

PLANNING DIRECTOR'S VARIANCE  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	George Sarcadi, 4910 64th Street, Sacramento, CA 95820
OWNER	George Sarcadi, 4910 64th Street, Sacramento, CA 95820
PLANS BY	Duca Design, 4305 Ravenwood Avenue, Sacramento, CA 95821
FILING DATE	April 16, 1992 ENVIR DET. Cat Ex (15303(a))
REPORT BY	Don Smith
ASSESSOR'S PCL. NO.	023-0061-004

**APPLICATION:** Planning Director's Special Permit to allow a second single family unit as a deep lot development on .49± developed acres in the Standard Single Family (R-1) zone.

**LOCATION:** 4910 64th Street

**PROPOSAL:** The applicant is requesting the necessary entitlement to allow the construction of a second single family residence on .49± developed acres.

**PROJECT INFORMATION:**

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

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided
North: Single Family Residence; R-1	Front:	10'(Courtyard)	86'
South: Duplex; R-1	Side(North):	5'	24'
East: Single Family Residence; R-1	Side(South):	5'	5'
West: Single Family Residence; R-1	Rear:	15'	15'

Property Dimensions: 96'X 225'  
Property Area: 0.49± acres  
Square Footage of Building: Existing Dwelling: 1,725± sq.ft., Proposed Second Unit 2,242 sq.ft.  
Height of Building: Both buildings are one story in height (15±' each)  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
School District: Sacramento Unified  
Exterior Building Materials: Stucco  
Roof Material: Composition shingles

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site is approximately 96 feet wide and 225 feet deep. It is located in the Standard

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Single Family (R-1) zone. A five bedroom, three bathroom 1,725± sq.ft. residence is now located on the lot. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land uses are mostly single family residential in the R-1 zone. To the south, however, are two duplex units approved in 1987 as a deep lot development (P87-176).

**B. Applicant's Proposal**

The applicant is proposing to construct a four bedroom, two bathroom 2,242 square foot second single family unit under the deep lot provisions. Both units are one story in height, approximately 15 feet high).

**C. Staff Analysis**

Staff has no objections to the applicant's request. The parcel and proposed second unit are consistent with the provisions of a deep lot development and would not have significant impacts on the surrounding properties. The proposal is also similar to that approved on the south side of the site (P87-176). Exterior materials used on the second unit would be stucco with a composition roof. Staff recommends the applicant use a roofing material, equal to or better than, a laminated dimensional composition shingle with a 25 year rating.

The area between the existing unit and the proposed second unit should be fenced to provide for a rear yard for the front unit and privacy for both units. Staff recommends that a minimum four foot high fence be located between the units (see example Exhibit A).

Fire codes require all structures to be within 150 feet of a 20 foot driveway. The applicant indicates that the driveway will be 20 feet wide to meet the fire code requirement.

Staff supports the approval of the Planning Director's Special Permit in that the proposed house is compatible with the existing adjacent residential properties; the project would work toward the enhancement of the neighborhood; and the project will not negatively affect the other land uses in the area.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project is a categorical exemption in accordance with CEQA guidelines (Sections 15303(a).

**RECOMMENDATION:** Staff recommends the Planning Director take the following action:

Approve the Planning Director's Special Permit to allow a second single family unit as a deep lot development on .49± developed acres in the Standard Single Family (R-1) zone.

**Conditions:**

1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. 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.

3. Applicant shall provide a minimum four foot high privacy fence between the two units (see example Exhibit A). Fence location, type and height shall be reviewed and approved by the Planning Director prior to issuance of any building permit.
4. Exterior materials used on the second unit shall be as indicated on elevations (Exhibits B-1 and B-2). Roofing material shall be of a quality equal or better than a laminated dimensional composition shingle with a 25 year rating.
5. The applicant shall provide a 20 foot wide driveway that will meet the requirements of the Uniform Fire Code.

Findings of Fact:

1. Granting the request is based upon sound principles of land use planning in that the second single family unit is compatible with other residential uses in the neighborhood.
2. Granting the request will not be injurious to public welfare nor to property in the vicinity in that the proposal is compatible in size and style with the adjacent residential properties.
3. The proposed project is consistent with the General Plan in that the project is a use permitted in the Low Density Residential (4-15 d/na) designation.

