

CITY PLANNING COMMISSION

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

APPLICANT	David Croall, P.O. Box 191076, Sacramento, CA 95819				
OWNER	David Croall & Barbara Ruona, P.O. Box 191076, Sacramento, CA 95819				
PLANS BY	David Croall, P.O. Box 191076, Sacramento, CA 95819				
FILING DATE	6/9/89	ENVIR. DET.	Exempt 15303(a) Exempt 15305(a)	REPORT BY	CL:kjr
ASSESSOR'S PCL. NO.	007-0221-012				

- APPLICATION:**
- A. Special Permit to allow construction of a 630 square foot second residential unit.
 - B. Variance to reduce the required courtyard requirement from 10 feet to 6.9 feet along the interior side on 0.13+ developed acres in the Standard Single Family (R-1) Zone.

LOCATION: 1416 33rd Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 630 square foot second residential unit.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Single Family Residential; R-1	Front:	25'	24.2'
South: Commercial and Vacant; C-2	Side(Int):	5'	5'
East: Single Family Residential; R-1			
West: Commercial; C-2	Rear:	15'	20'

Parking Required: 2 spaces
Parking Provided: 3 spaces
Property Dimensions: 40' x 146.5'
Property Area: 0.13+ acres
Density of Development: 15 d.u. per acre
Square Footage of Proposed Building: 630 sq. ft.
Height of Proposed Building: 2 story, 26 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood
Roof Material: Composition shingle

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

02354

The subject site consists of a single family residence and detached garage on 0.13+ acres in the Standard Single Family (R-1) zone. The General Plan designates the site

Low Density Residential (4-15 du/na). The surrounding land use and zoning includes single family residential, zoned R-1, to the north; commercial and vacant, zoned C-2, to the south; single family residential, zoned R-1, to the east; and commercial, zoned C-2, to the west.

B. Applicant's Proposal

The applicant is proposing to construct a 630 square foot second residential unit to the rear of the lot. There currently exists a 453 square foot, two car garage in the rear with access off the alley. The applicant proposes to remove this garage and rebuild a three car garage with a living unit above. A Special Permit is required to construct this second residential unit. The existing unit on the front of the lot contains approximately 1,150 square feet. The side yard setbacks for this unit are 6.9 feet. The Zoning Ordinance Continued Requirements state that 10.0

Conditions - Special Permit

1. A window shall be installed in the kitchen and in the bathroom to enhance the east elevation.
2. A trellis shall be placed on the east elevation with climbing vines.
3. The deck shall remain uncovered except for the 2 foot overhang of the eaves.

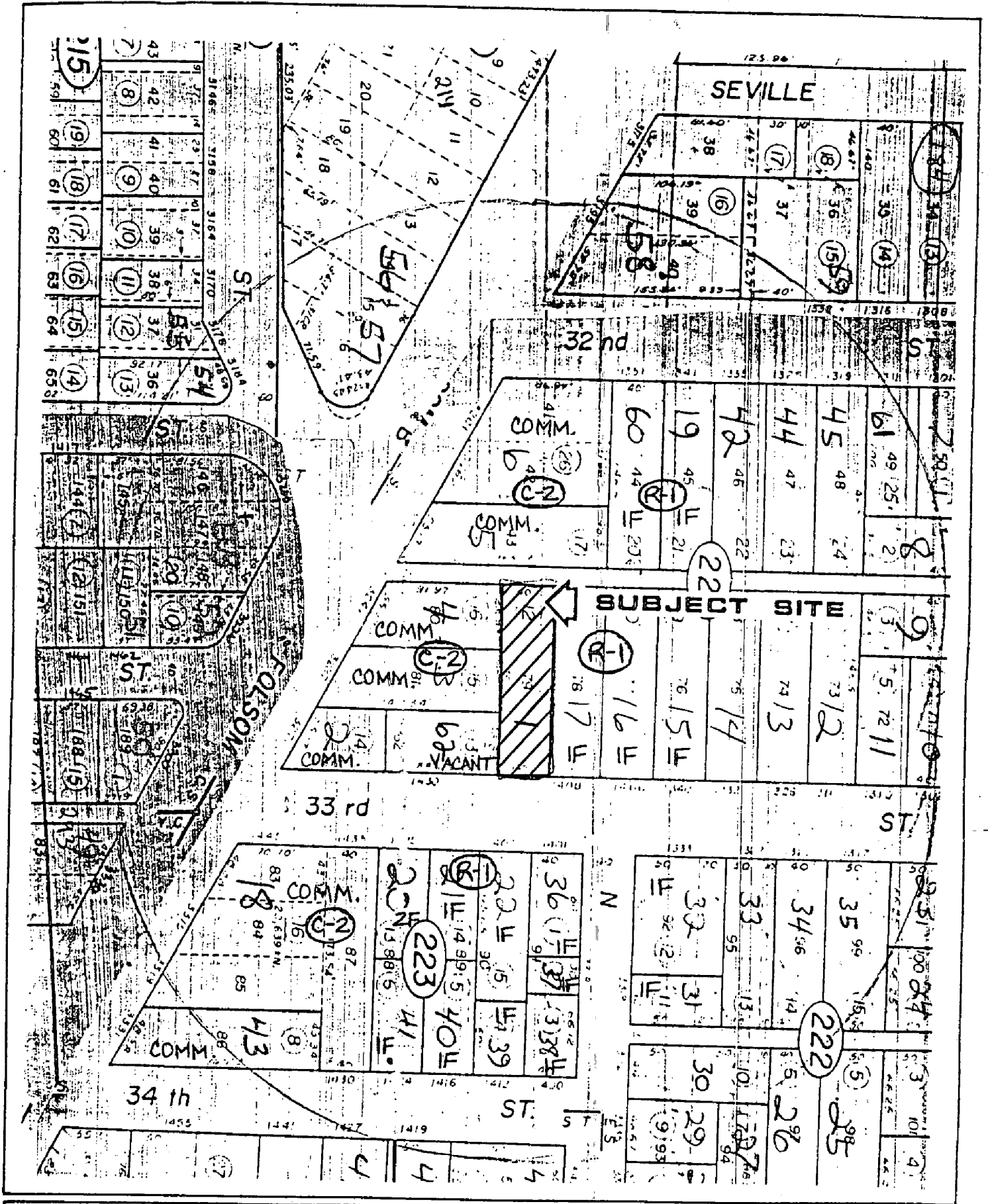
Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the second residential unit is compatible with the existing unit; and
 - b. adequate off-street parking is provided.
2. The project, as conditioned, is not detrimental to the public health, safety, or welfare nor result in the creation of a public nuisance in that:
 - a. adequate off-street parking is provided; and
 - b. the second residential unit is compatible with the existing unit and surrounding residential area.
3. The project is consistent with the residential designation of the General Plan which allows second residential units subject to a Special Permit.

Findings of Fact - Variance

1. The project, as conditioned, does not constitute a special privilege granted to an individual property owner, in that a variance would be granted to other property owners facing similar circumstances.
2. The project, as conditioned, does not constitute a use variance in that second residential units are allowed subject to a special permit.
3. The project, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in the creation of a public nuisance in that adequate light and air is provided.

