

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Mukesh & Kailash Shama	6313 Hermosa Street, Sac., CA 95822
OWNER	Mukesh & Kailash Shama	6313 Hermosa Street, Sac., CA 95822
PLANS BY	Mukesh Sharma	
FILING DATE	8/2/88	ENVIR. DET. 15303 (a)
ASSESSOR'S-PCL. NO.	036-0143-002	REPORT BY BW:vf

APPLICATION: Planning Director's Special Permit to build an additional single family unit on a deep lot totaling 0.23± partially developed acres in the Standard Single Family (R-1) zone.

LOCATION: 2606 52nd Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 1,088 sq. ft. unit behind an existing home under construction on a deep lot.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 Airport Meadowview Community Plan Designation:	Residential; (4-8 du/na)
Existing Zoning of Site:	R-1 (EA-4)
Existing Land Use of Site:	Residential Home

Surrounding Land Use and Zoning:	Setbacks:	Existing/Proposed	
		Required	Provided
North: Residential; R-1	Front:	25'	25'- 100'
South: Residential; R-1	Side(East):	5'	15'- 5'
East : Residential; R-1	Side(West):	5'	5'- 15'
West : Residential; R-1	Rear:	15'	90'- 15'
	Court:	20'	21'

Parking Required:	2 spaces
Parking Provided:	4 spaces
Property Dimensions:	60' x 170'
Property Area:	0.23± acres
Square Footage of Building:	1,088 sq. ft.
Height of Building:	14 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Premium Plywood Siding
Roof Material:	Composition shingle

000305

A. Land Use and Zoning

The subject site consists of 0.23± partially developed acres in the Standard Single Family (R-1) zone. The site is also within the Executive Airport Overflight (EA-4) zone. The General Plan and the 1984 Airport Meadowview Community Plan designate the site for low density residential (4-15 du/na) and residential (4-8 du/na) respectively. Surrounding land uses include residential, zoned R-1 (EA-4) to the north, south, east and west. The immediate area is characterized by deep lots with single family homes.

B. Applicant's Proposal

The applicant proposes to develop an additional single family home behind a unit currently under development on a deep lot. The unit size will consist of 1,088 sq. ft. with an attached two car garage. The applicant is requesting to construct the unit under the provisions of Section 9 of the Zoning Ordinance which regulates deep lot development. Deep lot development projects are required to obtain a Planning Director's Special Permit. The applicant indicated to staff that a 6 ft. high redwood fence will be provided along the rear and side yard property lines.

C. Site Plan

The submitted site plan indicates that the proposed unit will be located toward the rear of the lot (south). A 100 ft. driveway depth is proposed to the east of the existing unit to allow access to the proposed dwelling. A 21 ft. setback between the two units is proposed. The rear yard setback is 15 ft., the west side yard setback is 15 ft. and the east side yard setback is 5 ft. The lot is 0.23± acres and is limited to only two single family units. No fencing or landscaping is indicated on the site plan.

The current building configuration at the rear of the site has no vehicle turnaround area, therefore, requiring the resident to back up only. Staff, would recommend that the applicant provide a paved turnaround area to allow for back up on the site to eliminate the driver from backing up to exit the site (see Exhibit A).

Staff recommends that adequate landscaping be provided on the site and between the two units. Sprinklers should also be installed.

D. Elevations

The submitted elevations are identical to the existing home under construction. The proposed home will be constructed of premium plywood siding and the roof will be of composition shingle. The exterior building color is light grey. The proposed unit compliments the surrounding area. Staff generally finds the building elevations appropriate and is not opposed to the project.

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

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

Conditions


1. The applicant shall comply with all requirements of the Deep Lot/Infill Regulations in Section 9 of the Zoning Ordinance.
2. The applicant shall provide adequate landscaping on the subject site and between the two units. A sprinkler system shall be installed.
3. The six ft. redwood fence shall meet all requirements of the fence ordinance.
4. The completed project shall be inspected by the Planning Director prior to issuance of final inspection by the City Building Division.
5. The applicant shall provide a paved turnaround area to allow vehicle back up.

