

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

APPLICANT	Liet Tran, 7600 38th Avenue, Sacramento, CA, 95824				
OWNER	Liet Tran, 7600 38th Avenue, Sacramento, CA, 95824				
PLANS BY	Liet Tran, 7600 38th Avenue, Sacramento, CA, 95824				
FILING DATE	October 30, 1992	ENVIR. DET.	Exempt 15303(a)	REPORT BY	SLY
ASSESSOR'S PCL. NO.	027-0323-018				

APPLICATION: Planning Director's Deep Lot Special Permit to move a 3,280 square foot second residential unit on 0.84± partially developed acres in the Standard Single Family (R-1) zone.

LOCATION: 7600 38th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to move a 3,280 square foot second residential unit on 0.84± partially developed acres in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
1986 South Sacramento
Community Plan Designation: Residential (4-8 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'	52'
South:	Vacant; R-1	Side(North)	5'	10.3'
East:	Single Family; R-1	Side(South):	5'	20'
West:	Single Family; R-1	Rear:	15'	348'

Parking Required: 2 spaces
Parking Provided: 3 spaces
Property Dimensions: Irregular
Property Area: 0.84± acres
Square Footage of Building: Existing house- 884 square feet
Second house-3,280 square feet
Total-4,164 square feet
Height of Building: 23 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood

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Roof Material: Composition shingles

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a flag shaped interior lot totaling 0.84± acres in the Standard Single Family (R-1) zone (see Exhibit A). It is developed with an 884 square foot single family residence at the front of the lot. The General Plan designates the site as Low Density Residential (4-15 du/na) and the 1986 South Sacramento Community Plan designates the site as Residential (4-8 du/na). The surrounding land use and zoning for the site are single family residential, zoned (R-1) to the north, east, and west; and vacant, zoned (R-1) to the south.

B. Applicant's Proposal

The applicant is proposing to move a second dwelling unit on the subject site from a nearby parcel. The proposed second dwelling unit is a 3,280 square foot two story home. A three car enclosed garage will be constructed and attached to the second unit (see Exhibits A-D). The second residence is proposed to be located to the rear of the existing single family dwelling. The access way for the second dwelling will be constructed along the east property line.

C. Staff Analysis

1. Site Plan:

The site plan indicates that the proposed second residential unit will be moved to the rear (southeast) of the existing residential unit. The three car garage will be constructed on the north side of the relocated house. The existing house on the front of the property does not have a garage. The proposed driveway for the second unit will be located along the east property line and is indicated as 17 feet in width. The driveway makes a 90 degree turn to access the garage. Staff recommends the driveway be increased to 20 feet in width and a hammerhead added at the turn to accommodate emergency vehicles. The proposed second unit meets all setback requirements.

The proposed site plan did not indicate any landscaping for the second unit. Staff recommends that a landscaping plan be submitted for the area surrounding all sides of the proposed second unit to include sod, shrubs, and an automatic irrigation system. The rectangular area shall include the length of the west (front) side of the house from the house, west to the western end of the driveway, south to a point 15 feet south of the house, and continued to the eastern property line (see Exhibit D).

2. Building Materials and Design:

The applicant proposes to move a two story structure onto the site. The proposed house is 3,280 square feet with a wood exterior and composition shingles. The house is gray in color and has a height of 23 feet. The front door will be located on the southwest corner of the house. Staff recommends a sidewalk be constructed from the front

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entrance to the driveway. A 768 square foot three car garage will be constructed as an attached garage to the proposed second unit. Staff recommends that the applicant make a formal application to the Design Review/Preservation Board staff for project review. Staff recommends the garage doors be metal sectional doors painted to match the house.

The adjacent property owners have been notified by certified mail of the proposed development and staff has not received any comments 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, setbacks, and landscaping will be provided and further subdivision of the lot is not feasible.

D. Agency Comments:

The proposed project was reviewed by Traffic Engineering, Building Inspections, Engineering Development, the Fire Department and the South Sacramento Area Community Planning Council. The following comments were received:

1. Traffic Engineering staff comments:
 - a. An on-site hammerhead turn-around is recommended.
 - b. Emergency access must be approved by the Fire Department.
2. Fire Department staff comments:
 - a. A fire hydrant is required within 300 vehicular feet of this new structure. A fire hydrant will have to be added on this site unless one is within 150 feet in either direction on 38th Avenue.
 - b. The driveway must be at least 20 feet wide with a hammerhead turn around at the end.
3. South Sacramento Area Community Planning Council comments:

The advisory council voted to approve the project as requested.

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 widen the driveway to 20 feet in width and provide a hammerhead turn

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around at the end of the driveway at the turn towards the house. A revised site plan shall be submitted for staff review and approval prior to the issuance of building permits.

2. The applicant shall make a formal application to the Design Review/Preservation Board staff for project review prior to the issuance of building permits. The garage doors shall be metal sectional doors painted to match the house.
3. The applicant shall construct a sidewalk from the front entrance to the driveway. The revised site plan shall be submitted for staff review and approval prior to issuance of building permits.
4. The west and south (front) yard areas for the second unit shall be landscaped with sod, shrubs, and irrigated with an automatic sprinkler system. The rectangular area shall include the length of the west (front) side of the house from the house, west to the western end of the driveway, south to a point 15 feet south of the house, and continued to the eastern property line. The revised site plans shall include the proposed landscaping plans.
5. A fire hydrant and emergency access shall be added on this site to the satisfaction of the Fire Department.
6. 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.
7. Size and location of the proposed second unit shall conform to the plans submitted.
8. 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 second single family residence is compatible in design with the other existing properties in the neighborhood;
 - b. adequate garages, driveways, landscaping, and setbacks will be provided;
 - c. the proposed second unit will not significantly alter the characteristics of the area.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and (4-8 du/na) respectively. Encouraging development on infill property meets the goals and policies of the General Plan.