Report Prepared By:

Don Smith  
Don Smith,  
Associate Planner

5-21-92  
Date

Recommendation Approved By:

Gary L Stonehouse  
Gary Stonehouse,  
Planning Director

5-27-92  
Date

APPLC. NO. P92-102

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Transportation Division  
City of Sacramento

Project Name: 4910 GHA St File Number: P92-102

Cost Center: \_\_\_\_\_

Traffic Study Required (Scope to follow pending CCN receipt and approval)  
 Detailed Scope  Limited Scope (In-house study)

Circulation Study Required (Scope to follow pending CCN receipt and approval)

Redesign is Requested (See attached)

No Study Required

Other

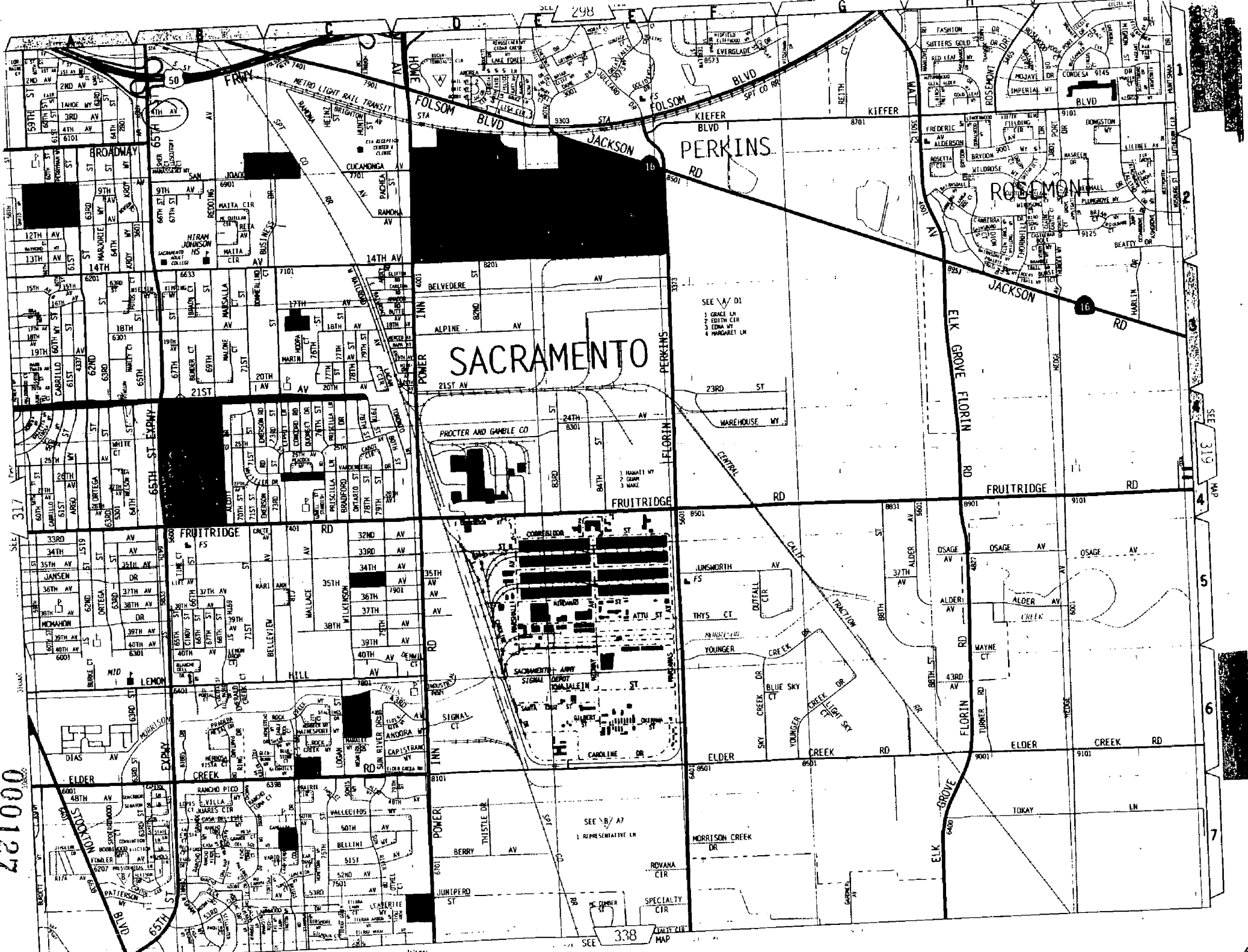
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5/4/92  
Date

