

PLANNING DIRECTOR'S SPECIAL PERMIT

1831 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	S. G. Silverstein, P O Box 13399, Sacramento, CA 95813		
OWNER	Rosemarie & Luis Medrano, 810 Blaine Avenue, Sacramento, CA 95813		
PLANS BY	S. G. Silverstein, P O Box 13399, Sacramento, CA 95813		
FILING DATE	9/20/88	ENVIR. DET.	Ex 15303
ASSESSOR'S-PCL. NO.	237-0130-034	REPORT BY	S. De.../k

APPLICATION: Planning Director's Special Permit to construct one additional single family residential dwelling subject to deep lot provisions of the City's Zoning Ordinance.

LOCATION: 810 Blaine Avenue

PROJECT INFORMATION:

General Plan Designation:	Low Density (4-15 du/ac)
1984 North Sacramento Community Plan Designation:	Residential (7-15 du/ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant/Residential

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	30'
South: Residential; R-1	Side(Int):	5'	8'
East : Residential; R-1	Rear:	15'	55'
West : Bike Trail; A			

Parking Required:	1 space (for new unit)
Parking Provided:	2 spaces
Property Dimensions:	140' x 165'
Property Area:	0.5+ acre
Square Footage of Building:	1,672 square feet
Height of Building:	14 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Clay Tile

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PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site is designated as low density residential use and zoned Standard Single Family (R-1). Surrounding land use and zoning includes residential (R-1) to the north, south, and east; a bike trail (A) is to the west. The subject site is presently developed with a single family residence and accessory structure.

B. Applicant's Proposal

The applicant proposes to develop a 1,672 sq. ft. single family residential dwelling unit on a portion of a 0.5+ acre R-1 lot which is approximately 165 ft. deep. The unit would be a four bedroom, two bath residence with a two car carport.

Exterior building materials would be white stucco, with red clay tile roof. Driveway and parking area would be made of concrete.

An existing 954+ square foot residence and 440+ square foot shed would be retained on-site.

C. Building and Site Design

Planning staff has no objection to the applicant's proposal. There are other deep lot developments in the general area and the proposed residence design and materials would be compatible with surrounding residential uses. The proposed unit would have a two car carport and adequate setbacks. Final design plan and materials should be reviewed by the Planning Director prior to issuance of building permits.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project is categorically exempt pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends approval of the Special Permit request subject to the following conditions and based on findings of fact which follow:

Conditions

1. The applicant shall obtain a building permit to construct the proposed residential unit.
2. The final design plans and materials of the proposed unit shall be submitted for Planning Director review and approval prior to issuance of building permits.

- 3. The project shall comply with the requirements listed in Section 9 of the Zoning Ordinance regarding deep lot development and with setback requirements for the Standard Single Family (R-1) zone.

Findings of Fact

- 1. The project, as conditioned, is based on sound principles of land use in that:
 - a. the project will further develop a partially vacant deep lot; and
 - b. the project will comply with the deep lot regulations of the Zoning Ordinance.

- 2. The project, as conditioned, will not be detrimental to the public health, safety, and welfare or result in the creation of a nuisance in that:
 - a. adequate on-site parking is provided; and
 - b. the proposed structure is compatible in design and materials with adjacent residential units.

- 3. The proposed project, as conditioned, is consistent with the General Plan and the 1984 North Sacramento Community Plan which designates the site for residential uses.

