

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

APPLICANT Earl Boley 6800 Duncan Lane Carmichael CA. 95608
OWNER Earl Boley 6800 Duncan Lane Carmichael CA. 95608
PLANS BY Earl Boley 6800 Duncan Lane Carmichael CA. 95608
FILING DATE 7-19-91 ENVIR. DET. Exempt #15303(b) REPORT BY hw
ASSESSOR'S PCL. NO. 226-0151-004

APPLICATION: A. Special Permit to construct a second residential unit totaling 640 square feet on 0.22± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 432 Pinedale Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a two story second unit with a two car garage on the lower level and the living area on the second level.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
1984 North Sacramento Community
Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residence

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

Parking Required: 2 spaces
Parking Provided: 2 spaces
Property Dimensions: 66' x 141'
Property Area: 0.22±
Square Footage of Existing Building: 2,520 square feet
Square Footage of Second Unit: 640 square feet
Square Footage Garage/Utility: 640 square feet
Height of Building: 20 feet, 2 stories
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Material: Horizontal Wood Siding
Roof Materials: Composition Shingle
Exterior Building Colors: Earthtones

APPLC. NO. P91-205

MEETING DATE OCT. 10, 1991
September 12, 1991

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15

002002

PROJECT EVALUATION: Staff has the following comments:A. Land Use and Zoning

The subject site consists of one partially developed parcel on 0.22+ acres in the Standard Single Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na). The surrounding land uses and zoning include residential to the north, south and west zoned R-1; and a vacant lot to the east, in the R-1 zone.

B. Applicant's Proposal

The applicant is proposing to construct a 640 square foot second unit at the rear of the subject site. A Special Permit is required to construct a second unit in the R-1 zone and the maximum unit size shall not exceed 640 square feet. A single family dwelling is currently being constructed on the front of the subject site which is near completion. The proposed second residential unit will be located above a proposed 640 square foot two car garage (see Exhibit A).

C. Site Plan

The applicant is locating the second residential unit at the rear of the lot above a proposed two car garage. The submitted site plan indicates driveway access to the second unit off of Pinedale Avenue. A second driveway access, into the garage of the front unit, is located on the east portion of the subject site. The applicant is proposing that a turnaround area be provided at the end of the rear driveway to allow vehicles from the second unit to enter Pinedale forward (see Exhibit A). The second unit is located 15 feet from the rear property line, five feet from the east sideyard property line and 29 feet from the west sideyard property line. The proposed unit will also be located 24 feet from the front residential unit. Staff recommends that the area between the front unit and the second unit be adequately landscaped.

Staff has no objection to a second residential unit on the subject site. The proposed second unit is consistent with policy language in the General Plan's Residential Land Use Section which states: "Efforts should be made to allow "second units" on single family lots".

D. Building Design

The applicant submitted floor plans and elevations for the proposed second unit. The proposed building materials for the second unit are horizontal wood siding with a composition shingle roof. The two story residential unit will be designed to be compatible with the newly constructed unit in the front and will be compatible with the surrounding residential uses. The second unit's material and color will also match the color of the front unit. The second unit will contain two bedrooms, a living room, kitchen and bath. A two car garage, storage and utility room will be located on the first level. The garage is separated from the storage/utility room.

The City's Building Division and City staff reviewed the submitted floor plans and recommends that the first and second level floor plans be modified to comply with Building Codes and the City's Zoning Ordinance. Based on Building Codes, the

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primary entrance into the second unit can not be from a garage, therefore, the main entry into the structure should be relocated. In addition, the City Zoning Ordinance prohibits main entrances from the rear yard area. The first level of the unit can not be used as living area. Staff and the Building Division would consider the proposed stairway (33 square feet in area) leading to the second level as livable area and must be separated from the garage area. In addition, combining the 33 square foot stairway area and the proposed 640 square foot second unit would exceed the maximum 640 square feet of livable area allowed in a second unit. Staff, therefore, recommended revised floor plans for both the first level and second level in order to comply with the City's Zoning Ordinance and Building Codes (see Exhibit E and F). The changes included the relocation of the fire wall, the relocation of the main entrance into the structure and the incorporation of the stairway into the living unit thereby removing it from the garage. The applicant agrees with staff's revised floor plans. Staff revised the drawings based on the applicant's drawings and scale.

E. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Building Inspection and the North Sacramento Neighborhood Association (G.R.I.N.). The following comments were received:

Engineering

A turnaround area shall be provided on the driveway for the second residential unit in order to allow exiting vehicles to enter Pinedale forward.

Building Division

The second unit shall be revised to comply with City Building Codes.

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

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

- A. Approve the Special Permit to construct a second residential unit subject to conditions and based upon findings of fact which follow.

Conditions:

1. The applicant shall construct the second residential unit per the attached Exhibits E and F. The north and south elevations shall be revised to reflect the alternative floor plans.
2. The first level of the second unit under no circumstances shall be used as living area and shall only be used as a storage/utility and garage area.
3. The yard area between the front unit and the second unit shall be adequately landscaped.

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Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that second units are allowed on R-1 zoned lots subject to a Special Permit.
2. The project, as conditioned, will not be detrimental to the public safety or welfare, in that:
 - a. adequate setbacks and parking will be provided for the second unit;
 - b. adequate open space between the two units will be provided on the site;
 - c. the proposed second unit will be revised to comply with the City's Zoning Ordinance and Building Codes; and
 - c. the proposed second unit is compatible with the front dwelling unit under construction and the adjacent residential units in the area.
3. The project is consistent with the General Plan and North Sacramento Community Plan which designates the site for low density residential and the proposed unit is consistent with General Plan policy which states: "Efforts should be made to allow "second units" on single family lots".