Steve Rybicki  
Signature

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SEE 319 MAP

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SEE 338 MAP

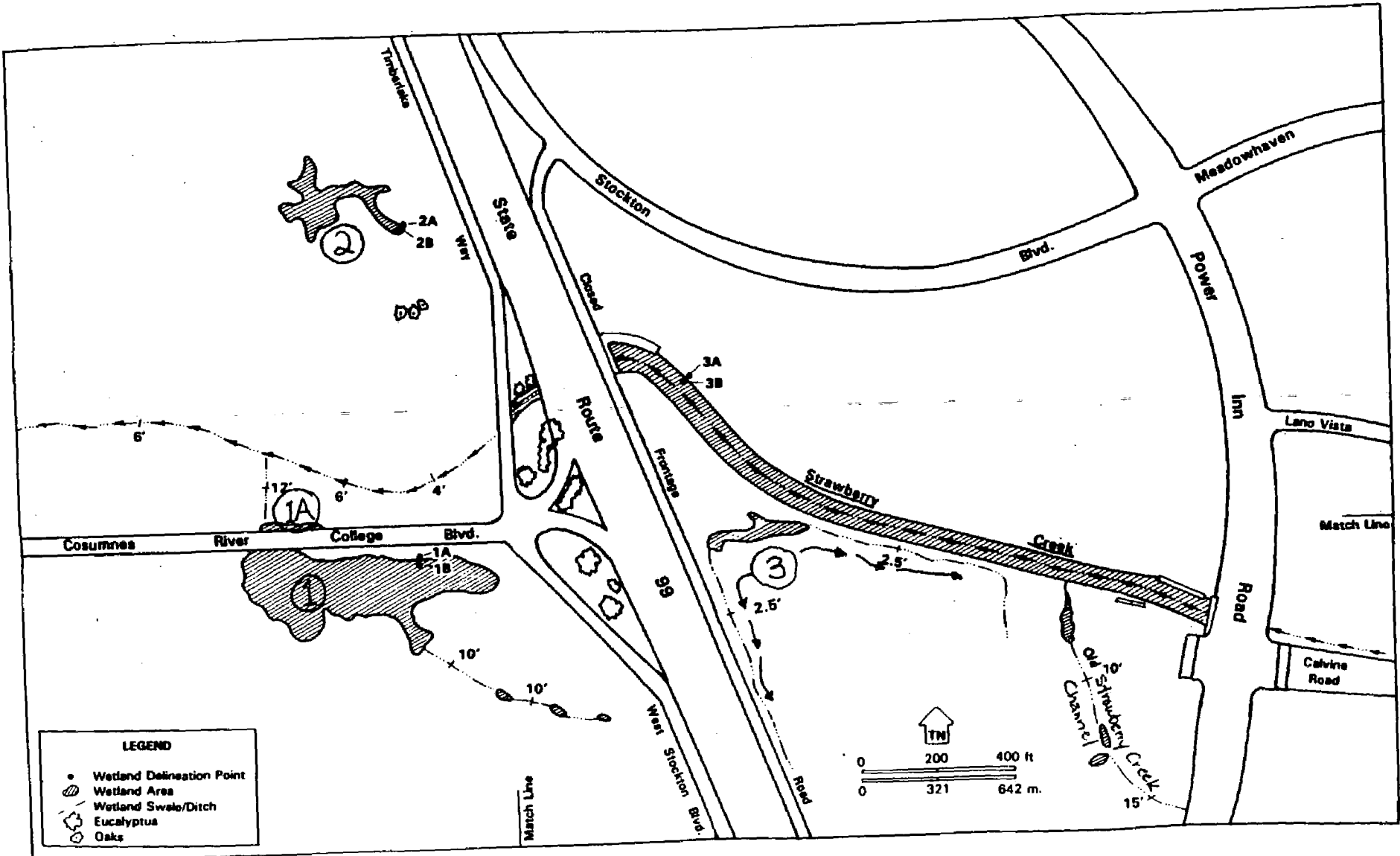


Figure 3. Habitat Map (North Section)

