

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Jan T. Toste, 440 39th Street, Sacramento, CA 95816				
OWNER	Jan T. Toste, 440 39th Street, Sacramento, CA 95816				
PLANS BY	Jan T. Toste, 440 39th Street, Sacramento, CA 95816				
FILING DATE	8/23/88	ENVIR. DET.	Ex. 15303a	REPORT BY	SD:pe
ASSESSOR'S PCL. NO.	004-0232-002				

APPLICATION: Special Permit to allow a second residential unit on 0.14+ developed acres in the Single Family (R-1) Zone.

LOCATION: 440 39th Street

PROPOSAL: The applicant is requesting the necessary entitlements to allow an attached second residential unit in the Single Family (R-1) Zone.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residential; R-1	Front:	25'	20'+
South: Single Family Residential; R-1	Side(Int):	5'	2' to 5'+
East: Single Family Residential; R-1	Rear:	15'	20' to 60'+
West: Single Family Residential; R-1			

Parking Required: 2 on-site spaces
Parking Provided: 2 on-site spaces
Property Dimensions: Irregular
Property Area: 0.14+ acres
Density of Development: 14.0 d.u. per acre
Square Footage of Building: Existing: 1,648; Proposed 352; Total: 2,000
Height of Building: 18'9"
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Lapsiding; wood trim; match existing
Roof Material: Brown, composition; match existing

PROJECT EVALUATION:

A. Land Use and Zoning:

The subject site consists of an irregular lot, 0.14+ acre lot developed with a single family residence and an attached garage and carport. The site is zoned R-1, and is designated Low Density Residential (4-15 du/ac) in the City's 1988 General Plan. The surrounding area is zoned R-1 and developed with single family residences.

000715

APPLC. NO. P88-376 MEETING DATE October 13, 1988 ITEM NO. 20

B. Applicant's Proposed:

The applicant is requesting a Special Permit to allow a second residential unit in the Single Family (R-1) zone. The proposed unit would be approximately 352 sq. ft. of gross floor area atop an existing on-site garage and carport. No parking, setback, or height variances are requested.

The proposed unit would be facing towards and visible from 39th Street. Access to the unit would be provided by an exterior staircase on the north side of the property. The existing unit would use the on-site garage and the proposed unit would use the on-site carport for parking. Exterior materials would include lap siding, brown composition roofing, and wood trim painted yellow and white to match the existing residence. The proposed unit would have a 4:12 roof pitch which would be the same as the existing residence.

C. Staff Comments:

A Special Permit is required to allow a second residential unit on an interior lot in the R-1 Zone. Ordinance 83-075 states that a Special Permit shall not be granted for a second residential unit unless the following five criteria are met:

1. The architecture is compatible with that of the main residential unit;
2. Parking requirements of the Zoning Ordinance shall be complied with for the additional unit;
3. The lot coverage and setback requirements are met;
4. The area of the second residential unit will not exceed 640 square feet; and
5. The second residential unit will comply with those conditions established by the Planning Commission to mitigate any adverse impact on neighboring residence.

Staff finds that the proposed project meets the above criteria except for number 1. regarding architecture. Design Review staff have recommended the following:

1. Redesign exterior staircase to match existing structure.
2. Provide matching shed roof on facade between garage/carport and proposed unit.
3. Provide matching sheltered entry to proposed residential unit.

The applicant is currently reconstructing the existing garage/carport structure and driveway (Building Permit R6427R) and has indicated that one code conforming on-site parking space per unit will be provided. No parking,

setback, or

height variances are required. The applicant has indicated that due to the irregular shape of the parcel and numerous trees in the rear yard, construction atop the existing garage/carport is the only practical location. The residence nearest the proposed second residential unit is setback approximately 30 feet from the subject site.

