

# PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	DENTON CARLSON, BOX 221391, Sacramento, CA 95822				
OWNER	HA TRINH & DUONG TRINH, 2900 Fruitridge Road., SAC, CA 95820				
PLANS BY	Denton Carlson, Box 221391, Sacramento, CA 95822				
FILING DATE	7/15/88	ENVIR. DET.	15303 (a)	REPORT BY	PW:vf
ASSESSOR'S-PCL. NO.	027-0133-006				

APPLICATION: Planning Director's Special Permit for deep lot development (P88-314)

LOCATION: 5775 Bellview Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct two single family homes on one deep lot.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
1986 South Sacramento Community Plan Designation:	Residential 4-8 du/na
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1	Front:		50'
South: Vacant; R-1	Side(Int):		30'
East : Residential; R-1			
West : Residential; R-1	Rear:		370'

Parking Required:	2 spaces
Parking Provided:	2 spaces
Property Dimensions:	440' x 240'
Property Area:	2.42+ acres
Density of Development:	1.2 d. u. per acre
Square Footage of Building:	2 homes at 2,263 sq. ft. each
Height of Building:	20'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Shiplap wood siding
Roof Material:	20 year fiberglass roofing
Exterior Building Colors:	Grey and Blue

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 2.42+ vacant acres in the Standard Single Family (R-1) zone. Both the General Plan and the 1986 South Sacramento Community Plan designate the site for low density residential uses. Surrounding land uses include vacant land zoned R-1 to the north,

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vacant land zoned R-1 with an approved 31-lot subdivision to the south, and residential uses zoned R-1 to the east and west. The area is characterized by large deep lots with single family homes on the front portions of the lots. A number of other deep lot developments have been approved along Bellview Avenue.

B. Project Proposal

The applicant proposes to construct two single family dwellings on a deep lot. Each unit will consist of 2,263 sq. ft. including attached two car garages. The applicant is requesting to construct the units under the provisions of Section 9 of the Zoning Ordinance which regulates deep lot development. All deep lot developments are required to obtain a Planning Director's Special Permit.

C. Site Plan

The submitted site plan indicates the two units to be located toward the front (west) portion of the lot. A 50' front and 30' side yard setback have been proposed with approximately 370' remaining to the rear (east) property line.

The lot is extremely large at 2.42+ acres and could be further developed in the future provided there is access to the rear of the property. Staff recommends shifting the houses five feet to the south and north respectively in order to allow the possible development of a 44 ft. wide future street down the middle of the site. This would maintain an adequate setback along this future street and provide the possibility of a more appropriate street pattern. No fencing or landscaping provisions have been provided for on the site plan. Staff recommends a six foot high wood fence along the entire property line. The front setback area should be landscaped with lawn, shrubs and trees. This landscape treatment should also include the area between the two homes. An automatic irrigation system should be installed for all landscape areas. The applicant has indicated to staff that the area behind the two homes will be used for a garden. Staff has no objections to a garden provided the garden is not easily visible from Bellview Avenue.

D. Elevations

The submitted elevations indicate two identical homes, to be constructed of horizontal wood siding and stucco. Brick pillars are utilized at the front entrance and brick fireplaces as well. Staff generally finds the building elevations appropriate and that the exterior building materials should compliment the surrounding area. Staff does recommend the use of either tile, wood shakes or a heavy composition (30 year life) for the roof material. Staff also suggests no stucco on the front elevation but rather all horizontal wood siding.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review, pursuant to CEQA Guidelines (Section 15303 a).

STAFF RECOMMENDATION: Staff recommends approval of the Special Permit subject to conditions and based upon findings of fact which follow:

Conditions

1. The applicant shall comply with all requirements of Deep Lot/Infill regulations (Sec. 9) of the Zoning Ordinance.
2. The applicant shall submit revised final site plans indicating the relocation of the homes five feet to the north and south, and the location of all fencing. These revised plans shall be submitted to the Planning Director for review and approval prior to issuance of building permits.
3. The roof material shall be either wood shakes, tile or heavy composition (30 year life).
4. The front elevation shall utilize horizontal wood siding with brick columns at front entrance.
5. The applicant shall submit a detailed landscape/irrigation plan to staff for review and approval prior to issuance of building permits.

