

CPC AMENDED REPORT 3-24-88
CITY PLANNING COMMISSION

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

APPLICANT Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816
OWNER Lee Strassburg - 1601 37th Street, Sacramento, CA 95816
PLANS BY Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816
FILING DATE 2-18-88 ENVIR. DET. Neg. Dec. 3-10-88 REPORT BY JP:sg
ASSESSOR'S-PCL. NO. 008-0451-023

- APPLICATION:
- A. Negative Declaration
 - B. Rezone 0.2+ acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) zone
 - C. Tentative Map to divide 0.2+ acres developed with a residence into two parcels
 - D. Special Permit to construct an additional dwelling on 0.2+ acres

LOCATION: 1601 37th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a single family residence on the rear of an existing single family lot-developed with a residence.

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 residence

Surrounding Land Use and Zoning:

North: Duplex; R-1
South: Single family; R-1
East: Single family; R-1
West: Single family; R-1

Parking Required: 2 spaces
Parking Provided: 2 spaces
Property Dimensions: 50' x 160' (55' x 160' after street abandonment)
Property Area: 0.2+ acres
Square Footage of Building: Existing residence - 1,300+ sq. ft.;
proposed residence - 1,570+ sq. ft.
Height of Proposed Residence: 30', two-stories
Exterior Building Materials: Lap siding, stucco, brick trim
Roof Material: Composition shingle

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 9, 1988, by a vote of five ayes, four absent, the Subdivision Review Committee recommended approval of the tentative map subject to conditions.

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APPLC. NO. P88-105 MEETING DATE March 24, 1988 ITEM NO. 20

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

A. Land Use and Zoning

The subject site is a 50' x 160' corner lot located in the Standard Single Family (R-1) zone. The western portion of the site is developed with a single family residence. The eastern portion of the site is vacant and undeveloped. Surrounding land uses are a duplex to the north, and single family residences to the south, east and west. Surrounding zoning is all R-1 zone. The General Plan designates the site for Low Density Residential (4-15 du/na) uses.

B. Applicant's Proposal

The applicant proposes to construct a second single family residence on the eastern portion of the subject site. As the applicant desires the new residence to be on a separate lot, he is requesting: to rezone the property to the Single Family Alternative (R-1A) zone; a tentative map to subdivide the site into two lots; and a special permit to construct the new residential unit. In order to construct the new residence the applicant will be demolishing the existing detached garage and constructing a new single car garage for the existing residence. The new residence will have an attached garage. As a separate request the applicant is also proposing to abandon a five foot strip of public right-of-way adjacent to the subject site in order to increase the width of the lot to 55 feet (see M88-025).

Planning staff finds the applicant's proposal to be an acceptable land use for the subject site. Several of the corner lots in the area have two units located on them. The proposed tentative map will allow for the possibility that each residence on the site can be owned by different individuals. Adequate setbacks, parking and usable rear yard area will be provided for each unit. The new detached garage is smaller in size and located further from the south property line than the existing garage on the site. Staff recommends approval of the applicant's request.

C. Site Plan Design

The applicant's proposal also includes the removal of three existing City trees adjacent to the sidewalk and a fourth tree on the eastern portion of the site. The City Arborist has indicated that these trees may be removed. Planning staff recommends that, if it is necessary to remove these trees in order to remove the existing sidewalk and construct the new sidewalk, new trees be planted on the site.

D. Building Design

The applicant proposes to construct a 1,570+ square foot, two-story structure. Proposed building materials are wood lap siding and brick trim on the north elevation, stucco on the remaining three elevations, and composition shingle roofing.

Planning staff finds the north elevation to be attractive and compatible with existing residences in the surrounding neighborhood. Planning staff, however,

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suggests that more period detailing should be used on the remaining elevations to enhance the structure. The majority of the surrounding homes were built in the 1930's and 1940's. The new home on the subject site should have features such as wood trim and muntins to divide the window panes so that the proposed residence compliments the surrounding homes. Staff recommends that the south, east and west elevations be revised to include trim to enhance the structure and make it more compatible with the architectural styles of surrounding buildings.

E. Neighborhood Comments

The project is being reviewed by the East Sacramento Improvement Association. The Association recommends that all existing trees be maintained and, if necessary, the public sidewalk be modified to allow the retention of the trees. Additional comments from the Association, if any, will be given at the Planning Commission meeting.

ENVIRONMENTAL DETERMINATION: The City's Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration subject to the following mitigation measure:

The applicant shall provide a street tree removal plan to the City Arborist for approval prior to recordation of the proposed parcel map.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the rezoning from R-1 to R-1A;
- C. Recommend approval of the tentative map subject to conditions; and
- D. Approve the special permit to construct an additional dwelling on 0.2+ acres subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map - The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code including "Nag and McKinney" parcels;
- 2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- 3. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- 4. Provide private easements for sewer and water to west parcel through east parcel;

5. Replace all broken sidewalk, curb, gutter and alley to the satisfaction of the Public Works Department; and
6. Place a note on the final map: each lot shall be restricted to one single family dwelling unit.

Conditions - Special Permit

1. The abandonment of a five foot portion of P Street shall be approved by City Council and recorded prior to issuance of building permits for the residential unit.
2. The applicant shall provide a street tree removal plan to the City Arborist for approval prior to recordation of the proposed parcel map.
3. A landscape plan for the site shall be submitted for Planning Director review and approval prior to issuance of building permits. The applicant shall attempt to retain the trees on the subject site. If it is necessary to remove any tree, it shall be noted on the landscape plan and a new 15-gallon tree shall be planted on the subject site. The species and size of all existing and proposed trees shall be noted on the landscape plan. The landscape plan shall also indicate grass between the proposed sidewalk and the two residences. (amended - see below)
- X 3. A landscape plan for the site shall be submitted for Planning Director review and approval prior to issuance of building permits. The applicant shall retain the pecan tree on the eastern portion of subject site and will attempt to retain the three remaining street trees. If it is necessary to remove an of the three street trees, it shall be noted on the landscape plan and a new 15-gallon tree shall be planted on the subject site for each tree that is removed. The species and size of all existing and proposed trees shall be noted on the landscape plan. The landscape plan shall also indicate grass between the proposed sidewalk and the two residences. (CPC amended)
4. The applicant shall revise the proposed elevations to indicate additional wood trim and detailing on the south, east and west elevations subject to Planning Director review and approval prior to issuance of building permits. Roofing material shall be wood shake or heavy butt composition shingle.
5. The bedroom window on the elevation shall be removed. (CPC added)
6. The applicant shall revise the site plan to relocate the new residence two feet to the south (rear yard setback shall be 13 feet). (CPC added)

Findings of Fact - Special Permit

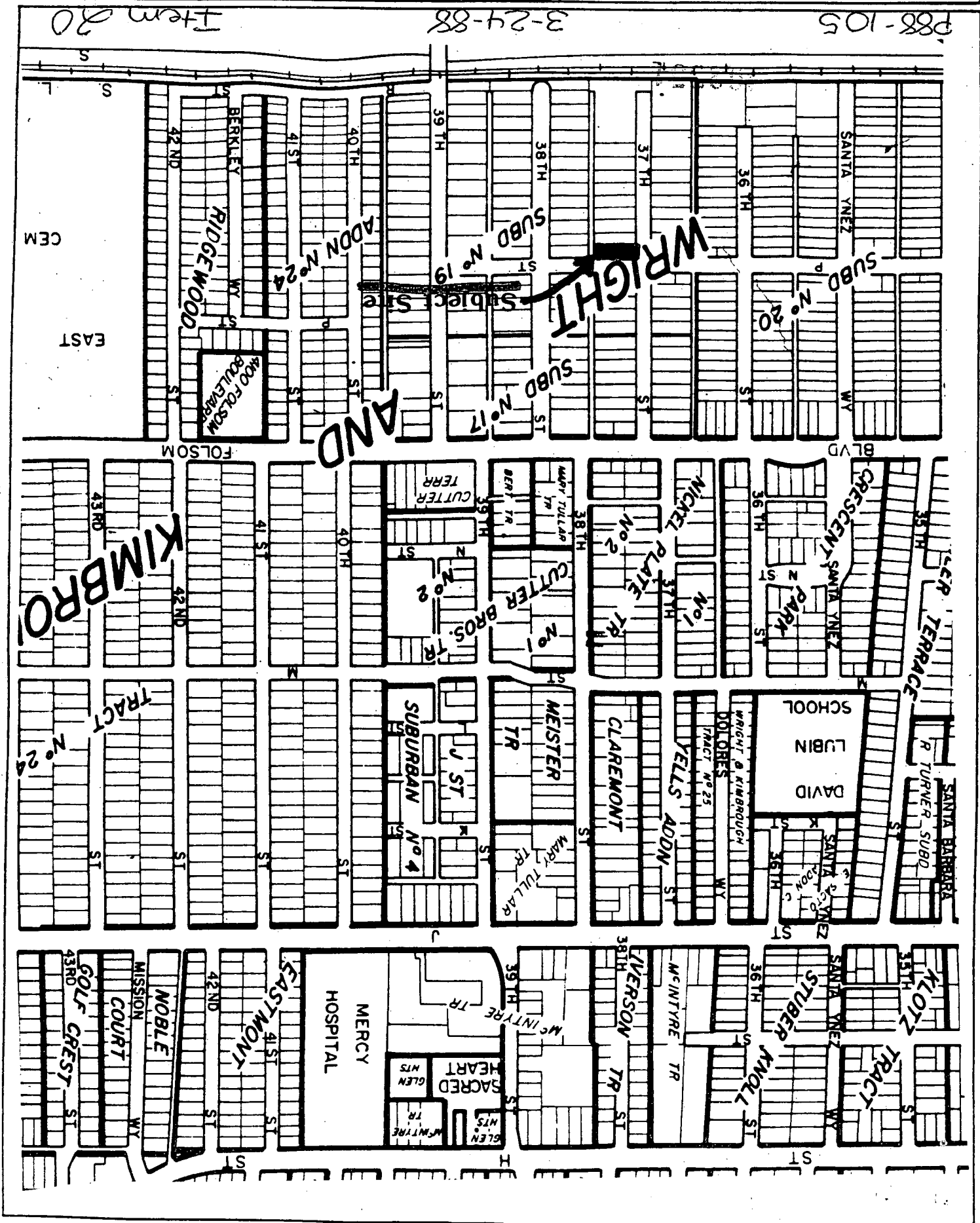
1. The project, as conditioned, is based upon sound principles of land use in that two single family residences, either attached or

detached, are allowed on corner lots in single family residential areas.

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. adequate on-site parking will be provided;
 - b. adequate usable open space will be provided; and
 - c. the design of the project will compliment the surrounding residential area.
3. The proposed project is consistent with the General Plan which designates the site for Low Density Residential (4-15 du/na) uses.

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VICINITY MAP



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MAASLUK
008-451-013

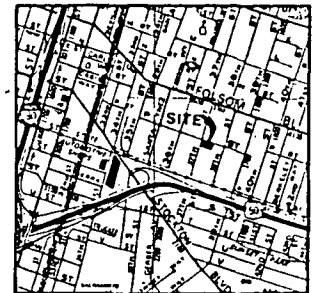
P88-105



SCALE: 1"=10'

DORSA
008-402-013

EROMAGEM
008-402-012



VICINITY MAP
NO SCALE

STREET

PROPERTY TO BE ACQUIRED FROM
CITY OF SACRAMENTO THROUGH
ABANDONMENT PROCEDURE

EXISTING SIDEWALK
TO BE REMOVED

PROPOSED CONC. SIDEWALK
ROLL CURB & GUTTER

EXISTING TREES TO BE REMOVED

PROPOSED CONC. DRIVE

EXISTING FENCE

EXISTING BUILDING

EXISTING PROPERTY LINE

PROPOSED BUILDINGS

EXISTING BUILDING TO BE REMOVED

PROPOSED CONC. DRIVE

EXISTING FENCE

ALLEY

PAVIA
008-451-024

SERTICH
008-451-025

MARTINEZ
008-451-022

FROM: R1
TO: R1-A

EXHIBIT A-Resoning

STREET

37th

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700-154-800
NOSTRO

MAASLUK
008-451-003

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| NO. | DESCRIPTION | APPROVED | DATE | DISK NO. | BENCH MARK ELEV. | COMPUTED | DESIGNED | DRAWN | PROJ. ENGR. |  MORTON & PITALO, INC. CIVIL ENGINEERING · PLANNING · SURVEYING | A REZONE EXHIBIT FOR LEE STRASSBURG OF SACRAMENTO | DATE | FEB 1990 |
| | | | | | | | | | | | | CITY | SHEET |

FILE NO. 880223

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NAMMOUR
008-401-013

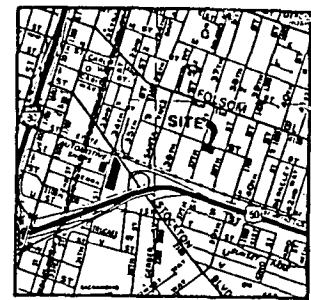
188-105



SCALE: 1"=10'

