

CITY PLANNING COMMISSION

1231 J STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	AREA WEST ENGINEERS, 7478 Sandalwood Drive, Citrus Heights, CA 95621
OWNER	MICHAEL & MARY ACOSTA, 410 Southgate Road., SAC., CA 95815
PLANS BY	AREA WEST ENGINEERS, 7478 Sandalwood Drive, Citrus Heights, CA 95621
FILING DATE	6/17/88
ASSESSOR'S PCL. NO.	275-0042-003
	ENVIR. DET. Cat. Ex. 15303 (b)
	REPORT BY DH:vf

APPLICATION: Special permit to construct a 2,264+ sq. ft. two-family residential unit on 0.1+ vacant acres in the General Commercial (C-2) zone.

LOCATION: 632 Redwood Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a duplex on a commercially zoned lot.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
1984 North Sacramento Community Plan Designation:	Retail/General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family; R-1	Front:	5'	10'
South: 20 ft. wide ally & parking lot; C-2	Side(Int):	5'	5'
East : Four-plex & Office; C-2	Side(St):	5'	5'
West : Single family; C-2	Rear:	6'	5'

Parking Required:	2 spaces
Parking Provided:	2 spaces in two single car garages.
Property Dimensions:	50' wide x 93' deep - irregular
Property Area:	0.1+ acres
Density of Development:	20 d. u. per acre
Square Footage of Building:	2,264 sq. ft.
Height of Building:	Single story, 15 ft.
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Stucco & masonite siding
Roof Material:	Composition shingle

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one lot containing 5,500 sq. ft. of lot area currently vacant with three small trees located along the west property line. The lot is irregularly shaped with frontage on Redwood Avenue and access to two garages proposed off the alley. The site is

zoned General Commercial as are parcels adjacent to the site. Surrounding land uses include single family to the north and west, a four unit apartment complex to the east and a parking lot for commercial uses located south across a 20 foot wide alley. The 1984 North Sacramento Community Plan designates the site for Retail/General Commercial uses. The proposed residential use is allowed in the C-2-Zone subject to securing a Planning Commission Special Permit.

B. Project Description and Analysis:

The applicant seeks to construct a duplex single story structure with two attached garages. Each duplex will have one bathroom, two bedrooms, kitchen, dining and living rooms and a single car garage. Each unit will have 892+ square feet of living area. A ten foot front yard and five foot rear and side yards are proposed. Construction materials are proposed to be stucco and masonite siding with composition shingle roof. Staff conducted a field survey of yard areas for neighboring single and multiple family dwellings and notes that most dwellings have larger front and rear yard areas than that proposed by the applicant. Staff notes that the single family dwelling located to the west of the project site is set back 25+ feet from Redwood Avenue and the apartment building to the east is setback 10+ feet. However, the commercial structures on both corners have a ten foot setback and zero setback respectively. The rear yard area is proposed to be five feet. The only usable rear yard area is located at the southwest and southeast corners of the lot adjacent to the garage wall area.

The applicant has stated that the units are proposed to be rented. Staff has previously utilized standard residential uses in commercial zones. Staff had discussed with the applicant alternatives to increase the front and rear yard areas including going to two stories, reducing the front building area one-half foot, to deleting the garage. The applicant seeks approval of the submitted site plan, however, concludes that this site could be considered an infill site and therefore, the reduced front yard and small rear yard area could be supported.

C. Elevations

The applicant proposes exterior vertical plywood siding and composition shingle roof. Staff has suggested placing a sliding glass door from the living room into the side yard area to allow access from the living area to the yard. The applicant concurs with the suggestion. Overall, the appearance of the structures will be similar to recent remodeling activity in the area. The four-plex to the east is constructed of stucco. The single family dwelling had horizontal wood planks. Staff recommends use of an earthtone or white paint to match the paint colors for single family dwellings in the area.

D. Landscaping

No landscaping plans were provided. Staff recommends that since three trees are to be removed, two Ginko trees, 24 inch box specimen size, be planted as per the City Arborist's recommendation. The front yard area and rear and side yards are to be landscaped and planted with lawn with automatic sprinklers. Staff recommends shrubbery planting adjacent to the front elevation and two street trees as a minimum.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303 b).

