

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Joseph Smith - 160 Redondo Avenue, Sacramento, CA 95815				
OWNER	Joseph Smith - 160 Redondo Avenue, Sacramento, CA 95815				
PLANS BY	Joseph Smith - 160 Redondo Avenue, Sacramento, CA 95815				
FILING DATE	10-24-83	50 DAY CPC ACTION DATE	3-22-84	REPORT BY:	SC:sg
NEGATIVE DEC. Ex.	15103(a)	EIR		ASSESSOR'S PCL. NO.	014-231-29

APPLICATION: Special Permit to construct a single family dwelling under the deep lot regulation (Section 9 of Zoning Ordinance)

LOCATION: 3915 12th Avenue

PROPOSAL: The applicant is rerequesting the necessary entitlement to allow the development of a second unit on the front of a deep lot presently developed with a residential unit on the rear portion of the subject site.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1963 Oak Park Community Plan  
Designation: Light Density Residential  
Oak Park Redevelopment Plan  
Designation: Single Family Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Single Family

Surrounding Land Use and Zoning:

North: Oak Park Community Center; R-1  
South: Residential; R-1  
East: Residential; R-1  
West: Residential; R-1

Parking Required: 2  
Parking Provided: 2  
Property Dimensions: 41.25' x 230.9'  
Property Area: 9,524± sq. ft. or 0.21± ac.  
Square Footage of Building: 1,100  
Height of Structure: Single story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available to the site  
Exterior Building Colors: Brown  
Exterior Building Materials: Wood

002546

BACKGROUND INFORMATION: On December 15, 1983 the Planning Commission denied a request for a deep lot development on the subject site. The request was denied due to objections over the materials, design and size of the proposed structure. As originally proposed the structure was only 18 feet wide and the ordinance requires a minimum width of 20 feet for all single family residential development. In addition, no garage was included in the proposal reviewed by the Commission. Garages are required in single family development when they are provided in more than 50 percent of the surrounding properties within 1,000 feet of the subject site.

Instead of appealing the decision of the Planning Commission to the City Council the applicant requested the Commission to waive the one year waiting period to refile a special permit for the deep lot development. The Commission approved the waiver on January 12, 1984 and the applicant has now submitted revised plans for the deep lot development on the subject site.

STAFF EVALUATION: Staff has the following comments regarding the applicant's request:

1. The subject site is located in the Oak Park Redevelopment Area. The new plans were reviewed by the Oak Park Project Area Committee and they indicated no objections to the revised proposal.
2. The revised plans are an improvement over those originally considered by the Commission. Because of the narrow width of the lot (40 feet) and the existing driveway that serves the dwelling to the rear, the width of the proposed structure is limited to 20 feet. Therefore, the overall structure is difficult to design.

The proposed dwelling contains approximately 1,100 square feet and has two bedrooms. To break up the long side elevations the applicant has provided a recessed patio area on the west side and a recessed alcove area on the east side. The dwelling will be 20 feet wide and 60 feet in depth. The exterior materials consist of wood siding with a composition shingle roof. The dwelling, as proposed, is compatible with other dwellings in the neighborhood.

3. Staff suggests some minor modification to the design. The side elevations of the proposed structure are void of windows. Staff suggests additional windows be included along these side elevations to improve the appearance and provide relief to the 60 foot long walls. This will also improve the visibility of the outside yard area for security and safety purpose.
4. The subject site is presently developed with a single family structure on the rear of the site. Access is also provided to an adjacent land-locked parcel from the driveway on the subject site. Due to the excessive depth of this parcel, staff has no objections to the proposed deep lot development subject to conditions. The site is not capable of further subdivision.

STAFF RECOMMENDATION: Staff recommends the Commission approve the special permit, subject to conditions which follow and based upon findings of fact to follow:

Conditions:

1. The completed structure shall be reviewed and approved by the Planning Director prior to final inspection approval of the dwelling by the City Building Division.
2. The applicant shall submit revised floor plans and elevations indicating additional windows on the side elevations. Plans shall be submitted for Planning Director review and approval prior to issuance of a building permit.
3. The applicant shall comply with the deep lot regulations (Section 9) of the Zoning Ordinance.

002547

Findings of Fact - Special Permit

1. The proposal, as conditioned, is based upon sound principles of land use in that the site is not capable of further subdivision and the lot is excessively deep and will accommodate further development.
2. Granting the special permit, as conditioned, will not be detrimental to the public health, safety or welfare in that adequate on-site parking and access will be provided for the subject site and the proposed structure will be compatible with surrounding properties.
3. The proposed deep lot development is consistent with the Oak Park Community Plan and the General Plan which designate the site for residential purposes.

002548



# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Joseph K. Smith, 160 Redondo Ave., Sacramento, CA 95815		
OWNER	Joseph K. Smith, 160 Redondo Ave., Sacramento, CA 95815		
PLANS BY	Joseph K. Smith, 160 Redondo Ave., Sacramento, CA 95815		
FILING DATE	10/24/83	50 DAY CPC ACTION DATE	REPORT BY:JP:lao
NEGATIVE DEC.	exempt 15103a EIR	ASSESSOR'S PCL. NO.	014-231-2900

APPLICATION: 1. Special Permit for deep lot development (Section 9)  
2. Variance to reduce the minimum width requirement from 20 feet to 18 feet for a single family dwelling (Section 2-E-26)

LOCATION: 3915 12th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a second residential unit on the front portion of a deep lot.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1963 Oak Park Community  
Plan Designation: Light Density Residential  
Oak Park Redevelopment  
Plan Designation: Single Family Residential

Existing Zoning of Site: R-1  
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:

North: Oak Park Community Center; R-1  
South: Residential; R-1  
East: Residential; R-1  
West: Residential; R-1

Parking Required: 1 space  
Parking Provided: 1 space  
Property Dimensions: 41.25+<sup>'</sup> x 230.88+<sup>'</sup>  
Property Area: 9,524+<sup>±</sup> sq. ft.  
Square Footage of Proposed  
Residence: 720 sq. ft.  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available to Site  
Exterior Building Colors: Brown  
Exterior Building Materials: Wood

002549

STAFF EVALUATION

Staff has the following comments regarding this proposal:

1. The subject site is a 41' x 230'+ deep lot in the single family (R-1) zone developed with a single family dwelling. (Drafting error was made in submitted plans showing depth of parcel as 280+ feet, See Exhibit A). The applicant is requesting the

APPLC. NO. P83-359

MEETING DATE December 15, 1983

CPC ITEM NO. 23

necessary entitlements to construct a two bedroom, one bath, 720 square foot residential structure on the front portion of the parcel (Exhibits C and D).

2. The subject site is located in the Oak Park Redevelopment Area and was reviewed by the Oak Park Project Area Committee at their December 7, 1983 meeting (Exhibit E). They recommended approval of the project if the following changes were made to the submitted plans:
  - a. Requested that the square footage of the structure be expanded to 900 square feet.
  - b. Requested that the square footage of the bedrooms be expanded to 10' x 13.5' and 10' x 12'.
  - c. Recommended that the width of the dwelling be 20 feet, as per Zoning Ordinance requirements.

The Oak Park PAC would also like to have a garage constructed on-site, but does not wish to require the garage as a condition of their approval.

3. Staff has received several phone calls from neighbors who object to the proposed development. They are concerned about the increase in density and problems that may occur as a result of this increase.
4. The applicant is requesting a Variance to reduce the width of the proposed dwelling from 20 to 18 feet due to the location of an existing 10 foot wide driveway. This driveway provides access to the existing residence located on the subject site to the rear (3915 12th Avenue) and a residence on a landlocked parcel adjacent to the subject site (3919½ 12th Avenue). Staff cannot find any hardship which would preclude relocating the driveway two or more feet to the east in order to increase the width of the proposed residential unit. Staff, therefore, recommends denial of this Variance request.
5. The applicant proposes to place a 20' x 20'+ concrete pad to the rear of the proposed dwelling to serve as the required on-site parking. Staff finds, however, that there is inadequate maneuvering space to enter this parking area at a 90 degree angle. The applicant will need to revise the proposed parking area by either designing a parking space at a 45 or 60 degree angle or incorporating a garage into revised plans. The applicant has indicated that less than 50% of the dwellings within a 1,000 foot radius of the subject site do not have enclosed garages, but has not made a detailed study of the area. Staff wishes to remind the applicant that a garage will be required per the Zoning Ordinance if over 50% of the dwellings within this radius have garages.
6. Staff has several concerns regarding the design and appearance of the proposed residential structure. Exhibit B is the applicant's original proposal (elevations) for deep lot development.

002550

Staff indicated to the applicant that the design and appearance of the proposed dwelling needed redesign and enhancement. The applicant, therefore, submitted revised plans for the site indicating the addition of shutters, a front porch, curved walkway, and an increase in square footage to 720 square feet (Exhibits C and D). The applicant has also indicated that he is willing to plant shrubs in the front yard setback area. Staff, however, feels that these are minor cosmetic additions and there are still basic problems with the design (including width) of the structure and the proposed building materials. Staff believes that the structure, as proposed, will not enhance the appearance of the neighborhood and recommends denial of the project.

STAFF RECOMMENDATION: Staff recommends the following:

1. Denial of the Special Permit for deep lot development based on Findings of Fact which follow;
2. Denial of the Variance to reduce the minimum width requirement of 20 feet to 18 feet based on Findings of Fact which follow:

Findings of Fact - Special Permit and Variance

- a. Staff cannot find nor has the applicant presented any unusual circumstances to warrant justification for approval of the Variance. The driveway can be adjusted in order to comply with the Ordinance.
- b. The project, if approved, would not be based on sound principles of land use in that adequate on-site parking or maneuvering area would not be provided.
- c. The project, if approved, would be detrimental to the health, safety and welfare of the surrounding properties in that the design of the structure and building materials proposed would not enhance the surrounding neighborhood.
- d. The proposal is contrary to the residential policy of the General Plan which states "preserve established residential areas from deteriorating influences".

P 8359 MAP

002554

NO.

3

Subject Site

Location Map



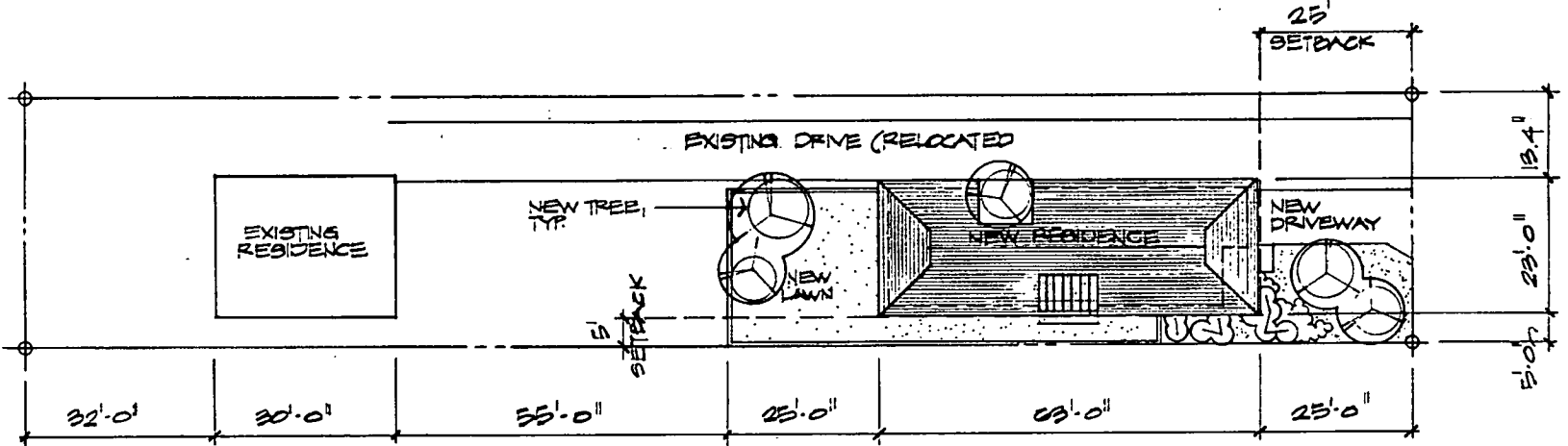
12/15/83

CHRISTIAN BROTHERS

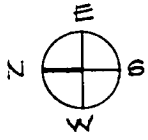


P83-359

3-22-1984

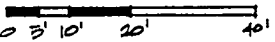


12 TH AVE



DATE PLAN

1" = 20'



