

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

APPLICANT: Margaret Matthews, 3304 Del Paso Blvd, Sacramento, CA 95815

OWNER: Jack and Renoa Matthews, 1301 Rowena Way, Sacramento, CA 95864

PLANS BY: L & I Consultants, 5236 Wise Road, Lincoln, CA 98648

FILING DATE: June 26, 1991 ENVIR. DET.: Exempt, Section 15303 (e)

REPORT BY: DIH

ASSESSOR'S PCL. NO. 252-0340-002

APPLICATION: Planning Director's Special Permit to construct a second residential unit on a deep lot in the Single Family (R-1) zone.

LOCATION: 3304 Del Paso Blvd.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a second unit on a deep lot in the Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
North Sacramento Community Plan Designation:	Residential 4-8 du/na
Existing Zoning of Site:	Standard Single Family Residential (R-1)
Existing Land Use of Site:	Single Family residence

Surrounding Land Use and Zoning:

North:	Single family dwellings, R-1
South:	Single family dwellings, R-1
East:	Single family dwellings, R-1
West:	Single family dwellings, R-1

Parking Required:	2 enclosed parking spaces
Parking Provided:	2 enclosed parking spaces to be provided in second unit
Property Dimensions:	Irregular
Property Area:	.23 acres
Density of Development:	8.7 du/na
Square Footage of Units:	1,736 sq. ft. for the second unit
Height of Building:	24 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	wood shake

APPLC. NO. P91-168

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There are five trees on the lot of which three are in the front yard area. All the trees will remain with the exception of one small tree where the second unit would be built. The rearyard area is presently covered with lawn. It is expected that lawn will still be in place in areas where construction will not have occurred. The existing driveway would be moved over toward the western property line

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

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit to allow the deep lot development subject to the conditions and based on Findings of Fact which follow:

Conditions:

1. Provide driveway layout to the satisfaction of the Traffic Engineer.
2. Applicant shall enter into an agreement with the City to participate in any future assessment district to provide street improvements and public drainage facilities.
3. Provide 26 feet of maneuvering in front of the garage of the new dwelling.
4. Provide a hammer head turn around for cars to turn around and head out of driveway.
5. The applicant shall include the following features in the design of the second unit, subject to staff review and approval, prior to issuance of building permits:
 - A. The north elevation should have the following:
 1. stucco siding,
 2. all the windows should be girded with the trim and sill matching the existing house.
 3. The lower three feet of the north elevation should have brick with brick columns on either side of the garage.
 4. The garage door should be a metal sectional door with raised panel design.
 5. The exterior paint should be compatible with the existing house.
 - B. The west elevation should have the following:
 1. Stucco siding on the garage portion with brick three feet high.
 - C. The roof of the house should be of 25 year dimensional composition shingles, the color of which should be compatible with the house exterior paint colors. There should be typical gutters where needed.

Findings of Fact:

1. The project is based upon sound principles of land use in that the proposed deep lot development would be compatible with the character of the surrounding neighborhood.
2. The deep lot development will not be detrimental to the public health, safety or welfare, nor result in the creation of a public nuisance in that the second residential unit would be compatible in design with the existing residence and other residences in the neighborhood.

APPLC. NO. P91-168

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of an interior lot measuring 62' on the north facing Del Paso Blvd., 188.44' on the east, 45' on the south, and 189.2' on the west. There is presently one single family residential unit with a detached garage on the site. The area is zoned Standard Single Family Residential (R-1). The area in which the proposed project is located is characterized by a mixture of average size (52' x 100') lots as well as large deep lots. The neighborhood contains a variety of housing designs ranging from small one story tract houses to large two story houses. The General Plan designates the area as Low Density Residential (4- 15 du/na).

B. Applicant's Proposal

The applicant is requesting the necessary entitlements in order to build a second unit behind the existing dwelling unit. The proposed unit would be 1,736 sq. ft. The existing dwelling is 1,050 sq. ft.

C. Staff Comments

The neighborhood in which the deep lot development is proposed is a mixture of one and two story single family residential dwellings on various sized lots surrounded by development compatible with surrounding uses. A small tree would be removed where the second unit would be built. The other four existing trees would remain. The applicant is proposing to move the existing driveway to within four feet of the property line. The traffic engineer would need to approve the new location since it is closer than 10 feet. The existing garage would be removed and the second unit would have a two car garage to satisfy the parking requirement of garage space for two vehicles.