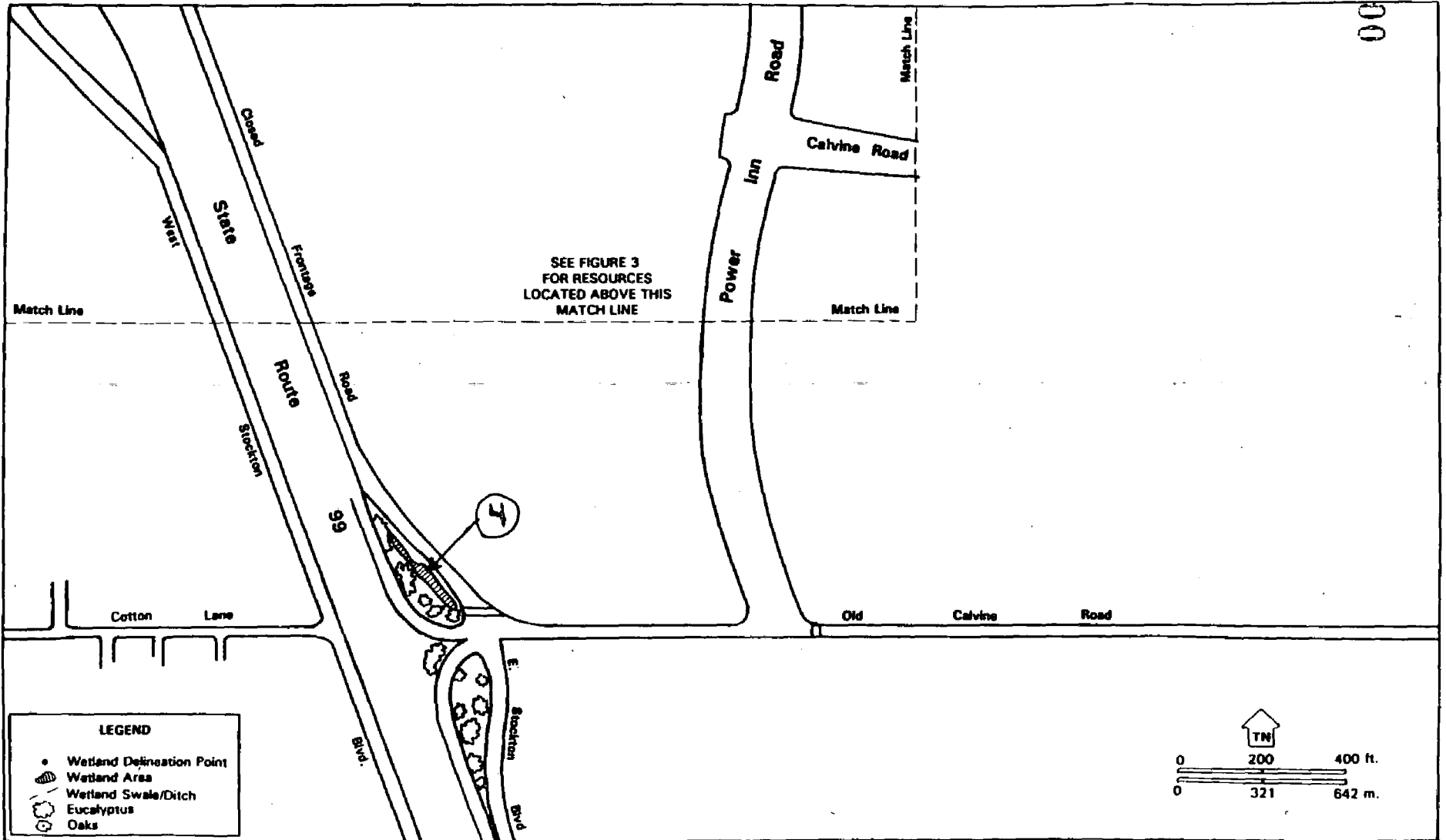
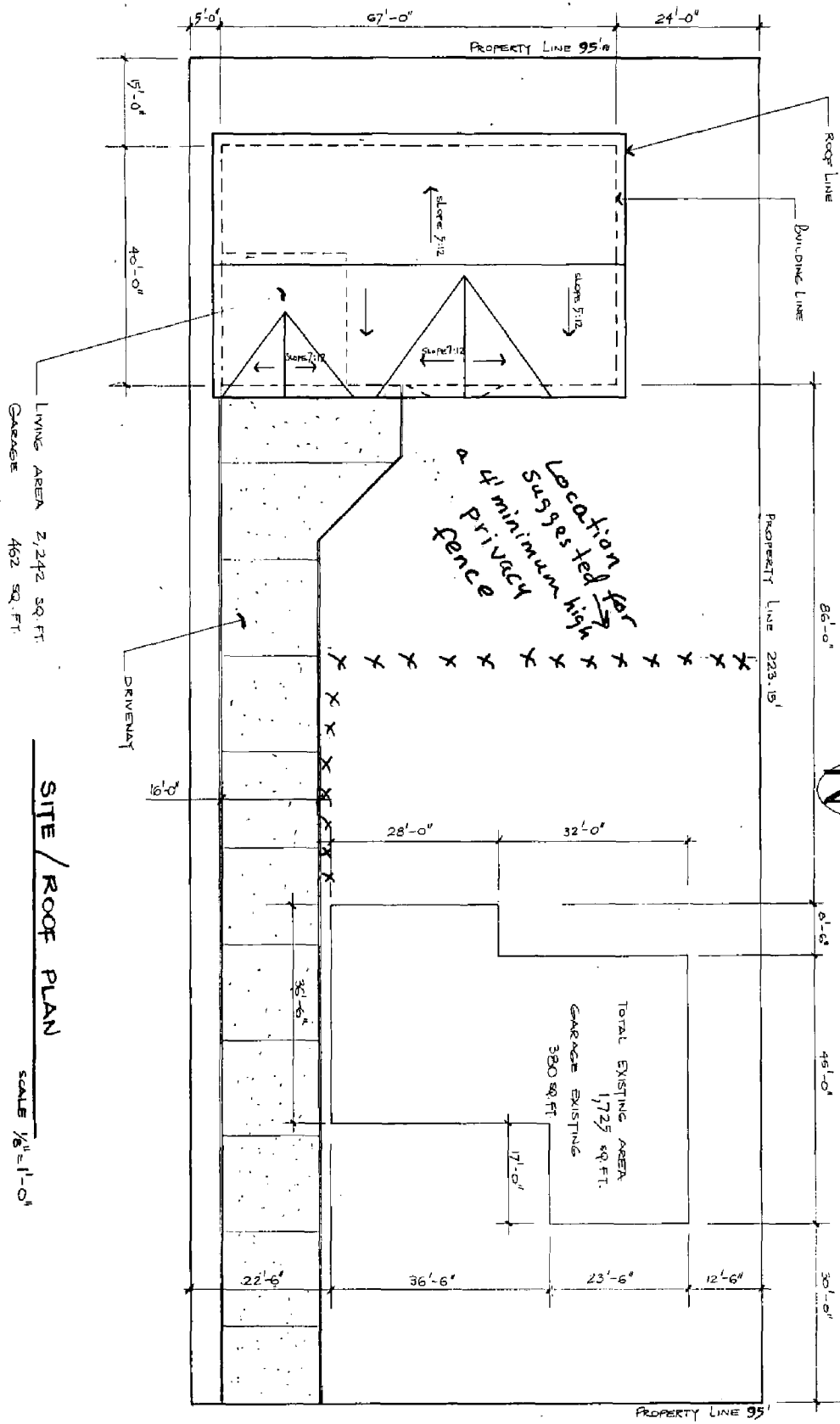


