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300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

City of
SACRAMENTO
Community Development

BY: _____

Help Line: 916-264-5011
CityofSacramento.org/dsd

Planning Entitlement Application

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help to expedite the application review process. Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

Subject Site Information

Project Name: Mason Residence Addition
Zoning: R-1-PC
General Plan Designation: TNLD
Site address or location of property: 5117 Sandburg Drive
Assessor's Parcel Number(s): 005-0051-009-0000
Total property size in acres (Gross/Net): _____
Square feet if less than one (1) acre: 5,950 s.f.
Lot dimensions: 104' x 53'

Property Owner Information

Contact name: Justin and Jolynn Mason
Company name: _____
Mailing Address: 5117 Sandburg Drive
City: Sacramento State: CA Zip: 95819
Phone: (916) 798-2847 Ext: _____ Fax: _____
Email Address: jolynnmason@gmail.com

Applicant Information

Contact name: Sarah Ellis
Company name: Ellis Architects
Mailing Address: 4132 C Street
City: Sacramento State: CA Zip: 95819
Phone: (916) 440-6765 Ext: _____ Fax: _____
Email Address: sarah@ellis-architects.com

Staff Use Only

Date Filed: 3/21/14 Received By: pmogan
File Number: DR14-093

Licensed
Architect/Design
Professionals

Sarah Ellis, Architect C-29460

Project Narrative

Please describe the scope of work being proposed for review. Your "Project Narrative" will provide Planning staff with a clear vision of what you are proposing to do. Answer in complete sentences in the space below or on a separate attachment. The description of your project should include ALL the entitlements being requested for your project (i.e., Rezone, Tentative Map, Site Plan and Design Review, Preservation, etc.). You must state any deviations from development standards and any deviations from applicable design guidelines. Provide as much detail as possible regarding all the characteristics of your project and the scope of work requiring review:

The project includes the addition of a bedroom and bathroom on the second story of the existing two-story residence. In order to provide the additional space, a second floor walkable patio will be removed and the new bedroom will cantilever over the ground floor. The second floor bedroom cantilever will extend into the 15' rear yard setback, and therefore we are requesting the Design Director level review.

The design will include matching all existing materials. The new windows facing the west neighbor will be high windows for and privacy. The proposed addition will not be visible to the street. The existing one-story ground floor playroom added in the 1980's under different ownership, already projects into the rear yard setback. Both the existing and proposed building area do not project into 10' utility easement. The roof overhang of the new addition does extend into the 10' easement, but it is our understanding that roof overhangs are allowed to extend.

City of Sacramento
Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: 3/15/14

To: City of Sacramento
Community Development Department
300 Richards Boulevard,
Third Floor
Sacramento, CA 95811

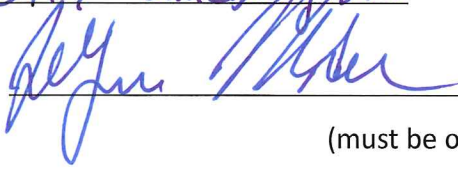
Community Development Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: SARAH ELLIS Phone: 440-6765
Applicant's Address: 4132 C ST. SACRAMENTO, CA 95819

to apply for the following entitlement(s): Design Director- Reduction of Rearyard Setback

The subject property located at: 5117 Sandburg Drive
Assessor's Parcel Number: 005-0051-009-0000
Printed Name of Owner of Record: Jolyan Mason
Address of Owner of Record: 5117 Sandburg Dr. Phone: (916) 451-2088

Signature of Owner of Record: 
(must be original signature)

All Projects

Land Use

What is the current use of the site? Residential

Please list all previous land use(s) of site for the last 10 years. Residential

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area:

The Owner has contacted neighbors to the west and east.

Site Characteristics

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any **structures** (not limited to "buildings") on the project site? YES NO

If yes, how many? 3

Current Use of Existing Structures? residence, shed, and 1 trellises

Are any 50 years old or older? Yes

Are any structures proposed to be **demolished**? YES NO

If yes, what was the date of construction? _____

Are there any **trees** on the project site? YES NO

Are there trees proposed to be **removed**? YES NO

Does your site contain any **natural drainage** ways? YES NO

Does your site contain any **wetland areas** or areas where water pools during the rainy season? YES NO

What land uses surround your site? (for example, single family or multi-family residential, commercial)
Please describe:

Residential

The property also backs up to a levee.

Are you proposing any new **fencing or screening**?

YES NO

If yes, please describe the location of the fencing, the height, and the materials (i.e. wood, masonry, etc.):

Is there **parking** onsite?

YES NO

If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project?

Existing 4

Proposed 4

Are you proposing any parking offsite?

YES NO

If yes, where is it to be located and how many spaces? _____

Are you proposing to waive any parking spaces?

YES NO

Are you proposing any new **signs** with this project?

YES NO

If yes, please describe the number and type. _____

Are there any **easements** crossing the site?

YES NO

Are there any **trash/recycling** enclosures onsite?

YES NO

If yes, what is the size of the enclosure(s) and where are they located?

Please describe the height and materials. _____

What is the total number of cubic yards allocated for recycling?

Building Setback from Property Lines:

Existing (feet'-inches")

Proposed (feet'-inches")

	Existing (feet'-inches")	Proposed (feet'-inches")
Front	25'	25'
Rear	15'	10'
Streetside		
Interior Side	3' and 4'-9"	3' and 4'-9"

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other buildings/properties, please write "N/A."

1st Address: 5121 Sandburg Drive

2nd Address: 5111 Sandburg Drive

Setback: 25'

Setback: 25'

Exterior Materials

Existing Exterior Building Materials: Horizontal wood siding

Existing Roof Materials: Asphalt composition

Existing Exterior Building Colors: Greenish grey with cream colored trim

Proposed Exterior Building Materials: Horizontal wood siding with trim to match existing

Proposed Roof Materials: Asphalt composition

Proposed Exterior Building Colors: Greenish grey with cream colored trim to match existing

Residential Projects

Note: Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. NOTE: Provide information below for the proposed project, unless question specifically requests information on the existing conditions of the property:

Total Number of Lots: 1 Net Acreage of Site: .14
 Total Dwelling Units: 1 Density/Net Acre: _____

of Single Family Units: 1 # of Duplex/Halfplex Units: _____
 # of Multi-Family/Apartments/3+ Units: _____ # of Condominium Units: _____

Are any of these proposed units to be subsidized? YES NO

If yes, please state the number of units and describe the type and source of the subsidy.

Structure Size

Please identify the size of all existing structures to be retained (Identify separately):

Residence	Gross square footage:	<u>2,049 s.f.</u>
Garage	Gross square footage:	<u>380 s.f.</u>
Other	Gross square footage:	<u>82 s.f. (shed)</u>
Size of new structure(s) or building addition(s):	Gross square footage:	<u>216 s.f.</u>
	Total square footage:	<u>2,257 s.f.</u>

Building Height

Building Height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing building height (Measured from ground to the plateline):	<u>17'-4"</u>	ft.	<u>2</u>	# of floors
(Measured from the ground to the top of roof)	<u>21</u>	ft.	<u>6"</u>	
Proposed building height (Measured from ground to the plateline):	<u>17'-4"</u>	ft.	<u>2</u>	# of floors
(Measured from the ground to the top of roof)	<u>21</u>	ft.	<u>6"</u>	

Lot Coverage

Total (proposed new and existing to be retained) Building Coverage

Area* (sq. ft.): 1,697 Project Site Lot Area (sq. ft.): 5.950 s.f.

Total lot coverage percentage: 29 %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Design Guidelines

Design Guidelines have been established the City Council for every area of the city. The intent of the Design Guidelines is to foster and maintain a level of quality in building development that supports desirable neighborhoods, livability, and community value, consistent with the City's General Plan.

- YES NO I have read the applicable Design Guidelines and have completed the Design Guidelines Checklist for the district or area of this project.
- YES NO This project meets all the Design Guidelines listed on the checklist.
- YES NO This project proposes to deviate from the Design Guidelines.

Please note: For projects involving historic Landmarks or their sites, or properties within Historic Districts, please include the Secretary of the Interior's Standards for Historic Properties, and Guidelines for Interpreting the Standards, as part of your responses to the Design Guidelines questions above.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Applicant
Signature:

Sarah Lelli

Date:

3/21/14

Staff Use Only

Zoning Information

Zone/Overlay: R-1-PC Parkway Corridor
 Special Planning District: ∅
 Planned Unit Development: ∅
 Design Review District: Citywide SPPR
 Historic District: ∅ Historic Landmark?: YES NO
 General Plan Designation: TNLD
 Council District: 3
 Previous file numbers: ∅

Planning Entitlement Type

<input type="checkbox"/> Commission Level	<input checked="" type="checkbox"/> Director Level	<input type="checkbox"/> Staff Level
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- | | | |
|---|---|---|
| <input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment

<input type="checkbox"/> Rezone
<input type="checkbox"/> Establish Planned Unit Development
<input type="checkbox"/> PUD Guidelines Amendment

<input type="checkbox"/> Schematic Plan Amendment
<input type="checkbox"/> Conditional Use Permit

<input type="checkbox"/> Major Modification
<input type="checkbox"/> Minor Modification
<input type="checkbox"/> Time Extension (File Number _____) | <input type="checkbox"/> Tentative Map
<input type="checkbox"/> Time Extension (File Number _____)
<input type="checkbox"/> Subdivision Modification
<input type="checkbox"/> Variance

<input type="checkbox"/> Time Extension (File Number _____)
<input type="checkbox"/> Preliminary Review
<input type="checkbox"/> Reasonable Accommodation (For Residential Projects Only)
<input type="checkbox"/> Inclusionary Housing Plan

<input type="checkbox"/> Other: _____ | <input checked="" type="checkbox"/> Site Plan and Design Review
If deviation:
<input type="checkbox"/> Development Standard
<input type="checkbox"/> Design Guideline

List a brief description of deviation (s):
<u>2nd story addition encroaching 5' into rear setback.</u> |
|---|---|---|

Total Number of Lots: 1 Net Acreage of Site: _____
 Total Dwelling Units: 1 Density/Net Acre: _____

Information Verified by (Planner Name): P. Morgan
 Date: 3/21/14