Findings of Fact

1. The proposed project is based upon sound principles of land use in that:
  - a. adequate space is available on the site to accommodate the type and density of the proposed project.
  - b. the project is compatible with surrounding land uses which consist of single family residences and deep lot development.
2. The proposed project will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance, in that the project shall comply with all requirements of Section 9 of the Zoning Ordinance which include the provision for adequate on-site parking.

3. The proposed project is consistent with the objectives of the General and Community Plan in that:
- a. the area is designated as an infill area;
  - b. the proposed development provides a safe, stable and attractive residential area in which to live.

REPORT PREPARED BY:

Price Walker  
Price Walker, Associate Planner

8/26/88  
Date

RECOMMENDATION APPROVED:

Marty Van Duyn  
MARTY VAN DUYN, PLANNING DIRECTOR

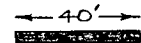
8/26/88  
Date

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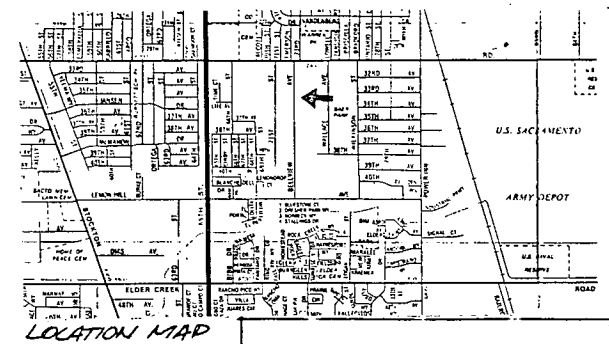
**SITE PLAN - SCALE: 1" = 40'**



APN: 027-0133-006  
SACRAMENTO, CA.  
JULY 11, 1988

OWNERS:  
HA & DUONG TRINH

ZONING ~ R-1, TO REMAIN  
EXISTING USE ~ VACANT LAND  
CONTOUR ~ FLAT  
WATER ~ CITY MAIN IN BELLVIEW AV.  
SEWER ~ CITY MAIN IN BELLVIEW AV.