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; and

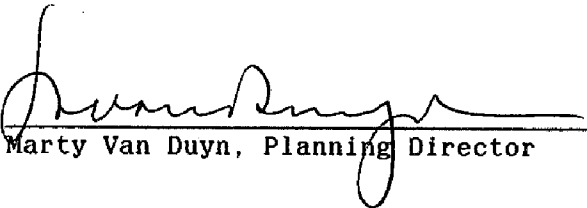
- b. the project is compatible with surrounding land uses which consist of single family residences and deep lot development.
- 2. The proposed project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project shall comply with all 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; and
 - b. the proposed development provides a safe, stable and attractive residential area in which to live.

Report Prepared By:

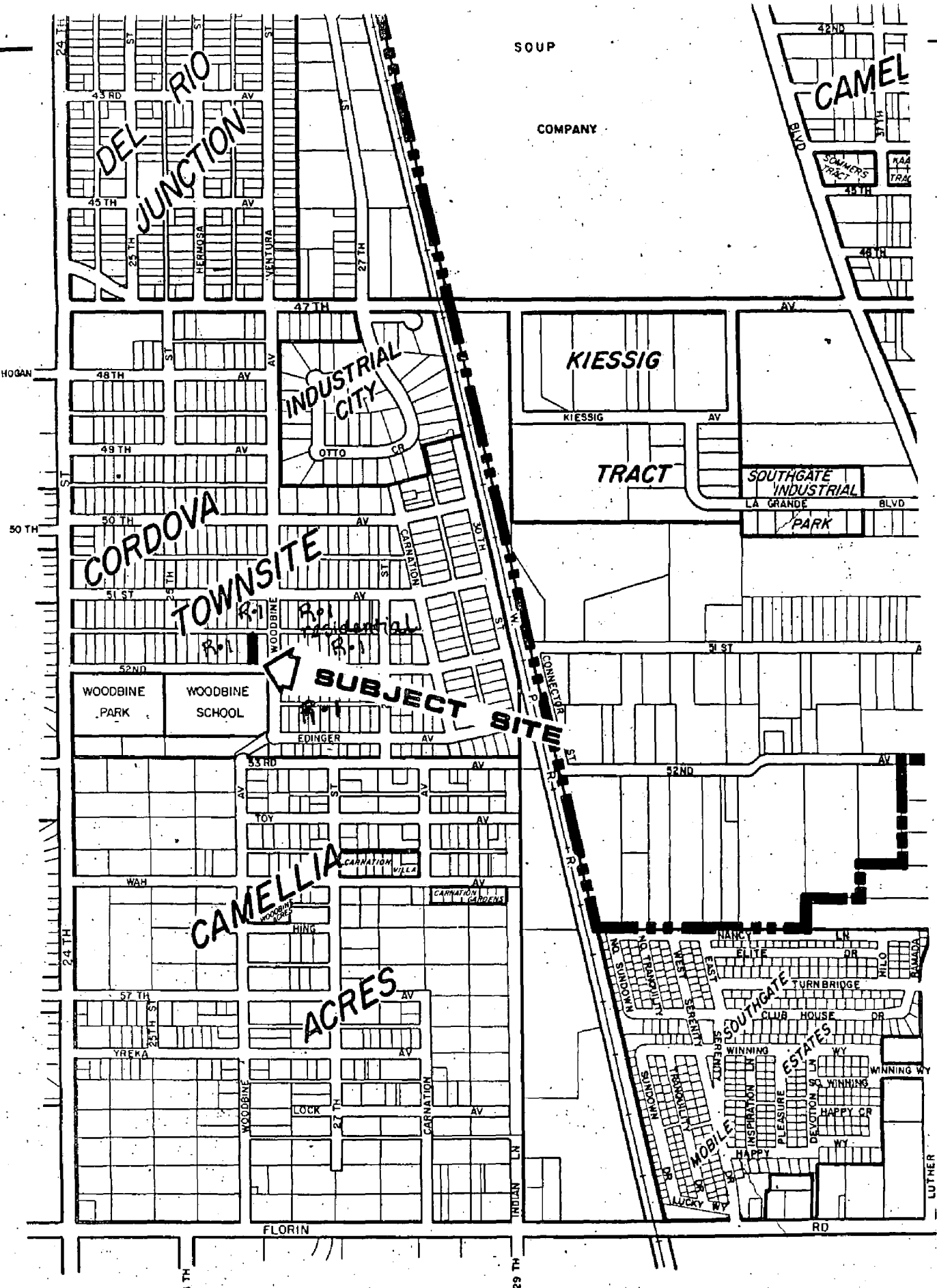

Bridgette Williams, Assistant Planner

