

PLANNING DIRECTOR'S DEEP LOT SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Chuck Sellers-CASMARK Land Development, 3940 60th Street, Sacramento, CA, 95820</u>		
OWNER <u>Arthur B. and Herminia Belmes, 5765 Wallace Avenue, Sacramento, CA, 95824</u>		
PLANS BY <u>Chuck Sellers-CASMARK Land Development, 3940 60th Street, Sacramento, CA, 95820</u>		
FILING DATE <u>June 18, 1991</u>	ENVIR. DET. <u>Exempt 15303(a)</u>	REPORT BY <u>SLY</u>
ASSESSOR'S PCL. NO. <u>027-0142-009</u>		

APPLICATION: Planning Director's Deep Lot Special Permit to construct a second residential unit on 0.50+ partially developed acres in the Standard Single Family, R-1 zone.

LOCATION: 5765 Wallace Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to build a two story second residential unit totaling 1,560 square feet on 0.50+ partially developed acres in the Standard Single Family zone.

PROJECT INFORMATION:

General 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: Single Family; R-1	Front:	25'	36'
South: Single Family; R-1	Side(North)	5'	10'
East: Single Family; R-1	Side(South):	5'	14.5'
West: Single Family; R-1	Rear:	15'	157'

Property Dimensions:	60.75 feet x 357.75 feet
Property Area:	0.50+ acres
Square Footage of Building:	Existing house- 986 square feet Existing detached garage- 319 square feet Proposed second house-1,560 square feet Total-2,865 square feet
Height of Building:	26.0 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition shingles

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 61 foot x 358 foot interior lot in the Standard Single Family, R-1 zone (see Exhibit A). It is currently developed with a single family residence and a detached garage in the first third of the lot. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land use and zoning for the subject site are single family residential, zoned R-1 to the north, south, east, and west.

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B. Applicant's Proposal

The applicant is proposing to construct a two story single family residence and garage to the rear of an existing residential dwelling unit on the subject site. The proposed dwelling unit is 1,560 square foot four bedroom and three bath home with an enclosed garage (see Exhibits B and C). The access way for the second dwelling will be constructed along the south property line. The driveway for the front dwelling is currently an unpaved path along the south property line.

C. Staff Analysis

1. Site Plan:

The site plan shows the existing unit and detached garage and the proposed unit for the property. The floor plan indicates the new unit will front the south property line. The proposed unit meets all setback requirements. The second unit has a driveway with a hammerhead which will permit vehicle turn around capability. The existing unit and the proposed unit will have adequate yard area enclosed by a six foot redwood fence. There were no landscape plans submitted, nor any proposed landscaping indicated on the site plan. Staff recommends the front yard area be landscaped with sod, shrubs, and trees and irrigated with an automatic sprinkler system.

There is additional area on the rear portion of the site that could be further developed; however, there is a proposed policy for this area which requires 10,000 square feet of land for each additional unit. This lot has land area to support a total of two units under this proposal.

2. Building Materials and Design:

The applicant proposes a two story structure using stucco on all the elevations. The applicant proposes composition shingles for the roof. Staff recommends 25 year laminated dimensional composition shingles for the roof with the color compatible to the proposed house's paint color. The garage door should be a metal raised sectional door painted to match the house.

The adjacent property owners have been notified by certified mail of the proposed development. No comments have been received as of the writing of the staff report.

Staff recommends approval of the Planning Director's Special Permit for deep lot development in that adequate garages, driveways, and setbacks will be provided; further subdivision of the lot is not feasible; and the project maximizes development of a deep lot.

D. Agency Comments:

The proposed project was reviewed by City Traffic Engineering, Building Inspections, the Fire Department, and Engineering Development Divisions. Engineering Development staff commented that the applicant should pave the entire driveway to the second unit.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15303(a)).

RECOMMENDATION: Staff recommends that the Planning Director approve the Special Permit for deep lot development subject to the conditions and based upon the findings of fact which follow.