#027-0132-005  
LTRIN  
②

#027-0132-006  
UNITED INVEST.  
①

#027-0132-007  
MARIAN  
⑩

#027-0132-008  
DSON  
⑨

#027-0232-001  
RASUL  
⑧

#027-0133-005  
TRINH  
⑬

#027-0141-013  
IZARRARAS  
①

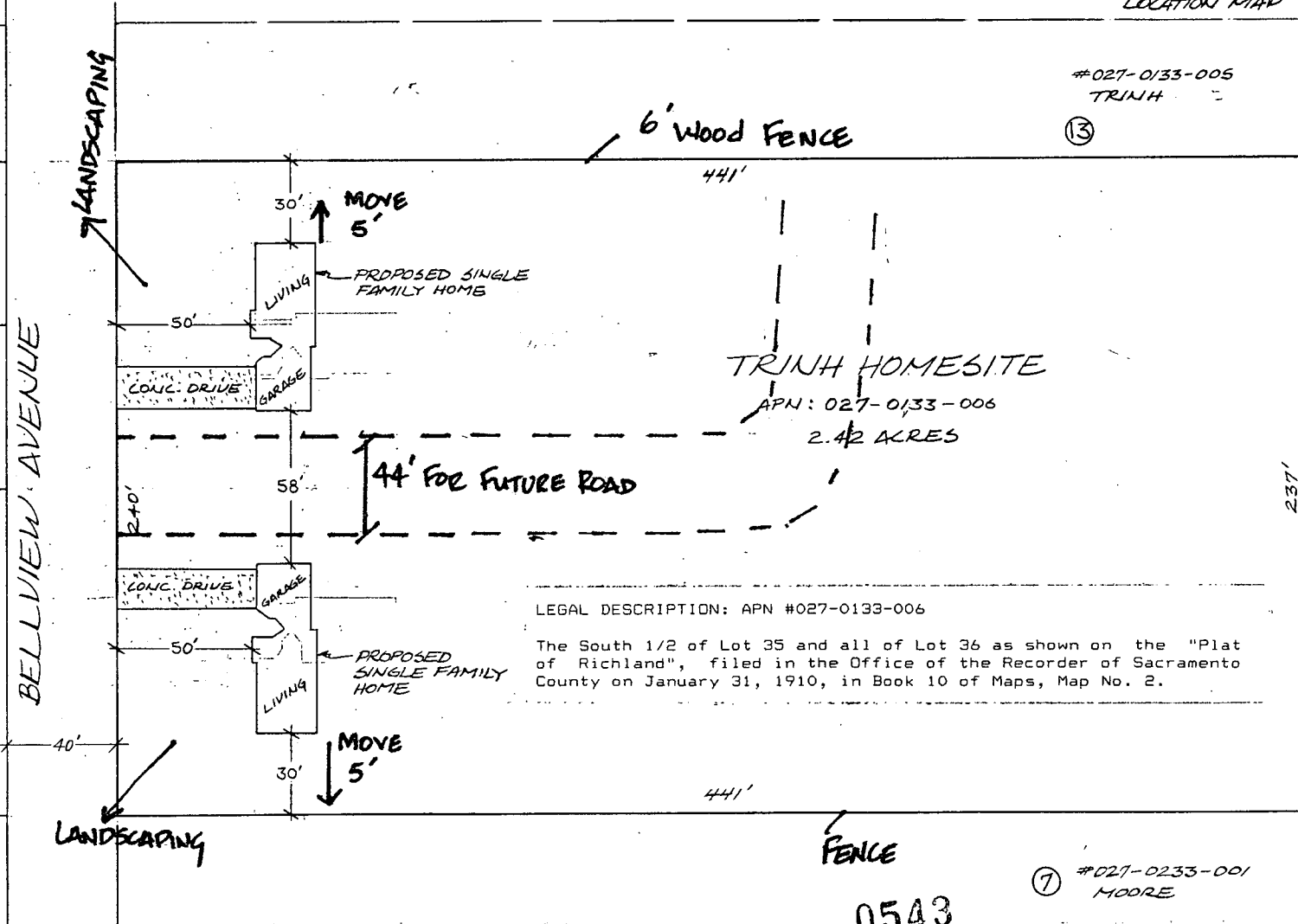
#027-0141-008  
BATON  
②

#027-0141-009  
BATON  
③

#027-0141-010  
LEE  
④

#027-0141-011  
VUE  
⑤

#027-0241-001  
VUE  
⑥

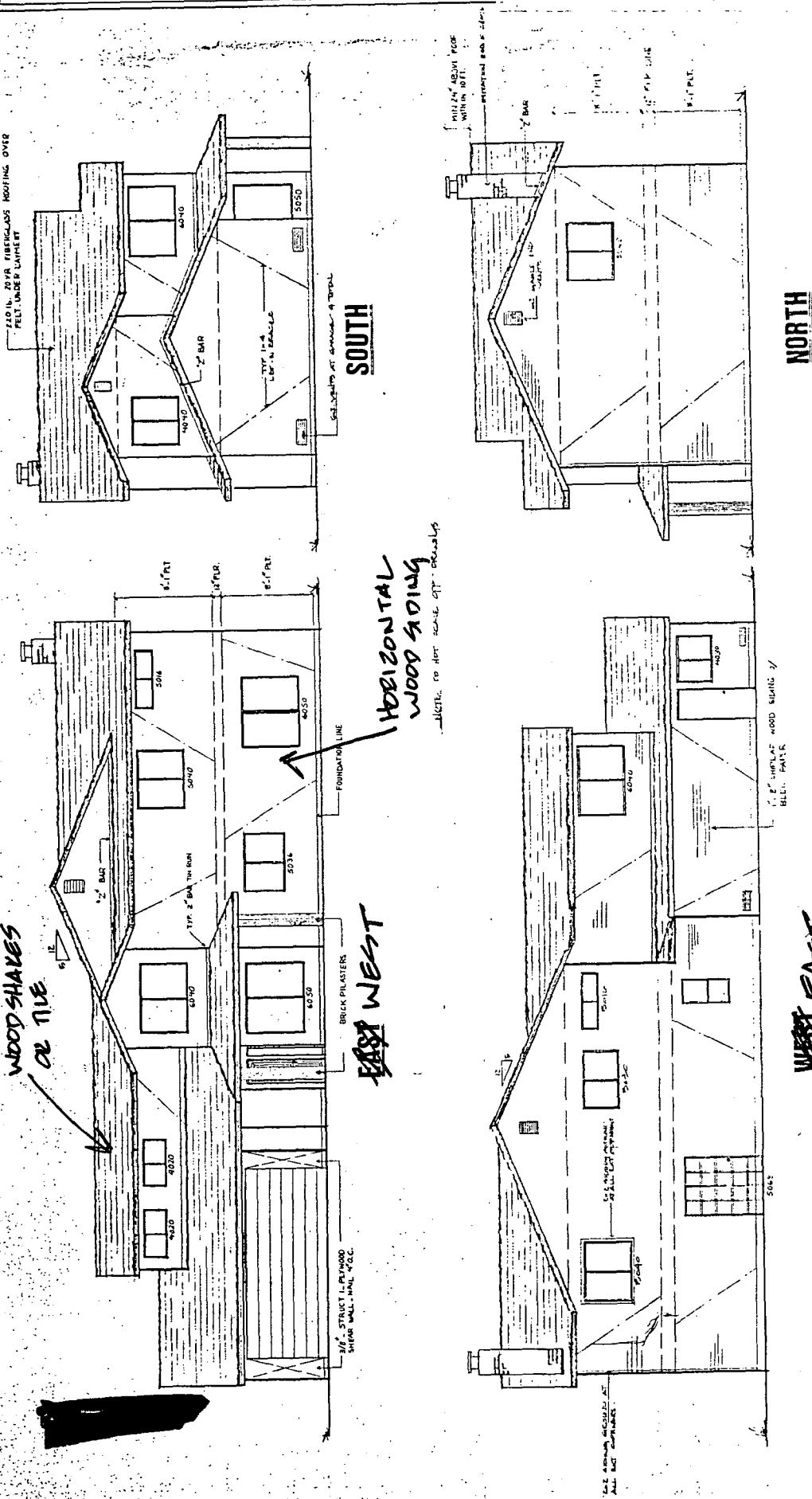


**SITE PLAN**



ELEVATIONS