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Report Prepared By:

Sandra L. Yope
Sandra L. Yope
Assistant Planner

27 JAN 93
Date

Recommendation Approved By:

Gary L Stonehouse
Gary Stonehouse
Planning Director

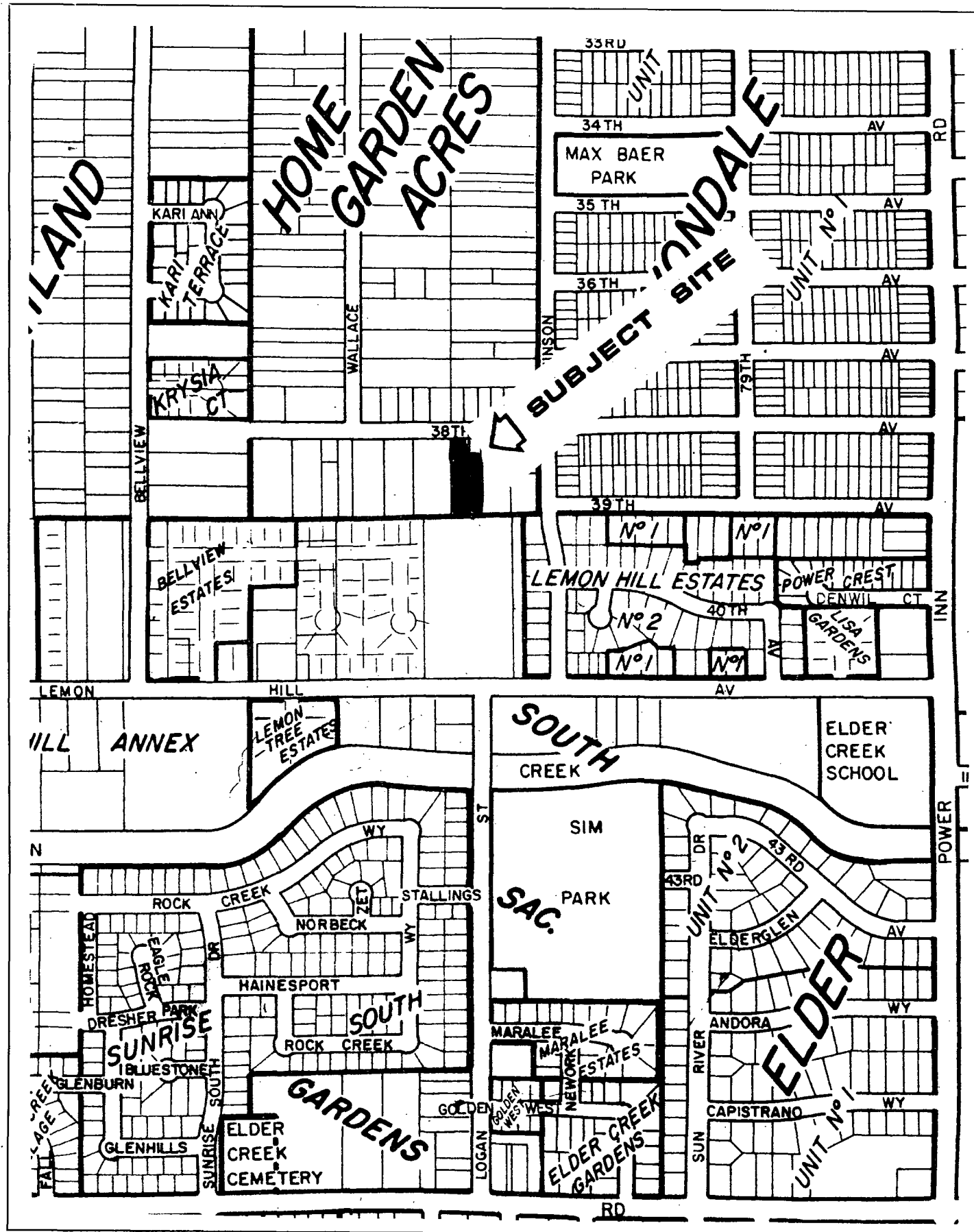
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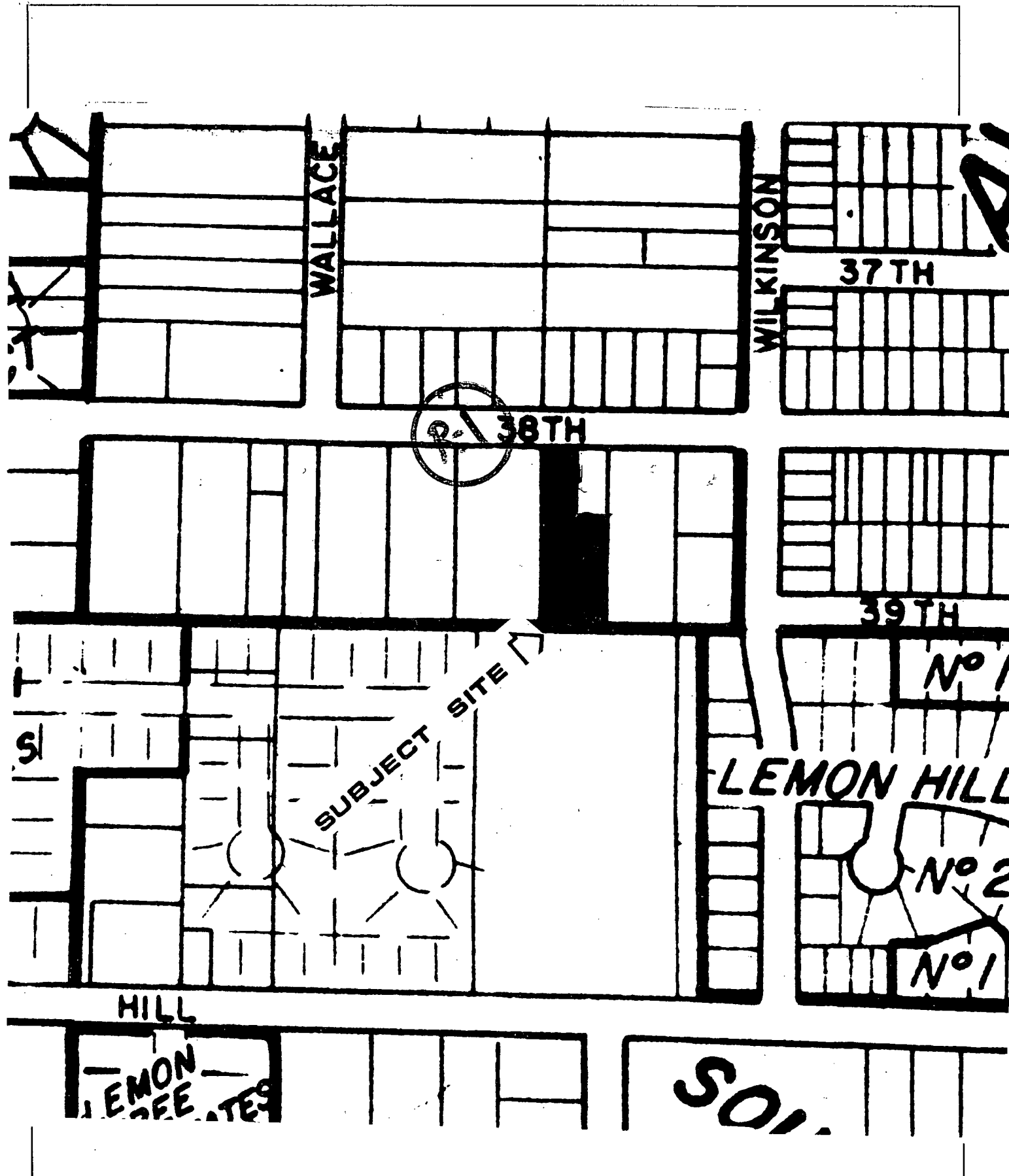
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VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT B