FRAN  
 S. Aber/Rasmussen  
 Architects

923 20th Street  
 Sacramento, Ca. 95814  
 916 444-6962

1-19-84  
 1 OF 3

002555

Item 14

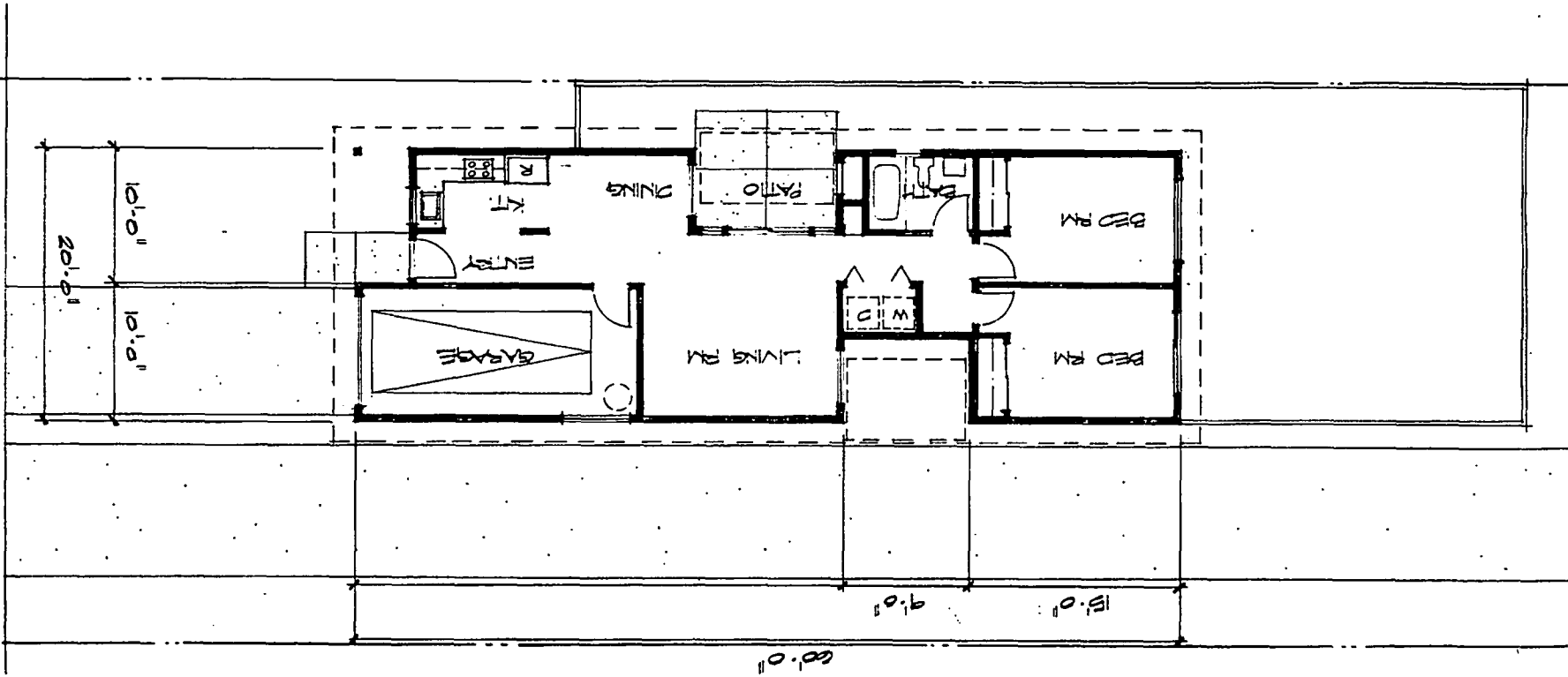
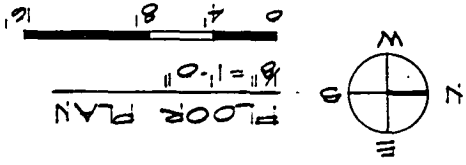
PR3-359

3-22-84

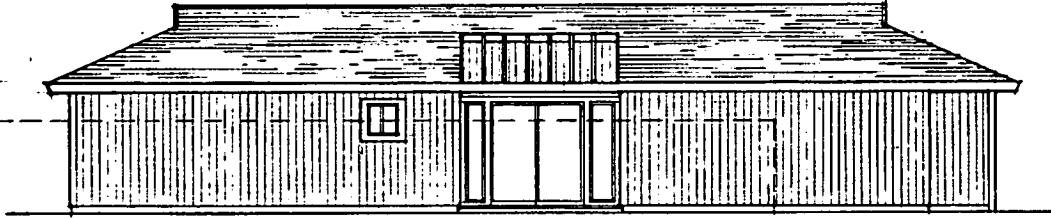
Item 14

02 P 3  
 1-19-84  
 923 20th Street  
 Sacramento, Ca 95814  
 916 444 6962  
**Graber/Rasmussen**  
 Architects

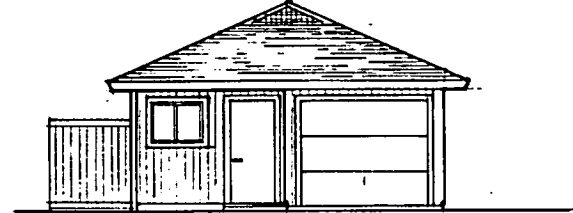
002557



183-359

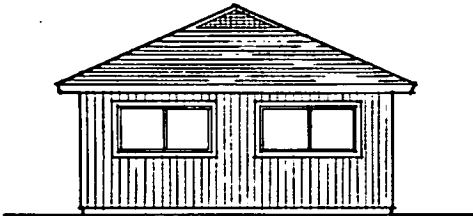


WEST ELEVATION  
1/8" = 1'-0"

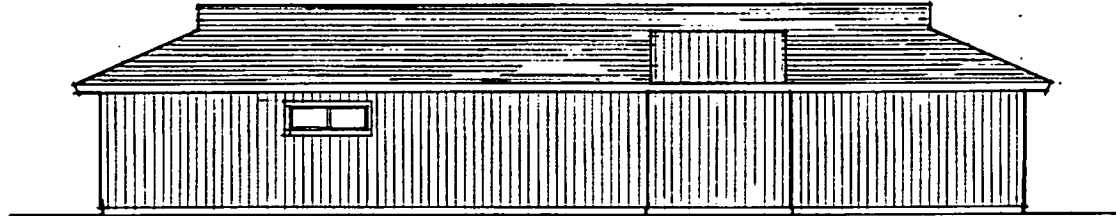


NORTH ELEVATION  
1/8" = 1'-0"

3-22-84



SOUTH ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"

