

**PLANNING DIRECTOR'S DEEP LOT SPECIAL PERMIT**  
**1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814**

<b>APPLICANT</b> <u>Keung Dich, 5747 66th Street, Sacramento, CA, 95824</u>
<b>OWNER</b> <u>Keung Dich, 5747 66th Street, Sacramento, CA, 95824</u>
<b>PLANS BY</b> <u>Keung Dich, 5747 66th Street, Sacramento, CA, 95824</u>
<b>FILING DATE</b> <u>May 2, 1991</u> <b>ENVIR. DET.</b> <u>Exempt 15303</u> <b>REPORT BY</b> <u>SLY</u>
<b>ASSESSOR'S PCL. NO.</b> <u>027-0040-012</u>

**APPLICATION:**            Planning Director's Deep Lot Special Permit to construct a second residential unit on 0.95± partially developed acres in the Standard Single Family (R-1) zone.

**LOCATION:**            5747 66th Street

**PROPOSAL:**            The applicant is requesting the necessary entitlements to build a 1,377 square foot second residential unit on 0.95± partially developed acres in the Standard Single Family zone.

**PROJECT INFORMATION:**

General Plan Designation:                      Low Density Residential (4-15 du/na)  
 1986 South Sacramento  
 Community Plan Designation:                Residential (4-8 du/na)  
 Existing Zoning of Site:                        R-1  
 Existing Land Use of Site:                      Single Family Residence

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Single Family; R-1	Front:	25'	52'
South:	Single Family; R-1	Side(North):	5'	10.3'
East:	Single Family; R-1	Side(South):	5'	20'
West:	Single Family; R-1	Rear:	15'	348'

Parking Required:                      2 spaces  
 Parking Provided:                        4 spaces  
 Property Dimensions:                    64 feet x 643.5 feet  
 Property Area:                            0.95± acres  
 Square Footage of Building:            Existing house-1,437 square feet  
     Second house-1,377 square feet  
     Existing garage-660 square feet  
     Storage sheds-480 square feet  
     Total-3,954 square feet  
 Height of Building:                      17.0 feet  
 Topography:                                Flat  
 Street Improvements:                    Existing  
 Utilities:                                    Existing  
 Exterior Building Materials:            Stucco  
 Roof Material:                              Composition shingles

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 64 foot x 643.5 foot interior lot in the Standard Single Family, R-1 zone (see Exhibit A). It is developed with a 1,437 square foot single family residence at the front of the lot. There is a 660 square foot detached garage along the north property line behind the front unit and two storage sheds totaling 480 square feet situated towards the center of the site. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1986 South Sacramento Community Plan designates the subject site as Residential (4-8 du/na). The surrounding land use and zoning for the subject site are single family residential, zoned R-1 to the north, south, east, and west.

B. Applicant's Proposal

The applicant is proposing to construct a second dwelling unit on the subject site. The proposed second dwelling unit is a 1,377 square foot three bedroom home with an enclosed garage (see Exhibits A and B). The second residence is proposed to be located to the rear of the existing single family dwelling. The access way for the second dwelling will be constructed along the south property line.

C. Staff Analysis

1. Site Plan:

The site plan indicates that the proposed second residential unit will be constructed to the rear (east) of the existing residential unit with the garage located on the east side of the house. The existing house on the front of the property has a second parking pad located adjacent to the south property line. The proposed driveway for the second unit will attaching to this existing second parking pad. The proposed second unit meets all setback requirements. There is an existing foundation located 8.5 feet from the existing detached garage that is the proposed location for the second unit. Staff recommends that if the existing foundation does not meet Building Code then the location of the second unit should be moved to a distance of ten feet from the garage. The proposed location of the garage to the east side of the house requires an excessive amount of paving to create a driveway access for the garage. The driveway would cross the length of the front yard of the second unit. Staff recommends that if the existing foundation cannot be used as determined by the Building Department then the house plan for the second unit should be flipped so the garage is on the west end of the house.