38 AVE.



7600



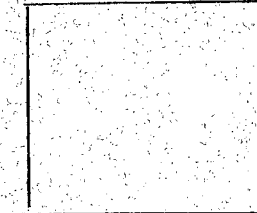
174,48

348,90

348,90

700'

MOVE FROM
BIG TREE
SMALL TREE



WILINSON AVE.

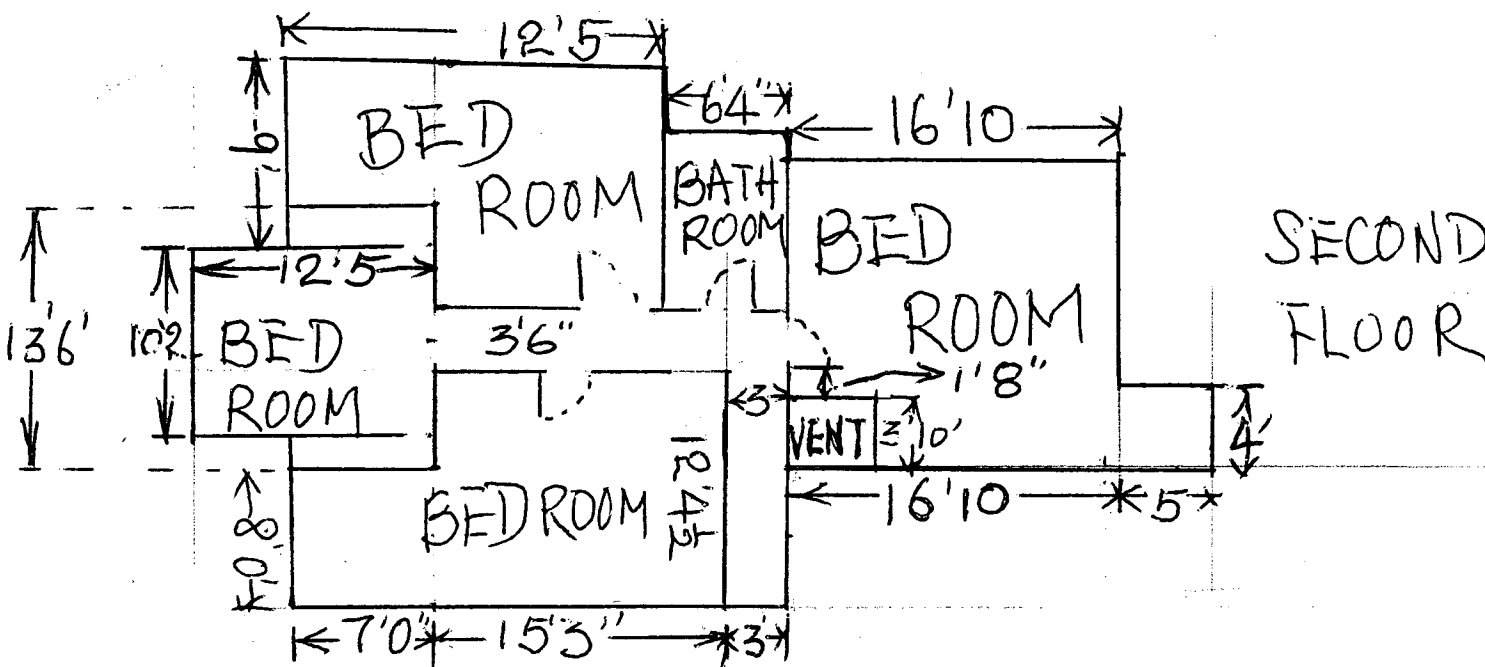
LEMON HILL AVE.