Conditions:

1. The applicant shall use 25 year laminated dimensional composition shingles for the roof with the color compatible to the houses' paint color. The garage door shall be a metal raised sectional door painted to match the house. The applicant shall use stucco as the exterior siding building material. The revised elevations shall be submitted for staff review and approval prior to issuance of building permits.
2. Front yard areas for the second unit shall be landscaped with sod, shrubs, and trees, and irrigated with an automatic sprinkler system. The site plans submitted for building permits shall include the proposed landscaping plans.
3. The applicant shall comply with all applicable ordinances pertaining to hours of operation for on-going construction. All equipment and debris shall remain on the subject parcel.
4. The applicant shall pave the entire driveway to the second unit. This shall be indicated on the revised site plan.
5. Size, design, building materials, and location of the proposed unit shall conform to the plans submitted.
6. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a residential use in a Standard Single Family Residential, R-1 zone.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed single family residence is compatible in design with the other existing properties in the neighborhood;
 - b. adequate garage space, driveway, landscaping, and setbacks will be provided;
 - c. the proposed unit will not significantly alter the characteristics of the area; and
 - d. further subdivision of the lot would not be feasible in that the lot is surrounded by existing development, and the lot cannot be merged with another lot for subdivision.
3. The project is consistent with the General Plan which designate the subject site as Low Density Residential (4-15 du/na).

Report Prepared By:

Sandra L. Yope
Sandra L. Yope, Planner

17 Oct 91
Date

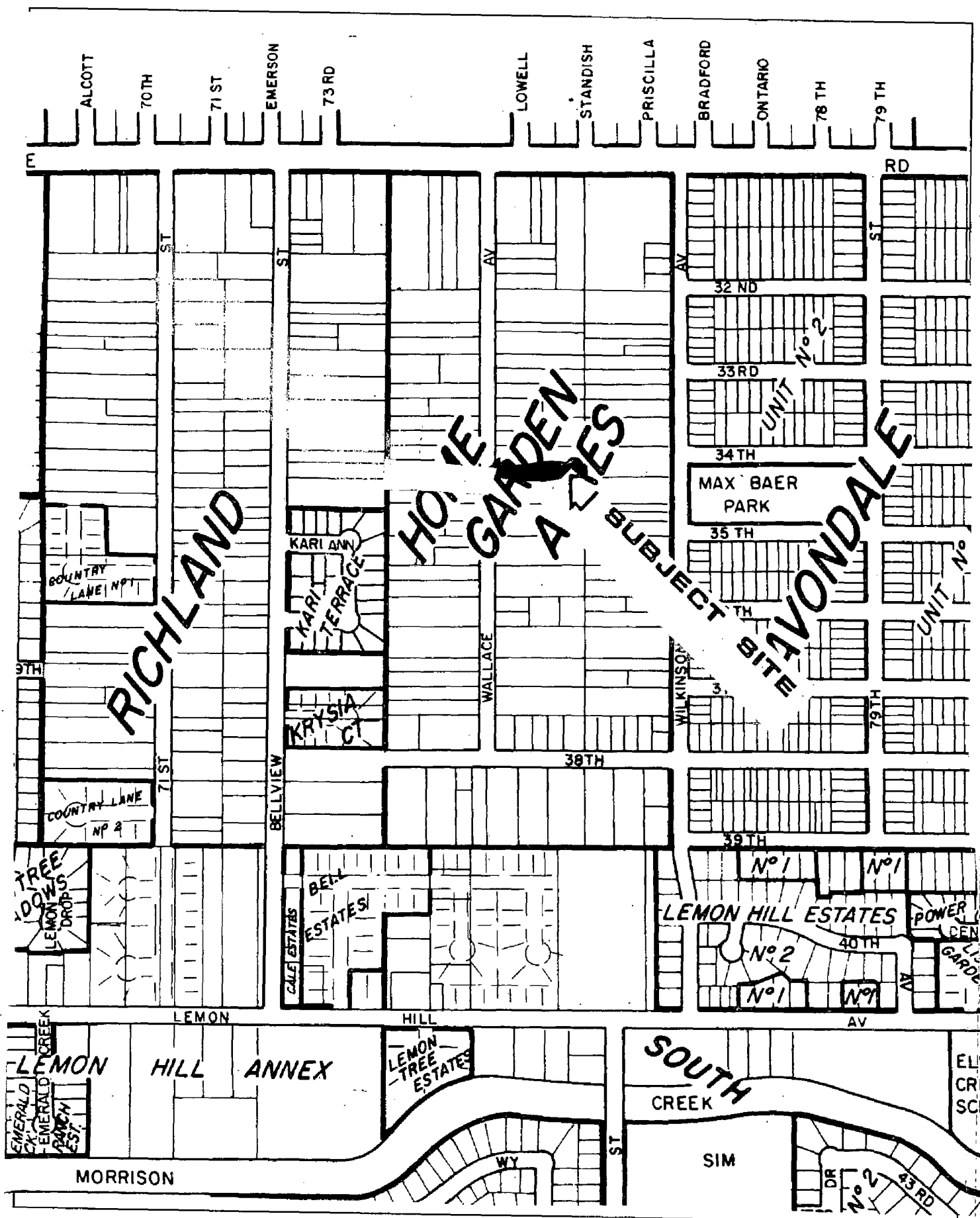
Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse, Planning Director

10.18.91
Date

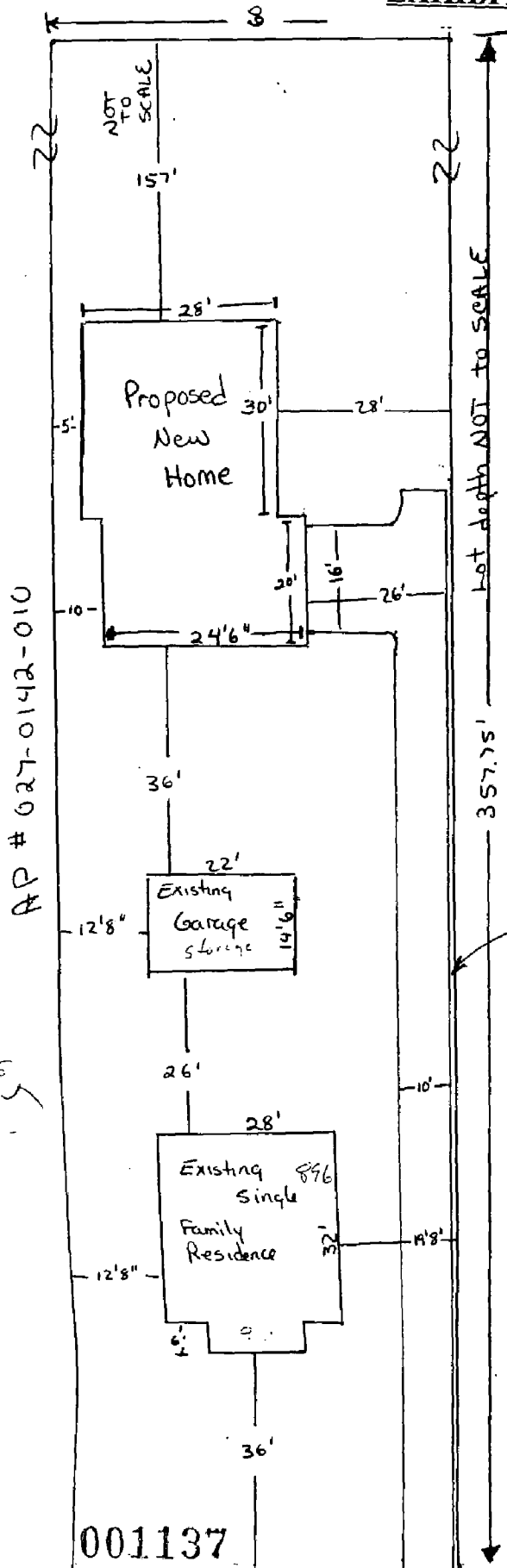
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VICINITY MAP