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PINEDALE AVE

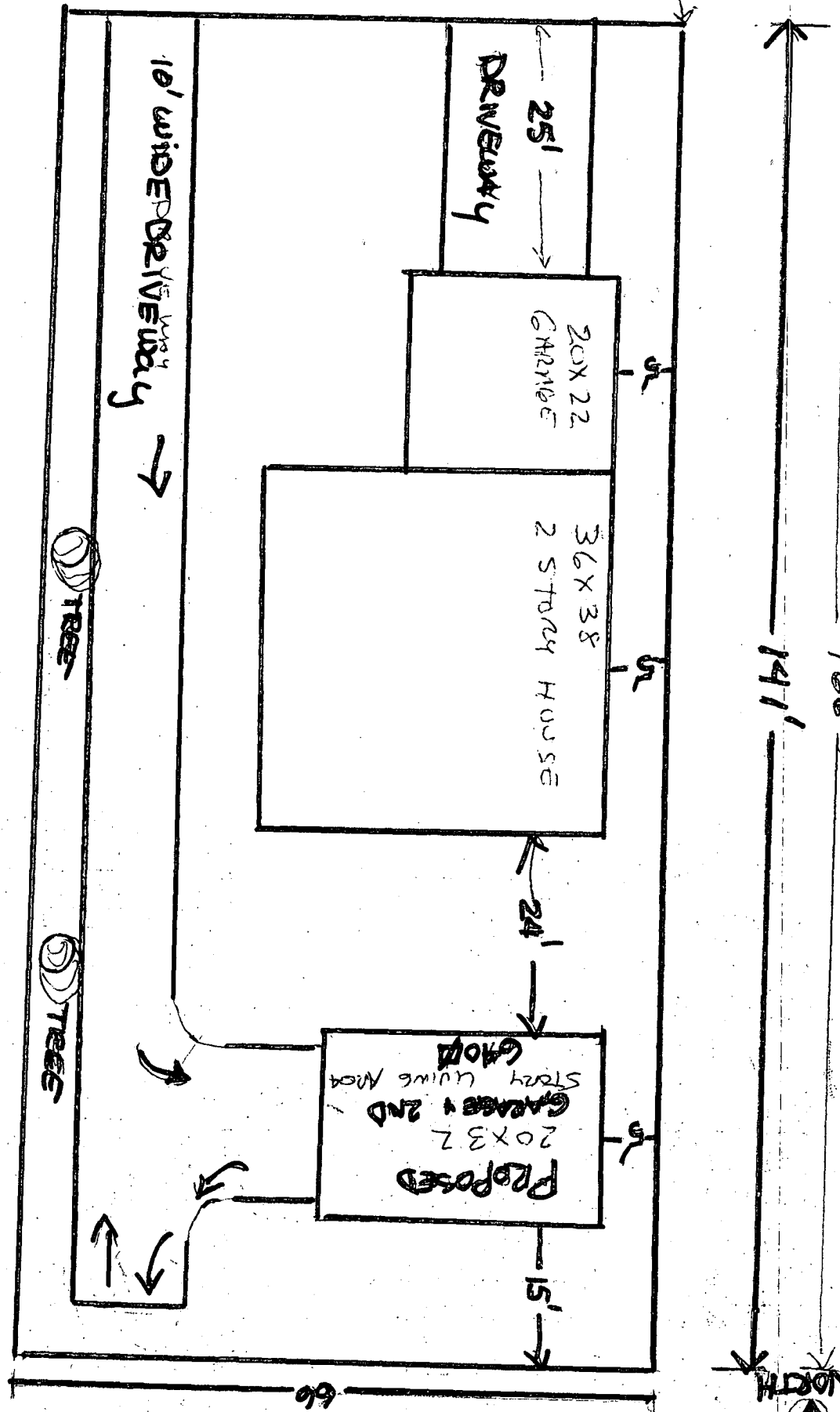
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P91-805

25' TO CENTER OF ROAD



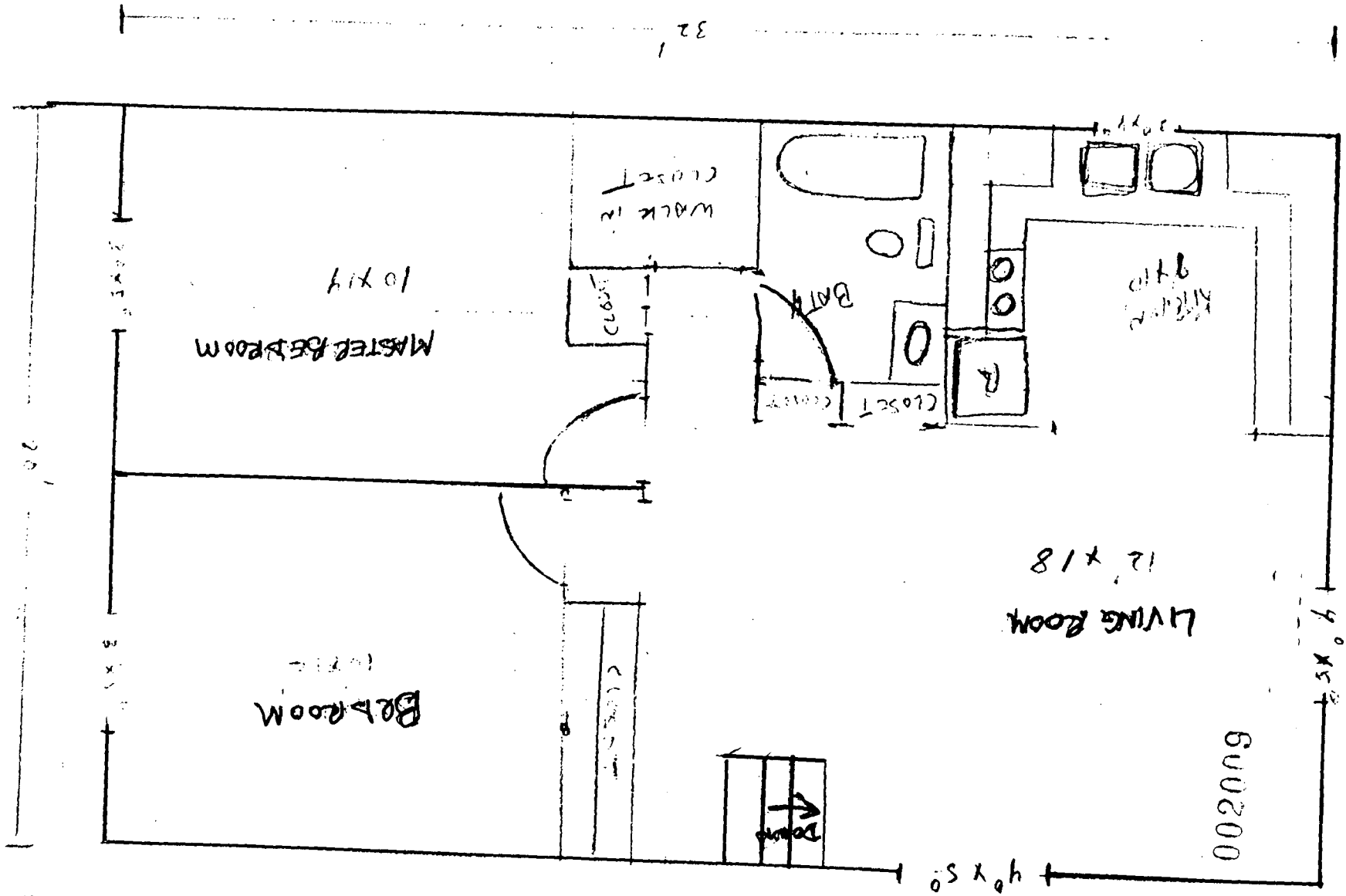
DIPT OF PLAN
 432 PINE DALE AVE
 APN 226-0151-004
 SCALE 1/8" = 2' 0"
 8-26-91 C.U. Boley
 EXHIBIT A