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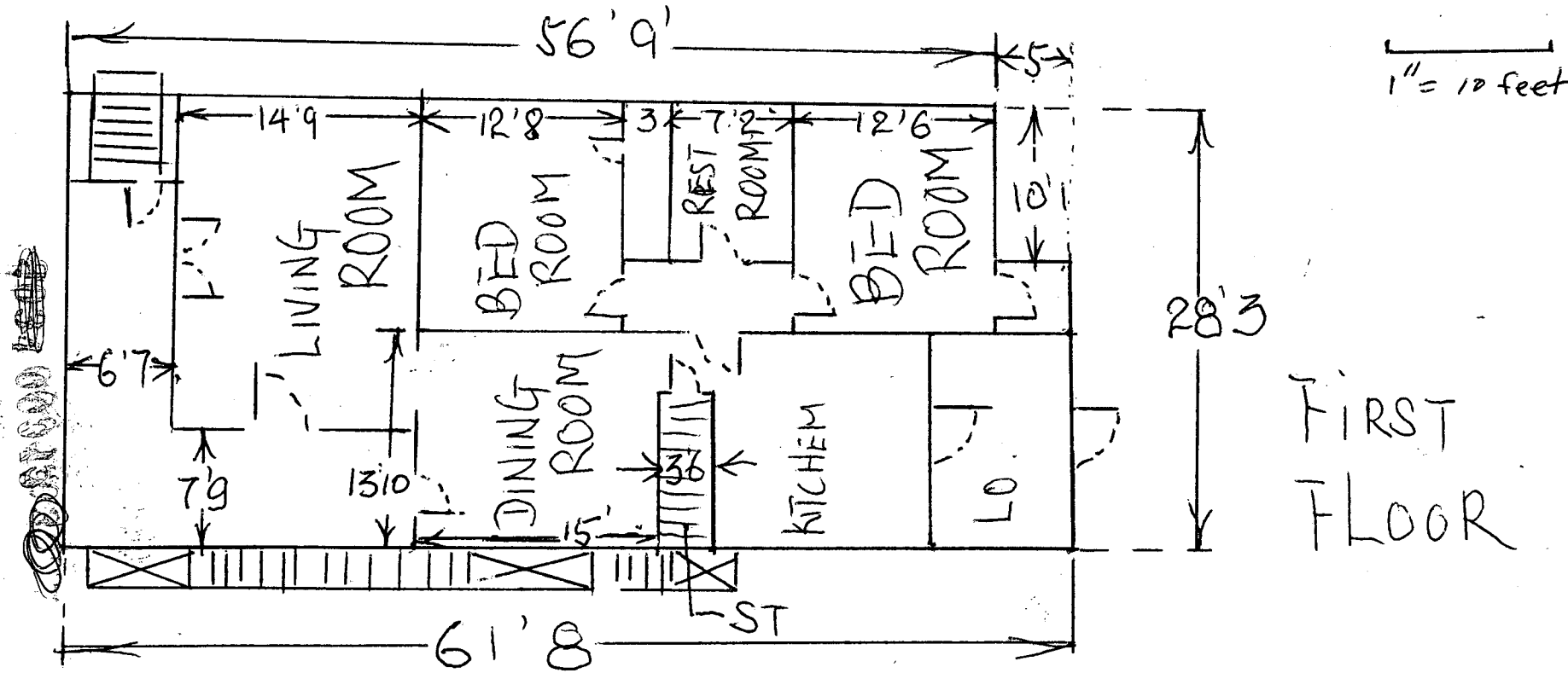
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RELOCATED HOUSE



SECOND FLOOR

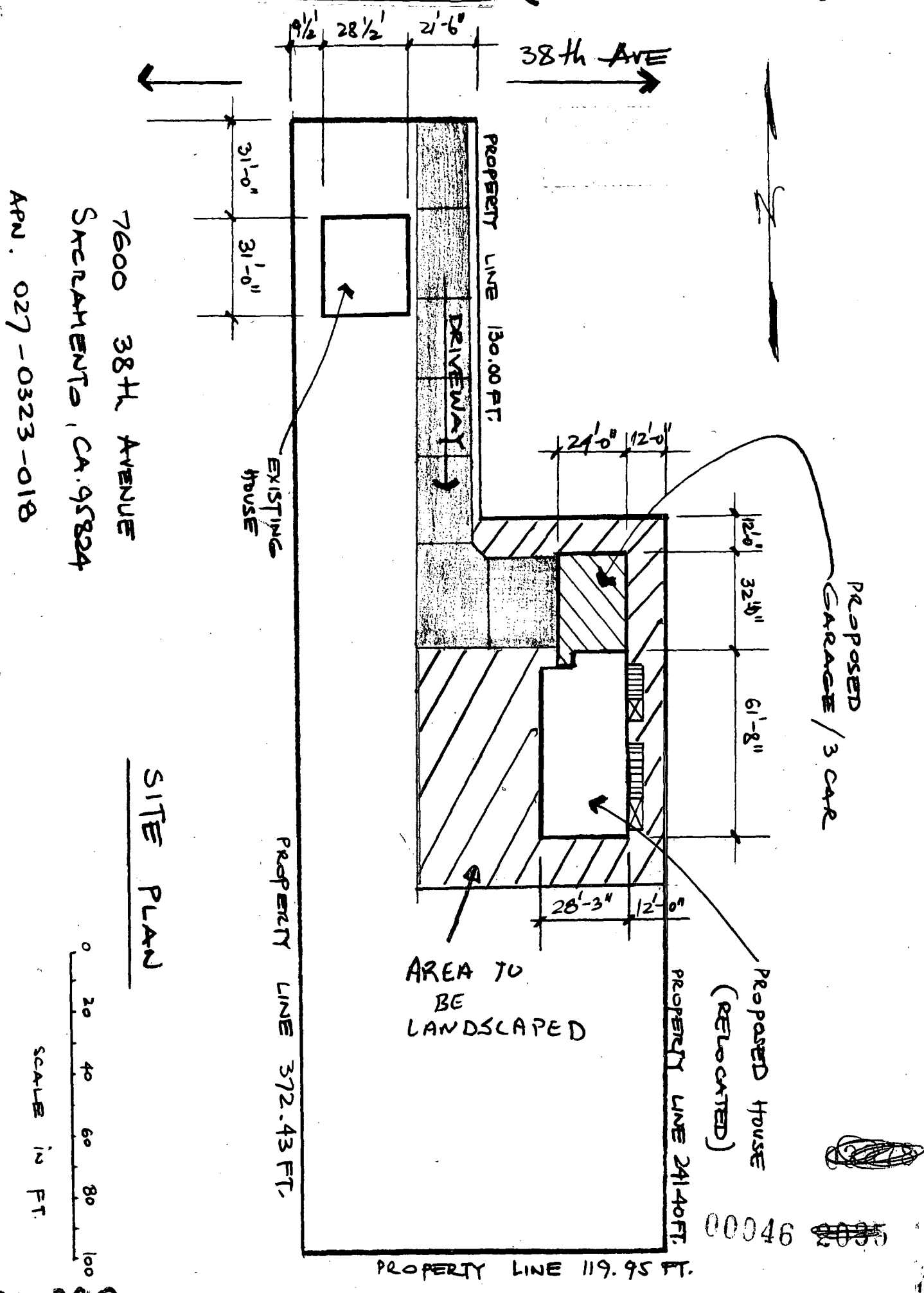


FIRST FLOOR

1" = 10 feet

EXHIBIT - C

EXHIBIT - D (STAFF EXHIBIT)



