

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Joseph Miceli Jr., 1717 "V" Street, Sacramento CA 95818				
OWNER	Joseph Miceli Jr., 1717 "V" Street, Sacramento CA 95818				
PLANS BY	Joseph Miceli Jr., 1717 "V" Street, Sacramento CA 95818				
FILING DATE	12-6-82	50 DAY CPC ACTION DATE		REPORT BY:	TM:cd
NEGATIVE DRG. Exmpt	15103b EIR	ASSESSOR'S PCL. NO.	027-051-10		

- APPLICATION:
1. Special Permit for deep lot development to a maximum of three dwelling units on 1+ acres.
 2. Variance to waive the minimum 20' x 20' building dimensions for a single family residence.

LOCATION: 5726 71st Street

PROPOSAL: The applicant is requesting the necessary entitlements to allow the conversion of an existing detached garage into a 448 sq. ft. dwelling unit under the Deep Lot Provision of the Zoning Ordinance (Section 9).

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Residential
Surrounding Land Use and Zoning:	
North: Single Family; and R-1	
South: Single Family; and R-1	
East : Single Family; and R-1	
West : Single Family; and R-1	
Parking Required:	2 spaces (one per dwelling unit)
Parking Provided:	2 spaces
Property Dimensions:	99' x 423'
Property Area:	41,877 sq. ft.
Density of Development:	2 units per acre
Square Footage of Building:	448 sq. ft. (proposed)
Topography:	Flat
Street Improvements:	Curb, gutter and sidewalks existing
Utilities:	Available to site
Exterior Building Colors:	Dark tan with yellow trim
Exterior Building Materials:	T-111 siding, composition roof

BACKGROUND INFORMATION:

In conjunction with the 1965 Colonial Community Plan update, Planning staff prepared a street development plan (IR-6205) for this area. This development plan was prepared to provide for future subdivision of the excessively deep lots which are found south of Fruitridge Road. This plan indicates that the rear 262 feet of the subject site should be reserved for a future north-south street and two tiers of single family lots. The remaining 161 feet of this parcel fronting on 71st Street can therefore be utilized for deep lot development.

000956

APPLC. NO. 82-280

MEETING DATE January 13, 1983

CPC ITEM NO. 26

The applicant's request is to utilize the front portion of the subject site for deep lot development for a maximum of three units, one of which is existing. A second existing structure, which is noted on the site plan as a garage to be converted to dwelling unit, was converted illegally to an additional dwelling unit by the previous owner. Therefore, in addition to the deep lot development, the applicant proposes to make this illegal dwelling unit legal. However, due to the size of the structure (28' x 16') a variance is necessary. This is because the minimum dimension for a single family residence is 20' x 20'.

STAFF EVALUATION:

Staff has the following comments in regards to this project.

1. In general, staff prefers accumulation and subdivision of excessively deep lots rather than deep lot development as allowed by special permit. Primarily, this is to insure compatible development with the single family plan designation and zoning. However, when it is not possible to immediately subdivide these types of properties staff's concern focuses on planning the deep lot development to provide for future subdivision.

In consideration of this approach, staff finds that deep lot development of the front portion of the site, as proposed, generally acceptable. However, staff requests that as a condition of approval, the applicant dedicate an irrevocable offer of dedication to the City for the necessary right-of-way for a future street as mentioned under Project Background.

2. The special permit, if approved, would allow a maximum of three dwelling units on the front (east) portion of the subject site. Staff has no objections to the proposed locations of the structures. However, since no elevations were submitted for Unit No. 3, staff recommends that the applicant submit detailed elevation plans for the review and approval of staff prior to the issuance of building permits for this structure.
3. Among the requested entitlements is a variance to waive the minimum dimension (20' x 20') for single family residences. The existing structure to be converted is 16' x 22' and the applicant proposes to expand this to 16' x 28'. However, expansion of the width of the structure to 20' instead of 16' will require substantial modification of the existing roof structure.

Staff finds that the total size of the expanded structure (448 sq. ft.) to be of primary importance. This square footage exceeds the minimum square footage by 48 sq. ft.. Also Staff finds that the applicant is attempting to make a good faith effort to rectify an illegal conversion completed by a previous owner.

Staff, therefore, supports the applicant's request. Staff does recommend that this structure be remodeled to include a front porch projection along the front door area to provide for summer shade and cooling. This design feature is relevant in the majority of residences in this neighborhood.

