

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT <u>Jimmie R. Hines, 5931 Wallace Ave. Sacramento, CA 95824</u>
OWNER <u>Same as above</u>
PLANS BY <u>Same as above</u>
FILING DATE <u>10-31-89</u> ENVIR. DET. <u>Neg. Dec. 15070(B)1</u> REPORT BY <u>MJW:df</u>
ASSESSOR'S-PCL. NO. <u>027-0322-008</u>

APPLICATION: A. Special permit to develop a second residential unit under the Deep Lot Regulation 0.99+ partially developed acres in the Standard Single Family (R-1).

LOCATION: 5931 Wallace Ave.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a second single family home on one deep lot.

PROJECT INFORMATION:

General Plan Designation:	Low Density
1986 Community	
Plan South Sacramento:	Residential 4-8 du/net acre
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Dwelling and Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family;R-1	Front:	25'	25'
South: Single Family;R-1	Side(Int):	5'	15'
East: Single Family;R-1	Rear:	15'	282.75'
West: Multi-Family;R-1			

Parking Required:	1
Parking Provided:	2
Property Dimensions:	121.8 x 357.75
Property Area:	43,573+ acres
Square Footage of Building:	1,343 square feet
Height of Building:	25'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	comp. shingle

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 43,573 sq. ft. (121.8' x 357.75') lot in the Standard Single Family (R-1) zone. The General Plan and the 1986 South Sacramento Community Plan designate the site for low density residential uses. Surrounding land uses are residential to the north, south, east and west.

001797

B. Applicant's Proposal

The applicant proposes to construct a second single family dwelling on a deep lot. the unit will consist of 1,343 sq. ft. including 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. All deep lot developments are required to obtain a Planning Director's Special Permit.

C. Staff Analysis

1. Background Information

A tentative map application (P88-241) to divide 1.0+ acres into two lots in the Standard Single Family (R-1) zone was filed on May 29, 1988 for the parcel immediately north of the subject property. In July, 1988, residents of the neighborhood between Wallace & Wilkinson and Fruitridge and 28th Avenue, submitted petitions protesting the Planning Department's plan for a future street planned to run along the north side of the subject site.

Councilmember, Kim Mueller, held a community meeting during which neighbors expressed that they objected to what they felt was an onerous street improvement plan that would adversely impact their community. Despite the explanation of Planning Department staff that this was a designated infill area, a majority of property owners indicated that they wanted to maintain a rural estates atmosphere. A rural atmosphere was agreed upon as a minimum lot size less than 10,000 sq. ft. per unit, which is approximately twice as large as the minimum lot size in the Standard Single Family zone.

As a result of the community meeting, the City Council directed staff to return to amend the South Sacramento Community Plan to address future street patterns and density concerns. Staff has been unable to complete a South Sacramento community Plan amendment draft to date; however, this request for a deep lot development is being evaluated in light of the forthcoming amendment.

2. Site Plan

The submitted site plan indicates that the existing and proposed units will both be located toward the front (west) portion of the lot. Setbacks for the proposed residence are a 25' front yard, and a 15' side yard, with approximately 282.75' remaining to the rear property line. The proposal for deep lot development is consistent with the zoning ordinance and with the expressed desire of constituents to maintain a rural atmosphere. If the lot were to be further subdivided in the future, the proposed setbacks would still satisfy the required setbacks for a smaller lot.

3. Elevations

The submitted elevation indicates a two story building, 25' in height is to be constructed. The exterior building material indicated is stucco and gray in color. Staff recommends use of laminated dimensional shingles for the roof.

D. ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the proposed project has been determined to be located with the newly identified A99 Flood Zone on the latest FEMA (FIRM) flood maps dated May 1, 1989. No other potentially significant impacts have been identified for this project, therefore a negative declaration has been prepared. The applicant has agreed to the following mandatory mitigation measure:

1. The City shall not approve the final project building permit until the Land use Policy EIR is completed and approved.
2. The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.

*It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for January, 1990) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed).

3. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding."