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EXHIBIT - E

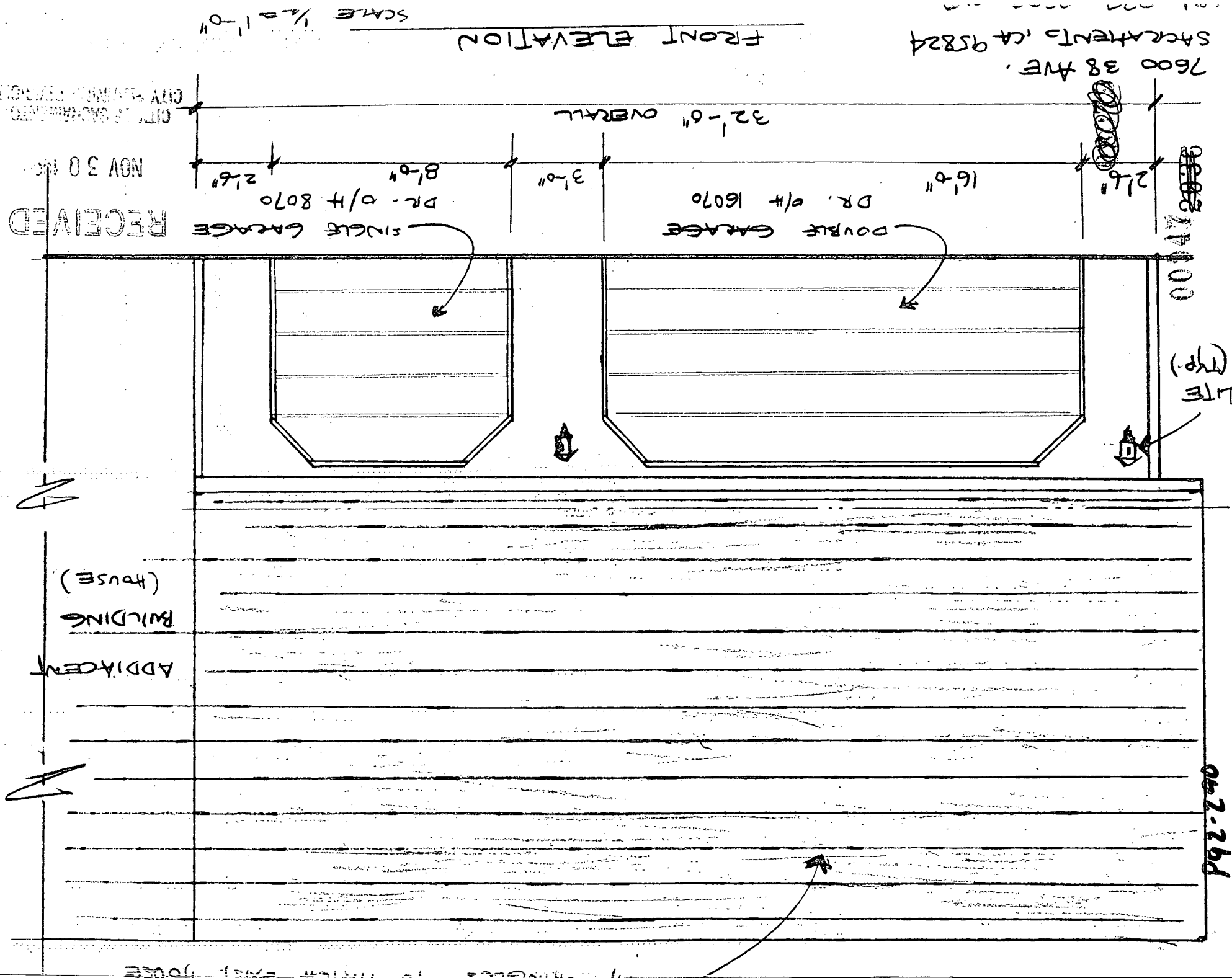


EXHIBIT - F

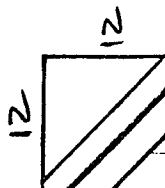
RECEIVED

NOV 30 1991

CITY OF SACRAMENTO
CITY PLANNING DEPARTMENT

COMP. SHINGLES
TO MATCH EXISTING HOUSE.
SLOPE 12:12 AS
EXIST. HOUSE.

12" x 18" VENT.



1x6 FASCIA
(TYP.)

EXTERIOR
SIDING

P92-290

1'-0"
TYP.

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80% SLIND
24" OVERALL
(3 CAL GARAGE)

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7600 38 AVE.
SACRAMENTO, CA 95824

SIDE ELEVATION

SCALE 1/4" = 1'-0"

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COMP. SHINGLES TO MATCH EXIST.
(SLOPE TO MATCH EXIST. 12:12)

TOP
PLATE

EXHIBIT - G

1x6 FASCIA
(TYP.)

EXIT DOOR (3068)

EXTERIOR SIDING.

