

CITY PLANNING COMMISSION

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

APPLICANT	Anthony/Adrienne Monarrez, 177 Canal Street, San Rafael, CA 94901		
OWNER	Anthony/Adrienne Monarrez, 177 Canal Street, San Rafael, CA 94901		
PLANS BY	Anthony/Adrienne Monarrez, 177 Canal Street, San Rafael, CA 94901		
FILING DATE	7/10/87	ENVIR. DET.	Ex 15303 (a) REPORT BY CV/vf
ASSESSOR'S-PCL. NO.	252-0262-018		

APPLICATION: Special Permit to allow a second residential unit in the R-1 Zone.

LOCATION: 3406 Ivy Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 633 square foot second residential unit.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community
Plan Designation: Residential, 4-8 du/ac.
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family residence

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	23'	70+'
South: Single Family; R-1	Side(Int):	5'	7+'
East : Single Family; R-1			
West : Single Family; R-1	Rear:	15'	15+'

Parking Required: 2 spaces
Parking Provided: 2 spaces
Property Dimensions: 85' x 140'
Property Area: 0.27+ acre
Square Footage of Building: 633 sq. ft.
Height of Building: 1 Story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco, wood trim
Roof Material: Fiberglass shingle

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned Standard Single Family (R-1) and is developed with a single family residence garage and shed. Surrounding land uses are all single family residential.

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APPLC. NO. P87-324 MEETING DATE: August 27, 1987 ITEM NO. 19

B. Proposal

The applicant proposes to remove the existing deteriorating shed and garage and construct a two car garage attached to a second residential unit. The proposed second residential unit will be single story.

Elevations submitted show a stucco and wood trim 633 sq. ft. residential unit. The overall design of this unit, including the proposed building materials, are compatible with the main residential unit which is also stucco with wood trim. The proposed fiberglass shingleroof is compatible with the main residence and the surrounding neighborhood.

C. Zoning Ordinance Requirements, Second Residential Unit

The Zoning Ordinance requires a special permit to establish an attached or detached second residential unit. A second residential unit special permit shall not be granted unless:

1. The architecture is compatible with the main residential unit. Staff finds the proposed elevations to be compatible with the main residence.
2. Parking requirements shall be complied with for the additional unit. A new enclosed 720 sq. ft. garage is proposed which will accommodate the required two cars.
3. The height, lot coverage and setback requirements are met. These requirements have been met.
4. The area of the second residential unit will not exceed 640 sq. ft. The proposed unit is 633 sq. ft.
5. The second residential unit will comply with those conditions established by the Planning Commission to mitigate any adverse impact on neighboring residence.

D. Interdepartmental Review

The proposal was reviewed by the Departments of Traffic Engineering, Engineering, Building Inspections and Fire Department. The following comments were received:

Engineering

Do not build over existing easements, if any.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines CEQA Section 15303 (a)).

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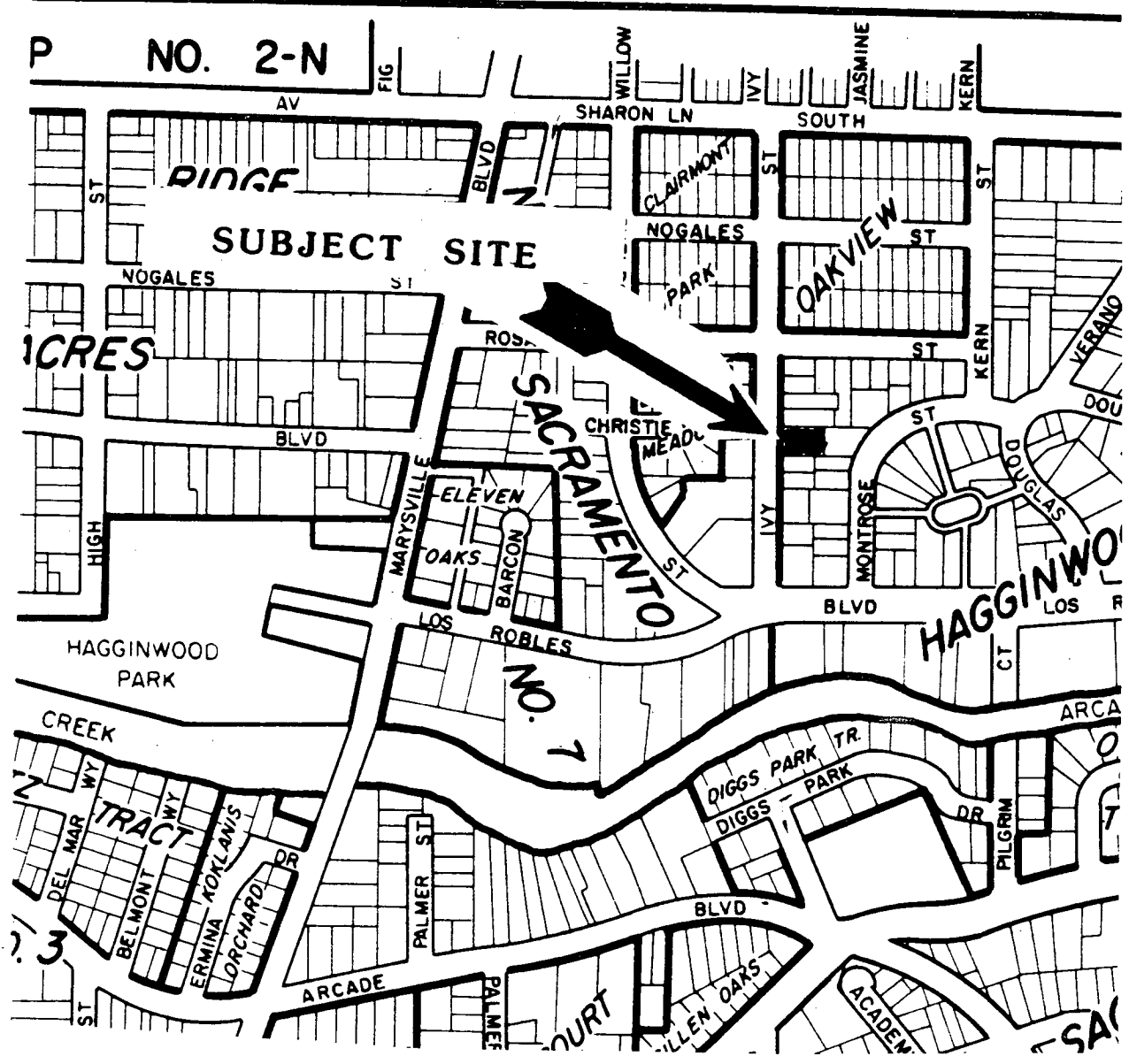
RECOMMENDATION: Staff recommends approval of the special permit subject to conditions and based upon the findings of fact which follow:

Conditions

1. The second residential unit shall not exceed 640 sq. ft.
2. The project shall be constructed as per the submitted plans in this report.