D. Interdepartmental Review:

This project was sent for revision to City Traffic Engineering, Public Works, Building, East Sacramento Improvement Association, Sacramento Old City Association and Midtown Business Association. The following comments were received:

Building Division:

Application for a building permit may be submitted to the building inspection section. Their permit will not be issued without Planning Division approval. A free pre-inspection for footings may be requested. The proposed residential unit shall have the required sound walls (i.e. duplex) and comply with all the building codes, ordinances, and state energy regulations. Building inspector may request engineering on the supporting structure. The existing building permit (R6427R) is for the carport only and was issued on August 22, 1988.

ENVIRONMENTAL DETERMINATION: This project is categorically exempt pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends that the Commission take the following action:

- A. Approve the Special Permit subject to conditions and based on the findings of fact which follow.

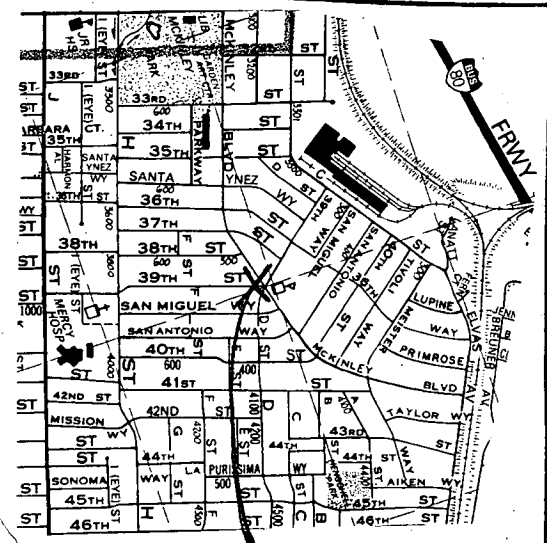
Conditions - Special Permit:

The applicant shall redesign the proposed exterior staircase and provide shed roof and sheltered entry to proposed unit as discussed in report to the satisfaction of the Planning Director prior to issuance of a building permit.

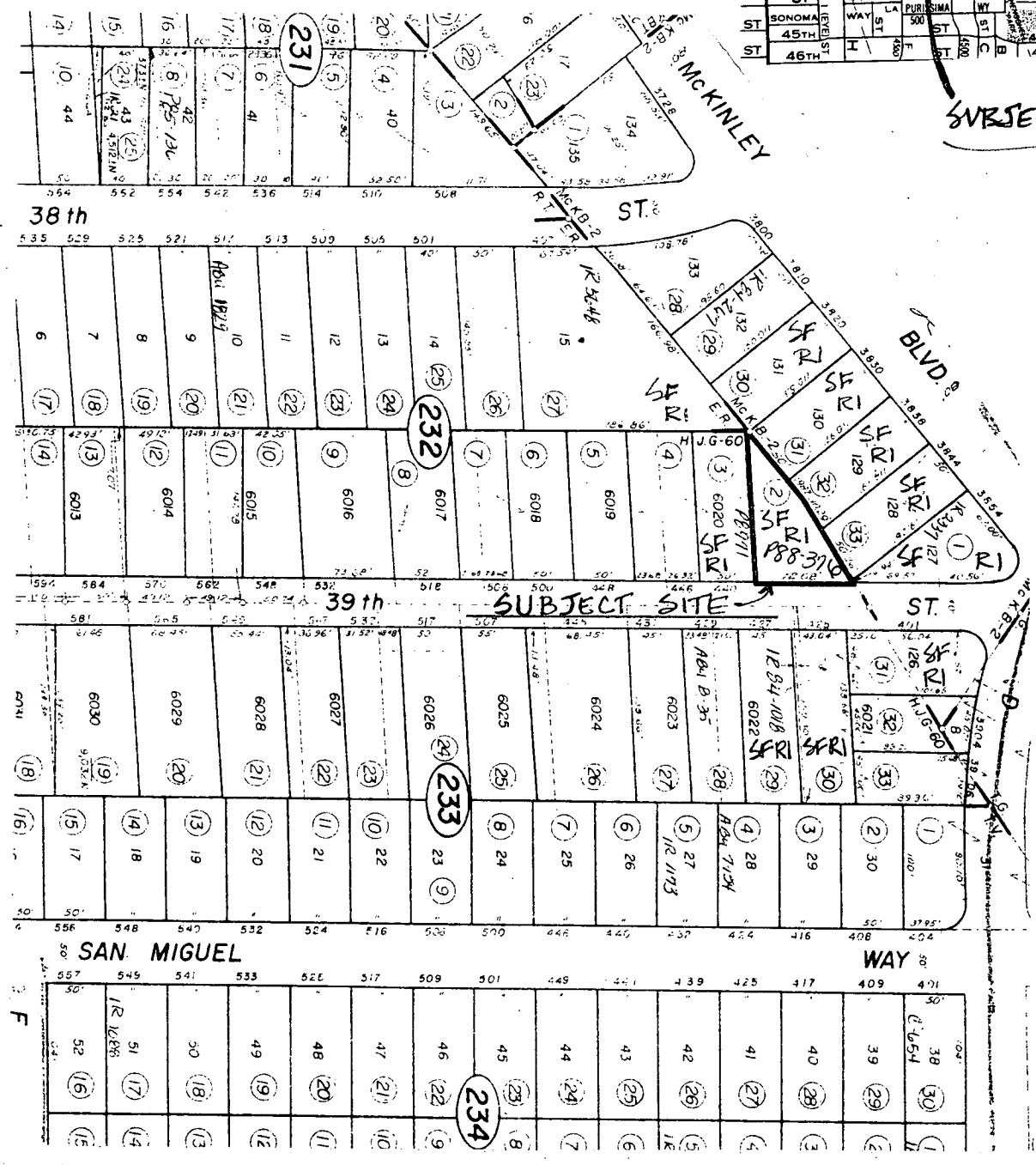
Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the second residential unit will be designed in manner compatible to surrounding residential uses.
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:

