

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

APPLICANT <u>Emmanuel-Le Genesis Inc., 6435 Hogan Drive, Sacramento, California 95822</u>		
OWNER <u>Antonio Ewing & William Murphy, c/o 6435 Hogan Drive, Sacramento, California 95822</u>		
PLANS BY <u>CLD Drafting and Design, 4862 Garden Homes Place, Elk Grove, California 95758</u>		
FILING DATE <u>May 22, 1992</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>Cindy Gnos</u>
ASSESSOR'S PCL. NO. <u>035-0161-024 and 035-0161-002</u>		

- APPLICATION:**
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Planning Director's Special Permit for a deep lot development for the addition of one unit on 0.25± developed acres in the Standard Single Family Residential (R-1(EA-4)) zone.
 - D. Planning Director's Special Permit for a deep lot development for the addition of two units on 0.31± developed acres in the Standard Single Family Residential (R-1(EA-4)) zone.

LOCATION: 6431 and 6435 Hogan Drive
(Council District 8)

PROPOSAL: The applicant is requesting the necessary entitlements in order to allow a total of five units on two parcels (three new units).

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Airport Meadowview Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1(EA-4)
Existing Land Use of Site:	Single Family Dwelling on each parcel

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Executive Airport; R-1	Front:	25'	30'
South: Multiple Family; R-1(EA-4)	Side(E):	5'	7'
East: Single Family; R-1(EA-4)	Side(W):	5'	5'
West: Single Family; R-1(EA-4)	Rear:	15'	15'

Property Dimensions:	Irregular
Property Area:	0.56± acres
Density of Development:	8 du/na

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Parking Required:	5 spaces
Parking Provided:	6 spaces
Square Footage of Proposed Single Family:	2,369 square feet
Square Footage of Proposed Duplex:	2,510 square feet
Height of Buildings:	2 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood siding
Roof Materials:	Composition Shingle and Cedar Shake

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two parcels totaling 0.56± acres in the Standard Single Family (R-1(EA-4)) zone. The site is also located within the Executive Airport Overlay Zone 4. Both parcels are developed with a single family residence. The General Plan designates the site Low Density Residential (4-15 du/na) and the Airport Meadowview Community Plan designates the site Residential (4-8 du/na). The surrounding land use and zoning includes Executive Airport and single family, zoned R-1 and R-1(EA-4), to the north; multiple family, zoned R-1(EA-4), to the south; and single family, zoned R-1(EA-4), to the east and west.

B. Applicant's Proposal

The applicant is requesting a special permit for a deep lot development on two adjacent properties. The applicant proposes to develop a duplex on one parcel, and a single family residence on the other. The parcels are currently developed with a single family residence on each. The deep lot development results in a total number of five units for the two parcels.

C. Policy Considerations

The General Plan designates the site Low Density Residential (4-15 du/na). The Airport Meadowview Community Plan designates the site Residential (4-8 du/na). The density of the proposed development is eight units per acre. The proposed residential development supports several General Plan and Airport Meadowview Community Plan goals and policies through development of two housing types and better utilization of an existing deep lot. The project supports the following General Plan goals and policies:

- o "Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources." (SGPU, Goal C, Sec. 2-13)
- o "Allow additional units on qualifying parcels (deep lots) in excess of 160 feet in depth." (SGPU, Policy, Sec. 3-48)

The proposed project supports the following community plan goals and policies:

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- o "Encourage a broad range of housing types, sizes, densities, and prices, emphasizing both quality and affordability." (AMCP, Objective, p.15)
- o "Increase residential holding capacities (density) without placing incompatible densities in low density subdivisions." (AMCP, Objective, p. 37)

The applicant should emphasize quality of design and materials to contribute to the improvement of the community's housing stock. The City adopted the following residential land use policy in the Airport Meadowview Community Plan: "New residential development within existing developed areas of the community should be compatible in density and design with surrounding areas." (AMCP, p.37)

The subject site is also located within the Executive Airport Overlay Zone 4. The proposed deepplot developments are not in conflict with the Executive Airport Comprehensive Land Use Plan.

D. Site Plan Design

The submitted site plan includes two adjacent properties sharing a driveway. The western parcel has an entrance driveway and the eastern parcel has an exit drive. There is a planter strip in between the two driveways ranging from eight feet to 13 feet wide. There are existing trees within this proposed planter area. There are two parking stalls provided at the end of the driveway for the western parcel containing the proposed duplex, and a two car garage for the eastern parcel with the proposed single family residence.

All the required setbacks have been met and each unit has a usable rear yard area. The distance between the proposed duplex and the existing single family residence is 15 feet. This distance must be provided to meet the courtyard requirements.

Due to the narrowness of the driveway, the Fire Department has requested a fire sprinkler system for the proposed residences. A separate building permit is required for each fire sprinkler system. The applicant will also need to show the existing fire hydrant location on the residence building plans to ensure it is close enough to the property.

E. Building Design

Both the proposed single family residence and the proposed duplex contain two stories. The single family residence contains approximately 2,369 and the duplex contains 2,510 square feet. The proposed materials for the single family residence is "shakaply" siding and a cedar shake roof. The design of the single family residence is an acceptable design. The residence should be developed as per the submitted plans. The exterior materials for the proposed duplex includes T-111 siding with a composition shingle roof. Staff has reviewed the design with a member of the Design Review/Preservation staff and recommends the applicant submit revised elevations which include several modifications. The siding should be board and batten on all four sides to match the existing residence with a horizontal band to divide the first and second floor. The roof material should be laminated dimensional composition shingles. The windows

should be pre-finished dark brown and the front door should contain panels. The elevations include a box-out as indicated on the elevations. This box out is not included on the floor plans. There should also be no roof mounted mechanical equipment for either new building. Revised elevations for the duplex should be submitted for review and approval of the Planning Director prior to the issuance of Building Permits.

F. Agency Comments

The proposed project has been reviewed by Traffic Engineering, Engineering Development Services, Building Department and the Fire Department. The following comments have been received:

Engineering Development Services

1. Provide a grading plan for each lot to assure proper lot drainage.
2. 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.

Traffic Engineering

If the one-way pair of driveways is constructed, a variance approved by the City Council will also be needed. As an option, the applicant could construct one driveway (24' min., 35' max. wide) straddling the property line. In either case, reciprocal access easements are required and some trees may need to be removed if a single driveway is constructed.

Fire Department

1. Access is adequate as shown.
2. The applicant shall provide a fire sprinkler system per N.F.P.A 13D, 1991 Ed. in the two proposed residences. A separate building permit is required for each fire sprinkler system.
3. The applicant shall show the existing fire hydrant location on the residence building plans.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project

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plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. A Mitigation Monitoring Plan has been developed and is attached Exhibit F.

RECOMMENDATION: Staff recommends the Planning Director take the following actions:

- A. Ratify the Negative Declaration.
- B. Adopt the attached Mitigation Monitoring Plan.
- C. Approve the Planning Director's Special Permit for a deep lot development for the addition of one unit on 0.25 \pm developed acres in the Standard Single Family Residential (R-1[EA-4]) zone subject to conditions and based upon findings of fact which follow.
- D. Approve the Planning Director's Special Permit for a deep lot development for the addition of two units on 0.31 \pm developed acres in the Standard Single Family Residential (R-1[EA-4]) zone subject to conditions and based upon findings of fact which follow.

Conditions

- 1. The distance between the proposed duplex and the existing single family residence shall 15 feet to comply with the courtyard requirements of the Zoning Ordinance.
- 2. The design of the proposed single family residence shall be as per the submitted plans.
- 3. The applicant shall submit revised elevations for the duplex for review and approval of the Planning Director prior to the issuance of Building Permits. The revised elevations shall include:
 - a. The siding shall be board and batten on all four sides to match the existing residence with a horizontal band to divide the first and second floor.
 - b. The roof material shall be laminated dimensional composition shingles.
 - c. The widows shall be pre-finished dark brown.
 - d. The front doors shall contain panels.
 - e. There shall be a box out as indicated on the elevations. This box out is not included on the floor plans.
- 4. There shall be no roof mounted mechanical equipment for either new building.
- 5. The location and design of the driveways shall be subject to the review and approval of the Traffic Engineer.
- 6. The applicant shall provide a fire sprinkler system per N.F.P.A 13D, 1991 Ed. in the two

proposed residences. A separate building permit is required for each fire sprinkler system.

