

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

APPLICANT	Gary A. Little, 5525 E Street, Sacramento, CA, 95819				
OWNER	Valen Lee, 5525 E Street, Sacramento, CA, 95819				
PLANS BY	John Eash, Architect, 7311 Greenhaven Drive, Ste. 210, Sacramento, CA 95831				
FILING DATE	May 12, 1992	ENVIR. DET.	Negative Declaration	REPORT BY	SLY
ASSESSOR'S PCL. NO.	040-0031-012				

- APPLICATION:**
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Planning Director's Deep Lot Special Permit to construct nine single family residential units on 1.05± partially developed acres in the Standard Single Family (R-1) zone.

LOCATION: 6245 Fowler Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to build nine 900 square foot residential units on 1.05± partially developed acres in the Standard Single Family 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: Duplex

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Vacant; R-1	Front:	25'	25'
South: Mobile Home Park; R-1	Side(East):	5'	5'
East: Single Family; R-1	Side(West):	5'	5'
West: Multi-Family and Duplexes; R-2 and R-1A	Rear:	15'	15'

Parking Required: 9 enclosed garages
Parking Provided: 9 enclosed garages and 4 spaces
Property Dimensions: 123.5 feet x 370.7 feet
Property Area: 1.05± acres
Square Footage of Building: (9) 900 square foot houses- 8,100 total square feet
Garage structures- 2,544 total square feet
Total- 10,644 square feet
Density of Development: 8 du/na
Height of Building: 15 feet

APPLC. NO. P92-128

DECEMBER 10, 1992

ITEM 23

Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Horizontal Siding
Roof Material: Composition shingles

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 123.5 foot x 370.7 foot interior lot in the Standard Single Family (R-1) zone (see Exhibit A). It is developed with a duplex that will be demolished prior to the construction of the proposed single family residences. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1986 South Sacramento Community Plan designates the subject site as Residential (4-8 du/na). The surrounding land use and zoning for the subject site are vacant, zoned (R-1) to the north; a mobile home park, zoned (R-1) to the south; single family, zoned (R-1) to the east; and multi-family and duplexes, zoned Two Family (R-2) and Single Family Alternative (R-1A) to the west.

B. Applicant's Proposal

The applicant is proposing to construct nine 900 square foot single family dwelling units on the subject site. There are three detached garage structures proposed to provide nine enclosed single car garages (see Exhibits A, B, and C). There is a proposed driveway for all the dwellings that will be constructed through the center of the site.

C. Staff Analysis

1. Site Plan:

The site plan indicates there will be nine single family houses that are each 900 square feet in size. Each house will have two bedrooms and one bath. Four houses will be located on each side of the driveway which will be constructed through the center of the site. The ninth house will be located in the center of the north end. The garages will be located at the center of the site. There will be a 1,392 square foot five car garage on the west side and two 576 square foot two car garages will be located on the east side. There will be an additional parking space adjacent to each end of the garage structures for a total of four spaces.

The proposed site plan indicates trees and shrubs on the site with no specific types identified. Staff recommends that a landscaping plan be submitted for the site to include sod, shrubs, trees, and an automatic irrigation system. Staff also recommends that a six foot wood fence be constructed along the rear and both side property lines.

2. Building Materials and Design:

The applicant proposes nine single story structures using horizontal wood siding for the finish on all elevations. Composition shingles are proposed for the roof. Staff has met with the

applicant on several occasions to discuss the site plan design. Staff also recommended that the applicant submit a formal application to Design Review/Preservation Board staff for project review which has already been accomplished. The applicant should comply with the conditions of the Design Review report (DR 92-254).

The adjacent property owners have been notified by certified mail of the proposed development. One letter was received in opposition to the proposed project (see Exhibit F).

Staff recommends approval of the Planning Director's Special Permit for deep lot development in that adequate garages, driveways, landscaping, and setbacks 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 Committee Planning Advisory Council. The following comments were received:

1. Engineering Development staff comments:

- a. On-site grading, paving, and drainage shall be approved by Public Works prior to obtaining a building permit.
- b. A water main will be required to be extended in Fowler Avenue and possibly 63rd Street.
- c. Provide standard frontage improvements (curbs, gutters, sidewalks, paving, and street lights) and an off-site drain line may be required to provide drainage to the site.
- d. Coordinate with County Sanitation District for Sewer Service.

2. Traffic Engineering staff comments:

- a. A 20 foot minimum wide driveway is required from the 20 foot right-of-way to within 150 feet of the structure farthest from the street.
- b. A minimum 24 foot wide driveway, including 24 feet to 20 feet from right-of-way, is required.
- c. This lot is not in an area that would benefit from a circulation study.

3. Fire Department staff comments:

- a. A fire hydrant is required on Fowler at the entrance to the site.
- b. The area in front of the garages and adjacent to the four extra parking spaces need to be marked with red curbs, Fire Lane markings, and signs to indicate no parking allowed.

4. South Sacramento Area Committee Planning Advisory Council comments:

The Council requests the project be denied because it is too many units for a 1.05± acre parcel. The size of the units will encourage families with children to live there and no play area has been incorporated. A narrow single car garage is planned. There is no area set aside for additional vehicles. The elevations are not conforming with neighboring homes and are smaller in square footage. The Council is also concerned that the proposed structure to be removed will be retro-fitted and would be below Building Code standards causing a safety and fire hazard.

Staff has addressed many of the issues raised by the Council. The site is being developed to its allowed density for deep lot development. The density for the site is 8 du/na. The site has been redesigned since the Council first reviewed the proposal and additional parking will now be provided on the site. Each unit will have a private back yard. The entire project will be subject to Design Review staff review and conditions on the design and building materials. The existing duplex will be demolished.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. A Mitigation Monitoring Plan has been developed and is attached.

RECOMMENDATION: Staff recommends that the Planning Director take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Mitigation Monitoring Plan.
- C. Approve the Deep Lot Special Permit to construct nine single family residential units subject to the conditions and based upon the findings of fact which follow.