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



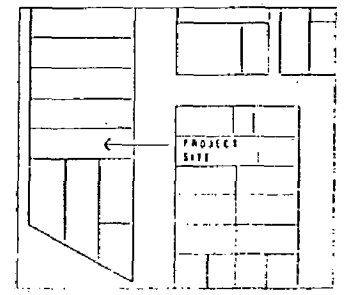
VICINITY - LAND USE - ZONING

P89-228

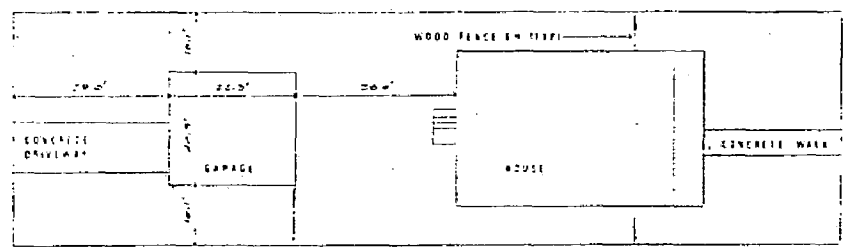
9-27-89

14m #17

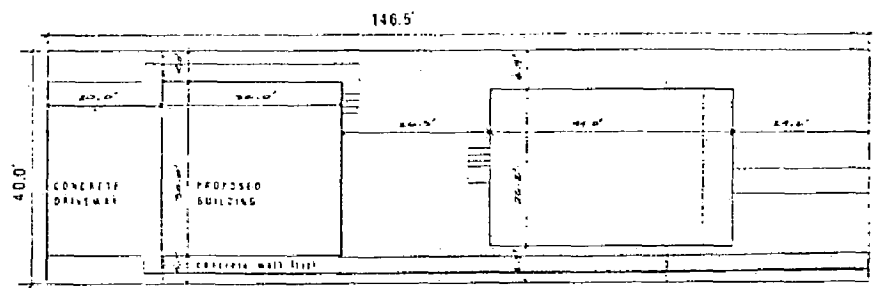
REVISIONS	BY



VICINITY MAP NO SCALE

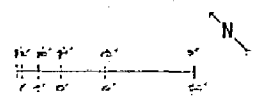


EXISTING



PROPOSED

SITE PLAN 3/32" = 1'-0"

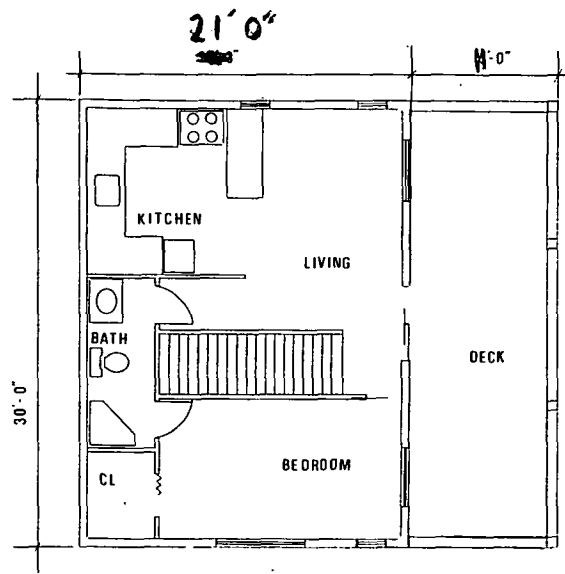


33rd STREET

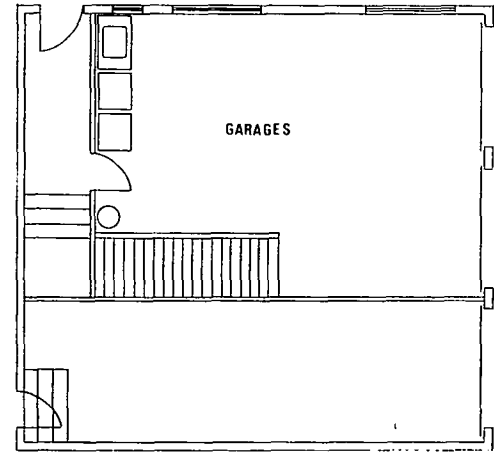
1416 33rd ST
SACRAMENTO, CA

DATE	5-30-88
SCALE	AS SHOWN
DRAWN BY	
CHECKED BY	
DATE	
BY	

REVISIONS	BY



SECOND



FIRST

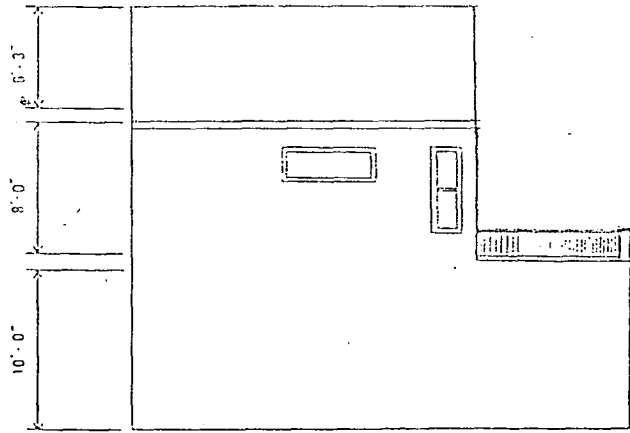
02360

FLOOR PLAN

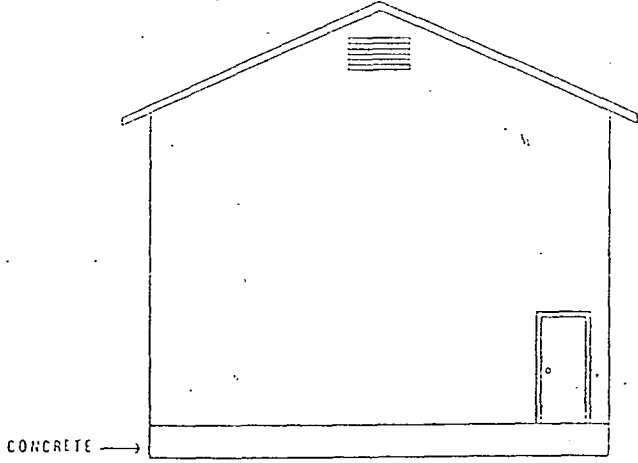
1/4" = 1'-0"

Date	5-30-89
Scale	1/4" = 1'-0"
Drawn	WRR
Job	8-0
Sheet	2
Of	3 Sheets

DIMENSIONS	

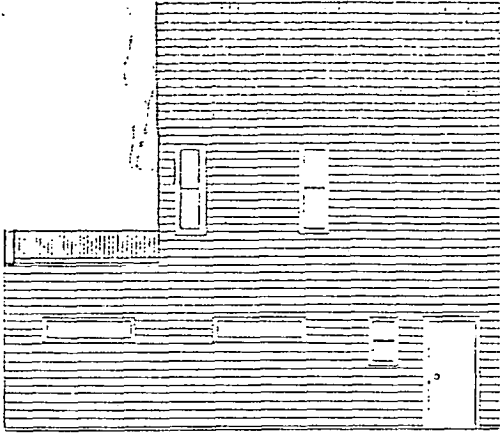


NORTH

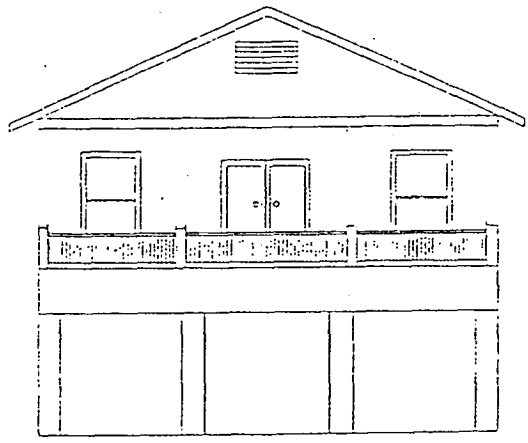


EAST

- COMPOSITION SHINGLE ROOF (TYP) →
- WOOD FRAME WINDOWS (TYP) →
- 1X6 LAP SIDING (TYP) →



SOUTH



WEST

BUILDING ELEVATIONS

02361

Scale	3/32" = 1'
Sheet	02361-100
Drawn	ER
Date	8-0
Sheet	3
Project	3