Staff has reviewed the building design and the following design changes would need to be accomplished:

A. The north elevation should have the following:

1. stucco siding,
2. all the windows should be girded with the trim and sill matching the existing house.
3. The lower three feet of the north elevation should have brick with brick columns on either side of the garage.
4. The garage door should be a metal sectional door with raised panel design.
5. The exterior paint should be compatible with the existing house.

B. The west elevation should have the following:

1. Stucco siding on the garage portion with brick three feet high.

C. The roof of the house should be of 25 year dimensional composition shingles, the color of which should be compatible with the house exterior paint colors. There should be typical gutters where needed.

Such development provides "affordable" housing and supports the General Plan goal of promoting maximum development of urban lots.

3. The project is consistent with the General Plan which designates the site Low Density Residential (4- 15 du/na).

Report Prepared by:

Douglas J. Holmen
Douglas J. Holmen, Associate Planner

10/9/91
DATE

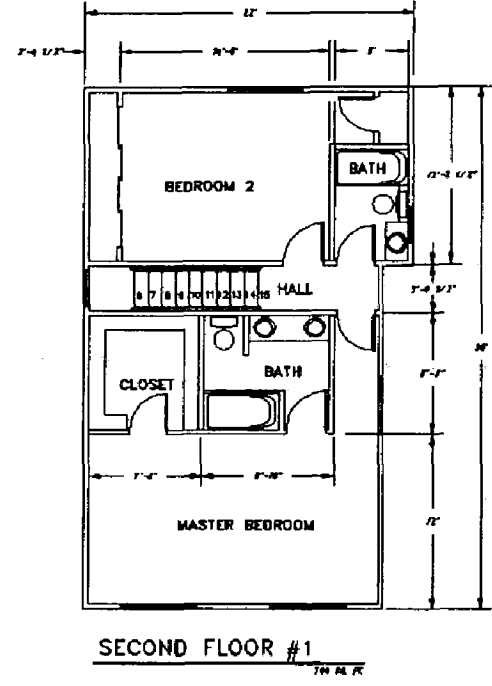
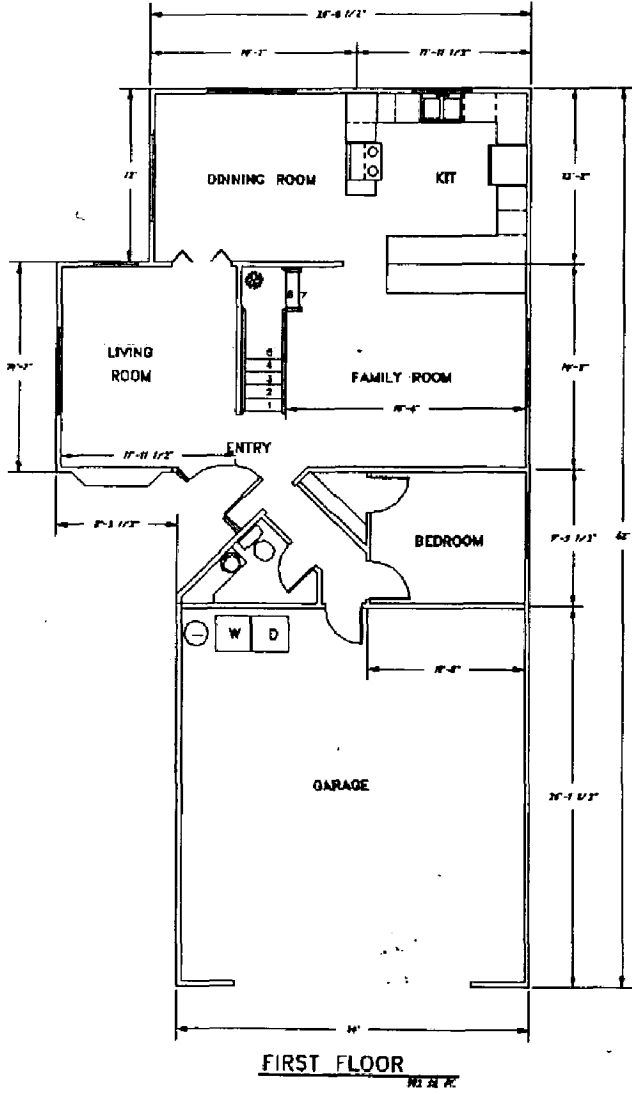
Recommendation Approved:

Gary Stonehouse
Gary Stonehouse, Planning Director

10-10-91
DATE

P91-168

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FLOOR PLAN
T.M.R.