REPORT PREPARED BY:

Steve Dee

Steve Dee, Associate Planner

12-1-88

Date

APPROVED BY:

Marty Van Duyn

Marty Van Duyn, Planning Director

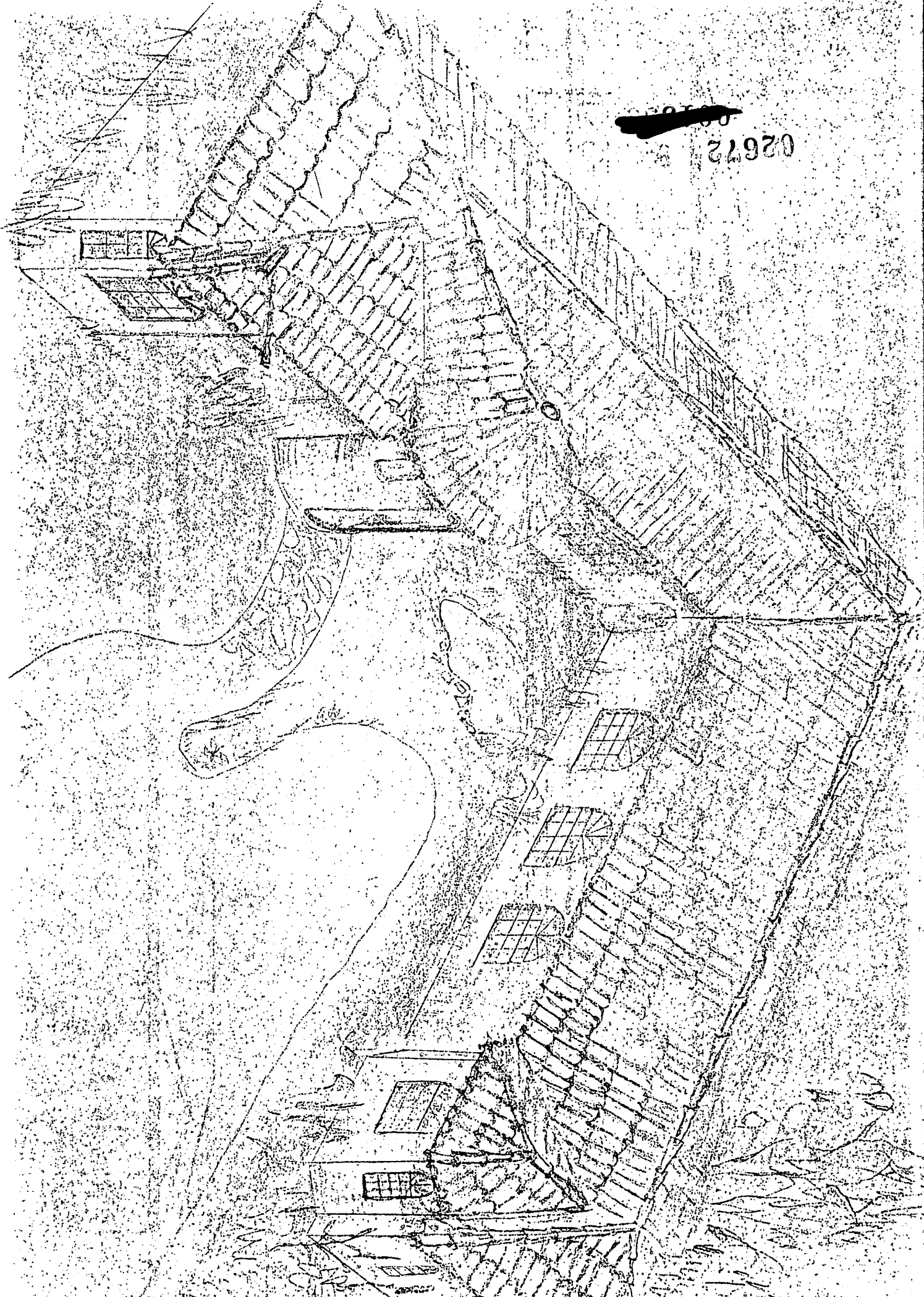
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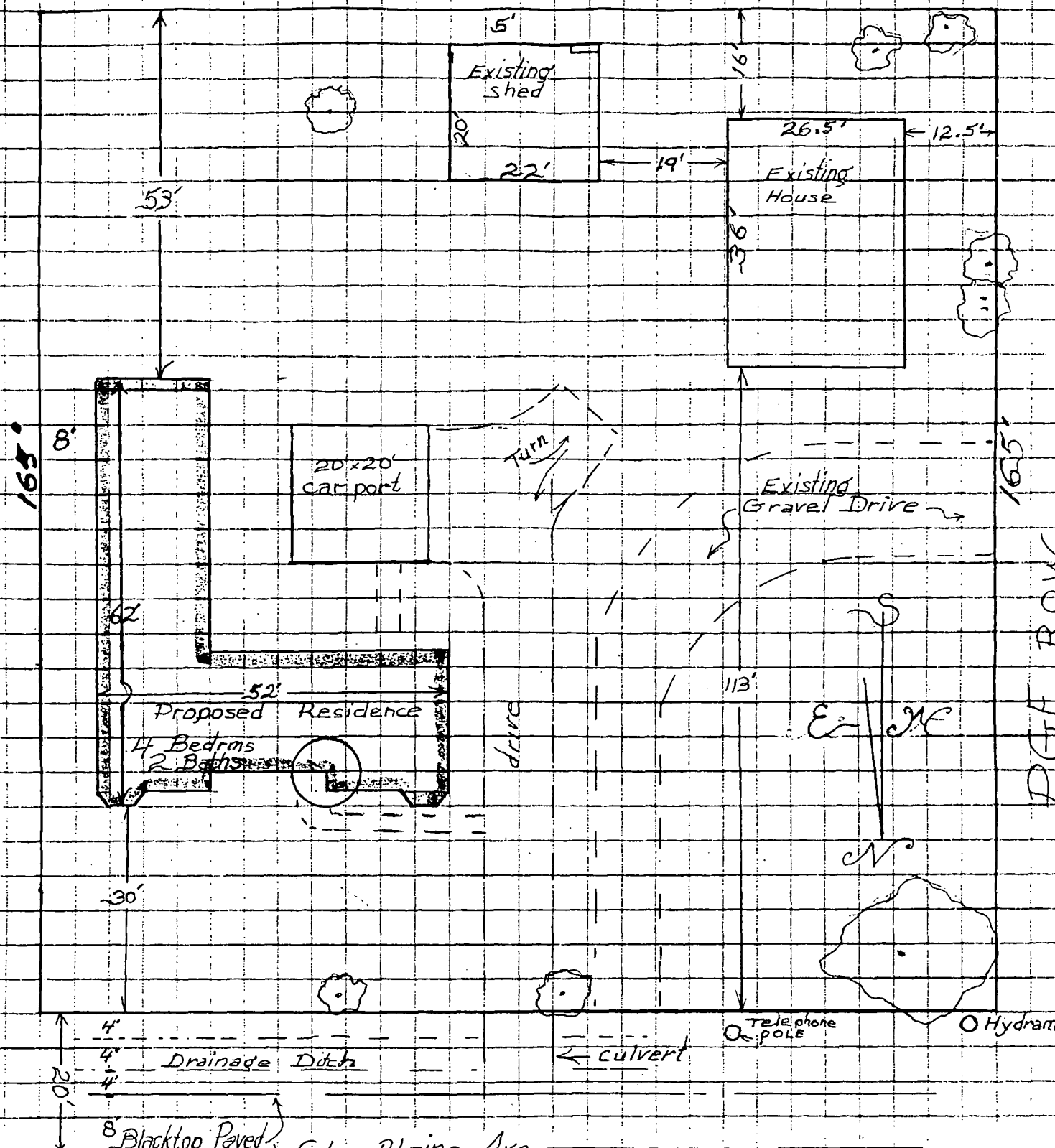


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SCALE 1"=20'



OWNER-APPLICANT: LUIS and ROSEMARIE MEDRANO

810 Blaine Ave. Sacramento, Ca 95838

APN: 237-130-34

12673

Proposed 3-30-89

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