

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Barry Lim, 6317 Granger's Dairy Drive, Sacramento, CA 95831				
OWNER	Barry Lim, 6317 Granger's Dairy Drive, Sacramento, CA 95831				
PLANS BY					
FILING DATE	6/22/83	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC	Exempt 15103(b)	EIR		ASSESSOR'S PCL. NO.	009-132-08

APPLICATION: 1. Special Permit to establish a second residence in the R-1B zone  
2. Variance to waive one on-site parking space

LOCATION: 920 'U' Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a second residential unit in an existing single family structure located in the R-1B zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1980 Central City Community  
Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1B  
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:

North: Single Family; R-1B  
South: Apartments; C-2  
East: Single Family Residence & Grocery Store; C-2  
West: Two-family Residence; R-1B

Parking Required: 2 spaces  
Parking Provided: 1 space  
Parking Ratio: 1 space per dwelling unit  
Property Dimensions: 30' x 80'  
Property Area: 2,400 square feet  
Density of development: 36 du/ac.  
Square Footage of Building: 1,800  
Topography: Flat  
Street Improvements: Existing  
Utilities: Provided  
Exterior Building Colors: White  
Exterior Building Materials: Ship lap siding

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STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The subject site is located in a long established area consisting of commercial uses, primarily to the east, and residential use north, south and west. It was zoned R-1B with the 1980 Central City Plan update. The R-1B zone allows establishment of a second residential unit upon approval of a special permit.
2. The subject site is a substandard 30' x 0' lot. The building was originally constructed as a single family residence. The applicant proposes to remodel the interior of the structure to create an upstairs and a downstairs unit. No outside expansion or exterior remodeling is proposed.

Staff believes a second unit on this particular site to be inappropriate due to the size of the lot, location of the existing structure and lack of adequate on-site parking. Since the building covers almost the entire site, no additional parking can be provided.

3. There are additional residences located in this area that are zoned R-1B. In order to establish a second residence, several of these would need to waive parking requirements since the lots are substandard in size with no alley access. Staff believes granting this variance will set a precedent, and the cumulative impact will be a significant demand for on-street parking. Staff cannot support the request to waive one parking space and, therefore, cannot support the request to establish a second living unit.

STAFF RECOMMENDATION: Staff recommends:

1. Denial of the special permit to establish a second living unit in the R-1B zone;
2. Denial of the variance to waive one parking space.