LLC

L & L CONSULTANTS

NO.	REVISION

NOTES

JACK & BRENDA MATTHEWS

3304 DI
SACRA
90810

APPROVE

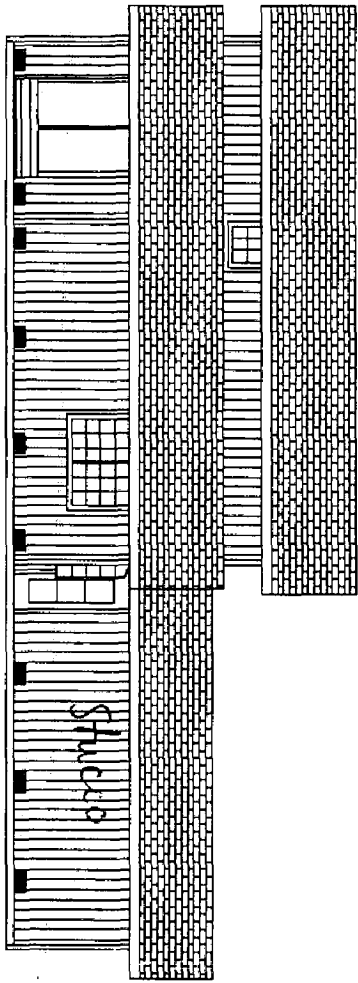
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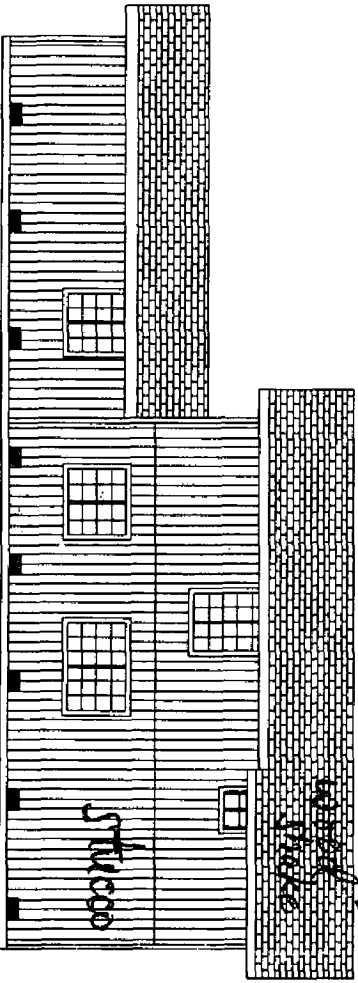
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FLOOR PLANS

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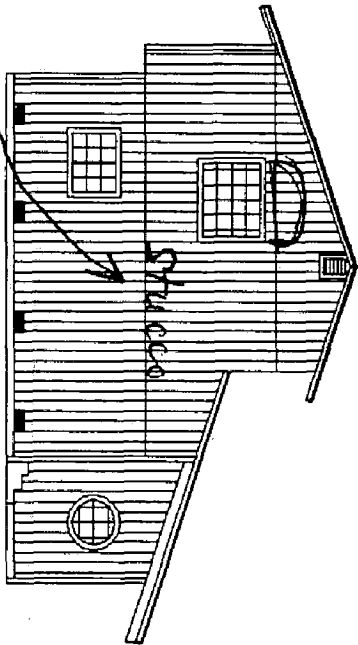