Exhibit B

Original Floor Plan

Plan

2ND Level



432 PINEDALE AVE
 0 Floor Plan
 LIVING AREA
 11-11-01 - 11-11-01

10-11-01
 10-11-01



432 Pine Court Ave
CANE FIELD
10 = 10" E. of Berry 91

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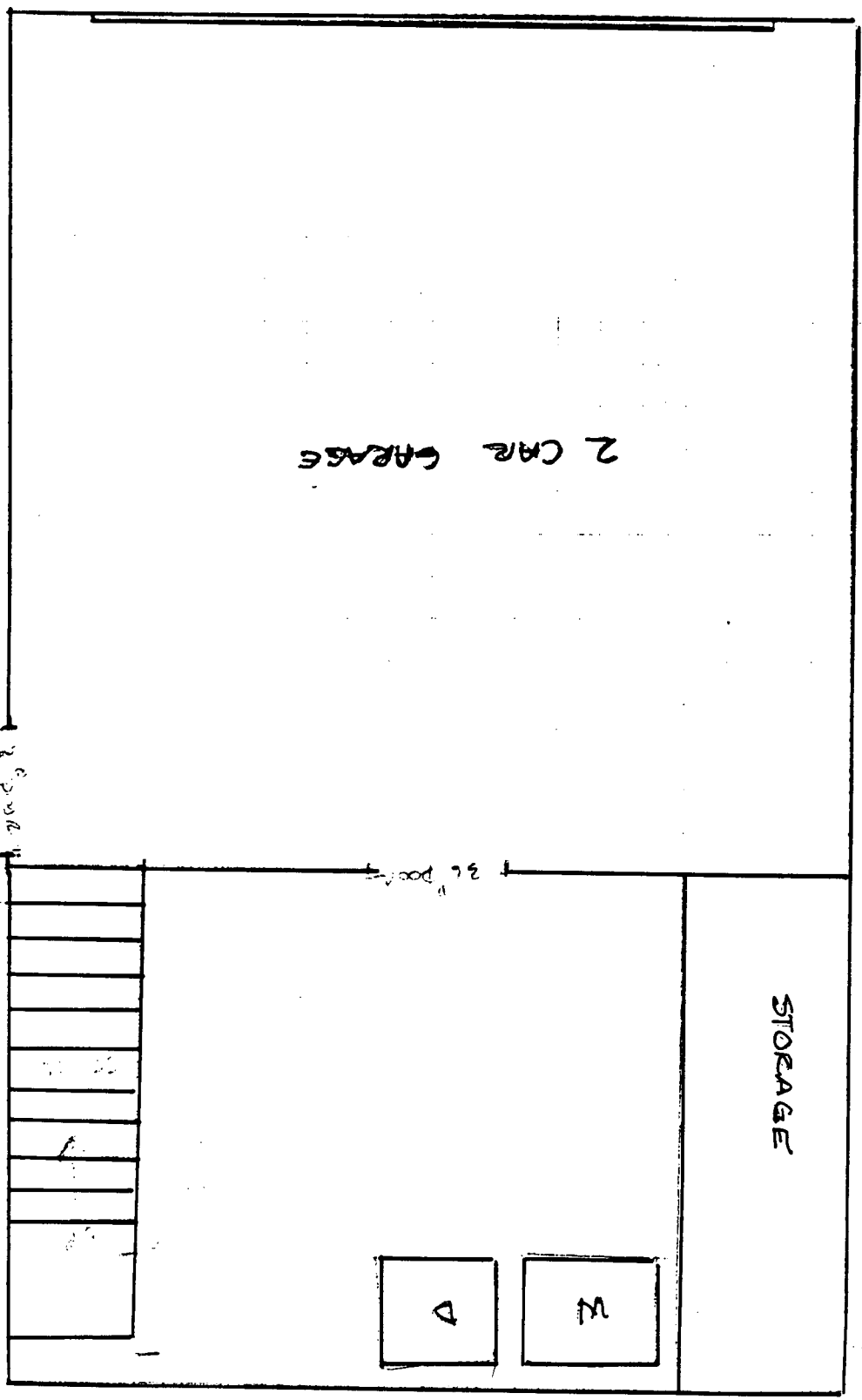
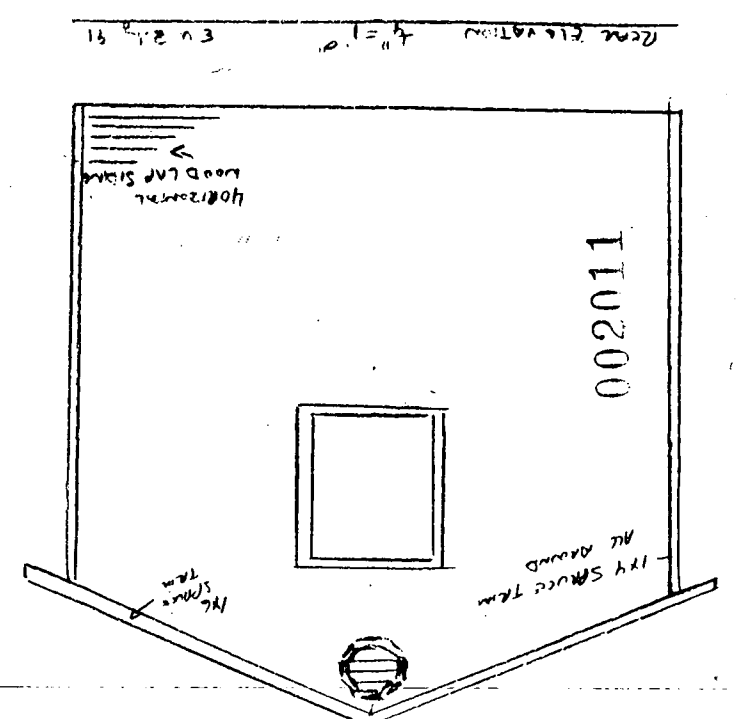
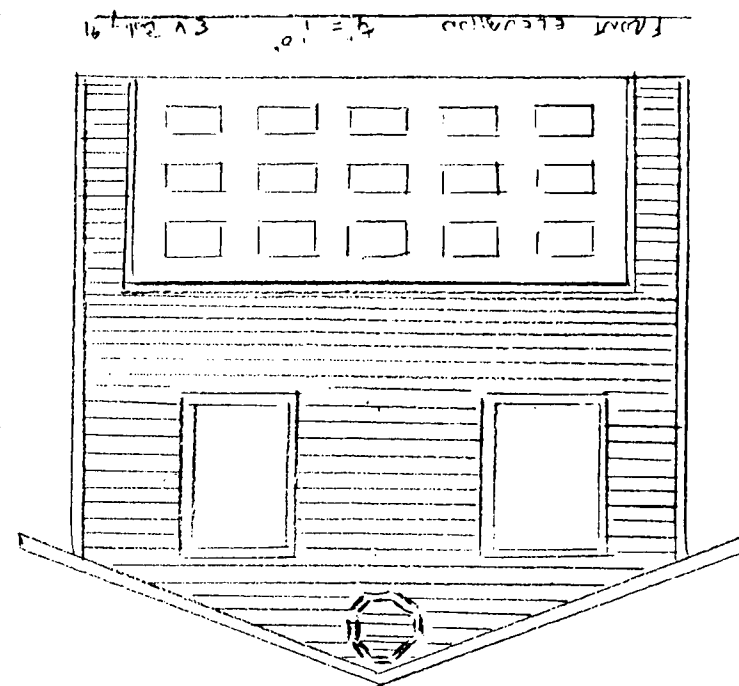
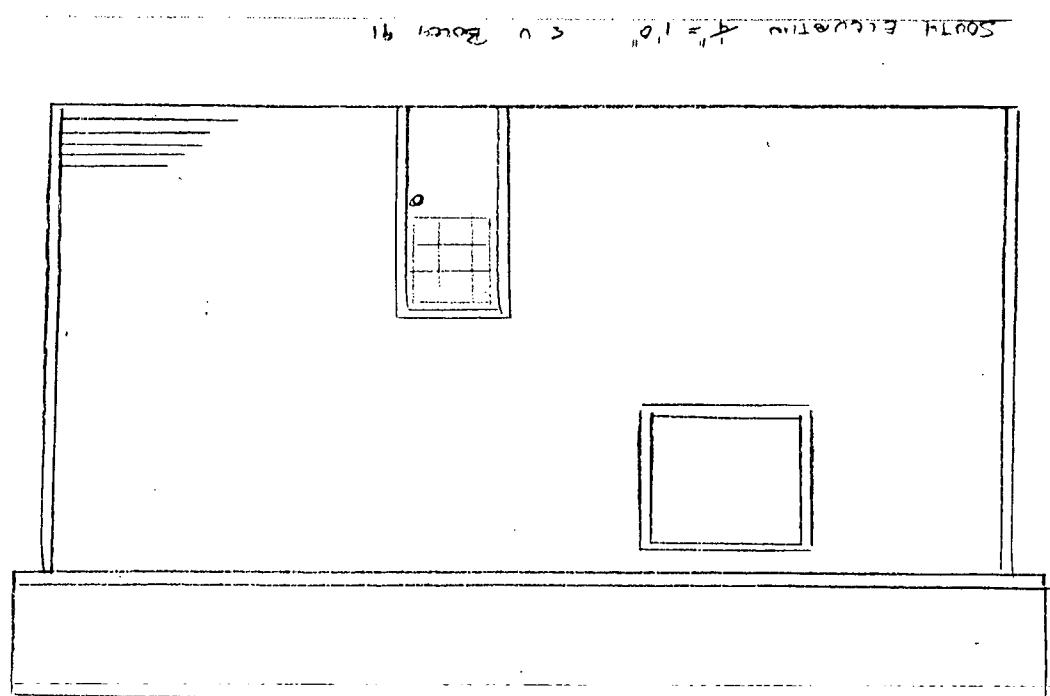
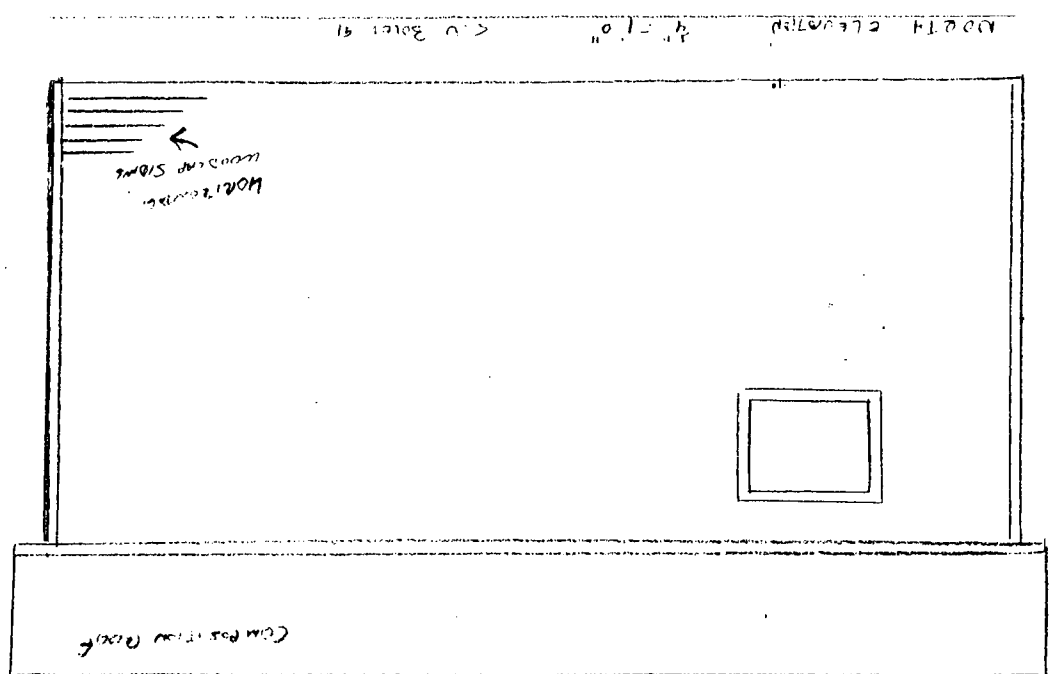


