

CITY PLANNING DEPARTMENT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: Ravendra/Patricia Deo, 2432 51st Avenue, Sacramento, CA 95822
OWNER: Applicant
PLANS BY: Kevin Fong, 3719 Faberge Way, Sacramento, CA
FILING DATE: 5-22-92 **ENVIR. DET.:** Cat. Ex. 15061(B)(3) **REPORT BY:** Mike Dale
ASSESSOR'S PCL. NO.: 036-0122-036

APPLICATION: **Planning Director's Special Permit** to construct a 1,400 square foot deep lot development on 0.23± partially developed acres in the Standard Single Family Executive Airport Overlay 4 (R-1{EA-4}) zone.

LOCATION: 2432 51st Avenue
 (City Council District #5)

PROPOSAL: The property owner is proposing to construct a 1,400 square foot, two-story second residential unit on 0.23± partially developed acres in the R-1 zone.

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: Standard Single Family (R-1); Executive Airport Overlay 4 {EA-4}
Existing Land Use of Site: Single Family Residence - approx. 1,726 square feet
 Covered Attached Patio - approx. 660 square feet

Surrounding Land Use and Zoning:

North: 51st Avenue, Single Family Residential; R-1{EA-4}
South: 20 ft. wide Unpaved Alley, Single Family Residential; R-1{EA-4}
East: Single Family Residential; R-1{EA-4}
West: Single Family Residential; R-1{EA-4}

Parking Required: 2 spaces
Parking Provided: 4 spaces
Property Dimensions: 60' x 170'
Property Area: 0.23± gross acres (10,200 square feet)
Existing Lot Coverage: 23%
Proposed Lot Coverage: 36%
Height of Proposed Building: 21' (2 floors)
Topography: Flat
Street Improvements & Utilities: Existing
Exterior Building Materials: Ply-Wood Siding; Composition Roof
Exterior Building Colors: Off White with Grey Trim

APPL.NO: P92-155

000771

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.23± developed acres (10,200 square feet) located in the Standard Single Family (R-1) zone. The site is also located within the Executive Airport Overlay 4 zone. The lot is developed with a 1,720 square foot single-family residence and an attached 660 square foot covered patio. The lot is surrounded by a chain-link fence and is landscaped. The lot is located south of 51st Avenue within the Airport Meadowview Community Plan area. The property is surrounded by single-family residences in the R-1{EA-4} zone. The General Plan designation for the lot is Low Density Residential (4-15 du/na), and the Airport Meadowview Community Plan designation is Residential (4-8 du/na).

B. Applicant's Proposal

The proposed deep lot development consists of a two-story, second residential unit on the rear portion of the single-family lot. The structure will consist of two double-car garages on the first level with four bedrooms, two bathrooms, kitchen, and living room on the second level. Vehicle access to the garages will be from 51st Avenue. Driveway maneuvering area will be situated between the existing residence and the proposed structure. The second residential unit will be located 15-feet from the rear property line, five feet from the side property lines, and 41.5 feet from the rear of the existing house. Entry into the second unit will be from the first-floor garage. The existing 1,720 square foot residential unit and attached 660 square foot covered patio will be retained.

C. Policy Considerations

A Deep Lot is a single parcel in the R-1 or R-2 zone which is at least 160 feet deep and presently supports at least one dwelling unit. Deep lot developments are required to obtain a Planning Director's Permit.

The proposed development of a second unit on the deep lot is consistent with General Plan and Community Plan goals and policies. The subject site is located within a designated residential infill area, the Woodbine neighborhood.

The proposed project is consistent with the following deep lot and infill development policies:

- "Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources." (General Plan, Sec.2-13)
- "Continue to support existing efforts to provide varied housing opportunities by allowing secondary units on single family lots and deep lot provisions which allows further development on excessively large lots." (General Plan, Sec.2-15)
- "Allow additional units on qualifying (deep lot) parcels." (General Plan, Sec.3-48)

D. Staff Evaluation

The applicant is proposing to construct a two-story, second residential unit on a residential deep lot in the R-1{EA-4} zone. The proposal includes two attached double-car garages with vehicle access from 51st Avenue. Twenty-six feet of vehicular maneuvering area will be provided in the space between the existing single-family structure and the proposed second residential structure.

The proposal will meet the five-foot sideyard setback requirement and will not encroach into the 15-foot rear yard setback. The resulting rear yard area can serve as usable area for the occupants of the second unit. Adequate open space (41.5 feet) will exist between the existing and proposed structures. The applicant is required to provide two on-site parking spaces - one for each dwelling unit. The applicant has proposed four enclosed parking spaces which meets and exceeds the required number of on-site parking spaces. The 26-foot wide vehicular maneuvering area meets the City's design standards.

The public alley to the rear is not paved and therefore could not serve as an alternate access point for vehicles. Staff recommends that vehicular access to the proposed structure via the 20-foot public alley be prohibited.

The project site is located within the Executive Airport Overlay 4 zone. This area generally encircles the airport and is the least restrictive of the overlay zones. Single and multi-family dwellings are acceptable land uses in the EA-4 zone.

E. Building Design

The applicant is proposing plywood siding and composition roofing. The exterior building colors are proposed to be off-white with grey trim thus matching the colors of the existing house. Design Review staff has reviewed the plans and has submitted the following comments.

1. Landscaping (i.e. trees or other tall vegetation) should be installed along the rear property line so as to ultimately shield the view of the building from the alley and neighbors located to the south.
2. The exterior of the building should consist of stucco rather than plywood siding so as to match the texture of the existing house.
3. The bays should be modified to incorporate front facing gable type of architecture so as to match the gables of the existing house.
4. The pitch of the roof should be increased, if possible, to match the pitch of the existing house.
5. Grid-type window frames should be installed so as to match the window frames of the existing house.
6. Standard window sill and trim treatment should be incorporated into the building design (see Design Review staff for specifics).
7. A second window facing west should be installed for bedroom #2.

Upon incorporation of the above comments into the building design, staff believes that the structure will match and compliment the architecture of the surrounding neighborhood.

F. Agency Comments

The proposed project was reviewed by the City's Engineering Transportation Division, Engineering Development Division, and Building Division. The following comments were received.

Engineering Development:

1. Existing water and sewer services are located in the alley and may require relocation prior to construction of the proposed unit.
2. Only one water service will be allowed on this parcel.

3. Notice: Property to be developed in accordance with this building 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 at the City of Sacramento Public Works Department, Development Services Division, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION: The project is found to be categorically exempt from further environmental review pursuant to sections 15061(B)(3) of the California Environmental Quality Act Guidelines.

RECOMMENDATION: Staff recommends approval of the special permit subject to the following Conditions and based on Findings of Fact which follow.

Conditions:

1. Pursuant to Section 9(A)(5) of the zoning ordinance, within two years from the issuance of the Planning Director's Permit, a building permit must be obtained and construction commenced for the additional unit. If a building permit is not obtained or construction started within said two-year period, the Planning Director's Permit shall be null and void. A new application must then be submitted.
2. Vehicle access to the second structure from the alley shall be prohibited.
3. Prior to issuance of a building permit, the following shall be required or shown on the site plans:
 - a. Existing water and sewer services. These services may be required to be moved at the applicant's expense.
 - b. Only one water service shall be allowed on the subject site.
 - c. Tall landscaping (i.e. trees or other tall vegetation) along the rear property line.
 - d. Stucco exterior.
 - e. Front facing gables.
 - f. Increased roof pitch to match the pitch of the existing house.
 - g. Grid-type window frames.
 - h. Standard window sill and trim treatment subject to Design Review staff approval.
 - i. A second window facing west for bedroom #2.

Findings of Fact:

1. The special permit, as conditioned, is based upon sound principles of land use planning in that:
 - a. the second residential unit meets the height, lot coverage and setback requirements for the zone;
 - b. the second residential unit is architecturally compatible with the existing unit; and
 - c. adequate off-street parking is provided;
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in the creation of a public nuisance in that:

- a. adequate parking will be provided for the existing and second residential units;
 - b. adequate useable rearyard area will be provided for both the existing and second residential units; and
 - c. adequate vehicular access and maneuvering area will be provided for both the existing and second residential units.
3. The project is consistent with the residential designation of the General Plan which designates the site for residential use. Deep lot residential developments are allowed subject to a Planning Director's Special Permit. Single and multi-family dwellings are allowed in the EA-4 zone.

Report Prepared By:

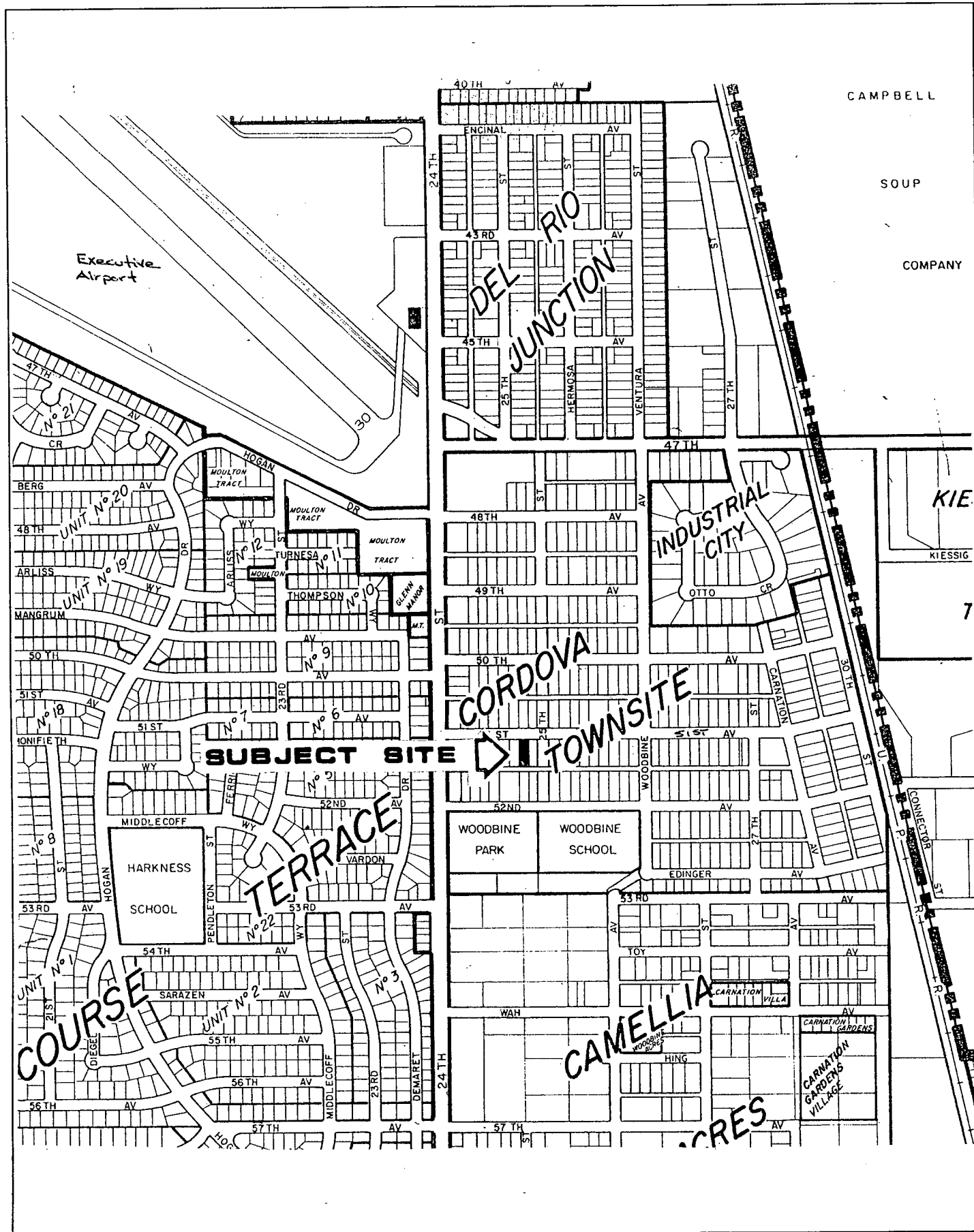
Mike Dale
Mike Dale, Assistant Planner

7-21-92
Date

Recommendation Approved By:

Gary L Stonehouse
Gary Stonehouse, Planning Director

7-23-92
Date



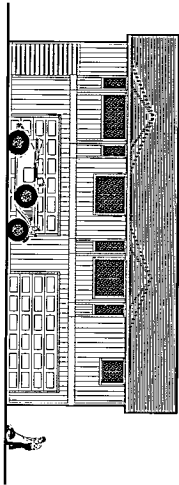
VICINITY MAP

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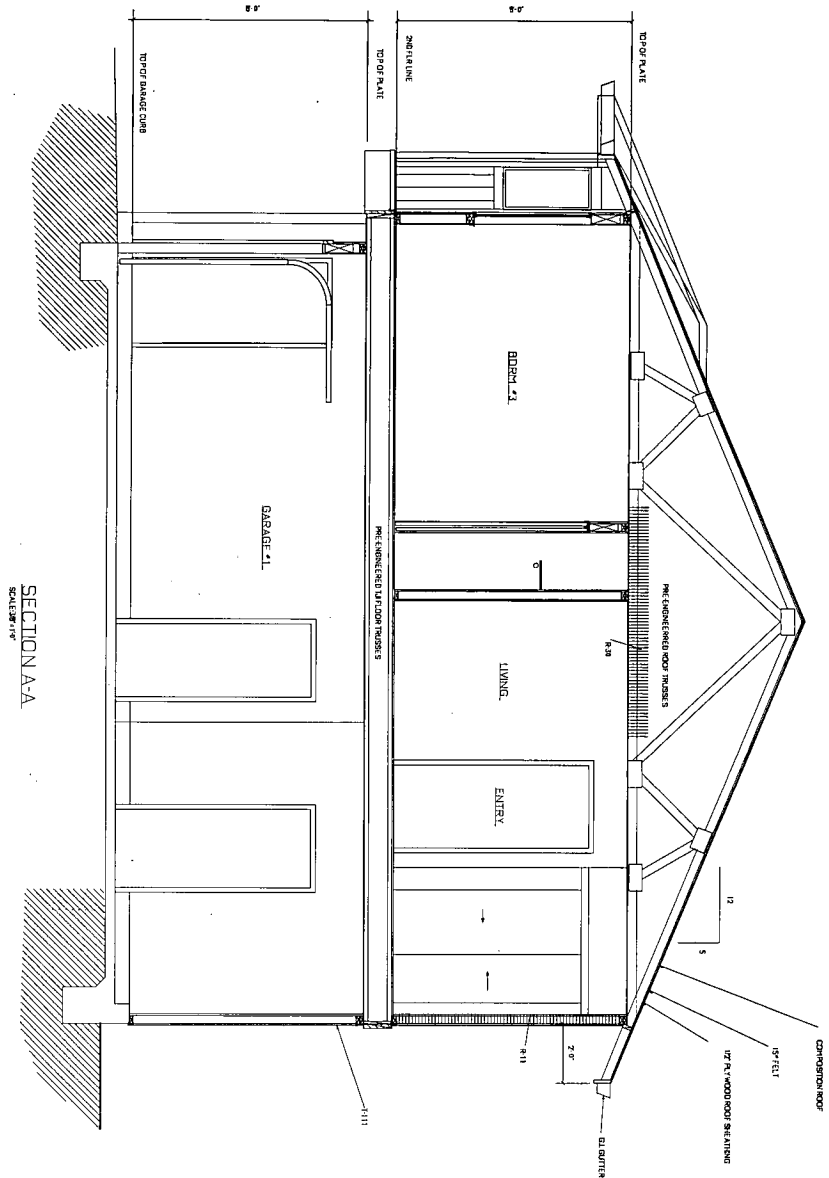
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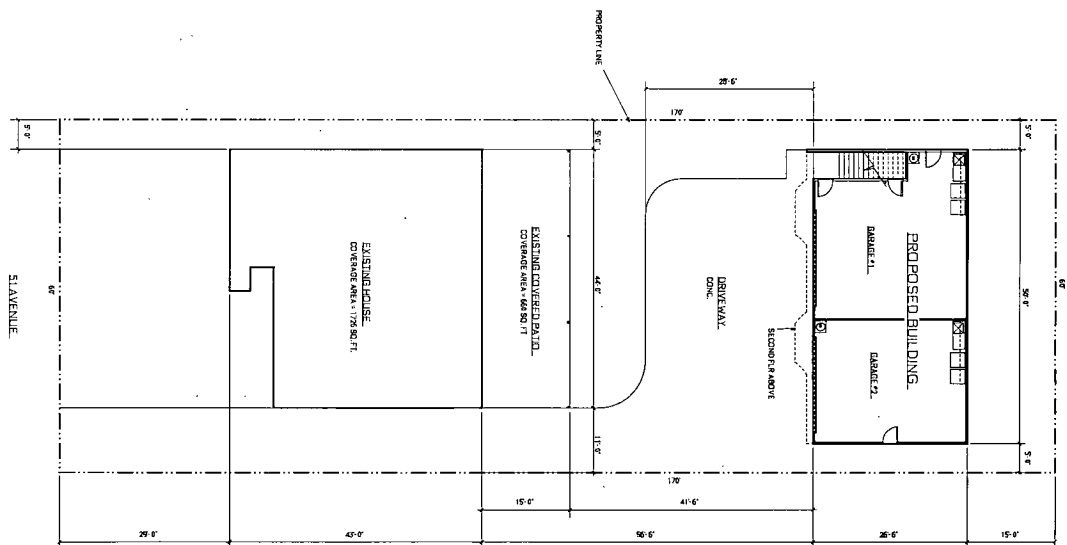
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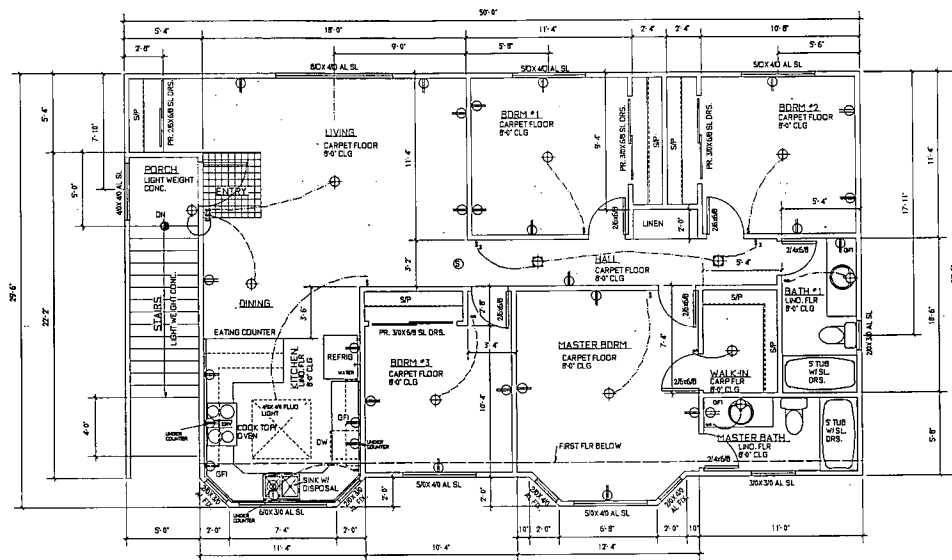
SECTION A-A



