

PLANNING DIRECTOR'S SPECIAL PERMIT

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	George Washington, 924 Bell Ave., Sacramento, CA 95838				
OWNER	George Washington, 924 Bell Ave., Sacramento, CA 95838				
PLANS BY	George Washington, 924 Bell Ave., Sacramento, CA 95838				
FILING DATE	4-20-89	ENVIR. DET.	Neg. Dec. w/o m.m.	REPORT BY	CS:ob
ASSESSOR'S-PCL. NO.	237-0081-051				

APPLICATION: Planning Directors Special Permit for a deep lot development.

LOCATION: 901 Bell Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to allow a second single family structure on an R-1 lot where a single family structure is currently located.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 d.u./acre)
North Sacramento Community
Plan Designation: Residential (7-15 d.u. per acre)
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family home/garage/storage building
(previously a barn)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residential; R-1	Front:	25'	35'
South: Single Family Residential; R-1	Side Int(east):	5'	48'
East: Single Family Residential and Duplex; R-1	Side Int(west):	5'	73'
West: Single Family Residential; R-1	Rear:	15'	227'

Parking Required: 1 enclosed garage
Parking Provided: 1 enclosed 2 car garage
Property Dimensions: 132' x 330'
Property Area: 1.0+ acres
Density of Development: .5 d.u. per acre
Square Footage of Building: 3952 sq. ft.
Height of Building: 2 story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco and wood composition shingle

P89-187

BACKGROUND INFORMATION: On May 11, 1989 the Design Review Director approved an emergency building move to allow the structure to be relocated from 924 Bell Avenue to 901 Bell Avenue. Emergency moves are allowed if the building would be demolished, if not relocated within a certain time frame, prior to staff's final review and approval. If for any reason the project is denied, the City can abate the building by using a \$2,000 fee collected for all building moves under a written agreement signed by the applicant. On April 24, 1989 a barn structure, which will be used for storage, was moved to the site with the condition that horses and other livestock are not allowed on-site.

PROJECT EVALUATION: Staff has the following comments.

A. Land Use and Zoning:

The subject site consists of one parcel totaling 1.0 acres, developed with a single family home, large storage structure, 2 small livestock stalls to be used for storage, and the recently relocated single family home elevated on blocks. Surrounding land uses include single family residential to the north and east, multiple family to the south, and 2 family to the west. The area can be characterized by a mix of lot sizes and dimensions with 1 to 2 units per lot. A subdivision is planned across the street on 10 acres where the home was moved from, and another 10 acre subdivision has been developed 4 lots to the east of the subject site.

B. Applicants Proposal

The applicant proposes a 3,952 square foot home on the subject site. The two story structure will be located 27' from the front property line. The 330' deep lot currently contains a 1140 square foot home which the applicant has agreed to bring up to Uniform Building Code as necessary.

C. Site Plan

The submitted site plan indicates that the home will have driveway access off of Bell Avenue near the southeast corner of the property. The south elevation which will face Bell Avenue is the same elevation that faced Bell Avenue before the structure was moved from across the street. The Design Review Director has approved this orientation of the building because the applicant lives in the home and wants the same orientation towards Bell Avenue, that previously existed. This orientation also allows the main activity rooms to face Bell Avenue, which is desirable for security purposes.

The garage shown on the site plan will be moved from another site and the applicant has agreed to remodel the garage to match the exterior materials of the main house. The applicant has not submitted a building move application with interdepartmental approvals for the garage move at this time. This application must be received, the garage moved, (or a new one built) and relocated on an approved foundation before final occupancy for the house can be issued.

D. Elevations and Floor Plans

As indicated on the elevations, the existing wood siding of the home will be replaced with stucco on all four elevations and a new composition shingle roof will be provided on the main structure, and the roof of the large covered porch along the west elevation. The exterior redesign will be a vast improvement in comparison to the existing situation. The roof material should be a "dimensional" composition shingle with a 25 year minimum warranty that creates a 3 dimensional shadow line effect. The roof should have a 4 to 12 slope or better. The recently relocated single family home is required to meet all Uniform Building Code regulations. There are at least two additions that likely do not meet UBC specifications and will need to be improved per conditions set by the Building Division prior to final inspection approval.

The original single family home currently on site should also meet all Uniform Building Code requirements and the exterior building materials should be modified to match on all four elevations. Also, horizontal siding to match the main house should be used on the existing garage that is attached by a breezeway to the house. The house and garage need exterior repairs, and fascia board should be provided along the perimeter of the house and garage. The applicant has agreed to do these improvements.

The existing cyclone fence along the front property line should be modified to meet zoning ordinance requirements. Where the current and new driveway are located the fence is required to be 20 feet from the front property line. Also, the existing on-site debris should be removed and properly disposed of.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact on the environment; therefore, a negative declaration without mitigation measures has been prepared.

STAFF RECOMMENDATION: Staff recommends approval of the Special Permit, subject to conditions and based upon findings of fact which follow:

Conditions:

1. The applicant shall comply with all requirements of the deep lot/infill regulations (Section 9) of the Zoning Ordinance.
2. The new driveway shall meet the requirements of the City Traffic Engineer.
3. The applicant shall have the relocated single family home lowered onto an approved foundation within 60 days following the approval of Planning Directors Special Permit.
4. The applicant shall obtain all necessary building permits for relocated structures and meet all requirements of Article XI, Chapter 9, of the Sacramento City Code relating to building moves for the single family home and garage.

5. The original single family home and existing garage on-site shall be improved aesthetically and should match in material and design. All necessary exterior repairs should be completed, and the structure brought up to U.B.C. requirements. All necessary building permits for these improvements shall be obtained for the original home and garage.
6. All existing and new fencing shall meet Zoning Ordinance requirements. Where driveways are located, the fence is required to be a minimum of 20 feet from the front property line.
7. No horses or other livestock are allowed on-site.
8. Prior to approval of the final building inspection by the City Building Division, the project shall be inspected by Planning staff.
9. All design review requirements specified under the building move application shall be met prior to the final occupancy permit being issued.
10. The relocated home shall not have an occupancy permit issued by the Building Division until an enclosed garage relocated on an approved foundation is provided. If the garage is moved to the site all building move regulations of the City Code shall be met.

Findings of Fact

1. The proposed project is based upon sound principles of land use in that:
 - a. adequate space is available on site to accommodate the type of density of the proposed project.
 - b. the project is compatible with surrounding land uses which consist of single family homes on deep lots.
2. The proposed project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that (a) the project will comply with the requirements of Section 9 of the Zoning Ordinance and Article XI, Chapter 9 of the City Code, relating to building moves and will meet Uniform Building Code requirements. (b) adequate parking and landscaping will be provided.
3. The project is consistent with the General Plan which designates the site for low density residential (5-15 d.u. acre) and the second unit is allowed as a deep lot development subject to securing a Planning Directors Special Permit.
4. Granting the special permit for the deep lot is not a special privilege extended to an individual property owner, in that similar special permits have been granted to other property owners for similar deep lot uses.

REPORT PREPARED BY:

