

# PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT Bruce Mintzer, 512 10th St., #2, Sacramento, CA 95815  
OWNER Bruce Mintzer  
PLANS BY Bruce Mintzer  
FILING DATE 4-27-89 ENVIR. DET. EX. 15303a REPORT BY JC:ob  
ASSESSOR'S-PCL. NO. 263-0190-018

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

LOCATION: 530 Lampasas Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to move an additional single-family dwelling unit on a lot 194 feet in depth.

PROJECT INFORMATION:

General Plan Designation: Low density residential (4-15 du/ac)  
1984 North Sacramento Community  
Plan Designation: Residential (4-8 du/ac)  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Apartments; R-1	Front:	25'	25'
South: Vacant; R-1	Side:	5'	5'
East: Single-family; R-1			
West: Single-family; R-1	Rear:	15'	25'

Parking Required: 2 spaces  
Parking Provided: 5 spaces  
Property Dimensions: 60' x 194'  
Property Area: .26+ acres  
Density of Development: 7.7 d.u. per acre  
Square Footage of Building: front unit = 1125+ sq. ft.; 500 sq. ft. garage  
rear unit = 1296+ sq. ft.; 380 sq. ft. garage  
Height of Building: one story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Stucco, wood siding  
Roof Material: Composition

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is a vacant interior lot located in the single family (R-1) zone. The lot is 60' x 194' and is considered a deep lot under the Zoning Ordinance provisions. Under the deep lot provisions, a maximum of two units would be allowed to be placed on this lot. The surrounding land uses and zones are apartments to the north, vacant to the south and single family to the east and west, all located in the R-1 zone. The General Plan designates the site as low density residential (4-15 du/ac). The 1984 North Sacramento Community Plan designates the site as residential (4-8 du/ac).

B. Applicant's Proposal:

The applicant proposes to move two single family units to this site. The rear unit will be a three bedroom, one bath unit with an attached single car garage. Total square footage of the living area is 1296± sq. ft. The front unit is a three bedroom, one and a half baths with a detached two car garage. Total square footage of this unit is 1125± sq. ft.

The applicant proposes to locate the front unit 25 feet from the front property line. The detached two car garage will be located 10 feet south of this unit and fifteen feet from the east property line. Two additional parking spaces are proposed to the south of the detached garage with fifteen feet of maneuvering width. The rear unit is proposed to be 37 feet to the south of the parking spaces and 40 feet from the rear property line. A six foot wood fence is proposed along the east, south and west property lines. (Exhibit A).

C. Staff Revised Site Plan - (Exhibit B)

Staff recommends that the detached garage be located 20 feet south of the front unit and 8 feet from the west property line. This will allow adequate maneuvering (26 feet) in front of the garage and more usable rear yard space for the front unit. The applicant should also increase the lawn area to the east between the garage and the front dwelling unit. Staff has spoken with the City Arborist concerning the weeping willow tree located on the site. The arborist has recommended removing this tree due to its poor condition. The applicant should replant a tree in this area (between the front unit and detached garage).

The rear unit should be located twenty-five feet from the rear property line, this will allow adequate rear yard area which will require less maintenance. The applicant should install automatic sprinklers in all lawn and planter areas. Staff further recommends planting two additional trees on the site. One located between the west property line and the parking

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spaces, and one along the driveway between the parking spaces and rear unit, in order to provide some relief from the amount of concrete used on the site.

Staff suggests the applicant install a cyclone fence along the east property line down the driveway to the rear unit. A six inch planter strip, irrigated and planted with climbing vines should be placed along the fence in order to provide some landscaping relief along the driveway. The applicant should install a six foot wood fence along the remainder of the east (approximately 60'+), south and west property line. All fences must meet zoning ordinance standards, three feet in front setback area and six feet high once outside the setback area.

D. Elevations

The applicant proposes to move two residential units onto this lot. The rear unit is stucco with a composition roof. Staff finds that this unit is compatible to the surrounding neighborhood.

The front unit currently is a single family unit with a garage connected by a breezeway. There is a covered walkway from the breezeway to the front door. This portion of the front elevation consist of a brick and wood siding facade. When the unit is moved to Lampasas Avenue, the walkway will be shifted to the opposite side. Therefore, staff suggests that the roof overhang (covered walkway) and the brick and siding on the front elevation be extended across the entire front of the unit towards the driveway. This would improve the overall appearance of the front elevation.