Exhibit C
Original Floor Plan

Item No. 15
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Exhibit D



Item No. 1

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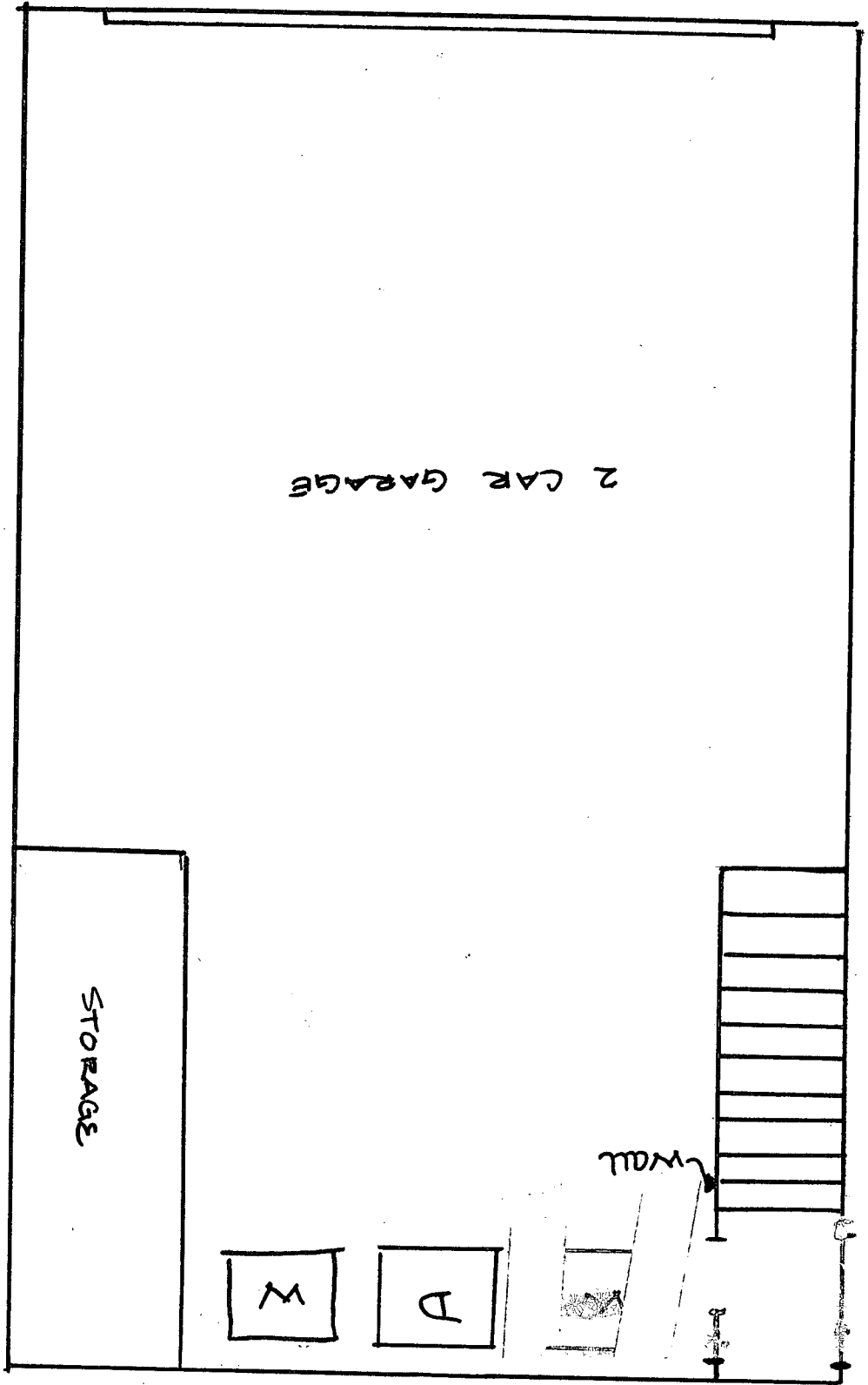
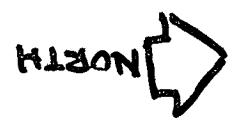
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1/4" = 1'-0"

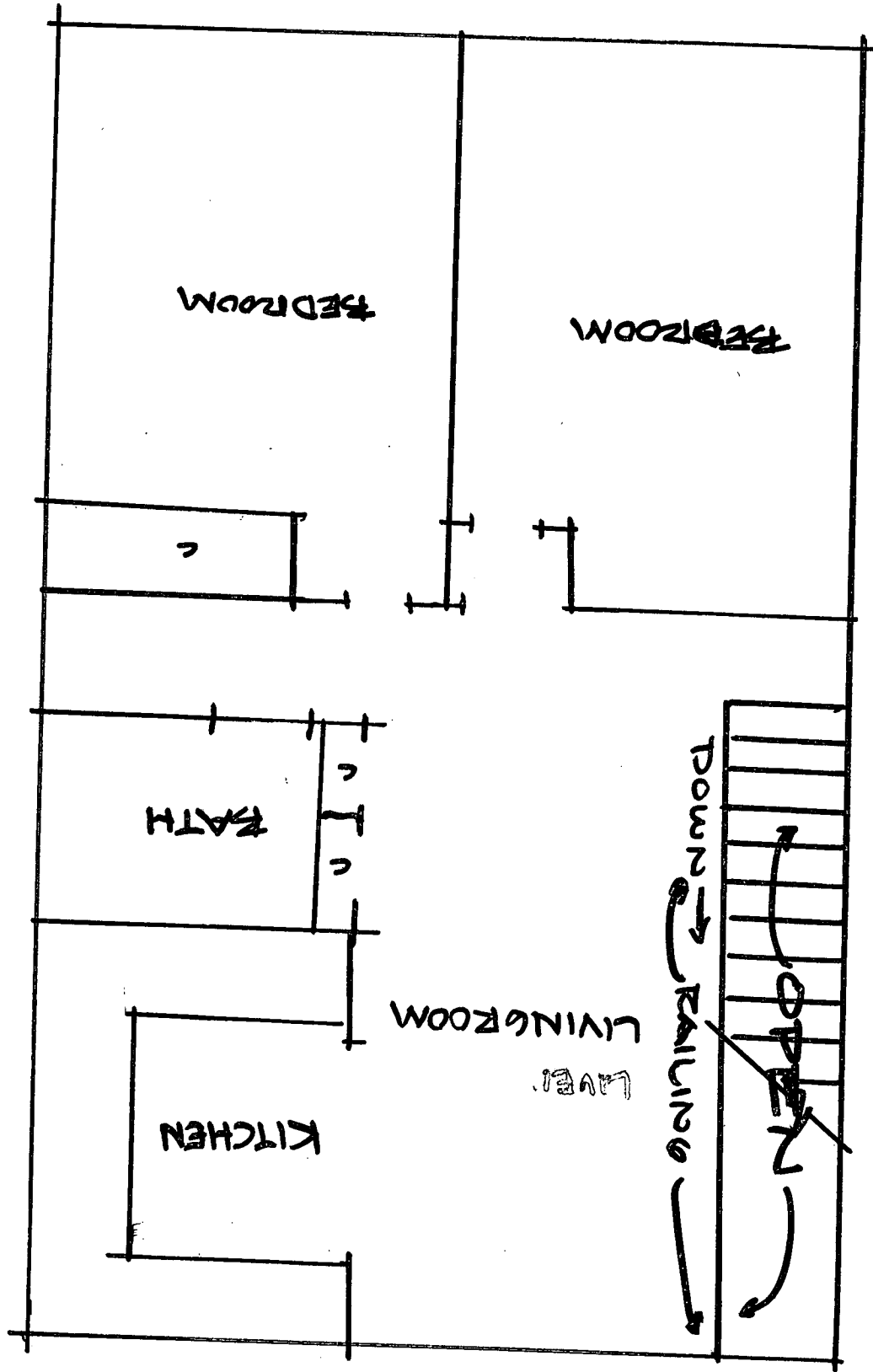


STAFF'S REVISED FLOOR PLAN
1st LEVEL

Exhibit E

Exhibit F
Staff's Revised Floor Plan
2nd Level

NORTH

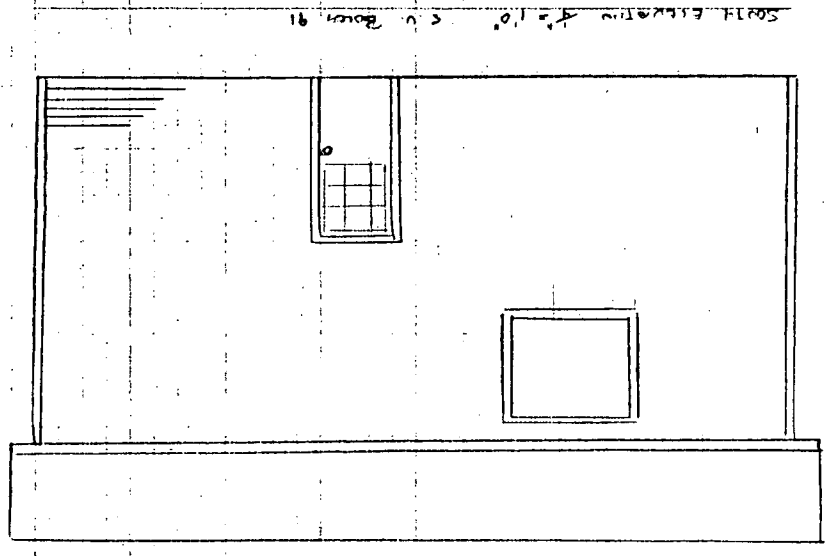
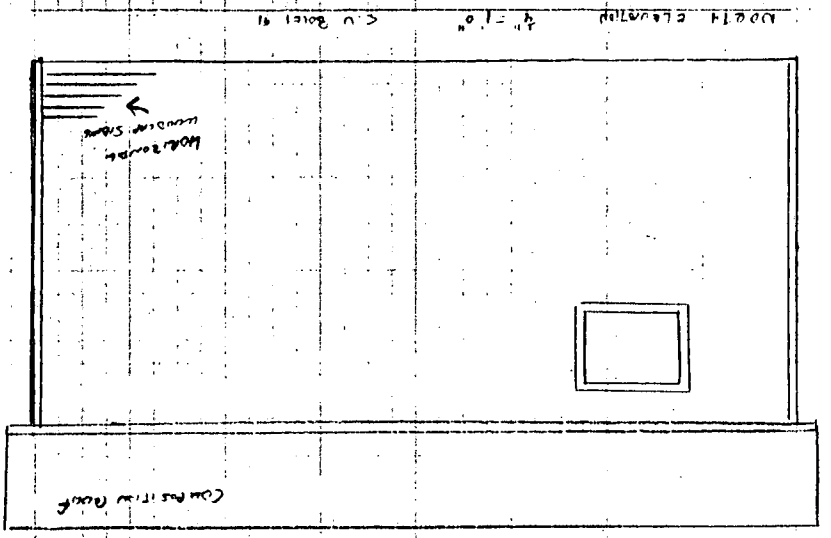
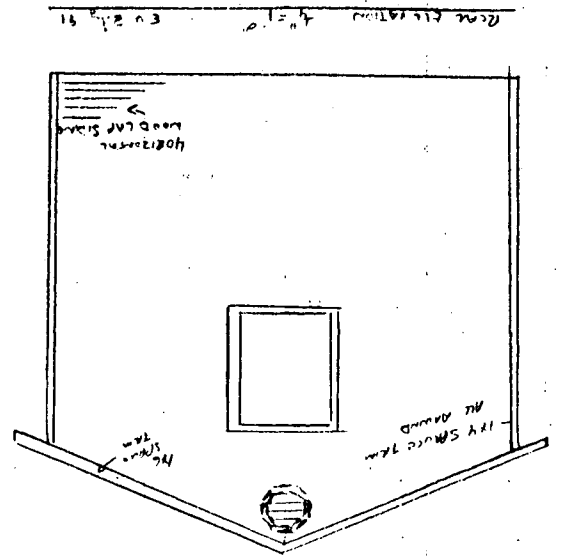
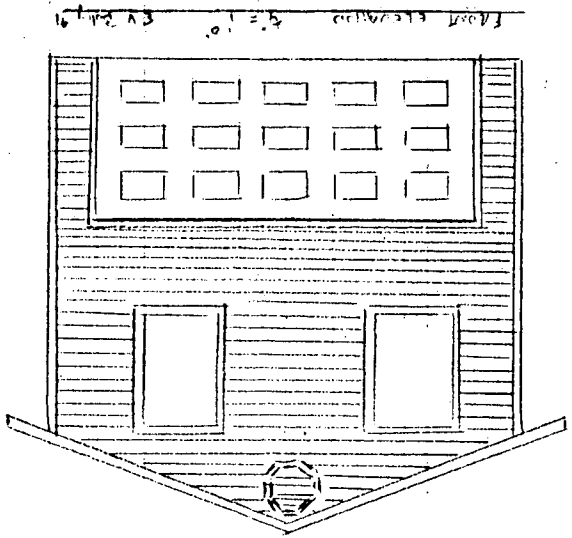