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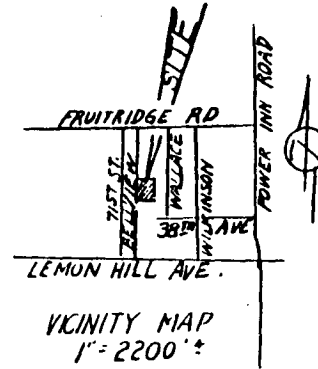
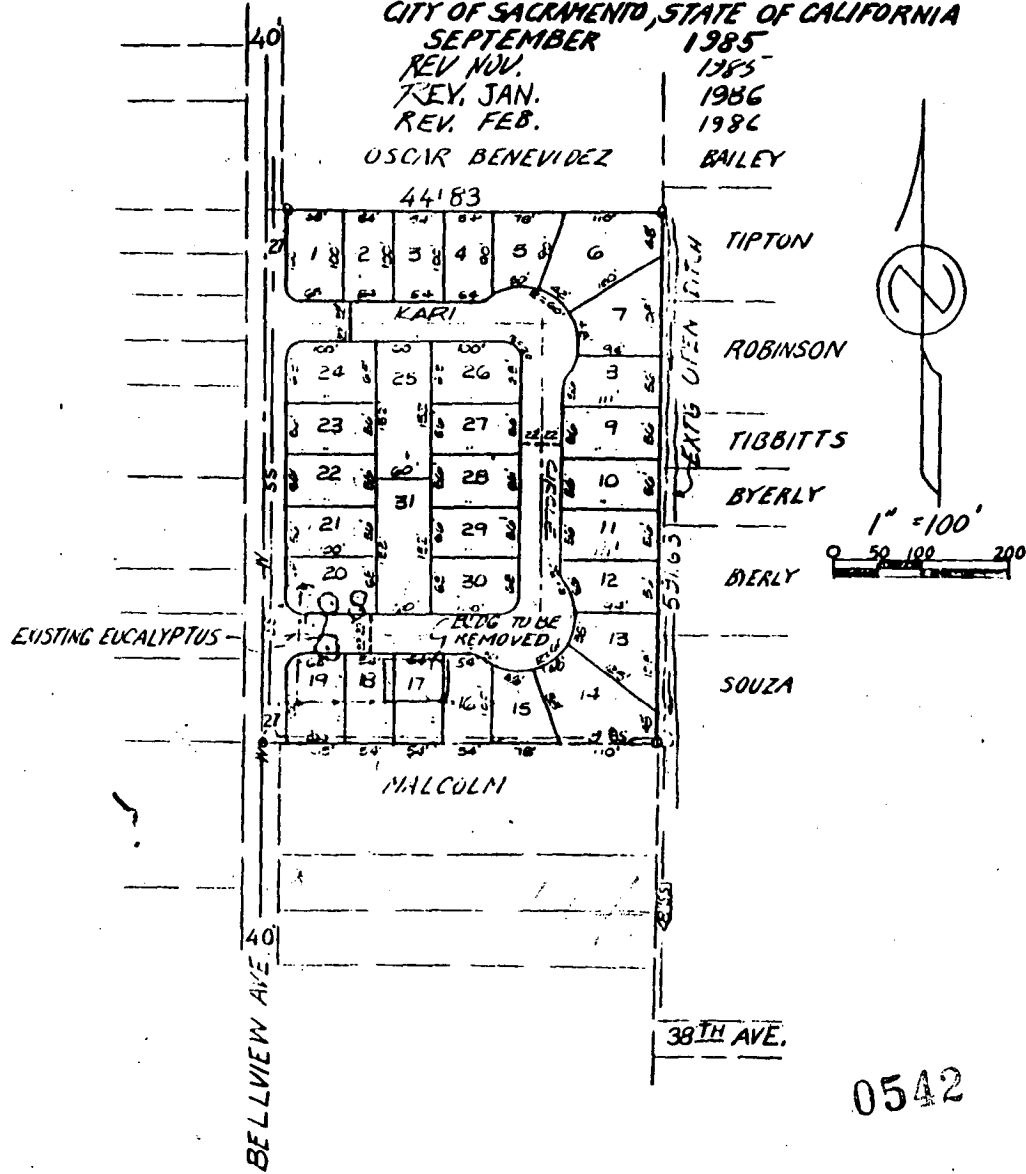
PA-062

# TENTATIVE MAP KARI TERRACE LOTS 37, 38 & 39 PLAT OF RICHLAND 10 BM 2

CITY OF SACRAMENTO, STATE OF CALIFORNIA

SEPTEMBER 1985  
REV. NOV. 1985  
REV. JAN. 1986  
REV. FEB. 1986

OSCAR BENEVIDEZ BAILEY



OWNER: FRANK MOORE  
4425 NE FIRST ST  
OCALA, FL 32671

ENGINEER: HAMPTON ENGINEERS  
7533 WESTGATE DR.  
CITRUS HEIGHTS, CA 95610  
(916) 961-8741

ALLIED/LANGDON ENG.  
PO BOX 2077  
CITRUS HEIGHTS, CA  
95610

- NOTES:
1. BUILDING SETBACK LINES SHALL CONFORM TO CITY REQUIREMENTS
  2. 31 LOTS PROPOSED ON 6 ACRES
  3. AVERAGE LOT SIZE 5500+ SF.
  4. WATER, SEWER & STORM DRAIN BY CITY OF SACRAMENTO
  5. PRESENT USE: VACANT
  6. ZONING R-1
  7. SCHOOL DISTRICT: SACRAMENTO
- DECEMBER, 1987



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APN 027-233-01,02,03

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