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

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

Conditions

1. The detached garage shall be located 20+ feet from the front unit and 8 feet from the west property line to allow for adequate yard and maneuvering area.
2. A 15 gallon tree shall be planted between the detached garage and the front unit to replace the weeping willow tree.
3. Two 15 gallon trees shall be planted between the west property line and the parking spaces and along the driveway between the parking spaces and rear unit.
4. Automatic sprinkler system shall be installed in all lawn and planter areas.

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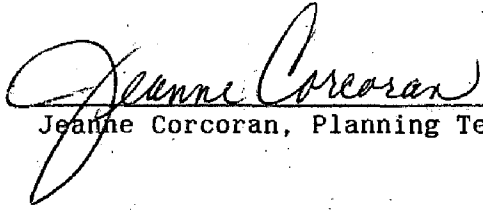
5. A cyclone fence shall be installed along the east property line along the driveway to the rear unit. A six inch planter strip, irrigated and planted with climbing vines shall be placed along the cyclone fence.
6. The fence on the west, south and the remaining 60± of the east property line shall be a 6' high wood fence.
7. The rear unit shall be located 25 feet from the rear property line.
8. The roof overhang (covered walkway) and the brick and wood siding shall be extended across the entire front elevation of the front dwelling unit.
9. The parking spaces shall have a 6 inch x 6 inch poured in place concrete bumper curb.
10. A detailed landscaping and irrigation plan shall be submitted for review by the Planning Director.
11. The Planning Director shall inspect the project for compliance with all conditions prior to final inspection approval by the Building Division.
12. The building move shall be subject to approval of the Design Review staff.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. adequate space is available on the site to accommodate the type and density of the proposed project; and
  - b. the project complies with the deep lot regulations of the zoning ordinance.
2. The project, as conditioned, will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that adequate landscaping, parking and usable yard area is provided for each unit.
3. The proposed project, as conditioned, is consistent with the General Plan and the 1984 North Sacramento Community Plan which designates the site as low density residential.

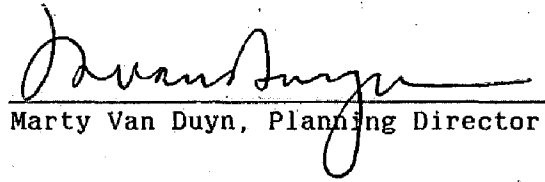
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REPORT PREPARED BY