Findings of Fact

1. The special permit, as conditioned, is based upon sound principles of land use in that the project is compatible with surrounding single family residential development.
2. The special permit, as conditioned, will not be detrimental to public health, safety or welfare, nor result in the creation of a nuisance in that (a) adequate parking on site has been provided; and (b) the design of the project is compatible with the existing dwelling and surrounding properties.
3. The proposed project is consistent with the City's Land Use Policy in that the site is designated for residential use by the 1984 North Sacramento Community Plan and the proposed residential use is consistent with the Plan Designation.

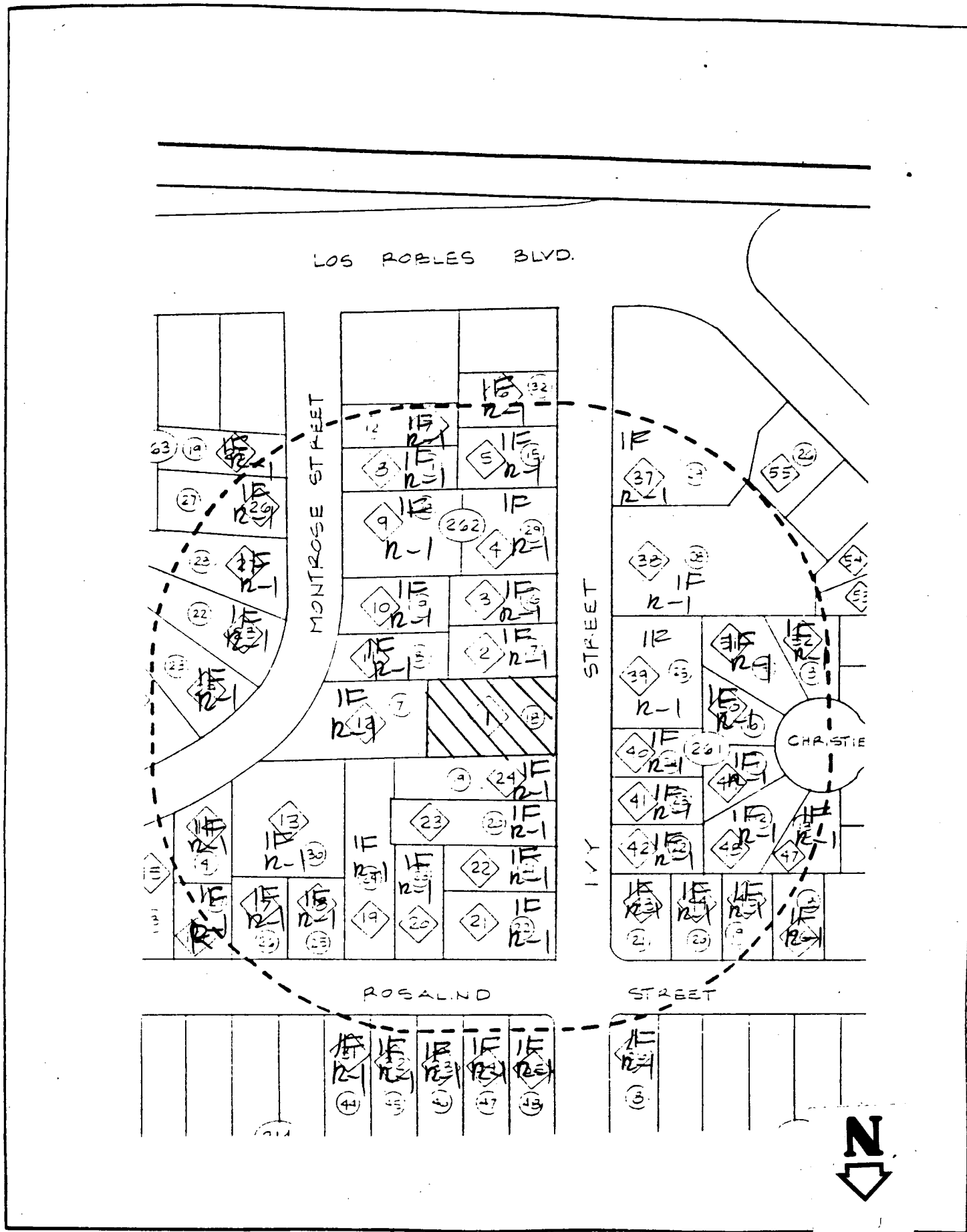


VICINITY MAP

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8-27-87

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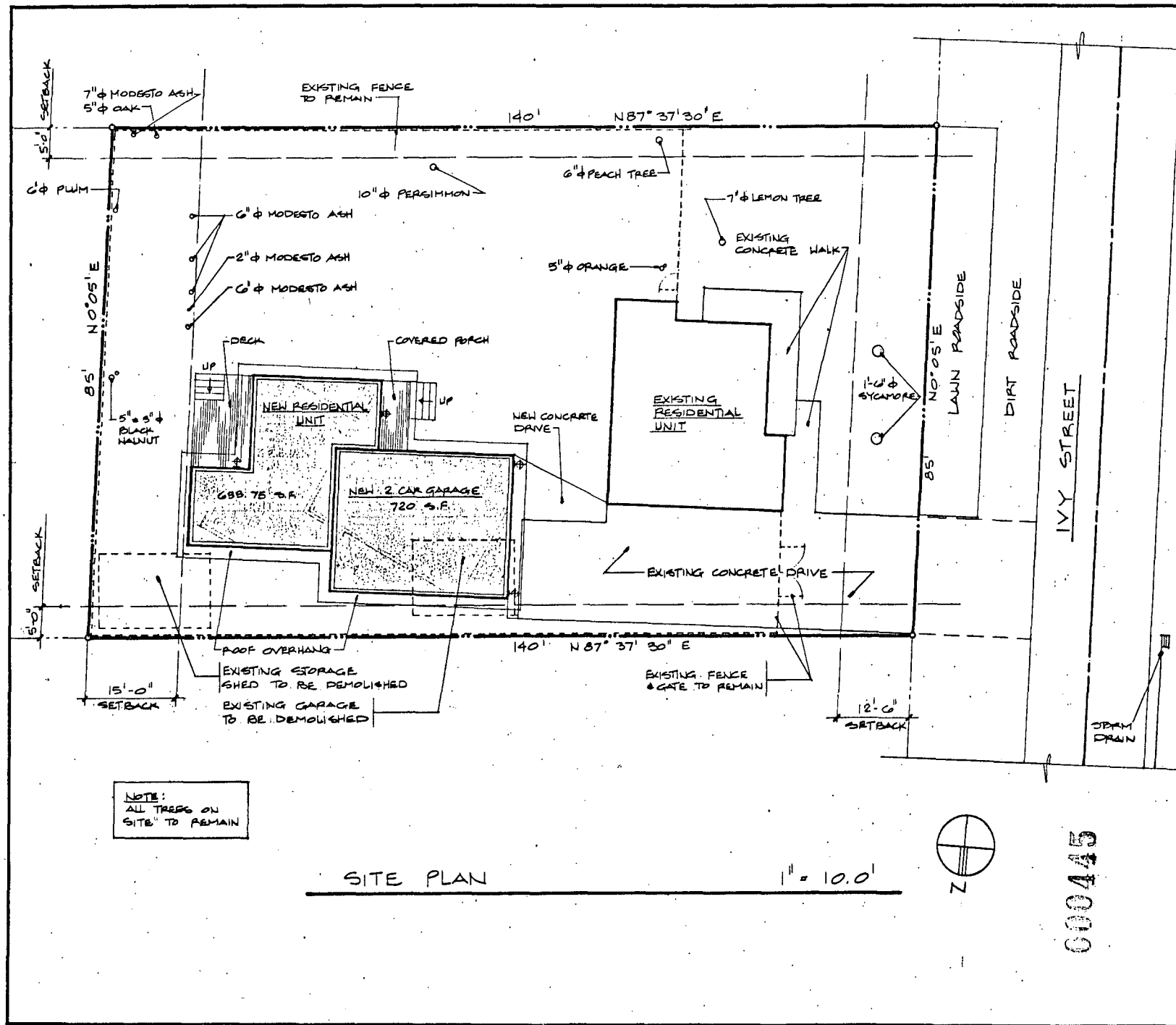