- a. the architecture is compatible with that of the main residential unit.
 - b. adequate setback from adjacent property is provided.
3. The proposed project is consistent with the 1988 General Plan which designates the site for residential, and that the project is allowed with special permit approval.



SUBJECT SITE

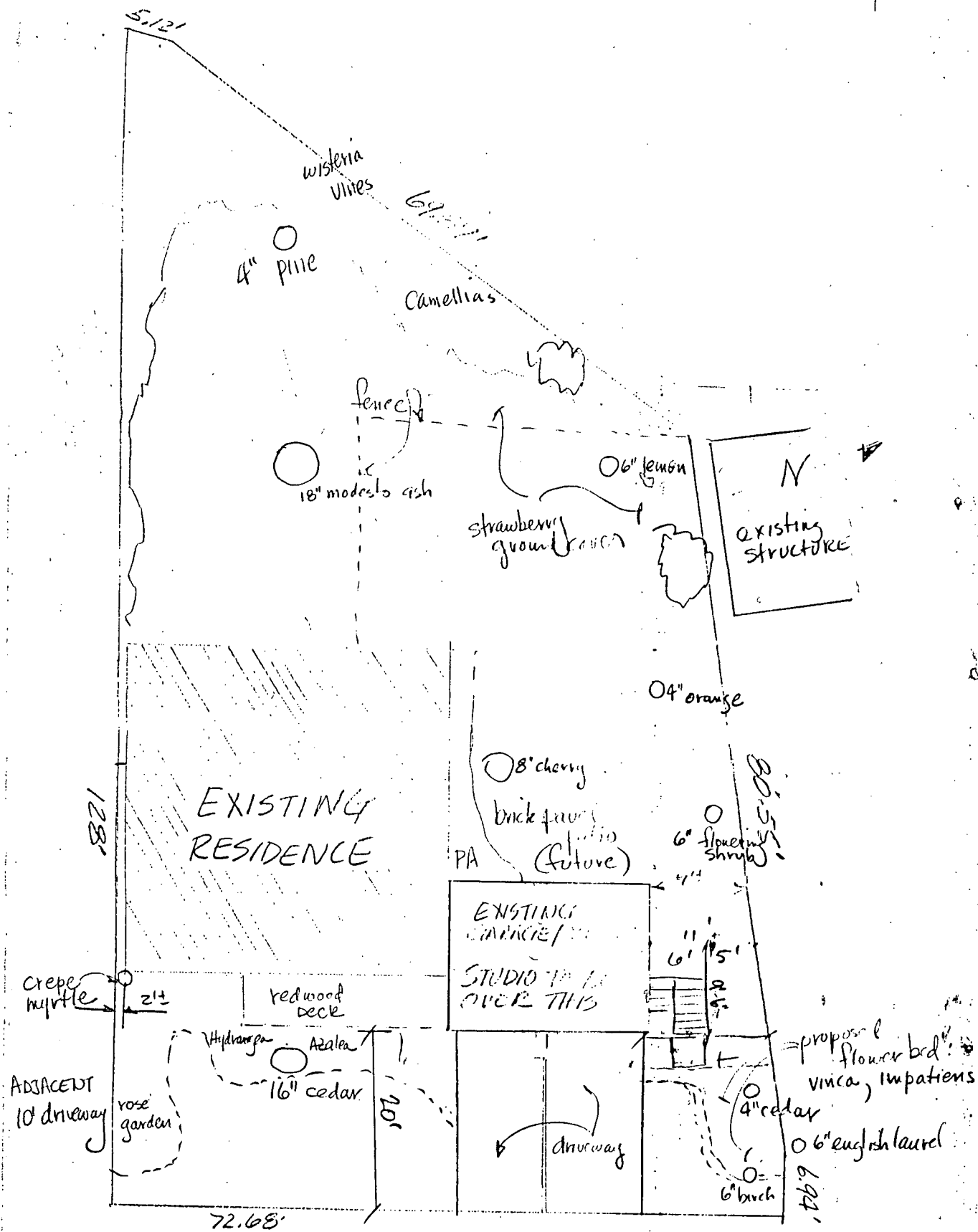


VICINITY - LAND USE - ZONING

088-376

10-13-88

#20



- SITE PLAN - 1" = 10'