  
Jeanne Corcoran, Planning Tech II

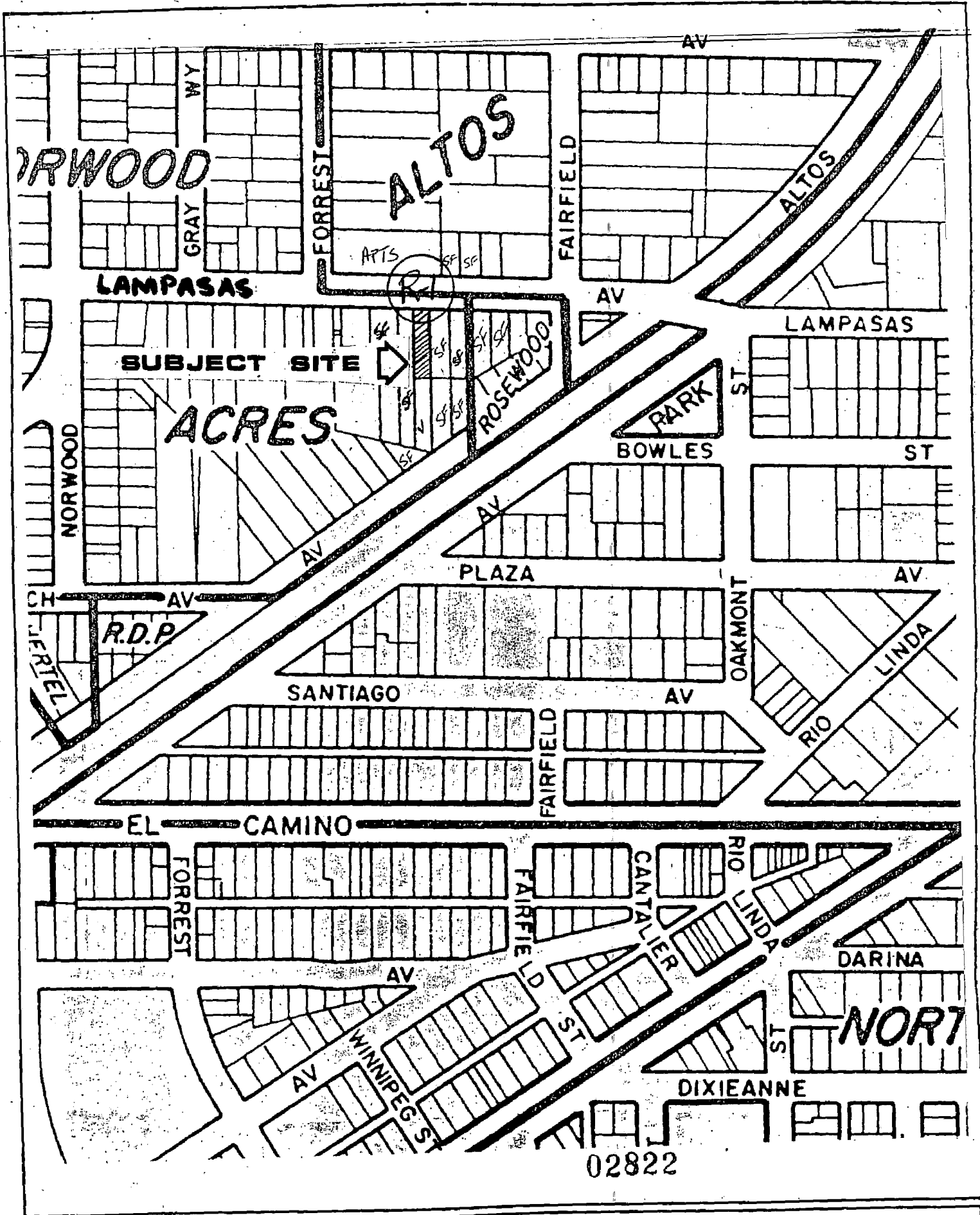
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Date

RECOMMENDED APPROVED BY

  
Marty Van Duyn, Planning Director

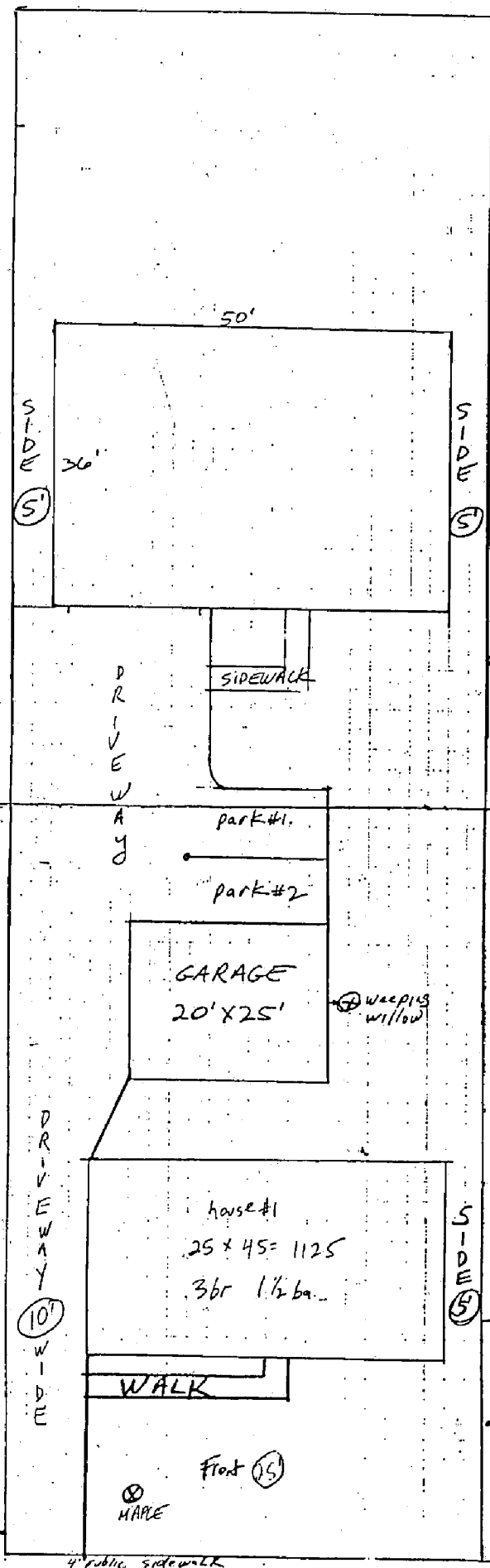
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VICINITY - LAND USE - ZONING

