

PLANNING DIRECTOR'S SPECIAL PERMIT

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

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|---------------------|---|-------------|-----------|
| APPLICANT | Philip G. and Lindalee G. Huston; 4501 65th St.; Sac., CA 95820 | | |
| OWNER | Applicant | | |
| PLANS BY | Latham Country Homes | | |
| FILING DATE | 10-21/87 | ENVIR. DET. | Ex 15303B |
| ASSESSOR'S-PCL. NO. | 021-0323-001-0000 | | |
| REPORT BY | JP | | |

APPLICATION: Planning Director's Special Permit to construct one additional single family dwelling under the deep lot provision of the Zoning Ordinance.

LOCATION: 4501 65th Street

PROJECT INFORMATION:

| | |
|--------------------------------------|----------------------------------|
| 1974 General Plan Designation: | Residential |
| Colonial Community Plan Designation: | Light Density Residential |
| Existing Zoning of Site: | R-1 |
| Existing Land Use of Site: | Single family residence and shop |

| Surrounding Land Use and Zoning: | Setbacks: | Required | Provided |
|----------------------------------|------------|----------|----------|
| North: Single Family; R-1 | Front: | 25' | 68' |
| South: Single Family; R-1 | Side(Int): | 5' | 10' |
| East : Single Family; R-1 | | | |
| West : Single Family; R-1 | Rear: | 15' | 162' |

| | |
|------------------------------|--------------------------|
| Parking Required: | 2 spaces |
| Parking Provided: | 4 spaces |
| Property Dimensions: | Irregular (280 ft. deep) |
| Property Area: | 1.4+ acres |
| Density of Development: | 2 d. u. per acre |
| Square Footage of Building: | 1,970+ sq. ft. |
| Height of Building: | 18 ft. (one story) |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |
| Exterior Building Materials: | Plywood siding |
| Roof Material: | composition shingle |

BACKGROUND INFORMATION: On June 7, 1978, the City Planning Commission approved a special permit to construct a 2,500+ sq. ft. second residential unit on the subject site under the deep lot development provisions of the Zoning Ordinance. The second residential unit, however, was not constructed and the special permit expired in June of 1980.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. The subject site is an "L" shaped, interior lot located in the Single Family (R-1) zone. The lot is 280 ft. deep and is considered a deep lot under Zoning Ordinance provisions. The property has frontage on both 65th Street and the 65th Street Expressway, however, access to the property is only permitted off of 65th Street.

A single family residence and a workshop are located to the rear of the site. Surrounding land uses are single family residences and deep lot developments located in the R-1 zone. The site is designated for residential use by the 1974 General Plan.

- B. The applicant proposes to construct a second residential unit on the site under the deep lot provisions of the Zoning Ordinance (Exhibits A-F). The proposed structure is a three bedroom, two bathroom, one-story residence with an enclosed garage. Total square footage of the living area is 1,970+ sq. ft. Proposed building materials are plywood siding and a composition shingle roof. The unit would be constructed 68+ feet from the 65th Street right-of-way.
- C. Planning staff has no objections to the applicant's request. There are several deep lot developments in the area and the proposed building design and materials will be compatible with surrounding single family and deep lot structures. The new residential unit has an enclosed garage and will provide adequate on-site parking for residents of the proposed unit.

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

RECOMMENDATION: Staff recommends approval of the special permit request, subject to the following conditions and based upon Findings of Fact which follow:

Condition

- 30 yr
Asberg/Kid
1. The roofing material shall be a heavy butt composition shingle or equivalent material with a 25 year life span and shall be subject to Planning staff review and approval.
 2. The project shall comply with the requirements listed under Section 9 of the Zoning Ordinance regarding deep lot development.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the project will further develop a partially vacant deep lot; and
 - b. the project will comply with the deep lot regulations of the Zoning Ordinance.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - a. adequate on-site parking is provided; and

- b. the proposed structure is compatible in design and materials with adjacent residential units.
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 conforms with the Plan Designation.

Report Prepared By:

Joy Patterson

Joy Patterson, Associate Planner

Nov. 23, 1987

Date

Recommendation Approved:

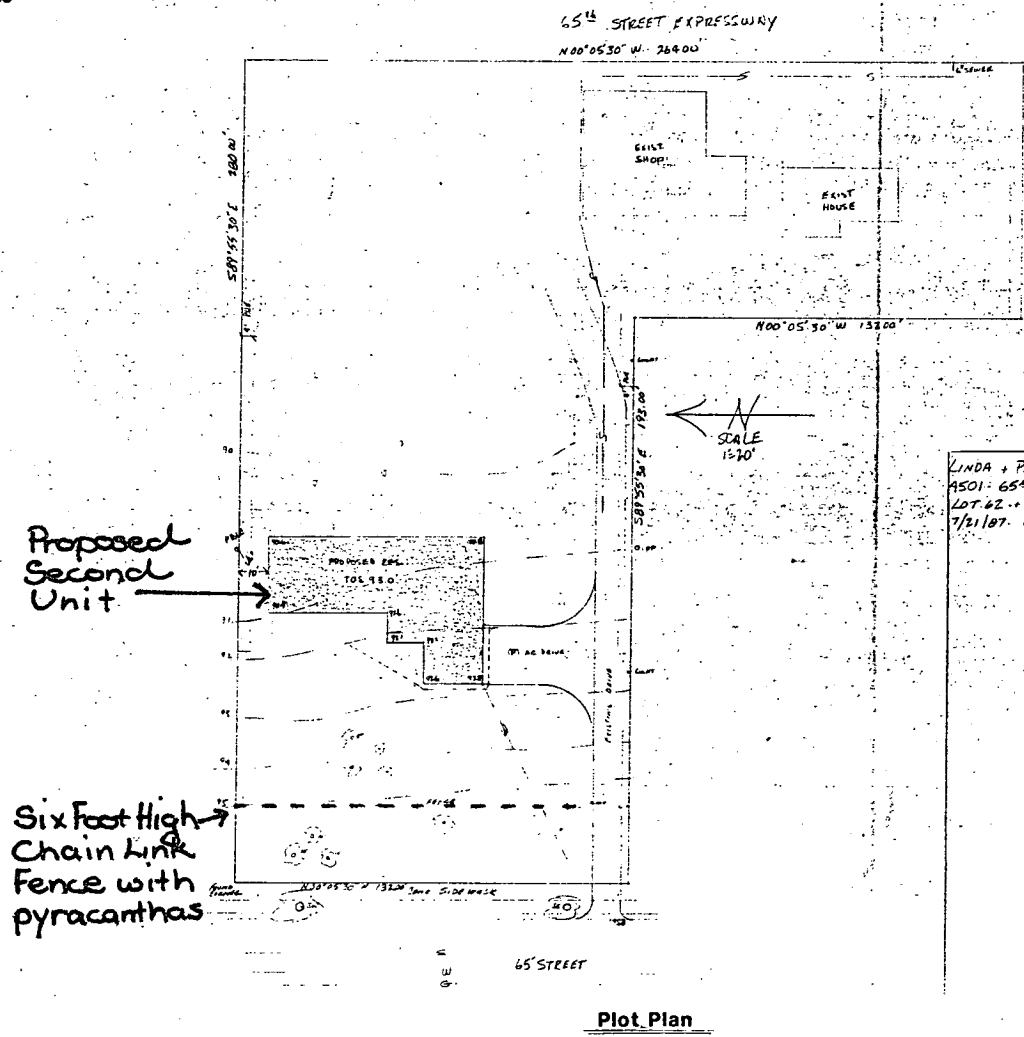
Marty Van Duyn

Marty Van Duyn, Planning Director

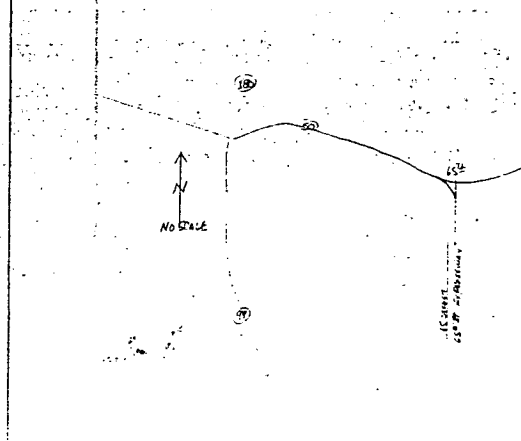
11-30-87

Date

P87-443



LINDA & PHILIP HUSTON
 ASOI: 65th STREET SAC. APN 021-0323-001
 LOT #2 - PORTION OF LOT #1, COLONIAL ACRES
 7/21/97. W. LINE



DO NOT SCALE: Field Dimensions To Take Precedence

APN 021-0323-001

EXHIBIT A

| REVISIONS | BY |
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PLEASE REMEMBER: THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND LOCATIONS ARE SUBJECT TO FIELD VERIFICATION. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. SACRAMENTO, CALIFORNIA, 95811. DATE: 07/21/97. SHEET: 1 OF 6.

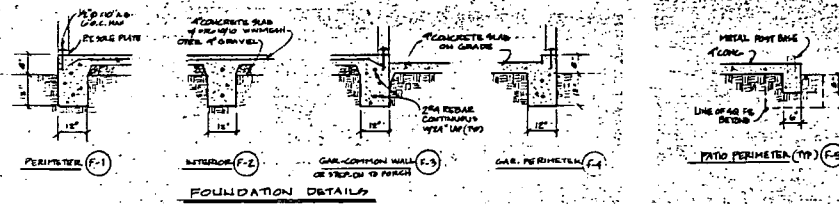
Residence Port
Phillip & Lindalee Huston 916-458-9780
 Job Location:
Sacramento, CA