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures maybe required, or the applicant may be requested to prepare an Environmental Impact Report if identified impact cannot be reduced to less than a significant level through mitigation. (refer to attachment A for Initial Study Discussion).

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

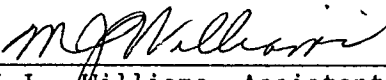
Conditions

1. Applicant shall comply with all requirements of Deep Lot regulations (Sec.9) of the Zoning Ordinance.
2. The roof material shall be laminated dimensional composition shingle.

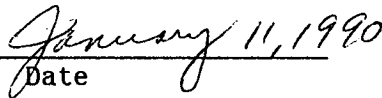
Findings of Fact:

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 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 - 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. and the proposed development provides a safe, stable and attractive residential area in which to live.

Report Prepared By:

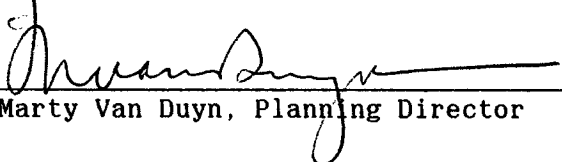


M.J. Williams, Assistant Planner

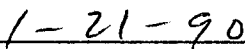


Date

Recommendation Approved:



Marty Van Duyn, Planning Director



Date

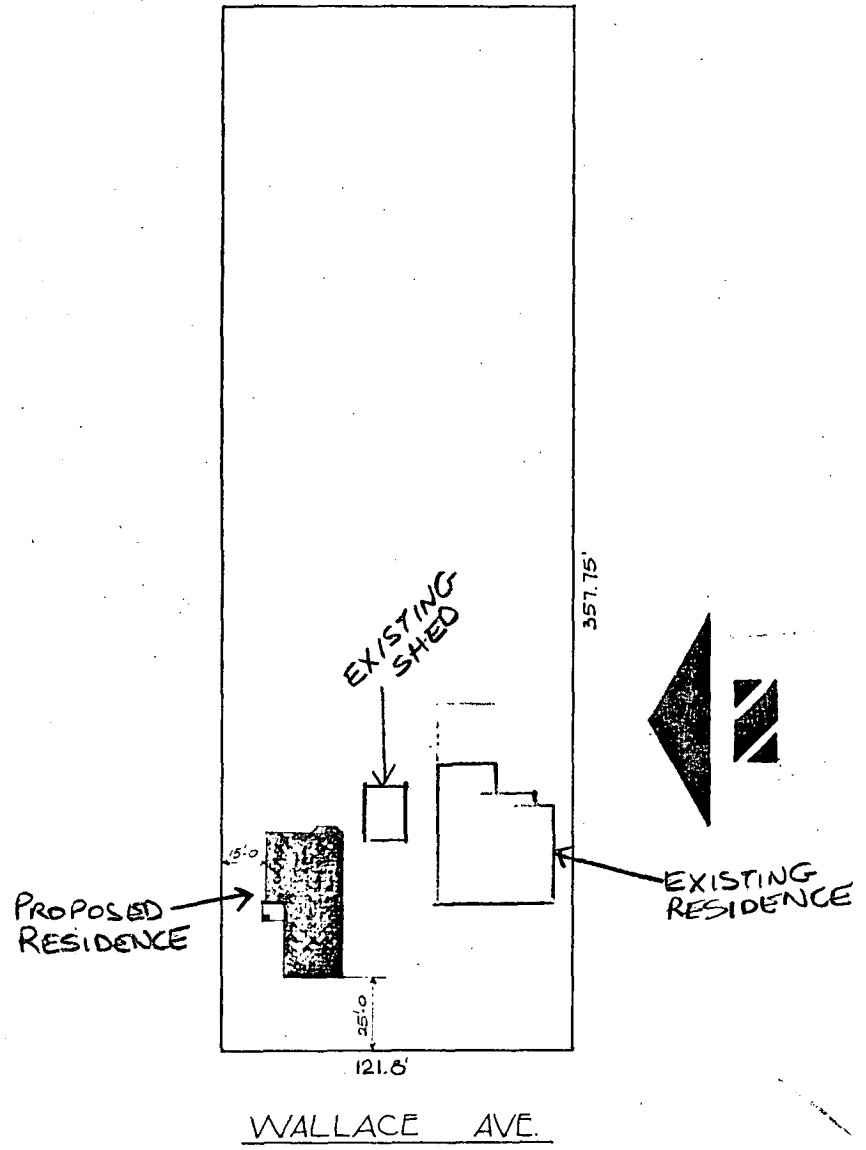
EXHIBIT A
SITE PLAN

CITY PLANNING DEPARTMENT
OCT 31 1989
RECEIVED

CPC FILE COPY

APPL. NO. **P 89-386**
EXHIBIT NO. _____
MTG. DATE(s) _____
AGENDA NO.(s) _____

0018100

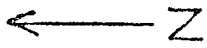


PLOT PLAN
SCALE 1"=30'

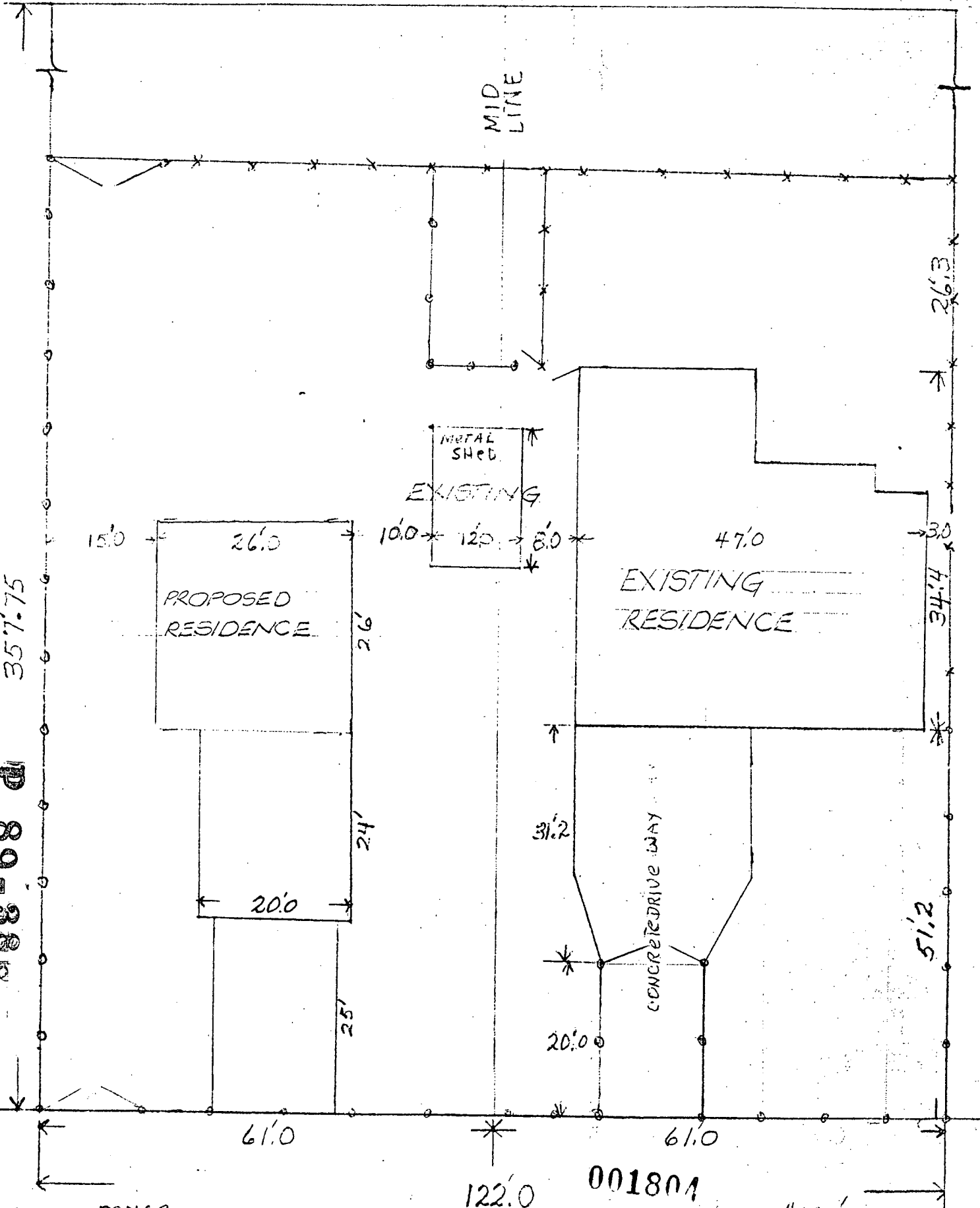
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RESIDENCE FOR MR. J. HINES	
AP# 027-0322-008	
U. PAUL NEXASSOFF DRAFTING SERVICE 1821 FULTON AVE. STE #34, SACRAMENTO 95811-1448	
PLOT PLAN	DRAWING NO. 1