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REAR ELEVATION

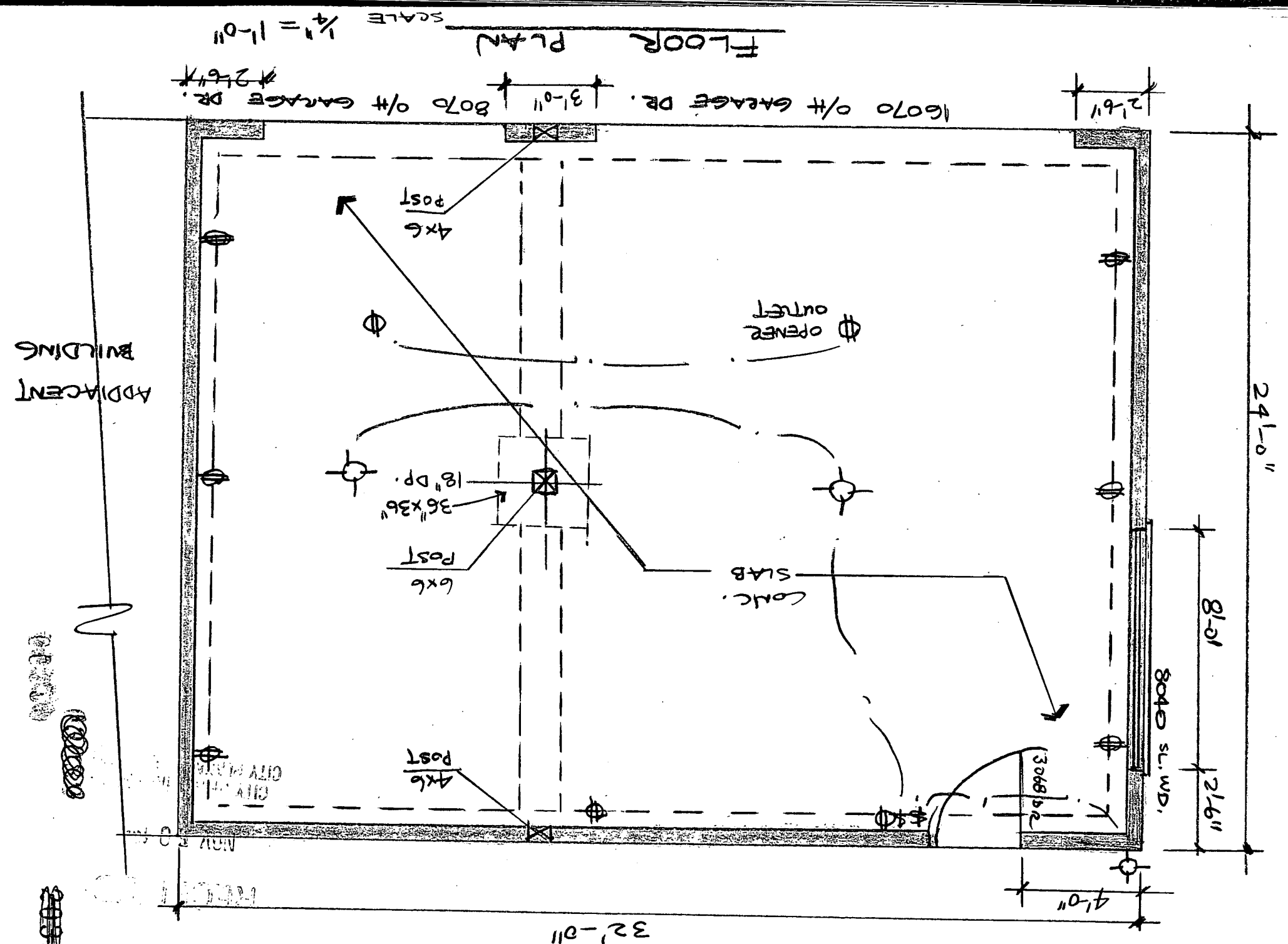
SCALE 1/4" = 1'-0"

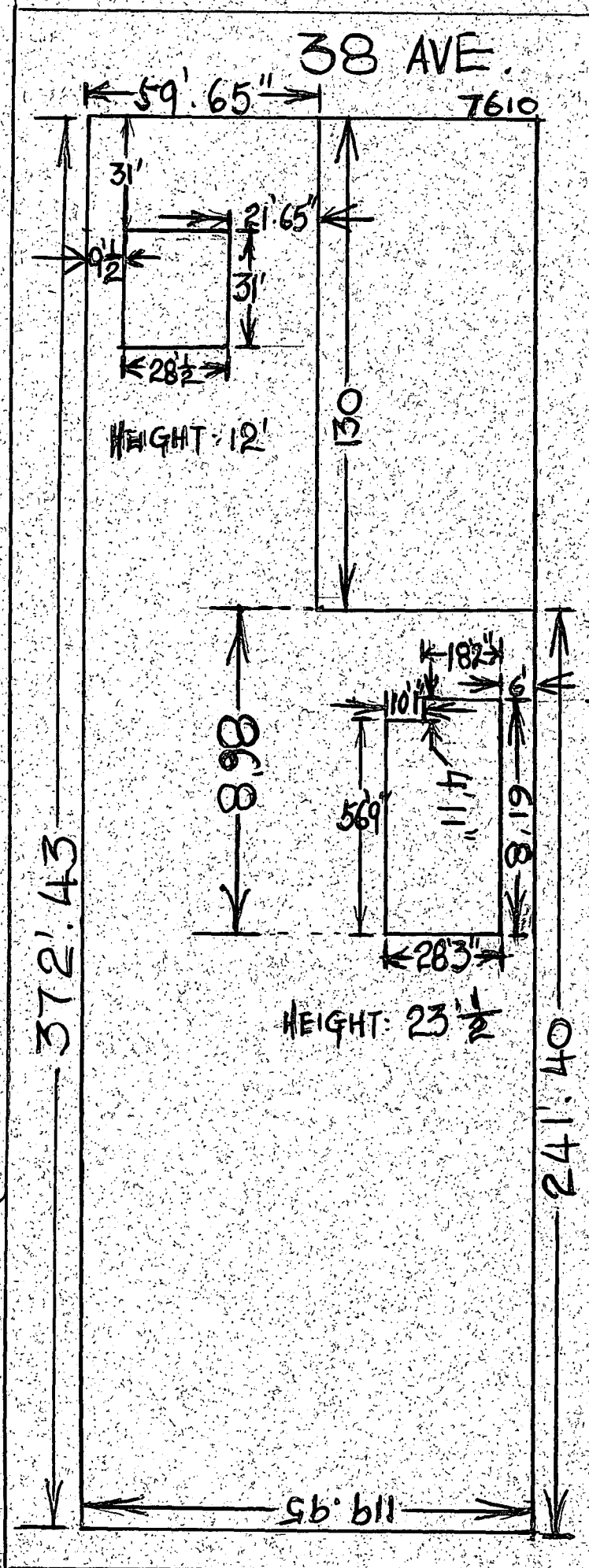
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CITY OF SACRAMENTO
CITY PLANNING DIVISION

7600 38th AVE
SACRAMENTO, CA 95824
APN. 027-0323-018
32'-0"





CITY OF SACRAMENTO

7600 38 AVE.