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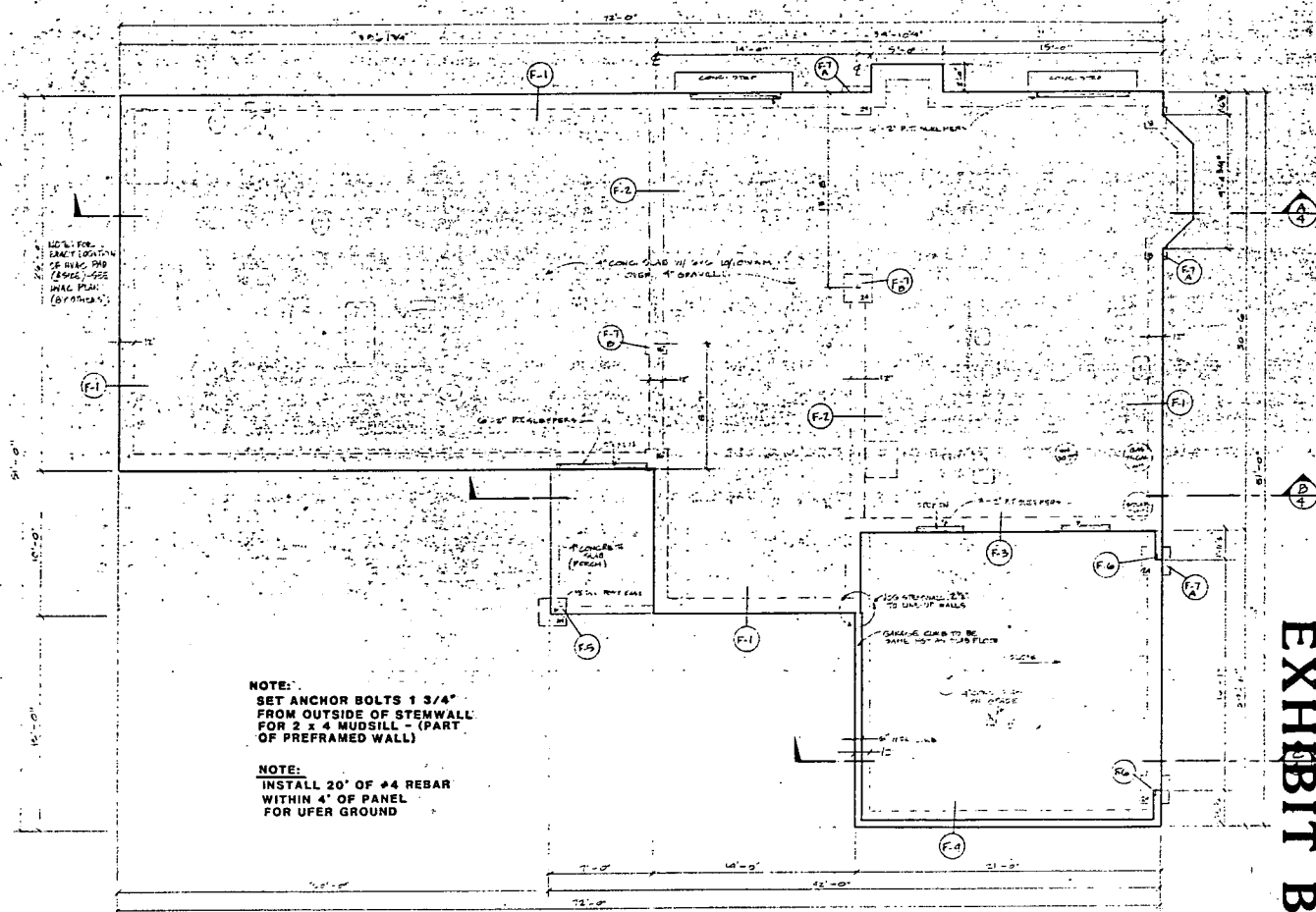
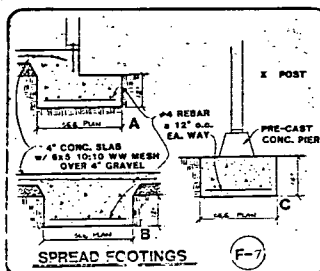
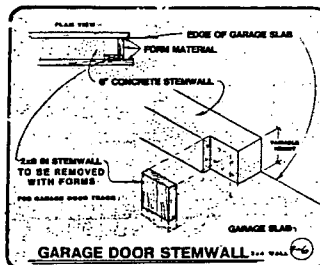
Foundation Notes

IN THE EVENT THAT THE PROPERTY SLOPE PROVEES AWAY FROM THE FOUNDATION, ALL FOOTINGS SHALL REST UPON UNDISTURBED SOIL AND ALL SLABS UPON THOROUGHLY COMPACTED FILL.

CONCRETE: TO ATTAIN 3000 P.S.I. @ 28 DAYS.

ANCHOR BOLTS: 1/2" x 12" BARS @ 24" IN CONCRETE, PLACED 6" - 8" O.C. AND SET 1/2" ON EDGE OF ALL OPENINGS AND WALLS.

SP-REBAR: UNLESS OTHERWISE NOTED - FOUNDATION TO BE 2 - #4 CONTINUOUS SP-REBAR CAPTIVE TO BE NO LESS THAN 60 BAR. SPACERS.



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THESE DRAWINGS ARE TO BE USED ONLY FOR THE CONSTRUCTION OF A CONCRETE FOUNDATION AND NOT FOR ANY OTHER PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DIMENSIONS.