EXHIBIT A



AP # 027-0142-010

AP # 027-0142-008

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Revised
8/8/91

Existing Fire Hydrants

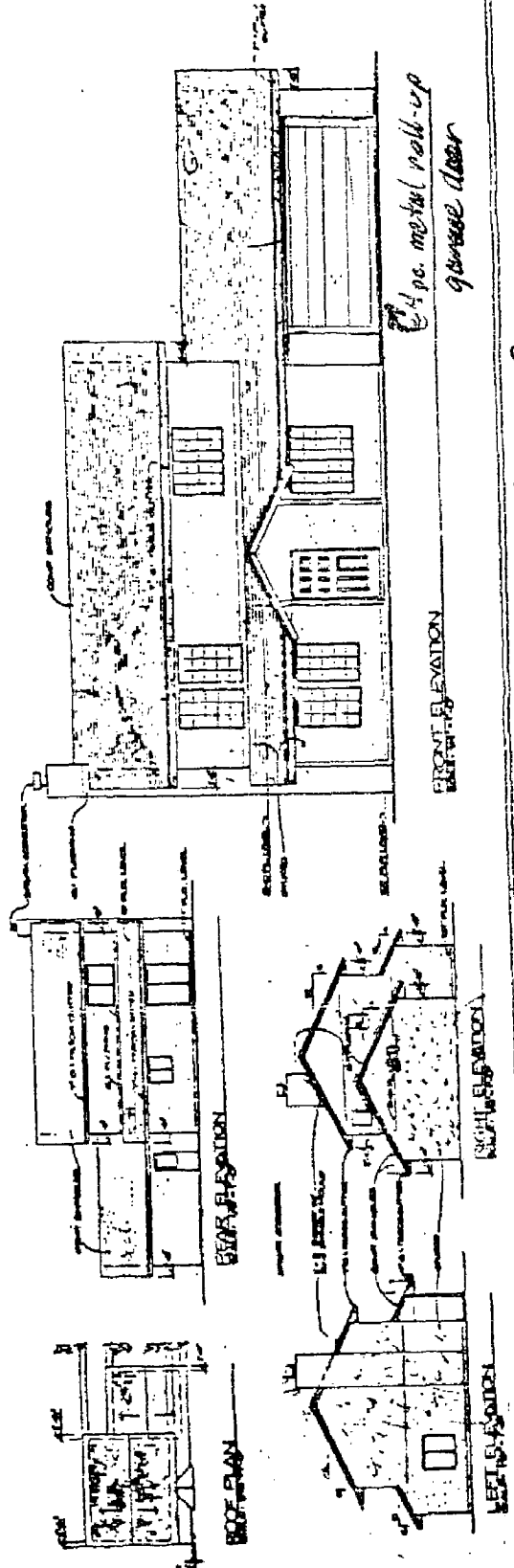
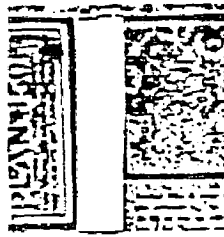
WALLACE Ave

AP # 027-0141-008
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EXHIBIT B
ELEVATIONS



PLAN IS FLIPPED OVER
GARAGE ON LEFT!

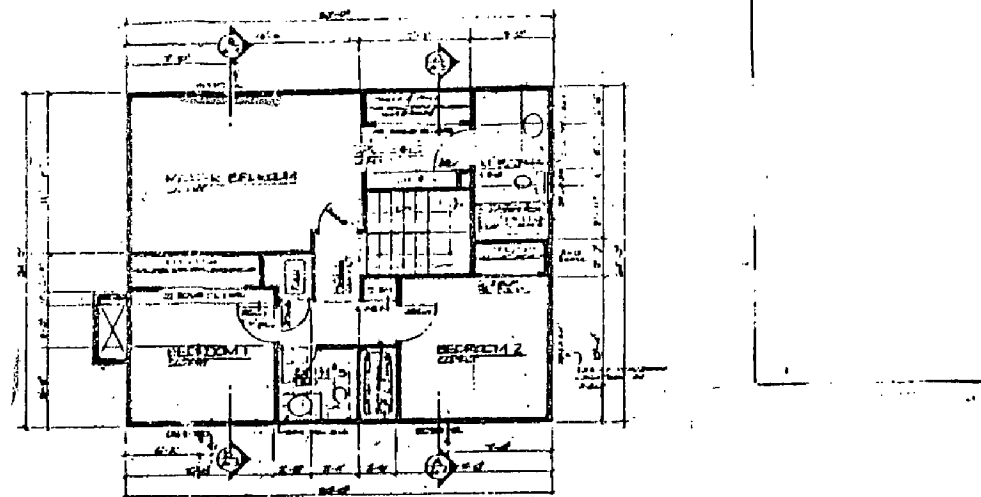
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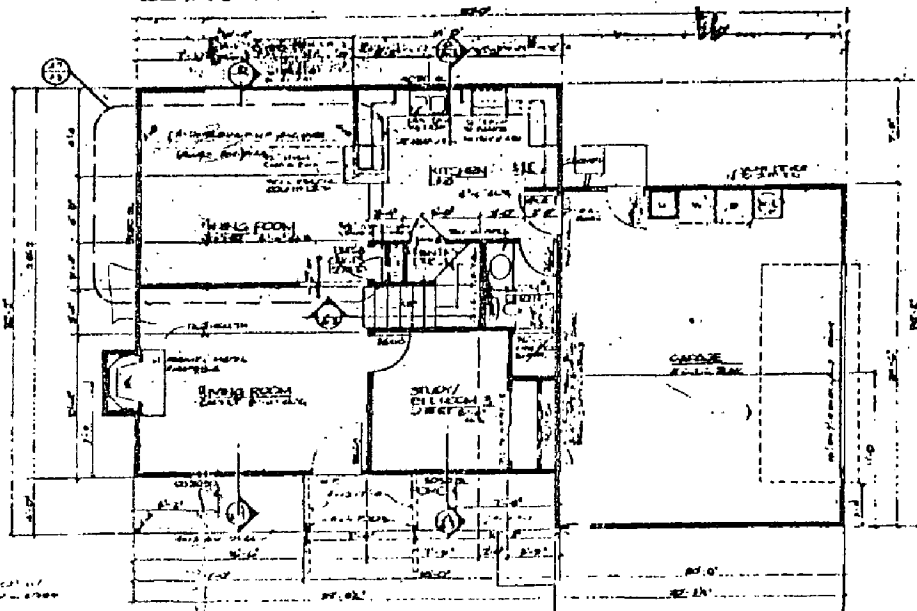
CITY OF SACRAMENTO
CITY PLANNING DIVISION