Item 14

002558

**Greber/Rasmussen  
Architects**

923 20th Street  
Sacramento, Ca. 95814  
916 444-6962

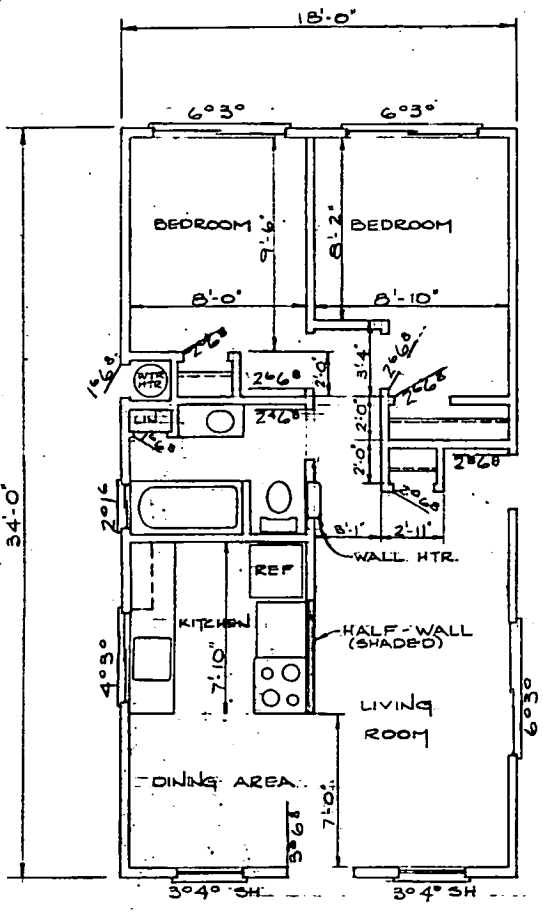
1-19-84  
3 OF 3



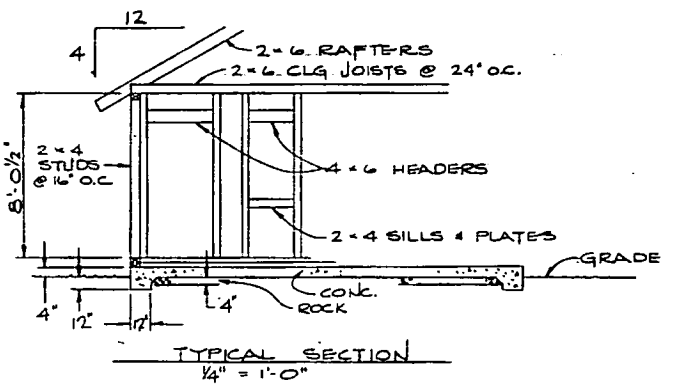
P83-359

12/15/83

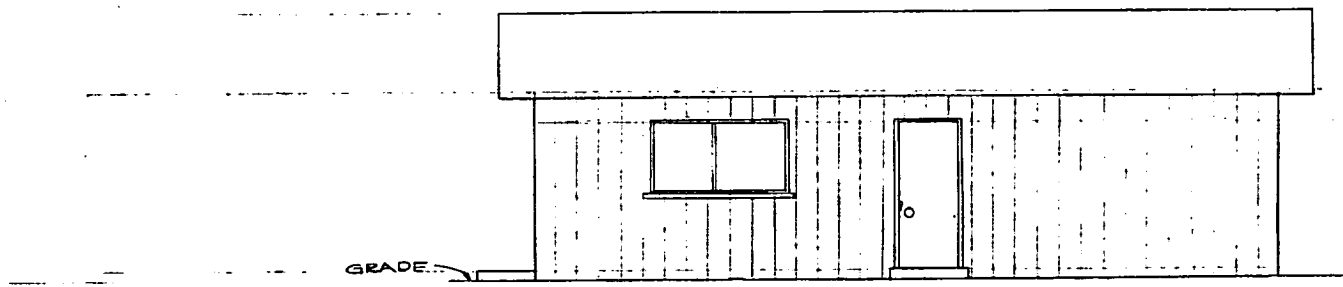
#23



PLAN  
1/4" = 1'-0"

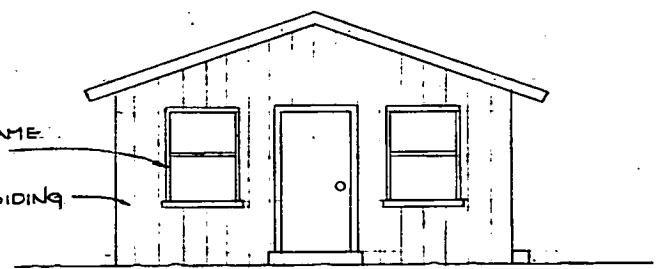


TYPICAL SECTION  
1/4" = 1'-0"



EAST ELEVATION (SIDE)  
1/4" = 1'-0"

- NOTES
1. PROPOSED ADDRESS OF NEW RESIDENCE TO BE 3911 12TH AVE.
  2. LOT IS NO. 1804 OF PLAT FOR PARK TERRACE, RECORDED IN SACRAMENTO COUNTY MAY 15, 1904 IN BOOK 5 OF MAPS, MAP NO. 43.



SOUTH ELEVATION (FRONT)  
1/4" = 1'-0"