LAND USE & ZONING MAP

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REVISIONS	BY
8-11-87	PLAN.COM

DRAWN BY:
ADRIENNE L. MONARREZ
177 CANAL ST. #10
SAN RAFAEL, CA 94901
(415) 454-7312

ADDITION OF 2ND RESIDENTIAL UNIT
AT: 3406 IVY STREET
SACRAMENTO, CA 95838

Date	8-11-87
Scale	1" = 10.0'
Drawn	ALM
Job	SITE PLAN
Sheet	2
Of	5 Sheets

ITEM

8-27-87

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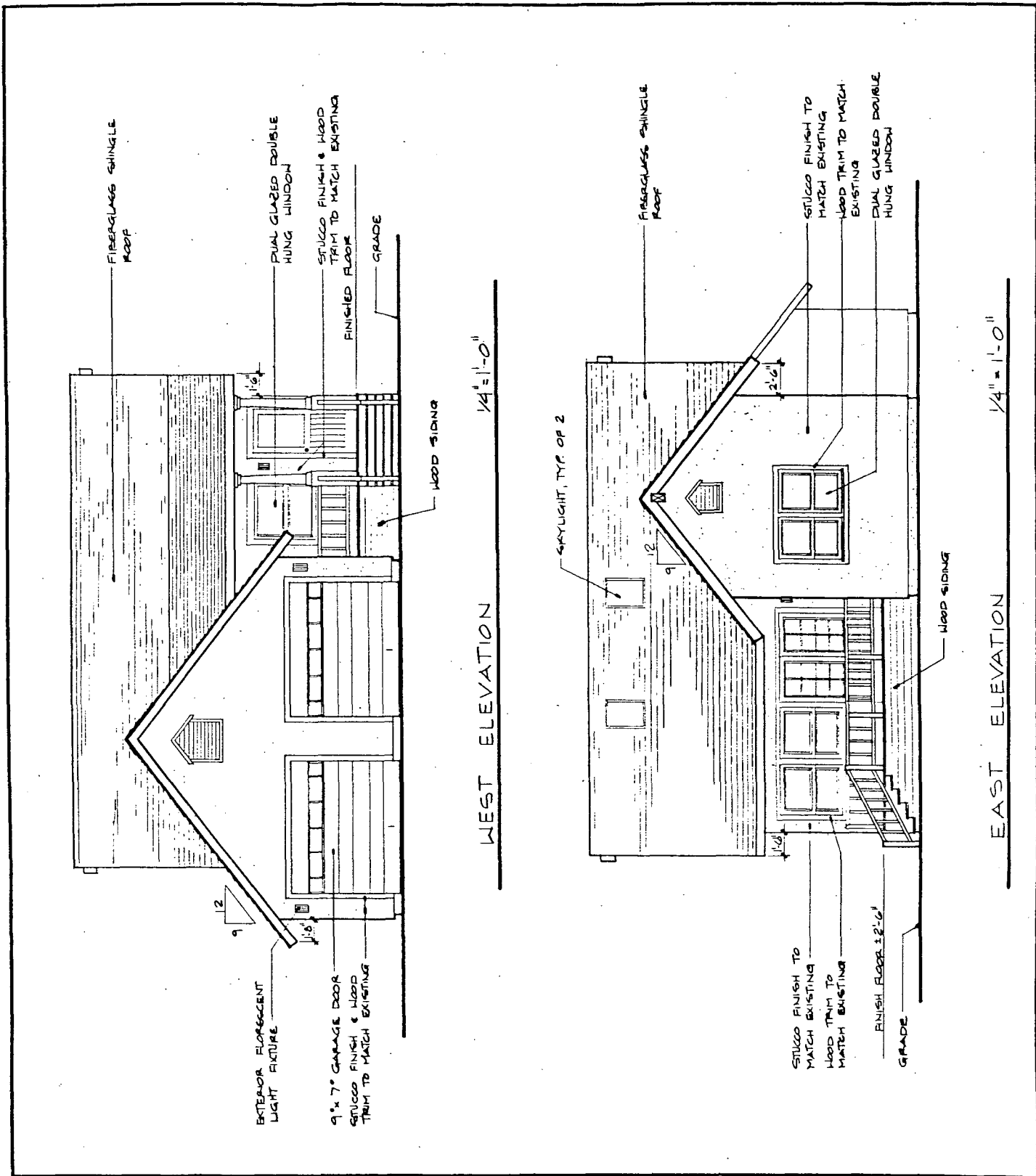
ELEVATIONS

ADDITION OF 2ND RESIDENTIAL UNIT
 AT: 3406 MY STREET
 SACRAMENTO, CA 95838

Date: 8-11-87
 Scale: 1/4" = 1'-0"
 Drawn: ALM
 Job: EXT. ELE.
 Sheet: 4
 of 5 Sheets

