

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday April 27, 1993 the Zoning Administrator approved with conditions, a Zoning Administrator's Special Permit for the project known as Z93-003. Findings of Fact and conditions of approval for the project are listed on page 2.

Project Information

Request: Zoning Administrator's Special Permit to relocate an existing legal non-conforming second residential unit two feet to the east on 0.14± acres in the Single-Family Residential (R-1) zone.

Location: 584 34th Street

Assessor's Parcel Number: 004-0222-003

Applicant:	John H. and Dale S. Ele	Owner:	John H. and Dale S. Ele
Address:	584 34th Street Sacto., CA. 95816	Address:	584 34th Street Sacto., CA. 95816

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

Surrounding Land Use and Zoning:	Setbacks: (existing cottage)	Required	Provided
North: Residential; R-1	Front:	25'	107±'
South: Residential; R-1	Side(South):	5'	3.5'
East: Residential; R-1	Side(North):	5'	22.5'
West: Residential; R-1	Rear:	15'	4'

Existing Parking:	One car garage and driveway
Proposed Parking:	Proposed 14' X 21' one car garage and driveway
Property Dimensions:	50' x 127.5'
Property Area:	0.14±
Square Footage of Building:	396 sq. ft. (cottage)
Height of Building:	One story
Exterior Building Materials:	Wood siding
Roof Materials:	Composition shingles

Additional Information: The applicant is requesting to move an existing cottage approximately two feet to the east. The cottage was built in 1931. The applicant will also improve the foundation of the cottage. The cottage is considered a legal second residential unit. Setbacks for the unit,

however, do not meet Zoning Ordinance requirements; therefore the second unit is considered a legal non-conforming structure. There is also an existing 16.5' x 18.5' garage on the site. The applicant is proposing to replace this garage with a smaller, 14' x 21', garage.

Note from Public Works to applicant: Existing water and sewer lines are located at the rear of the property and services are located within the back yard.

Project Plans: See Exhibits A & B

Environmental Determination:

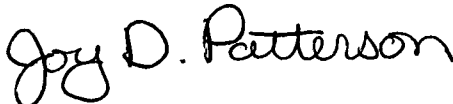
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301(d).

Conditions of Approval:

1. Minimum setbacks of four feet between the cottage and the west property line; 15 feet between the west property line and the proposed garage; six feet between the cottage and the garage to the north; and six feet between the garage and the main residential structure shall be maintained as indicated on the site plan.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. moving the existing cottage to the north allows the existing redwood tree to be saved and for a greater setback between the cottage and the property to the south;
 - b. the setback between the cottage and the west property line will remain four feet.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate setbacks between the cottage structure and adjacent properties and structures on the project site will be provided.
3. The project is consistent with the General Plan which designates the site for Low Density Residential uses.

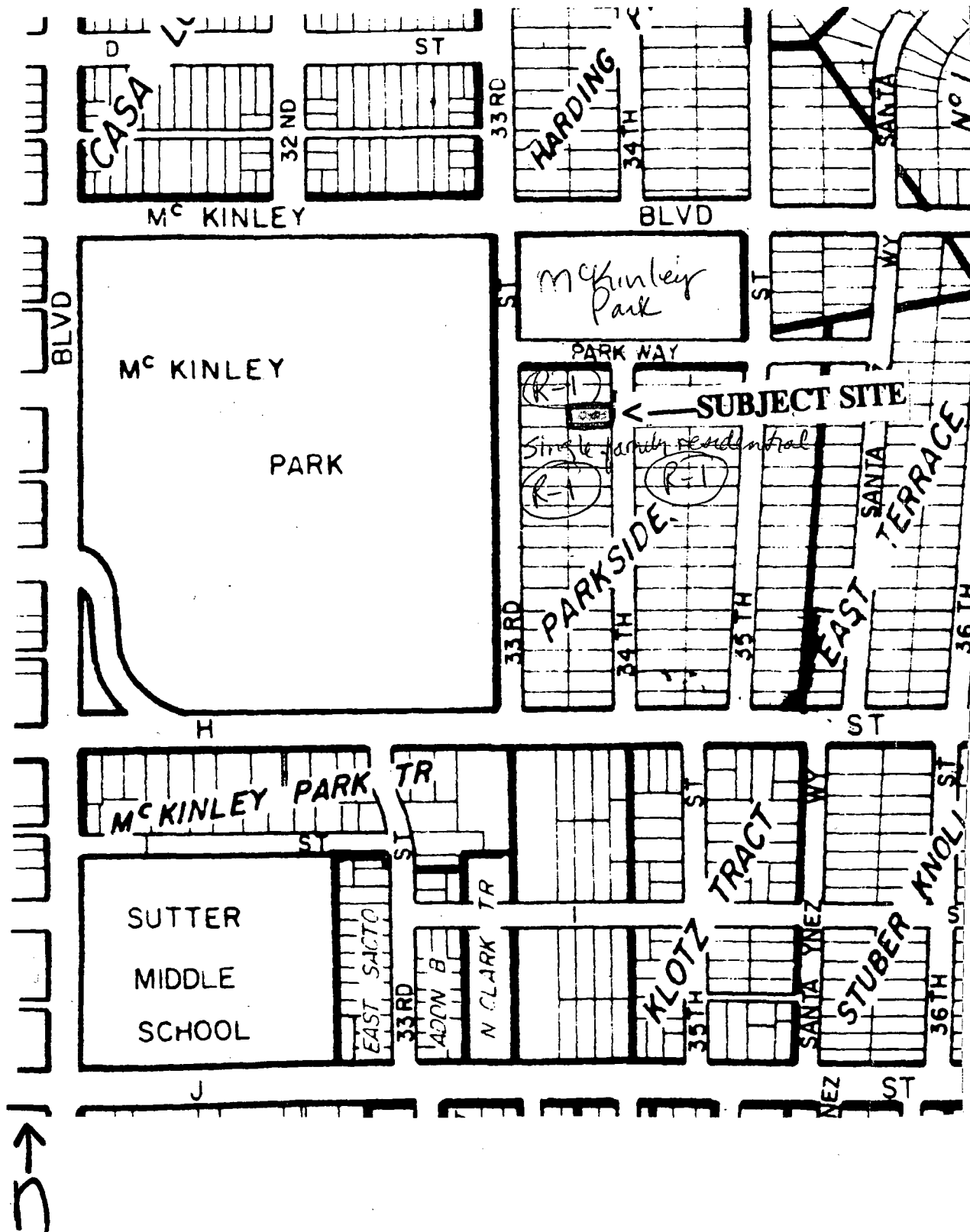


Joy D. Patterson
Zoning Administrator

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 (original) Applicant ZA Log Book



VICINITY, LAND USE & ZONING MAP