EXHIBIT A



6' wood fence  
both sides rear pl

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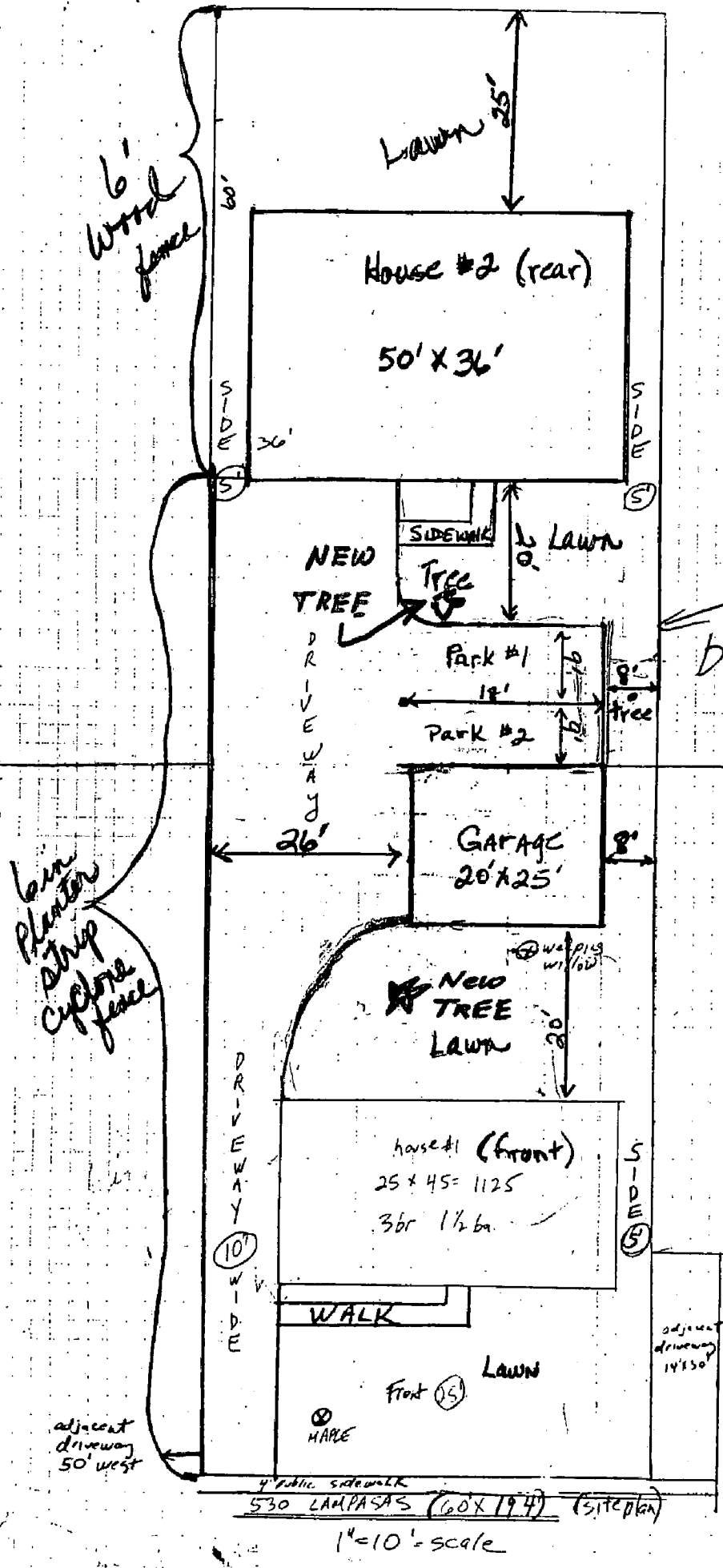
adjacent driveway 50' west