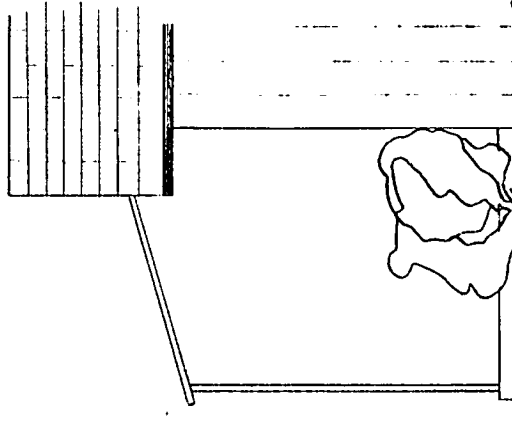
002559

# Exhibit B

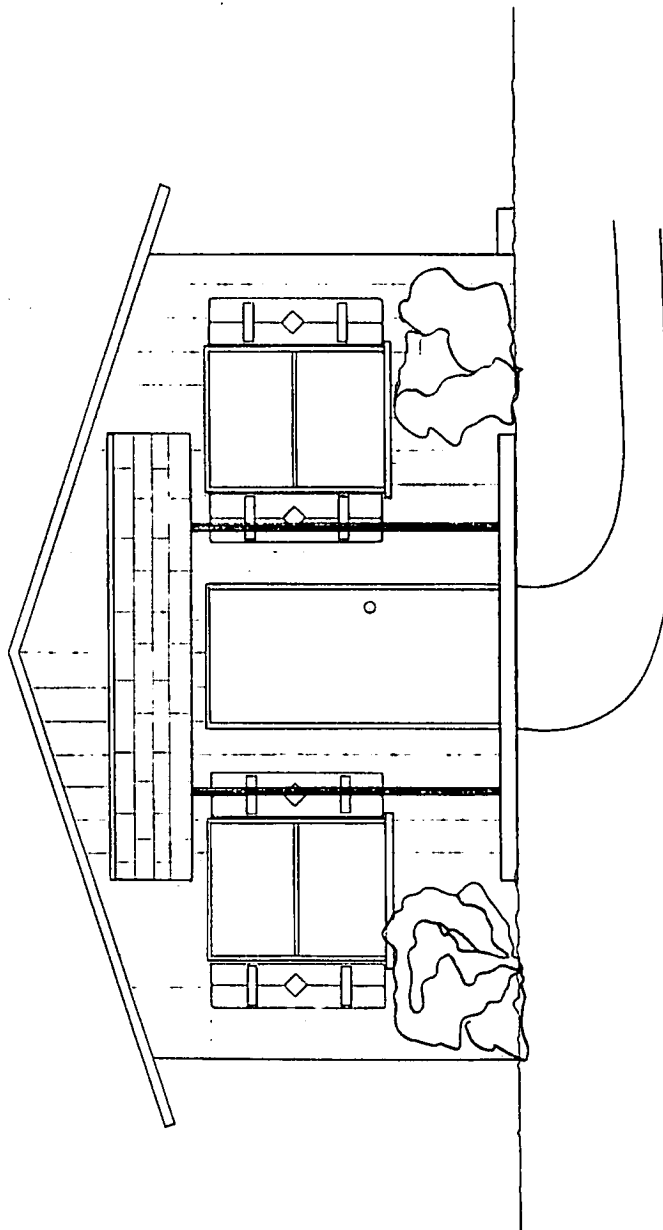
Original Floor Plans  
and Elevations

# Exhibit C

Revised  
Elevations



4'-0" x 10'-0" CONC. SLAB  
FOR COVERED PATIO



002560

P83-359

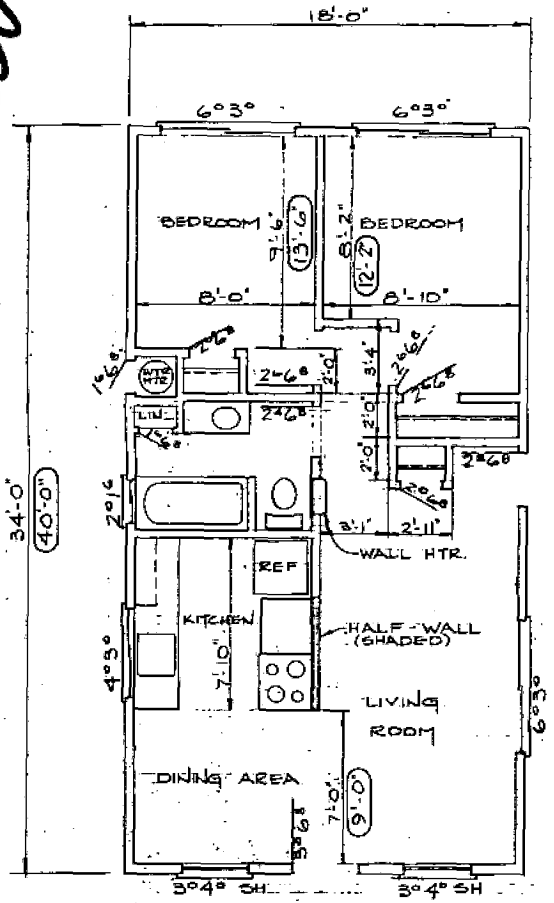
12/15/83

#23

P83-359

12/15/83

#23

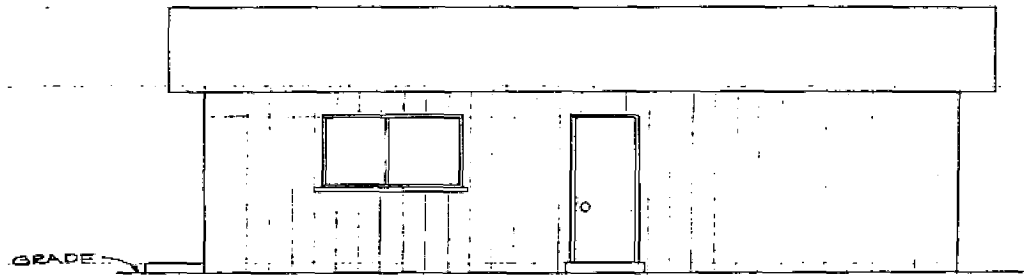


PLAN  
1/4" = 1'-0"

