

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, September 20, 1994, the Zoning Administrator approved with conditions a special permit to allow a second residential unit for the project known as Z94-081. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: Zoning Administrator Special Permit to allow a 560 square foot second residential unit on 1.0± developed acres in the Standard Single Family (R-1) zone.

Location: 741 Hayes Avenue

Assessor's Parcel Number: 250-0150-033

Applicant:	Cal McKinley 741 Hayes Avenue Sacramento, CA 95838	Property Owner:	Same as Applicant
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General Plan Designation: Low Density Residential (4-15 du/na)
North Sacramento

Community Plan Designation: Residential (7-15 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:	Provided:
North: R-1; Single Family Residence	Front:	25'	25'
South: R-1; Duplexes	Side(E.):	5'	8'
East: R-1; Cottages (Multi-Family)	Side(W.):	5'	110'
West: R-1; Duplex	Rear:	15'	165'

Property Dimensions:	132 feet x 330 feet
Property Area:	1.0± acres
Parking Required:	2 spaces
Parking Provided:	2 spaces
Square Footage of Buildings:	Residence/shed- 2,150± square feet
	Second Unit (Proposed)- 560 square feet
	Total- 2,710 square feet

Z94-081

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Height of 2nd Building:	One Story, 12 feet
Exterior Building Materials:	Stucco and wood siding
Roof Materials:	Composition shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-E

Additional Information:

The applicant proposes to construct a 560 square foot second residential unit behind the existing single family dwelling. There is also a 1,200 square foot shed located in the center of the site that will remain. There are numerous trees on the site that will not be removed for the second unit or driveway. There is no existing garage or paved driveway on the site. The applicant proposes to construct a 24 foot wide driveway to the existing shed and create a parking area behind the proposed second unit. The subject site is a very large parcel that could be further subdivided; however, the proposed location of the second unit will not preclude further subdivision of the lot at a later date.

The site is located within the Del Paso Heights RAC and the Del Paso Heights Design Review area. The proposed plans have been submitted to the RAC. The RAC indicated their concern with the condition of the two existing structures on the site. They would like those units to be inspected and brought up to code if substantial structural building code violations are discovered. The applicant has submitted an application to Design Review.

At the request of Planning staff, the existing shed and house was examined by a City Building Inspector. The shed has improper electrical installation that will have to be either eliminated or brought up to Building Code. The existing residence has no problems.

Agency Comments

The proposed project has been reviewed by the various City Departments. Their comments have been included as conditions of approval.

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 15303(a)}.

Conditions of Approval

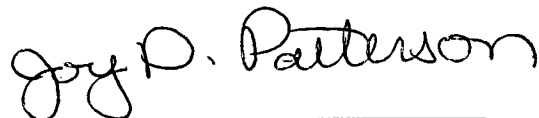
1. Size and design of the second unit shall conform to the plans submitted subject to Design Review changes.
2. The applicant shall submit revised plans for Planning review and approval prior to the issuance of Building Permits to indicate the following:
 - a. the existing garage for the existing residence and the proposed parking pad for the second unit;
 - b. the correct location of the shed on the site with the distance between the shed and the proposed second unit shown (the distance must be a minimum of six feet);
 - c. the driveway reduced in width to ten feet from the street to the parking pad for the second unit; and
 - d. a walkway from the new parking pad to the second unit (stepping stones are acceptable) [If the location of the parking pad does not warrant a walkway, this condition may be eliminated].
3. No mechanical equipment shall be located on the roof of the second unit.
4. The driveway and parking pad shall be paved to City standards.
5. The applicant shall comply with the conditions of Design Review staff approval for the project to include landscaping requirements for the second unit.
6. The applicant shall obtain all necessary building permits prior to commencing construction.
7. The applicant shall be permitted only one domestic water service.
8. The applicant shall either eliminate the electrical in the existing shed or bring it up to building code. This violation shall be cleared prior to the Final Inspection for the second unit.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the project is a residential use in a Standard Single Family Residential (R-1) zone.
 - b. the proposed additional unit will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - c. there will be adequate on-site parking for both units.

2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate parking, rear yard area and setbacks will be provided;
 - b. the existing shed will be repaired and brought up to Building Code; and
 - c. the new residence will be compatible with the surrounding area.

3. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (7-15 du/na) respectively.

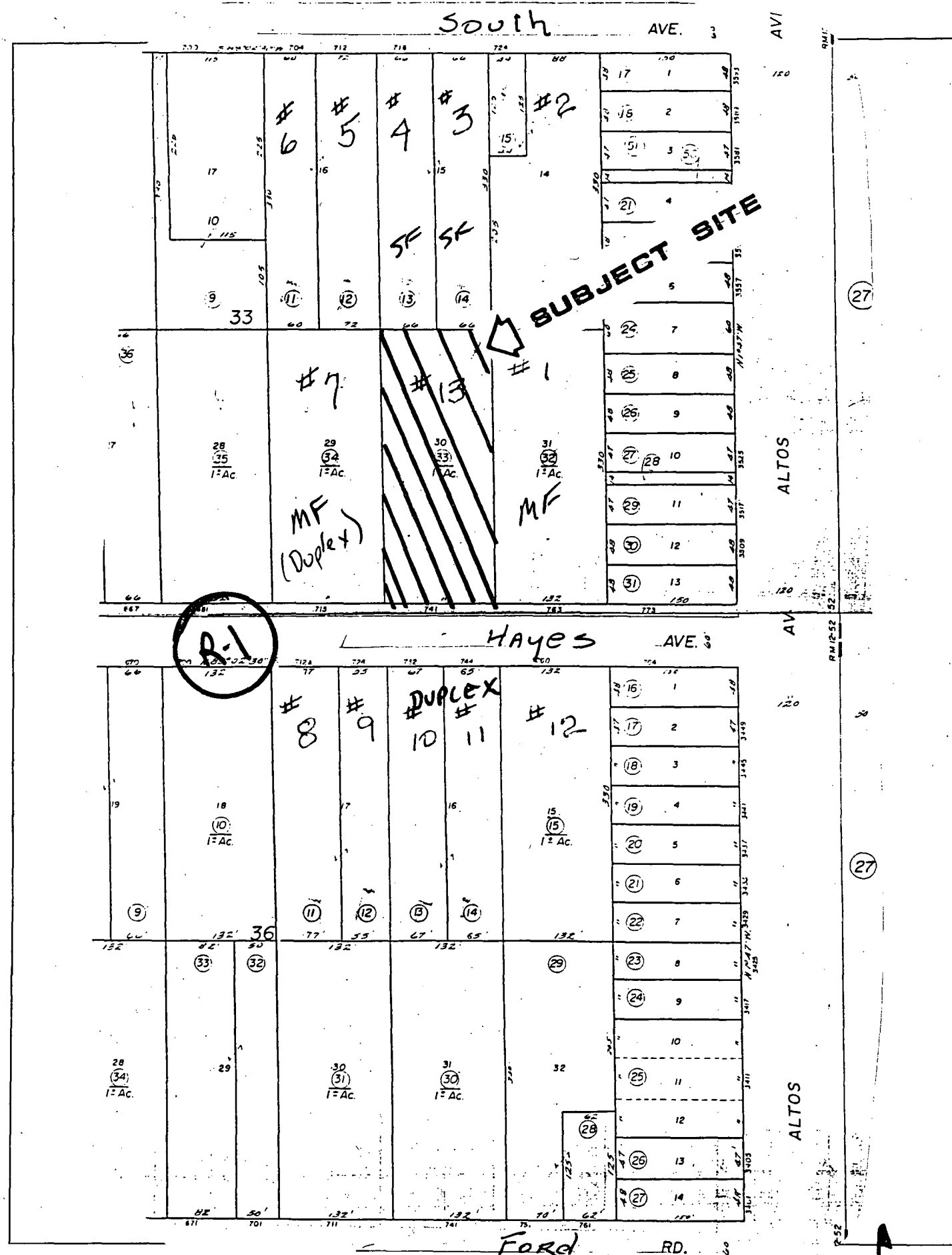


Joy D. Patterson
Zoning Administrator

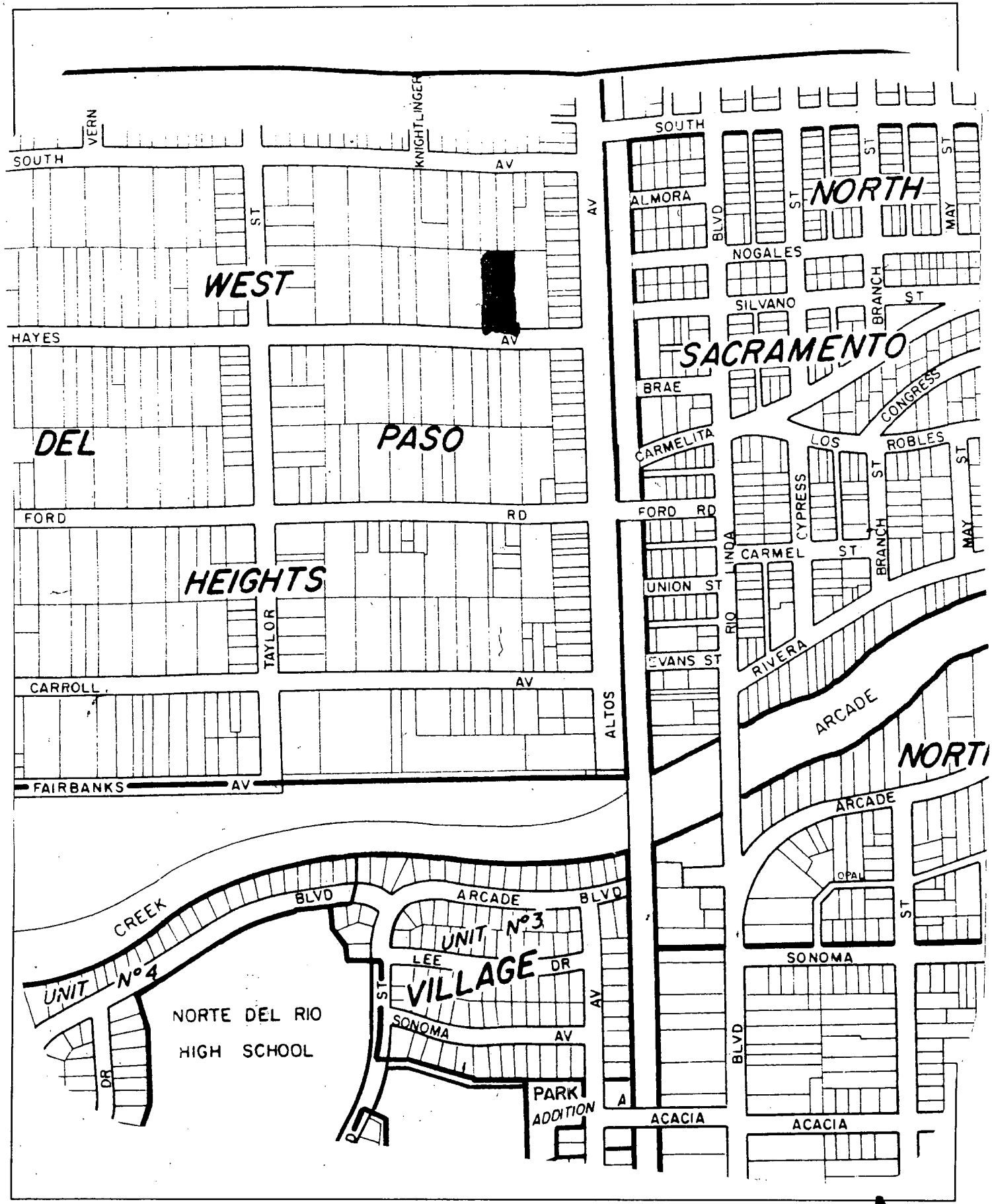
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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



LAND USE & ZONING MAP



VICINITY MAP

EXHIBIT A

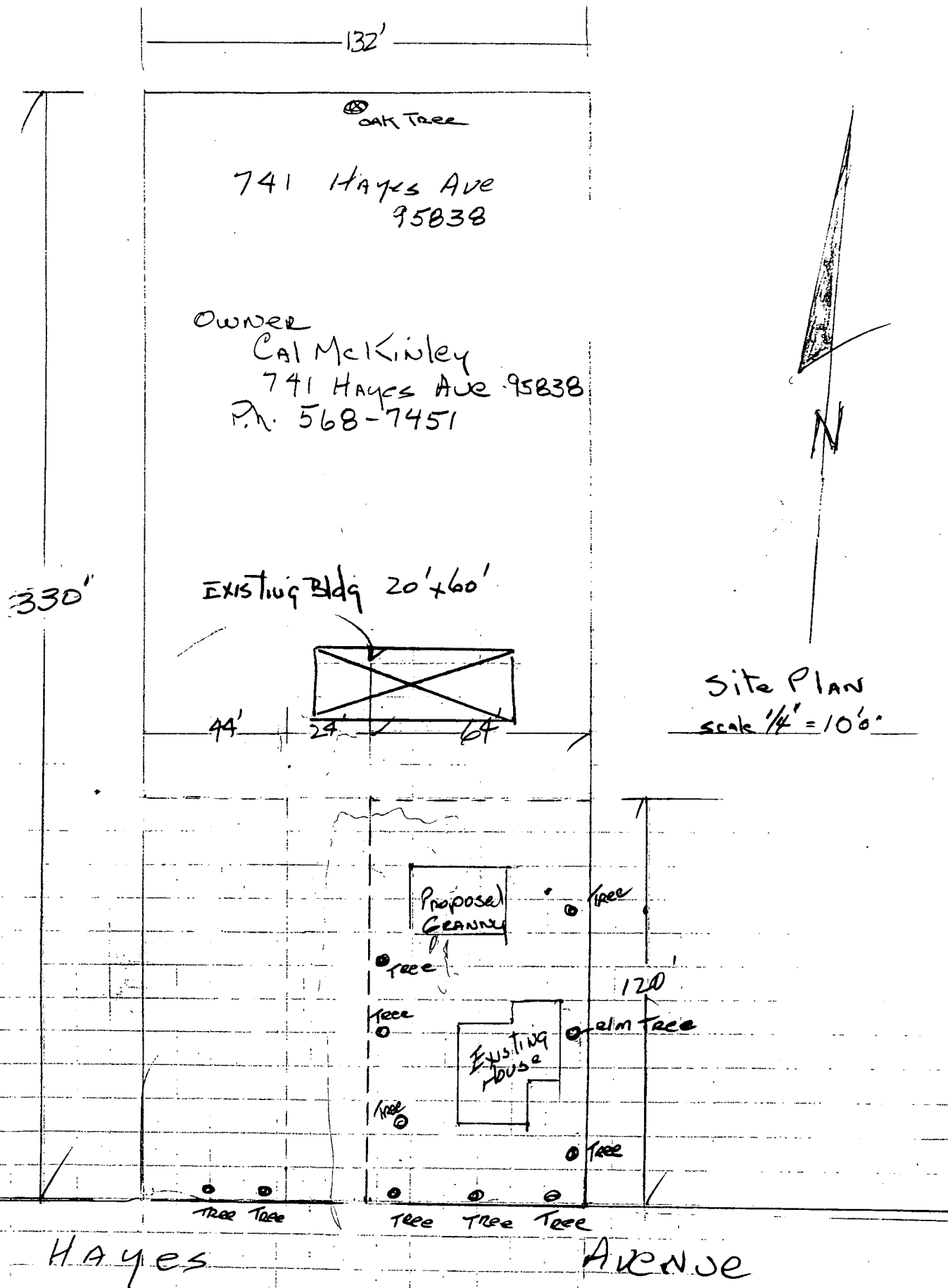
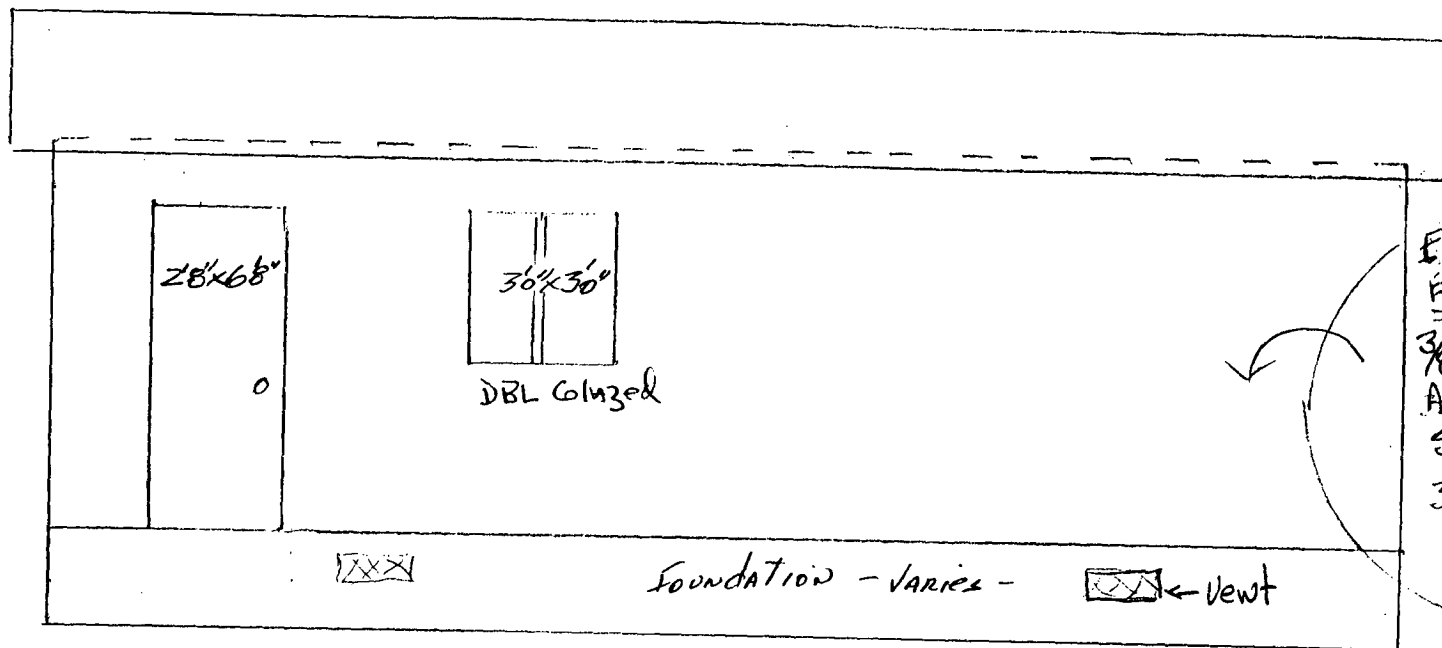
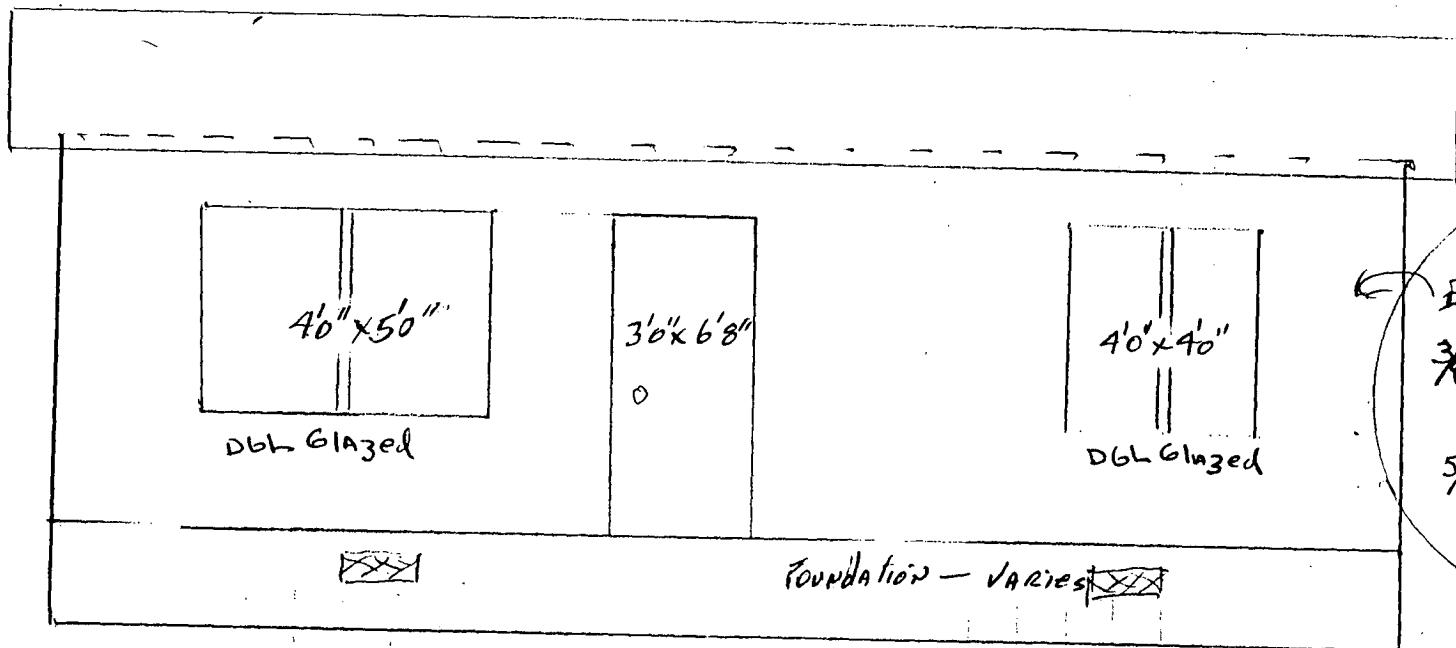


EXHIBIT - B



North Elevation

North, East & West Exterior Walls
3/8" Plywood
Asphalt Paper
Stucco wire
3 Coats Stucco



South Elevation

South Exterior Wall only
3/8" CDX Plywood
Building Paper
5/8" T111 Plywood

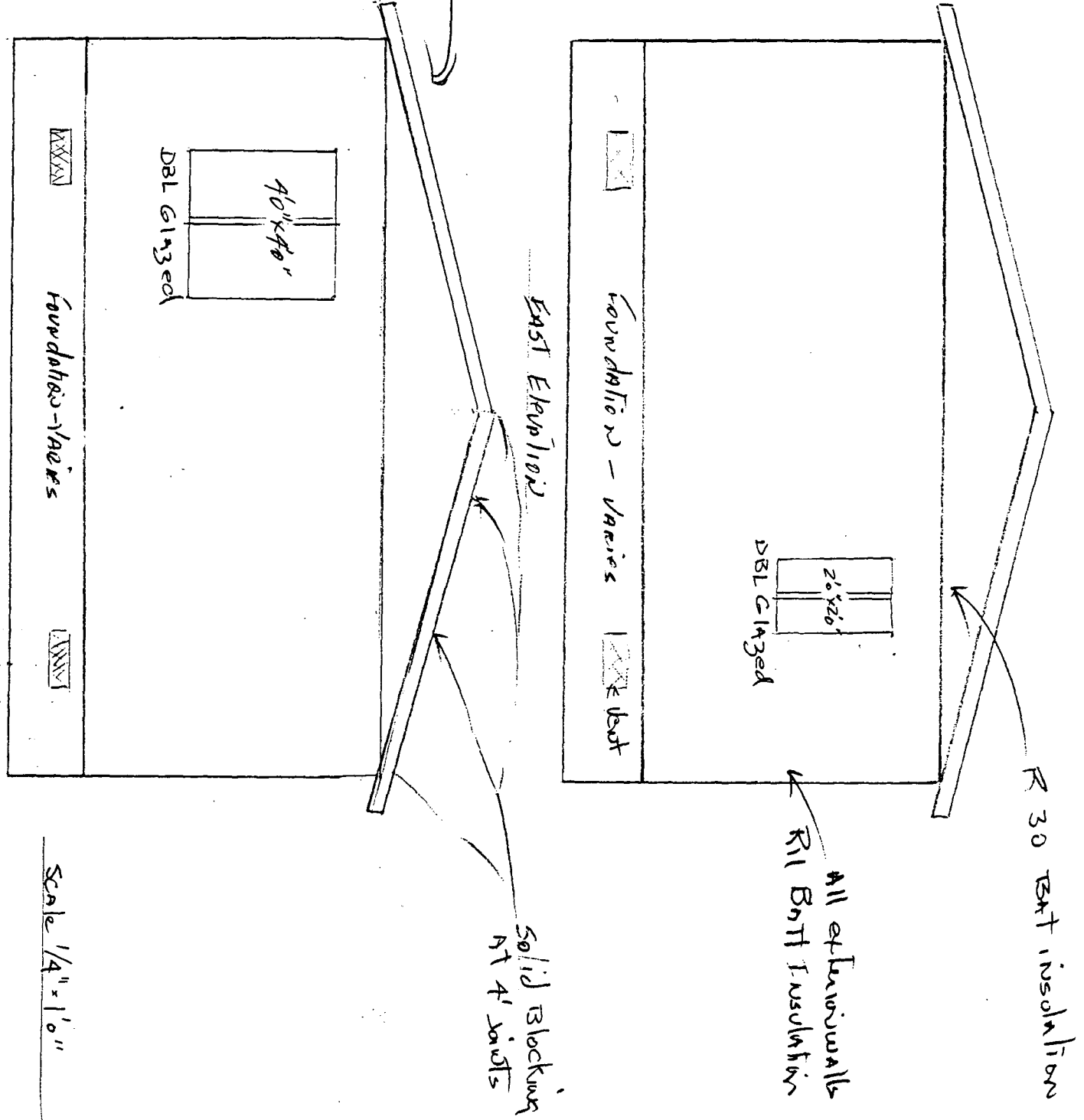
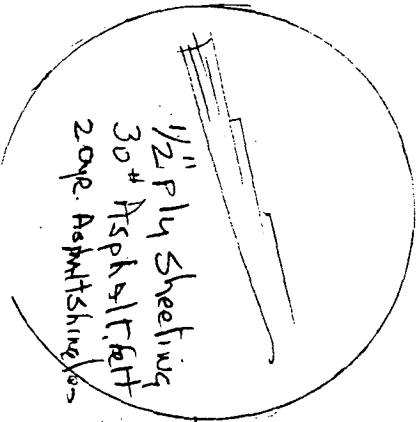
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EXHIBIT C



West Elevation

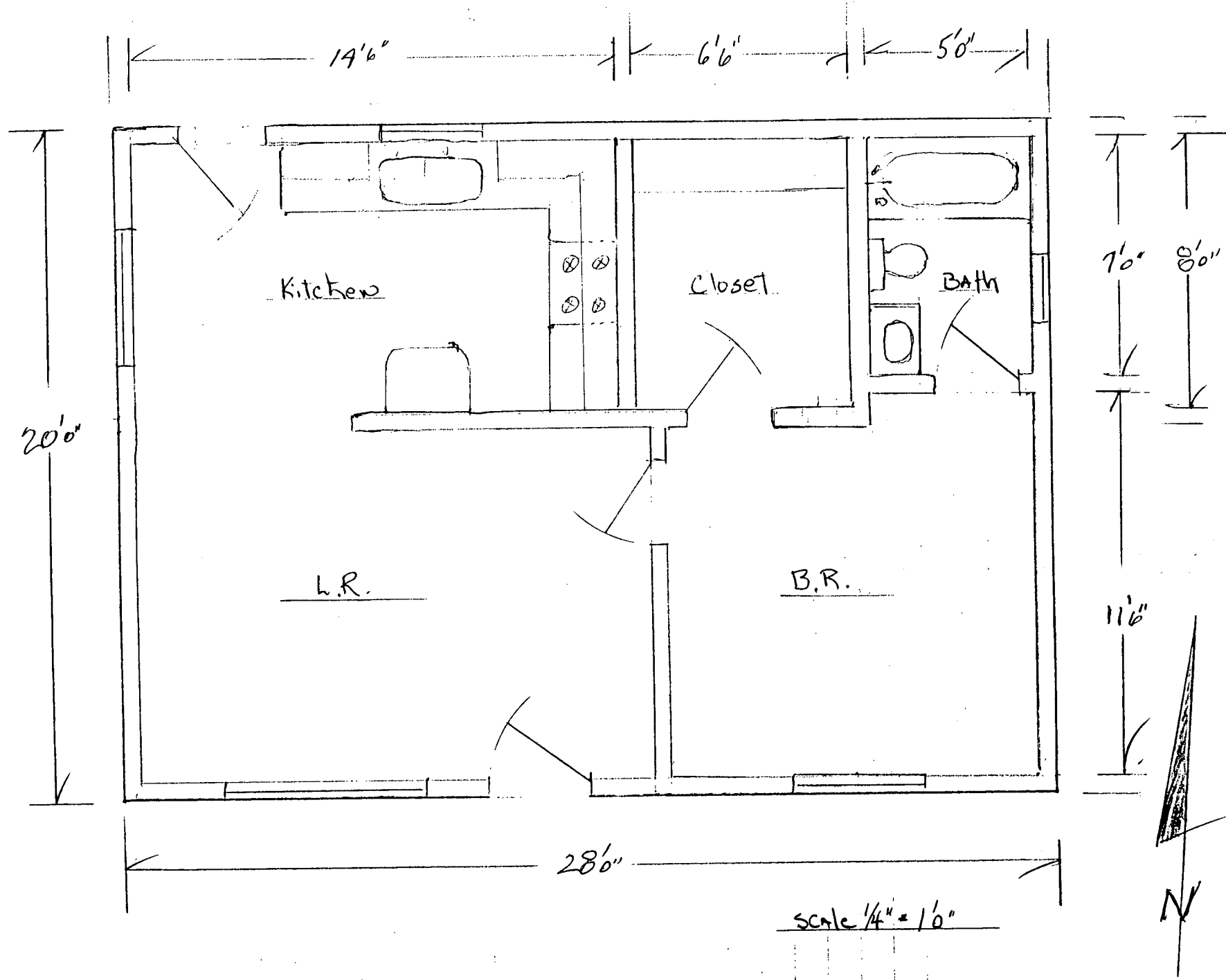
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EXHIBIT D

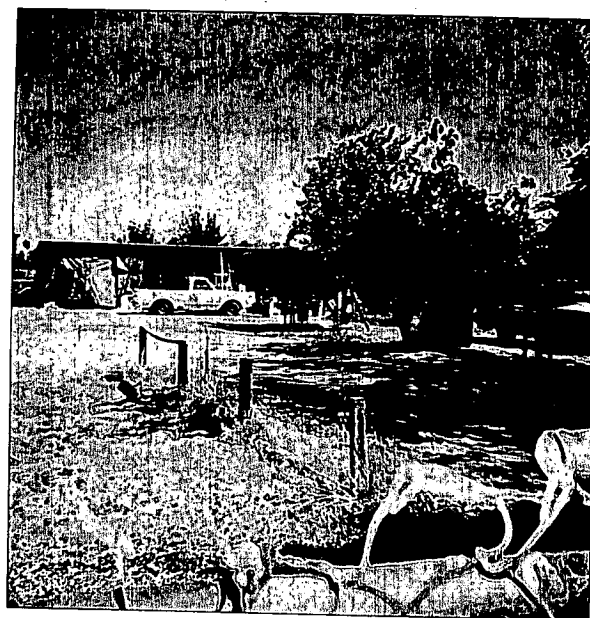
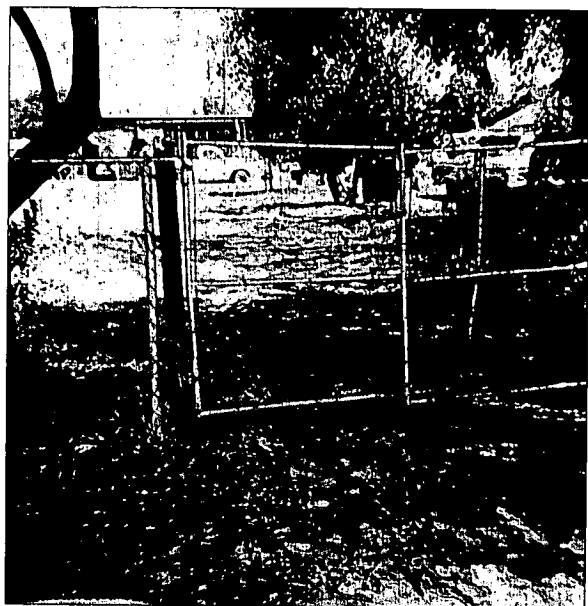


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EXHIBIT E



794-081

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