

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT James & Ray Morandi, 1535 - 38th Street, Sacramento, CA 95816
OWNER James & Ray Morandi, 1535 - 38th Street, Sacramento, CA 95816
PLANS BY James & Ray Morandi, 1535 - 38th Street, Sacramento, CA 95816
FILING DATE 9-2-87 **ENVIR. DET.** EX 15301 (e)(1) **REPORT BY** FG:sc
ASSESSOR'S-PCL. NO. 008-0403-012

APPLICATION: Planning Director's Special Permit to allow a deep lot development of a 705 sq. ft. second residential unit (P87-387)

LOCATION: 1535 - 38th Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 East Sacramento Community Plan Designation: Low Density Residential
Existing zoning of Site: R-1
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:	Setbacks:	Proposed Unit Required Provided	
North: Residential; R-1	Front:	25'	120'
South: Residential; R-1	Side(Int):	5'	5'
East: Residential; R-1			
Rear: Residential; R-1	Rear:	15'	15'

Parking Required: 1 space
Parking Provided: 1 space
Property Dimensions: 75' x 160'
Property Area: 0.27+ acre
Density of Development: 7.4 d. u. per acre
Square Footage of Building: 705 sq. ft.
Height of Building: One Story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: Composition Shingles

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of a 75' x 160' lot which is developed with a single family residence. A detached garage is located at the rear of the lot adjacent to the alley. The site is designated for residential use by the 1974 General Plan and for low density residential use by the 1963 East Sacramento Community Plan. Surrounding uses are exclusively single family.

P87-387

000610

- B. The applicant is proposing to construct a 705± sq. ft. second residential unit pursuant to the deep lot regulations of the Zoning Ordinance. Deep lot regulations require that a lot be at least 160 feet deep with an existing dwelling unit. There shall also be a minimum of 5,200 sq. ft. of lot area for each dwelling unit. The subject site qualifies for deep lot development based upon compliance with the aforementioned development criteria.
- C. The second unit would be utilized by Mrs. Morandi's mother who is 77 years old. The proposed dwelling would be located at the rear of the lot, 15 feet from the rear property line and five feet from the interior side property line. The unit would be one-story, wood frame construction with a stucco exterior and a composition shingle roof. The unit would match the rear exterior of the existing residence. The proposed unit would have a very simple architectural style, therefore, staff would recommend that wood trim be added around the windows and doors to upgrade the look of the structure.
- D. Staff has reviewed other requests which have been granted in the immediate vicinity. All requests have been for exceeding the 25 percent rear yard coverage with an accessory structure. There have been no second units approved in the immediate vicinity although many lots could qualify for deep lot development. Staff does not object to the subject site being developed with a second unit since all minimum setbacks will be maintained, adequate parking would be provided and the unit would be utilized by a elderly family member.
- E. The applicant has notified the adjacent property owners regarding the proposed development. A property owner located across the alley from the subject site has contacted staff indicating that they oppose the development request because it would set a precedent, it would increase density and congestion in the area and the second unit could become a rental unit. Staff recognizes the neighbor's concerns, however, the request would not increase densities beyond that which is allowed by R-1 zoning (7.4 du/ac proposed, 8.3 du/ac permitted). In addition, not all lots in the area can qualify for deep lot development and through the special permit regulations, staff can deny or approve a deep lot development.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301 (e) (1))

RECOMMENDATION: Staff recommends approval of the deep lot development subject to conditions and based on findings of fact which follow:

Conditions

1. The second unit shall be no larger than 705 sq. ft. gross floor area.
2. Minimum setbacks shall be provided between the rear yard (15 ft.) and interior side yard (5 ft.) and the proposed second unit.

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3. The architecture of the second unit shall be compatible with that of the main residential unit.
4. One on-site parking space shall be provided for the second unit.
5. The second unit shall be limited to one-story in height.
6. Wood trim shall be added to the windows and doors of the second unit and the building elevations shall be revised to reflect this change.

Findings of Fact

1. The proposed project is based on sound principles of land use in that:
 - a) the zoning ordinance allows the use in the R-1 zone with the approval of a special permit; and
 - b) the proposed complies with the criteria for deep lot development listed in the zoning ordinance.
2. The project, as conditioned, is not injurious to the general public or surrounding properties in that.
 - a) all required setbacks will be provided;
 - b) parking will be provided; and
 - c) the second unit will be architecturally compatible with and use similar building materials as the main residential unit.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential use by the 1974 General Plan and the proposed residential use is consistent with the plan designation.

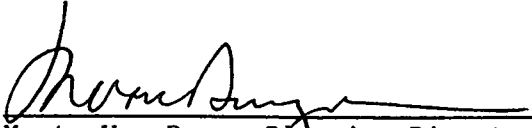
REPORT PREPARED BY:



Fred Goodrich, Associate Planner

10-6-87
DATE

RECOMMENDATION APPROVED BY:

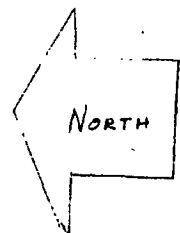
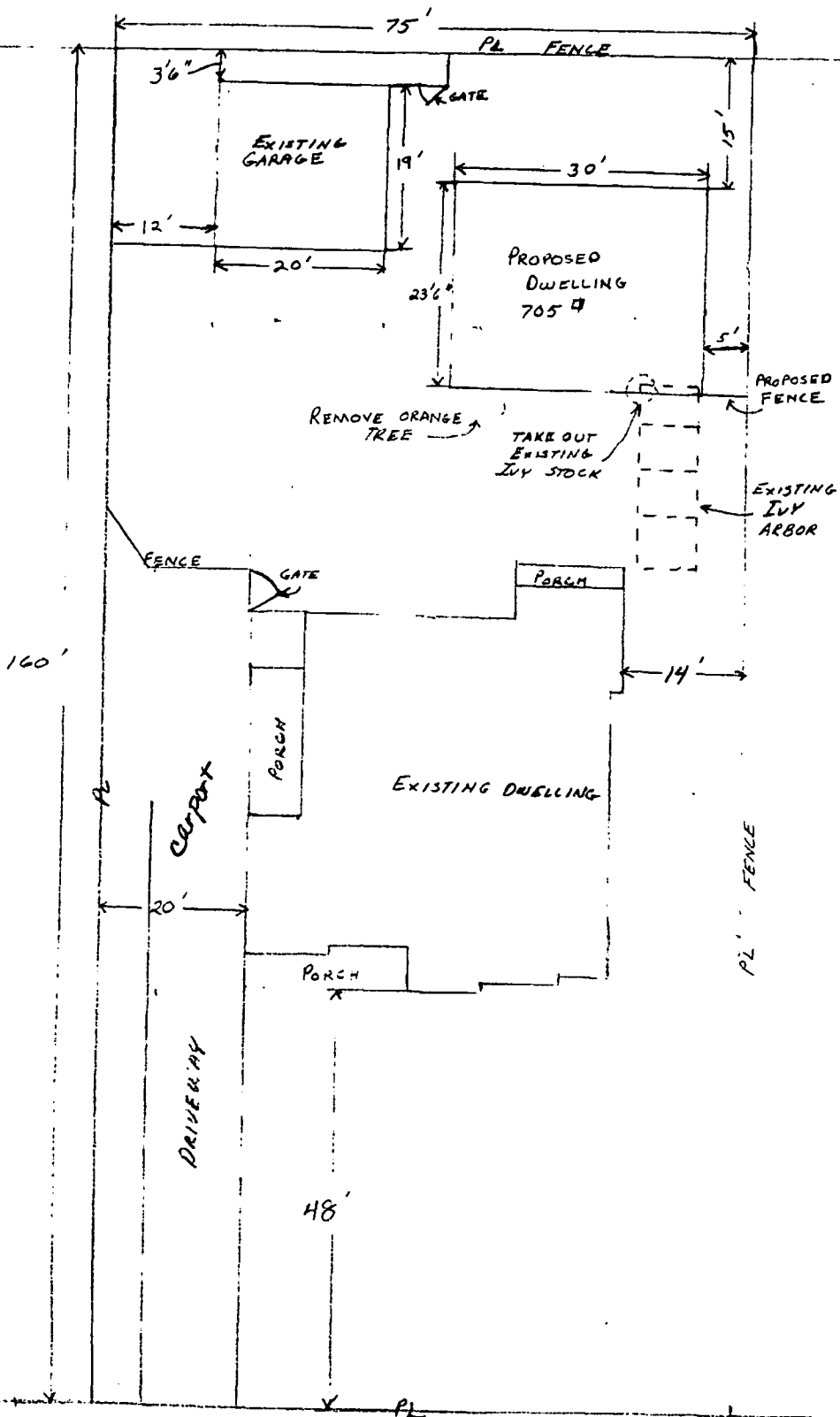