Connie Spade
Connie Spade
Assistant Planner

8-14-89

Date

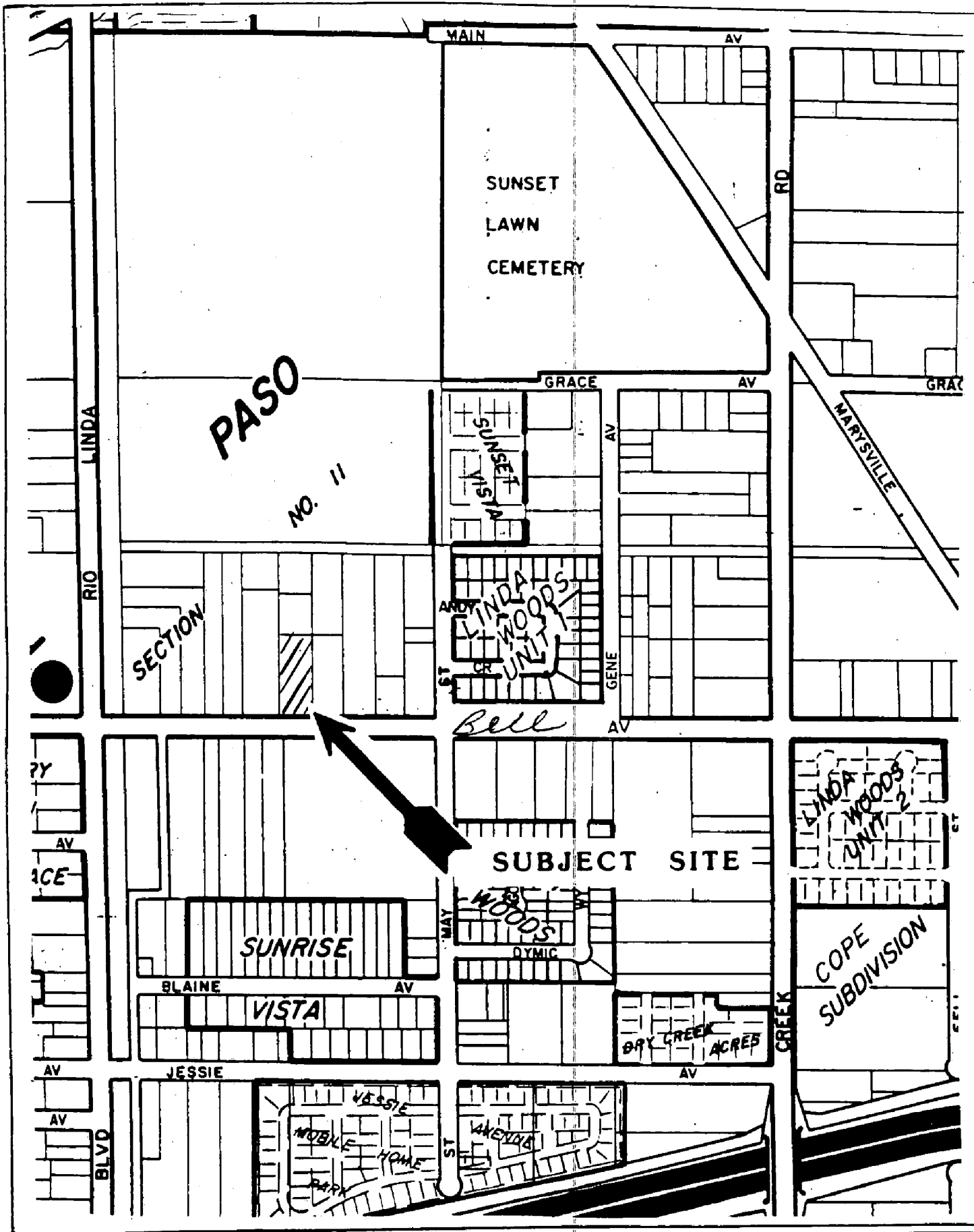
RECOMMENDATION APPROVED:

Marty Van Duyn
Marty Van Duyn
Planning Director

8-15-89

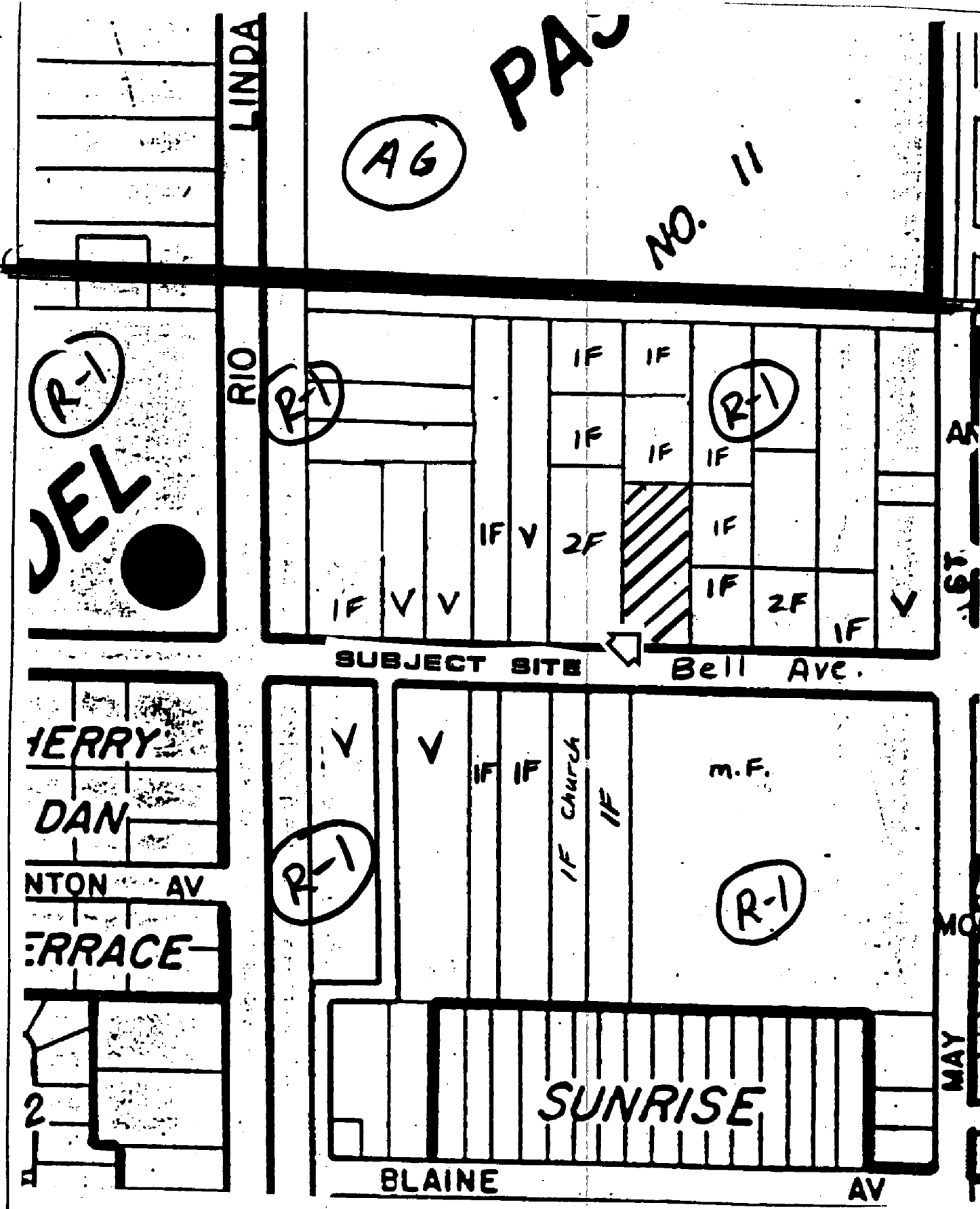
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P89-187