RECOMMENDATION: Staff recommends the following action:

Approve the special permit subject to conditions and based upon findings of fact which follow:

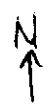
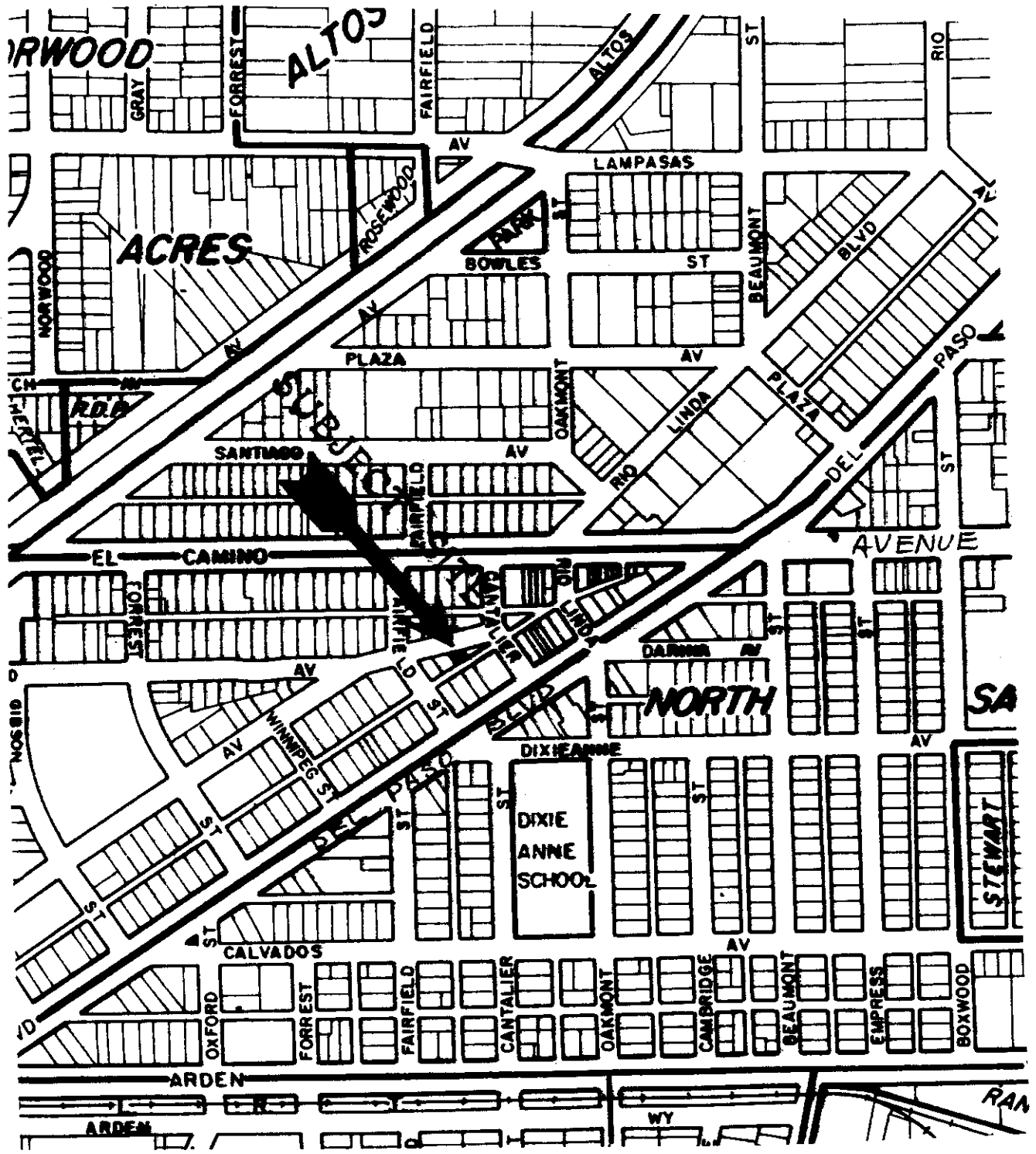
Conditions - Special Permit

1. The site plan shall be revised to show a minimum six foot rear yard area so that total back-out maneuvering is 26 feet from the garage.
2. The elevations and floor plan shall be revised to show a doorway connecting the living area with the usable rear yard area to the satisfaction of city staff.
3. Detailed landscaping and irrigation plans shall be reviewed and approved by the Planning Director prior to issuance of building permits. Two 24 inch box specimen Ginko trees shall be shown on the revised landscape plan to the satisfaction of the City Arborist.
4. All fencing shall observe minimum visibility requirements and maximum height limits. No chainlink fencing shall be allowed. Fencing shall be constructed of solid board, wrought iron or masonry material.
5. The rear yard area shall be fenced from the alley.

Special Permit - Findings of Fact

1. The proposed project is based upon sound principles of land use in that:
 - a. adequate yard area will be provided with increases in the front yard area; and

- b. the project is compatible with surrounding land uses which consist of single family to the west and north, multiple family to the east and commercial to the south.
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 adequate yard area and setback will be provided.
3. The proposed project is consistent with the City General Plan and 1984 North Sacramento Community Plan in that the site is designated for Retail and General Commercial uses adjacent to the Light-rail Corridor and provision of a duplex is an appropriate mixed use which encourages increased density adjacent to the Light Rail Corridor.



Scale: 1" = 500'

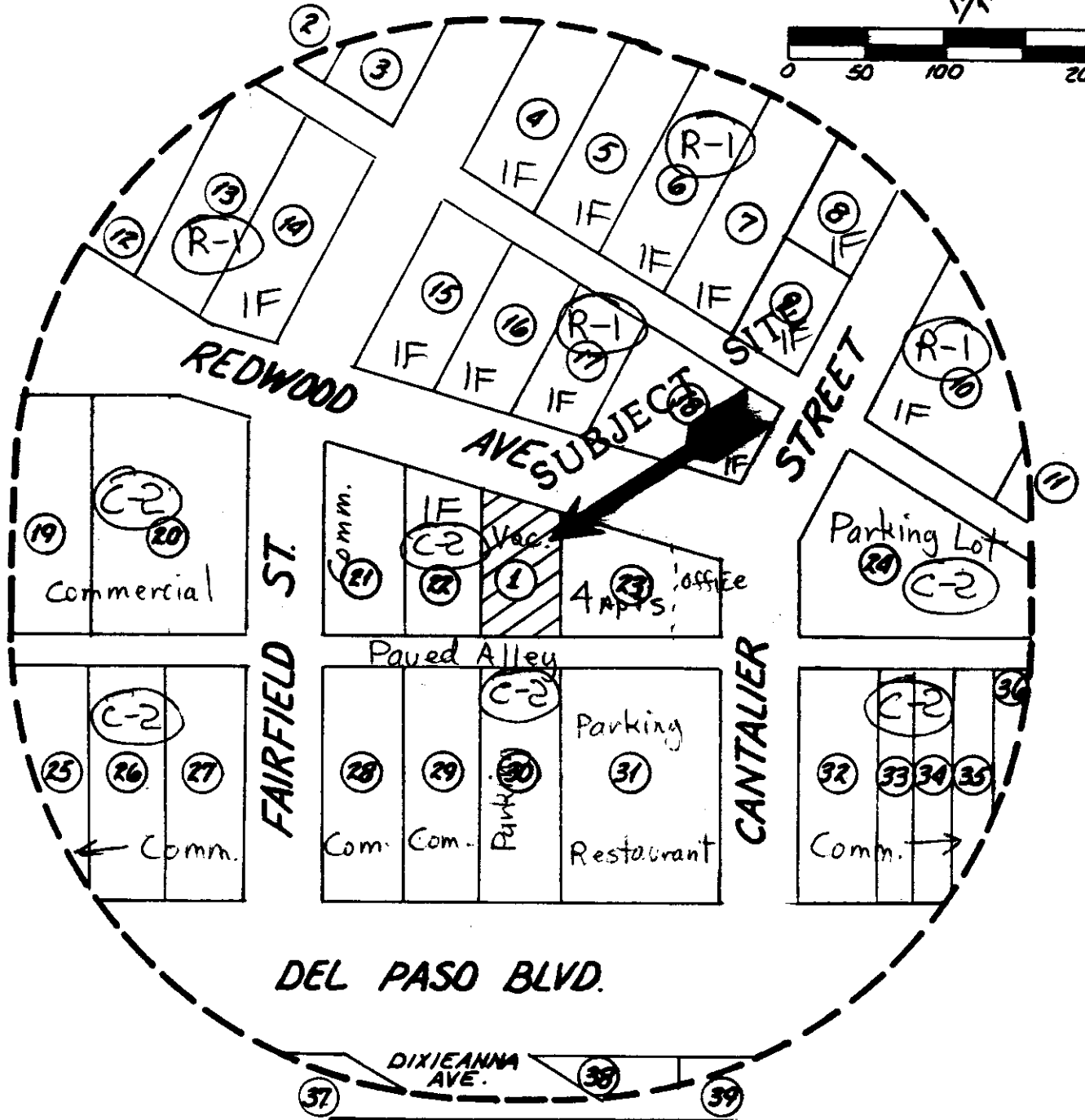
VICINITY MAP

300' RADIUS MAP

FOR APN 275-042-03

APRIL 1988

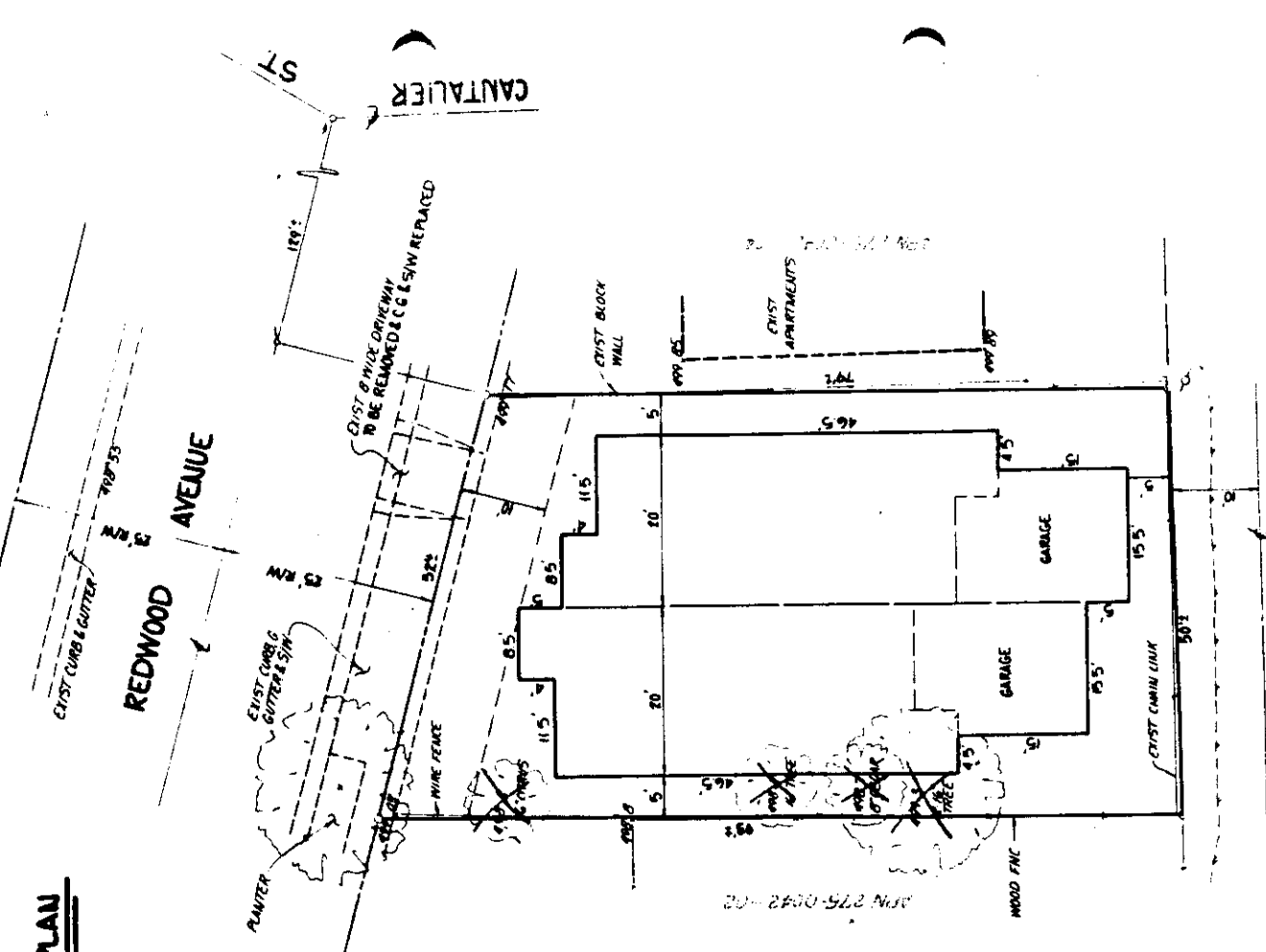
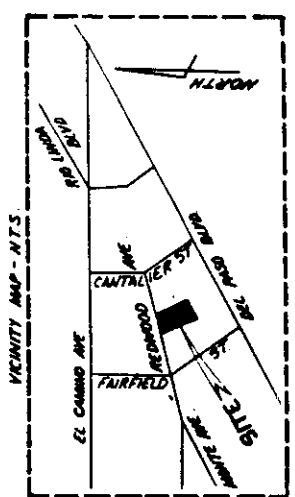
NORTH
1/400'



LAND USE & ZONING MAP

SPECIAL PERMIT SITE PLAN

APN 875-0042-005
APRIL 1988

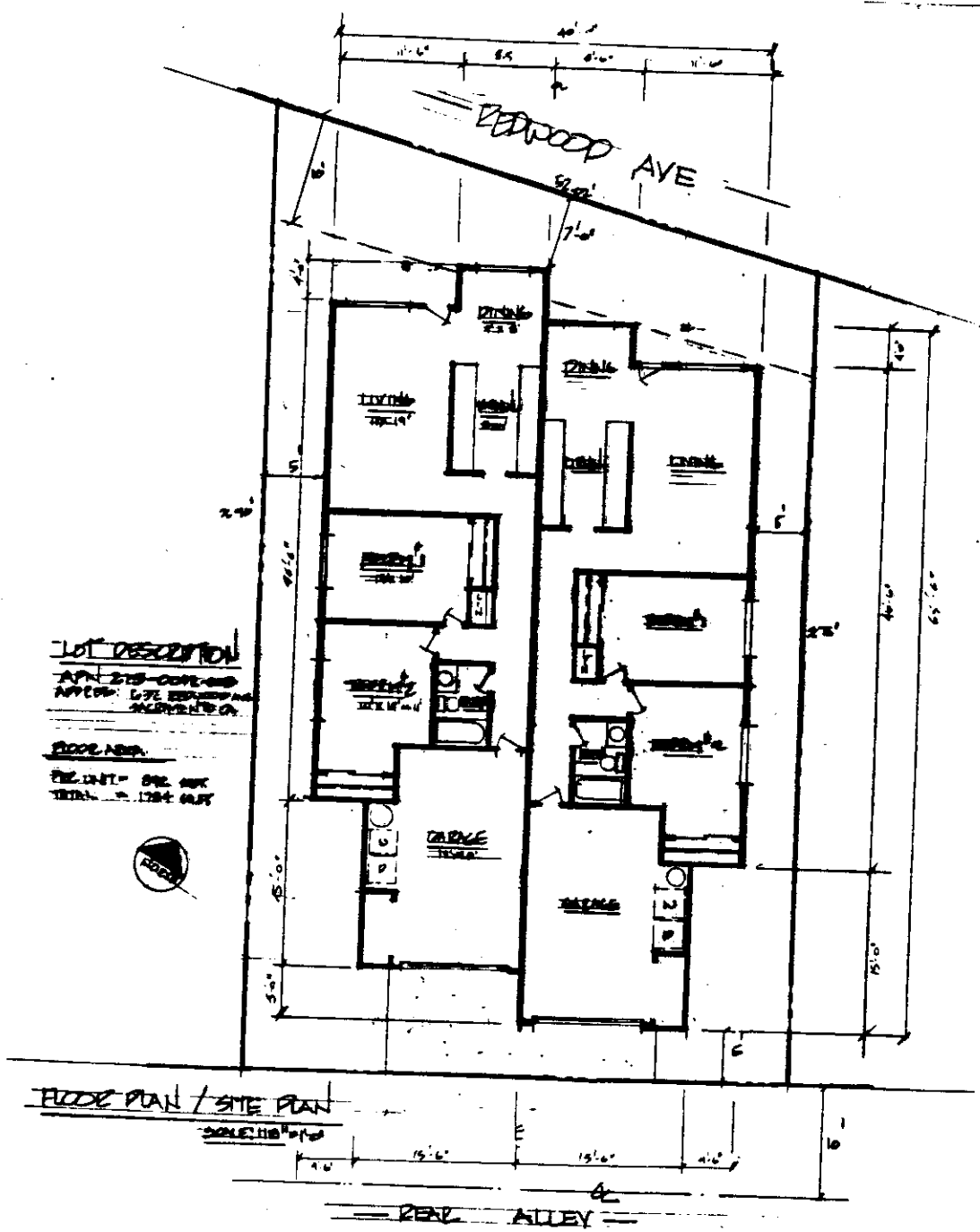


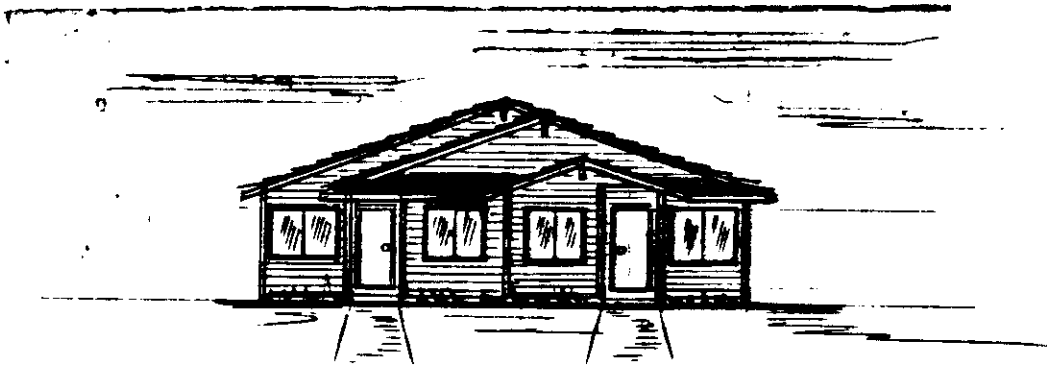
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CIVIL ENGINEERING - PLANNING - SURVEYING

