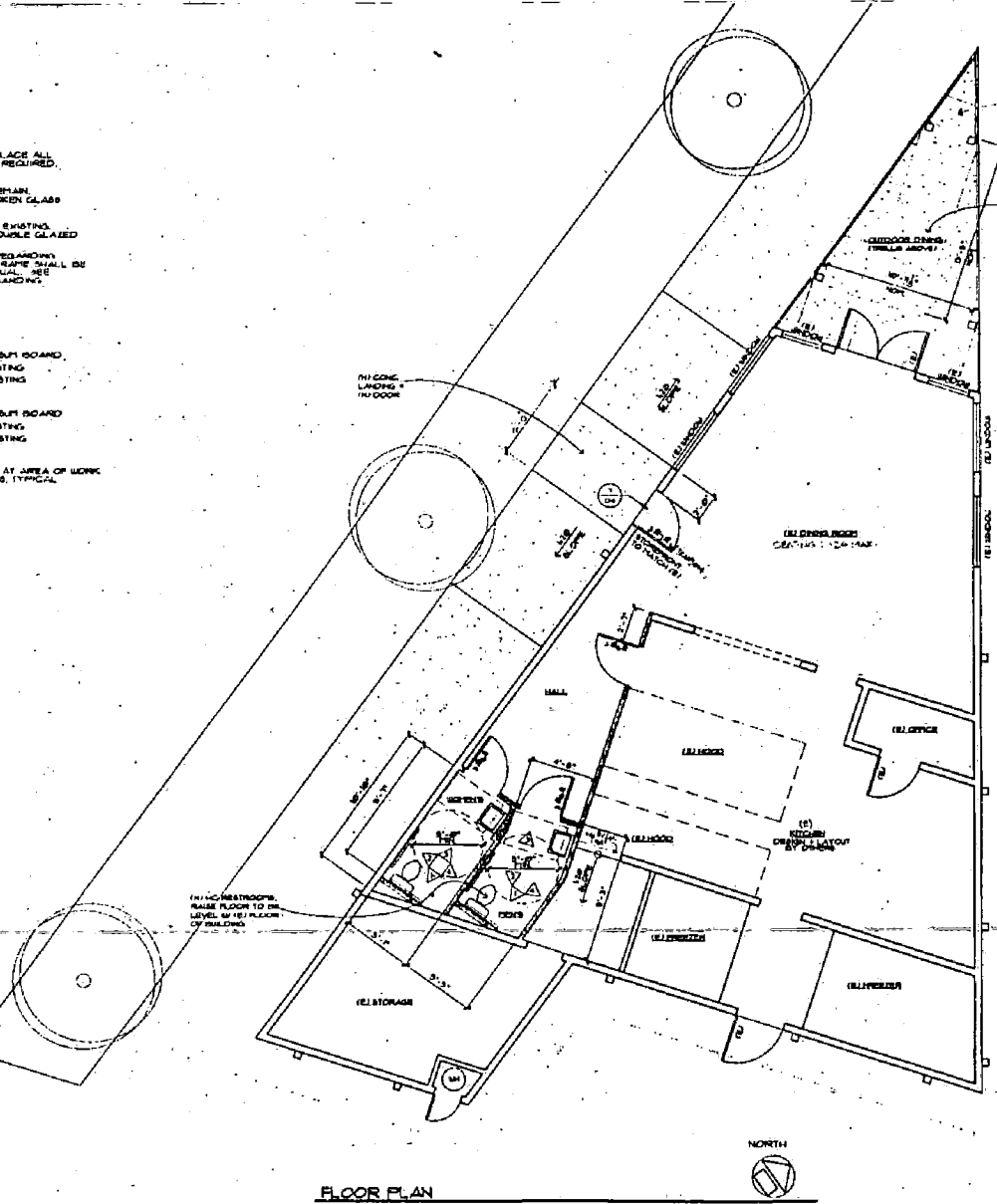
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WALL LEGEND

	EXISTING WALL TYPICAL AND
	WALL TO BE REPLACED TYPICAL AND
	WALL TO BE REMOVED TYPICAL AND

GENERAL NOTES

- EXISTING WINDOWS TO REMAIN. REPLACE ALL DAMAGED AND CRACKEN GLASS AS REQUIRED, TYP.
 - EXISTING STOREFRONT DOOR TO REMAIN. REPLACE ALL DAMAGED AND BROKEN GLASS TYPICAL.
 - NEW STOREFRONT DOOR TO MATCH EXISTING. GLAZING TO BE TYPICAL AND DOUBLE GLAZED.
 - CONSULT WITH OWNERS / TENANTS REGARDING ANY WINDOW PARTITION. DOOR FRAME SHALL BE METAL. REFER TO TYPICAL FOR EQUAL. SEE FOR ADDITIONAL INFORMATION REGARDING DOORS AND HARDWARE.
5. INTERIOR FINISHES:
- RESTROOMS
 WALLS + CEILING: PTD, GYPSUM BOARD
 FLOOR: TILE TO MATCH EXISTING
 BASE: TILE TO MATCH EXISTING
- HALL
 WALLS + CEILING: PTD, GYPSUM BOARD
 FLOOR: TILE TO MATCH EXISTING
 BASE: TILE TO MATCH EXISTING
- REPAIR ALL DAMAGED SURFACES AT AREA OF WORK TO MATCH (E) ADJACENT SURFACES, TYPICAL.



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

AREA FOR PORTED PLANTS (BY OWNER)

RAISE CONC. SURFACE + OUTDOOR GRASS AREA TO ALIGN W/ INTERIOR FLOOR FINISH (CONC. 4" MIN. 4" W/ APPROX. (11" x 8" MIN))
 CONCRETE CURB, DRAIN, SLOPE TO EXISTING CURB, SLOPE TO EXISTING 2% MIN.

DRIVING CURB, LOCATED (E) HOOP OVERLAPPING TOP

DATE	BY

APPLIED ARCHITECTURE

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