RESIDENCE OF JAN TOSTE

P88 376

000722

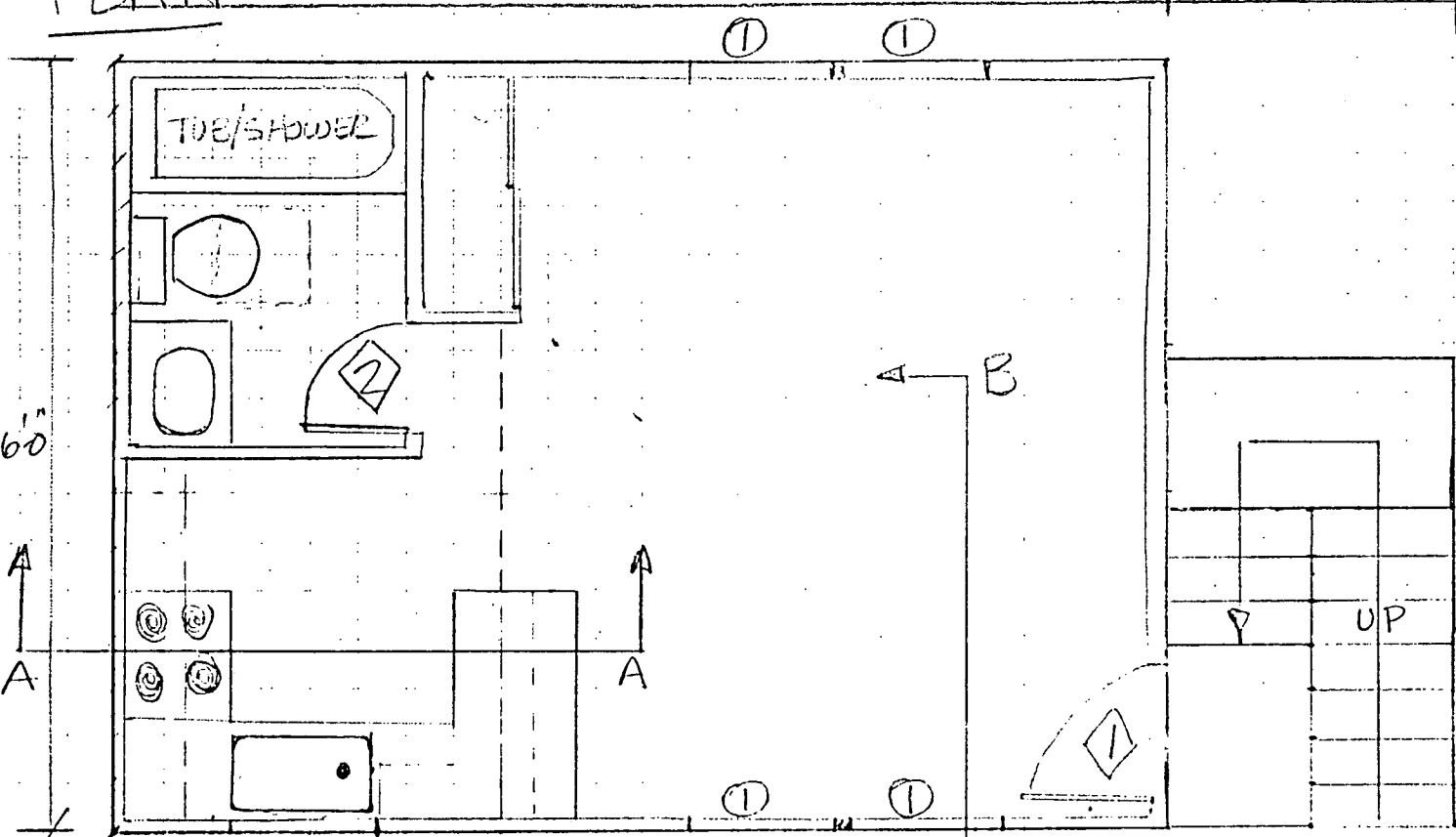
10-13-88

#20

PLAN

22'-0"

6'-0"



Windows:
 ① 3040 Double-hung
 ② 3036 " " "
 ALL TO BE INSUL.
 DOUBLE PANE

DOORS:
 ① 3068 SOLID COP
 ② 2468 Hollow CORE
 ③ 2468 (pr) " "

9'-5"

000723

160

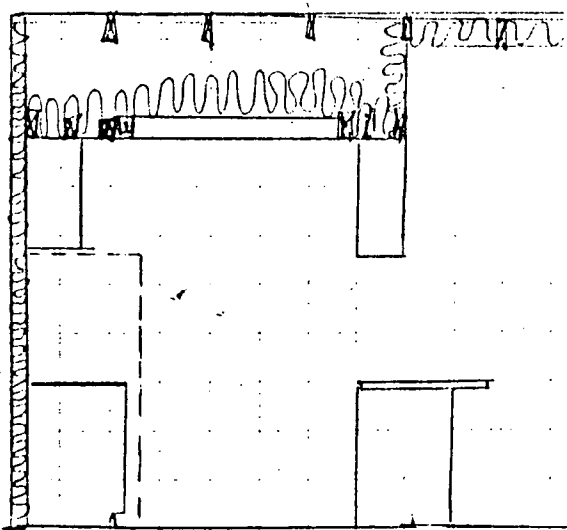
A
A

B

4x10 DF 15'9"