9/8/88
Date

Recommendations Approved By:


Marty Van Duyn, Planning Director

9/12/88
Date



VICINITY - LAND USE - ZONING



P88-346

000310

P88346

EXHIBIT A

AZ

15' 30' 10' 5'

15'
37'
44'
17'
21'
18' 8"
14'
44'
17'
25'

15'
18' 8"
14'
17'
21'
37'
17'
25'

paved
turnaround
area

PROPOSED
PROPERTY

GARAGE

EXISTING
PROPERTY

GARAGE

52 ND AVE

EXISTING PARCEL
ON CORNER

9' 19' 21' 15'

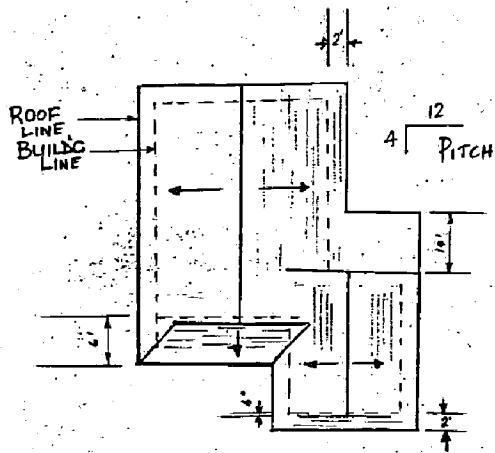
60'

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SITE PLAN

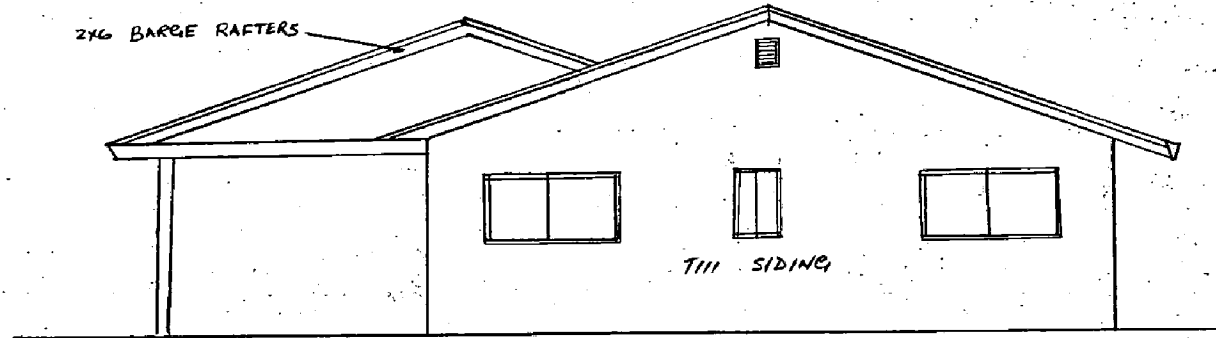
SCALE 1" = 10'-0"