PARCEL NO.

027-0323-018

0 10 20 40 60 80 F

1 INCH = 40 FEET

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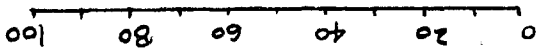
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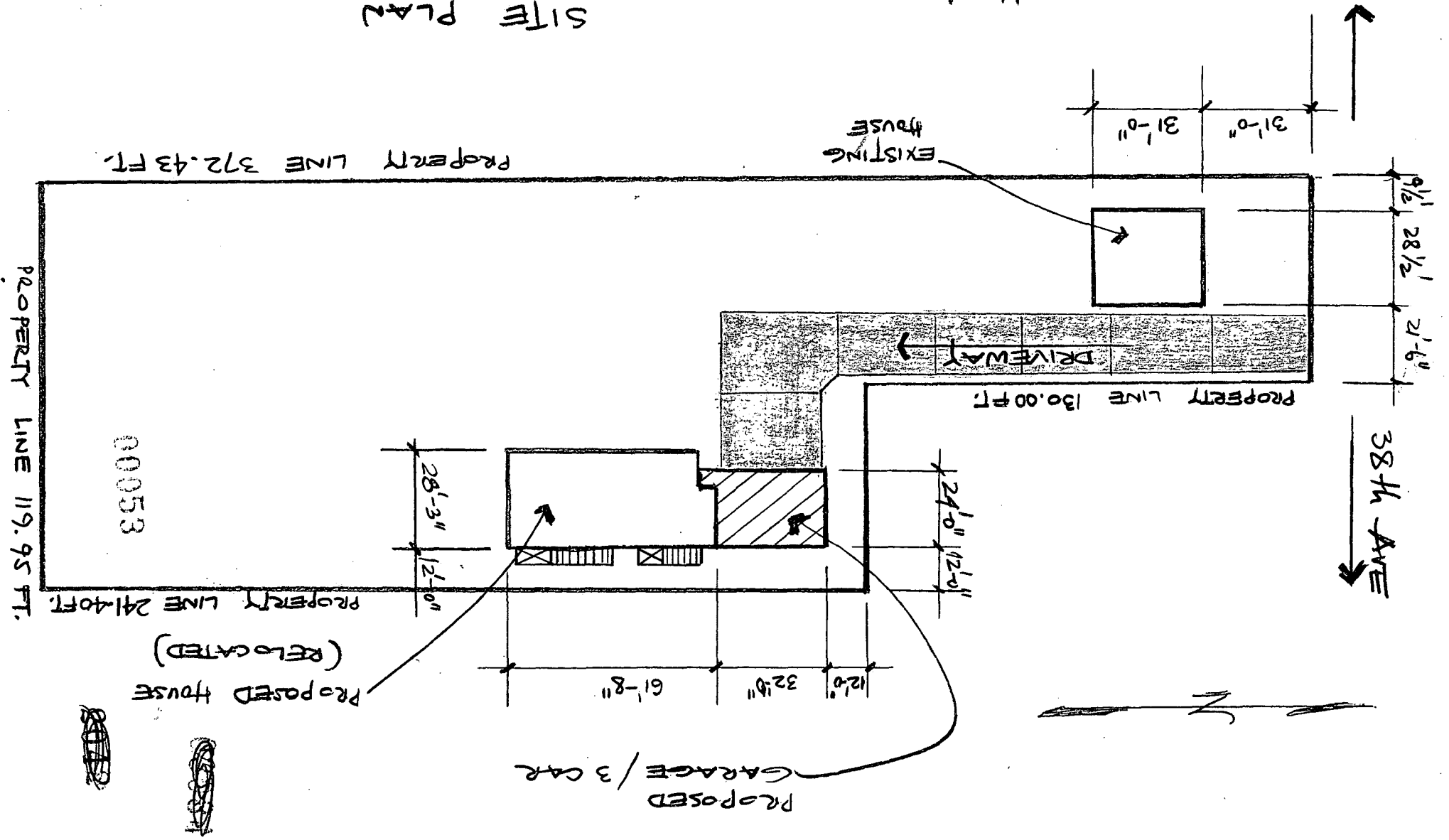
SACRAMENTO, CA 95824