Marty Van Duyn, Planning Director

10/20/87
DATE

PLOT PLAN

ALLEY



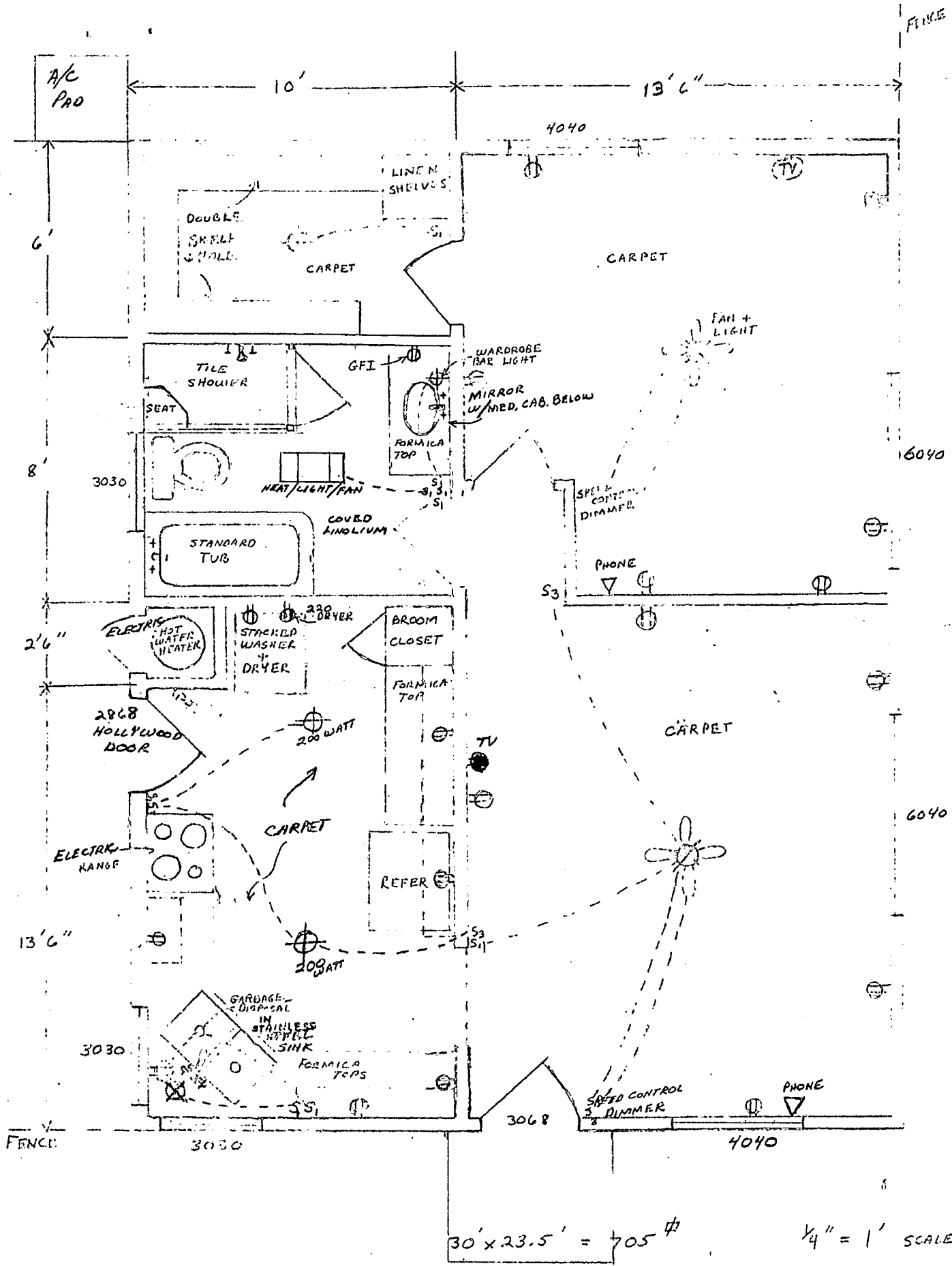
SCALE - 1" = 20'

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38TH ST.