4' public sidewalk  
530 LAMPASAS (60' x 194') (SITE PLAN)

1" = 10' scale

21 CS.

**REVISED PLAN**  
**STAFF EXHIBIT B**



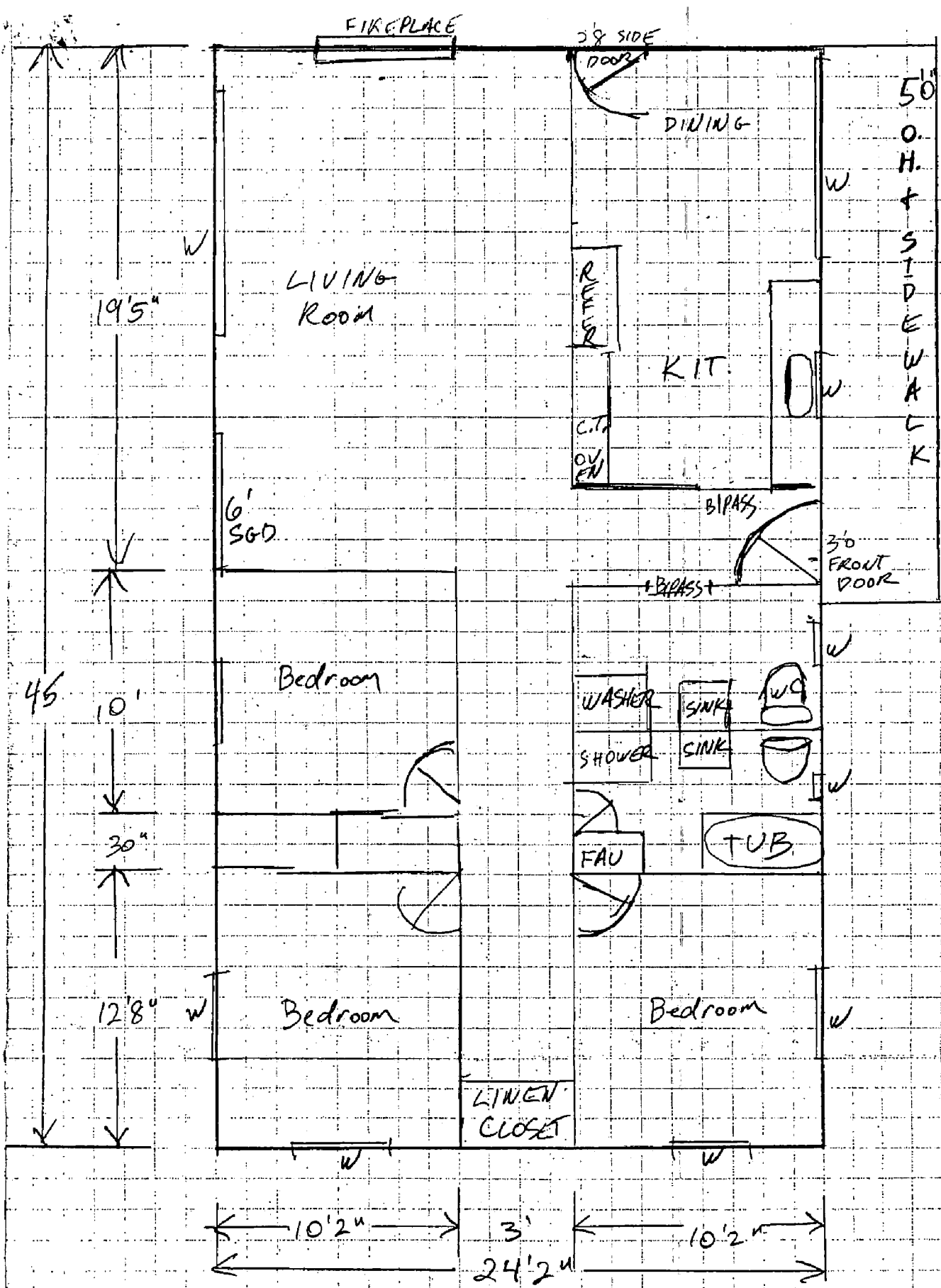
6' wood fence  
both sides rear pl

6' wood fence  