7600 38th AVENUE

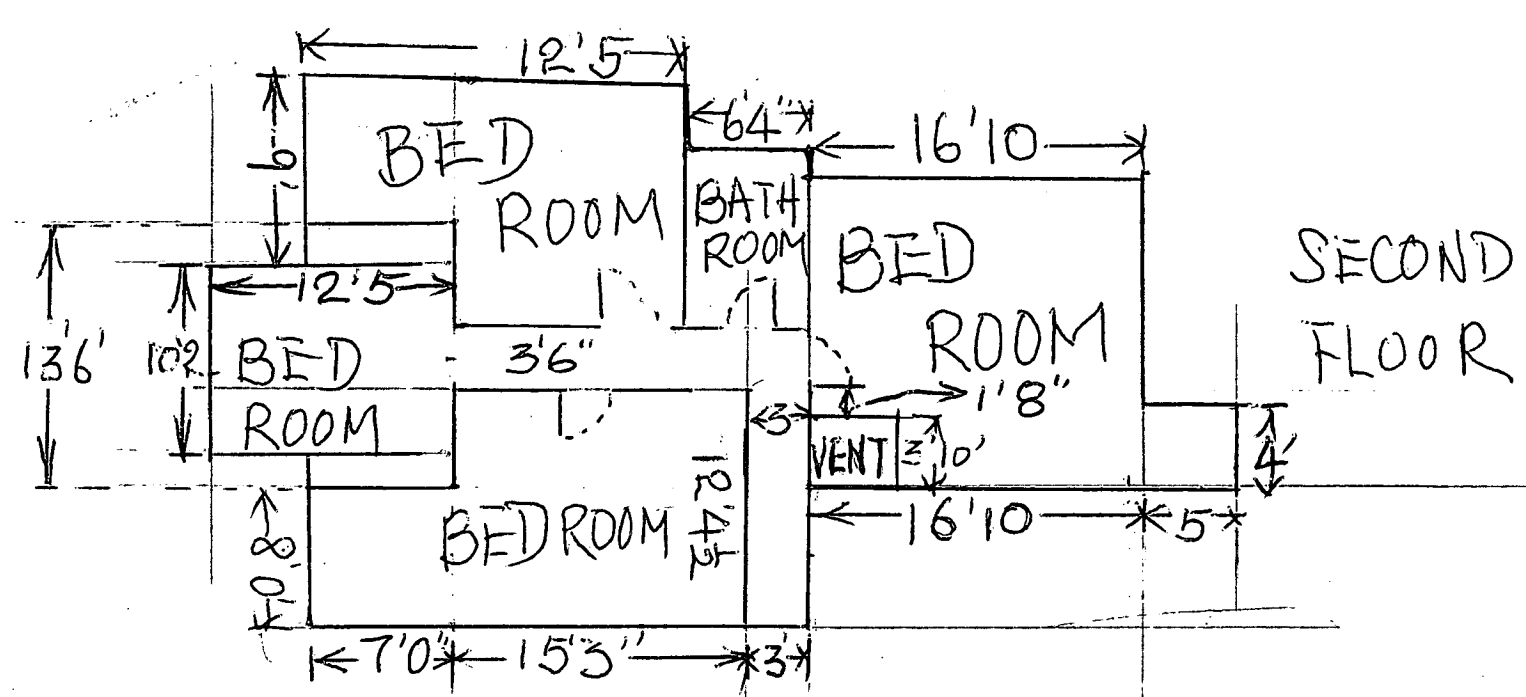
SCALE IN FT.



SITE PLAN



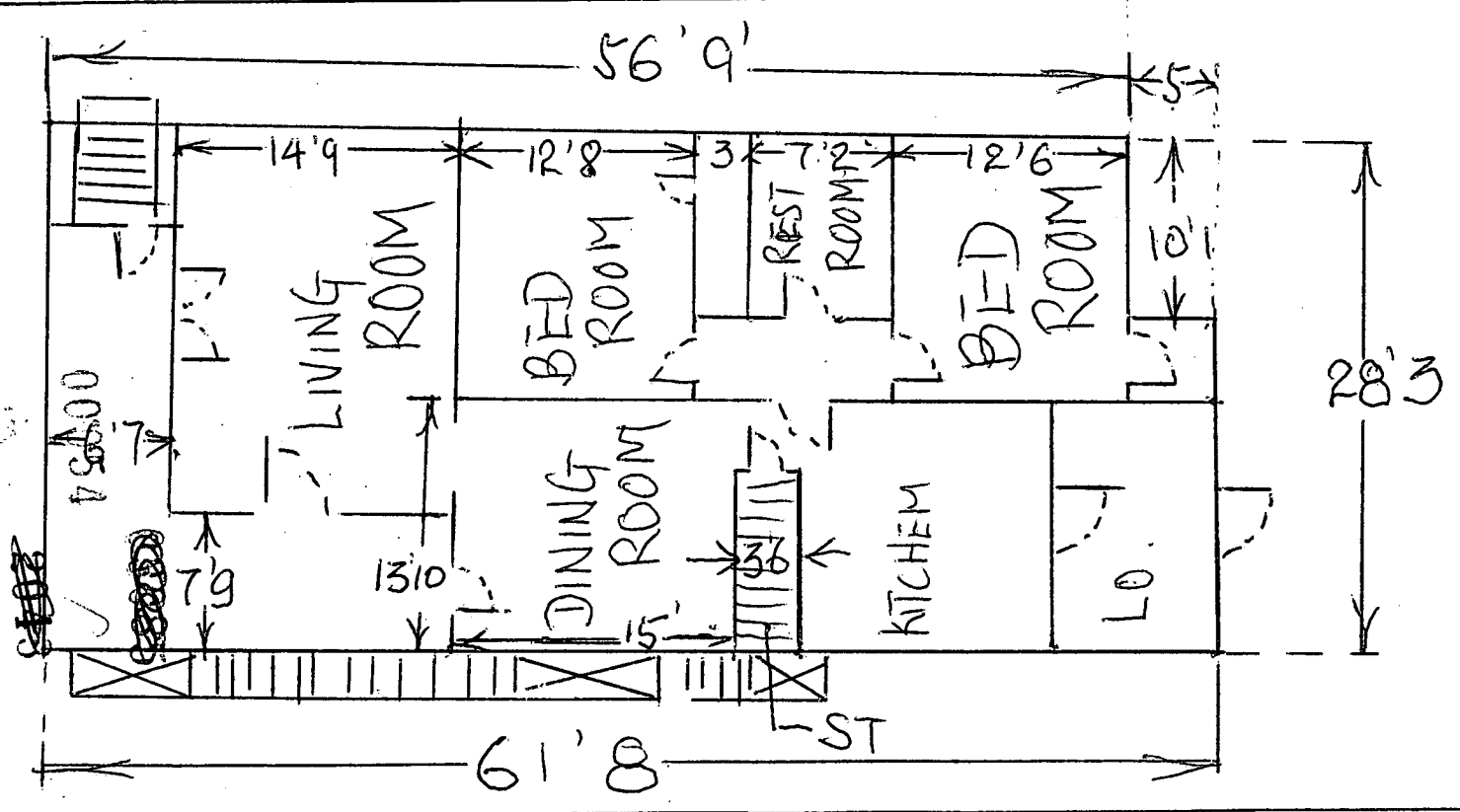
RELOCATED HOUSE



RECEIVED
NOV 30 1992

CITY OF PHOENIX
PLANNING DEPARTMENT

1" = 10 feet



FIRST FLOOR

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