EXHIBIT - C

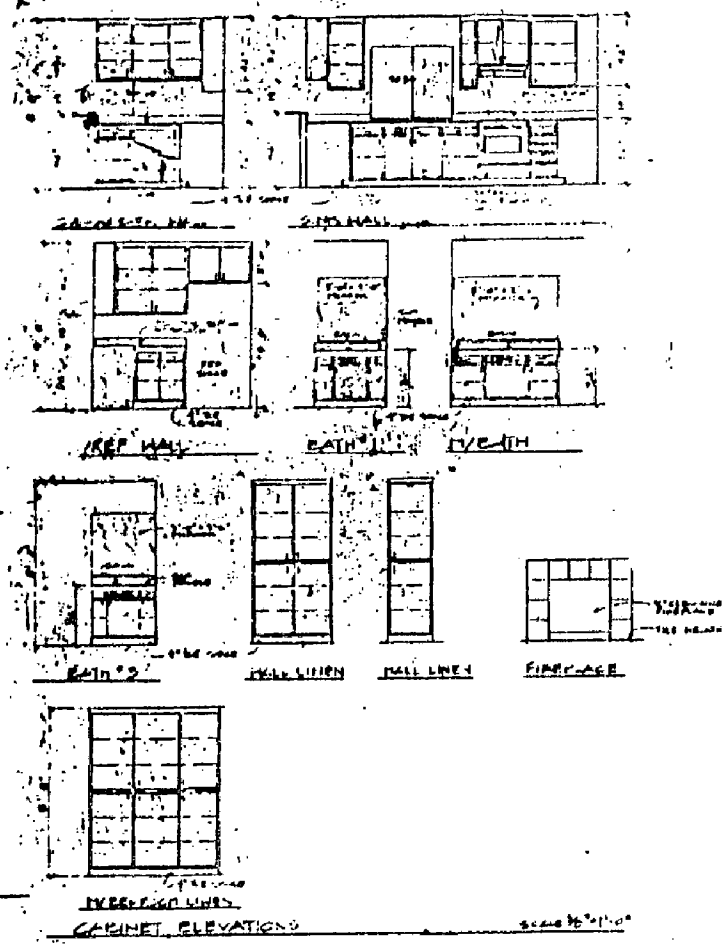
EXHIBIT C
FLOOR PLANS



SECOND FLOOR PLAN



FIRST FLOOR PLAN



CITY OF SACRAMENTO
CITY PLANNING DEPARTMENT

RECEIVED
A.S. 9/19/91

FLOOR PLAN FLOPED OVER FROM THIS PLAN
GARAGE ON LEFT

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