

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Donald R. Jennings, 8100 La Riviera Dr., Sacramento, CA 95826				
OWNER	Ronald and Sandra Agrimonti, 6600 South Land Park Dr., Sacto., CA 95826				
PLANS BY	Donald R. Jennings, 8100 La Riviera Dr., Sacramento, CA 95826				
FILING DATE	3/21/88	ENVIR. DET.	15303 a	REPORT BY	PW:pe
ASSESSOR'S-PCL. NO.	027-0062-021				

APPLICATION: Planning Director's Special Permit for deep lot development (P88-145)

LOCATION: 5615 Wallace Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct three single family residences on one deep lot.

PROJECT INFORMATION:

General Plan Designation: Low density residential
1986 South 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:

North: Residential; R-3
South: Residential; R-1
East: Residential; R-3
West: Church; R-3

Parking Required: 3 spaces
Parking Provided: 7 spaces
Property Dimensions: 60 x 240'
Property Area: 14,400 sq. ft.
Density of Development: 9.09 d.u. per acre
Square Footage of Building: 2 units at 1,291 sq. ft. each; 1 unit at 1,626 sq. ft.
Height of Building: 16 ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood siding; brick veneer
Roof Material: Composition shingles
Exterior Building Colors: Gray, Tan

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning:**

The subject site is a 14,400 sq. ft. (60' x 240') vacant lot. The site is zoned R-1 and is designated in both the General Plan and 1986 South Sacramento Community plan for low density residential uses. Surrounding land uses are residential to the north, south and east; and a church to the west.

002149

B. Project Proposal:

The applicant proposes to construct three single family dwellings on the lot. Two of the units will have 1,291 sq. ft. each in area including attached single car garages. The third unit consists of 1,626 sq. ft. including an attached two-car garage.

C. Site Plan:

The submitted site plan indicates the three units to be lined up along the southern portion of the lot. The largest unit is proposed for the front of the lot with the two smaller units to the rear. A 15' wide private drive runs the entire length of the site along the north property line. A second drive-way is proposed leading into the garage of the front unit off of Wallace Avenue. Proposed plans indicate additional tenant parking areas adjacent to the two rear units.

Staff recommends an alternative to the site plan design that will improve the overall appearance of the project. These revisions include re-orienting the rear building in order to achieve the single family residential intent of the deep lot provisions. See the revised site plan.

The major revision would be to the rear unit. If this rear unit is re-oriented to the face or front in a westerly direction, the visual length of the driveway can be decreased and the attractive elevation of the unit can be appreciated. In the proposed site plan, the rear unit's front is not visible without driving to the end of the driveway. Staff's alternative also calls for a minimum 3' planter running along the length of the driveway. This 3' planter will be located between the driveway and the fence which will extend the length of the property line. Staff suggests climbing vines be utilized in planter along the fence line. Small shrubs may also be used. Staff recommends the applicant submit final site and landscape plans for review and approval prior to issuance of building permits.

D. Elevations:

Staff generally finds the building elevations appropriate and that the exterior building materials should compliment the surrounding area. The applicant has submitted two different elevation plans for the two rear units. Staff recommends elevation A-1 for the middle unit and elevation A for the rear unit. Staff also recommends the applicant use a type of composition shingle that is thick which can give the appearance of wood shakes. The front unit should utilize the attached elevation B which consists of horizontal wood siding and a brick fireplace.

ENVIRONMENTAL DETERMINATION:

The proposed project is exempt from environmental review, pursuant to CEQA Guidelines (Section 15305 A)

STAFF RECOMMENDATION:

Staff recommends approval of the Special Permit, subject to conditions and based upon findings of fact which follow:

Conditions:

1. Applicant shall comply with all requirements of Deep lot/Infill regulations (Sec. 9) of the Zoning Ordinance.
2. The driveway shall meet the requirements of the Traffic Engineer.
3. The applicant shall submit revised final site plans to include re-orienting the rear building to face Wallace Avenue and location of a 3' planter along the driveway. These revised plans shall be submitted to the Planning Director for review and approval prior to issuance of building permits.
4. The applicant shall submit final elevation plans to the Planning Director for review and approval prior to issuance of building permits.
5. The applicant shall submit a detailed landscape/irrigation plan to staff for review and approval prior to issuance of building permits.

Findings of Fact:

1. The proposed project 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.
 - b. the project is compatible with surrounding land uses which consist of single-family residences and deep lot development.
2. The proposed project will not be detrimental to the public health, safety or welfare, nor result in creation of a nuisance, in that the project shall comply with all requirements of Section 9 of the zoning Ordinance which include the provision for adequate on site - site parking.
3. The proposed project is consistent with the objectives of the General and Community Plan in that :
 - a. the area is designated as an infill area;
 - b. and the proposed development provides a safe, stable and attractive residential area in which to live.

REPORT PREPARED BY:

Price Walker

Price Walker, Associate Planner

5/2/88

Date

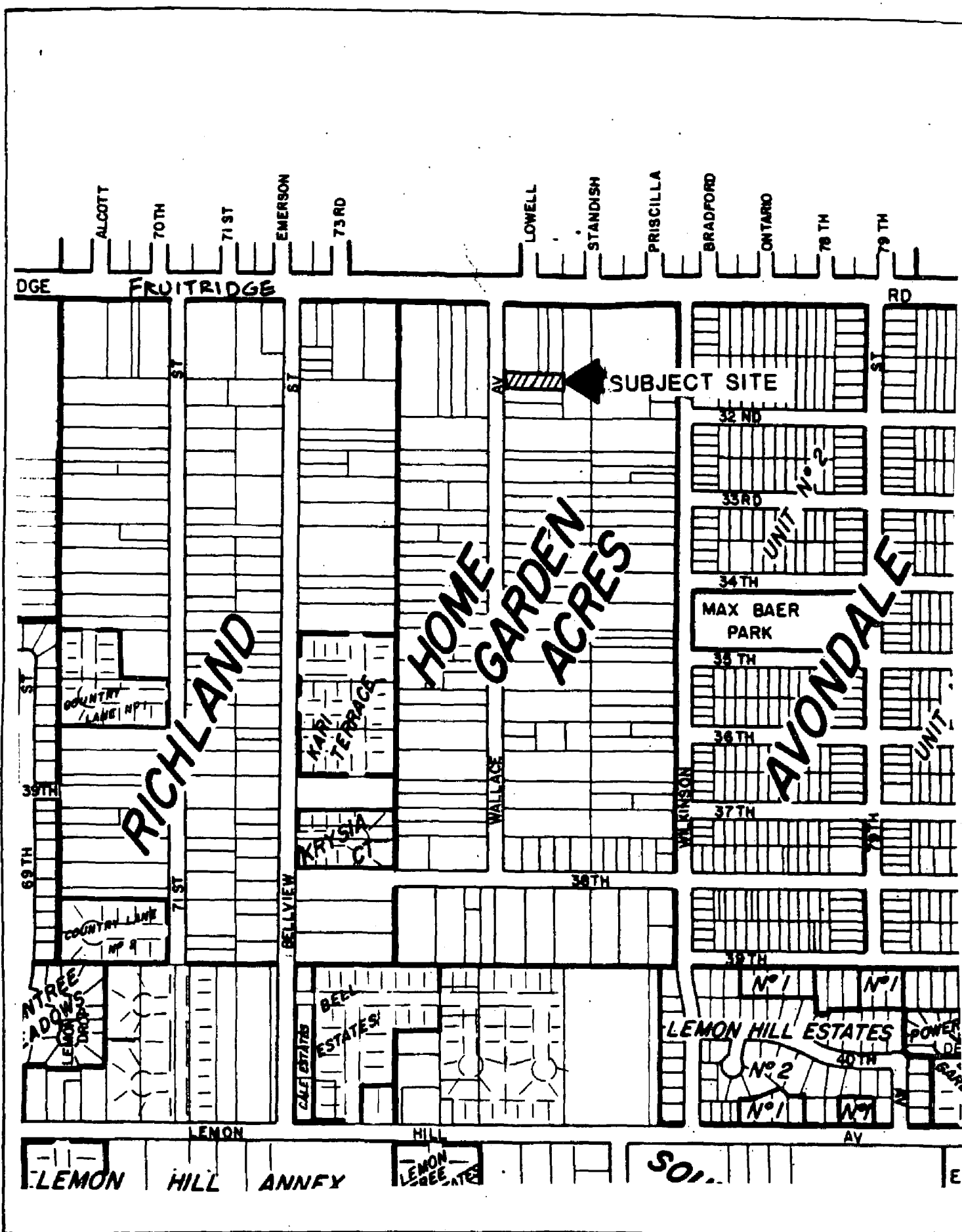
RECOMMENDATION APPROVED:

Marty Van Duyn, Senior Planner

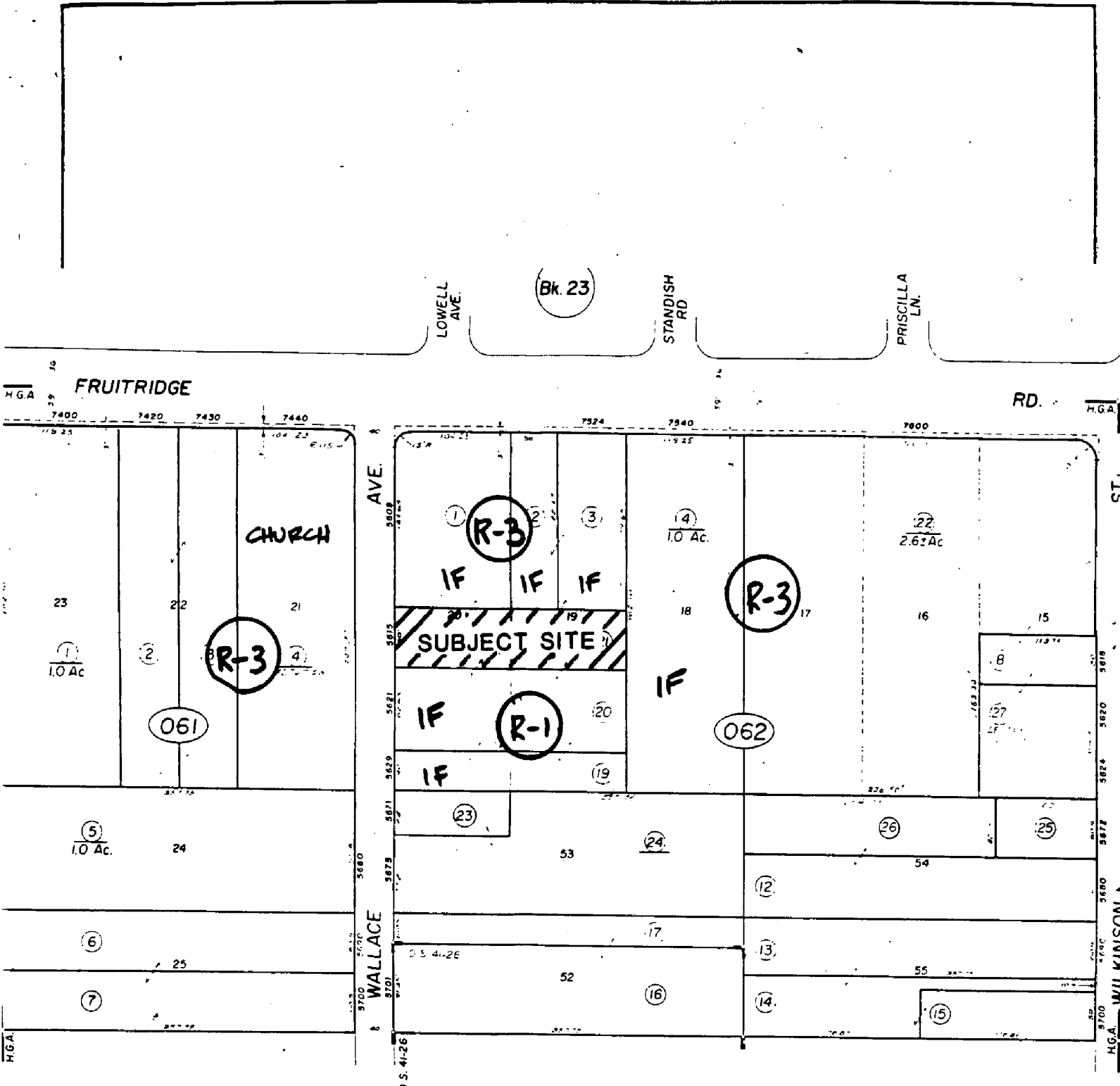
For Marty Van Duyn, Planning Director

5-3-88

Date

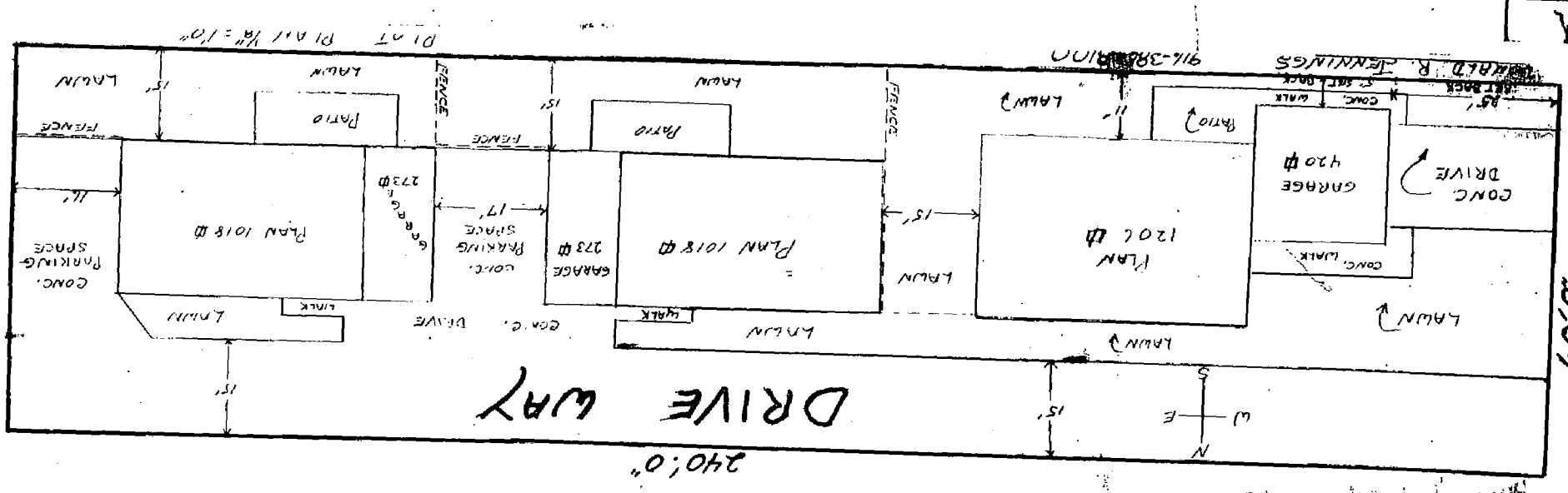


VICINITY MAP



LAND USE & ZONING MAP

SITE PLAN



60'0"
5615 WALLACE AVE.
CITY OF SACRAMENTO

0071750

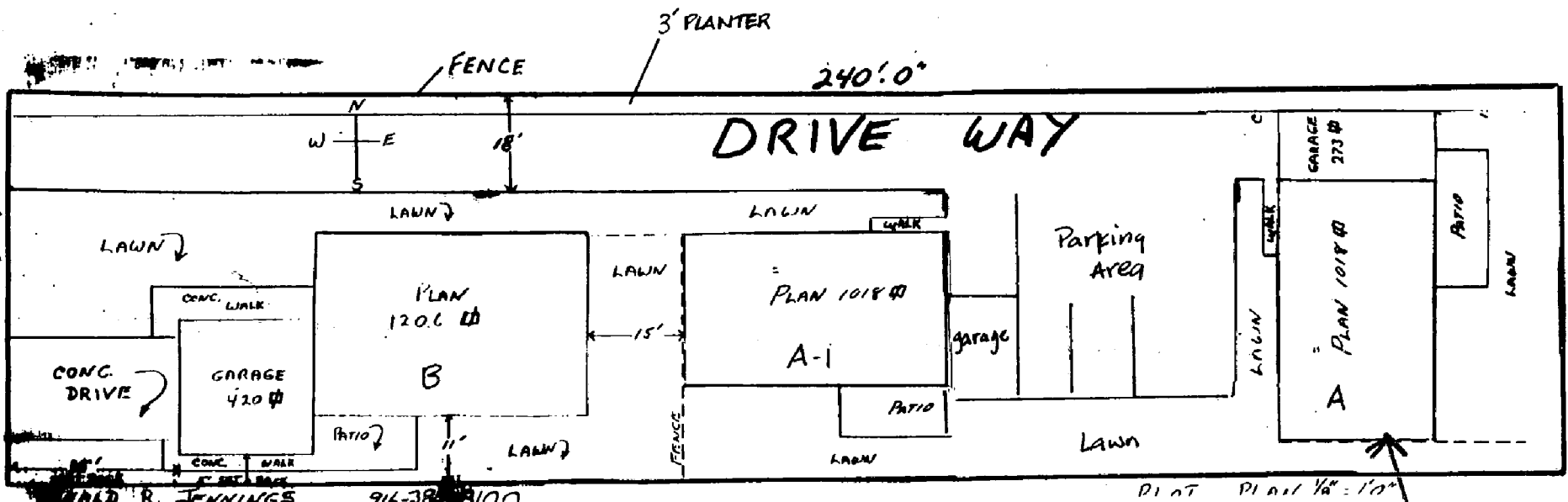
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D88-145

011000

5615 WALNUT AVE.
CITY OF SACRAMENTO

60:0



WALD R. JENNINGS 916-380-1100

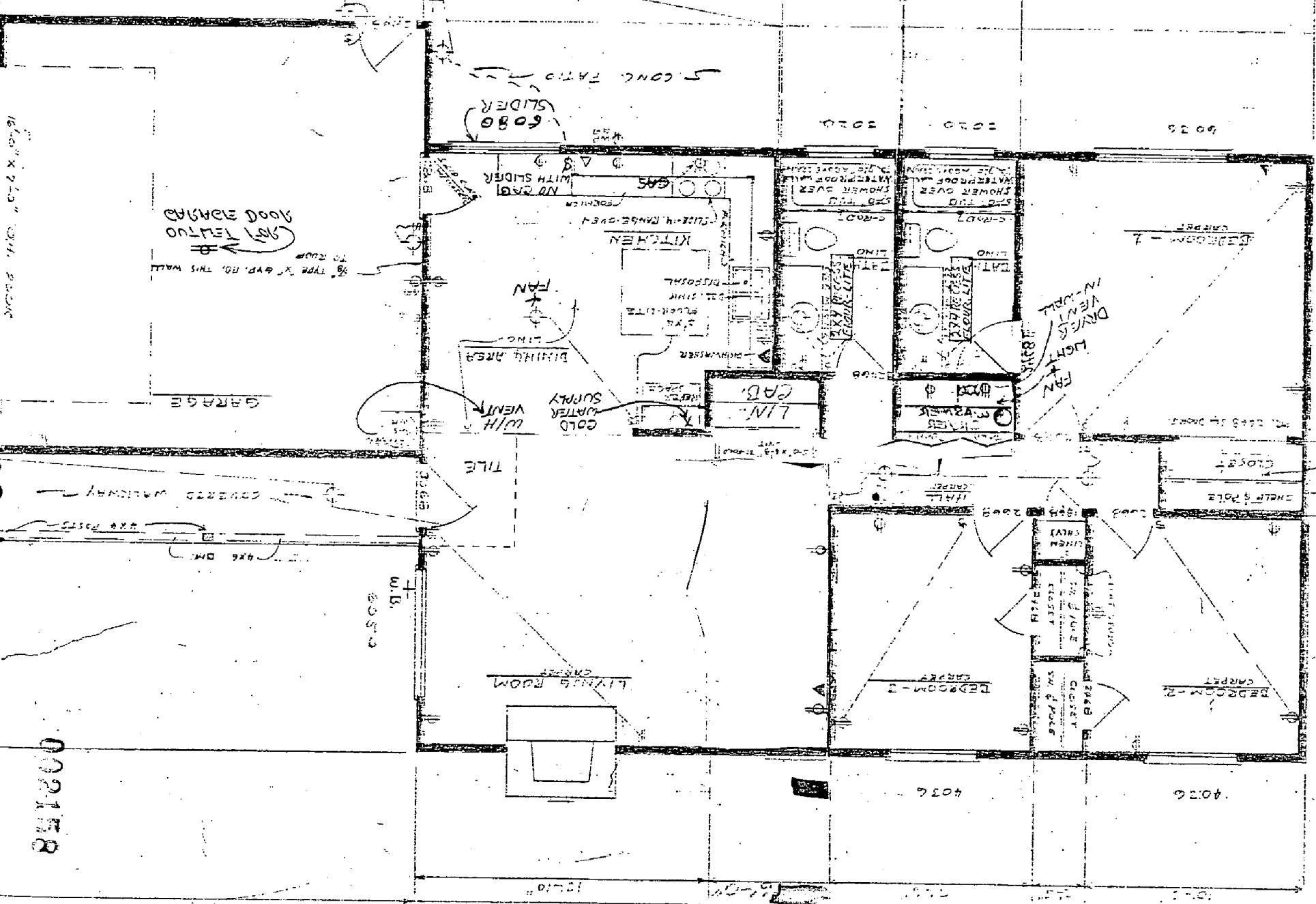
Plot Plan 1/8" = 10'

STAFF'S REVISED SITE PLAN

REVISION:
REORIENTING OF
REAR BUILDING

FLOOR PLANS

002158



PLAN NO. 1206

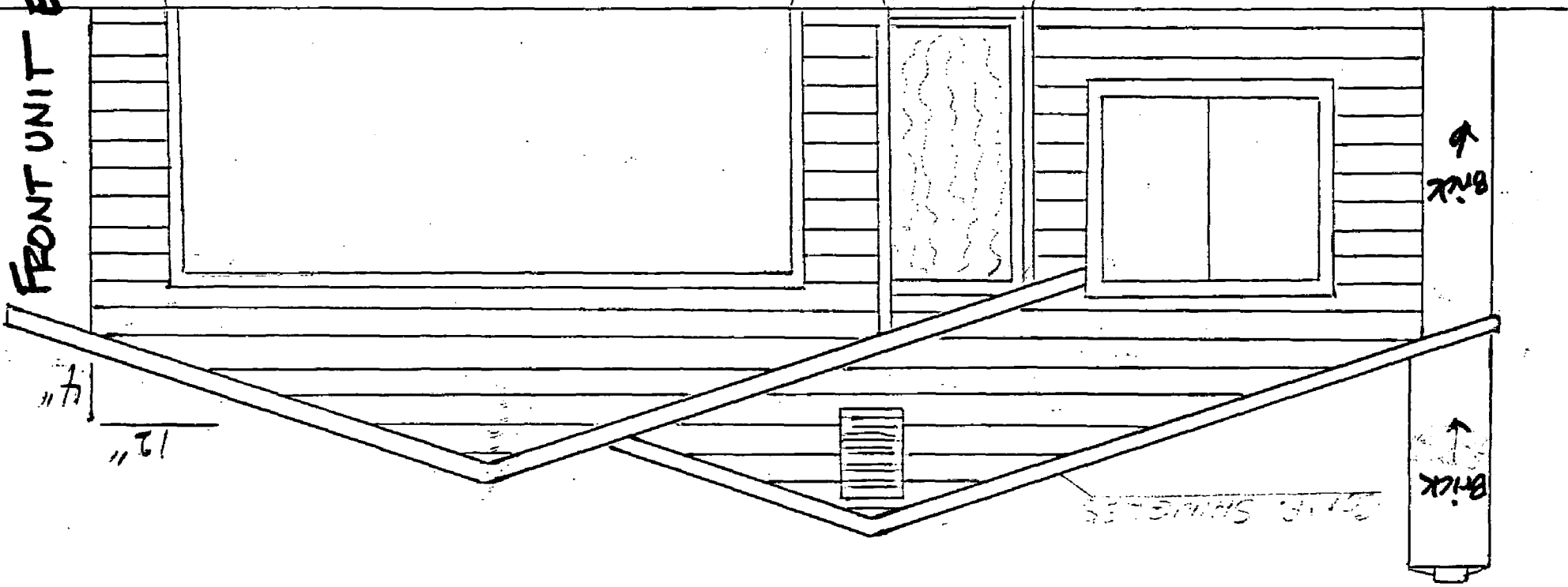
P 88145

P88-MS 2

FRONT UNIT ELEVATION

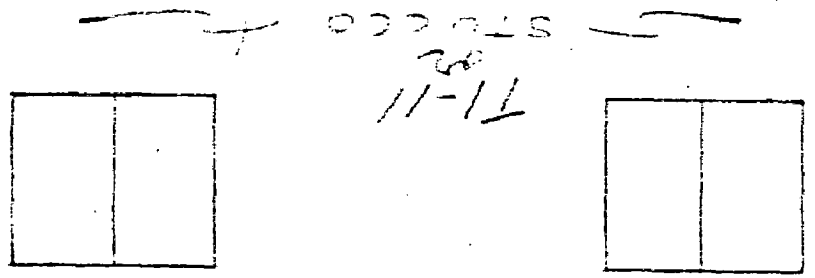
FRONT ELEV. (WEST)
1/4" = 1'0"

PLAN # 1206
EVEN "B"



NORTH ELEV.
1/4" = 1'0"

601600



T-1-11
STUCCO

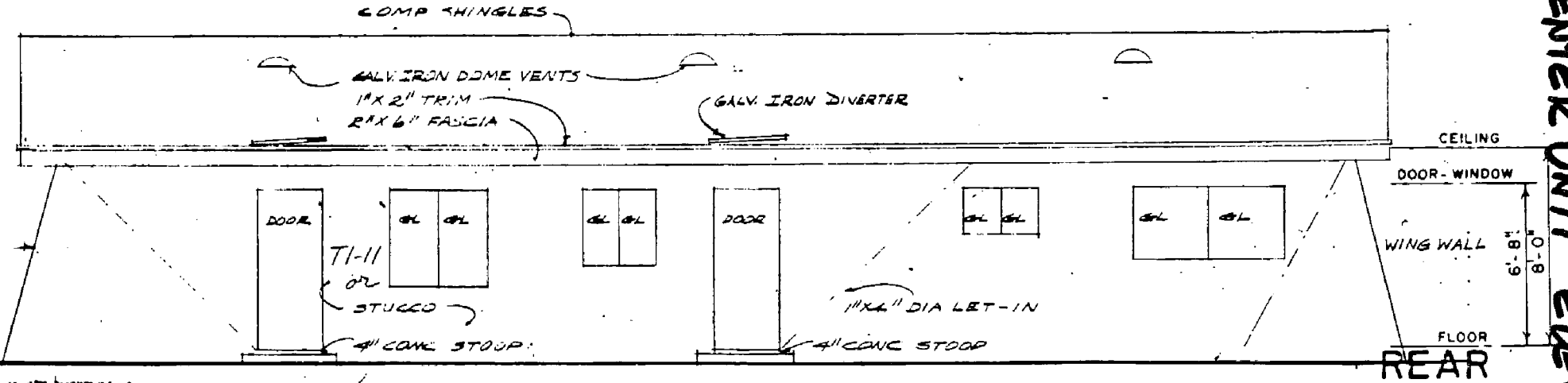
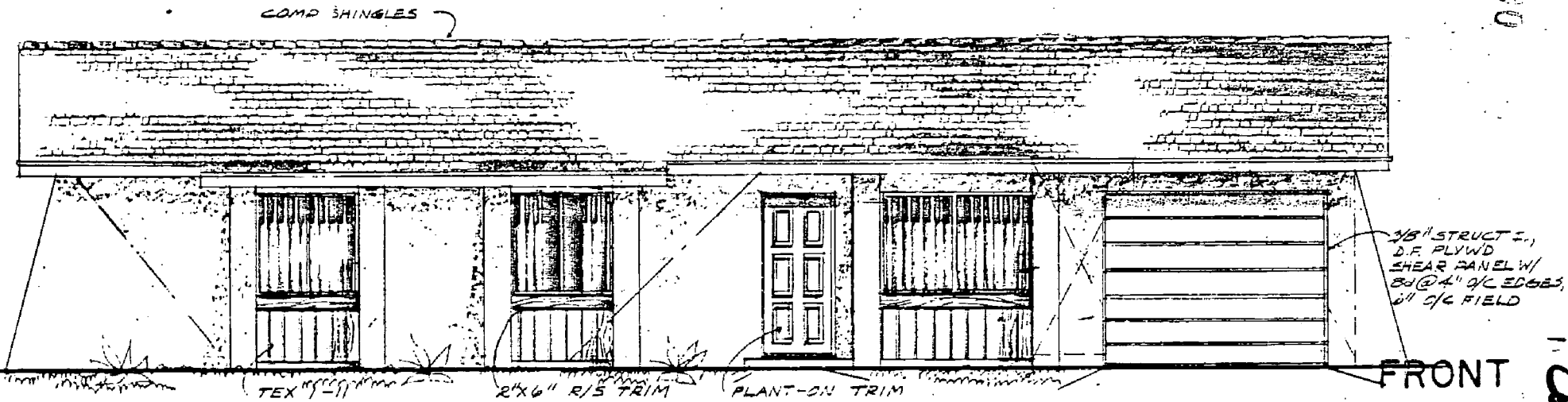
T-1-11
BRICK