WOODBINE AVENUE

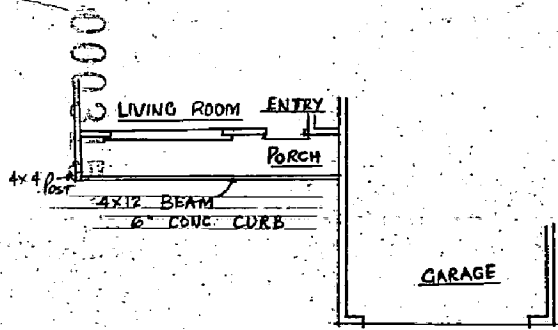


ROOF PLAN

1/16" = 1'-0"

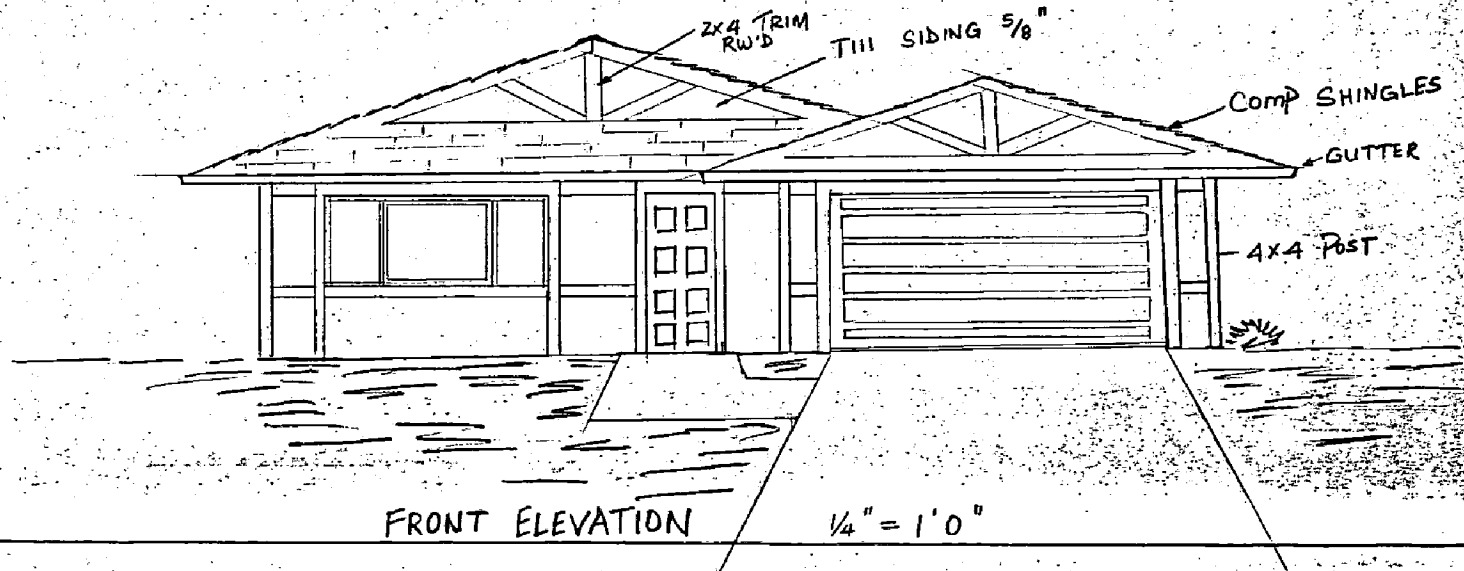


REAR ELEVATION



PARTIAL FLOOR PLAN