REVISIONS BY	DATE	DESCRIPTION
ALM	8-11-87	PLANNING

DRAWN BY: ADRIENNE L. MONTAGNER
 177 CAKE ST #10
 822 RAFAEL, CA 94901
 (415) 454-7312



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WELL

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ELEVATIONS

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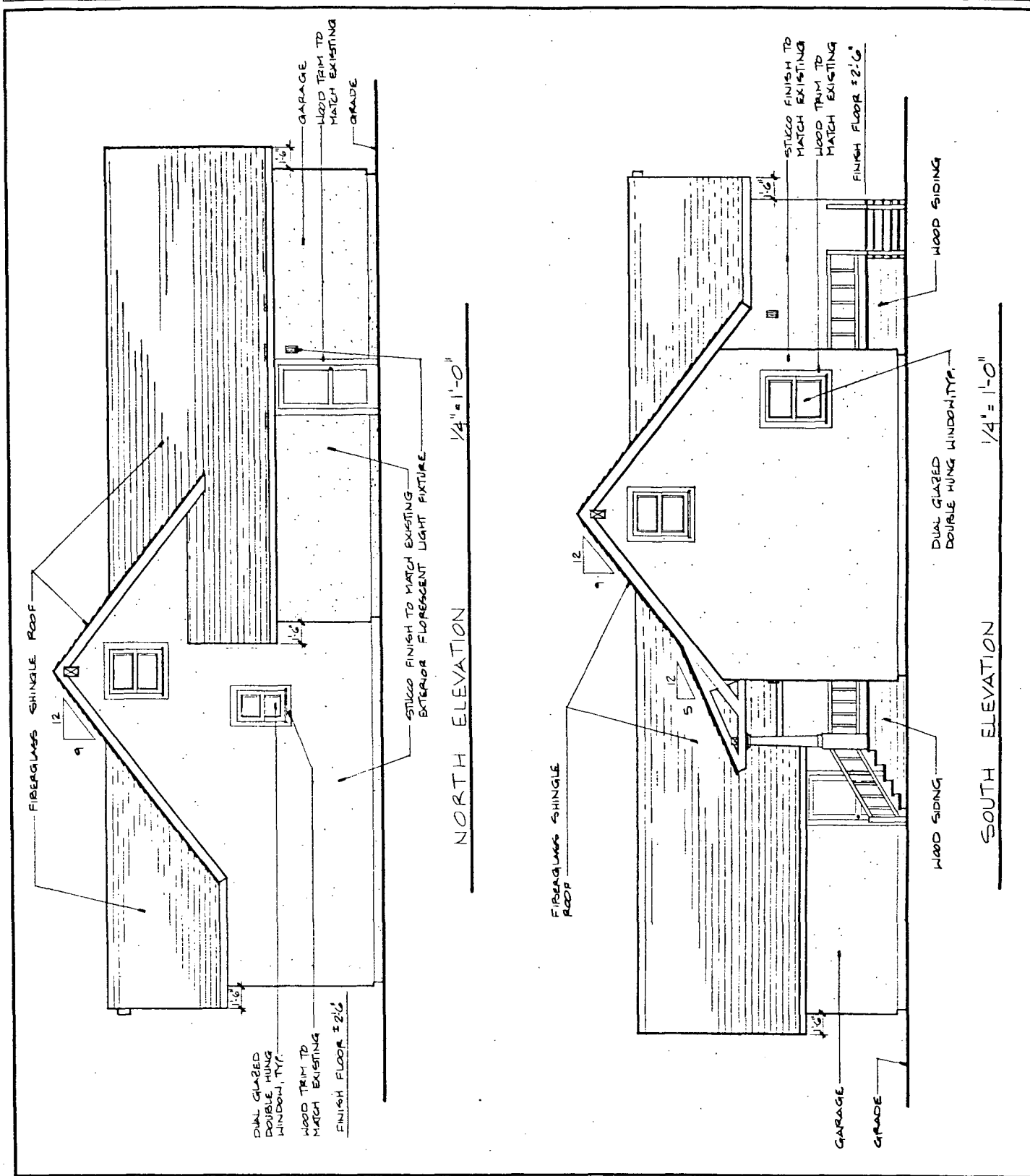
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DATE	0-11-87
SCALE	1/4" = 1'-0"
DRAWN	ALM
JOB	EXT. BLES
SHEET	5
OF 5 SHEETS	

ADDN OF 2ND RESIDENTIAL UNIT
 AT: 3406 IVY STREET
 SACRAMENTO, CA 95838

DESIGN BY:
 ADRIENNE L. HONARREZ
 177 CANAL ST. #10
 SAN RAFAEL, CA 94901
 (415) 454-7312

REVISIONS	BY
0-11-87	ALM



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SITE PLAN

8-27-87

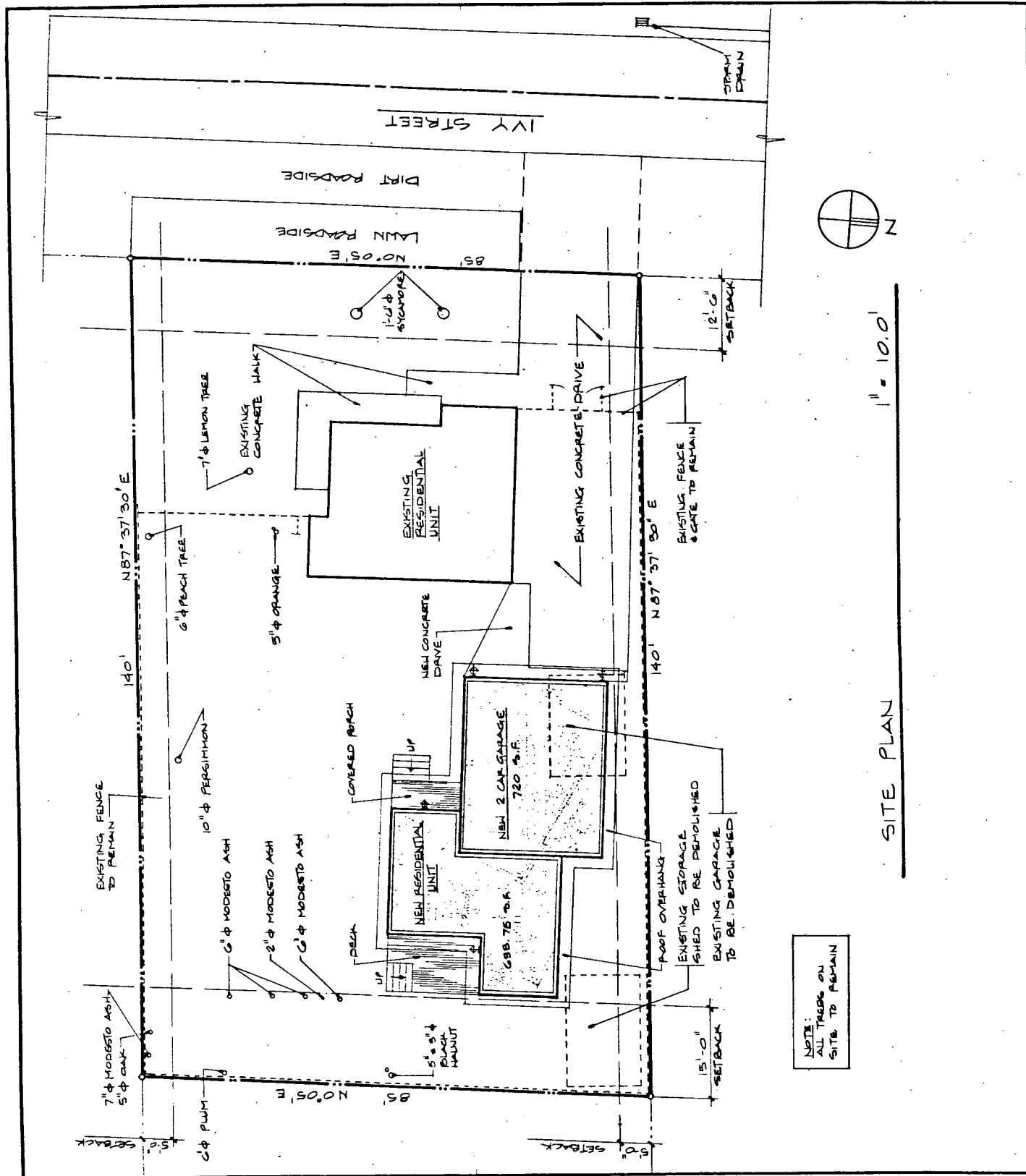
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DATE	8-11-87
BY	PLAN.COM
REVISIONS	
NO.	
DATE	
BY	