planter strip  
cyclone fence

↓ N  
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21.65

530 LAMPASAS (60' x 194') (site plan)  
1" = 10' scale

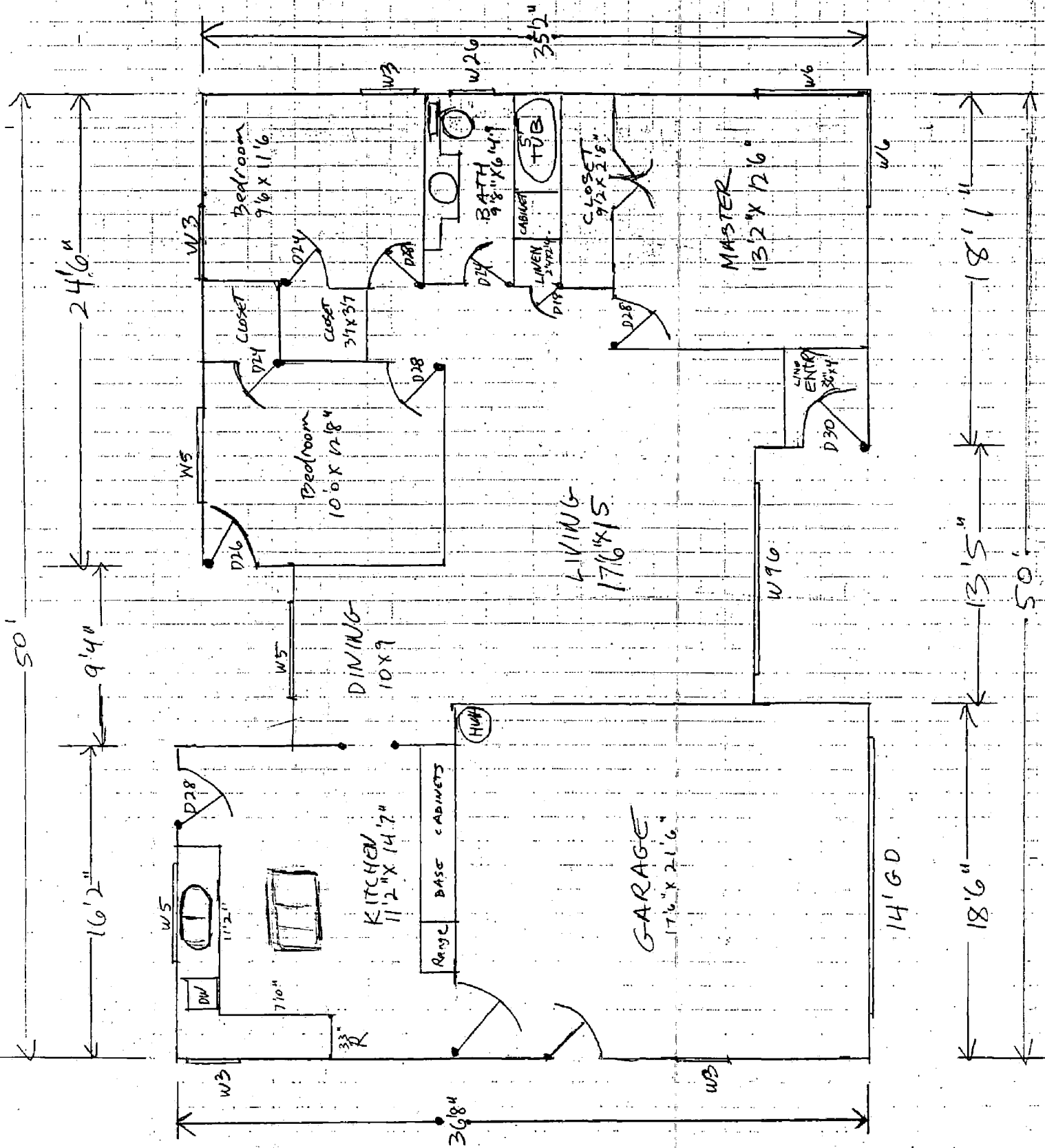


SCALE ~ 5' = 1"