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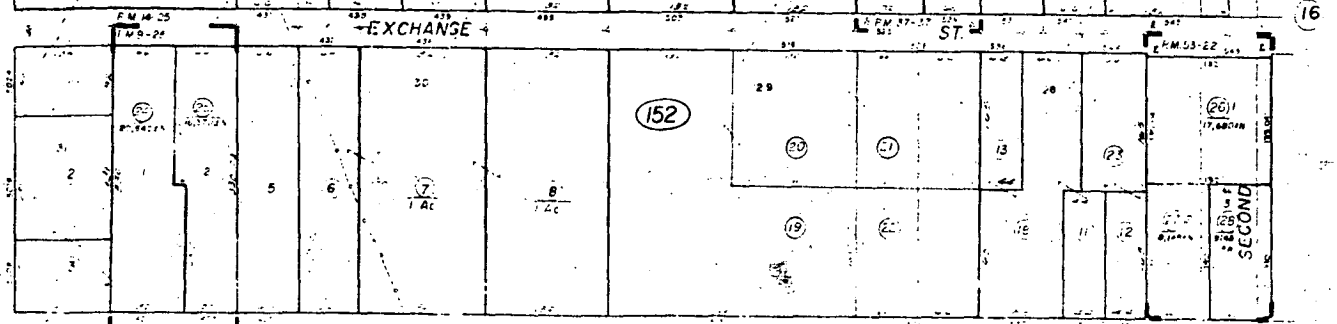
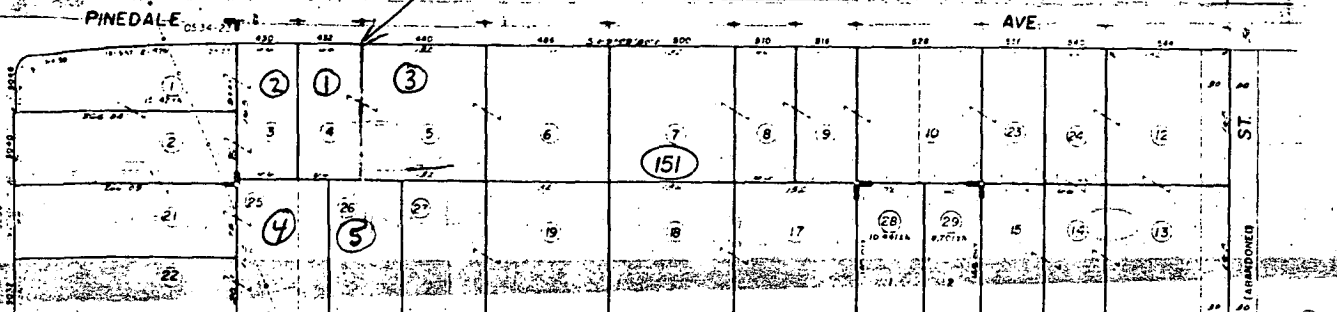
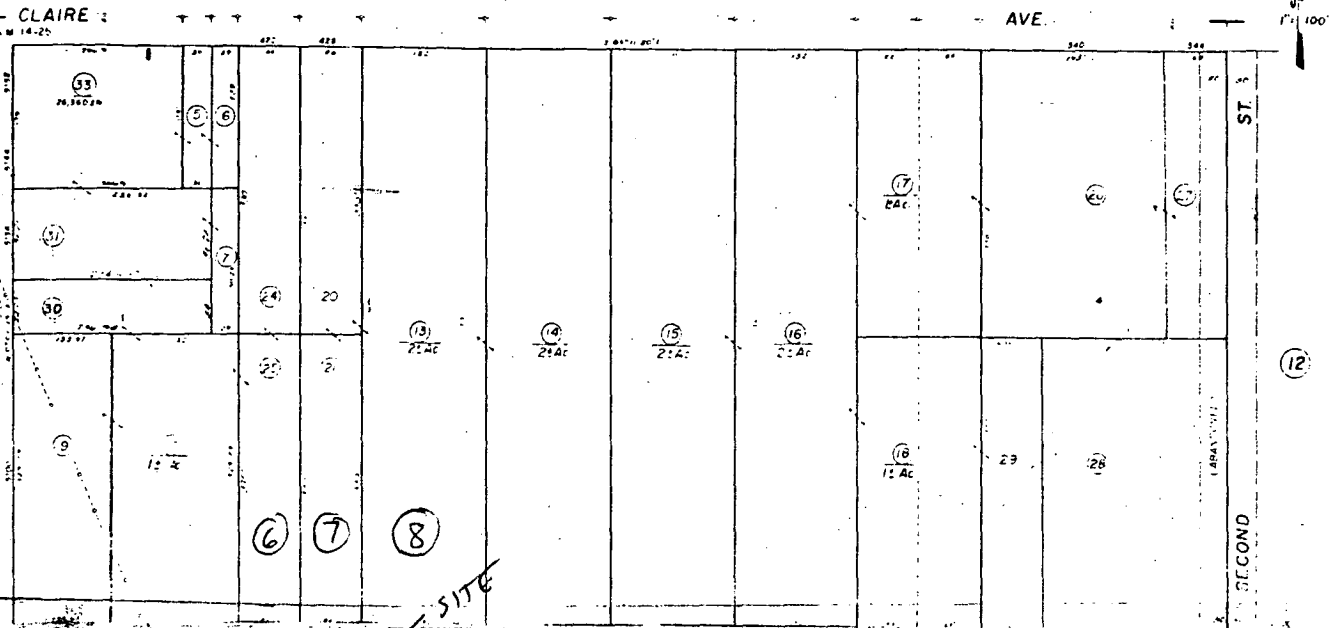
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POR. SEC. 10, RANCHO DEL PASO