Findings of Fact - Special Permit

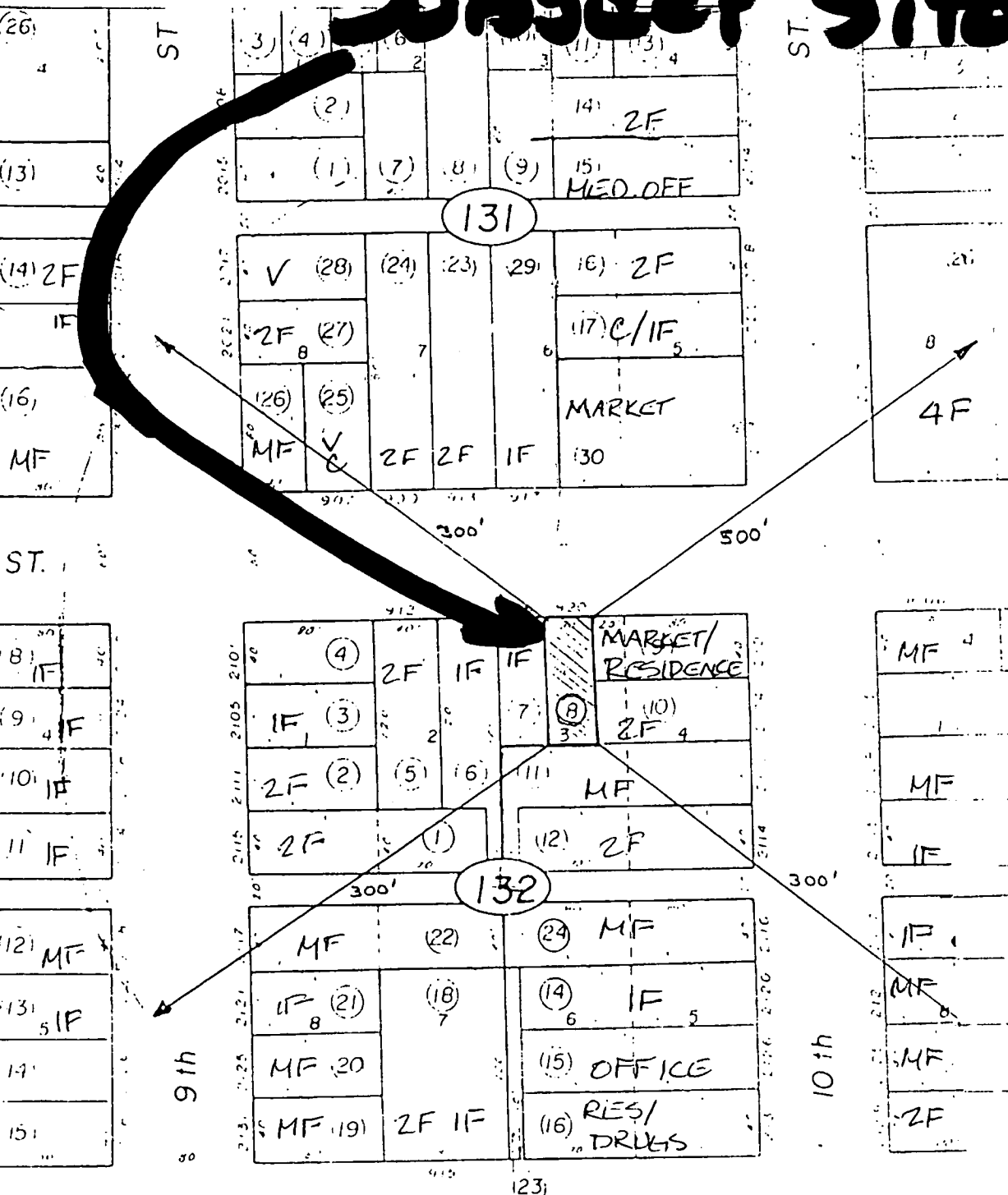
- a. The project would be injurious to surrounding properties in that adequate on-site parking cannot be provided;
- b. The project is not based on sound principles of land use in that the size of the site and location and size of the structure make a second unit inappropriate;
- c. The project is not consistent with the goal of the Central City Plan to "provide adequate off-street parking to meet the needs of shoppers, visitors, and residents."

Findings of Fact - Variance

- a. Staff cannot find, nor has the applicant presented any unusual circumstances to warrant justification for approval of the variance. These are necessitated by an optional expansion of the existing residence;
- b. Granting of the request would create additional on-street parking demand.

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# Subject Site



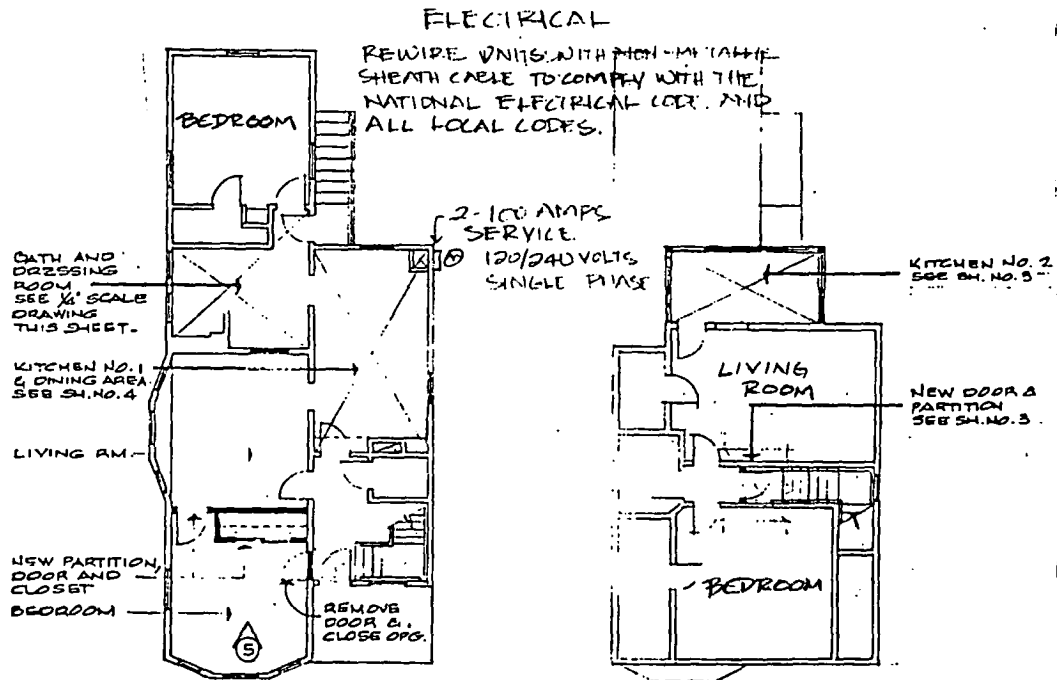
SACRAMENTO  
 Map Bk. 9 -Pg. 12

NOTE -- Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

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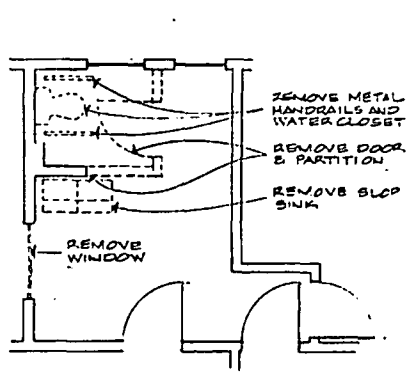
REVISED FIRST FLOOR PLAN REVISED SECOND FLOOR PLAN  
 SCALE 1/8" = 1'-0"

SCALE THIS SH. 1/4" = 1'-0" UNLESS OTHERWISE NOTED

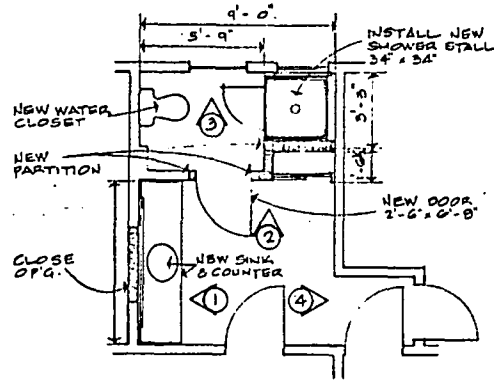
BARRY & RICARDA LIM SH. NO. 5

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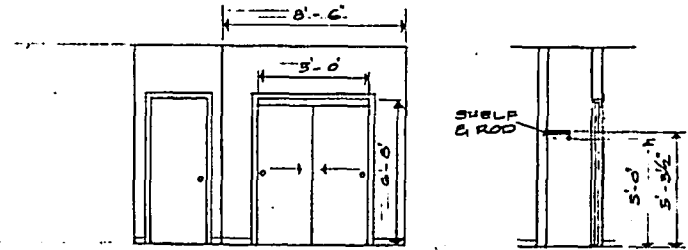
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EXISTING FLOOR PLAN  
BATH & DRESSING ROOM



NEW FLOOR PLAN  
BATH & DRESSING ROOM

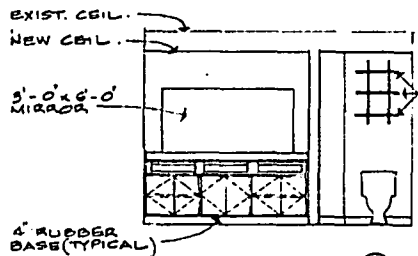


ELEVATION 5

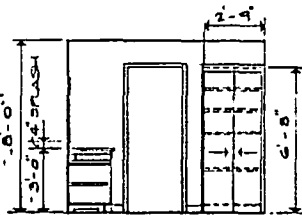
SECTION

**ELECTRICAL**

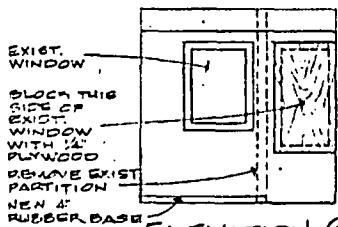
REWIRE BRIC WITH NON-METALLIC SHEATH CABLE TO COMPLY WITH THE NATIONAL ELECTRICAL CODE, AND ALL LOCAL CODES.



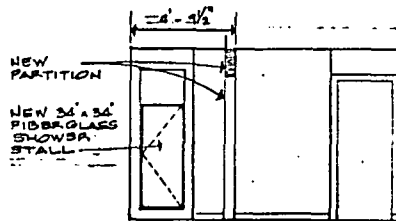
ELEVATION 1



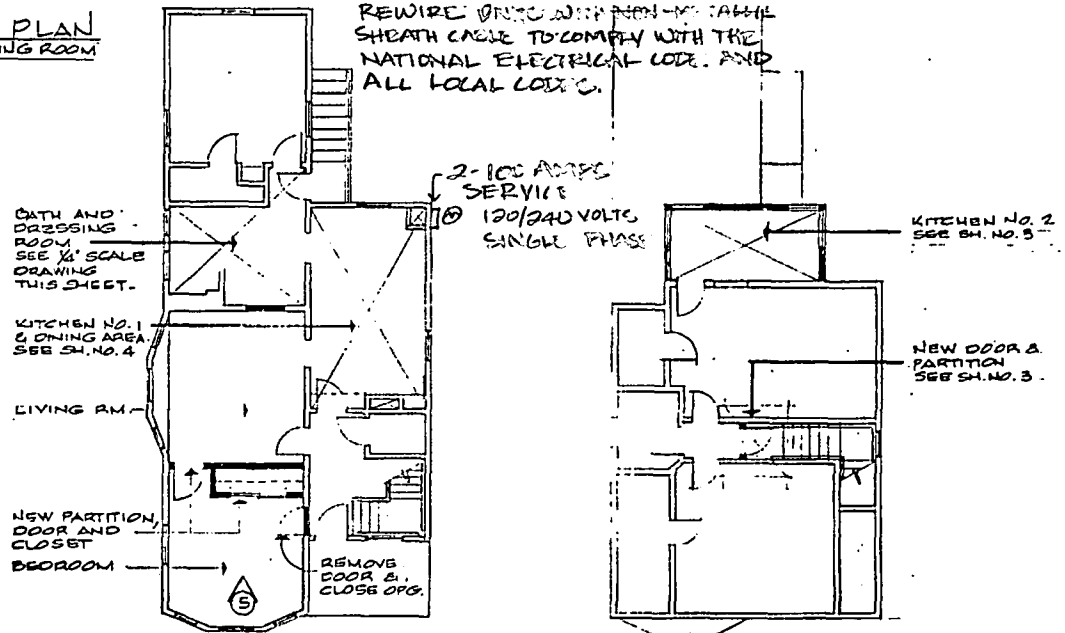
ELEVATION 2



ELEVATION 3



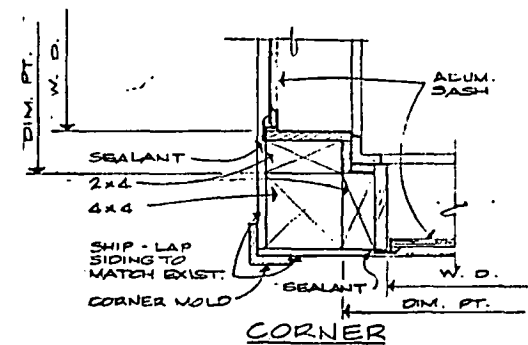
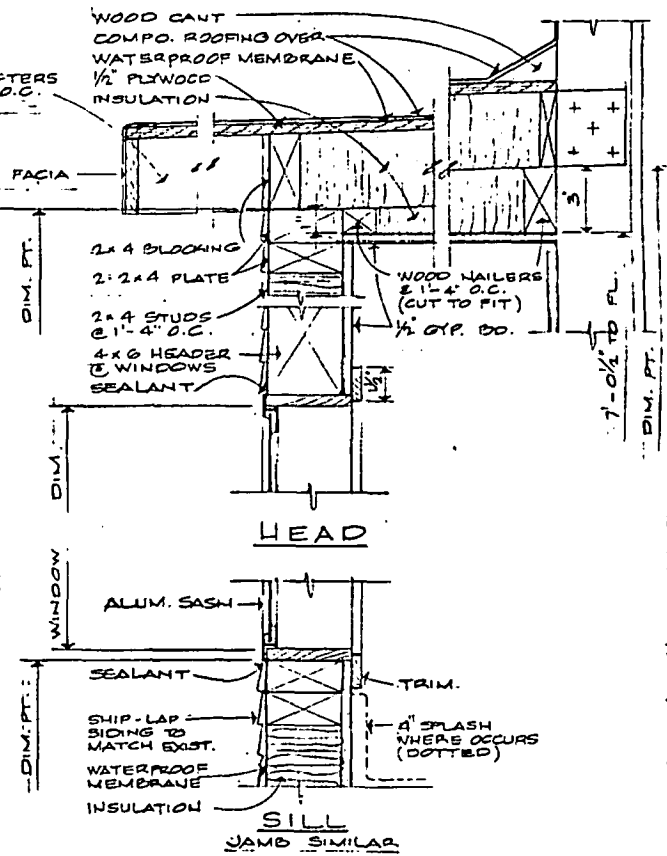
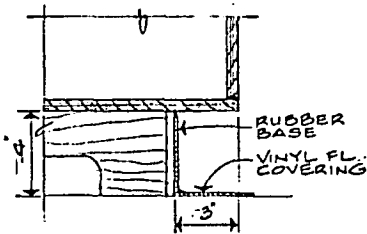
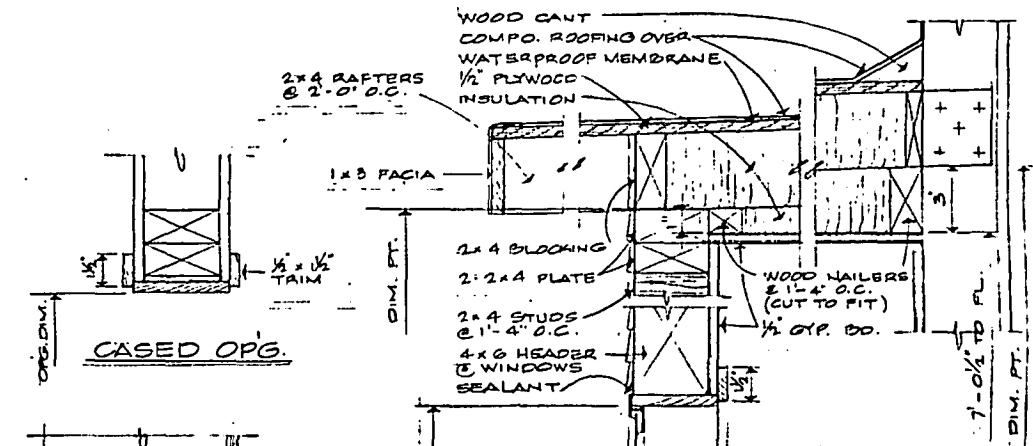
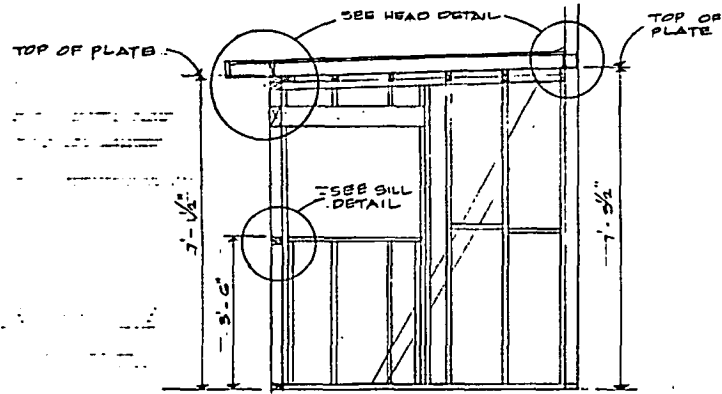
ELEVATION 4