5715 Myrtle

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EXHIBIT C  
FLOOR PLANS

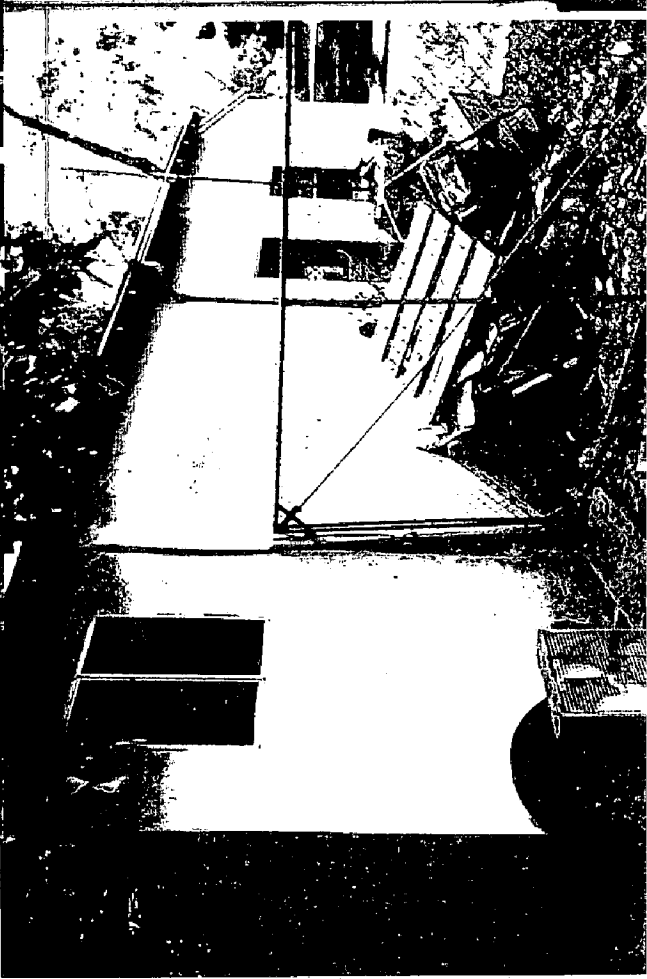


45'25" d. coming

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EXHIBIT C  
FLOOR PLANS