Conditions:

- 1. The applicant shall submit a landscaping plan for the site to include sod, shrubs, trees, and an automatic irrigation system for Planning staff review and approval prior to the issuance of building permits.
- 2. The applicant shall construct a six foot high wood fence along the rear and both side property lines. The fence shall be indicated on the site plan.
- 3. The applicant shall comply with the conditions in the Design Review staff report (DR 92-254).
- 4. On-site grading, paving, and drainage shall be approved by the Public Works Department prior to obtaining a building permit.

5. A water main shall be extended in Fowler Avenue and/or 63rd Street. The applicant shall resolve the requirements to the satisfaction of the Public Works Department.
6. Provide standard frontage improvements (curbs, gutters, sidewalks, paving, and street lights) to the satisfaction of the Public Works Department and an off-site drain line shall be required to provide drainage to the site.
7. Coordinate with County Sanitation District for Sewer Service.
8. A 20 foot minimum wide driveway is required from the 20 foot right-of-way to within 150 feet of the structure farthest from the street.
9. A minimum 24 foot wide driveway, including 24 feet to 20 feet from right-of-way, is required.
10. A fire hydrant shall be provided on Fowler at the entrance to the site to the satisfaction of the Fire Department.
11. The area in front of the garages and adjacent to the four extra parking spaces need to be marked with red curbs, Fire Lane markings, and signs to indicate no parking allowed to the satisfaction of the Fire Department.
12. 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.
13. Size of the proposed units shall conform to the plans submitted.
14. 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 existing single family residence is compatible in design with the surrounding existing properties in the neighborhood;
 - b. adequate garages, driveways, landscaping, and setbacks will be provided;
 - c. the proposed units will not significantly alter the characteristics of the area; and
 - d. further subdivision of the lot would not be feasible in that the existing dwelling is at the front of the lot creating a land locked area, the lot is surrounded by existing development, and the lot cannot be merged with another lot for subdivision.

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.

Report Prepared By:

Sandra L. Yope
Sandra L. Yope
Assistant Planner

21 Oct 92

Date

Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse
Planning Director

10-28-92

Date

Recording
Not
Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

6245 Fowler Avenue (P92-128)

Initial Study

Prepared By:
City of Sacramento Environmental Services Division
June 30, 1992

P92-128

DECEMBER 10, 1992

ITEM 23

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916)264-7037, pursuant to California Environmental Quality Act Guidelines Section 21081.

The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant.

Legal Description

APN 040-0031-012 (See attachment)

Project Description

The project site is located at 6245 Fowler Avenue (APN 040-0031-012) and is within the South Sacramento Community Plan Area (see Attachment B, locator map). The Sacramento General Plan Update (SGPU) land use designation is Low Density Residential (4-15 DU/NA) and the South Sacramento Community Plan land use designation is Residential (4-8) DU/NA). Existing and proposed zoning for the site is Standard Single Family (R-1). The applicant is requesting a Planning Director's Special Permit to construct 9 residential units on the site. All units will be detached. Each unit will be 900 square feet in size. The exterior of these units will be wood and stucco, with an asphalt composition roof., 14 off-street parking spaces will be provided, including ten spaces within garages. Lighting will include entrance lights for each unit, as well as 4 yard lights. The project will necessitate the demolition of one existing duplex on the site. The project will necessitate the removal of three trees. The project includes no signage. Adjacent land uses are; to the North, vacant land zoned (R-1); to the South, a mobile home park, and to the East and West, duplexes.

I. PLANT/ANIMAL LIFE-Tree Preservation

MITIGATION MEASURE

- A. Replace the two 14" Black Walnut trees to be removed from the project site. The developer shall provide four replacement trees, 15 gallon size minimum, of a species selected from the City of Sacramento, Tree Planting List. This list is available through the City of Sacramento, Department of Parks and Community Services. If another species is selected, this selection shall be subject to the approval of the City Arborist. Replacement trees shall be shown on project plans submitted for building permits. The trees shall be placed in a location and shall be provided with irrigation/landscape improvements as approved by the City Arborist.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM

Prior to issuance of the Building Permit, the Building Division shall require that the project plans incorporate the tree protection measures as specified by this mitigation measure. Prior to the issuance of any Notice to Proceed, the Public Works Department shall require the project plans incorporate the tree protection measures as specified by the above mitigation measure. In this case of replacement tree planting, the Building Division/Public Works Department shall transmit the project plans to the City Arborist for verification that planting requirements have been correctly shown on the project plans.

II. CULTURAL RESOURCES

MITIGATION MEASURE

- B. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM

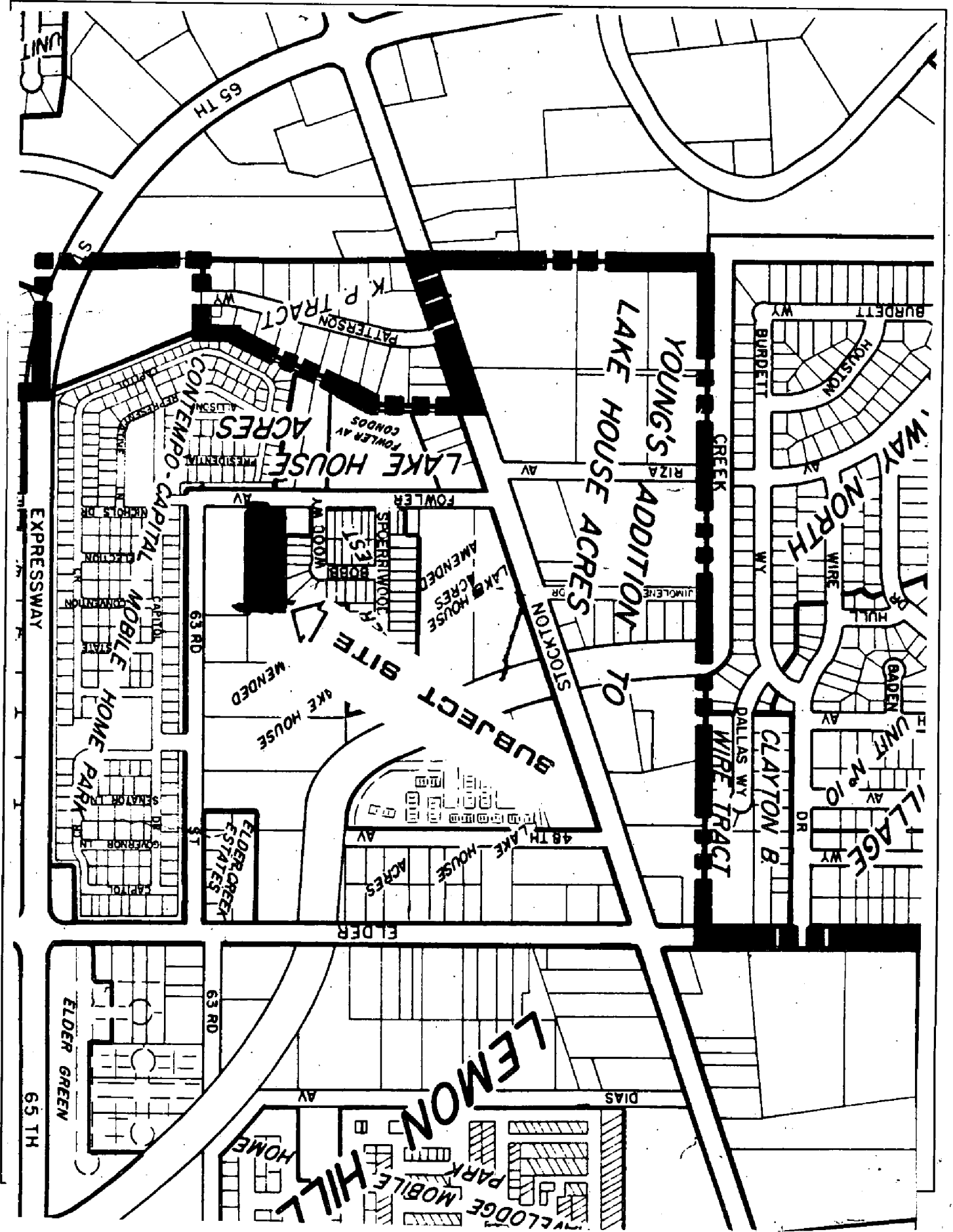
Both the subdivision improvement plans and the building permit plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall be stopped and an archaeologist shall be consulted.

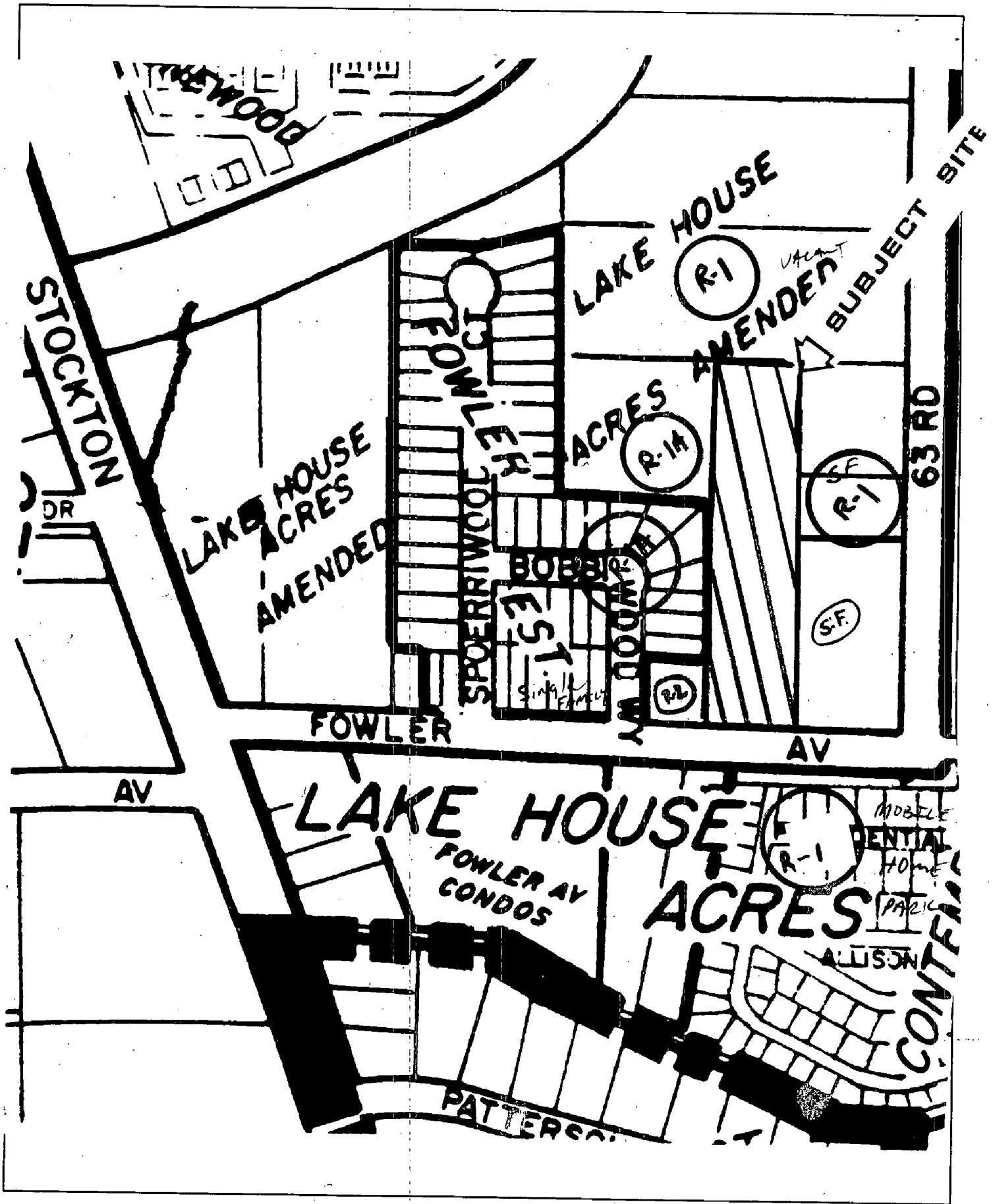
If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Environmental Services Division for approval. A six foot high construction barrier shall be placed around the affected area until such mitigation measures have been implemented.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for City review of revised mitigation measures and monitoring program provisions.1.1. These funds will be deposited prior to resumption of work within the affected area. The Building Division shall verify that the project plans incorporate the revised measures prior to resumption of work in the affected area.