REVISED FIRST FLOOR PLAN REVISED SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

SCALE THIS GHT. 1/8" = 1'-0" UNLESS OTHERWISE NOTED



SCALE THIS SH. 3/8" = 1'-0" UNLESS OTHERWISE NOTED.

BARRY & RICARDA LIM SH. NO. 6

001168

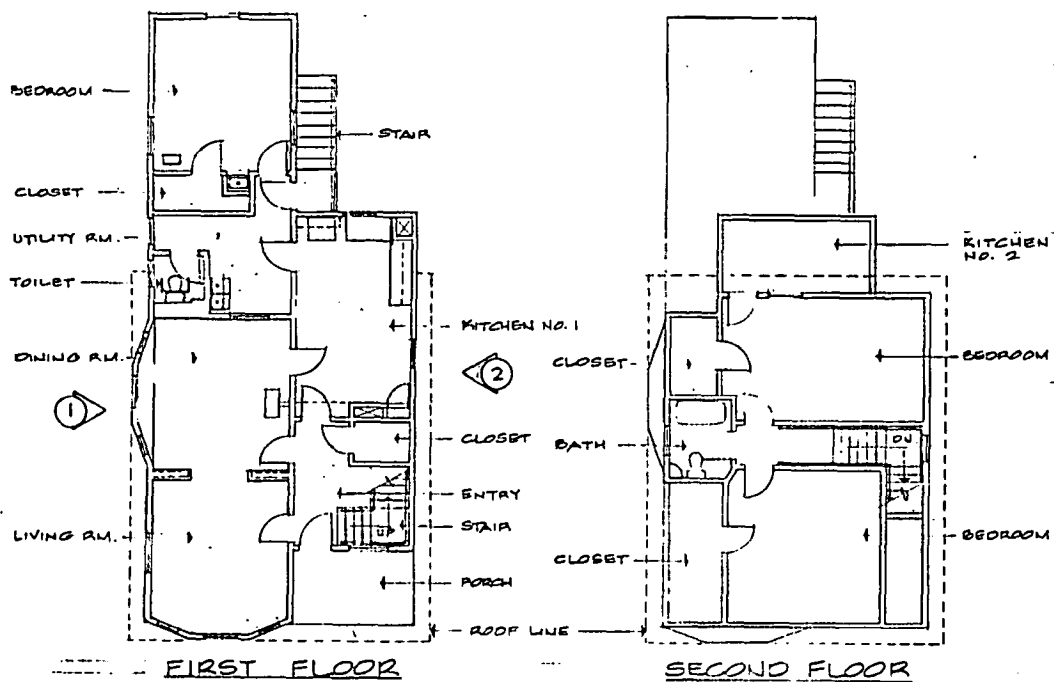
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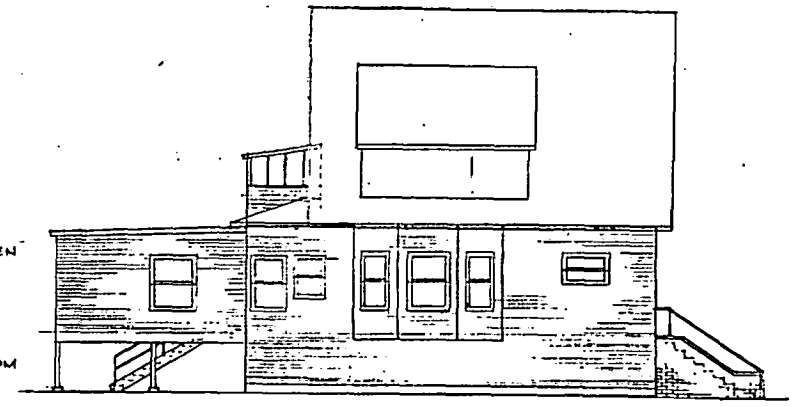
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No. 22

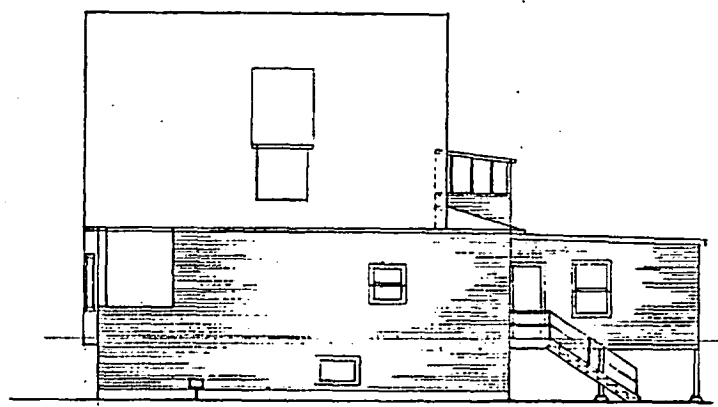
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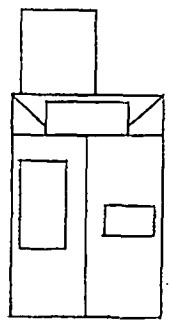
EXISTING FLOOR PLANS  
 SEE GH. NO. 5 FOR REVISED PLANS.



ELEVATION ①

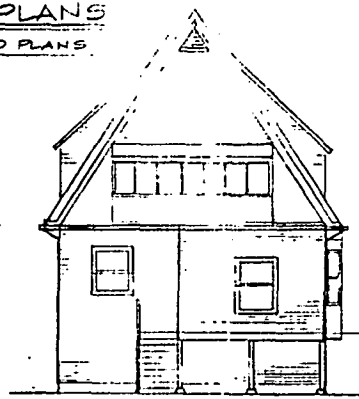


ELEVATION ②  
 SCALE TO SHEET 1/8" = 1'-0" UNLESS OTHERWISE NOTED.



ROOF PLAN  
 SCALE 1/8" = 1'-0"

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ELEVATION ③

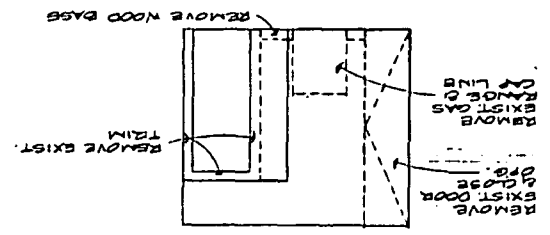
BARRY & RICARDA LIM SHT. NO. 2

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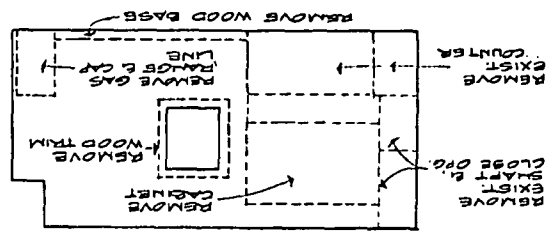
SCALE THIS SHT. 1/8"=1'-0"