4. Staff inspected the neighborhood and it appeared that less than 50% of the dwellings had enclosed garages. Therefore, garages are not required for the additional dwellings. However, staff suggests the applicant survey the neighborhood within 1,000 feet of the subject site and indicate on a map which parcels have dwellings with garages. Staff will review this survey and determine for compliance with the 50% regulation.

STAFF RECOMMENDATION

Staff recommends the following actions:

1. Approval of the Special Permit subject to conditions and based upon findings of fact which follow;
2. Approval of the variance based upon findings of fact which follow.

Special Permit - Conditions

- a. The applicant shall dedicate an irrevocable offer of dedication to the City of Sacramento for a future street right-of-way as noted on Exhibit A.
- b. The applicant shall submit elevation plans for the review and approval of Planning Director or his designee for Unit #3 prior to the issuance of building permits for this structure.
- c. The applicant shall revise the plans for Unit #2 to incorporate a porch overhang along the southern elevation of this structure.
- d. Unit #2 shall be a minimum of 448 sq. ft.

Special Permit - Findings of Fact

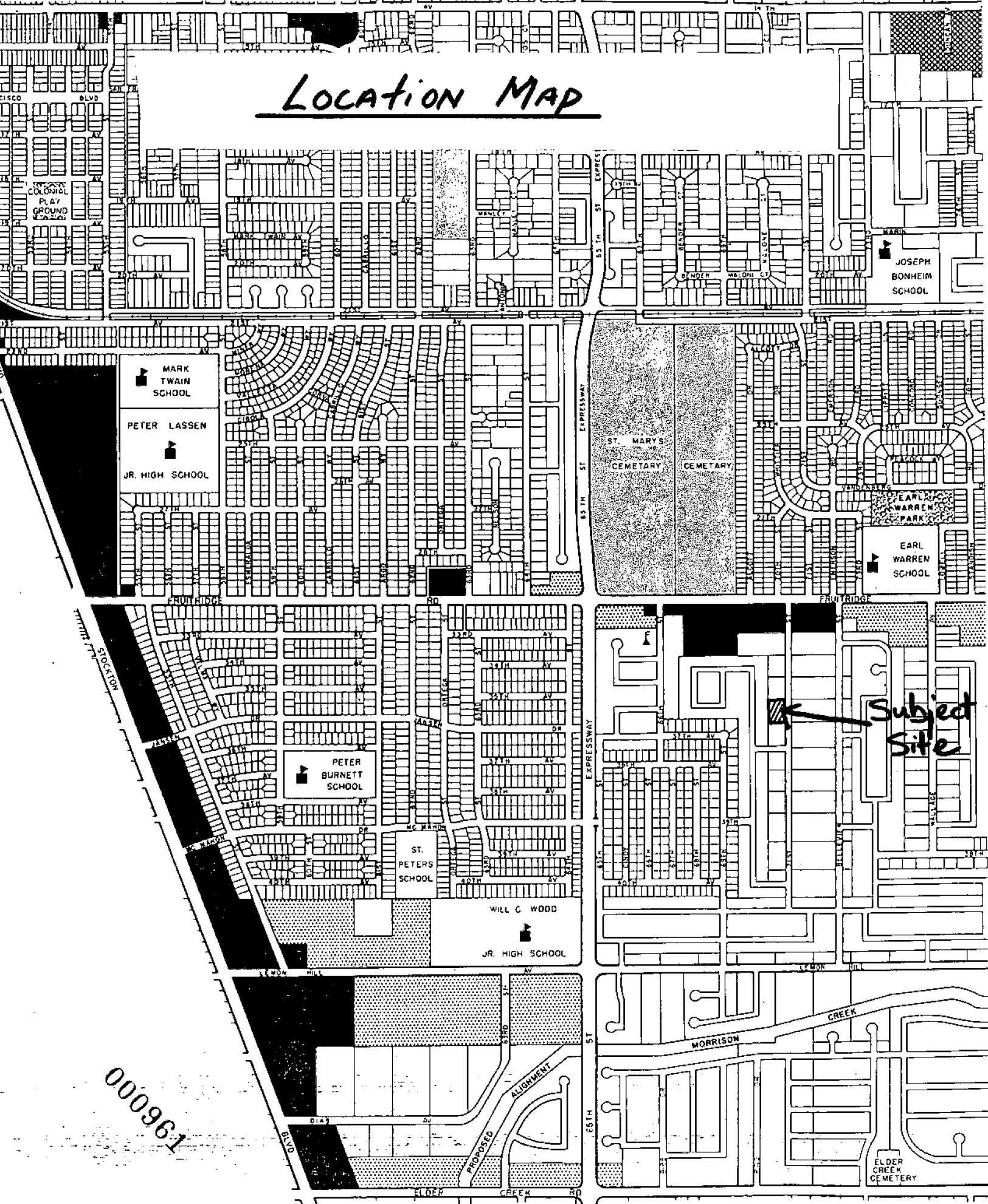
- a. The special permit, as conditioned, is based upon sound principles of land use in that it provides for the ultimate development of the site in a manner consistent with the Single Family zoning.
- b. The special permit, as conditioned, will not be injurious to the general public, safety or welfare in that off-street parking is provided and adequate setbacks are maintained.
- c. The special permit, as conditioned, is consistent with the General Plan policy to "Continue to seek solutions to development of large lots and scattered housing areas in the more intensely urbanized sections of the City."

Variance - Findings of Fact

- a. The variance does not constitute a special privilege being extended to one property owner in that the structure is existing and will exceed the minimum area requirements.

- b. The variance does not constitute a use variance in that additional dwelling units are permitted by Special Permit.
- c. The variance will constitute a disservice to surrounding properties in that the physical location of the structure will not substantially change.
- d. The variance is consistent with the General Plan which designates the site for residential purposes.

LOCATION MAP



196000

APPLICANTS PROPOSAL

P82-280

262' (2 LOTS + PUBLIC STREET 42' WIDE)

223.31

15' REAR YD. SETBACK

MIN. 20'x20' FUTURE BLDG. PAD

③

④

100.0'

Future Parking Area

APN: 027-131-01

MIN. 5' SETBACK

200.0'

EXIST. GARAGE

1-13-83

②

⑤

EXIST. SPR. SHED

SERVICE

PARK

← EXIST. CONC.

45-011

①

⑥

EXIST. ELEC. PANEL

EXISTING FRUIT TREES

EXISTING DRIVEWAY

50'

A.P.N. 027-051-10

PL

216'

EXISTING HOUSE (5726)

423.23'

000962

SITE PLAN

1" = 40'

0 40 60
BAR SCALE

SEE 1/8" = 1'-0" PLAN

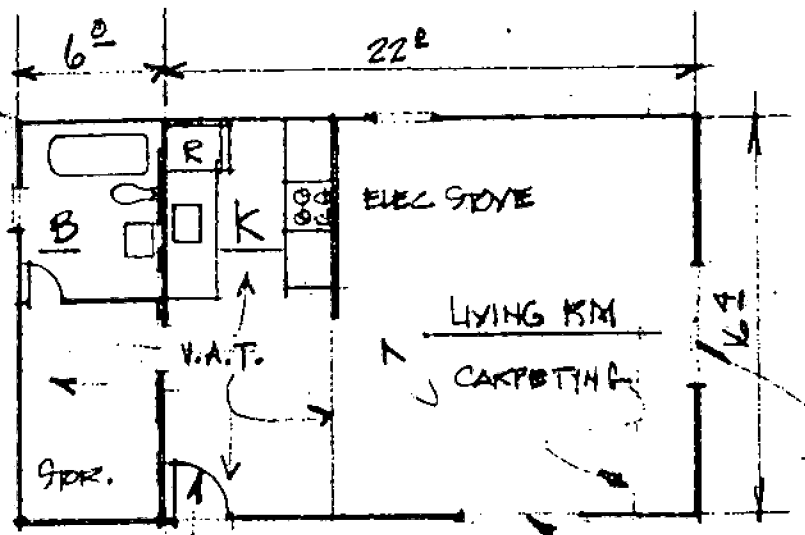
Item 26

ALL JOINED ARE EARTH
 ALL ELECTRICAL IS EXISTING
 AND ADDED SWITCHES &
 NOTE: ALL TREES TO REMAIN O

A.P.N. 027-051-10

PL

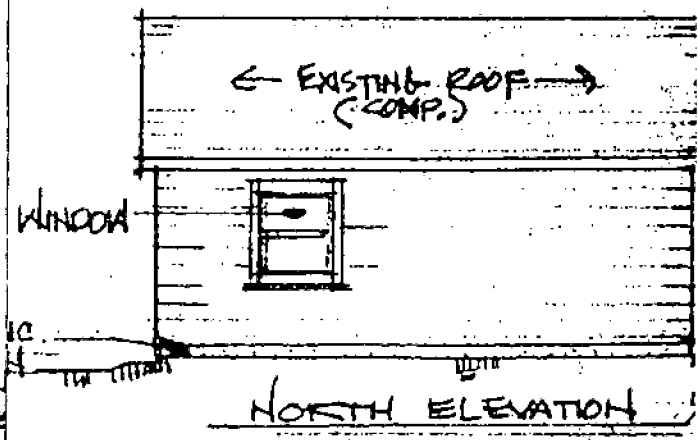
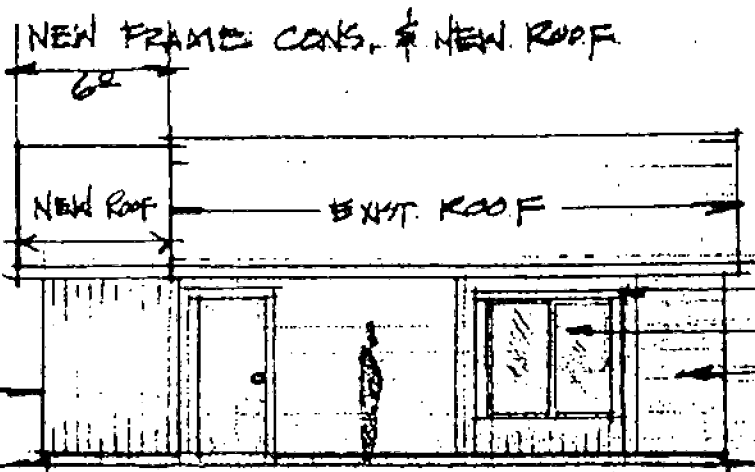
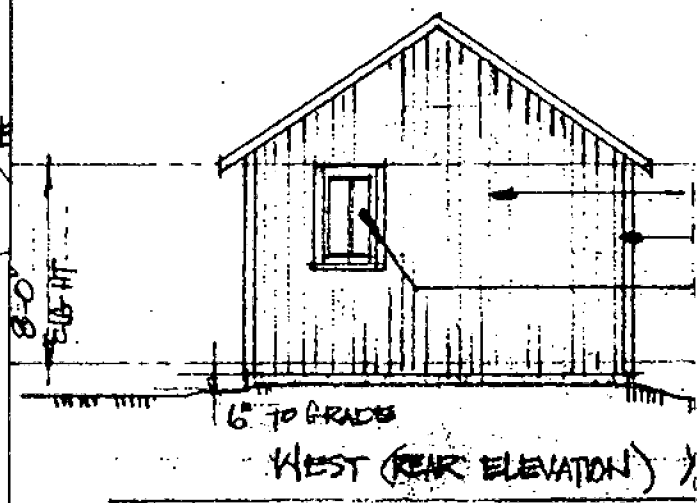
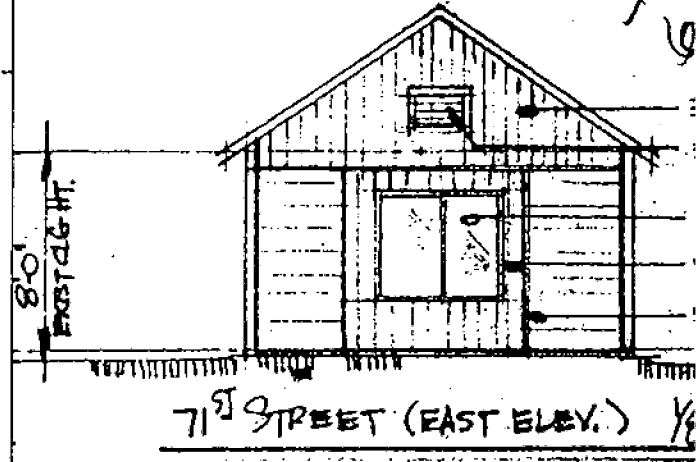
SEE 1/8" = 1'-0" PLAN



EXISTING U.G. PLUMBING 4" ABS.

FLOOR PLAN 1/8" = 1'-0"