7. The applicant shall show the existing fire hydrant location on the residence building plans.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the proposed residential development is compatible with the surrounding area which includes other deep lot developments.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking, circulation and open space has been provided.
3. The project is consistent with the General Plan and Airport Meadowview Community Plan which both designate the site for low density residential uses.

Report Prepared By,

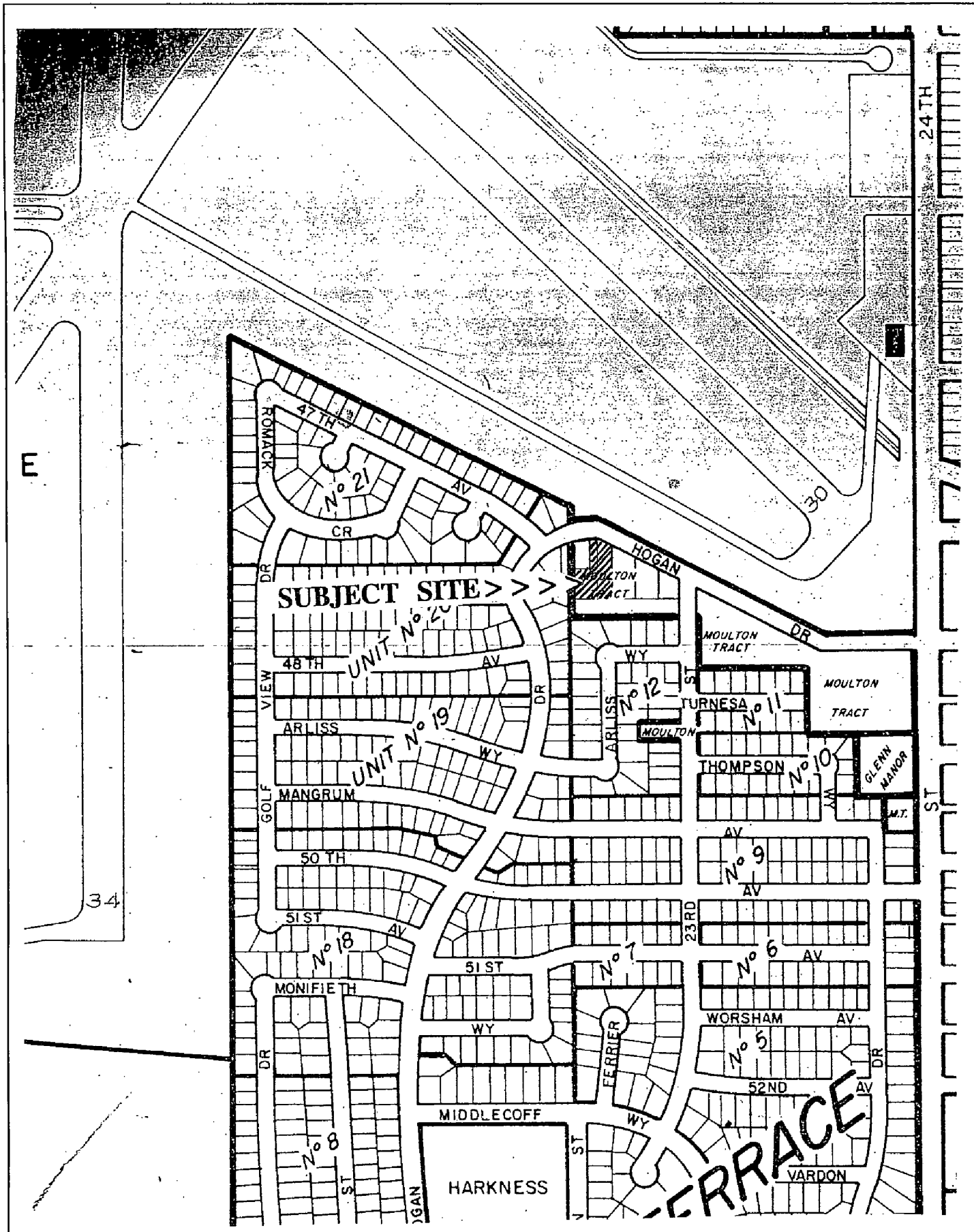
Cindy Gnos
Cindy Gnos, Associate Planner

9-29-92
Date

Recommendation Approved By,

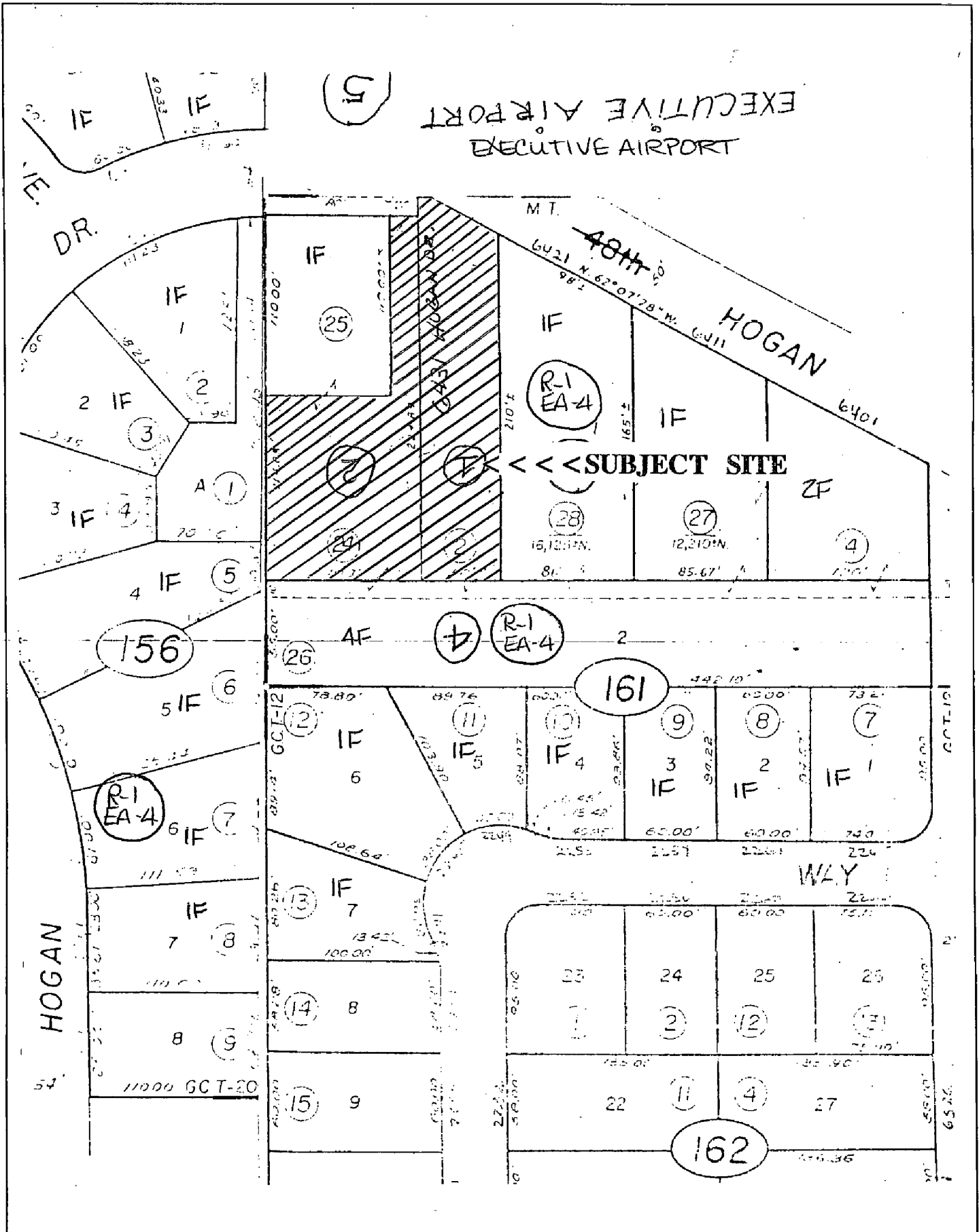
Gary Stonehouse
Gary Stonehouse, Planning Director

10-1-92
Date



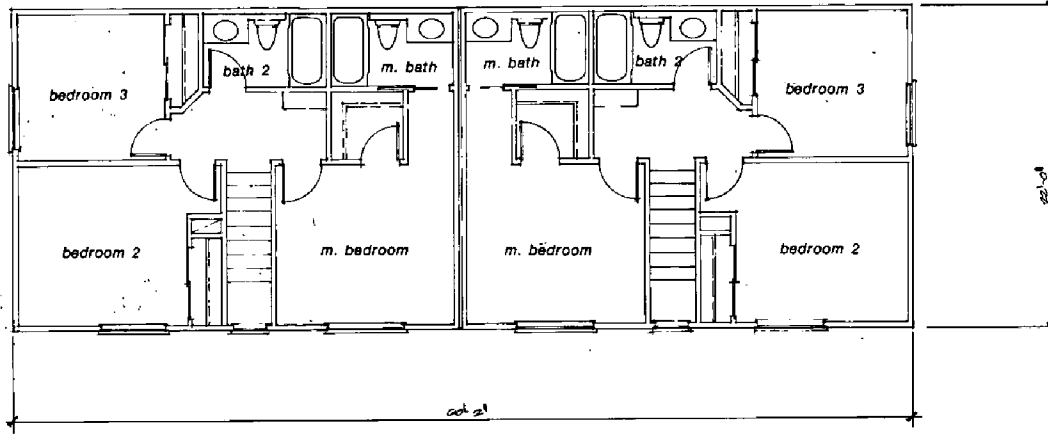
VICINITY MAP

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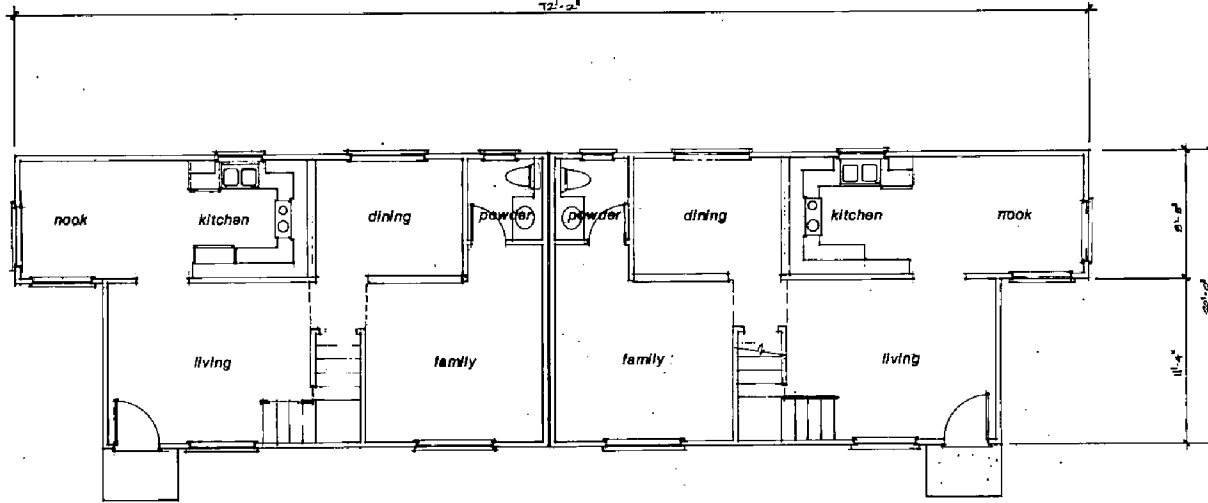


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Upper Floor Plan



Lower Floor Plan

REVISIONS BY

Drafting & Design

4862 Garden Homes Place
Elk Grove, California 95758
916.684.6646



EXHIBIT B

Le-Genesis Incorp.
6435 Hogan Drive
Sacramento, Calif.

Date 5/12/02

Scale Noted

Drawn CLD

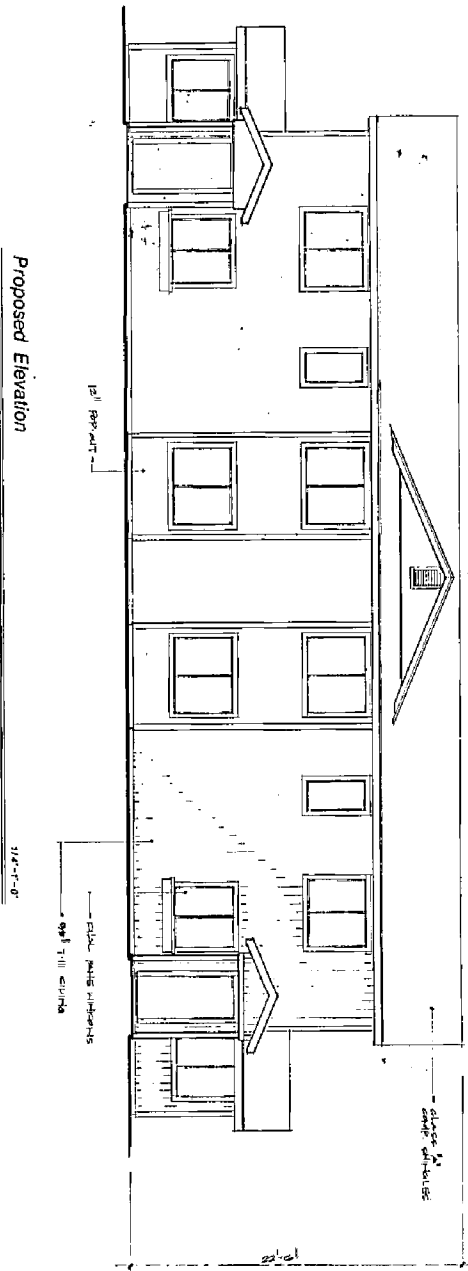
Job Le-Genesis

Sheet

2

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EXHIBIT C



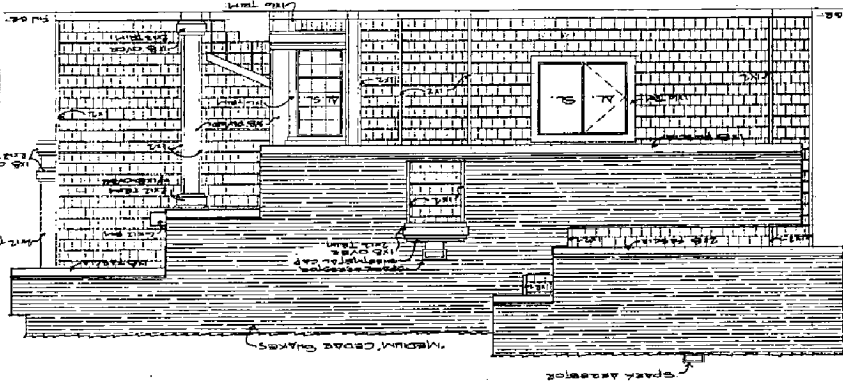
P92-151

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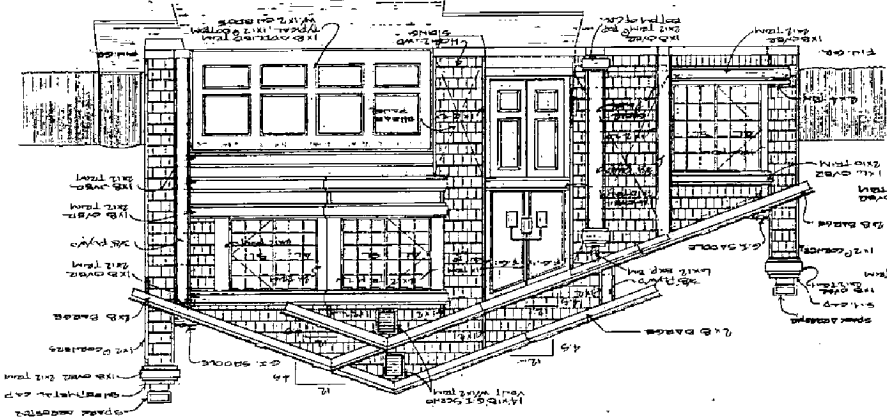
Date: 5/1/2008 Scale: 1/8" = 1'-0" Drawn: JLD Check: JLD Title: Le-Genesis	Le-Genesis Incorp. 6435 Hogan Drive Sacto., Calif.	 Drafting & Design 4862 Garden Homes Place Elk Grove, California 95758 916.684.6646	REVISIONS BY DATE
Sheet: 3 of: 3			

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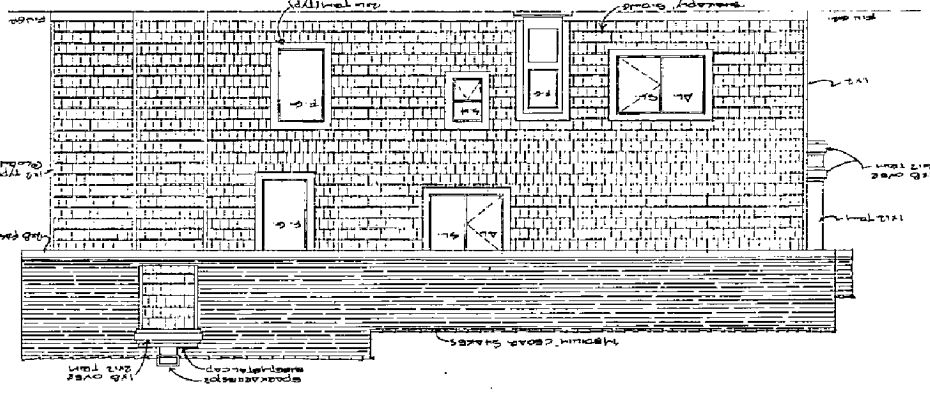
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



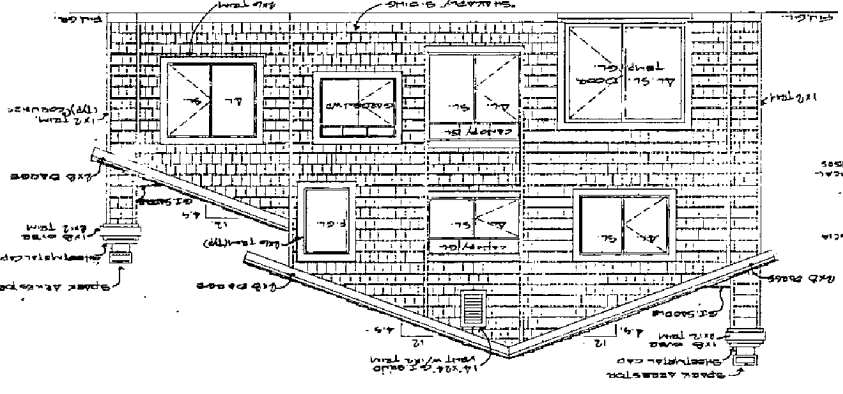
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



DATE: 2-19-24
DRAWN BY: [Signature]
CHECKED BY: [Signature]



THE USE OF THESE PLANS
IS LIMITED TO THE PROJECT
AND SITE SPECIFICALLY
IDENTIFIED HEREON. ANY
OTHER USE WITHOUT THE
WRITTEN CONSENT OF THE
ARCHITECT IS PROHIBITED.