SITE PLAN



988-68 d
89-38 p
89-68 d
357.75



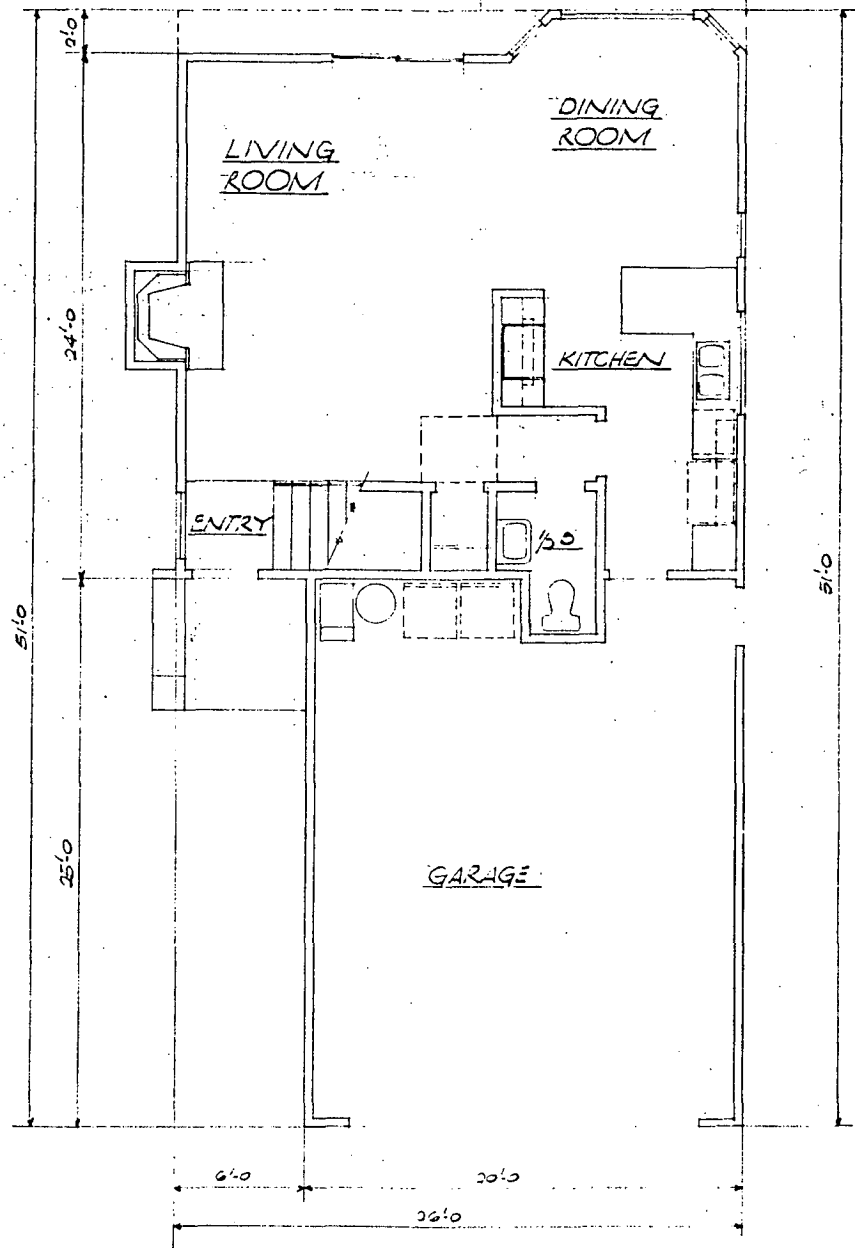
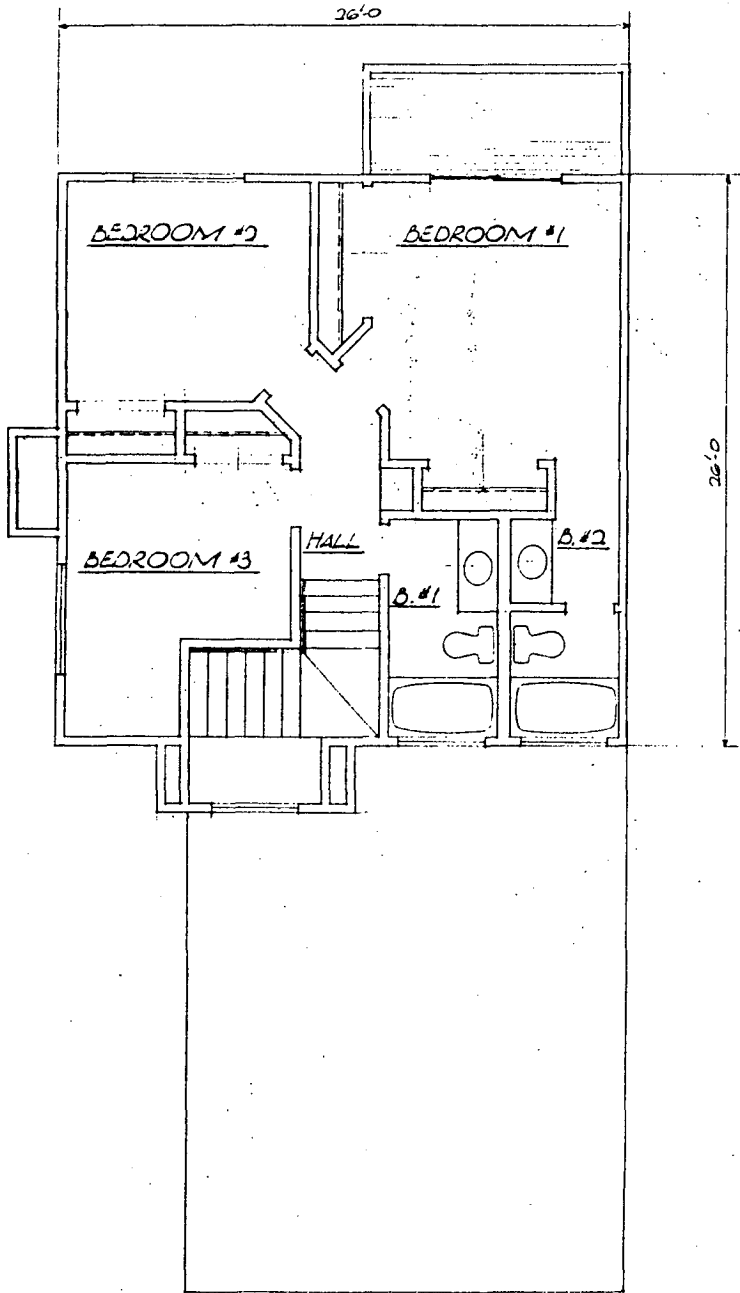
x WOOD FENCE
o METAL FENCE

122.0
WALLACE AVE

001801

SCALE 1/16" = 1.0'

EXHIBIT C
FLOOR PLANS



001875

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SECOND FLOOR PLAN

FIRST FLOOR PLAN 1st & 2nd FLOOR PLAN DRAWING NO. 2
SCALE 1/4" = 1'-0"