Figure 4. Habitat Map (South Section)

# EXHIBIT A



## SITE / ROOF PLAN

SCALE 1/8" = 1'-0"



DATE: APRIL 4, 1992 SCALE: 1/8" = 1'-0" DRAWN: V. DUCA SK. JOB:	MR. & MRS. GEORGE SARCADI 4910 64th STREET SACRAMENTO, CA.	DUCA DESIGN 4305 RAVENWOOD AVE SACRAMENTO, CA.	Revised Date By
	PARCEL NO.	000132	A7 7 OF 7



POR. COLONIAL ACRES NO. 2

Tax Area Code

23-06

NO.

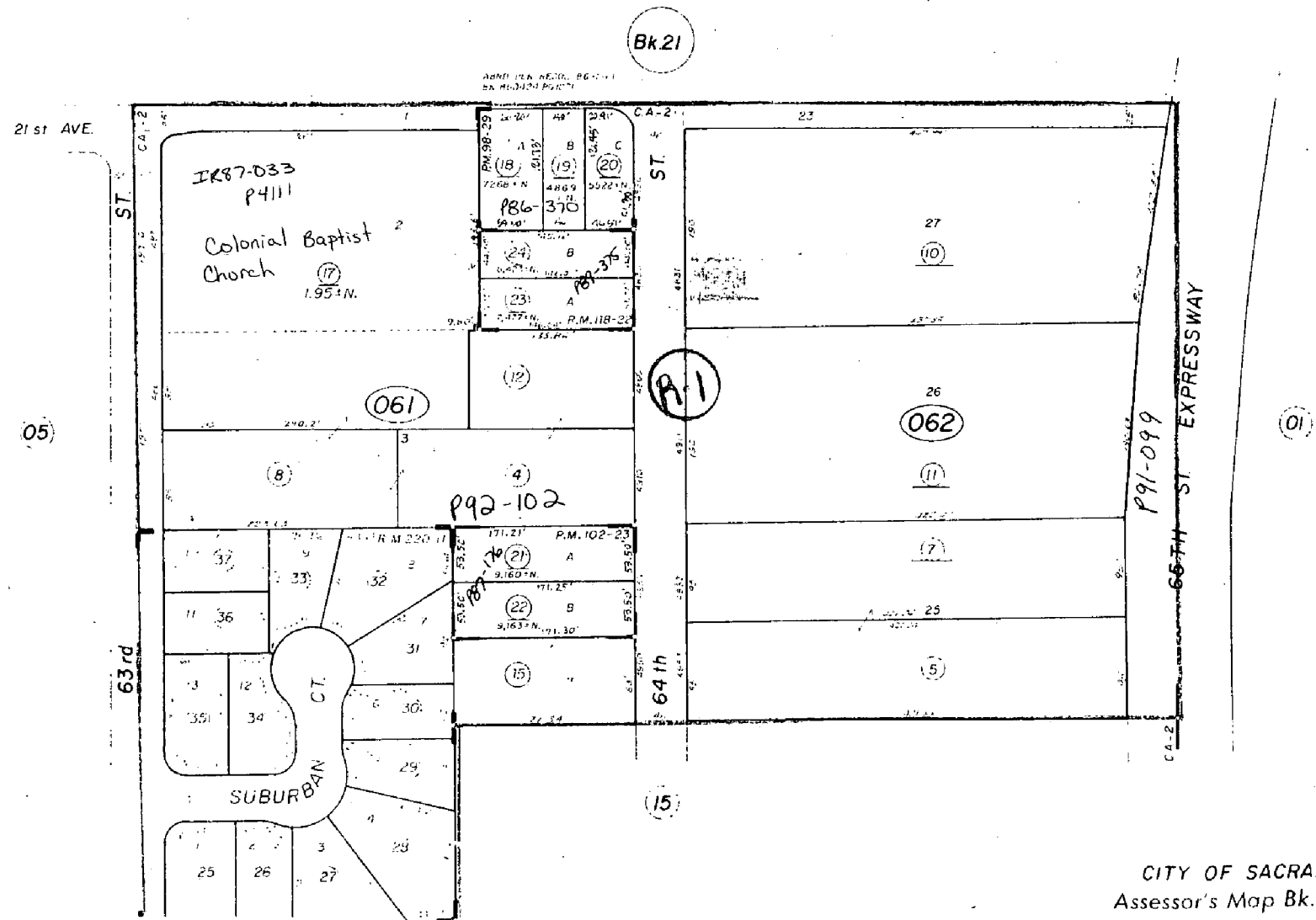
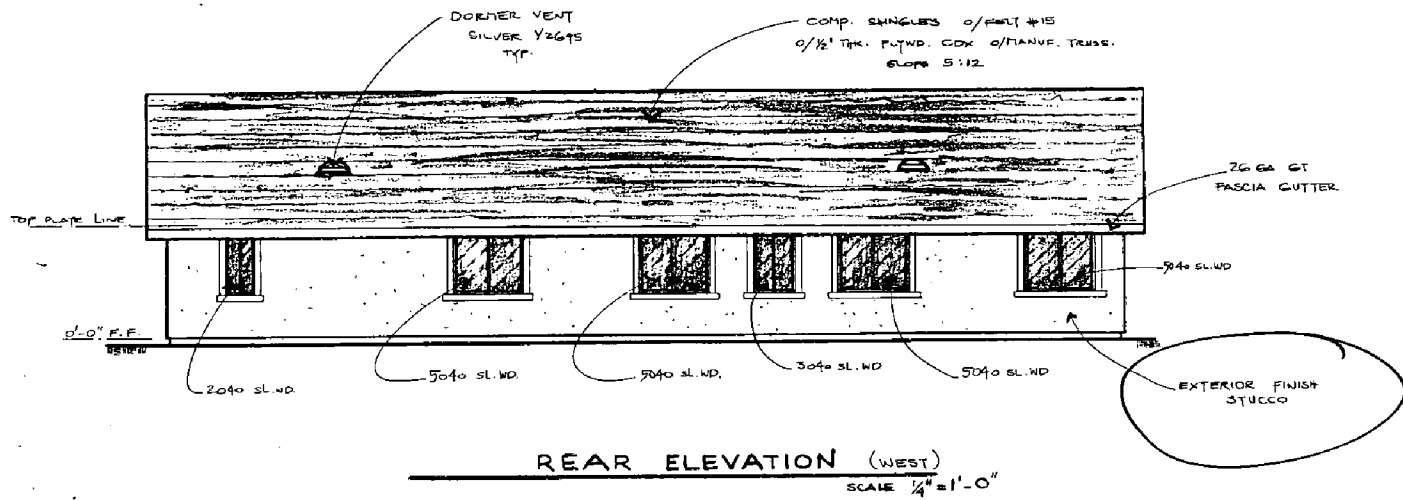
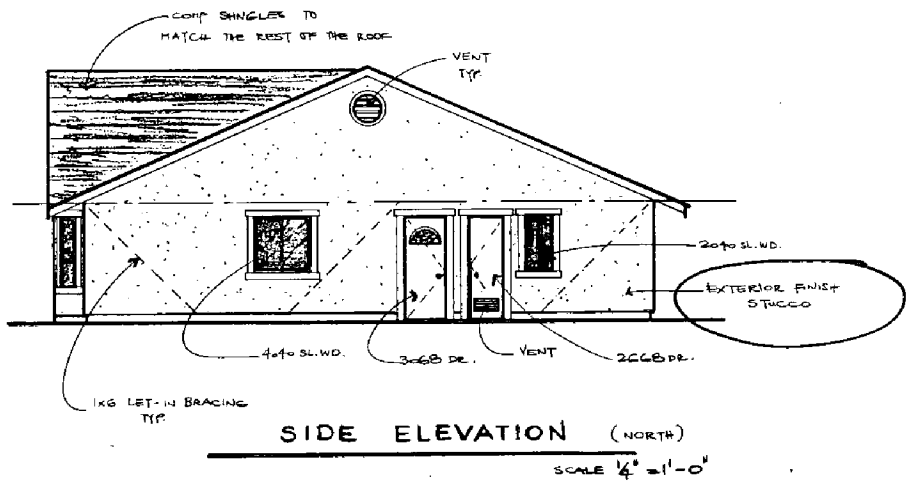