WEST ELEVATION

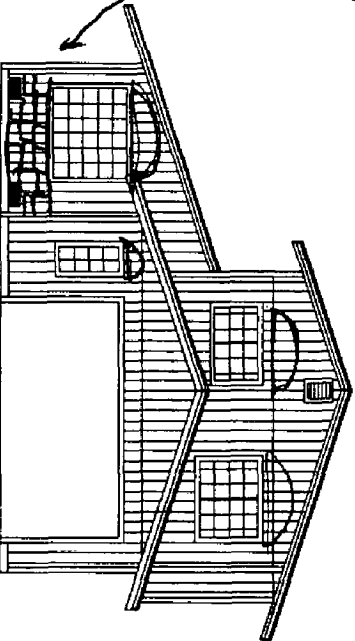


EAST ELEVATION

Stucco
Wood Shake
Brick



SOUTH ELEVATION



NORTH ELEVATION

ELEVATION PLAN

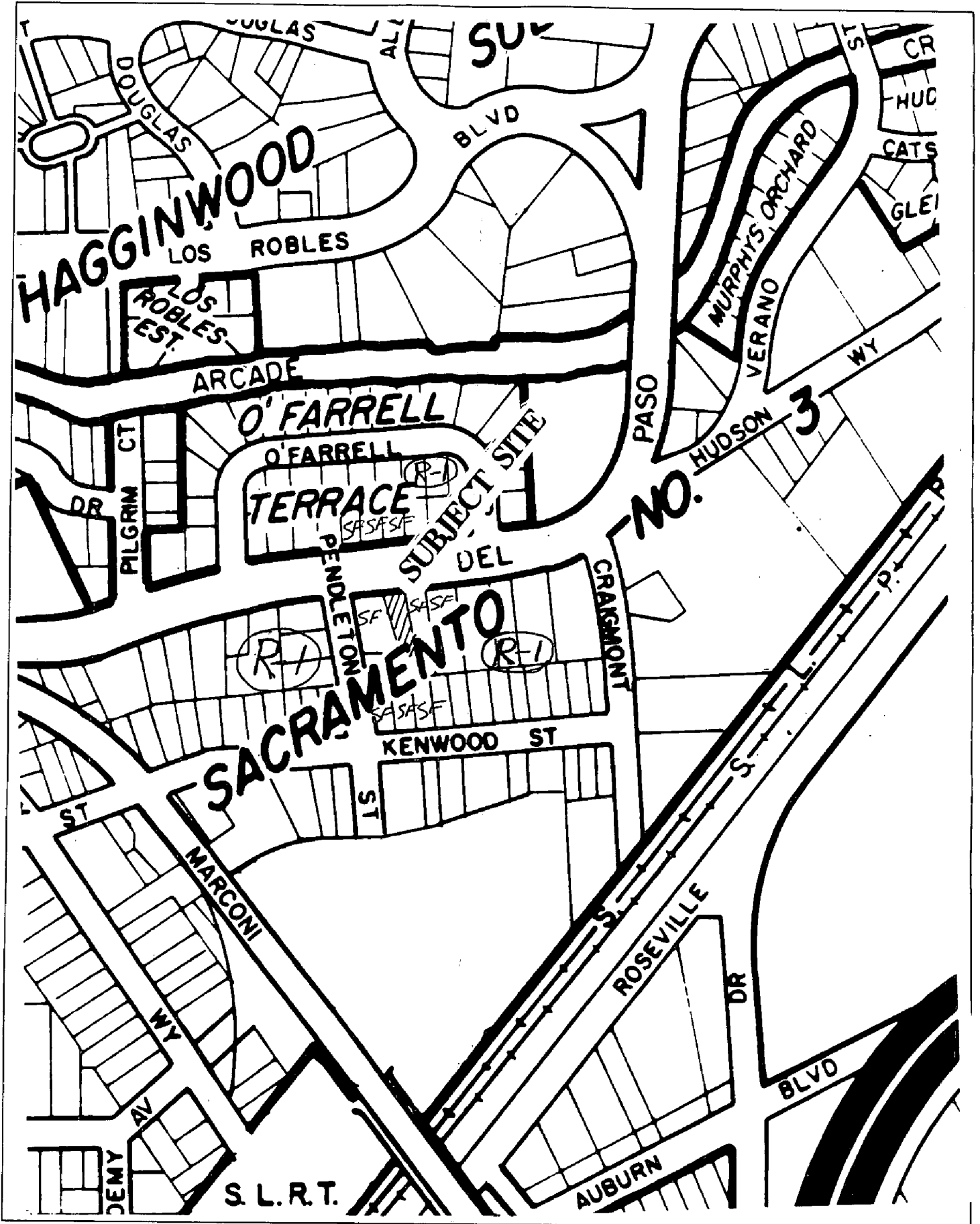
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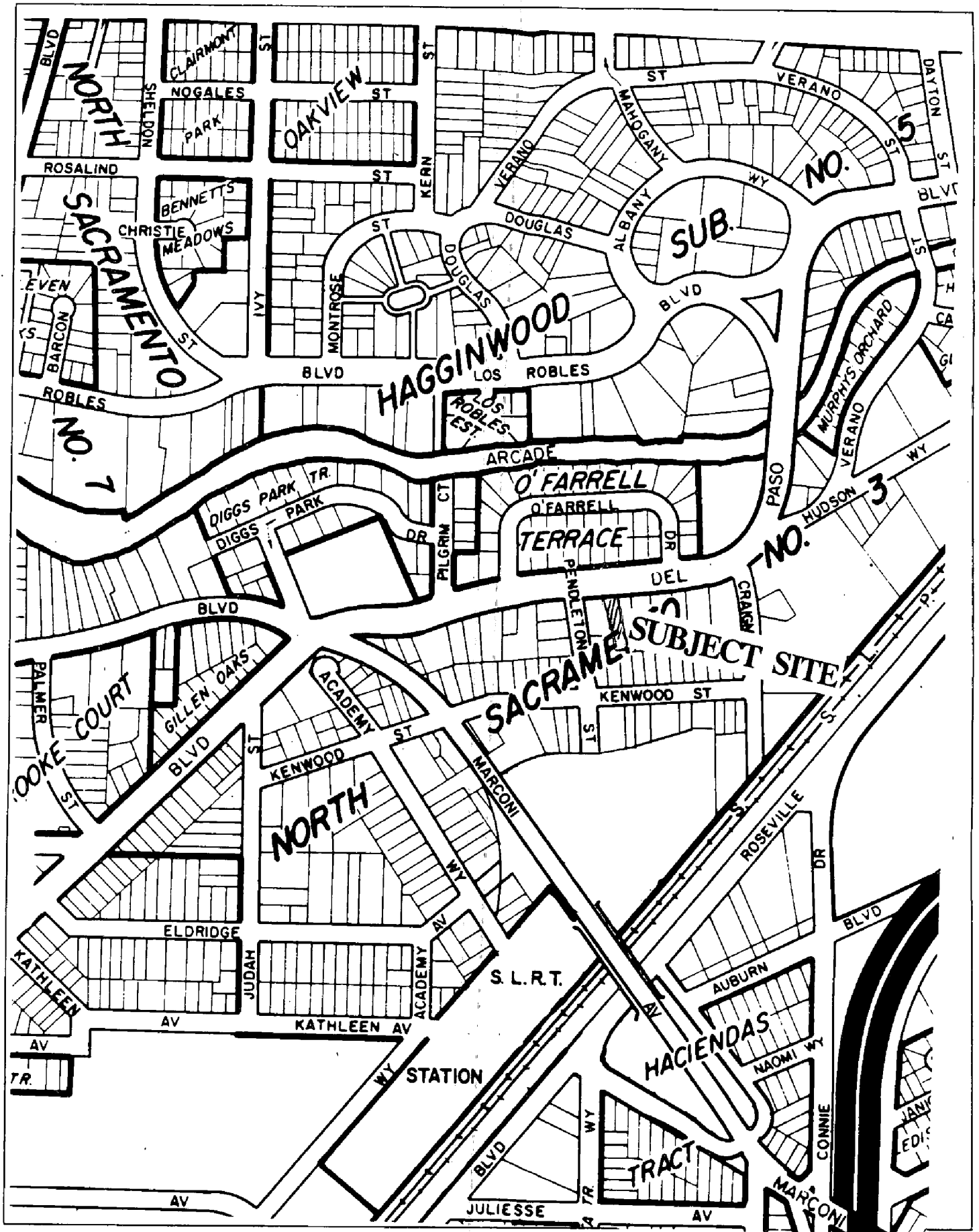
L & L CONSULTANTS

NO.	REVISION

JACK & BRENDA
 MATTHEWS
 SALES & SERVICE
 90010
 APPROVE _____
 DATE _____
 L & L CONSULTANTS
 1001 10th St.
 SEATTLE, WA 98104
 EXHIBIT - B
 ELEVATIONS



LAND USE & ZONING MAP



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VICINITY MAP