EXHIBIT D ELEVATIONS

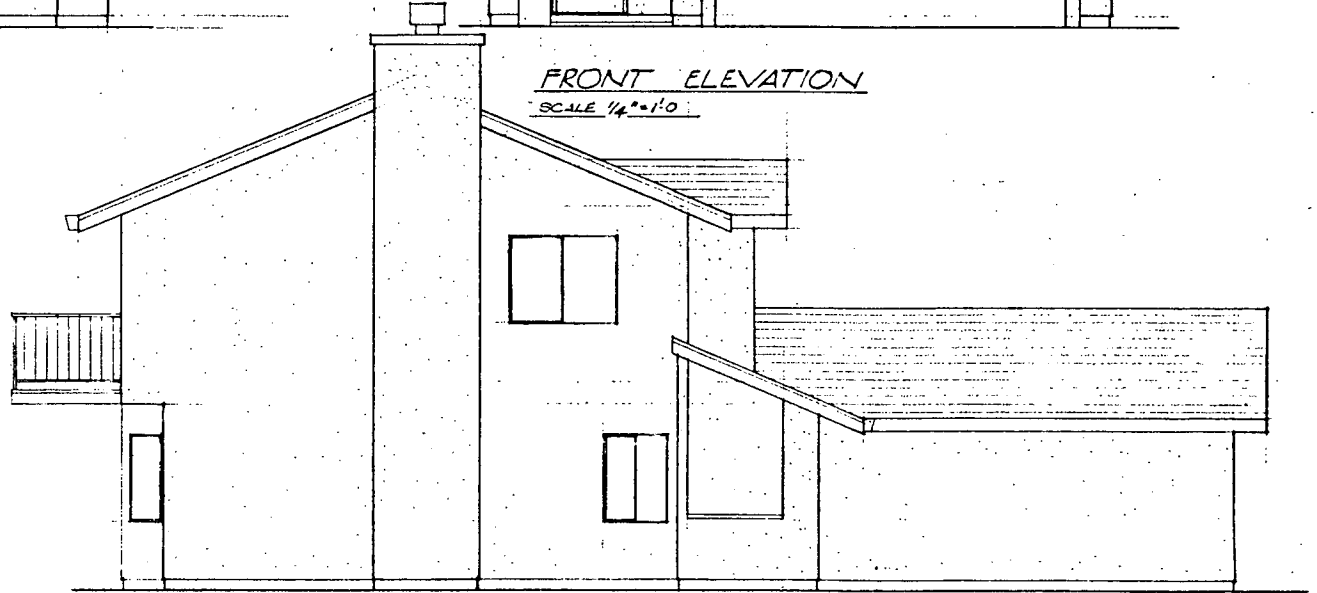


REAR ELEVATION



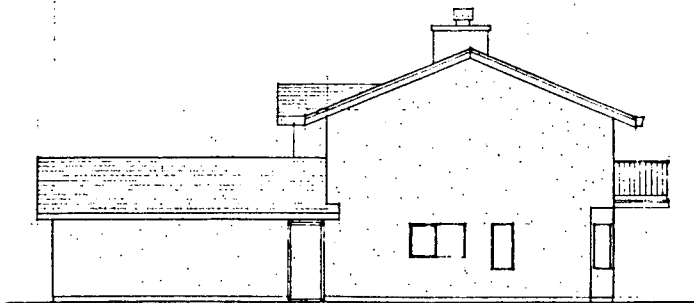
FRONT ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