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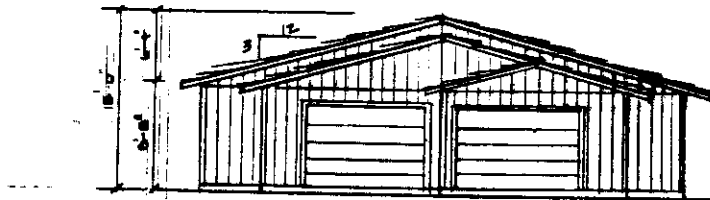
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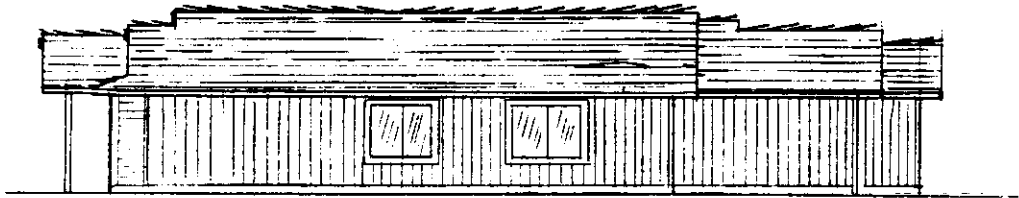




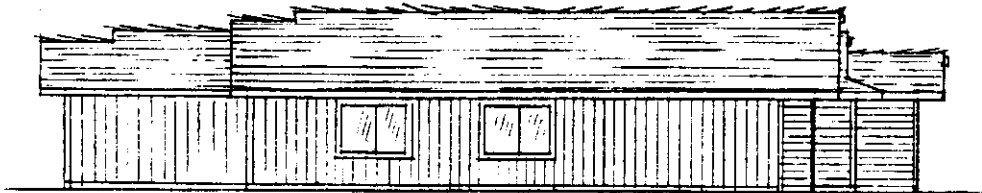
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION