

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: <u>Dennis Greenbaum, 700 Alhambra Boulevard, Sacramento, CA 95818</u>
OWNER: <u>David & Loretta Wallis, 1604 Markham Way, Sacramento, CA 95816</u>
PLANS BY: <u>Greenbaum/Whitelam Architects, 700 Alhambra Boulevard, Sacramento, CA 95816</u>
FILING DATE: <u>3-2-92</u> ENVIR. DET.: <u>Cat. Ex. 15301(e) & 15305(a)</u> REPORT BY: <u>Mike Dale</u>
ASSESSOR'S PCL. NO.: <u>012-0074-004</u>

APPLICATION: **Planning Director's Special Permit to expand a non-conforming structure that contains a 4-foot sideyard setback on 0.16± developed acres in the Standard Single Family (R-1) zone.**

LOCATION: **1604 Markham Way; Land Park Area
(City Council District #4)**

PROPOSAL: **The applicant is requesting the necessary entitlement to construct a partial second story addition atop an existing single-family residence which is situated within the 5-foot sideyard setback.**

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	Standard Single Family Residential (R-1)
Existing Land Use of Site:	Single Family Residence with Detached Garage

Surrounding Land Use and Zoning:

North:	Standard Single Family (R-1)
South:	Standard Single Family (R-1)
East:	Standard Single Family (R-1)
West:	Standard Single Family (R-1)

Parking Required:	1 space
Parking Provided:	1 space
Property Dimensions:	47.5' x 150'
Property Area:	0.16± total acres
Total Existing Square Footage:	1735
Total Proposed Square Footage:	2266
Lot Coverage:	31%
Height of Building:	23'
Topography:	Flat w/Landscaping
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Cement Plaster
Roof Materials:	Shake
Exterior Building Colors:	To Match Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.16± developed acres located in the Standard Single Family (R-1) zone. The site is a 7,25 square foot lot located on the south side of Markham Way within the Land Park area. It is developed with a 1,735 square foot single family home and a 470 square foot detached garage located to the rear of the house. The General Plan designation for the site is Low Density Residential (4-15 du/na). The site is surrounded by residential land uses in the R-1 zone.

B. Applicant's Proposal

The property owner wishes to construct a second floor addition on top of the existing single family residence. The residence, and the proposed construction, is situated within the 5-foot sideyard setback. The 531 square foot addition will consist of two (2) bedrooms, a playroom, and a full bathroom. The addition is considered to be "partial" in that the construction will not cover the entire first-floor.

The property owner wishes to retain the quality and integrity of the existing house by designing the second-floor addition to be compatible with the existing single-story architecture. The addition is proposed to be in line (or "flush") with the existing west wall so that the structure will remain architecturally consistent. Materials to be used will be consistent with those of the existing structure.

C. Staff Evaluation

The City's zoning ordinance requires that structures which are attached to a main building should be deemed to be part of the main building and should conform to the following regulations:

1. Maximum height - as permitted by zone district in which the site is located.
2. Setbacks - as permitted by zone district in which the site is located.
3. Lot coverage - as permitted by zone district in which the site is located.
4. Minimum driveway - minimum of 20 feet of driveway between the front of (said) parking structure and any street right-of-way line.

The proposal is consistent with points 1, 3, and 4 in that the height of the proposed structure would be 23 feet high (max. allowed = 35 feet); lot coverage will remain at 31% (max. allowed = 40 percent); and the distance of the driveway will remain to be 95 feet. However, the proposed addition would encroach within the required 5-foot sideyard setback to the west. The applicant is therefore required to obtain a special permit to construct within the 5-foot sideyard setback.

Section 2-13 of the General Plan directs residential development to be efficient and utilize planned urban resources. The proposal accomplishes this by increasing the utility of the project site while meeting necessary height and area regulations. The City's zoning ordinance also recognizes that in those portions of the City where residential uses have been established, homes may not provide the living space desired by contemporary life style. The ordinance also acknowledges that in order to prevent the waste of valuable resources through the deterioration

of existing neighborhoods, to discourage unnecessary suburban expansion, and to ensure the continued vitality and desirability of such existing homes, it may be advisable to waive certain minimum yard requirements through the issuance of a special permit.

The design of the building will utilize materials and architecture which are compatible and consistent with the existing building and neighborhood. The second-story addition will be designed and constructed so as to be indistinguishable from the original construction and architecture.

D. Agency Comments

Transportation Division:

This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.

Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION: The project is found to be categorically exempt from further environmental review pursuant to sections 15301(e) and 15305(a) of the California Environmental Quality Act Guidelines.

RECOMMENDATION: Staff recommends approval of the special permit based on Findings of Fact which follow:

Findings of Fact:

1. The proposed project will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and will not change the essential character of the area.
2. The proposed project will not be detrimental to the public health, safety, or welfare in that it will not block the adjacent neighbor's window openings or obstruct any scenic view.
3. The proposed project is consistent with the objectives of the General Plan in that it is efficient and utilizes planned urban resources.

Report Prepared By:

Date:

Joy Patterson
for Mike Dale, Assistant Planner

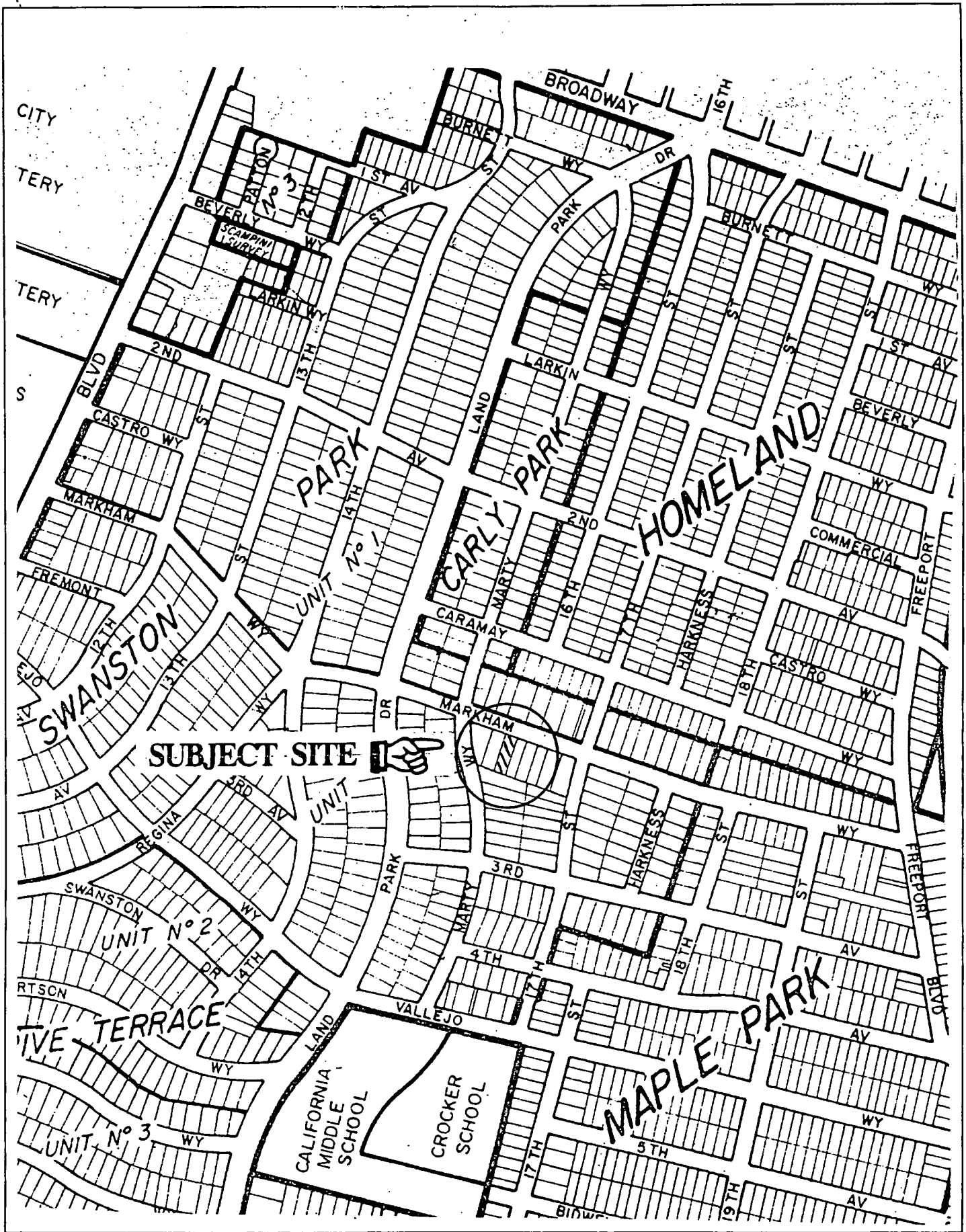
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Recommendation Approved By:

Date:

Gary Stonehouse
Gary Stonehouse, Planning Director

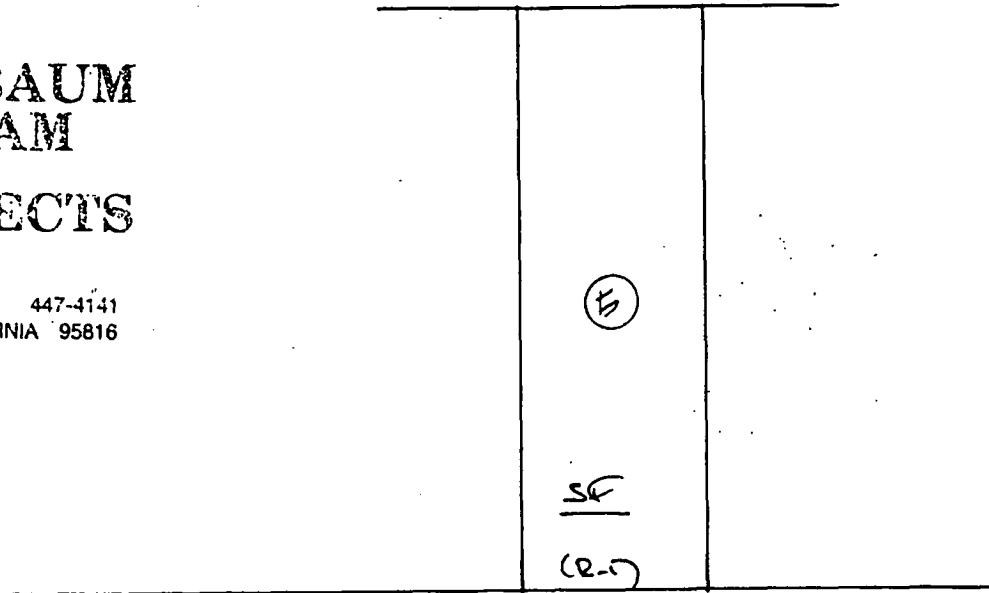
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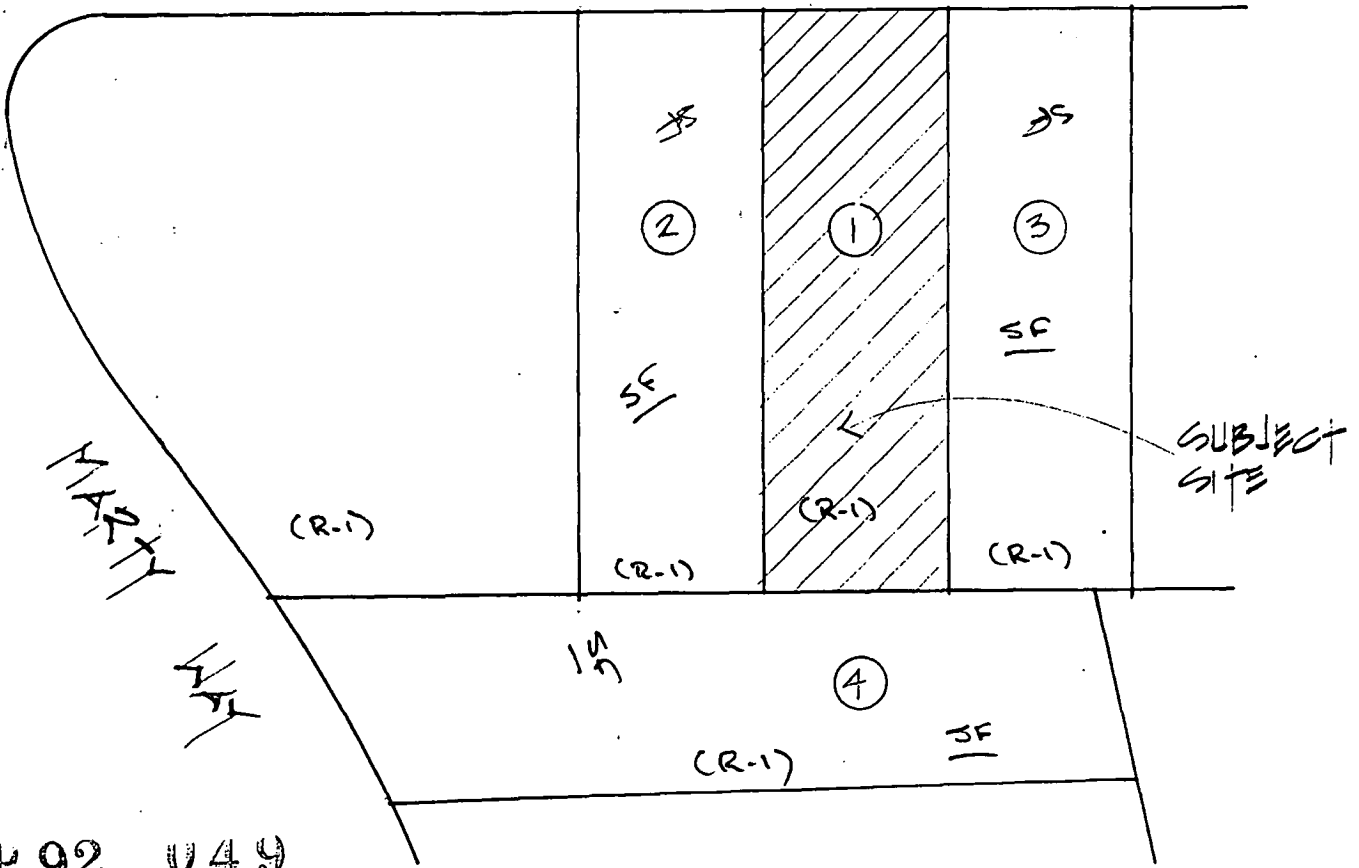
VICINITY MAP

**GREENBAUM
WHITELAM
ARCHITECTS**

700 ALHAMBRA BLVD. 447-4141
SACRAMENTO, CALIFORNIA 95816



MARKHAM WAY



LAND USE AND ZONING MAP

GENERAL NOTES:

GENERAL NOTES

1. THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS, SEPARATE INSTRUCTIONS TO BIDDERS, AND ANY SEPARATE ADDENDA ISSUED PRIOR TO BID DATE.
 2. THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATE PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
 3. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR, INCLUDING ALL REASONABLY INFERRABLE AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.
 4. ORGANIZATION OF THE SPECIFICATIONS AND ARRANGEMENT OF DRAWINGS SHALL NOT CONTROL. THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.
 5. THE CONTRACTOR SHALL AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED.
 6. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES.
 7. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES ON THIS PROJECT.
 8. WHERE WALLS ARE DIMENSIONED TO SURFACE OF BASE BUILDING STRUCTURE, IT IS THE INTENT OF THIS OFFICE THAT THESE SURFACES BE ALIGNED, AND FINISHED FLUSH AND SMOOTH.
 9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES; AND FOR COORDINATING ALL PORTIONS OF THE WORK.
 10. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, HEAT, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTOR SHALL PROVIDE AND PAY FOR A JOB SITE TELEPHONE AND FOR PORTABLE SANITARY FACILITIES. WATER AND UTILITIES SHALL BE PROVIDED AND PAID FOR BY OTHER.
 11. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE REASONABLE PROTECTION AGAINST DUST INVASION OF EXISTING AREAS WHERE NO WORK IS TO BE DONE.
 12. THE CONTRACTOR WARRANTS TO THE OWNER THAT MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT WILL BE OF GOOD QUALITY AND FIT, THAT THE WORK WILL BE FREE FROM DEFECTS NOT INHERENT IN THE QUALITY REQUIRED OR PERMITTED, AND THAT THE WORK WILL CONFORM WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
 13. THE CONTRACTOR SHALL PAY SALES, CONSUMER, USE AND SIMILAR TAXES FOR THE WORK.
 14. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT SUM ALL ALLOWANCES STATED IN THE CONTRACT DOCUMENTS. ITEMS COVERED BY ALLOWANCES SHALL BE SUPPLIED FOR SUCH AMOUNTS AND BY SUCH PERSONS OR ENTITIES AS THE OWNER MAY DIRECT.
 15. THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY OPERATIONS UNDER THE CONTRACT. PREMISES SHALL BE BROOM CLEAN AT THE END OF EACH DAY.
 16. UPON COMPLETION, ALL WORK SHALL BE CLEANED BY THE CONTRACTOR, INCLUDING REMOVAL OF ALL SPOTS AND STAINS, INCLUDING PAINT.
 17. TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, ARCHITECT'S CONSULTANTS, AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK.
 18. THE OWNER RESERVES THE RIGHT TO PERFORM CONSTRUCTION OR OPERATIONS RELATED TO THE PROJECT WITH THE OWNER'S OWN FORCES, AND TO AWARD SEPARATE CONTRACTS IN CONNECTION WITH OTHER PORTIONS OF THE PROJECT. THE OWNER SHALL PROVIDE FOR COORDINATION OF THE ACTIVITIES OF THE OWNER'S OWN FORCES AND OF EACH SEPARATE CONTRACTOR WITH THE WORK OF THE CONTRACTOR, WHO SHALL COOPERATE WITH THEM.
 19. PRIOR TO THE EXECUTION OF THE CONTRACT, IF THE OWNER AND THE CONTRACTOR NEGOTIATE CHANGES TO THE PROJECT, THE CONTRACTOR SHALL PROVIDE A DETAILED WRITTEN DESCRIPTION OF THOSE CHANGES, INCLUDING ANY ADJUSTMENTS TO THE CONTRACT SUM, AND THE CONTRACT TIME. NO SUCH CHANGES SHALL BE EXECUTED WITHOUT THE OWNER'S WRITTEN APPROVAL.
 20. AFTER EXECUTION OF THE CONTRACT, CHANGES IN THE WORK SHALL BE ACCOMPLISHED BY WRITTEN CHANGE ORDER. THE CHANGE ORDER SHALL STATE THE AMOUNT OF ANY ADJUSTMENTS TO THE CONTRACT SUM, AND THE CONTRACT TIME. CHANGES SHALL NOT BE EXECUTED WITHOUT THE OWNER'S WRITTEN APPROVAL.
 21. NEITHER FINAL PAYMENT NOR ANY REMAINING RETAINED PERCENTAGE SHALL BECOME DUE UNTIL THE CONTRACTOR SUBMITS, IF REQUIRED BY THE OWNER, OTHER DATA ESTABLISHING PAYMENT OR SATISFACTION OF OBLIGATION, SUCH AS RECEIPTS, RELEASES AND WAIVERS OF LIENS, CLAIMS, SECURITY INTERESTS OR ENCUMBRANCES ARISING OUT OF THE CONTRACT.
 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT.
 23. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS OR POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RECORDED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO THE OWNER IN WRITING.
 24. THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS FOR SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO EMPLOYEES OF THE FIRM AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY, THE WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING LANDSCAPING.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO ENSURE THAT APPROPRIATE INSURANCE COVERAGE EXISTS FOR ALL ASPECTS OF THE WORK.
- PROJECT DATA

GREENBAUM
WHITELAM
ARCHITECTS

OWNER: GREENBAUM WHITELAM ARCHITECTS
ARCHITECT: GREENBAUM WHITELAM ARCHITECTS
ARCHITECT: GREENBAUM WHITELAM ARCHITECTS

DATE: 10/07/75
PROJECT: WALLIS HOUSE
SHEET: 1 OF 1

[Signature]
ARCHITECT

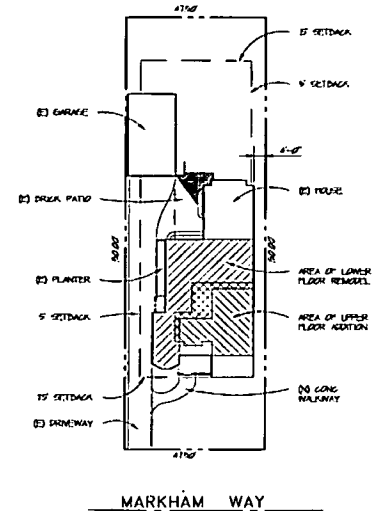
GREENBAUM WHITELAM ARCHITECTS
ONE FIVE ONE FOUR SIX SEVENTH STREET
SACRAMENTO, CALIFORNIA NINE FIVE ONE
TELEPHONE: 484-1111

WALLIS HOUSE

1804 MARKHAM WAY
SACRAMENTO, CA

10/07/75

1



APN: 012-0274-004

LEGAL OWNER: DAVID & LORETTA WALLIS
1804 MARKHAM WAY
SACRAMENTO, CA 95818

AREA: LOWER FLOOR 1,741 SQUARE FEET
LOWER FLOOR 82 NEW
UPPER FLOOR 840 NEW
TOTAL 2,663 TOTAL SF
GARAGE 448 SQUARE FEET



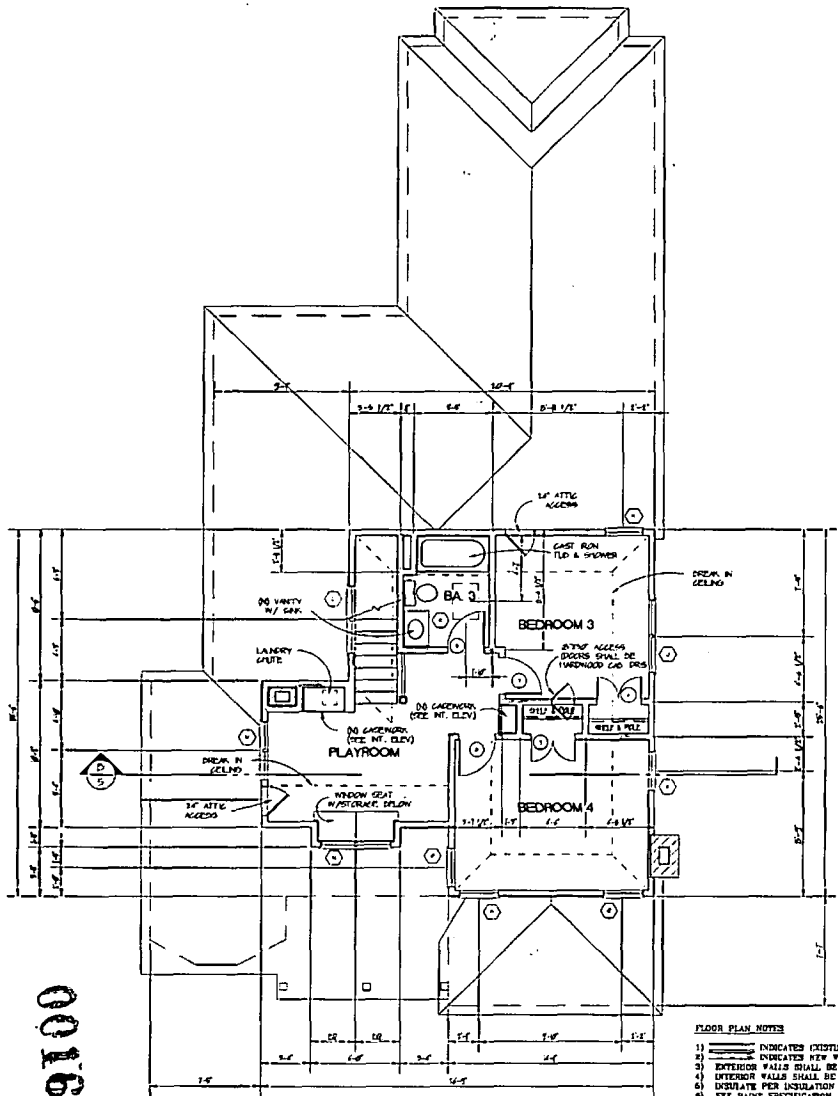
MARKHAM WAY

SITE PLAN

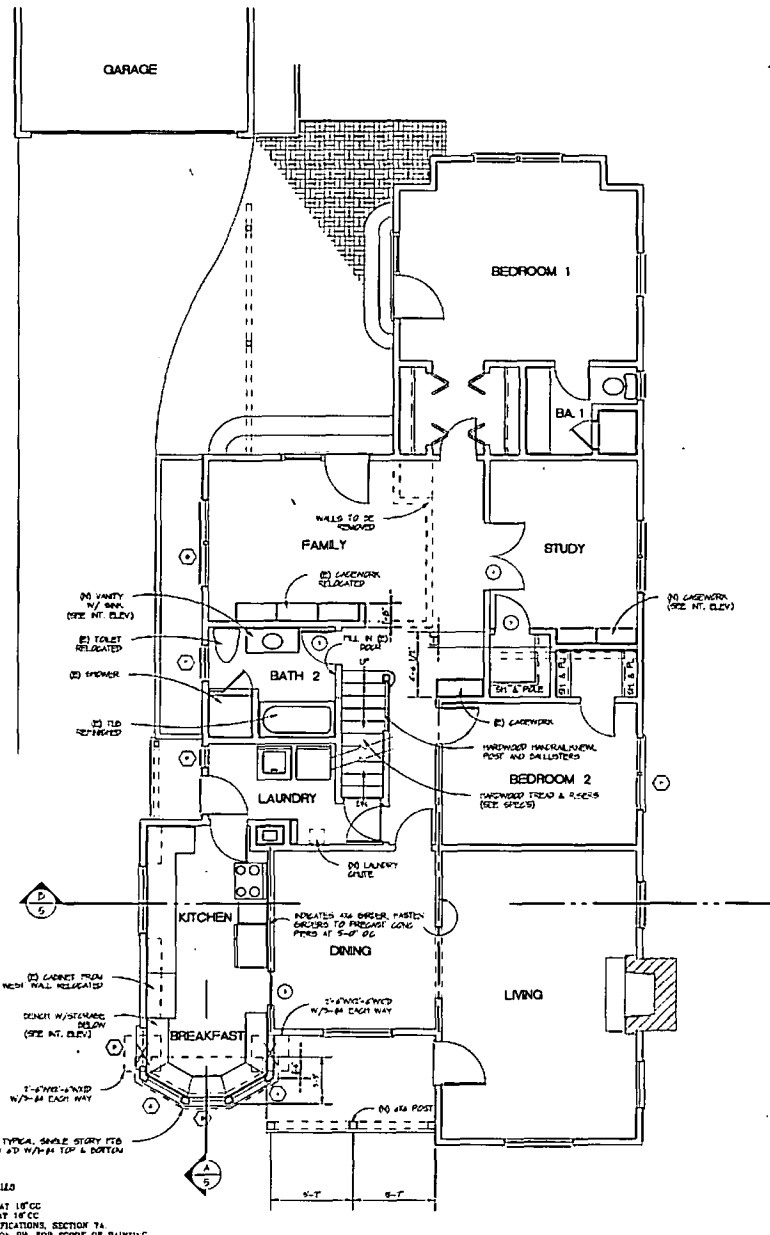
1/4" = 1'-0"

EXHIBIT A
SITE PLAN

001615



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



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

- FLOOR PLAN NOTES**
- 1) _____ INDICATES EXISTING WALLS
 - 2) _____ INDICATES NEW WALLS
 - 3) EXTERIOR WALLS SHALL BE 2X4 AT 16" OC
 - 4) INTERIOR WALLS SHALL BE 2X4 AT 16" OC
 - 5) INSULATE PER INSULATION SPECIFICATIONS, SECTION 7A
 - 6) SEE PAINT SPECIFICATION, SECTION 09, FOR SCOPE OF PAINTING
 - 7) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN
 - 8) ALL NEW CONSTRUCTION IS TO MATCH EXISTING UNLESS NOTED OTHERWISE
 - 9) SEE INSTRUCTIONS TO BIDDERS FOR ADDITIONAL REQUIREMENTS.

001616

**GREENBAUM
WHITELAM
ARCHITECTS**

1000 GREENSBORO DRIVE
SACRAMENTO, CA 95811
TEL: 916/441-1111

700 ALHAMBRA BLVD
SACRAMENTO, CA 95811
TEL: 916/441-1111

[Signature]

© GREENBAUM WHITELAM ARCHITECTS
THIS PLAN IS NOT TO BE REPRODUCED
OR IN ANY MANNER, IN ANY MANNER, WITHOUT
THE WRITTEN PERMISSION OF GREENBAUM
WHITELAM ARCHITECTS.

WALLIS HOUSE
1604 MARKHAM WAY
SACRAMENTO, CA

DATE 1/18/95

3

**EXHIBIT B
FLOOR PLANS**

GREENBAUM
 WHITELAM
 ARCHITECTS

EXHIBIT C
 ELEVATIONS

THESE ELEVATIONS ARE
 PRELIMINARY AND SUBJECT
 TO CHANGE WITHOUT NOTICE

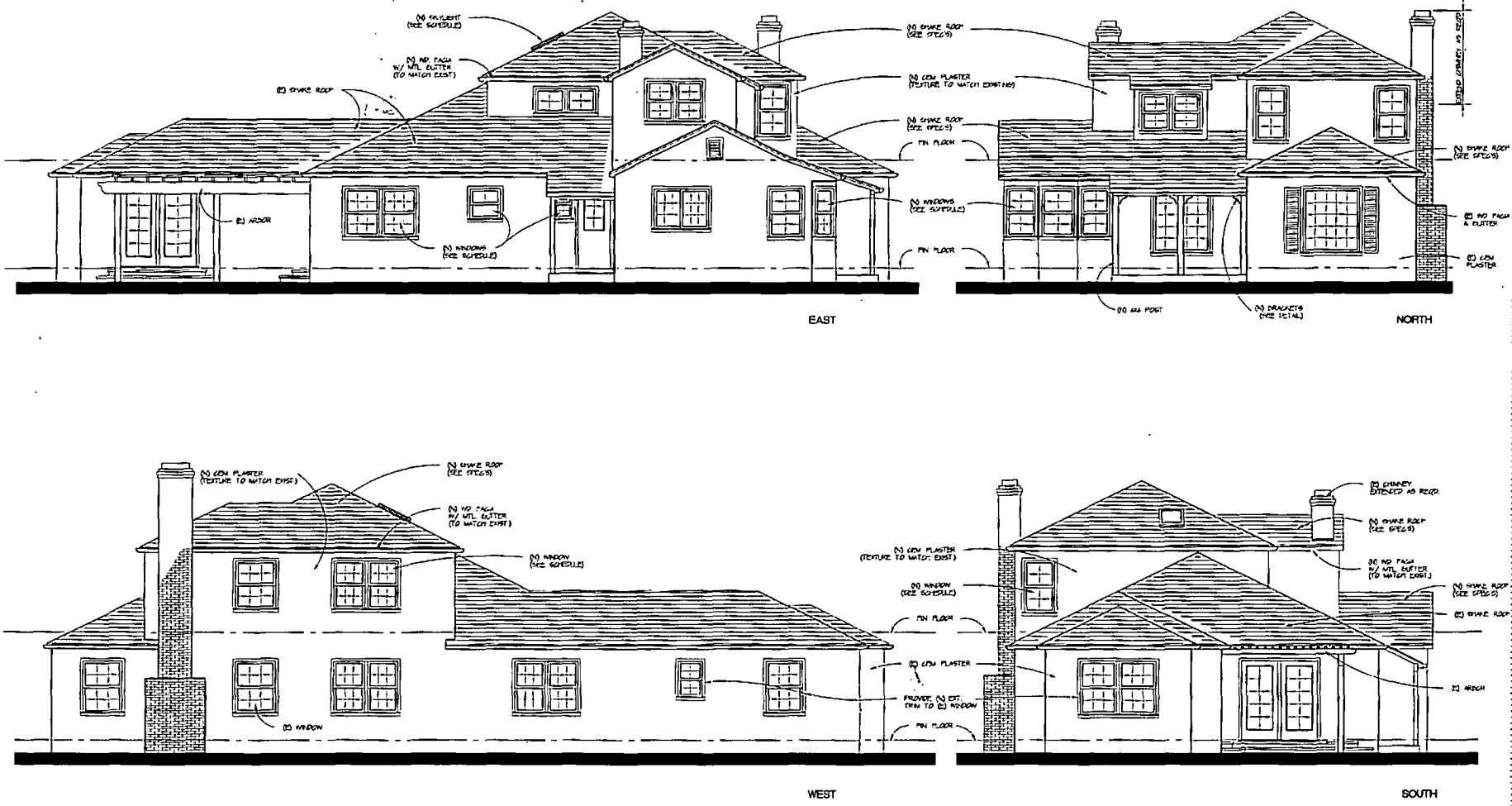
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GREENBAUM WHITELAM ARCHITECTS
 1804 MARKHAM WAY
 SACRAMENTO, CA 95834

WALLIS HOUSE
 1804 MARKHAM WAY
 SACRAMENTO, CA

DATE: 1/15/11
 DRAWN BY: [unintelligible]

EXHIBIT C
 ELEVATIONS



EAST

NORTH

WEST

SOUTH

EXTERIOR ELEVATIONS

001617

P 92 049

RECEIVED
DIVISION OF INVESTIGATION

MAR 02 1952

RECEIVED