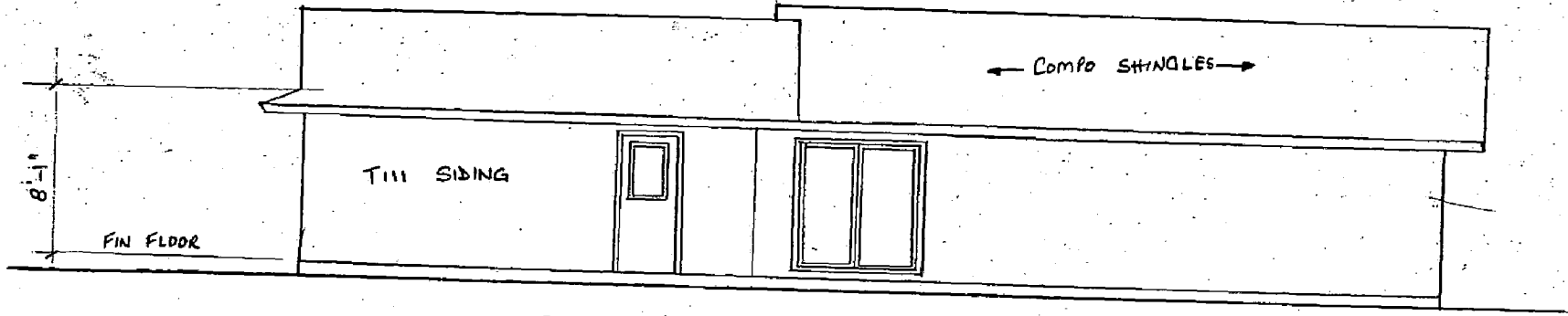
SCALE 1/8" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

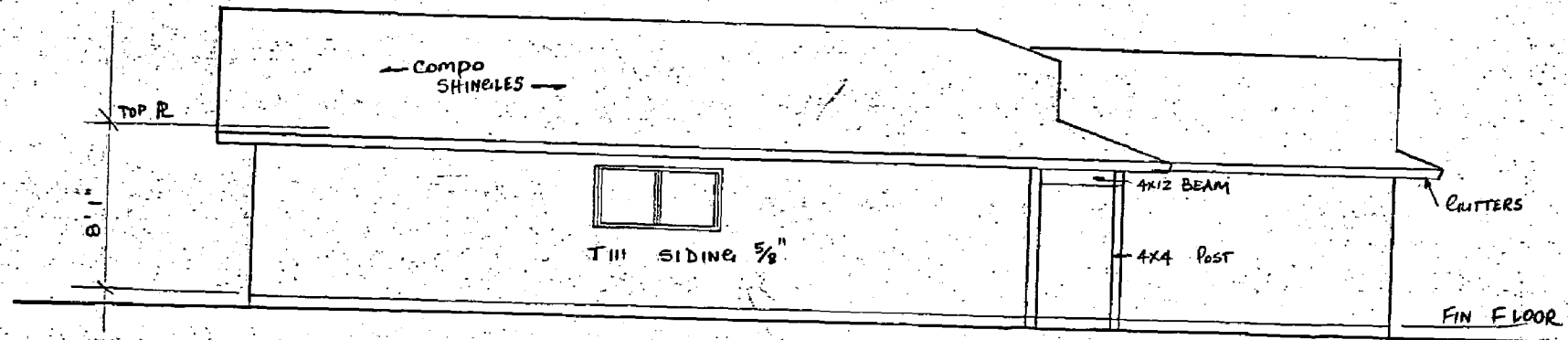
EXHIBIT B



RIGHT SIDE ELEVATION

1/4" = 1'-0"

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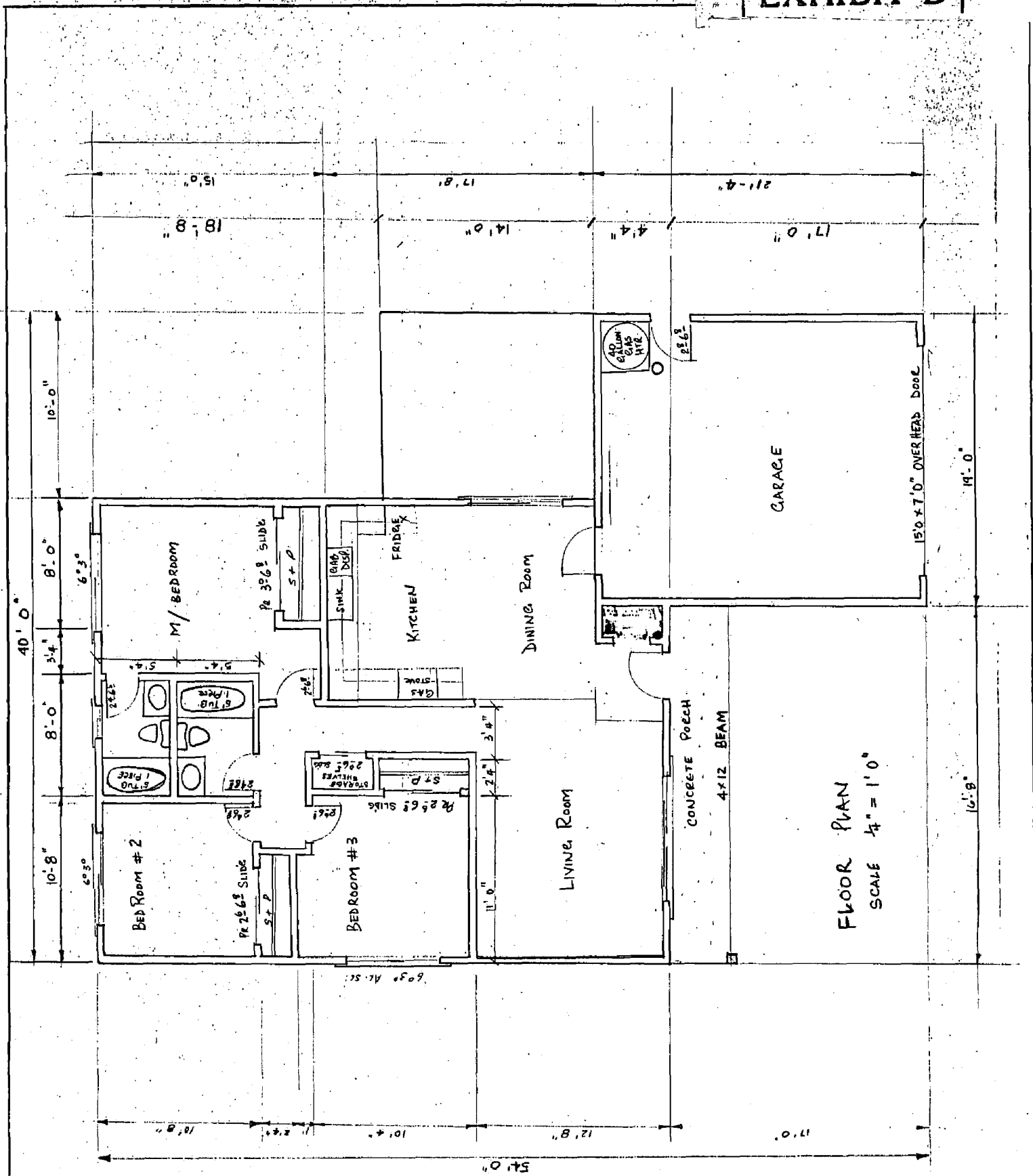


LEFT SIDE ELEVATION

1/4" = 1'-0"