Tract Area Code
03-155

226-11

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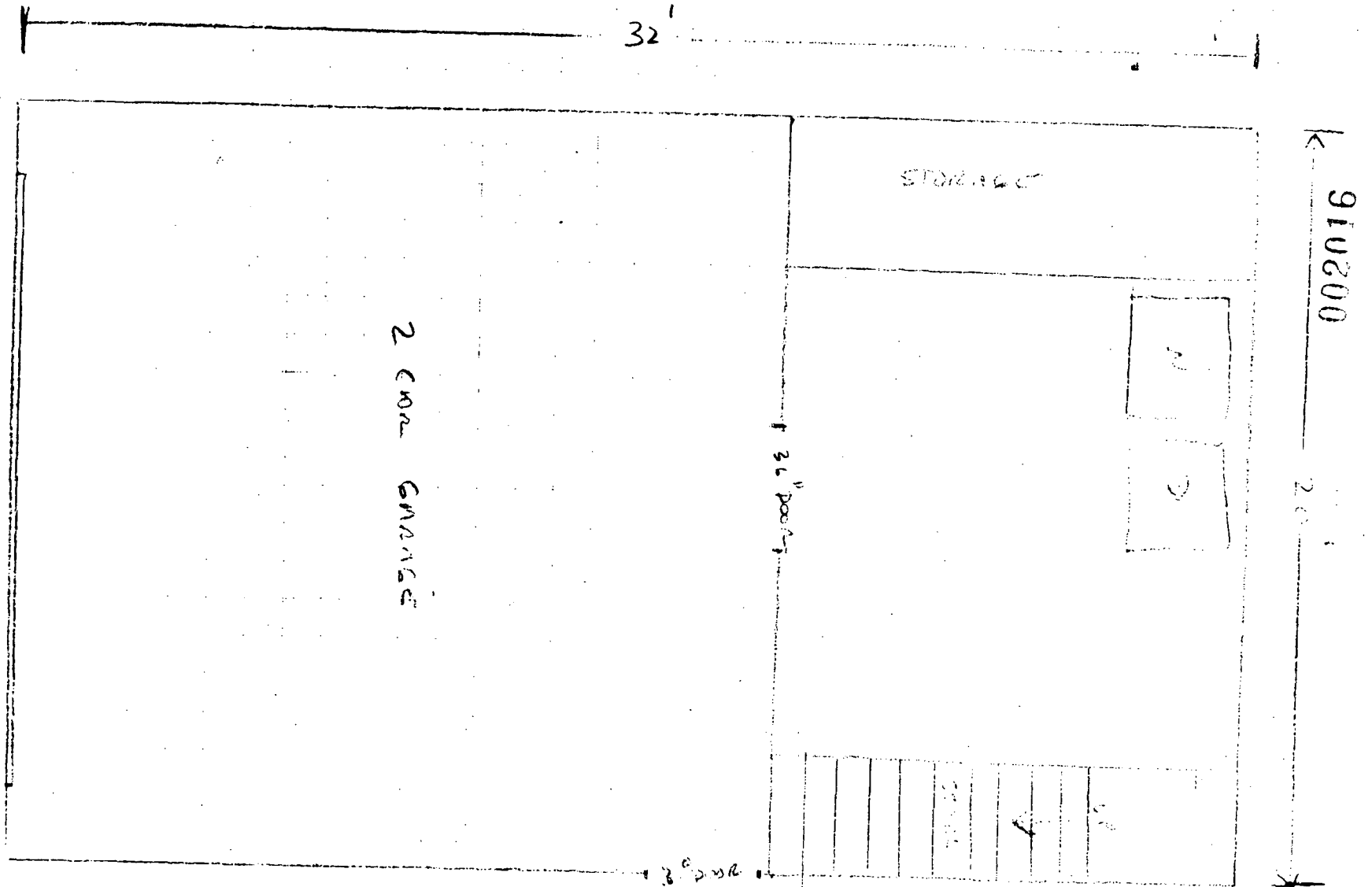
Plan, Atlas, R.M. 14, Pg. 25
Litho. Survey, C.S. Ex. 34 pg. 23

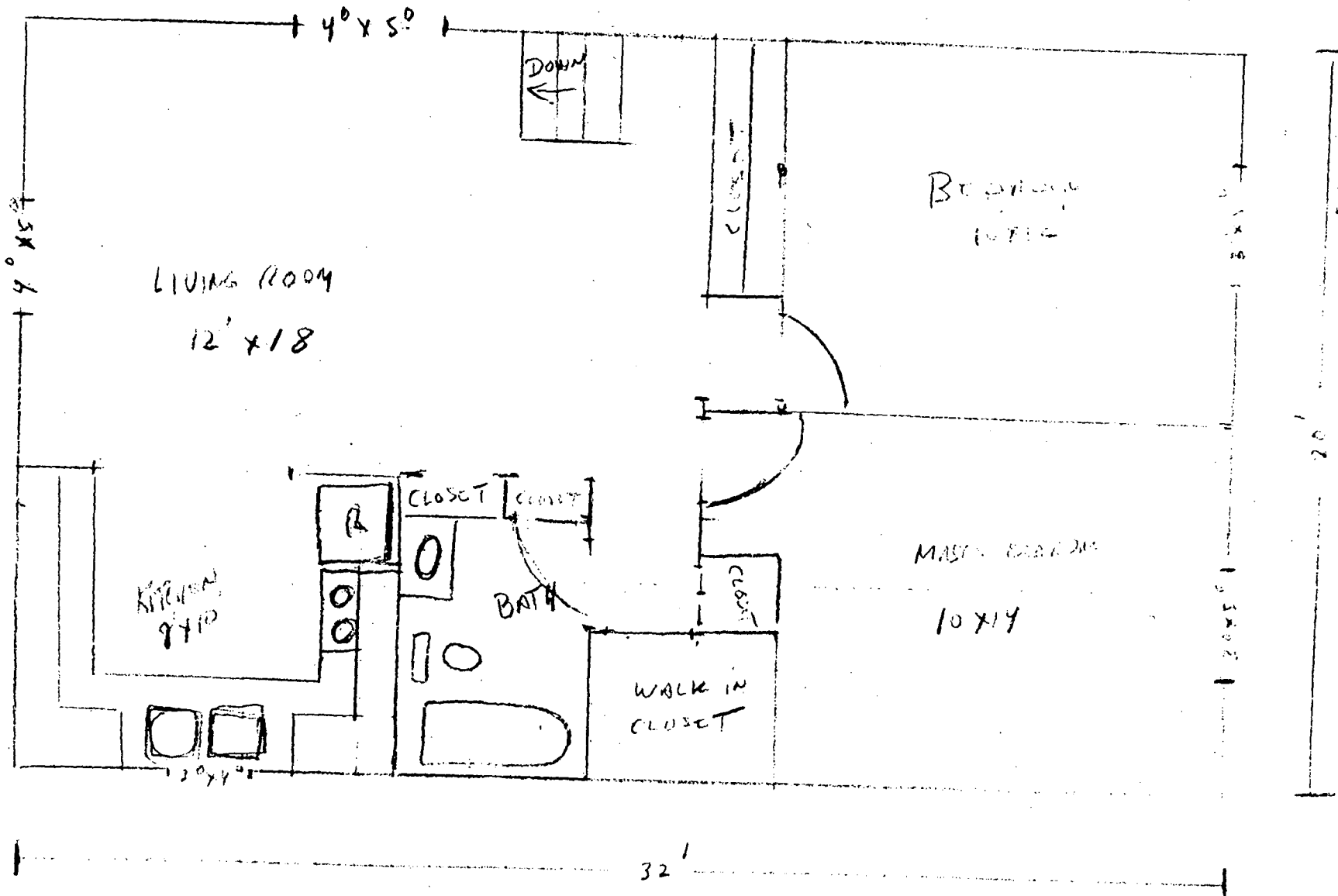
1921
Proprietor's Plan of Numbers Shown on Center

County of Stanislaus, Calif.

002015

432 PINEDALE AVE
GARAGE FLOOR
1/4" = 1'0" E.V. BOLEY 91





002017

432 PINEDALE AVE
 1D FLOOR PLAN
 LIVING AREA
 1/2" = 1'0" E & BOLDY 91