Residence For
Philip & Lindalee Houston
Job Location
Sacramento



EXHIBIT B

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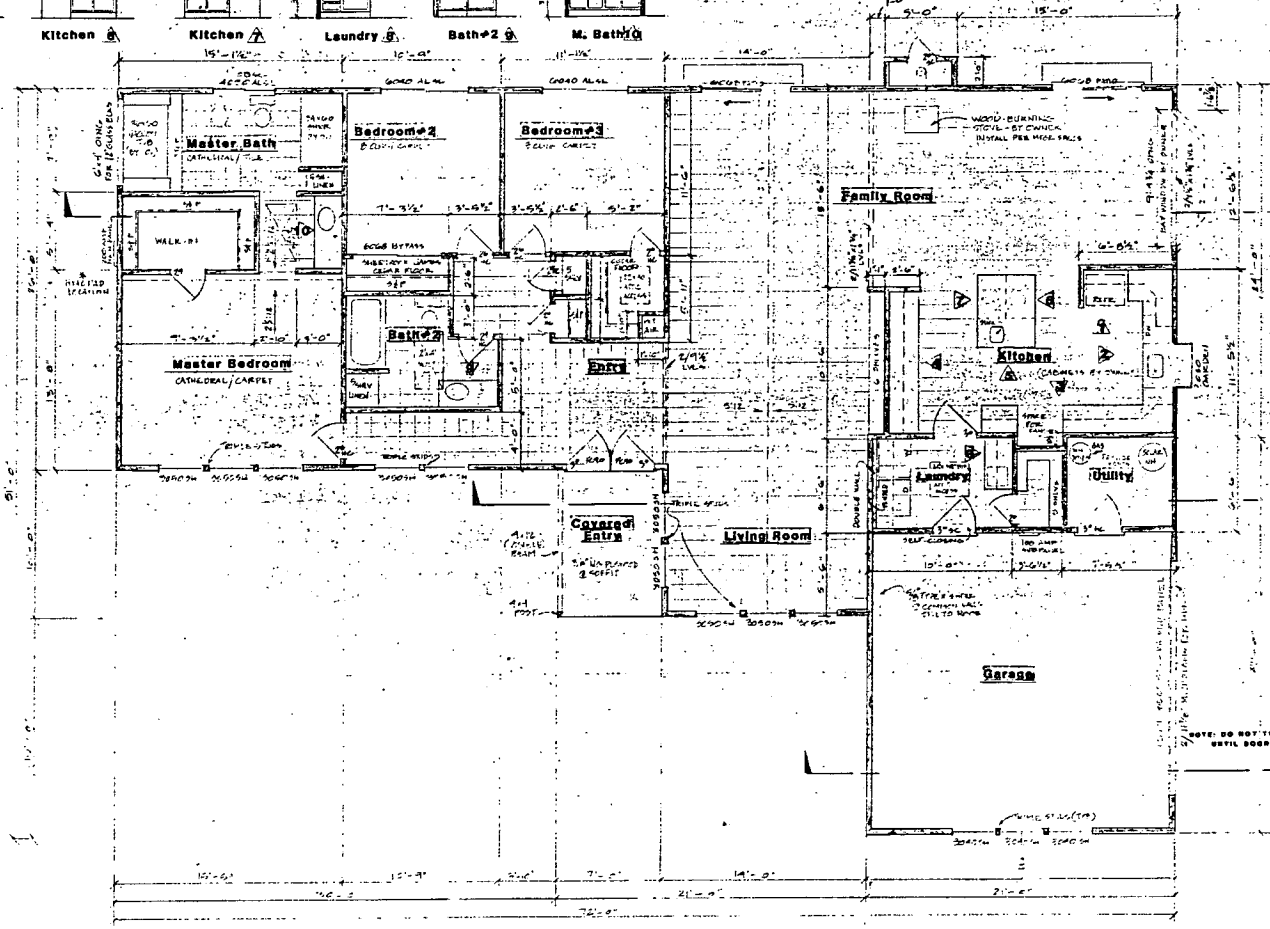
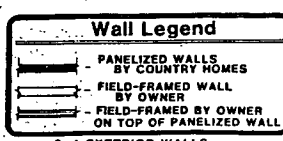
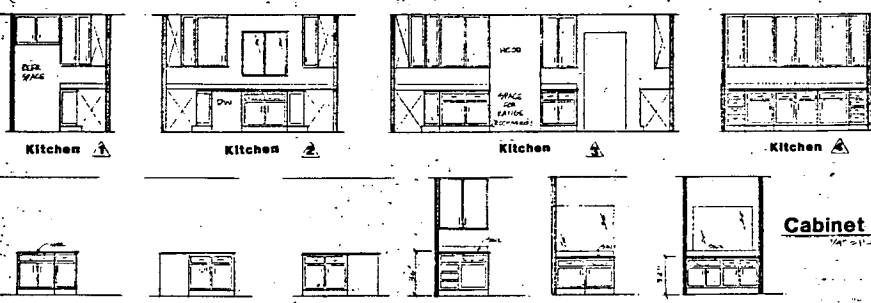
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OF 6 SHEETS

DO NOT SCALE: Field Dimensions To Take Precedence

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- TITLE 24 MANDATORY FEATURES APPLICABLE TO THIS PLAN**
1. **EXHAUSTION CONTROL**
 - a. Doors and windows weatherstripped.
 - b. All joints and penetrations sealed and weatherstripped.
 - c. Doors and windows certified.
 - d. Exhaust systems have dampers.
 2. **DUCTS COMPLETED, INSTALLED AND LINED PER CHAPTER 19, 1975 UBC**
 3. **SEASON THERMOSTAT ON ALL HEATING OR COOLING SYSTEMS**
 4. **UNDER FLOOR INSULATION BLANKET (R-13 or greater) COMBINED WITH FIRST 5 FEET OF PIPE LINES TO BE INSULATED (R-3 or greater)**
 5. **SEAL EQUIPMENT, HEAT EXCHANGERS, SHOWER HEADS AND TOILET CISTERNS BY THE CALIFORNIA ENERGY COMMISSION (CEC)**
 6. **INSULATION SPECIFIED OR INSTALLED MEETS CEC QUALITY STANDARDS.**
 7. **CEILING LIGHTING EQUIPPED WITH AUTOMATIC LIGHTING DEVICE**
 8. **LIGHTING - 25 LUMENS/WATT or greater for general lighting in kitchens and bedrooms**
 9. **INSULATION - Installed in accordance with UBC and local codes. All windows to be dual pane unless otherwise noted.**

EQUIPMENT DATA (CALCS ATTACHED)

| | |
|-------------------|--------------------------|
| TYPE UNIT | SELF CONTAINED HEAT PUMP |
| MFGR | KHEEM (OR EQUAL) |
| MODEL NO. | RNHC 047J |
| | SEE 7.55 |
| WATER HEATER TYPE | GAS |
| MFGR | STATE (OR EQUAL) |
| MODEL NO. | PEV-40-NET3 |

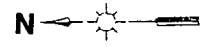
ALL WORK SHALL BE IN ACCORDANCE WITH THE 1982 UBC/LMC, UPC AND THE 1981 NEC & ALL LOCAL ORDINANCES

Insulation
Ceiling - R-30 (Batt)
Walls - R-19 (Rigid & Batt)
Floors - Slab - no insulation

Type Of Compliance - Points

ENERGY CONSERVATION STANDARDS OF TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE HAVE BEEN REVIEWED AND THE DESIGN SUBMITTED CONFORMS SUBSTANTIALLY WITH THESE REGULATIONS.

Ruby Lee Burch
Country Homes



| Sq. Footage | Glazing | |
|-------------|---------|-----------|
| | NORTH | 27.2 54.9 |
| | EAST | 6.9 13.8 |
| | SOUTH | 2.6 5.2 |
| | WEST | 6.1 12.2 |
| | TOTAL | 18.3 36.1 |