DORSA
008-402-013

BROMAGEM
008-402-012



VICINITY MAP
NO SCALE

02153

STREET

37th

STREET

PROPERTY TO BE ACQUIRED FROM
CITY OF SACRAMENTO THROUGH
ABANDONMENT PROCEDURE

EXISTING SIDEWALK
TO BE REMOVED

PROPOSED CONC. SIDEWALK
ROLL CURB & GUTTER

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

EXISTING TREES TO BE REMOVED

PROPOSED CONC. DRIVE

EXISTING EFFENCE

EXISTING BUILDING

PROPOSED BUILDINGS

EXISTING BUILDING TO BE REMOVED

PROPOSED CONC. DRIVE

EXISTING EFFENCE

MARTINEZ
008-451-022

PAVIA
008-451-024

SERTICH
008-451-025

ALLEY

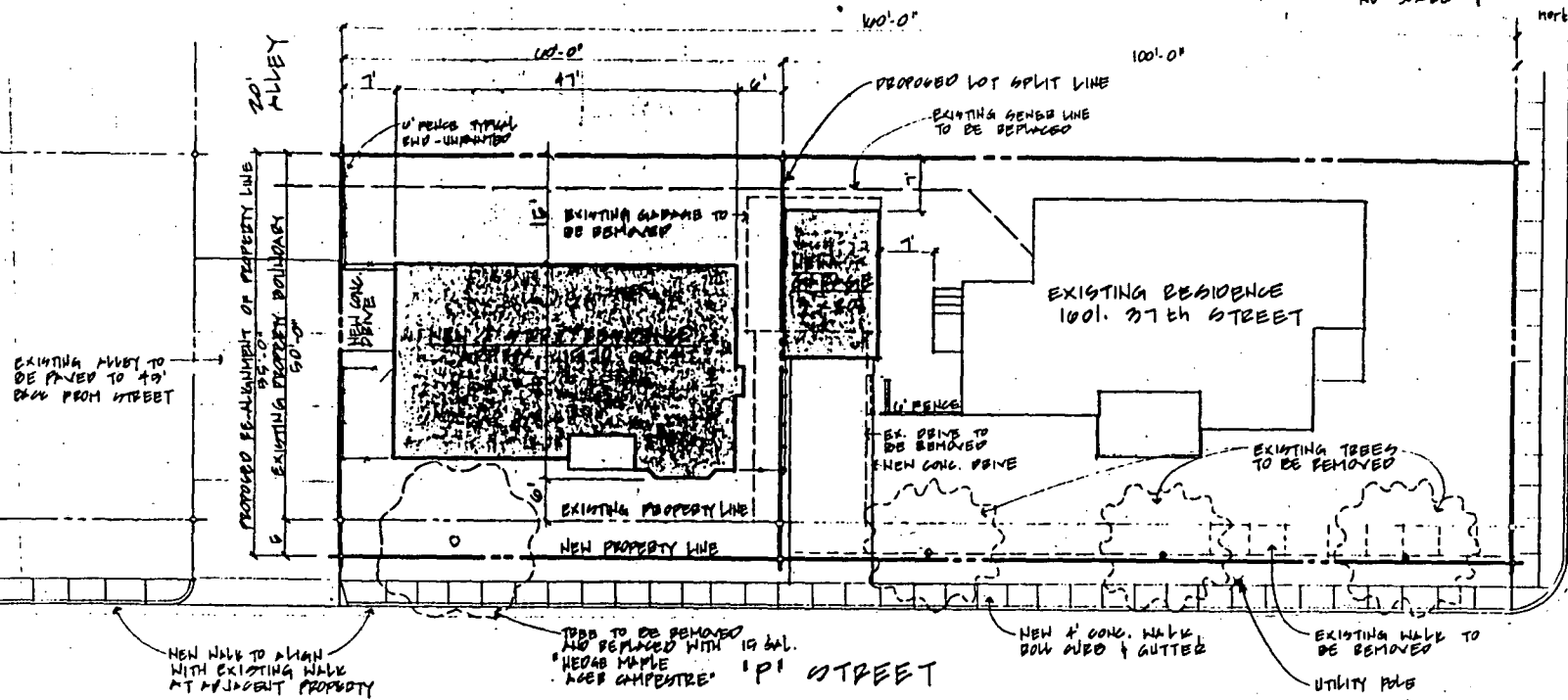
EXHIBIT B-Tentative Map

ENGINEER
LEE STRASSBURG
1461 37TH STREET
SACRAMENTO, CA 95814
CIVIL ENGINEER
MORTON & PITALO, INC.
1410 ALVARADO BOULEVARD
SUITE 200
SACRAMENTO, CA 95814
(916) 434-8400
SACRAMENTO PARCEL MAP
008-451-023
188-105
3-24-88
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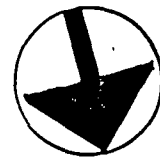
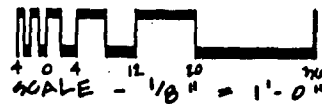
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| NO. | DESCRIPTION | APPROVED DATE | VERT. 1" | DISK NO. | BENCH MARK ELEV. | COMPUTED | DESIGNED | DRAWN | PROJ. ENGR. | <p>MORTON & PITALO, INC. CIVIL ENGINEERING · PLANNING · SURVEYING</p> | <p>A TENTATIVE PARCEL MAP FOR LEE STRASSBURG OF SACRAMENTO</p> | DATE | PER 1990 |
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FILE NO. 880223

EXHIBIT C-Site Plan



PROPOSED SITE PLAN



north

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Item 20
 37th STREET
 3-24-88
 A PROPOSED RESIDENCE FOR:
 LEE STRASSBURG
 1001 37th STREET
 SACRAMENTO, CA 95810

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