

CITY PLANNING COMMISSION

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

APPLICANT	WILLIAMSON AND ASSOCIATES, 925 Secret River Drive, Sac., CA 95831		
OWNER	Steven VivaIdi, 5335 2nd Avenue, Sac., CA 95817		
PLANS BY	WILLIAMSON AND ASSOCIATES, 925 Secret River Drive, Sac., CA 95831		
FILING DATE	12/29/88	ENVIR. DET.	Neg. Dec. REPORT BY DH:vf
ASSESSOR'S PCL. NO.	011-0231-013		

- APPLICATION:
- A. Negative Declaration
 - B. Rezone from Standard Single Family (R-1) to Alternative Single Family (R-1A) zone for 0.19 developed acres.
 - C. Tentative Map to divide 0.19 acres into two lots.
 - D. Special Permit to allow a zero lot line single family unit.

LOCATION: 5335 - 2nd Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to allow the construction of a second dwelling on a separate lot.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential 4-15 du/net acre
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Single Family Dwelling

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	To be
South: Single Family; R-1	Side(Int):	5'	determined
East : Single Family; R-1	Side(St):	12-1/2'	by Commission
West : Single Family; R-1	Rear:	15'	

Parking Required: 2 spaces
 Parking Provided: 2 spaces
 Property Dimensions: 65' x 130'
 Property Area: 0.19+ acres
 Density of Development: 9 d. u. per acre
 Square Footage of Building: Proposed dwelling, 1,308 sq. ft.
 Height of Building: Single Story
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Wood siding, brick trim
 Roof Material: Wood shake

SUBDIVISION REVIEW - COMMITTEE RECOMMENDATION: On January 25, 1989, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative parcel map subject to conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site contains 0.19+ acres developed with a single family dwelling in the Standard Single Family (R-1) zone on a corner lot. The 1988 General Plan designates the site for Residential Low Density 4-15 dwelling units per net acre. Surrounding land uses are single family dwellings with the R-1 zoning.

B. Project Description:

The applicant proposes to divide off the north half of the 130 feet x 65 feet lot to create a separate dwelling site. The resulting parcels will contain approximately 4,200 sq. ft. each, well under the minimum 5,200 sq. ft. of lot area required in the R-1 zone. Staff advised the applicant to seek a rezoning to R-1A to allow reduced lot area and flexible yard requirements and a special permit to review the design and placement of the new dwelling.

C. Rezoning Request:

Surrounding zoning is Standard Single Family (R-1) zone. The nearest R-1A zoning is located south of 2nd Avenue with access provided off Broadway. Staff field inspected the area and noted that several lots are as small as those proposed measuring 65 feet by 65 feet located on the corners of 2nd Avenue, 51st and 52nd Streets (Refer to Vicinity Map). Staff supports the rezoning to R-1A since it will allow review of the future structure for compatibility with surrounding structures. The small lot size will allow adequate yard area and setbacks for the proposed and existing dwellings.

D. Tentative Map Evaluation:

The proposed lots A and B will be required to have individual water and sewer services. A sidewalk, curbs and gutter are installed along 2nd Street. Curb and Gutter but no sidewalk are installed along 54th Street. New sidewalk and driveway permit will be required along 54th Street frontage. Staff recommends approval of the tentative map subject to conditions. Splitting the parcel will create individual ownership as opposed to a duplex concept.

E. Special Permit - Single Family Dwelling:

The proposed 1,308 sq. ft. single family dwelling on lot B appears to meet all R-1 setbacks. However, the setbacks for lot A around the existing dwelling are proposed to be a 7-1/2 foot side yard setback and 12-1/2 foot rear yard. Staff recommends the relocation of the proposed property line to be closer to the new dwelling on lot B such as a zero lot line with a five foot building maintenance easement recorded on lot A. This would increase the yard area on lot A. Lot B should also have the dwelling moved closer to 54th Street to within 20 feet to increase the rear yard area from 16 to 21 feet. This would

result in lot area compatible with front and rear yard areas found in the neighborhood. The design of the new single family dwelling includes wood shake roof, plywood siding and masonry brick trim or brick veneer. Staff notes that a mix of horizontal shiplap siding and stucco homes are in the area. Staff recommends that revised elevations be prepared which show a unit with either a mix of stucco or brick and horizontal masonite type siding or wood siding similar to wood structures in the area.

All front yard areas will be required to be landscaped and should be shown on the revised plan.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval for the rezoning from R-1 to R-1A;
- C. Approve the Tentative Map by adopting the attached resolution subject to conditions;
- D. Approve the Special Permit subject to conditions and based upon findings of fact which follow:

Conditions - Tentative Map

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; includes sidewalks along 54th Street and street lights.
2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
4. Separate water and sewer services required at time of building permit.
5. Show all existing easements on the final parcel map.
6. Place Flood hazard warning note on final map if necessary. Note will be prepared by Department of Public Works.

7. Relocate the common property line between lots A and B to increase the yard area for lot A; Will require reservation of a building maintenance.
8. The new dwelling shall meet building code requirements if placed on the property line.
9. Extend sewer to service lot B.
10. Verify location of existing public utilities. Relocation, if necessary, to be born by developer.

Conditions - Special Permit

1. The applicant shall submit a detailed site plan showing front yard landscaping, irrigation and fencing for the lot B area for Planning staff review and approval.
2. Roofing material shall be a 30 year life architecture composition shingle grade or wood shake.
3. Exterior materials shall be horizontal masonite or wood siding with brick trim. Detailed exterior materials, colors and elevations shall be reviewed and approved by Planning staff prior to issuance of building permits.
4. No further development will be allowed on lot A or lot B resulting in additional dwelling units.

Findings of Fact - Special Permit

1. The project is based upon sound principles of land use in that the proposed single family dwelling will have adequate rear and front yard areas compatible with the development in the area.
2. The project will not be injurious to the public health, safety or welfare or result in injury to surrounding property, in that:
 - a. adequate on-site parking is provided;
 - b. adequate yard area results for both lots; and
 - c. the project does not alter the residential character of the neighborhood.
3. The project is compatible with the General Plan in that the site is designated for residential 4-15 dwelling units per acre and the proposed project is consistent with the density allowed.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE
MAP FOR PROPERTY LOCATED AT 5335 2ND AVENUE (P89-042)
(APN: 011-0231-013)

WHEREAS, the City Planning Commission, on February 9, 1989, held a public hearing on the request for approval of a tentative map for property located at 5335 2nd Avenue'

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant impact on the environment and has prepared a Negative Declaration;

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive natural heating and cooling opportunities;

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento that:

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a specific plan of the City. The proposed project is consistent with the City's General Plan in that the site is designated for residential uses in the 1988 General Plan and the proposed map conforms with the designation;

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision;
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities;
5. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. provide standard subdivision improvements pursuant to Section 40.811 of the City Code; includes sidewalks along 54th Street and street lights;
 - b. pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - c. pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
 - d. separate water and sewer services required at time of building permit;
 - e. show all existing easements on the final parcel map;
 - f. place flood hazard warning note on final map if necessary; note will be prepared by Department of Public Works;
 - g. relocate the common property line between lots A and B to increase the yard area for lot A; will require reservation of a building maintenance/ easement;
 - h. the new dwelling shall meet building code requirements if placed on the property line;

- i. extend sewer to service lot B;
- j. verify location of existing public utilities; relocation, if necessary to be born by developer.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION