

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

<b>Applicant:</b> Michael S. Lytle, 4825 11th Ave., Sacto, CA 95820		
<b>Owner:</b> Michael S. Lytle, 4825 11th Ave., Sacto, CA 95820		
<b>PLANS BY:</b> Michael S. Lytle, 4825 11th Ave., Sacto, Ca 95820		
<b>FILING DATE:</b> January 22, 1991	<b>ENVIR. DET.:</b> Neg. Dec.	<b>REPORT BY:</b> DJH
<b>ASSESSOR'S PCL. NO.</b> 015-0182-034		

- APPLICATION:**
- A. Negative Declaration
  - B. Variance to construct a single family house on a lot with less than 20 feet of street frontage.
  - C. Variance to reduce sideyard setback from 5' to 1' (withdrawn).
  - D. Variance to reduce driveway depth from 20' to 14.5'.
  - E. Variance to reduce rearyard setback area from 15' to 6'.

**LOCATION:** 1039 11th Ave.

**PROPOSAL:** The applicant is seeking the necessary entitlements to construct a single family residence.

**PROJECT INFORMATION:**

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

**Surrounding Land Use and Zoning:**

North: Residential, R-1  
South: Residential, R-1  
East: Residential, R-1  
West: Residential, C-2

Parking Required: 1 space  
Parking Provided: 1 space  
Property Dimensions: Triangle piece measuring 48' x 102'1" x 122'2"  
Property Area: 0.067 acres  
Square Footage of Unit: 1,115 sq. ft  
Topography: Flat  
Street Improvements: Unpaved alleys  
Utilities: Existing  
Exterior Building Materials: T1-11  
Roof Material: Composition

**PROJECT EVALUATION:** Staff has the following comments:

**APPLC. NO.** P90-473

**MEETING DATE** February 28, 1991

**ITEM NO.** 25

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A. Land Use and Zoning

The subject site consists of one parcel containing 0.067 acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding land uses and zoning includes single family uses in all directions. The zoning is Standard Single Family to the north, east and south and General Commercial (C-2) to the west along Stockton Boulevard.

B. Applicant's Proposal

The applicant is proposing to construct a 1,115 square foot single family residence on a triangular shaped vacant lot at the corner of two unimproved alleys. The necessary entitlements include a variance to construct a single family house on a lot with less than 20 feet of street frontage, a variance to reduce the driveway setback area from 20' to 14.5', and a variance to reduce the rearyard setback area from 15 feet to 6 feet. The variance to reduce the sideyard setback from five feet to one foot is not needed and has been withdrawn by staff.

C. Site Plan Design

The proposed single family residence would be situated on a triangular lot measuring 48' x 102'1" x 122'3". The lot is at the corner of two unimproved alleys. The proposed driveway to the residence would come off the alley connecting 10th and 11th Avenues. The driveway would measure 14 feet from the shortest point, 18 feet from the longest point, and 16 feet from the midpoint in the driveway. The Zoning Ordinance requires a 20 foot driveway. Staff has no objection to the shorter driveway in this case since it is off of an alley where there are no pedestrian sidewalks nor pedestrians. The residents of the single family units facing Stockton Boulevard use the north-south alley as access to their homes. Several of the garages in the vicinity are situated next to the alley and other garages off the alleys have driveways less than 20 feet deep.

The rearyard area would be reduced to 6 feet from the required 15 feet. The front yard setback is up to 52' from a distance equal to the front of the house to where the lot comes to a point. The shortest front setback distance is 27'. Due to the odd shape of the lot and because the proposed residence would cover 38% of the lot, staff has no objection to the intrusion of the house on the required rearyard setback area. Adequate open space area for occupants of the proposed residence and adequate setbacks from neighboring residential units will be provided. Adequate access to the house will also be provided from the two adjacent alleys.

The applicant has not shown landscaping features or a fence design. The applicant should submit a landscaping plan and a fence design to be approved by the Planning Director.

D. Building Design

The building materials consists of T1-11 exterior siding and laminated composition shingles on the roof. The exterior building color is proposed to be a dark gray. The proposed building would be a split level. The first floor would contain approximately 721 sq. ft. and the upper floor would contain approximately 394 sq. ft. The upper story would be situated approximately midway over the first story portion. Staff has concerns regarding the design of the structure. The design improvements should contain, but not be limited to, the following features: The siding of the house should have accent trimming where the T1-11 panels come together and around the doors and windows. Stucco with wood trim would be a better choice. The roof should be redesigned with slanting ends to match the angle of the higher roof. There should be corbels (ornamental roof supports) at various locations. The windows and sliding glass door onto the patio should have gridded panes. The doors and garage door should have panels. The roof should be covered with laminated composition shingles.