001806

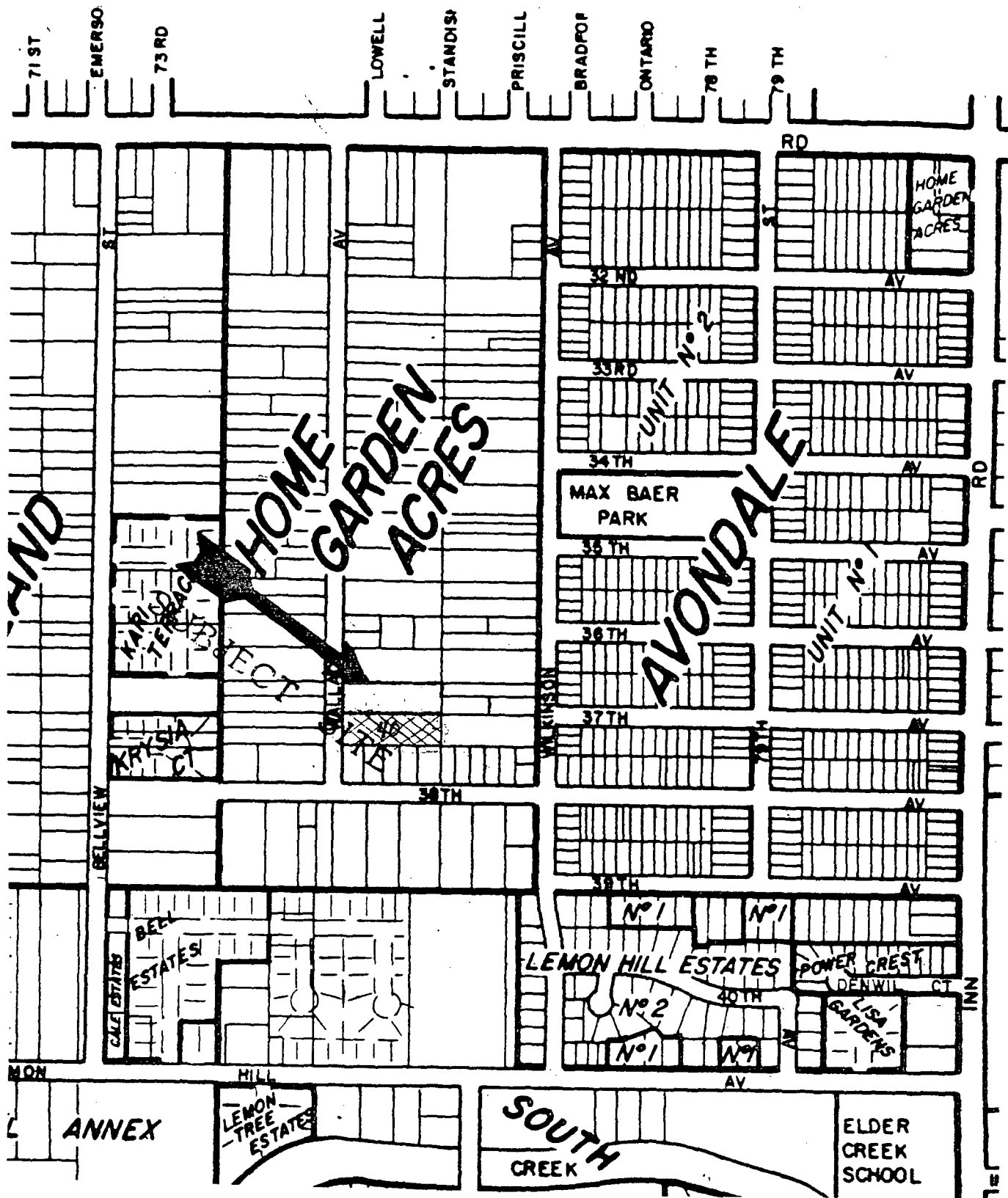


RIGHT SIDE ELEVATION

SCALE 1/2" = 1'-0"

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RESIDENCE FOR MR. J. HINES	
U. PAUL NEKRASSOFF DRAFTING SERVICE 1821 FULTON AVE., STE #34, SACRAMENTO 481-1442	
EXTERIOR ELEVATIONS	DRAWING NO. 3



A.P. # 027-0322-008

EXHIBIT E 001801

Scale: 1" = 500'