The site plan shows an existing garage located between the existing house and the proposed location for the second unit. Staff visited the site and discovered the garage had been converted to a residential unit without building permits or planning approval. The applicant was informed that the unit would have to be removed before staff would recommend approval for the proposed additional unit. Planning staff and a Building Inspector returned to the site approximately two months later to find the converted garage had been returned to a garage and the illegal unit removed. Staff recommends the garage be reinspected by the Building Department to insure the restored interior meets all Building Code specifications.

The proposed site plan did not indicate any landscaping for the second unit. Staff recommends that a landscaping plan be submitted for the west and south sides of the proposed house to include sod, shrubs, and an automatic irrigation system.

2. Building Materials and Design:

The applicant proposes a single story structure using a stucco finish on all elevations. The applicant proposes composition shingles for the roof. Staff recommends 25 year laminated dimensional composition shingles for the roof with the color compatible to the proposed house's paint color. Staff also recommends that the paint colors selected compliment the existing dwelling on the site. The garage door should be a metal sectional door painted to match the house and the front door should be a metal six panel door.

3. Infill Development:

The subject site qualifies as an infill site in that it is located within an "Infill Area" of the South Sacramento Community Plan and the lot cannot be further subdivided and still meet standard lot size and setback requirements. Also, the development on all sides prevents the possibility of merging the lot with an adjacent lot to create a suitable lot that could be subdivided and developed.

The adjacent property owners have been notified by certified mail of the proposed development. One letter was received as of the writing of the staff report (see Exhibit C).

Staff recommends approval of the Planning Director's Special Permit for deep lot development in that adequate garages, driveways, and setbacks will be provided and further subdivision of the lot is not feasible.

D. Agency Comments:

The proposed project was reviewed by Traffic Engineering, Building Inspections, Engineering Development, and the Fire Department. The following comments were received:

1. Engineering Development staff comments:

Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

2. Fire Department staff comments:

A fire hydrant is required within 300 vehicular feet of this new structure. A fire hydrant will have to be added on this site unless one is within 150 feet in either direction on 66th Street.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15303).

RECOMMENDATION: Staff recommends that the Planning Director approve the Special Permit for deep lot development subject to the conditions and based upon the findings of fact which follow.

Conditions:

1. The applicant shall have the existing foundation proposed to be used for the second unit inspected by the Building Department to insure the foundation meets Building Code for the proposed floor plan. If the foundation does not meet code or is not suitable for the proposed floor plan then the location of the second unit should be moved to a distance of ten feet from the existing garage and the floor plan flipped so the

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proposed garage is on the west end of the house. The revised site plan shall be submitted for staff review and approval prior to the issuance of building permits if the existing foundation is unacceptable.

2. The applicant shall have the existing garage inspected by the Building Department to insure the interior meets Building Code prior to the issuance of building permits for the second unit.
3. The applicant shall use 25 year laminated dimensional composition shingles for the roof with the color compatible to the house's paint color. The paint colors selected shall compliment the existing dwelling on the site. The garage door shall be a metal sectional door painted to match the house and the front door shall be a metal six panel door. The revised elevations shall be submitted for staff review and approval prior to issuance of building permits.
4. The west and south (front) yard areas for the second unit shall be landscaped with sod, shrubs, and irrigated with an automatic sprinkler system. The revised site plans shall include the proposed landscaping plans.
5. The applicant shall comply with all applicable ordinances pertaining to hours of operation for on-going construction. All equipment and debris shall remain on the subject parcel.
6. Size of the proposed second unit shall conform to the plans submitted.
7. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a residential use in a Standard Single Family Residential, R-1 zone.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. the existing single family residence is compatible in design with the other existing properties in the neighborhood;
  - b. adequate garages, driveways, landscaping, and setbacks will be provided;
  - c. the proposed second unit will not significantly alter the characteristics of the area; and
  - d. further subdivision of the lot would not be feasible in that the existing dwelling is at the front of the lot creating a land locked area, the lot is surrounded by existing development, and the lot cannot be merged with another lot for subdivision.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and (4-8 du/na) respectively. Encouraging development on infill property meets the goals and policies of the General Plan.