EXHIBIT B-1  
ELEVATION



REAR ELEVATION (WEST)  
SCALE 1/4" = 1'-0"



SIDE ELEVATION (NORTH)  
SCALE 1/4" = 1'-0"

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REVISED	DATE	BY

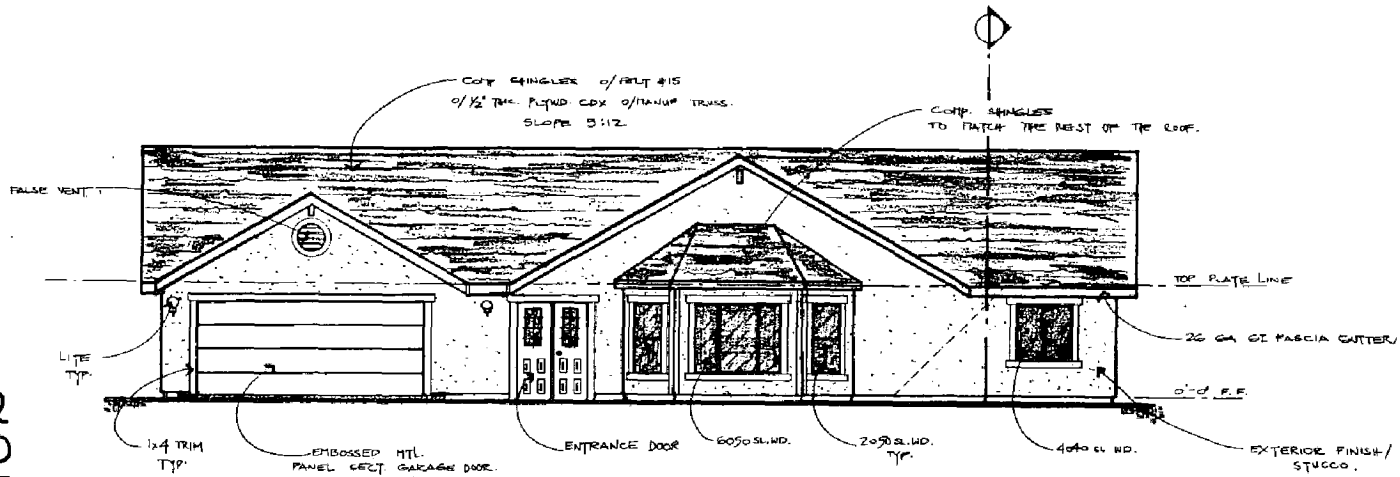
DUCA DESIGN  
1805 RAVENWOOD AVE  
SACRAMENTO, CA.  
TEL. 916/481-2215

MR. & MRS. GEORGE SARCADI  
4910 64TH STREET  
SACRAMENTO, CA.  
PARCEL NO.

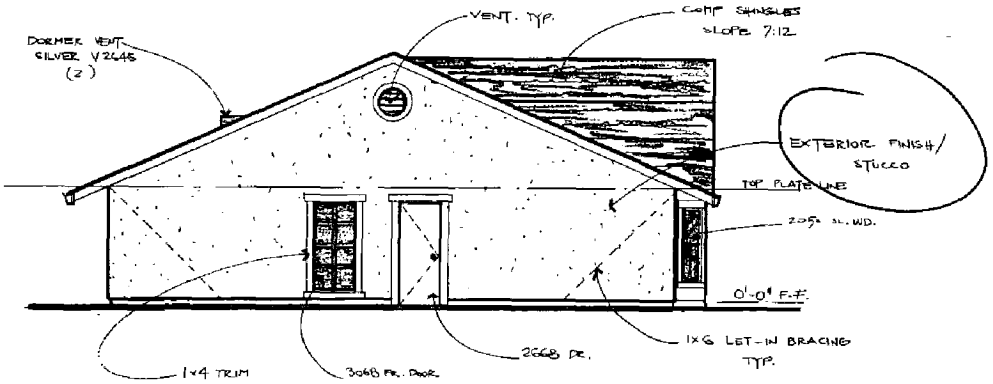
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SCALE: 1/4" = 1'-0"  
DRAWN: V. DeCa Sr.  
JOB:  
SHEET  
**A6'**  
6' OF 7 SHEETS

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CITY PLANNING DEPARTMENT

EXHIBIT B-2  
ELEVATION



FRONT ELEVATION (EAST)  
SCALE 1/4" = 1'-0"



SIDE ELEVATION (SOUTH)  
SCALE 1/4" = 1'-0"

REVISED	DATE	BY

DUCA DESIGN  
4305 RAYENWOOD AVE  
SACRAMENTO, CA.  
TEL. 916/481-2217

Mr. & Mrs. GEORGE SARCADI  
4910 64 TH. STREET  
SACRAMENTO, CA.  
PARCEL NO.