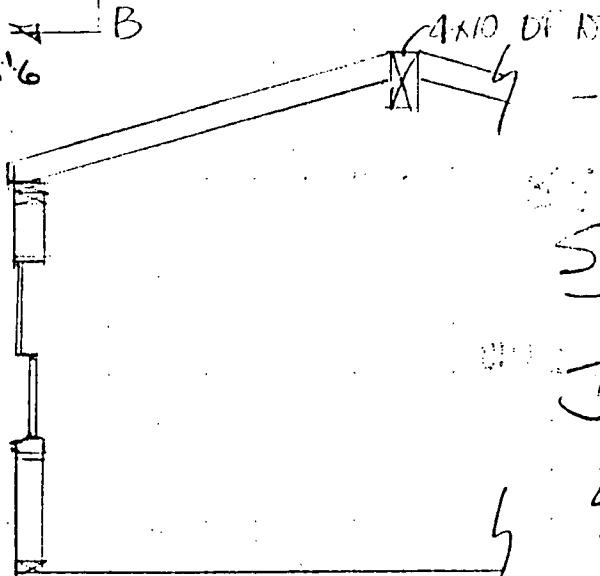
18'6"

Varies
2 1/2 max



A-A

SECTIONS

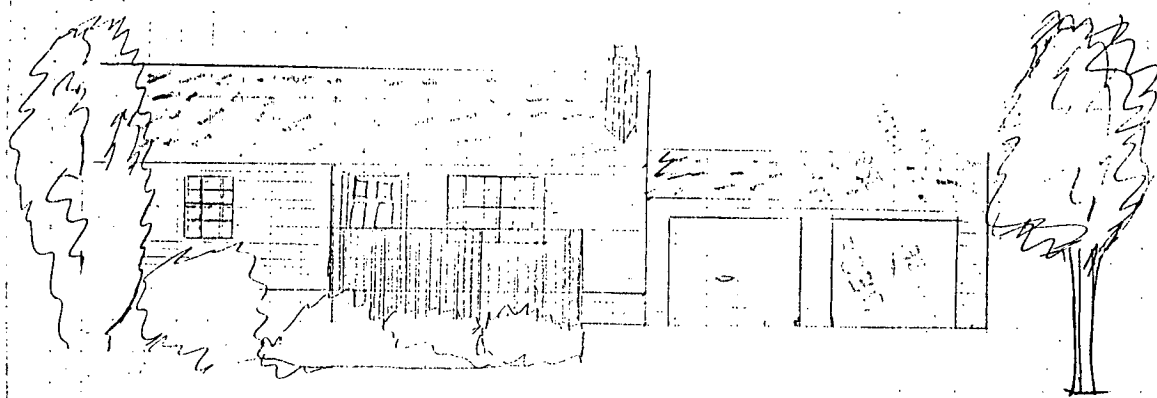


B-B

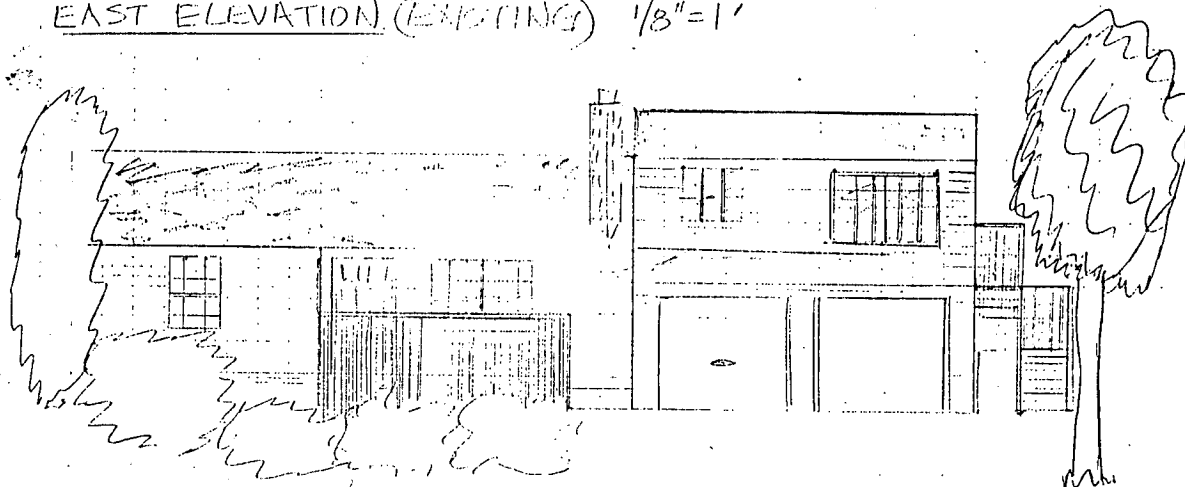
STUDIO ADDITION

JAN TOSTE

440 39th St.
 SACRAMENTO



EAST ELEVATION (EXISTING) 1/8"=1'

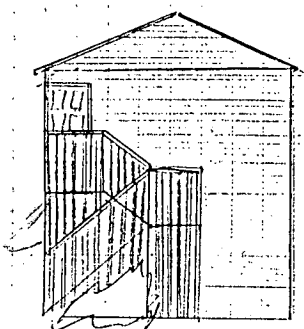


EAST ELEVATION (PROPOSED)

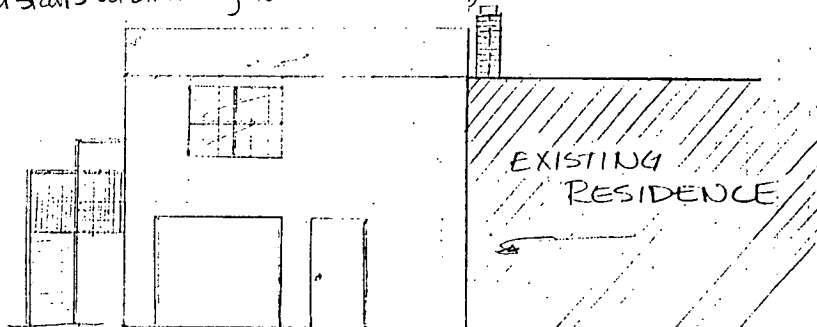
STUDIO ADDITION

1/8"=1'