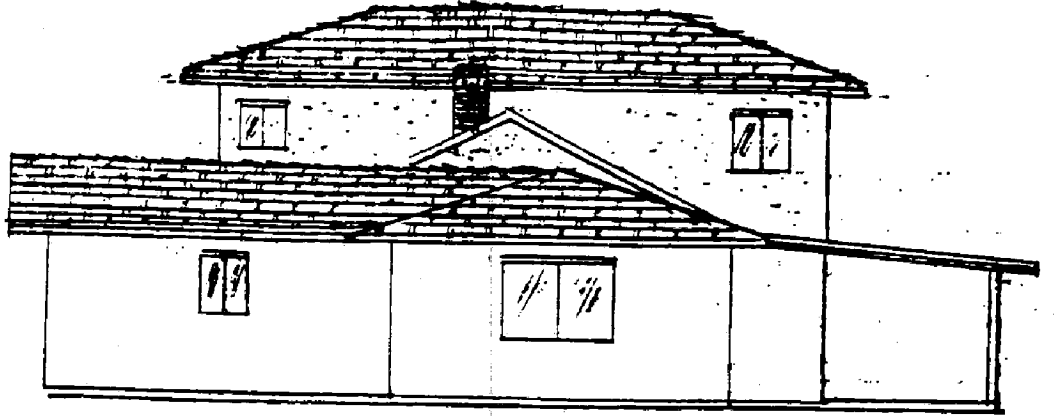
VICINITY MAP

289-187



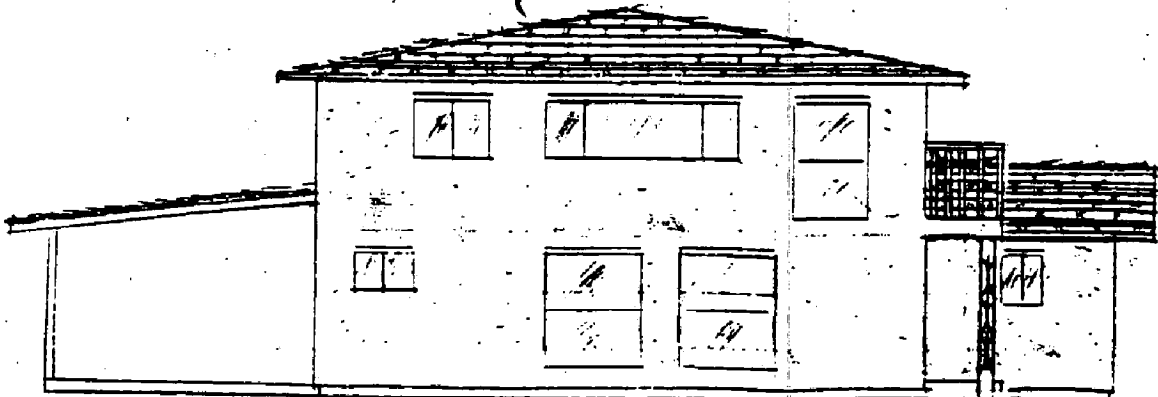
LAND USE & ZONING MAP

P89-187



NORTH ELEVATION
SCALE 1" = 1'-0"

4 to 12 pitch
or better

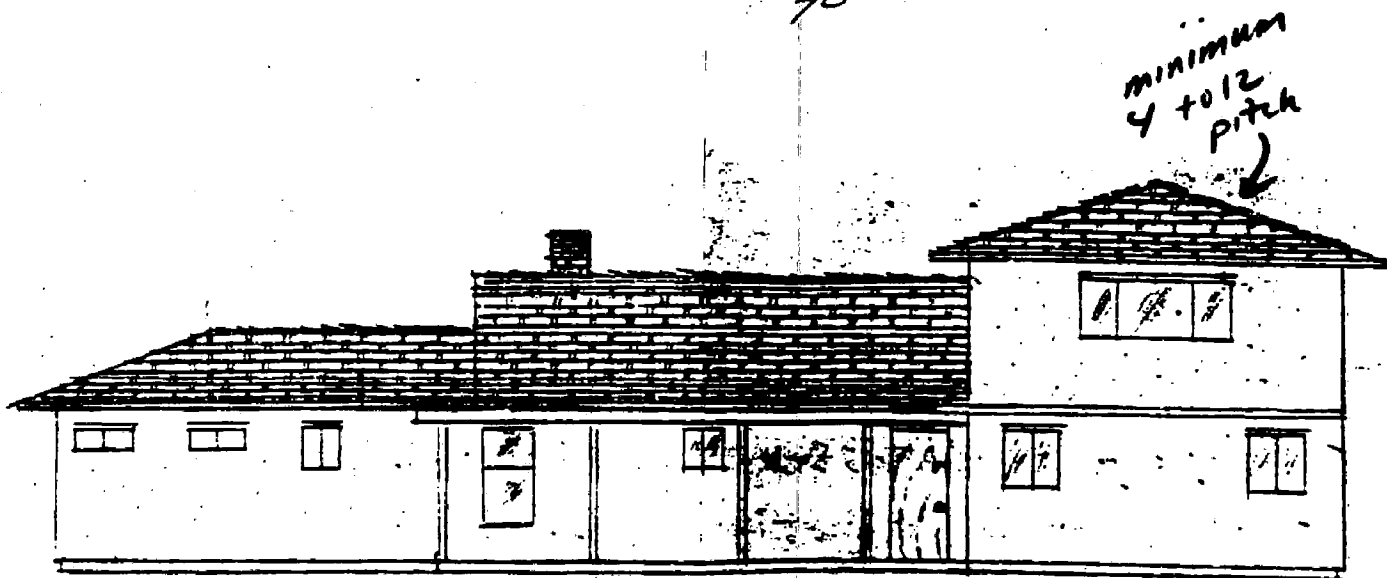


SOUTH ELEV. FACING BELL AVE

P89-187



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



WEST ELEVATION

P89-187