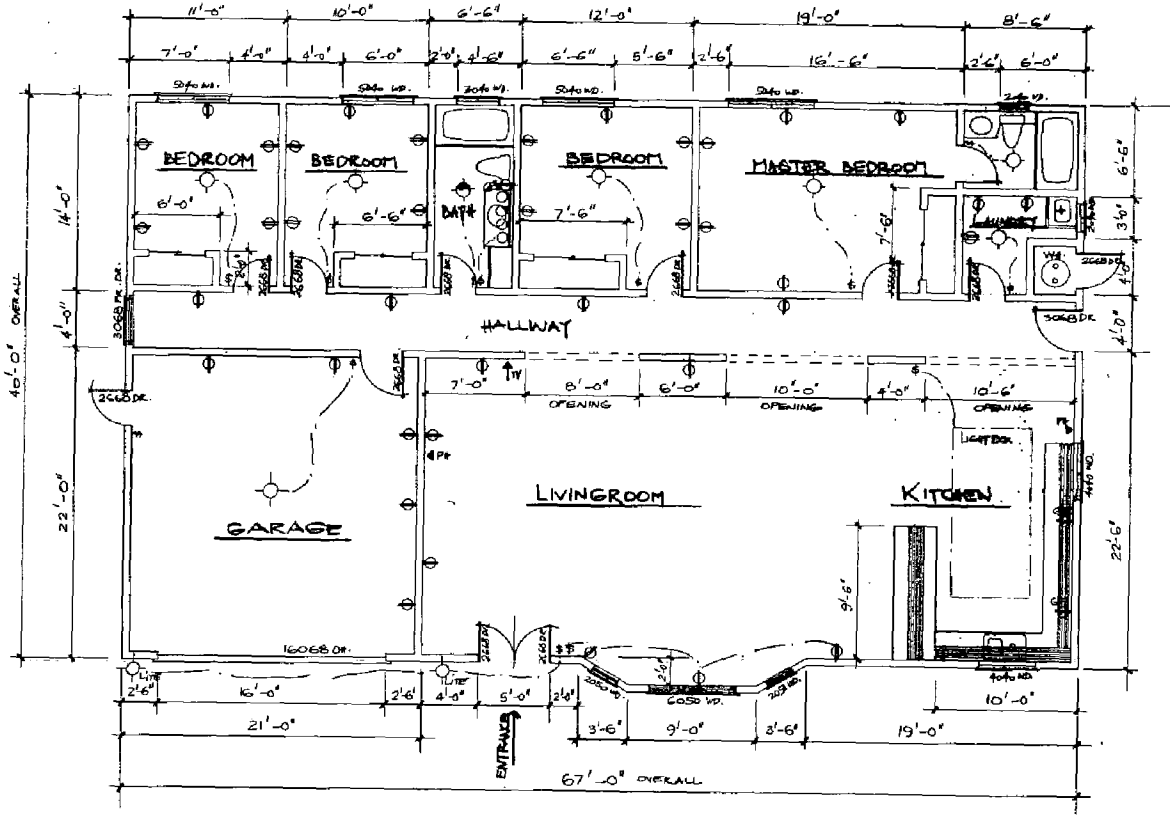
DATE: APRIL 1, 92  
SCALE: 1/4" = 1'-0"  
DRAWN: V. DUCA Sr.  
JOB

SHEET  
**A6**  
OF 7 SHEETS

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CITY PLANNING DIVISION

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EXHIBIT C  
FLOOR PLAN



FLOOR PLAN

SCALE 1/4" = 1'-0"

DIMENSIONS

LIVING AREA \_\_\_\_\_ 2,242 SQ. FT.  
 GARAGE \_\_\_\_\_ 462 SQ. FT.  
 TOTAL AREA: 2,704 SQ. FT.

REVISED	DATE	BY

DUCA DESIGN  
 4805 RAVENWOOD AVE  
 SACRAMENTO, CA.  
 TEL. 916/481-2215

MR. & MRS. GEORGE SARCADI  
 4910 64TH STREET  
 SACRAMENTO, CA.  
 PARCEL NO.

DATE: APRIL 26, 92  
 DRAWN: V. DUCA ET AL.  
 SCALE: 1/4" = 1'-0"

JOB: \_\_\_\_\_  
 SHEET: **A4**  
 4 OF 7 SHEETS

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 CITY PLANNING DIVISION

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