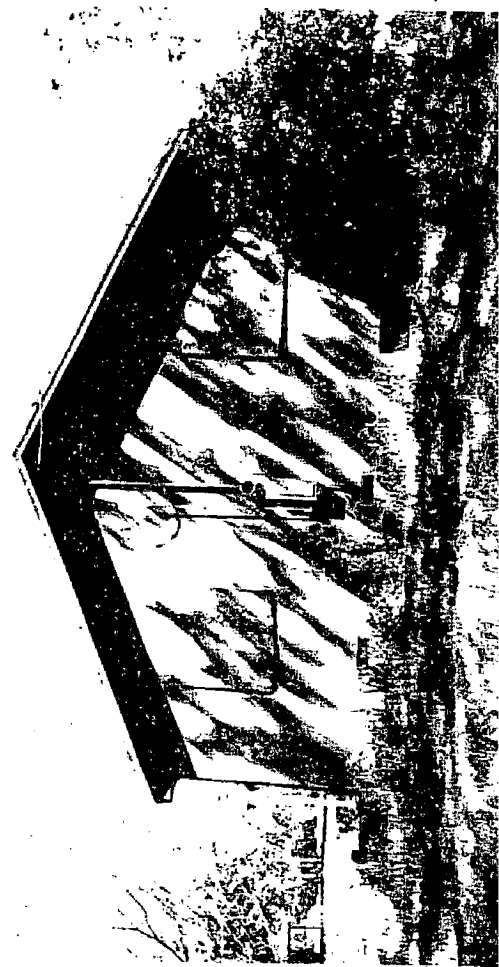
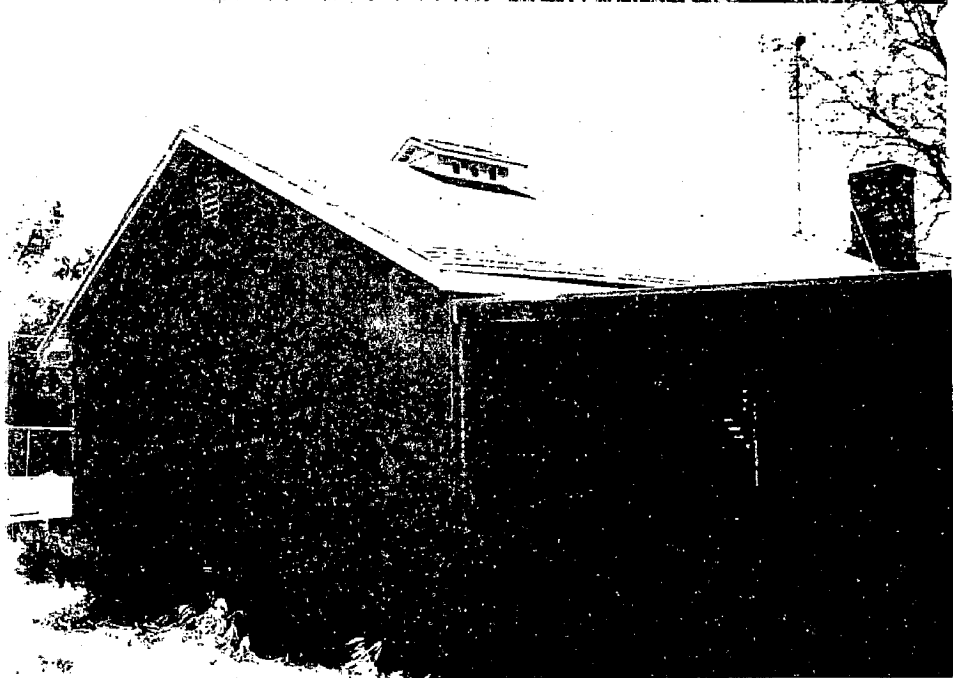
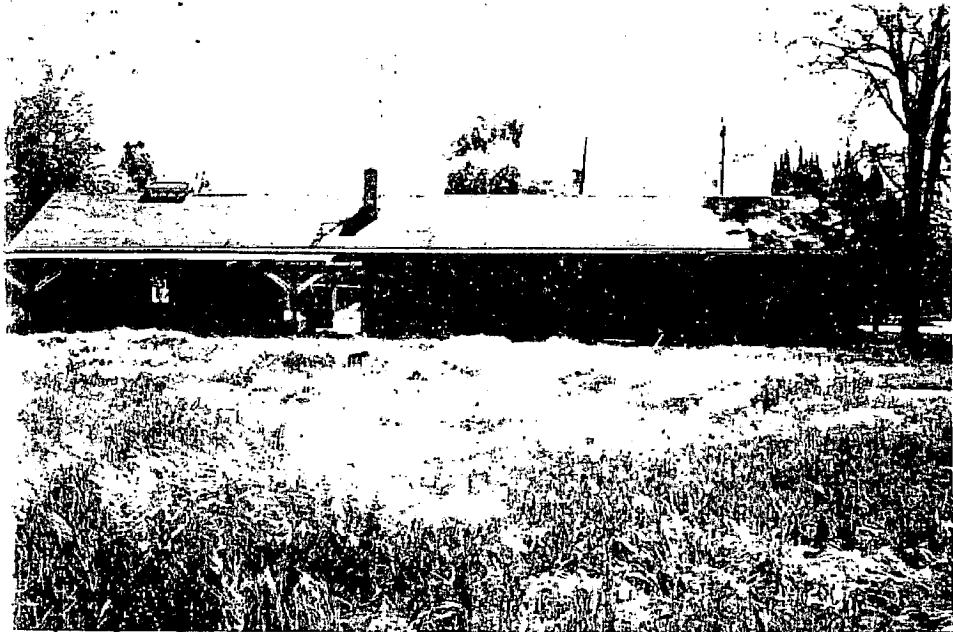
EXHIBIT D



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REAR UNIT

EXHIBIT E



FRONT UNIT