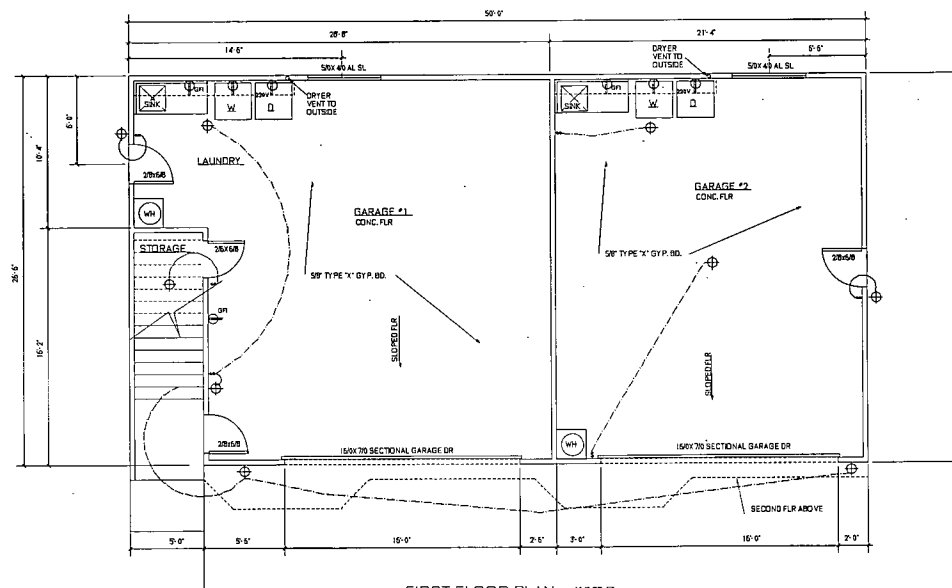
SITE PLAN



101' x 64' 10\"/>



SECOND FLOOR PLAN HOUSE 1302 SQ. FT. STAIRS 192 SQ. FT. SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN 1246 SQ. FT. SCALE: 1/4" = 1'-0"

NOTES:

1. CORNER WINDOWS AND SHOWER DOORS WITHIN 18" OF FLOOR AND MORE THAN 18" WIDE ARE TO BE IMPACT RESISTANT GLASS OR PLASTIC SECTION 3406 1711
2. GARAGE APPLIANCES SHALL HAVE IGNITION 18" ABOVE FLOOR AND PROTECTED FROM AUTO IMPACT. UMC SECTION 508
3. INSULATION CERTIFICATE REQUIRED FOR R-19 EXTERIOR WALLS AND R-30 CEILING OR APPROVED EQUIVALENT.
4. GARAGE WALLS AND CEILING ADJACENT TO OR UNDER DWELLING SHALL HAVE 1-HR. FIRE WALL PROTECTION. SECTION 503 (D)
5. PROVIDE 1 3/8" SOLID CORE DOOR WITH AUTO-CLOSURE AT HOUSE TO GARAGE OR CARPORT (DOOR TO BE WEATHER STRIPPED). SECTION 503
6. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED, INSULATE DUCTS PER TABLE 10-0 UMC
7. PROVIDE PRESSURE REGULATOR VALVE.
8. INSTALL ONLY WATER CONSERVING FIXTURES.
9. TOTAL SQUARE FOOTAGE 1302 SQ. FT. ALLOWABLE GLASS (16%). ACTUAL GLASS (THERMAL PANE GLASS SHALL BE REQUIRED)

ELECTRICAL LEGEND

- ⊕ INCANDESCENT LIGHT
- ⊕ RECESSED INCANDESCENT
- ⊕ RECESSED INCANDESCENT EYE BALL
- ⊕ RECESSED FLUORESCENT LIGHT
- ⊕ DUPLEX OUTLET, 110V, 15 AMP.
- ⊕ DUPLEX OUTLET, GROUND FAULT INTERRUPTER
- 220V ⊕ SINGLE OUTLET 220V
- 1 SWITCH-ANGLE POLE TOGGLE
- 1 SWITCH-3-WAY TOGGLE
- 1 SWITCH-4-WAY TOGGLE
- 1 SWITCH-DIMMER
- ⊕ TELEPHONE OUTLET
- ⊕ EXHAUSTED FAN
- ⊕ SMOKE DETECTOR
- TV TV CABLE
- ⊕ CEILING FAN AND LIGHT

NOTES:

1. PROVIDE 100 AMP SERVICE PANEL VERIFY AMPERAGE AND LOCATION.
2. FIRE WARNING DETECTOR REQUIRED WITHIN 12" OF CEILING. SECTION 1413.
3. 20 AMP #12 WIRE CIRCUIT REQUIRED: KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, AND FAMILY. NATIONAL ELECTRIC CODE 220-3 (c).
4. GROUND FAULT INTERRUPTER REQUIRED IN BATH AND OUTSIDE RECEPTACLES. NATIONAL ELECTRIC CODE 210-B
5. BATHROOM AND LAUNDRY FAN SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR. SECTION 1405.
6. TELEPHONE OUTLET PREWIRED BY TELEPHONE COMPANY, COORDINATE AS REQUIRED.

Garage

002200