ADDITION OF 2ND RESIDENTIAL UNIT
 AT: 3406 IVY STREET
 SACRAMENTO, CA 95838

DRAWN BY:
 ADRENNE L. MONARREZ
 177 CAYL ST #10
 SAN RAFAEL, CA 94901
 (415) 454-7812

DATE 8-11-87
 SCALE 1"=10'-0"
 DRAWN ALM
 JOB SITE PLAN
 SHEET 2
 OF 5 SHEETS



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8-27-87

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EXISTING HOUSE 3406 IVY STREET

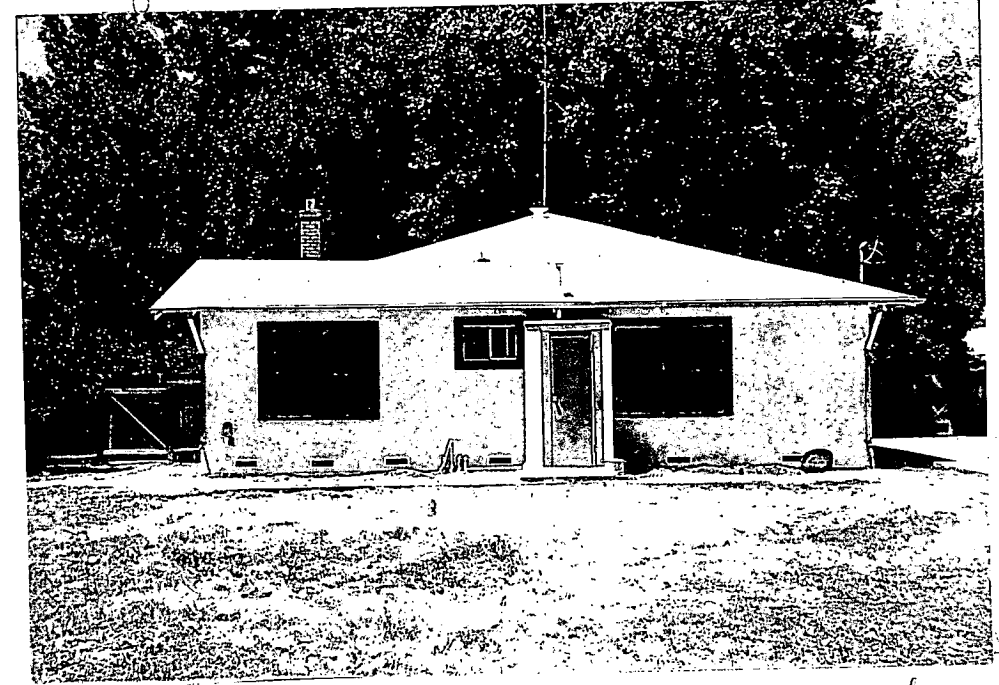


of Existing house 3406 Ivy St



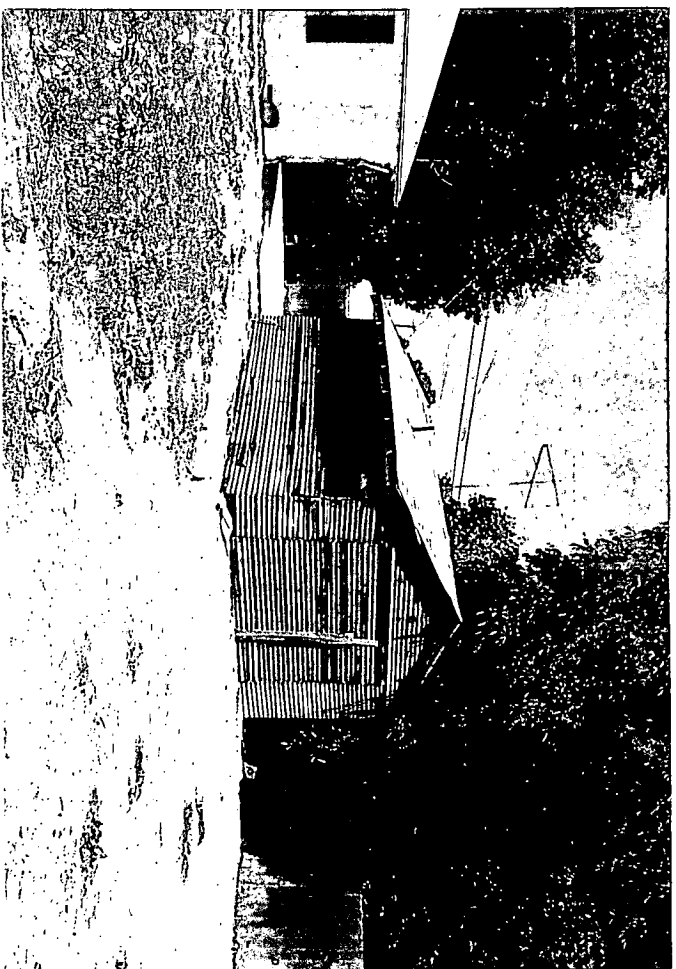
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Existing house 3406 Ivy