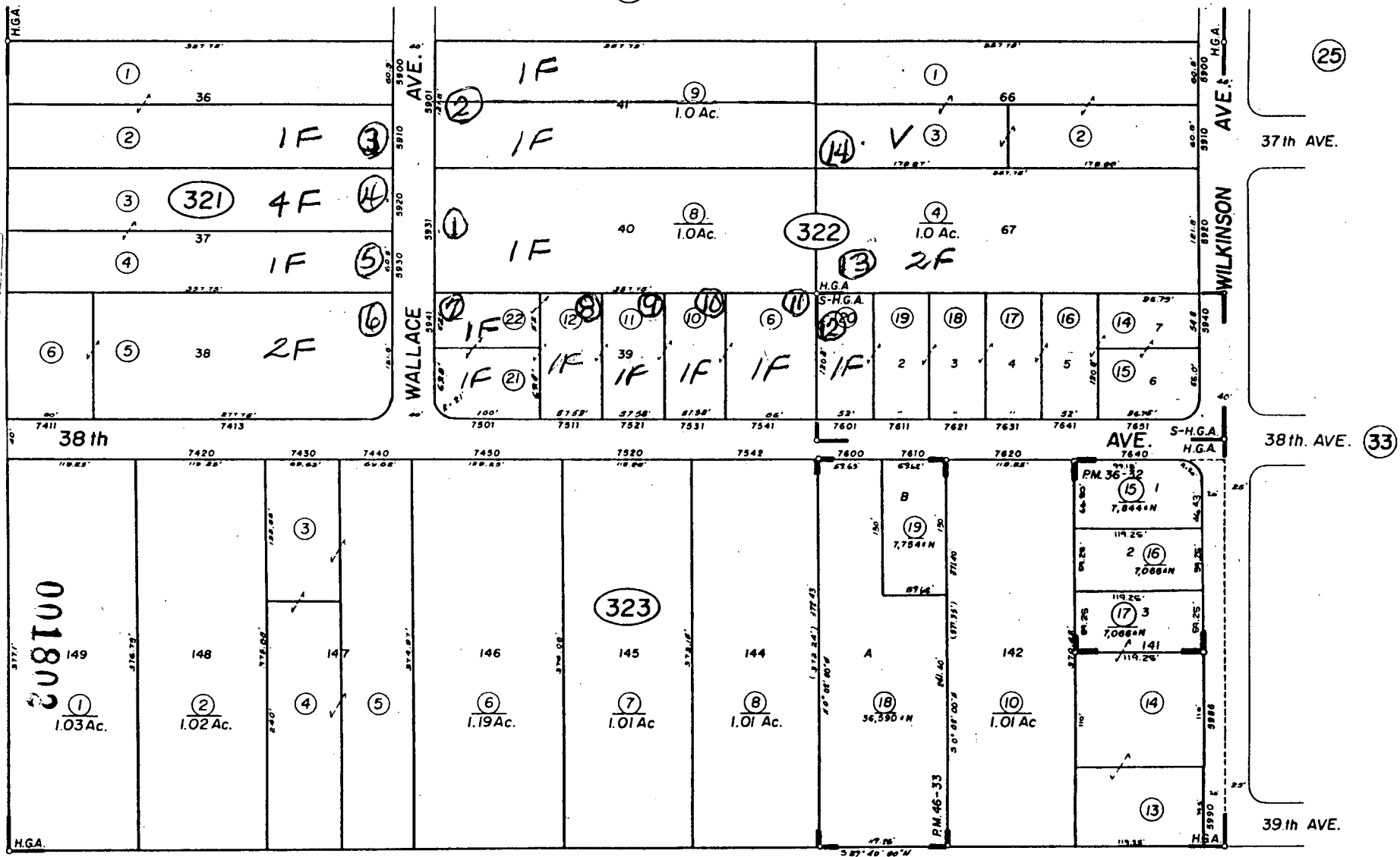
VICINITY MAP

ENTIRE PAGE ZONED (R-1)

027-0322-008
Tax Area Code 27-32

LAND USE & ZONING MAP

EXHIBIT F



Bk. 38

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CITY OF SACRAMENTO
Assessor's Map Bk. 27-Pg. 32
County of Sacramento, Calif.

NOTE-Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.