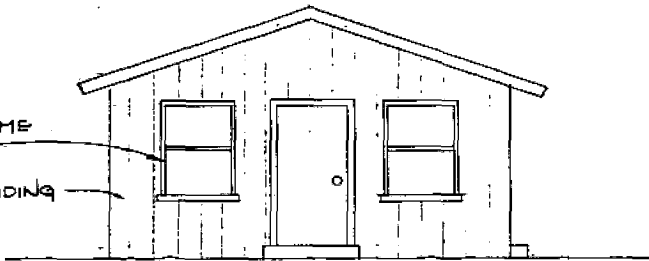
NOTES

1. PROPOSED ADDRESS OF NEW RESIDENCE TO BE 3911 12TH AVE.
2. LOT IS NO. 1804 OF PLAT FOR PARK TERRACE, RECORDED IN SACRAMENTO COUNTY MAY 15, 1904 IN BOOK 5 OF MAPS, MAP NO. 43.

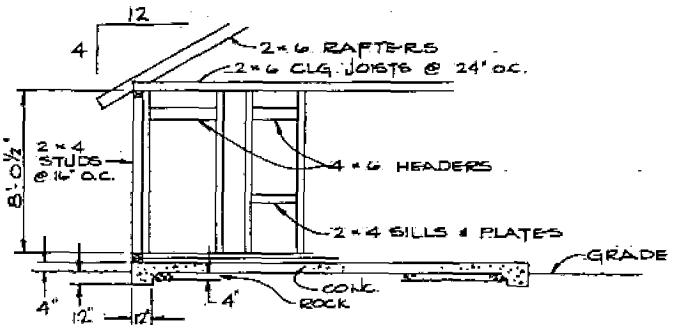
3. TOTAL SQ FT = 720



EAST ELEVATION (SIDE)  
1/4" = 1'-0"



SOUTH ELEVATION (FRONT)  
1/4" = 1'-0"



TYPICAL SECTION  
1/4" = 1'-0"

Exhibit D  
Revised Floor Plan

# Exhibit E

## OAK PARK PROJECT AREA COMMITTEE, INCORPORATED

3639 FOURTH AVENUE  
SACRAMENTO, CA 95817  
457-6525

December 8, 1983

City Planning Commission  
927 - 10th Street  
Sacramento, California 95814

TO : Chair and Members Of Sacramento City Planning Commission

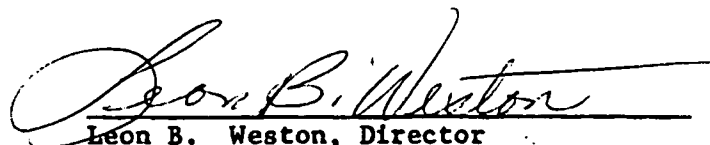
FROM : Oak Park P.A.C.

SUBJECT: Comments of P83-359, 364, 365 and 366, Special Permits For Deep Lot Development.

On November 30, 1983, the Executive Committee reviewed the subject development plans. The original plans did not comply with the objectives of the Oak Park Redevelopment Plan. House plans were too small, one was proposed to be only 18 feet wide, in two cases, no driveway or garage, the appearance of all four houses were like "small boxes". All proposed plans met bare minimum requirements or less. These developments would not have upgraded the image or housing stock, which is one of our major objectives. The Executive Committee recommended denial. Both applicants were notified.

On December 7, 1983, applicant, Mr. Smith presented revised plans to us. He was told these plans would be acceptable only if he increased the square footage from 720 square feet to 900 square feet and increase his bedroom size from 8 x 13½ & 8 x 12 to 10 x 13½ & 10 x 12.

On December 7, 1983, applicant, Mr. Abdy presented revised building plans. He was told that his plans would be acceptable only if he increased the square footage from 820 to 900 square feet exclusive of garage. Bedrooms to be a minimum of 10 x 12 feet. Each house is to have a driveway. Mr. Abdy said his lots were not large enough and he would withdraw his plans.



Leon B. Weston, Director  
Oak Park P.A.C.

cc: W. Ray White, P.A.C. President  
Leslie Warren, SHRA Redevelopment

002569

P 83 - 359

12/15/83

#23