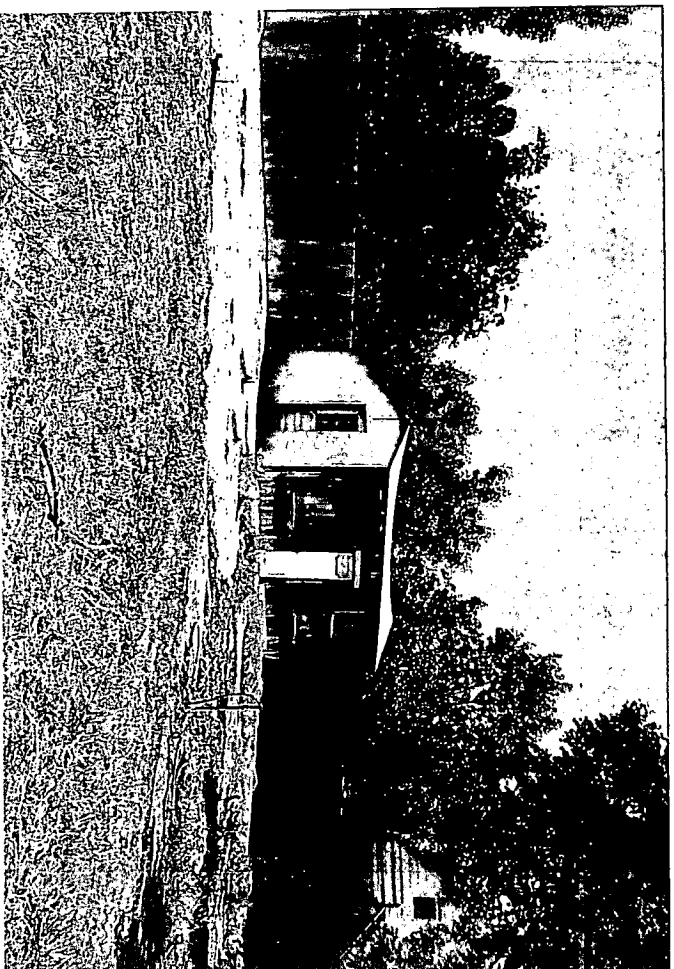


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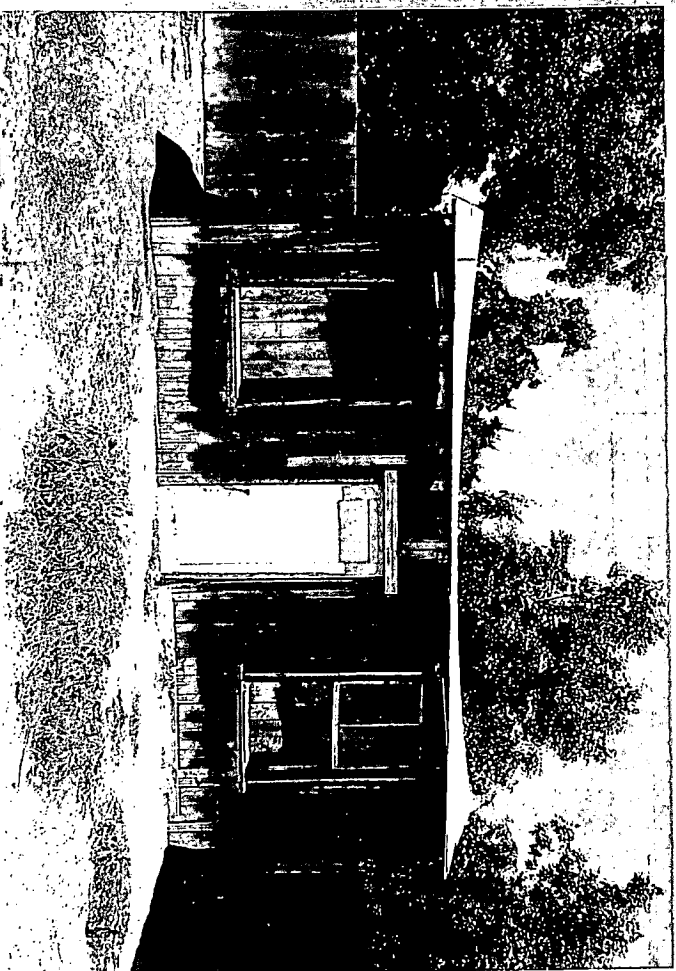
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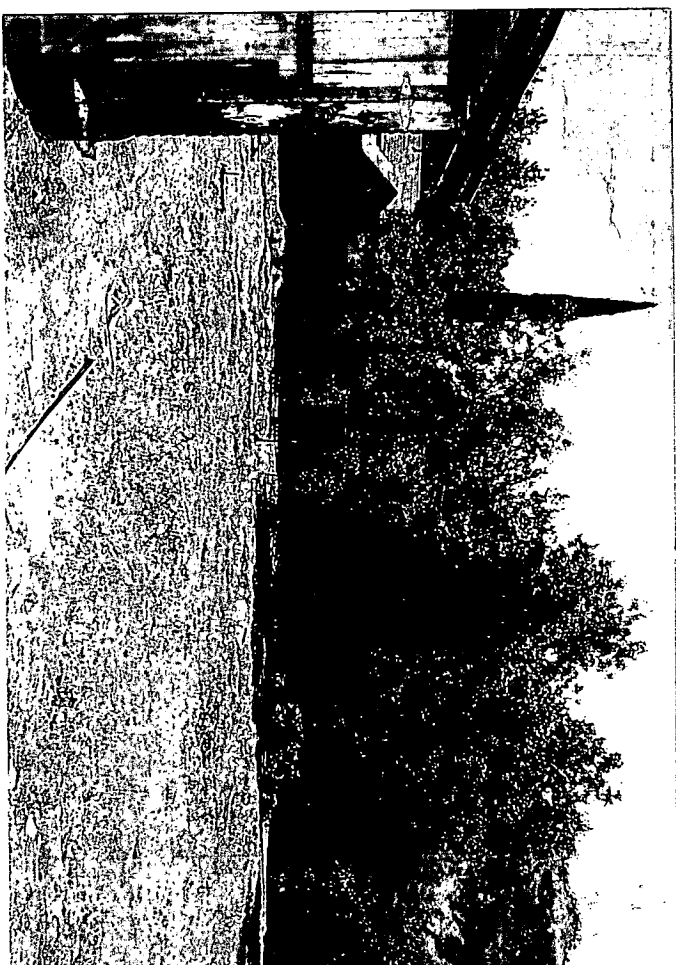
EXISTING GARAGE TO BE REMOVED