P87387

MORANDI'S RESIDENCE GUEST HOUSE



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P87387

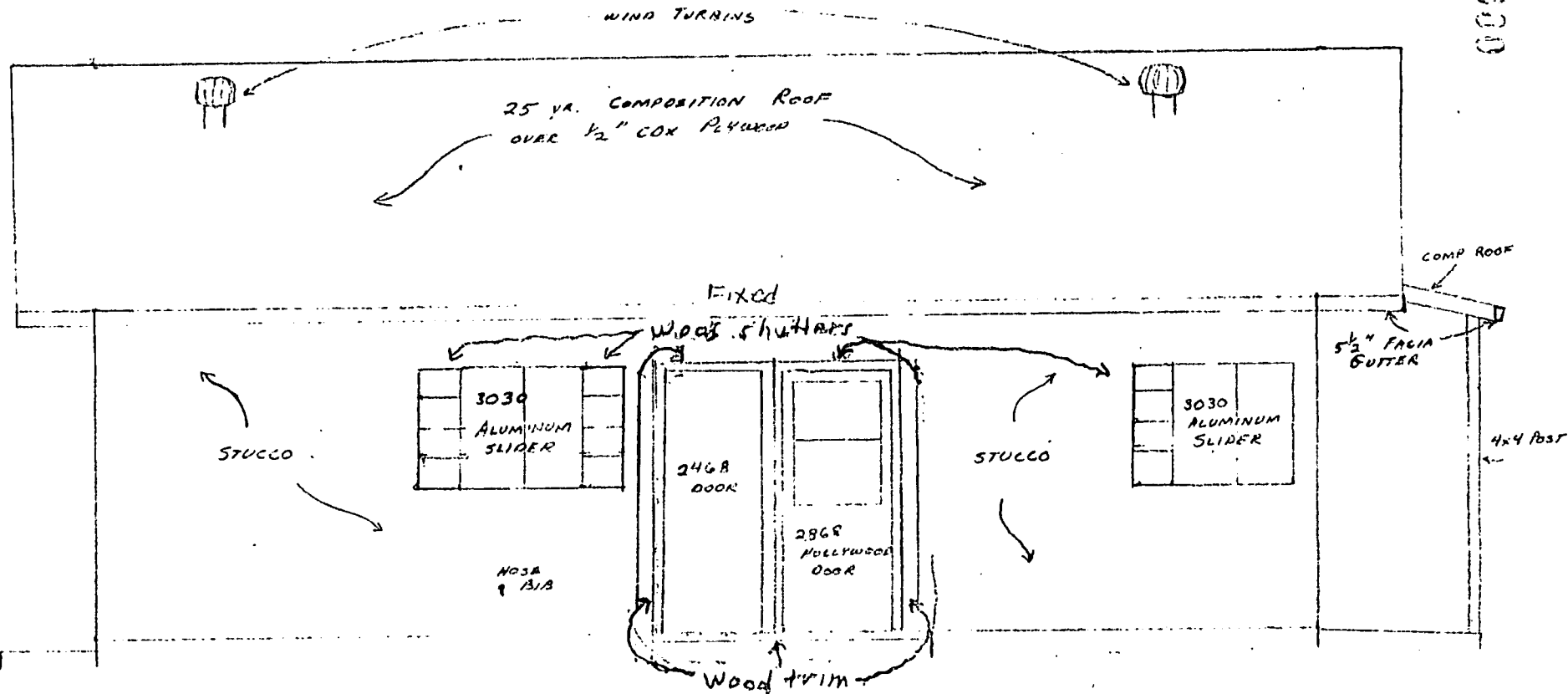
DRAWN BY: Scott Chaves

1/4" = 1' SCALE

Revised
Elevations

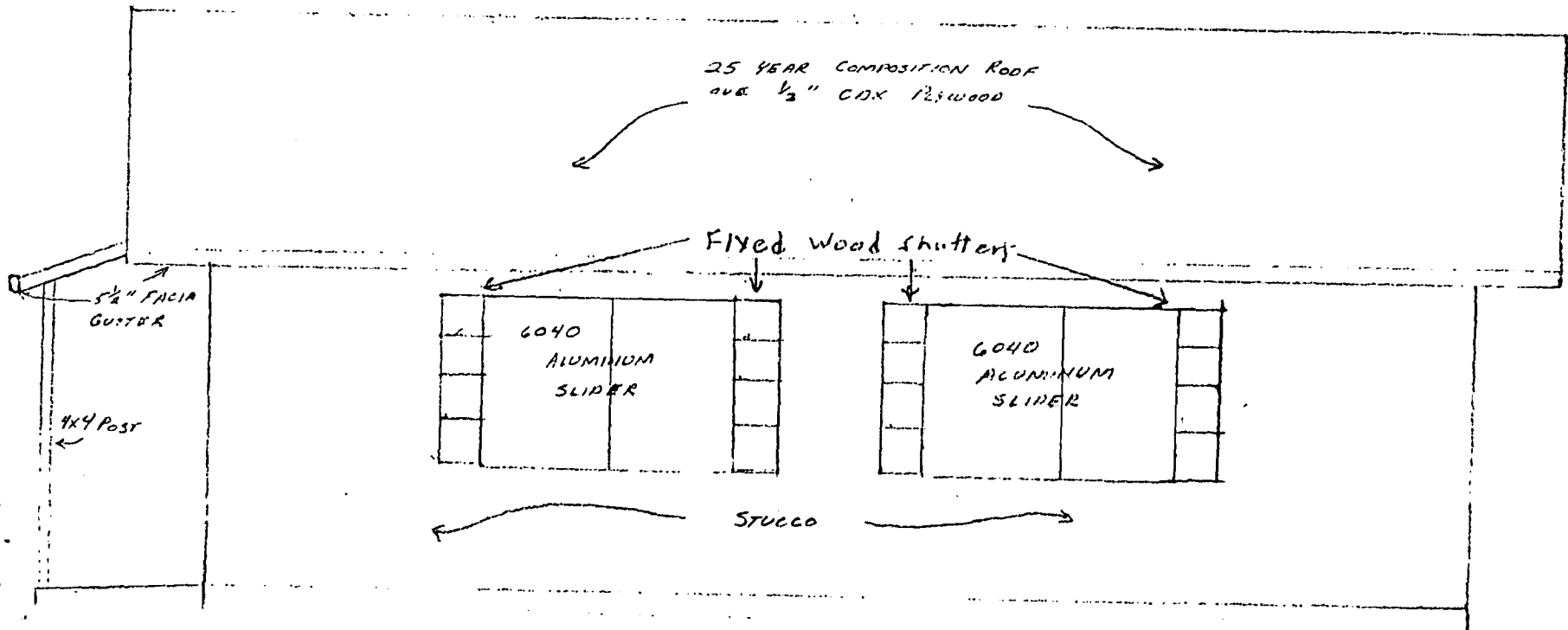
EAST ELEVATION

000016

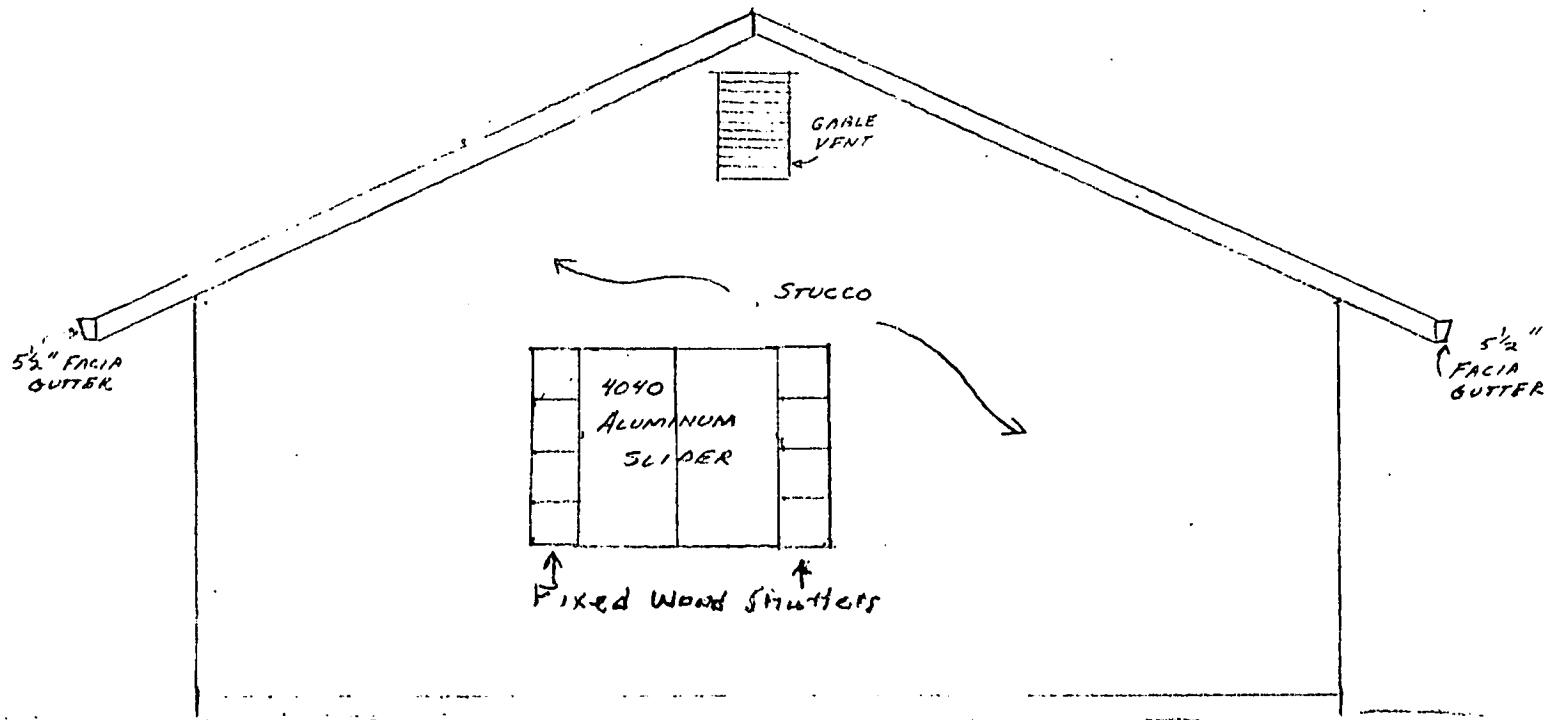


WEST ELEVATION

218000

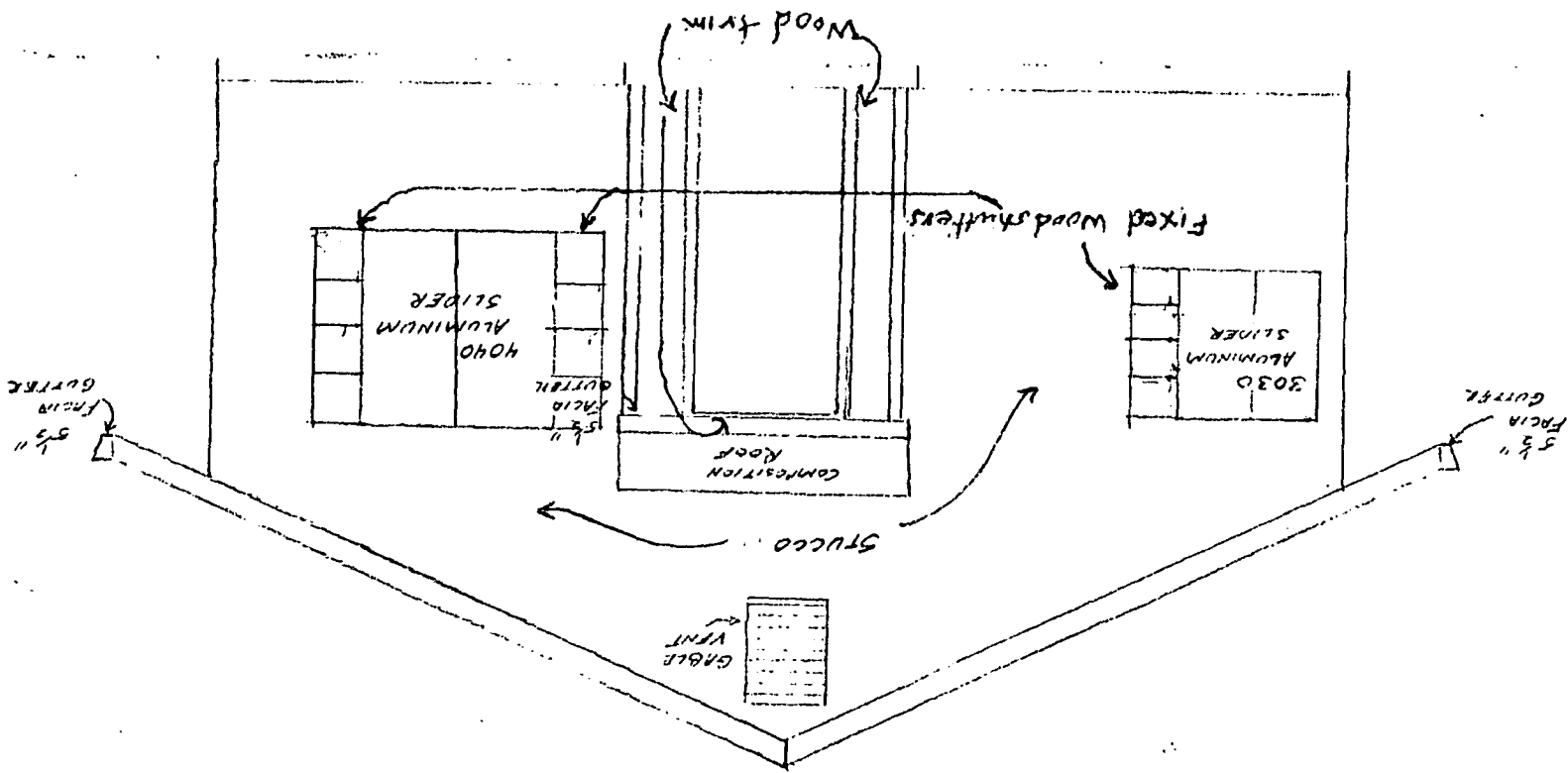


SOUTH ELEVATION



819000

NORTH ELEVATION

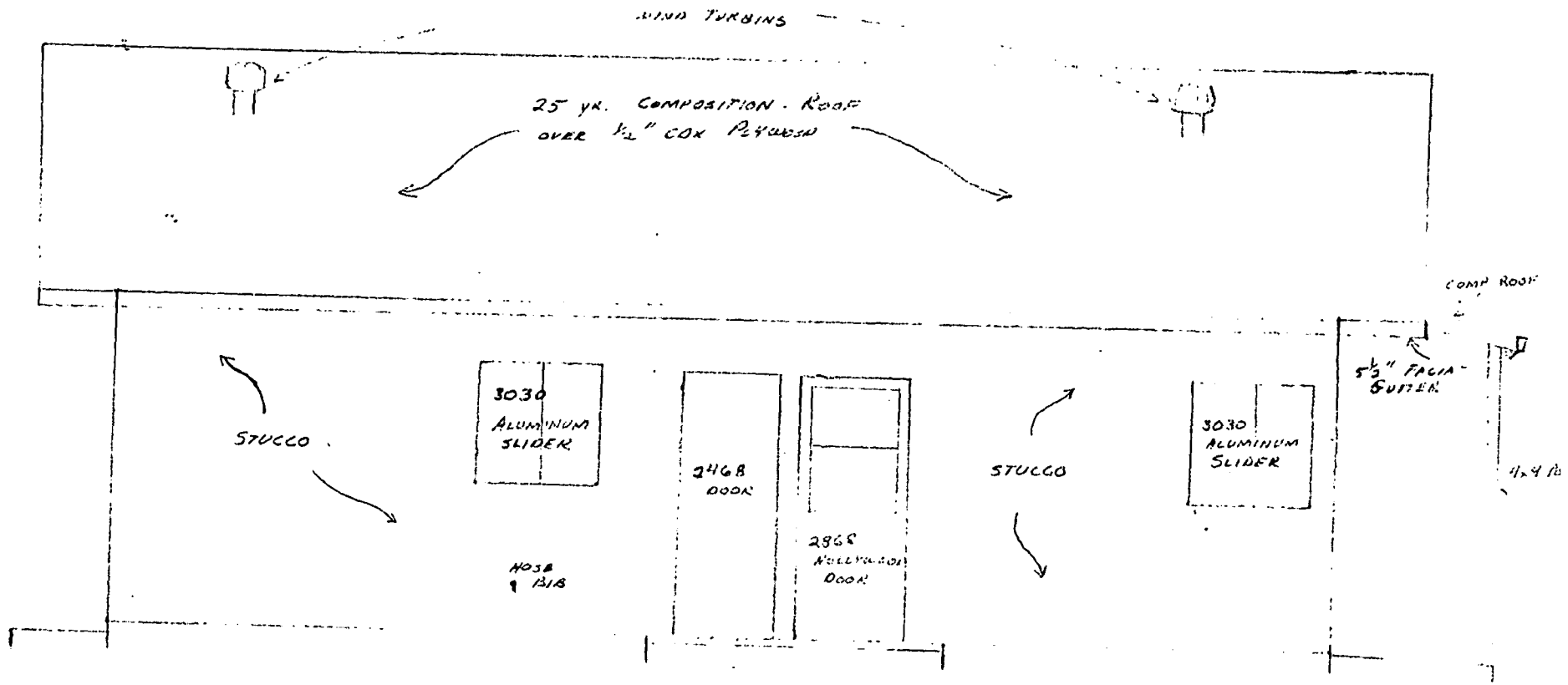


6T3319

EAST ELEVATION

P87387

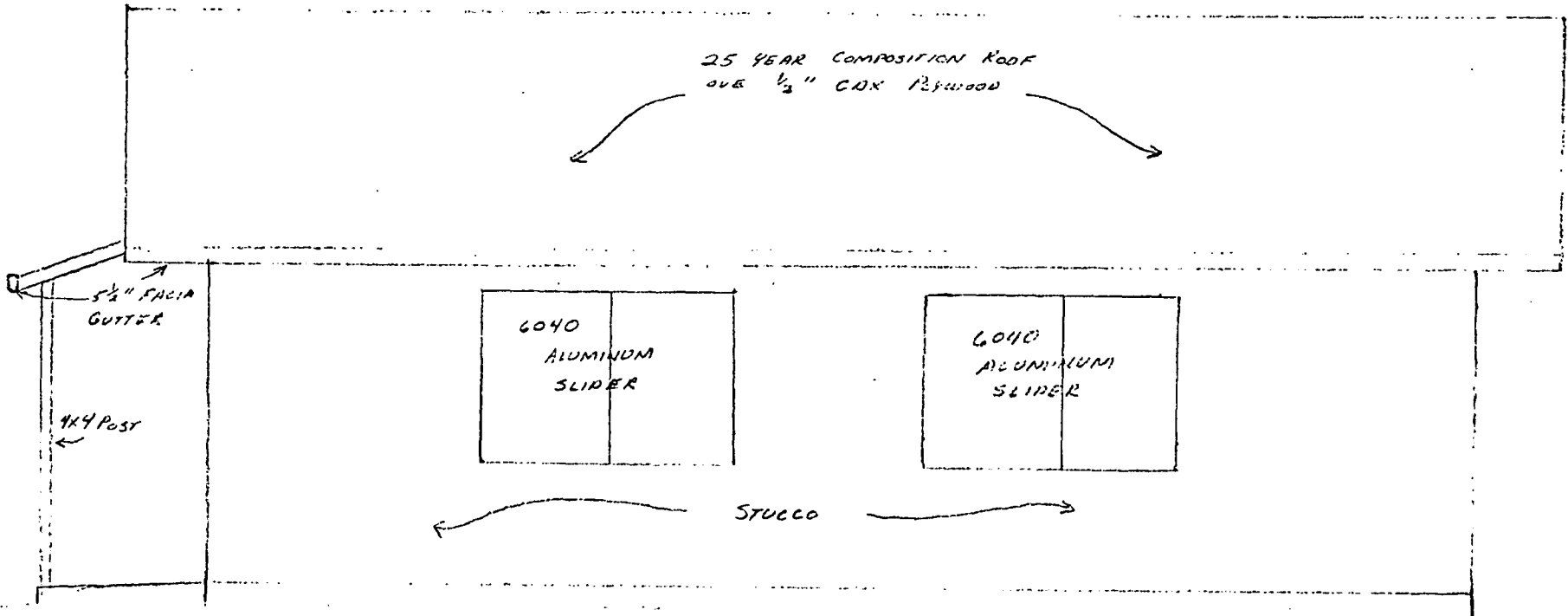
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WEST ELEVATION

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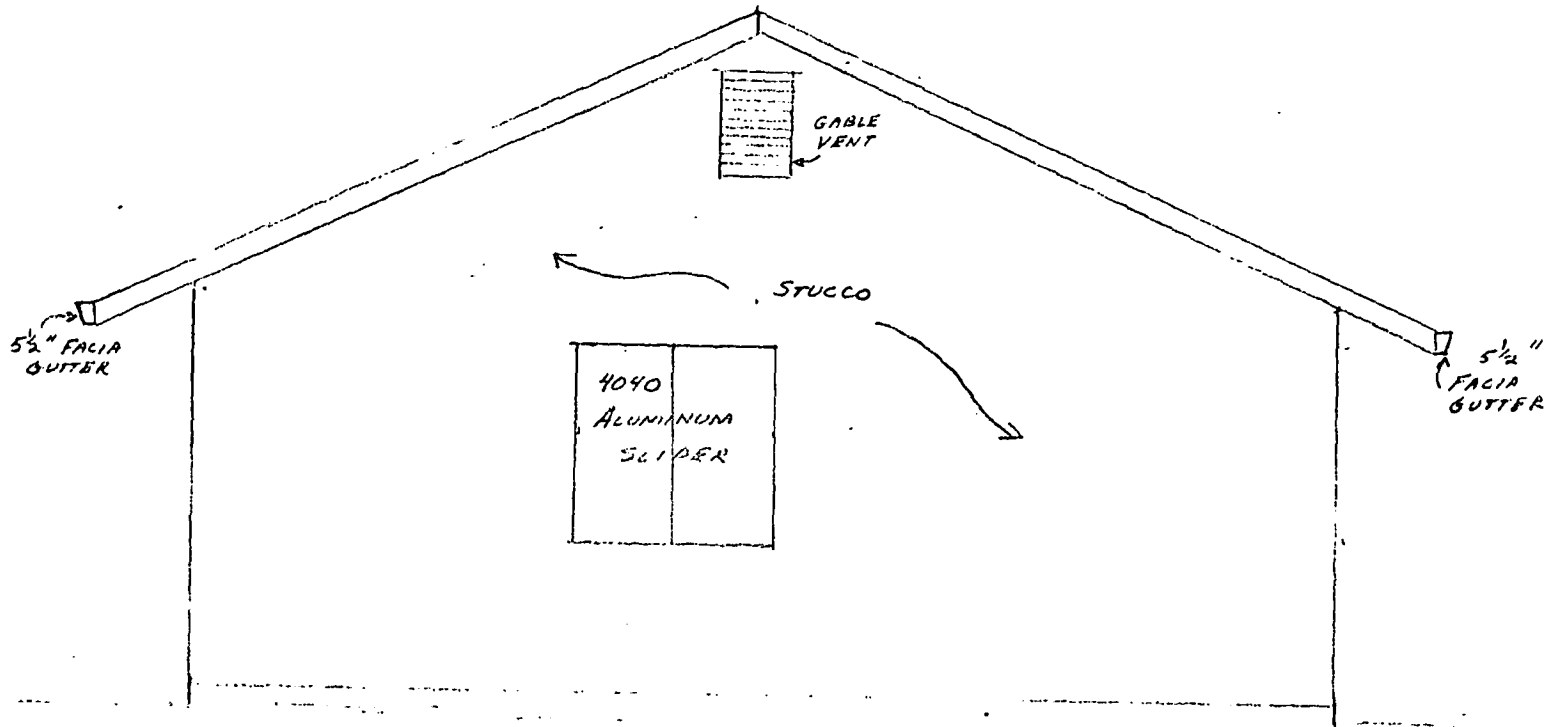
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SOUTH ELEVATION

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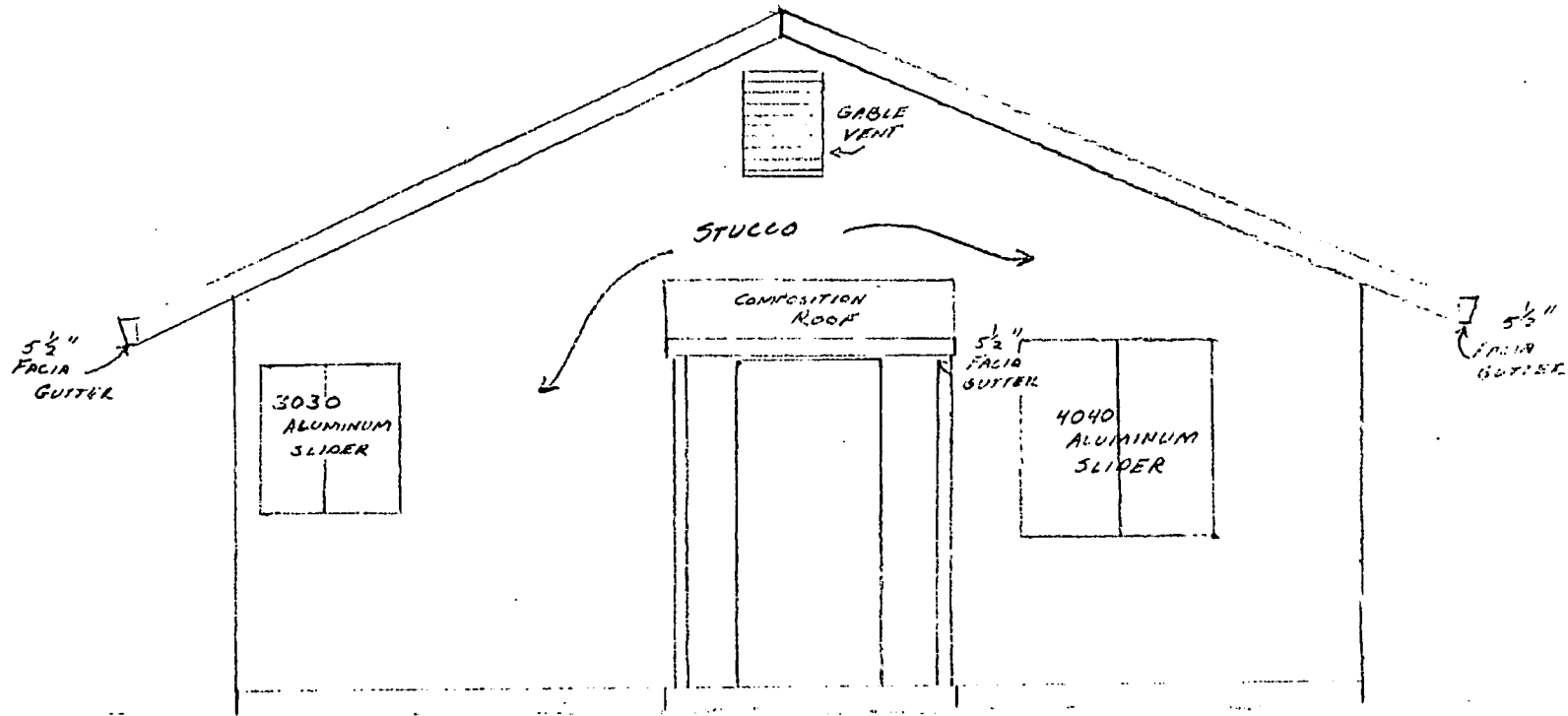
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NORTH ELEVATION

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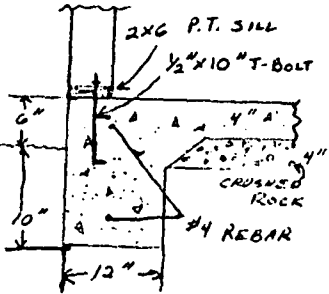
430823



FOUNDATION PLAN

A-1
TYPICAL

A-1
TYPICAL



4" CONCRETE
OVER 4" CRUSHED ROCK
6x6x10 WIRE MESH
6 MIL VAPOR BARRIER

30'

P87387

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4'

2x4 P.T. SLEEPER

FRONT DOOR
LANDING

5'

23'6"

2x4 P.T. SLEEPER

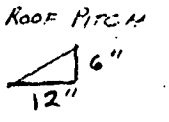
BACK DOOR
LANDING

A/C
PAD

3'

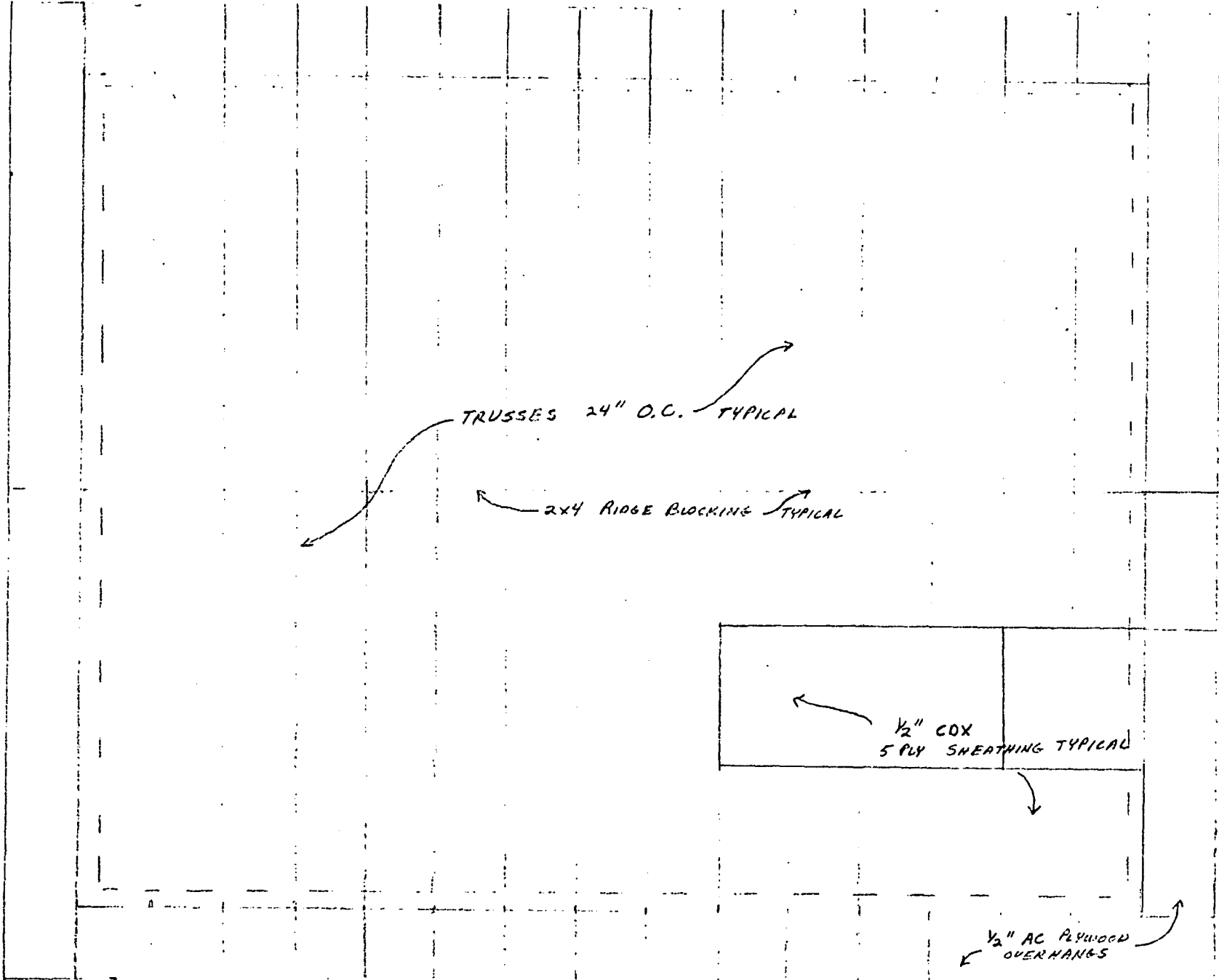
ROOF FRAME PLAN

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2' OVERHANGS
TYPICAL

P87387



TRUSSES 24" O.C. TYPICAL

2x4 RIDGE BLOCKING TYPICAL

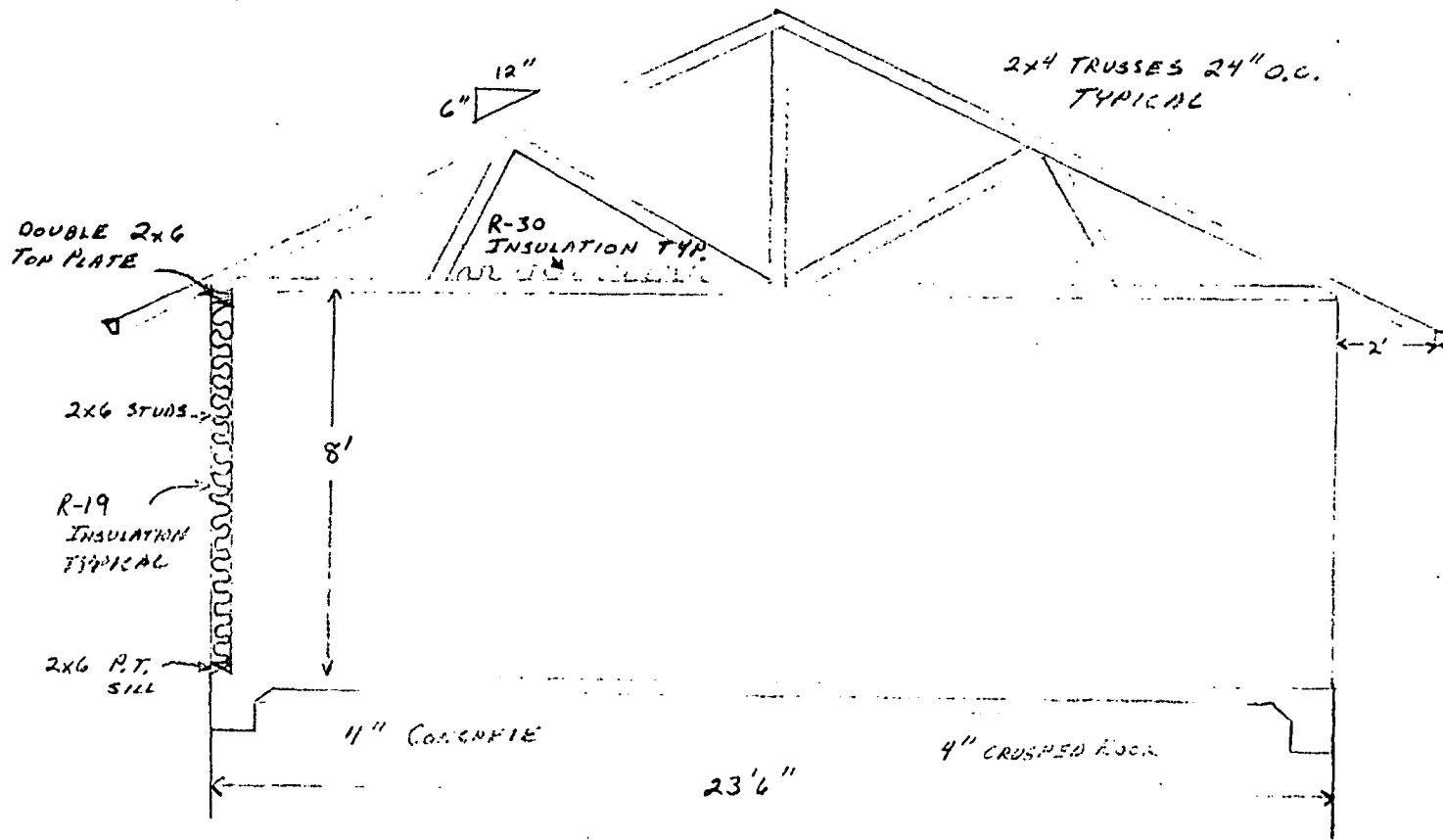
1/2" COX
5 PLY SHEATHING TYPICAL

1/2" AC PLYWOOD
OVERHANGS

FRAME SECTION TYPICAL

P87387

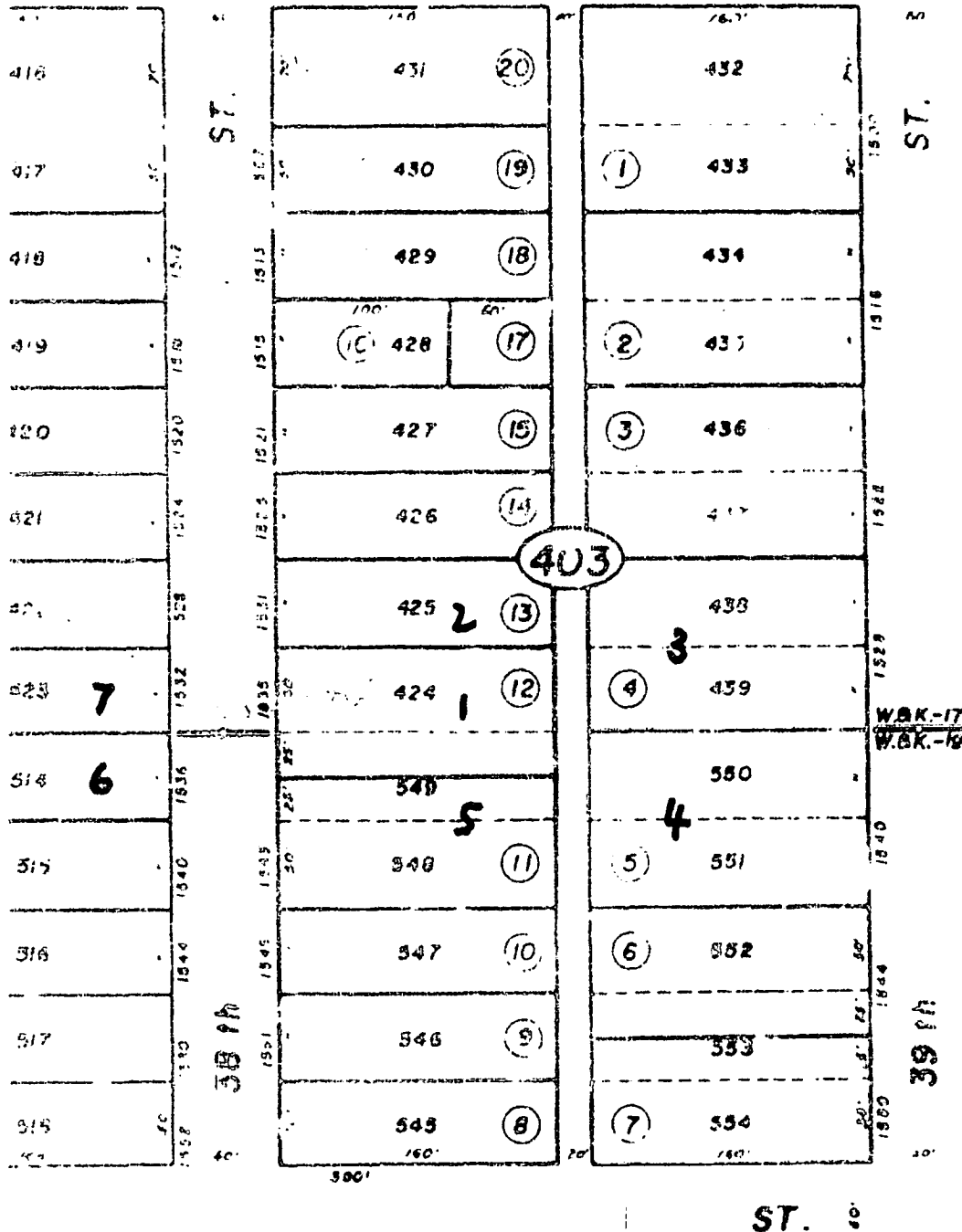
600026



(25)

39 ft
ST.

BLVD. W.B.K.-17



(41)

KEY

1. James + Kay Morandi
2. Norma Jordan
3. Peter + Georgia Mering
4. Michael + Cyndia Lothrop
5. Robert + Sabena Mott
6. Dan + Mary Deacons
7. William + Norma Nader

P87387

(45)

CITY OF SACRAMENTO
 P87387 Assessor's Map Bk. 8 -Pg. 40
 County of Sacramento, Calif.

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



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