Site inspections by the Building Division shall watch for any potential archeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as a random inspection item on the Special Conditions Attachment.

VICINITY MAP





LAND USE & ZONING MAP

PLANNING DIRECTOR'S SPECIAL PERMIT/VARIANCE:

CERTIFICATION OF NOTICE

The applicant requesting a Planning Director's Special Permit and/or variance shall mail copies of this letter to abutting property owners, to be signed by those property owners, and shall return the copies with the Post Office Proof of Mailing attached (no return receipt required) at the time the application is submitted.

Date: 5-13-92

PROPERTY OWNER:

Name: Edward Dandridge Sr.

Address: 6237 Fowler Ave

Assessor's Parcel Number: 090-0031-021

Dear: _____

I am in the process of requesting a ~~Planning Director's Special Permit/Variance~~ Special Permit (circle one) for the property located at: 6245 Fowler Ave. I am requesting the Variance/Special Permit (circle one) in order to remove existing duplex and construct 4 duplex's & 1 single family unit.

As part of this request, the City Planning Division requires that I notify you of my intentions. Receipt of this letter does not mean that you approve of this project. If you wish to make any comments regarding this request, use the space provided below and return a copy of this letter to:

City Planning Division
1231 'I' Street, Room 200
Sacramento, CA 95814

P-92-128
6-7-92

Sincerely,
Ray A. [Signature]
Applicant

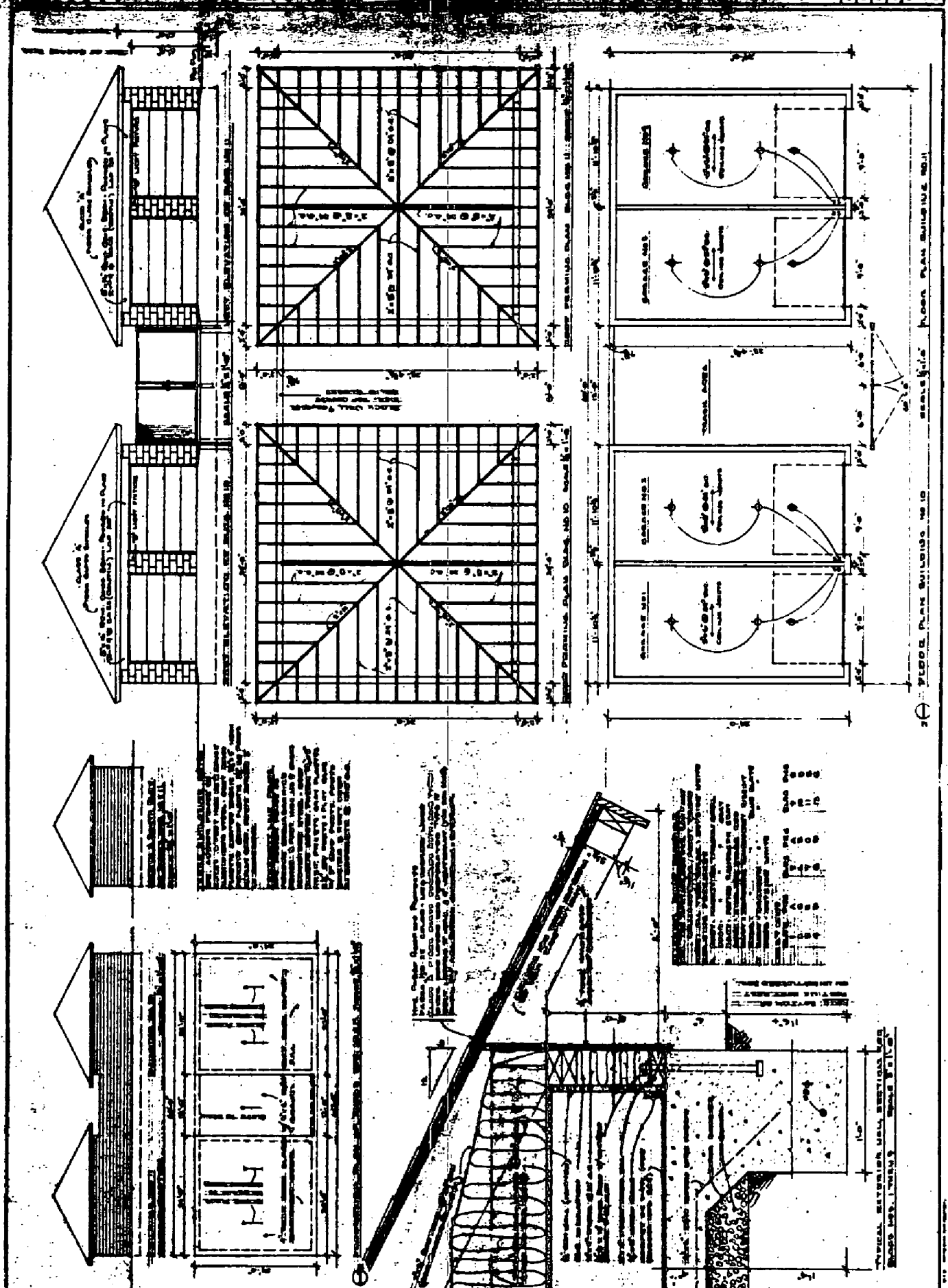
COMMENTS FROM PROPERTY OWNER: I AM AGAINST, DIRECTLY OPPOSITE TO YOUR PROPOSE OF THESE DUPLEX. THEIR ARE NO PARK OR RECREATION OR PLAY GROUND FOR KIDS TO PLAY. THERE WILL BE MORE CRIME AND THEFT. CAR NOISE, TRAFFIC, IF YOU PUT THESE DUPLEX UP, THEIR, I WILL BE SURROUNDED BY DUPLEX..
KID PLAYING IN THE STREETS HOWLING & SCREAMING LIKE THEIR OR DOING ON THE OTHER SIDE OF MY HOUSE. PEOPLE BREAK IN MY CARS AND HOUSE NOW CAR SPEED UP AND DOWN FOWLER AVE NOW. THEIR WILL TWICE THE TRAFFIC (MY PROPERTY VALUE WOULD WILL GO DOWN)

Property Owner's Signature Edward Dandridge Sr

Application Number _____

P.S
WHERE WOULD THE DUPLEX PEOPLE VISITOR AND FRIEND
PARK THERE CARS ? ? ?
92-128
DECEMBER 10, 1992
THANK
ITEM 23
(916)
(422-2945)

EXHIBIT E



P92-128

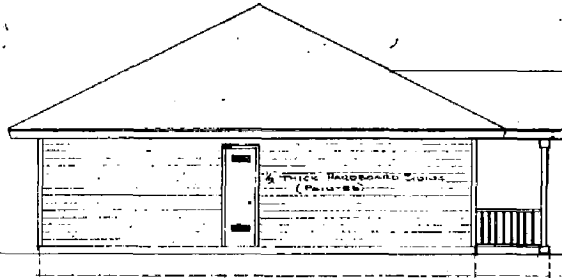
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ITEM 23

P92-128

DECEMBER 10, 1992

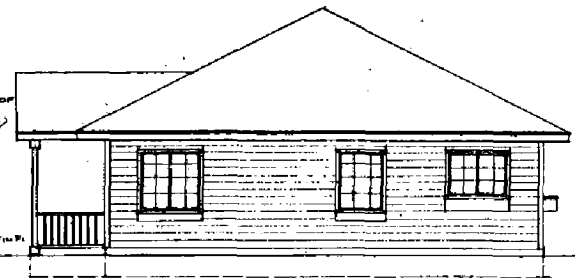
ITEM 23



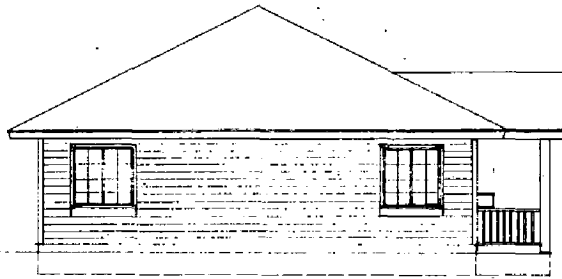
WEST ELEVATION BLDG. NOS 218



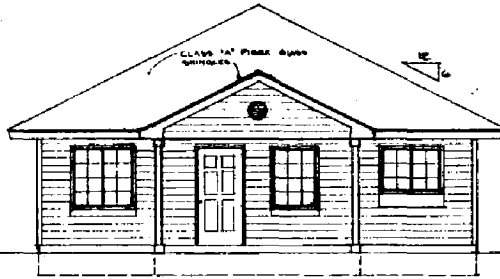
SOUTH ELEVATION BLDGS NOS 218



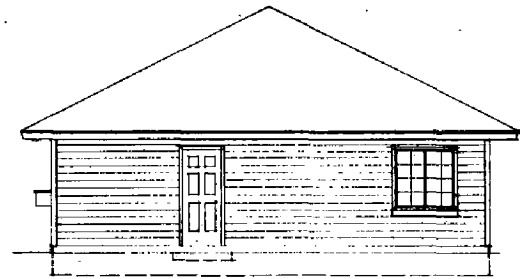
EAST ELEVATION BLDGS NOS 218



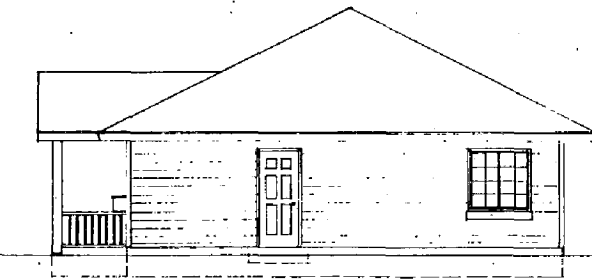
SOUTH ELEVATION BLDG. NO. 4
NORTH ELEVATION BLDG. NO. 5



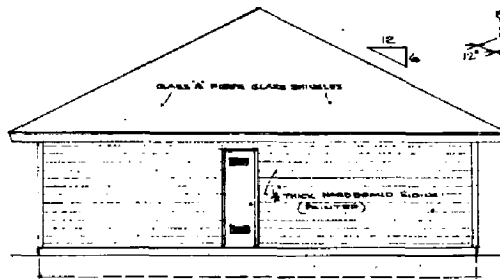
EAST ELEVATION BLDG. NO. 4
WEST ELEVATION BLDG. NO. 5



NORTH ELEVATION BLDGS NOS 218

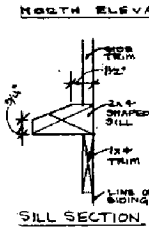
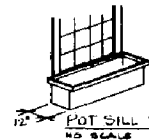


NORTH ELEVATION BLDG. NO. 4
SOUTH ELEVATION BLDG. NO. 5

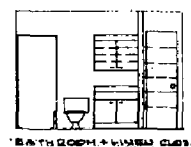
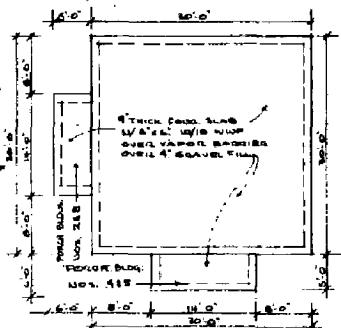


WEST ELEV. BLDG. NO. 4
EAST ELEV. BLDG. NO. 5

ELEVATION FOR BUILDINGS NOS 2, 4, 5 & 8 SCALE 1/4" = 1'-0" (SEE SHEETS Nos. 1, 4 & 6)



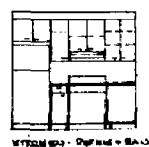
FOUNDATION PLAN
BLDG. NOS 2, 4, 5 & 8
SCALE 1/8" = 1'-0"
(SEE SHEETS Nos. 1 & 4)



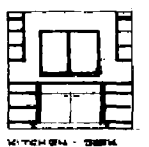
BATHROOM + LINEN CLOS.



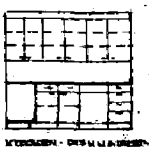
LAUNDRY



KITCHEN - SINK



KITCHEN - SINK



KITCHEN - SINK

TYPICAL ELEVATIONS - BATHROOM, LAUNDRY, & KITCHEN SCALE 1/4" = 1'-0" (SEE SHEETS Nos. 4)

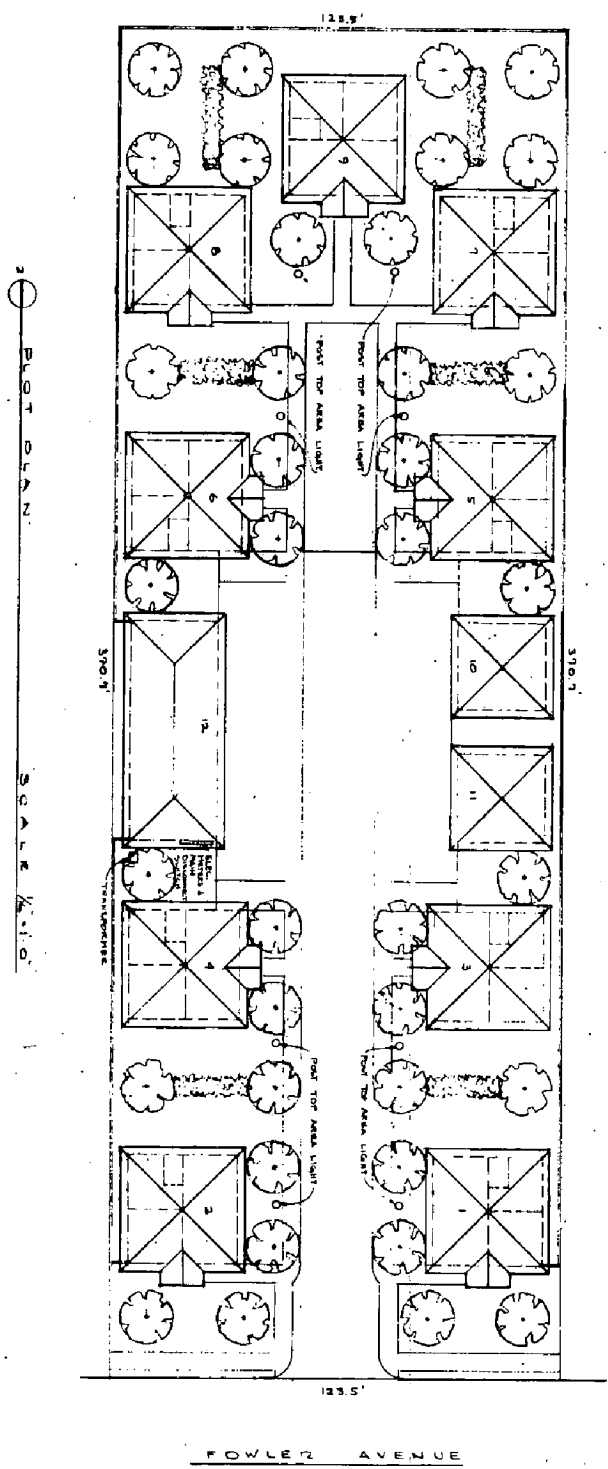
ARCHITECT
JERRY
1111 GREENHAVEN DRIVE, SUITE 210
SACRAMENTO, CA 95811
TEL: 916-486-1111

EXHIBIT B

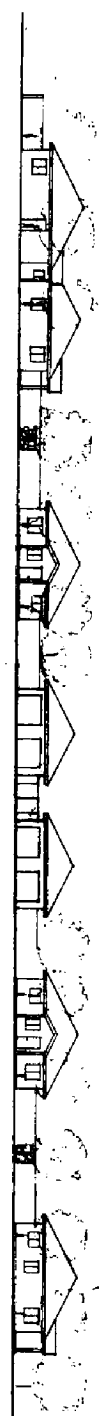
PROPOSED RESIDENTIAL UNIT
DISCOVERY INVESTMENTS, INC.
2545 FOUNTAIN AVE. SACRAMENTO, CA 95825
APN 028-0031-013

6

EXHIBIT - A



WEST ELEVATION OF EAST BLOCK OF RESIDENCES AND GARAGES. SCALE 1/8" = 1'-0"



ENTRANCE ELEVATION. SCALE 1/8" = 1'-0"



P92-128

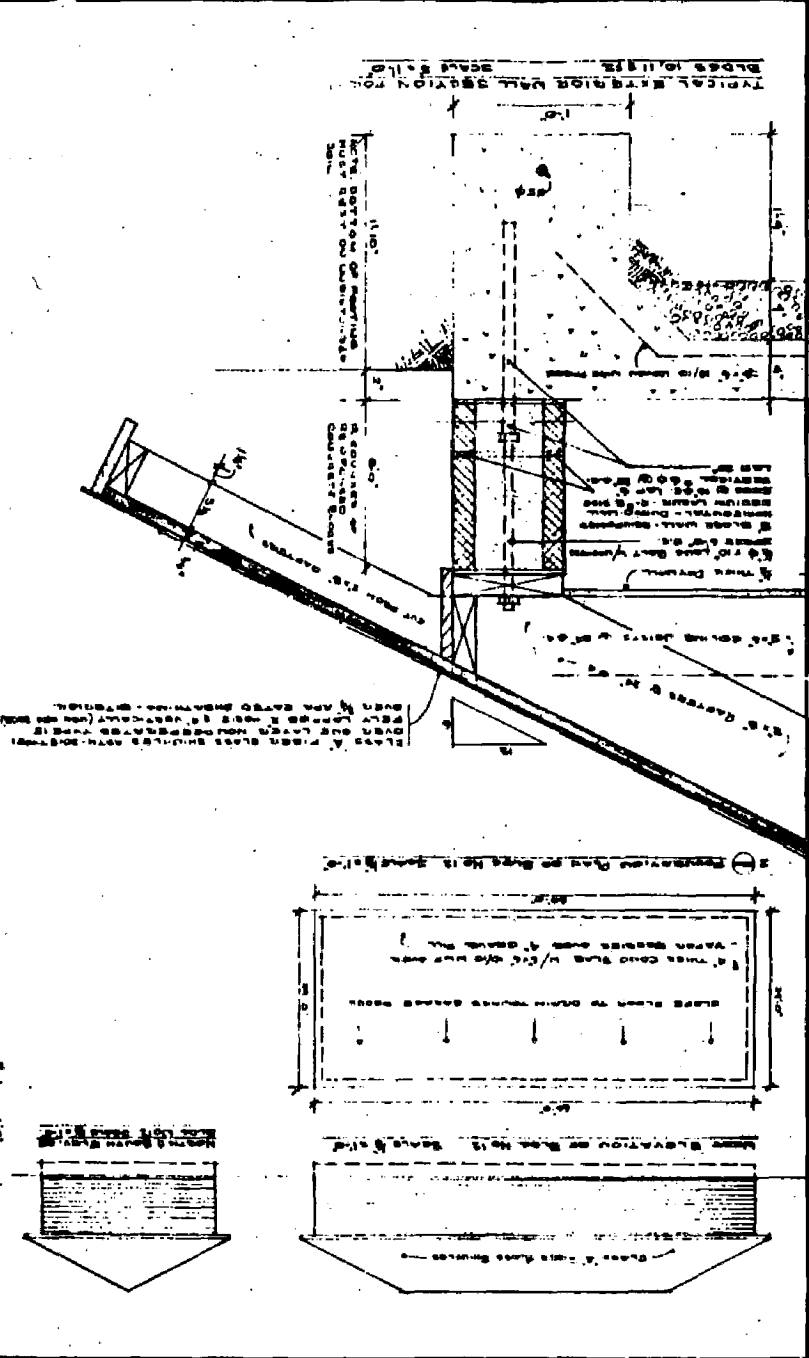
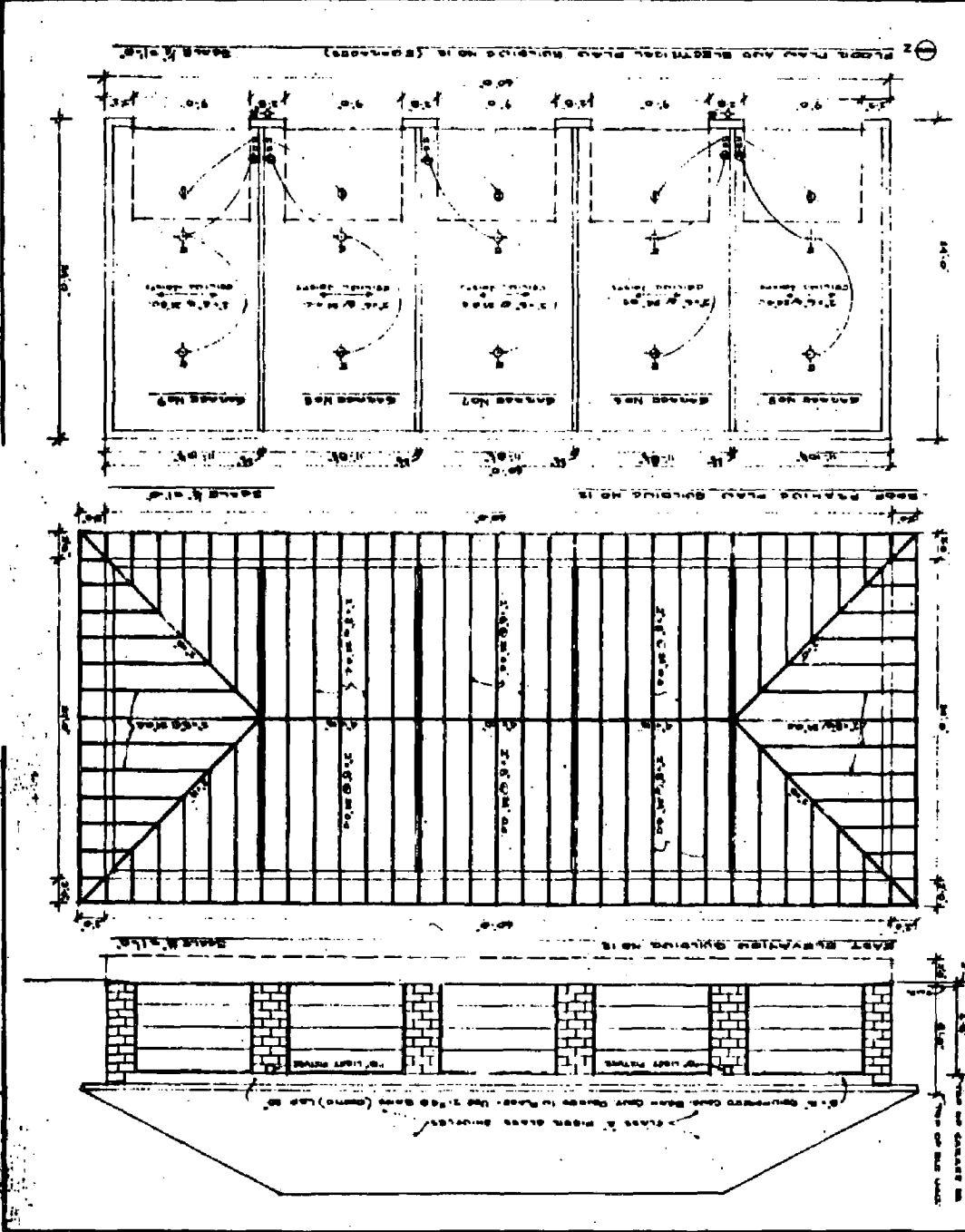
DECEMBER 10, 1992

ITEM 23

PN

1	PROPOSED RESIDENTIAL UNITS FOR DISCREET INVESTMENTS AT 2245 FOWLER AVE. SACRAMENTO, CA 95828 APN 045-003-012	JOHN EAL, ARCHITECT 2071 SORENSON DRIVE, SUITE 202 SACRAMENTO, CA 95833	REVISION DT
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EXHIBIT D



892-128

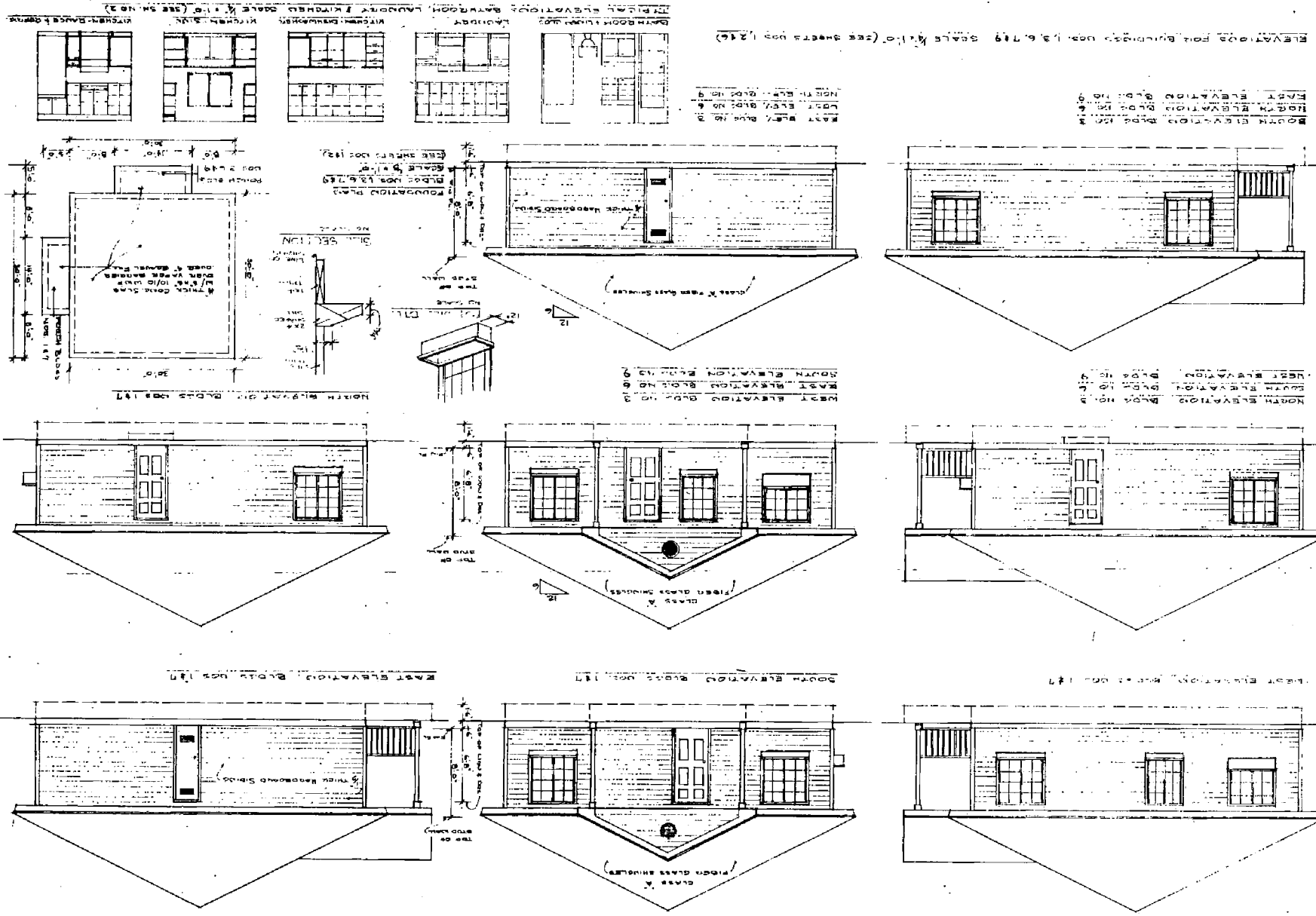
DECEMBER 10, 1992

ITEM 23

PROPOSED RESIDENTIAL DEVELOPMENT
DISCOVERY INVESTMENTS AT
EAST FOLLER AVE SACRAMENTO, CA 95834
APN 009-0031-014

JOHN BANN ARCHITECT
7311 GREENHAVEN DRIVE, SUITE 200
SACRAMENTO, CA 95831

EXHIBIT C



ITSM 12

DECEMBER 10, 1992

821-128