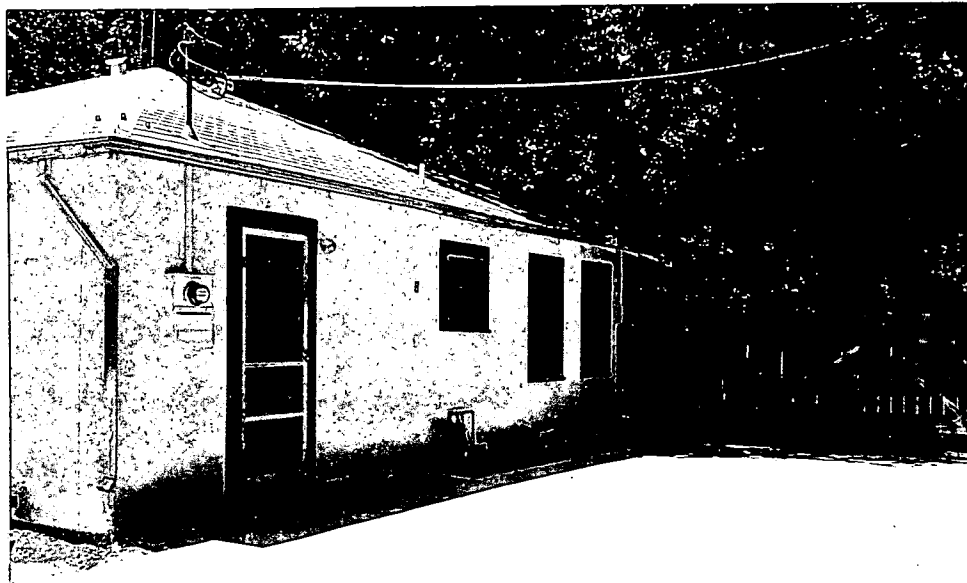
EXISTING SHED TO BE REMOVED



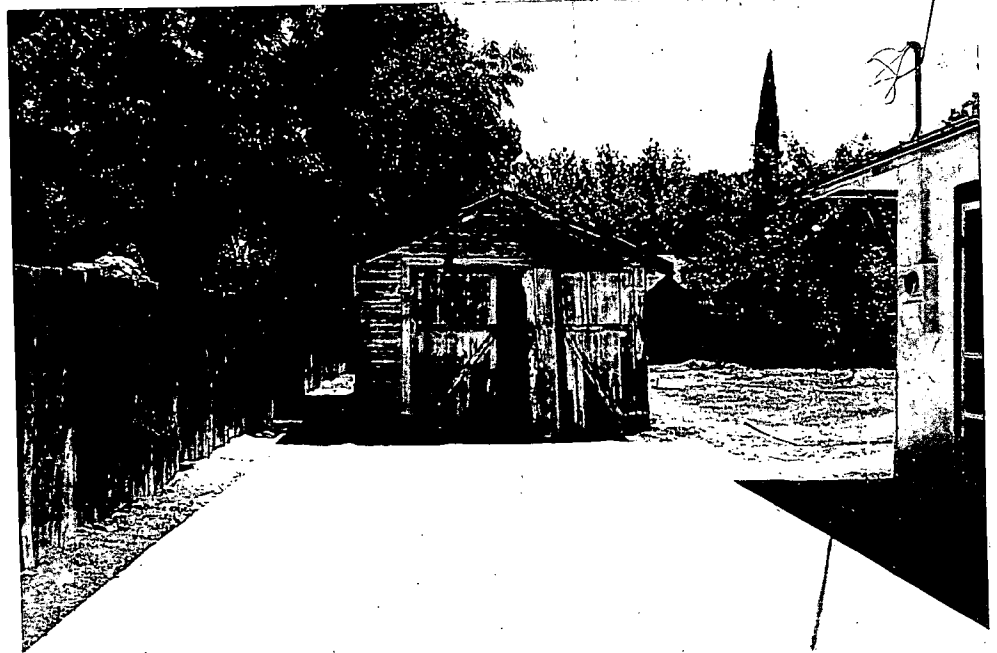
EXISTING SHED TO BE REMOVED



BACK YARD 3406 IVY STREET 000150



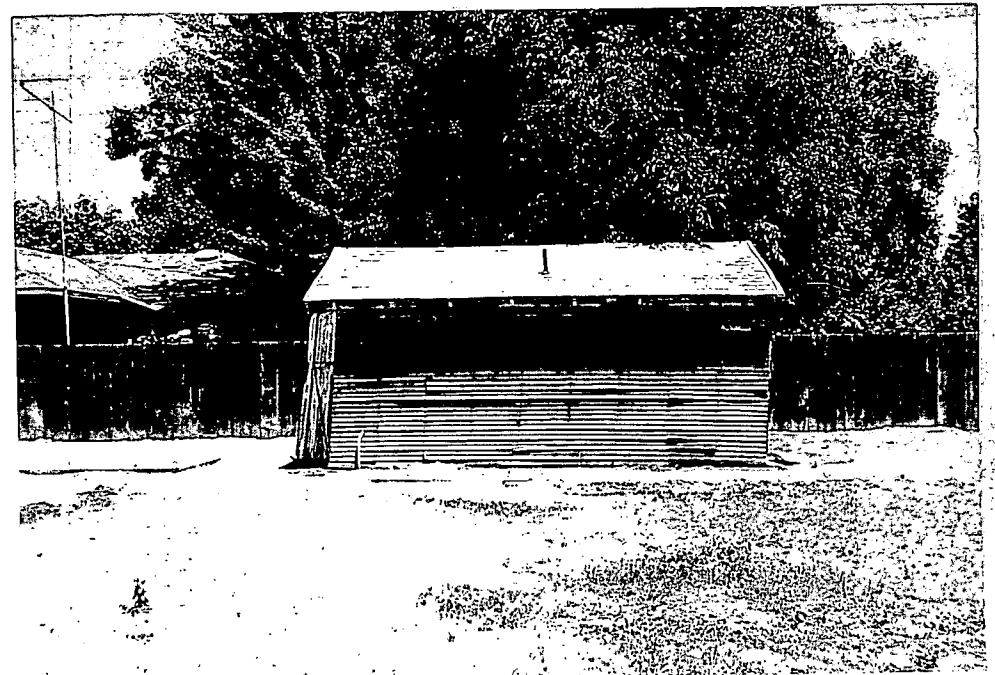
EXISTING HOUSE 3406 IVY STREET



EXISTING GARAGE TO BE REMOVED



EXISTING GARAGE TO BE REMOVED



EXISTING GARAGE TO BE REMOVED