E. Agency Comments

The project was reviewed by the Engineering Development and Traffic Engineering Divisions. There was concern expressed over the driveway depth. The Traffic Engineer, as general policy, is not in favor of providing a

driveway depth of less than 20 feet. As previously mentioned, staff does not have a concern over the proposed driveway depth in this instance.

**ENVIRONMENTAL EVALUATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.

**RECOMMENDATION:** Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the variance to construct a single family house on a lot with less than 20 feet of street frontage subject to conditions and based on findings of fact which follow;
- C. Withdraw the variance to reduce the sideyard setback from 5' to 1';
- D. Approve the variance to reduce the driveway depth from 20' to 14.5' subject to conditions and based on findings of fact which follow;
- E. Approve the variance to reduce the rearyard setback area from 15' to 6' subject to conditions and based on findings of fact which follow.

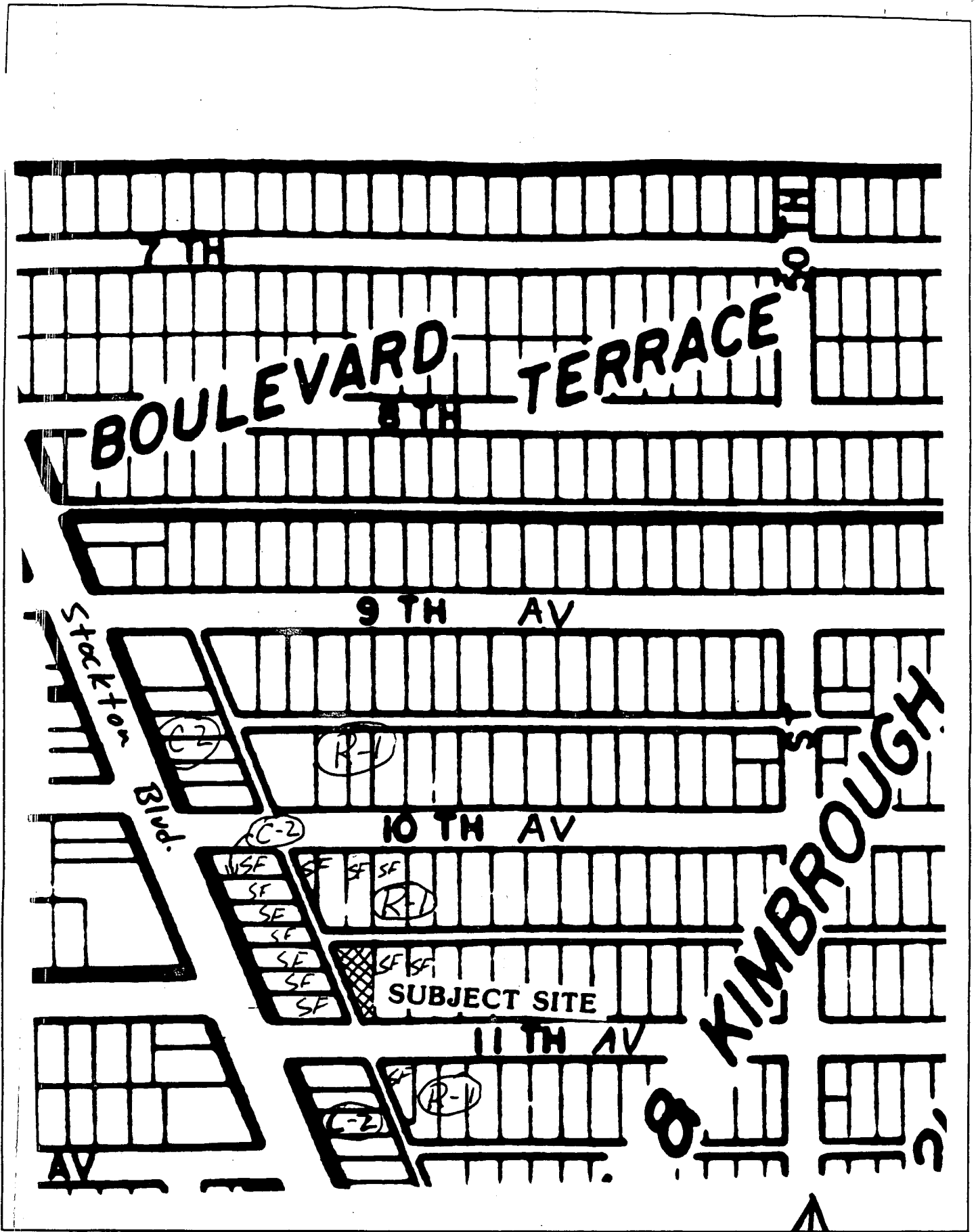
**Conditions**

- 1. The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.
- 2. The applicant shall submit landscaping, fence, and revised building plans subject Planning and Design Review staff approval before issuance of a building permit. The plans shall contain the following features:
  - a. The siding shall be of stucco or the T1-11 shall have accent trimming where the T1-11 panels come together and around the doors and windows.
  - b. The roof shall be designed with slanted ends to match the angle of the higher roof.
  - c. Corbels shall be placed at various locations according to staff recommendation.
  - d. The windows and sliding glass door onto the patio shall have gridded panes.
  - e. The doors and garage door shall have panels.

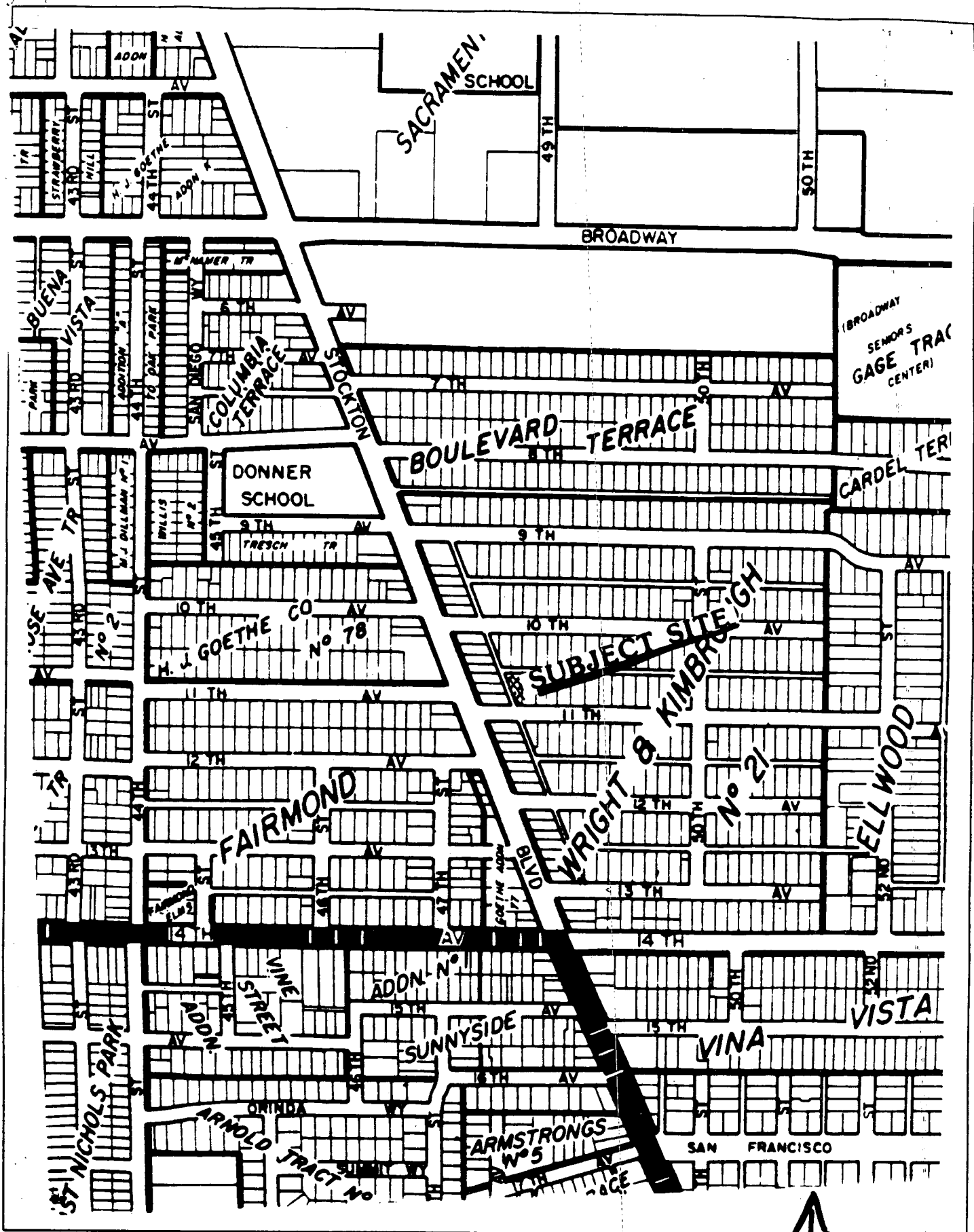
- f. The roof shall be covered with laminated composition shingles.

**Finding of Fact**

- 1. The project, as conditioned, is based on sound principles of land use in that the residential use is compatible with surrounding residential uses.
- 2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that:
  - a. The driveway will not cause undo hardship or hazard to pedestrians away from the pedestrian sidewalk along Stockton Boulevard.
  - b. Adequate setbacks are provided for the adjacent residential properties.
- 3. Granting the variances does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
- 4. Granting the variances does not constitute use variances in that residential uses are allowed in the R-1 zone.
- 5. The project is consistent with the General Plan which designates the site Low Density Residential (4- 15 du/na).



000095 LAND USE & ZONING MAP



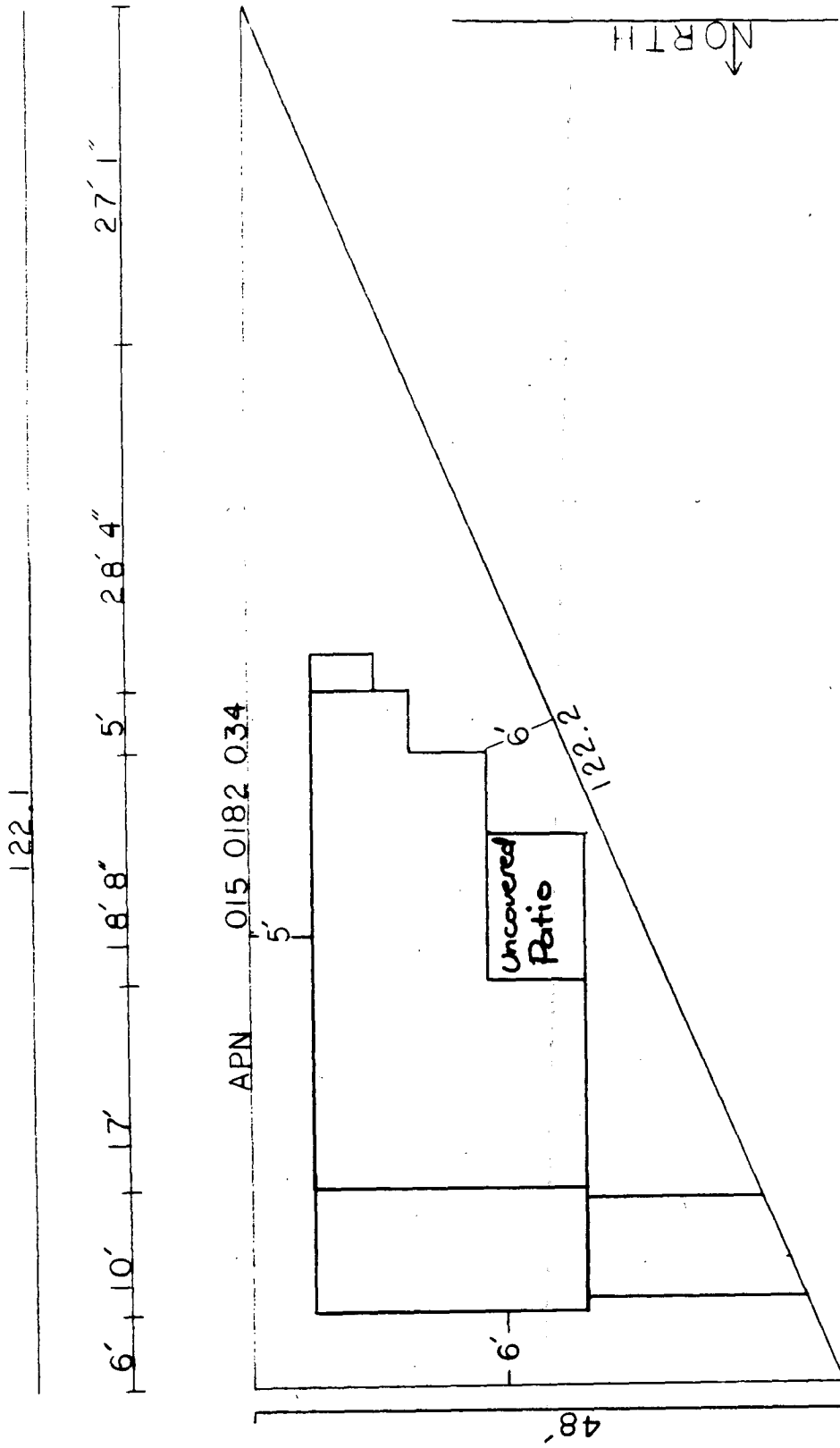
VICINITY MAP



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**EXHIBIT - A  
SITE PLAN**

11<sup>TH</sup> AVE



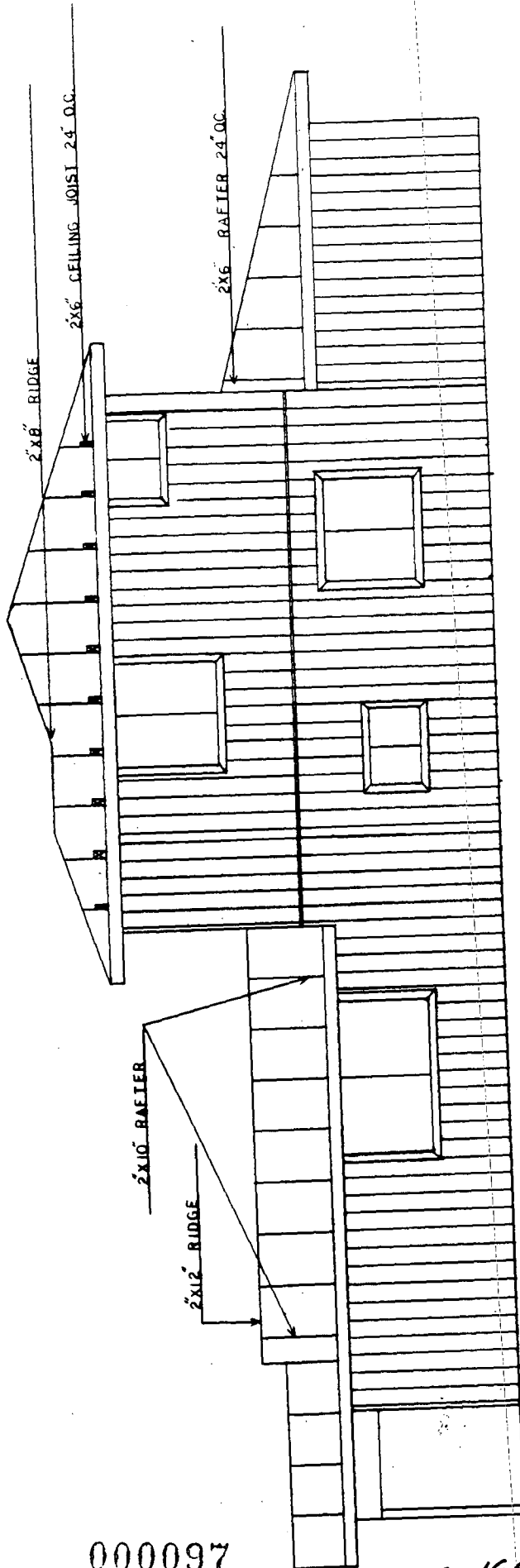
PLCT PLAN SCALE 1/8" = 1' DESIGNED BY: MICHAEL S. LYTLER 1115 SQ. FT.  
4825 11<sup>TH</sup> AVE SAC. CAL. 95820  
HM. PH. 736-0652 DIGIT. PAGER 423-7418

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**EXHIBIT - B**  
**ELEVATIONS**



RIGHT ELEVATION (EAST) ROOF FRAMING

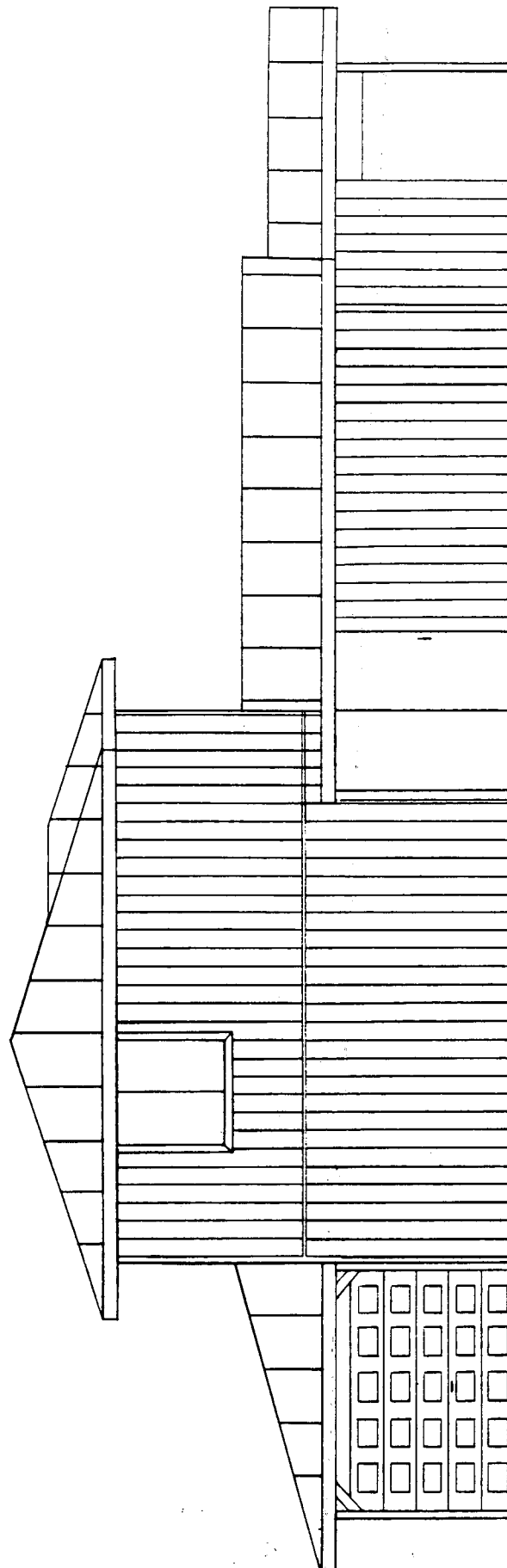
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EXHIBIT - C  
ELEVATIONS



(WEST) LEFT ELEVATION

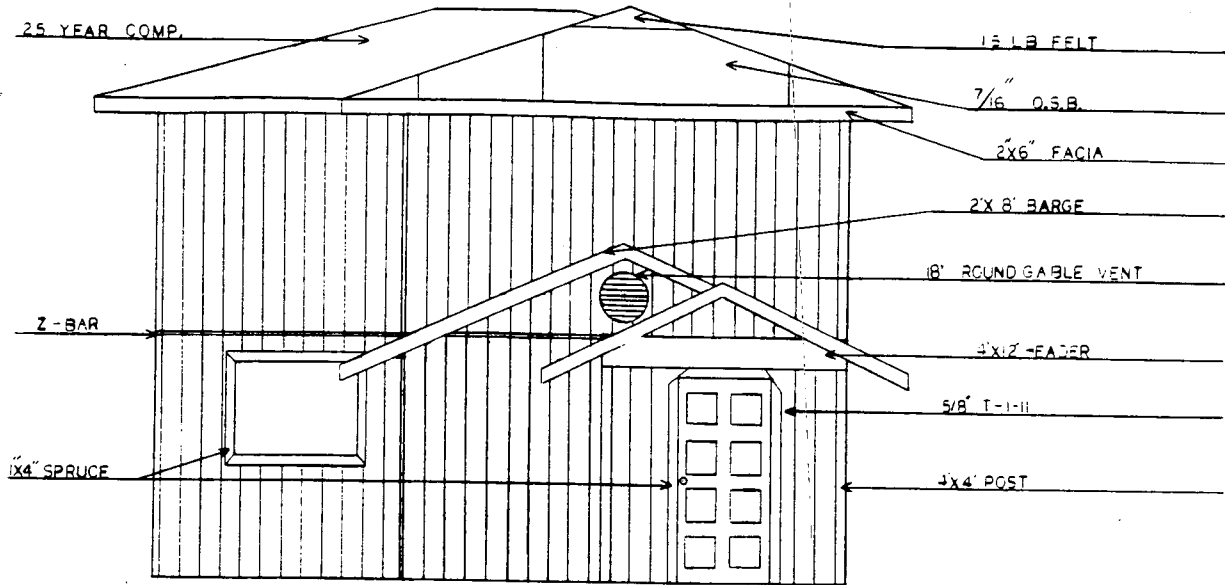
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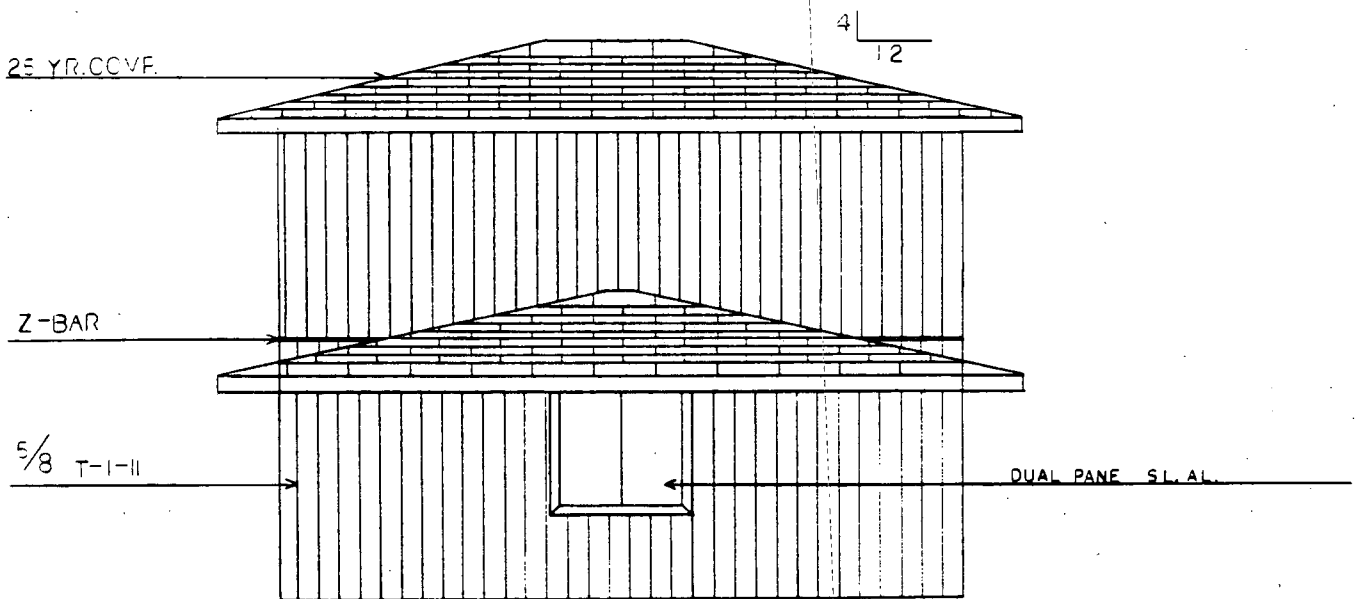
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# EXHIBIT - D ELEVATIONS



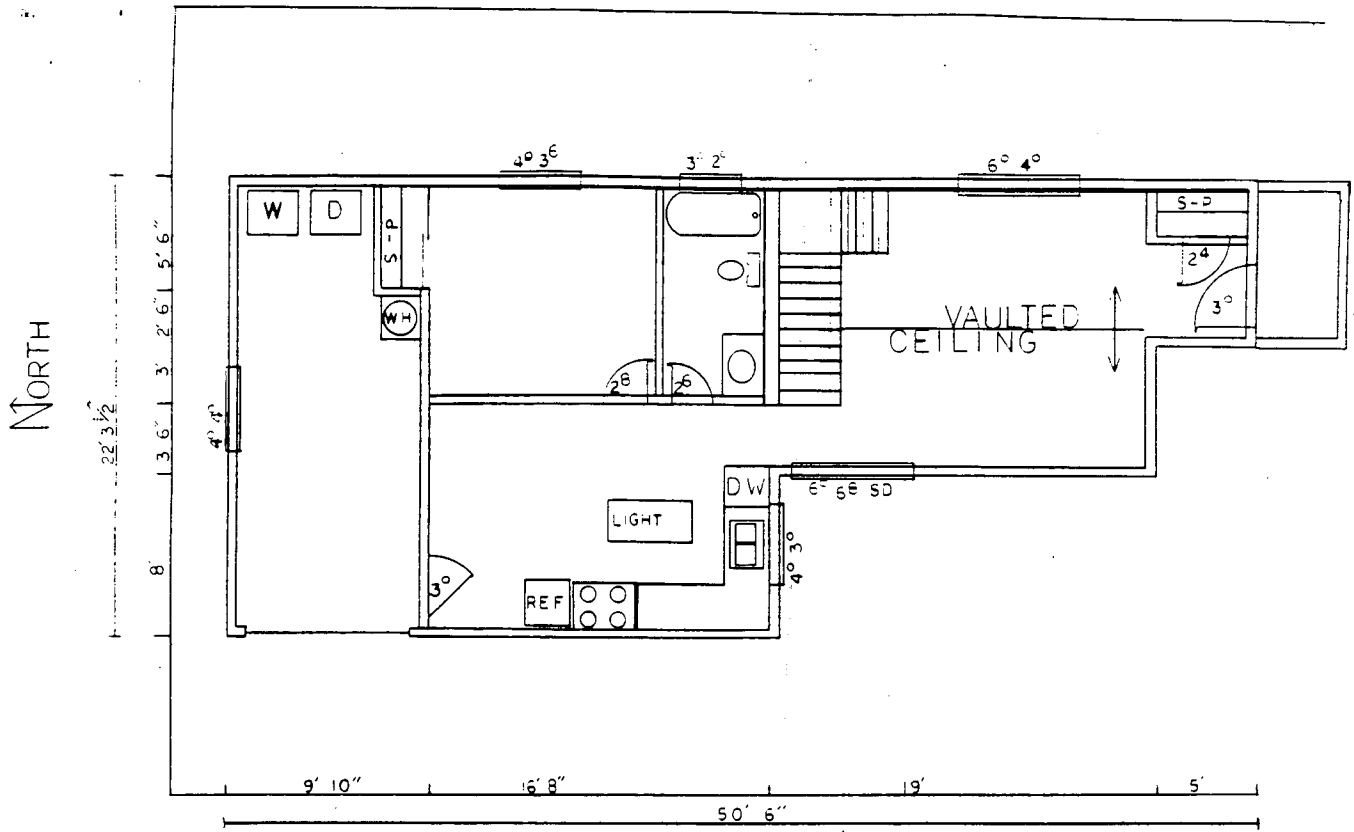
FRONT ELEVATION (SOUTH)



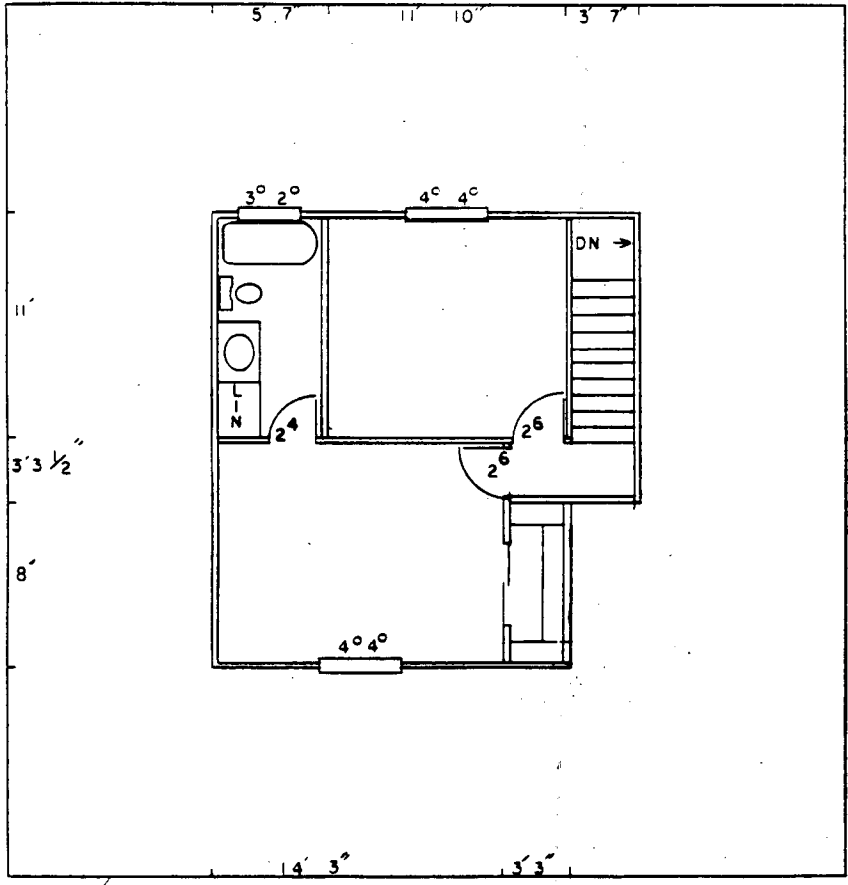
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REAR ELEVATION (NORTH) SCALE 3/8" = 1'

**EXHIBIT - E  
FLOOR PLAN**



1<sup>ST</sup> FLOOR FRAMING SCALE 1/4" = 1 FT 721 SQ.FT.



2<sup>ND</sup> FLOOR FRAMING 394 SQ.FT.