788-145

P88-145

ELEVATION A-1

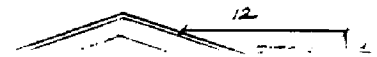
001600



CENTER UNIT ELEVATION

F.L.S. OVER 15" FELT

COMP SHINGLES



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PLAN # 1018

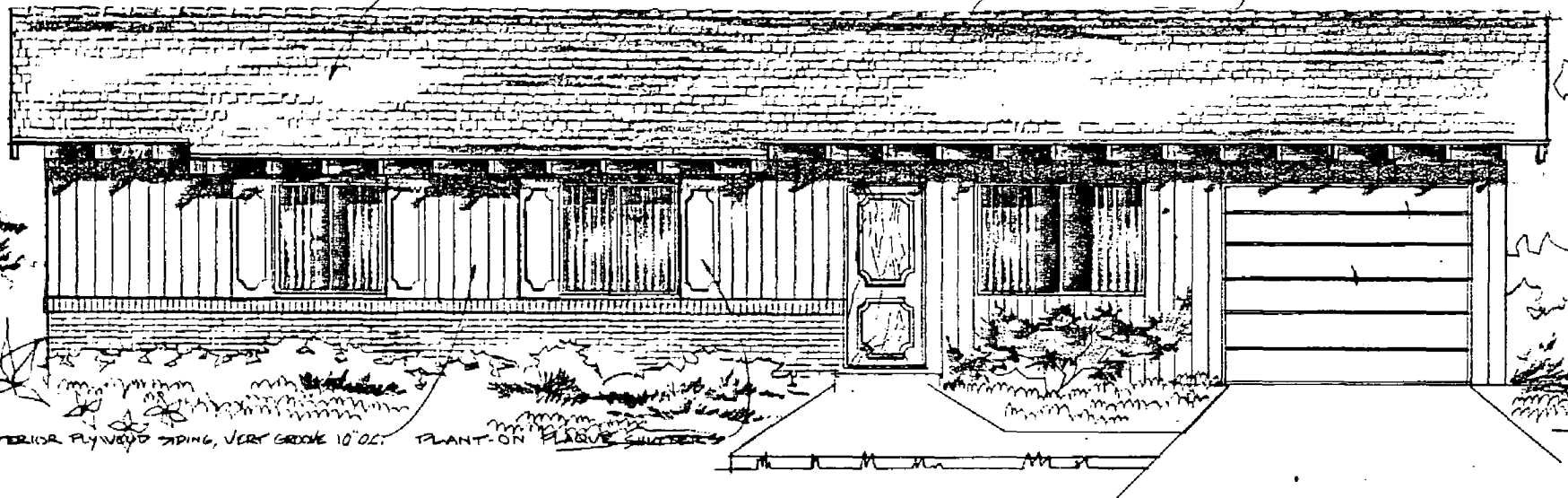
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- NOTICE -

LAW PROHIBITS MINORS FROM WORKING ON CONSTRUCTION PROJECTS

COMP. SHINGLES

151600

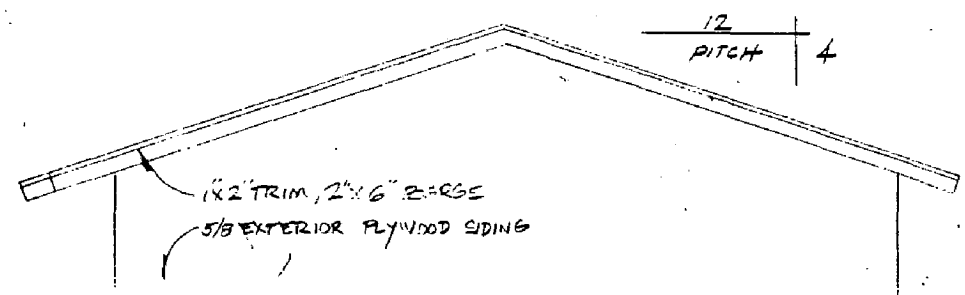
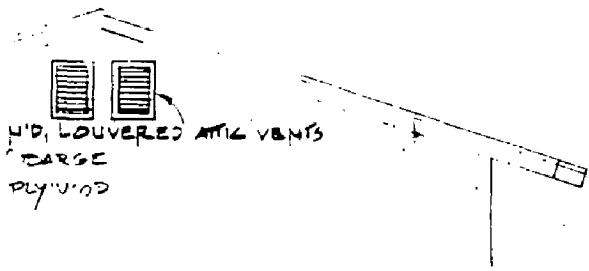


FRONT ELEVATION A

SCALE: 1/4" = 1'-0"

PLAN # 1018

REAR UNIT ELEVATION



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