EXHIBIT C

EXHIBIT D



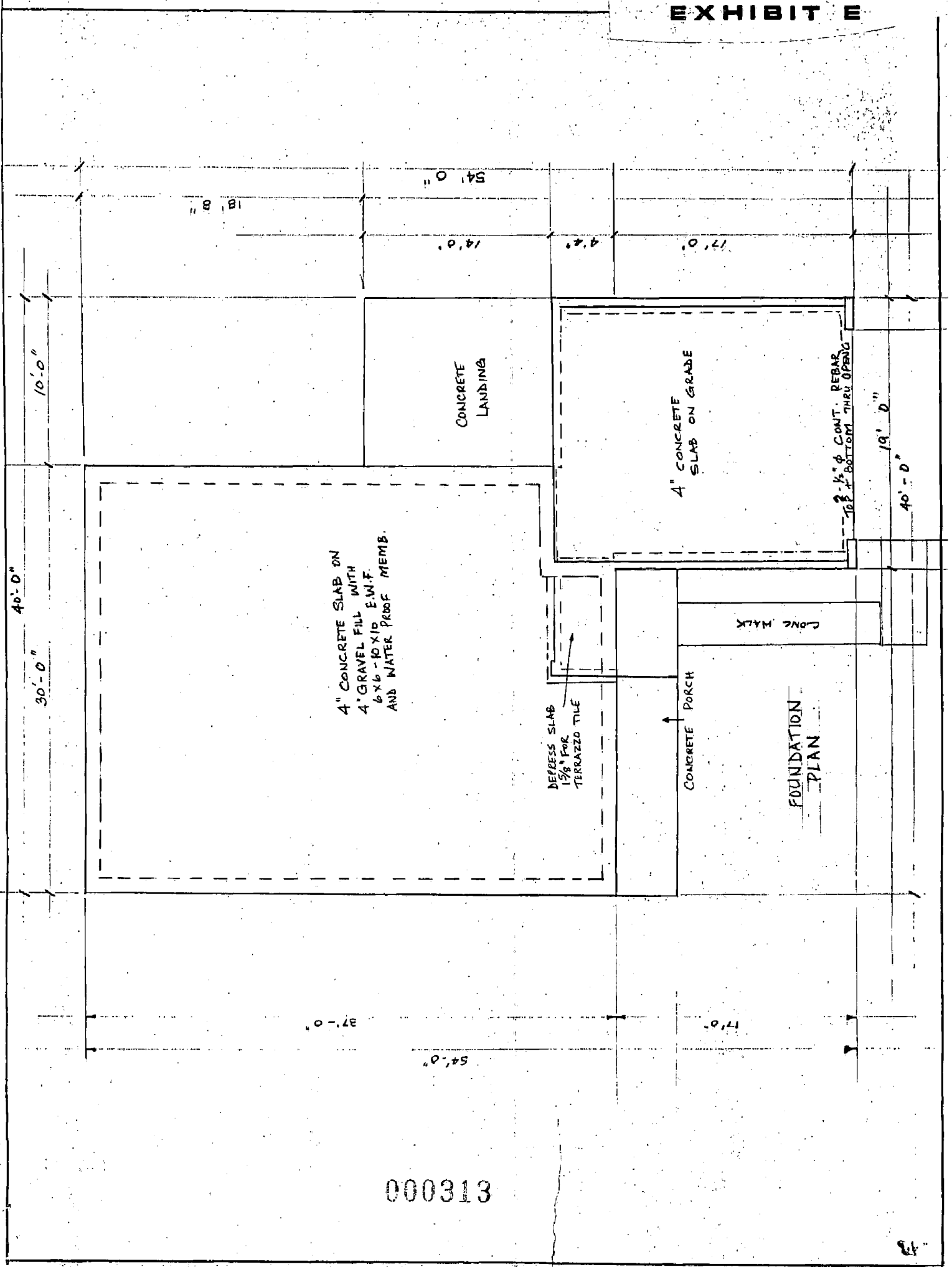
FLOOR PLAN
SCALE 1/4" = 1' 0"

000312

3 BEDROOM 2 BATH
1088 SQ. FT. HOUSE

MR + MRS MUKESH SHARMA
SACRAMENTO, CALIFORNIA.

EXHIBIT E



4" CONCRETE SLAB ON
4" GRAVEL FILL WITH
6x6-10x10 E.W.F.
AND WATER PROOF MEMB.