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PHOTO NEIGHBORING HOUSE

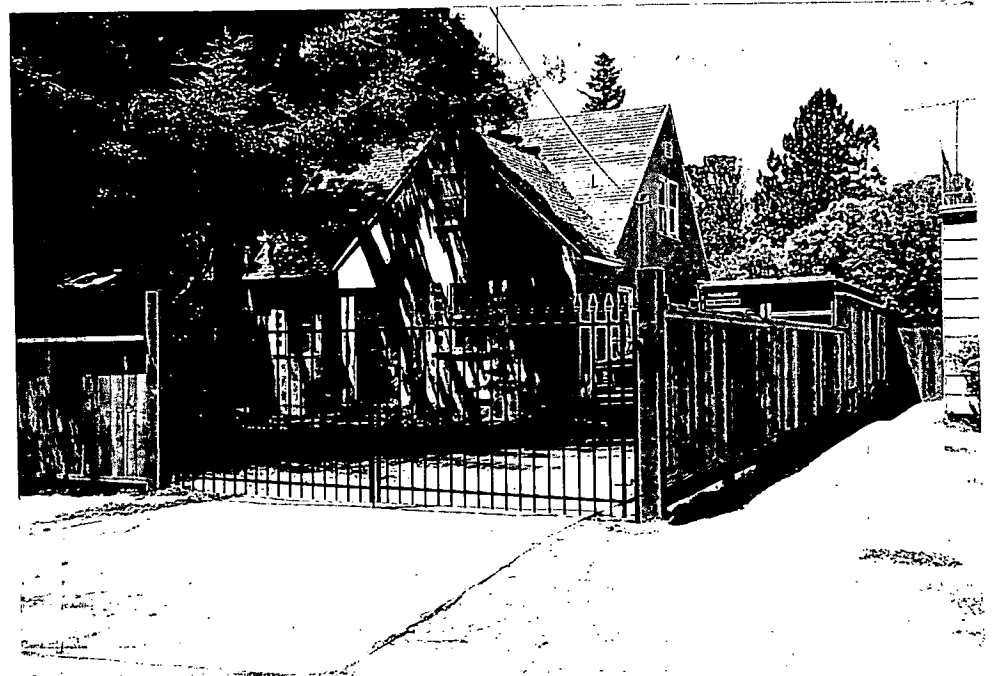


PHOTO NEIGHBORING HOUSE

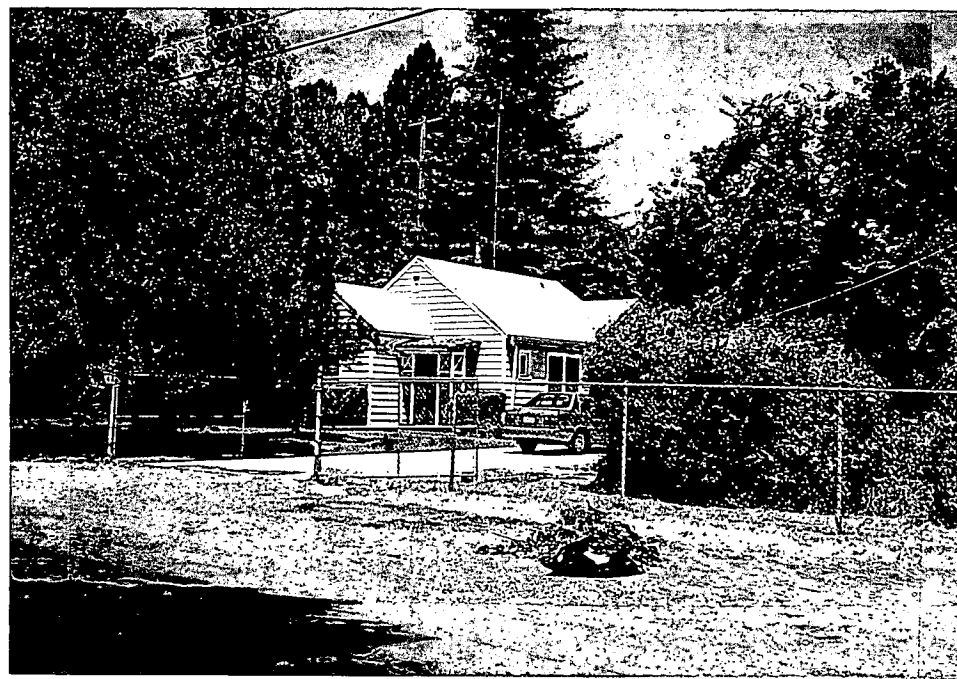


PHOTO NEIGHBORING HOUSE

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PHOTO NEIGHBORING HOUSE



PHOTO NEIGHBORING HOUSE



PHOTO NEIGHBORING HOUSE

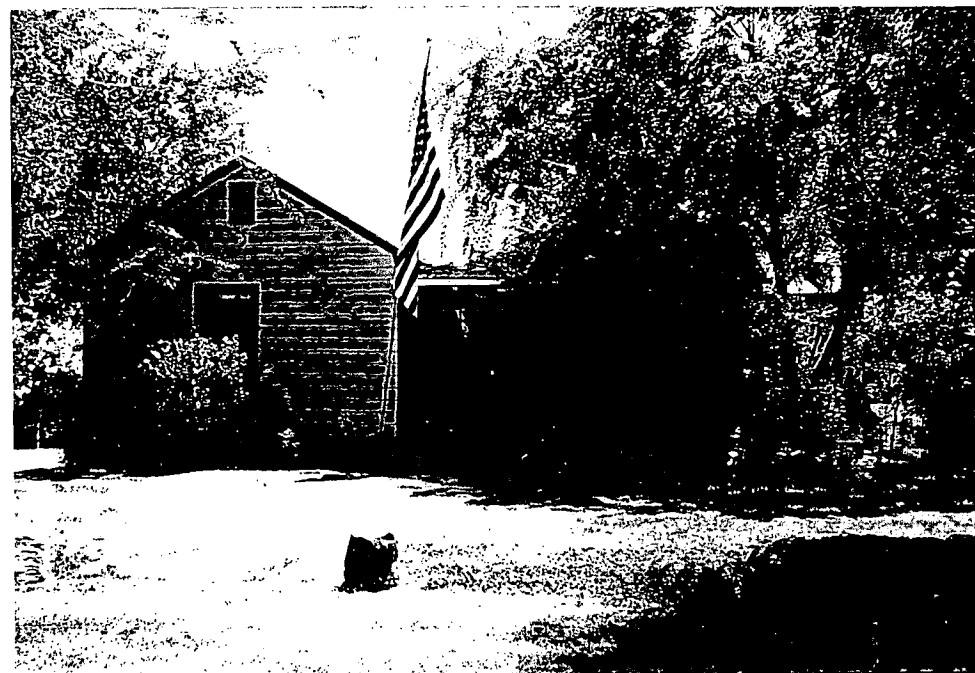


PHOTO NEIGHBORING HOUSE 00045-