EXHIBIT D

OWNER: [Name]
ADDRESS: [Address]
CITY & STATE: [City & State]
PROJECT: [Project Name]
PLAN 2510

REVISIONS

PA2-151

Recording
Not
Required

-
-
-
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MITIGATION MONITORING PLAN

FOR

Hogan Drive Deep Lots/ P92-151

Initial Study

Prepared By:

City of Sacramento Environmental Services Division

August 12, 1992

Adopted By:

City of Sacramento Planning Director

Date: _____

Planning Director

Secretary to the Planning Director

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916)264-7037, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Hogan Drive Deep Lots/ P92-151
Applicant - Name: Emmanuel Le Genesis Inc./ ATTN: Richard McCalla
Address: 6435 Hogan Drive
Sacramento, CA 95822

Project Location / Legal Description of Property (if recorded):

The project site is located at 6431 and 6435 Hogan Drive is within the Airport Meadowview Community Plan Area (AP#035-0161-024 and -002). The project proponent is requesting permission for deep lot development consisting of a duplex with each unit being 1255 square feet and is requesting permission to construct one additional 2370 square foot single family dwelling unit.

All that portion of Lot 1, as shown on the "Plat of Moulton Tract", recorded in Book 8 of Maps, Map No. 50, records of said County described as follows:

Beginning at the Southeast corner of that certain land described in a Grant Deed to Vaston J. Andagan et ux, recorded June 4, 1979 in Book 79 06 04, page 468, Official Records, thence East along the North line of the South 10 feet of said Lot 1, a distance of 50 feet to the Southwest corner of that certain land described in a Grant Deed to James F. Kane, et ux, recorded September 25, 1970 in Book 70 09 25 page 365, official records; thence Northerly along the West lien thereof to a point on the Southerly line of Hogan Dr.; thence along Hogan Drive in Northwesterly and Westerly direction to the point of intersection of the Northerly prolongation of the Easterly line of that certain property conveyed to Vaston J. Andagan et ux. shown herein above; thence Southerly along said prolongation and along said East line to the point of beginning.

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on Plant and Animal Life, Noise, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant identified above.

SECTION 3: PLAN CONTENTS

A. Tree Preservation Plan

- A. Save the 14 inch Elm tree located on Site Plan Sheet 2 directly behind the existing residence on this parcel (APN 035-0161-0024).
- B. A six foot high chain link construction barrier shall be installed around the dripline of all trees prior to the commencement of any work on the site, including demolition work. No surface or grade changes, parking of vehicles, installation of incompatible landscaping, trenching of utility or irrigation lines, or storage of materials shall occur within the dripline of these trees. These trees and protective measures shall be noted in the grading and improvement plans for the subdivision and on all project plans submitted for Building Permits.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento
Department of Parks, City of Sacramento

MONITORING PROGRAM

Prior to the issuance of the Building Permit, the Building Division shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure. Prior to the issuance of any Notice to Proceed, the Public Works Department shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure. In the case of trees to be transplanted or of replacement tree planting, the Building Division/Public Works Department shall transmit the project plans to the City Arborist for verification that planting requirements have been correctly shown on the project plans.

If any protective barriers are penetrated, moved or removed as a result of construction activities, the Building Division/Public Works Department shall require the developer to provide an analysis from a certified arborist identifying the condition of the affected trees. In such a case the responsible City department shall be that department with responsibility for inspection for the particular component of the project which is affected by the discovery.

In the event that any protective barriers are penetrated, moved or removed as described above, the responsible City department shall require that all work within the driplines of affected trees, as shown on the original project plans, be ceased. The responsible City department shall verify the accuracy of the required arborist report by referring the report to the Environmental Services Division for review. If the trees are determined to be damaged or removed as a result of construction activities, the Building Division/Public Works Department shall require that alternative mitigation measures be developed and implemented subject to approval by the Environmental Services Division. The Building Division/Public Works Department shall require the approved alternative measures to be incorporated in to the project plans, prior to resumption of work within the affected area.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area.

Documentation for completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

-The Building Division shall document implementation of all mitigation measures prior to issuance of final building permits, a Certificate of Occupancy or a Certificate of Completion for the project.

-The Public Works Department shall document implementation of all mitigation measures prior to issuance of a Notice to Proceed.