DO NOT SCALE: Field Dimensions To Take Precedence

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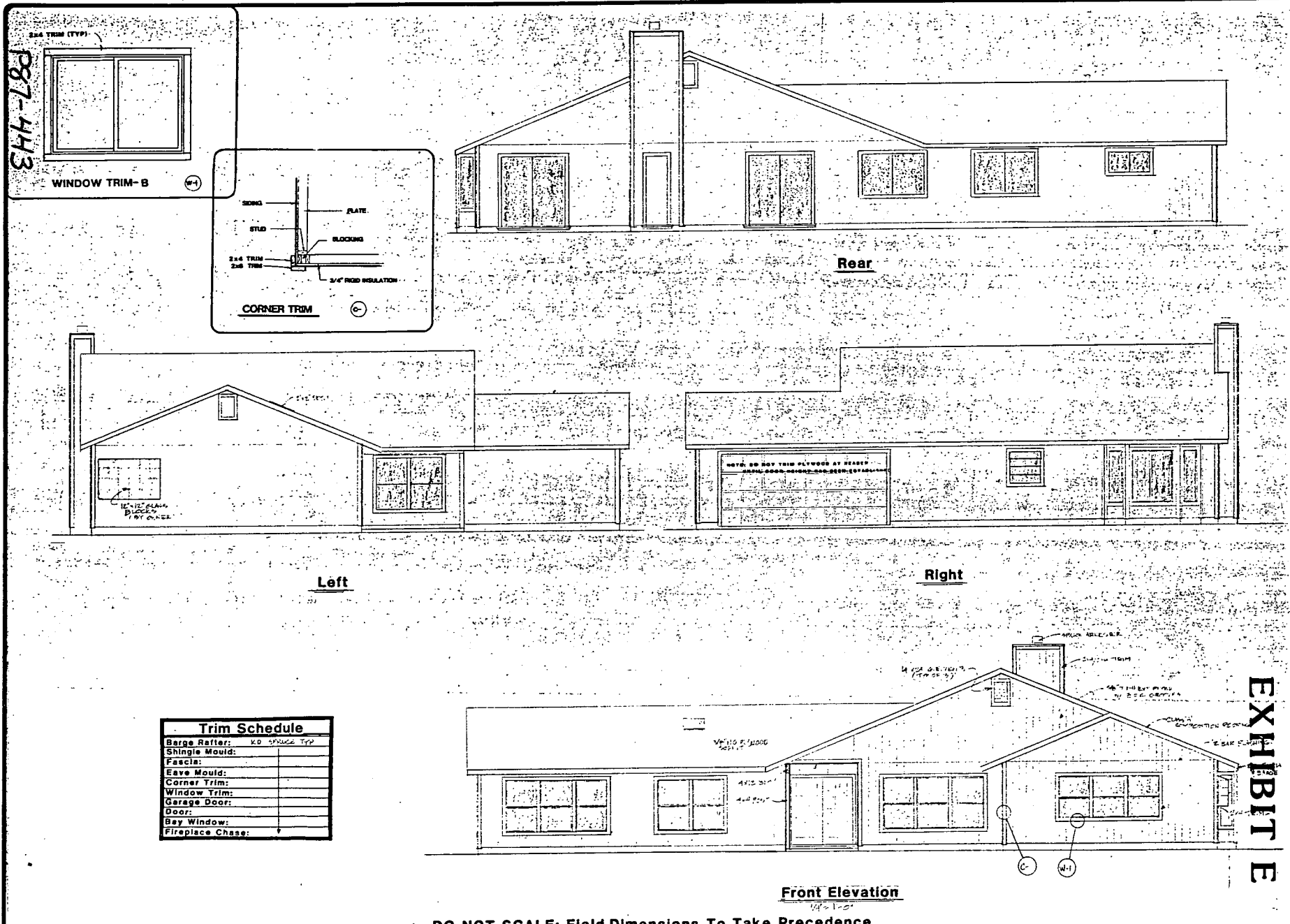
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Residence, F&B
Philip & Lindalee Huston
Job Location
Sacramento, CA



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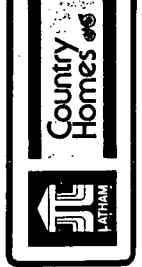
| Trim Schedule | |
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| Barge Rafter: | KO SPRUCE TYP |
| Shingle Mould: | |
| Fascia: | |
| Eave Mould: | |
| Corner Trim: | |
| Window Trim: | |
| Garage Door: | |
| Door: | |
| Bay Window: | |
| Fireplace Chase: | |