comp. roofing (brown)
 lap siding: painted pale yellow
 white wood trim
 double-hung, divided-light windows
 redwood stairs w/ x railing to match existing deck

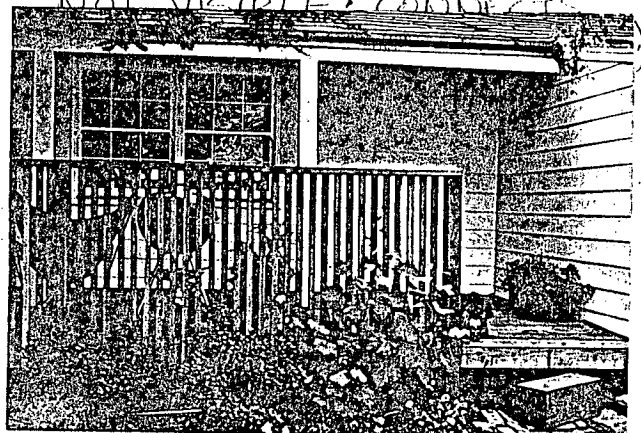


NORTH ELEVATION



WEST ELEVATION (NOT VISIBLE FROM STREET)

(NOTE: SOUTH ELEVATION, NOT VISIBLE & CONNECTS)



ALL MATERIALS
 & COLORS TO
 MATCH EXISTING

STUDIO ADDITION 000724

JAN TOSTE

142 34th St. SACTO.

#20