TR 6



P82-280

January 13, 1983

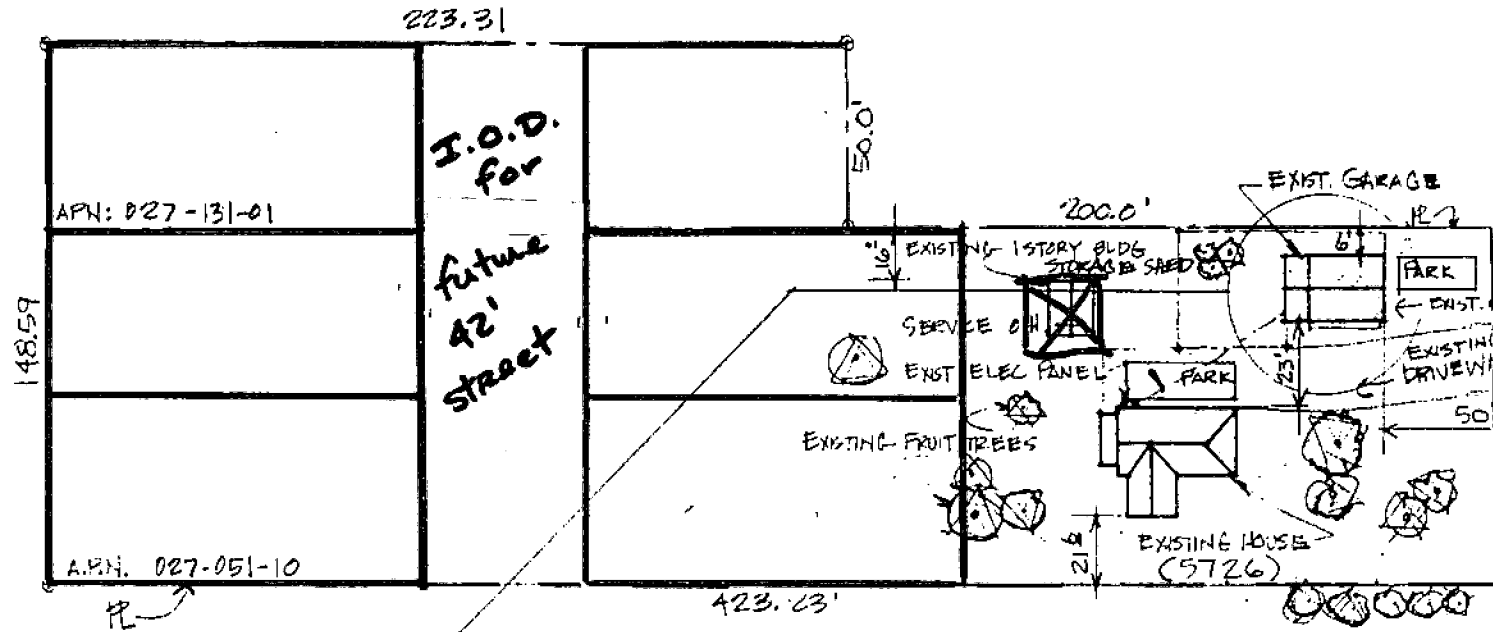
EXISTING CONC. SLABS: 000963

5726 71ST ST. GARAGE CONVER

OWNER: J. MICELLI Item 26

Exhibit A

Future street location and Potential lotting patterns



71ST STREET

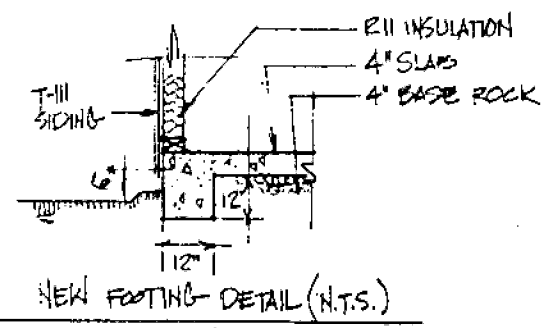
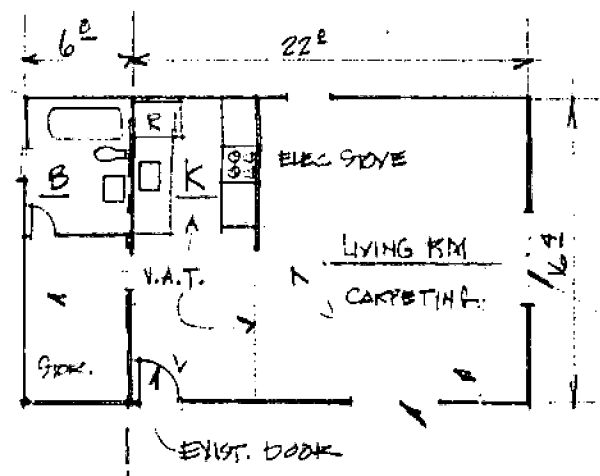
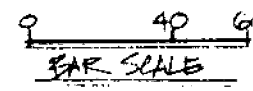


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SEE 1/8" = 1'-0" PLAN

SITE PLAN 1" = 40'



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000964