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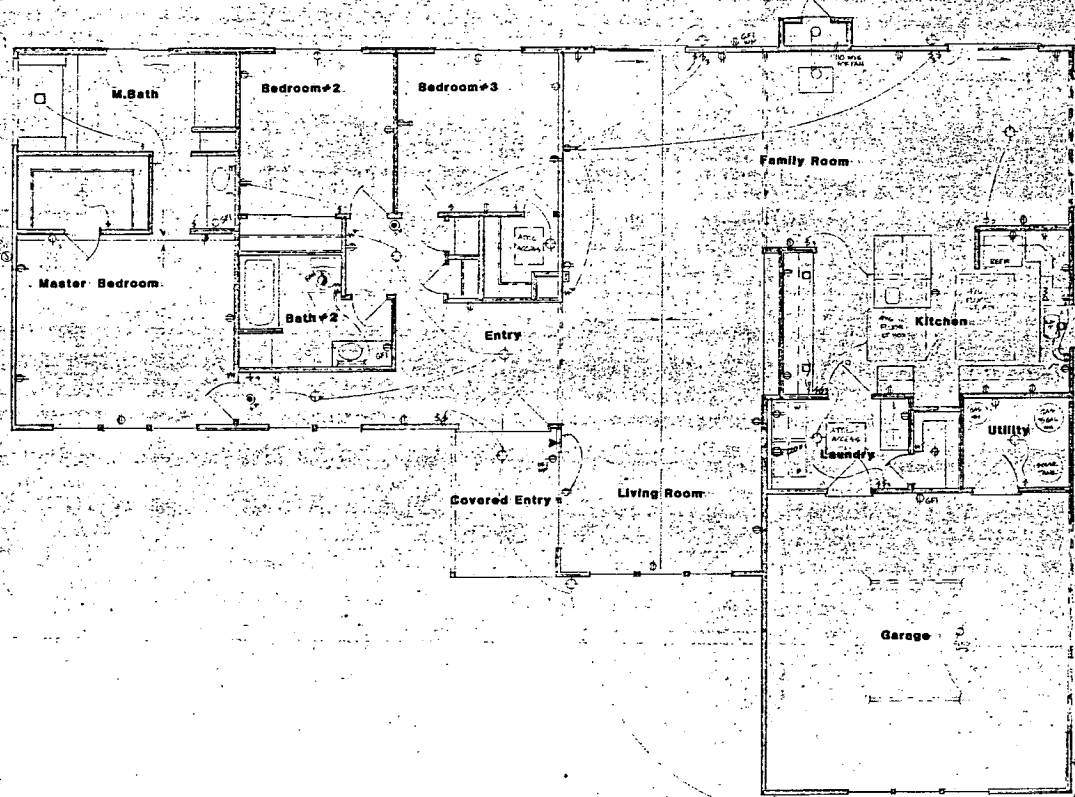
Residence #315
 Philip & Lindalee Huston
 Job Location
 Sacramento, CA



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Electrical Plan

DO NOT SCALE: Field Dimensions To Take Precedence

| Electrical Symbols | |
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| ⊖ | Duplex Receptacle Outlet |
| ⊖ | Switched Receptacle |
| ⊖ | 220 Receptacle |
| ⊖ | Light Fixture |
| ⊖ | Junction Box |
| ⊖ | Exhaust Fan |
| ⊖ | Recessed Light |
| ⊖ | Fluorescent Light |
| ⊖ | Smoke Detector |
| ⊖ | Thermostat |
| ⊖ | Photocell |
| ⊖ | T.V. Antenna Outlet |
| ⊖ | Ground Fault Circuit Interrupt |
| ⊖ | Weatherproof Outlet |
| ⊖ | Single Pole Switch |
| ⊖ | Three-Way Switch |
| ⊖ | Four-Way Switch |
| ⊖ | Telephone Jack |
| ⊖ | Door Bell |
| ⊖ | Chime |
| ⊖ | Dimmer |

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Residence East
Philip & Lindale Houston
 Job Location:
Sacramento



EXHIBIT F

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