CONCRETE
LANDING

DEPRESS SLAB
1 5/8" FOR
TERRAZZO TILE

CONCRETE PORCH

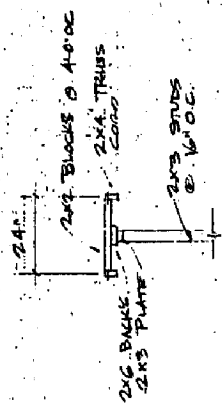
CONC. MARK

4" CONCRETE
SLAB ON GRADE

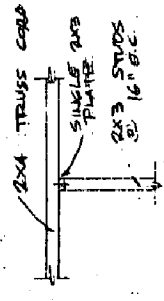
2" x 4" & CONT. REBAR
TO BOTTOM THRU OPENING

FOUNDATION
PLAN

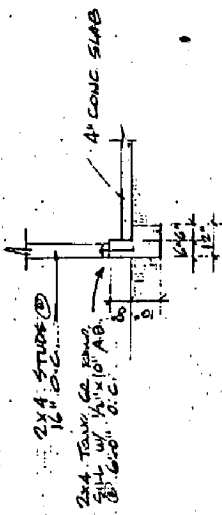
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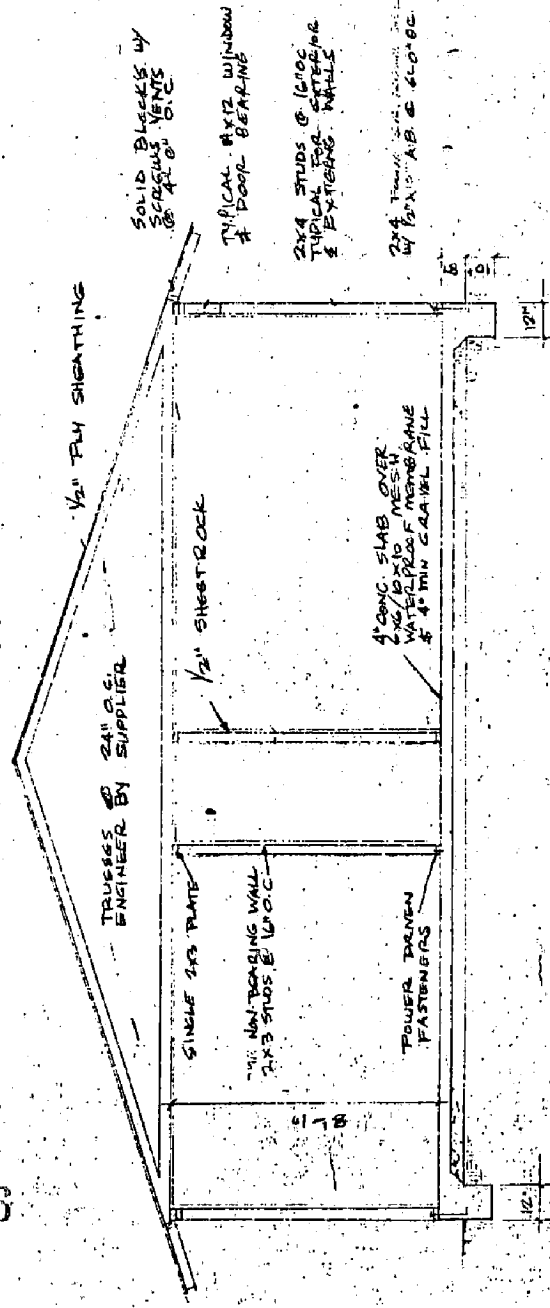
INTERIOR WALLS PARALLEL TO TRUSSES
SCALE: 3/8" = 1'-0"



INTERIOR WALLS 90° TO TRUSSES
SCALE: 3/8" = 1'-0"



GARAGE FOOTING
SCALE: 3/8" = 1'-0"



TYPICAL CROSS SECTION
SCALE: 3/8" = 1'-0"

000316