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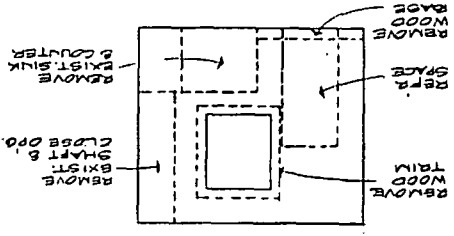
ELEVATION ④



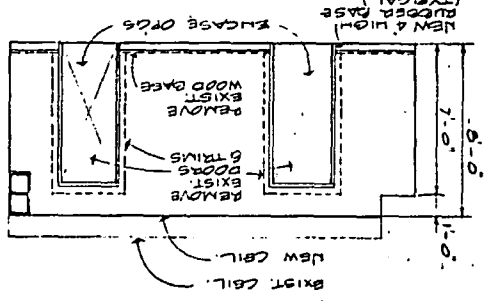
ELEVATION ②



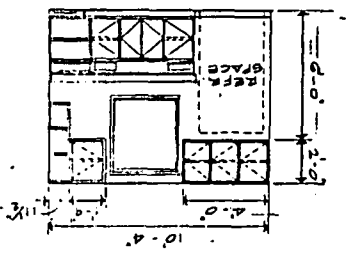
ELEVATION ③



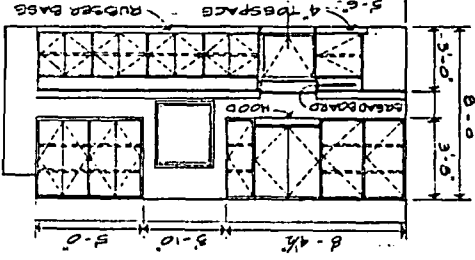
ELEVATION ① & ②



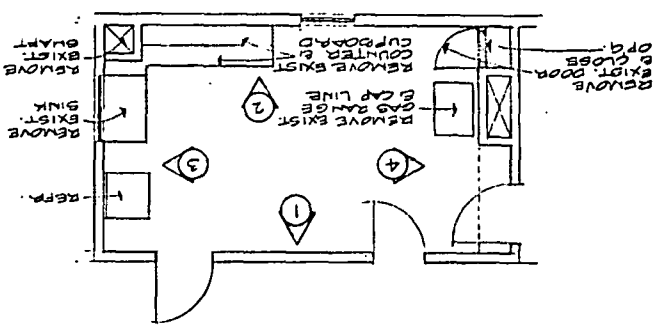
ELEVATION ⑤



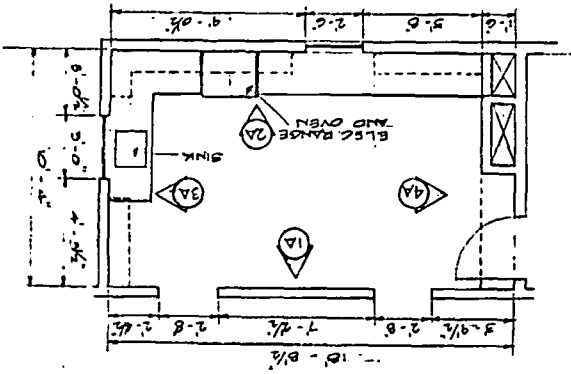
ELEVATION ⑥



EXISTING FLOOR PLAN - KITCHEN NO. 1



NEW FLOOR PLAN - KITCHEN NO. 1



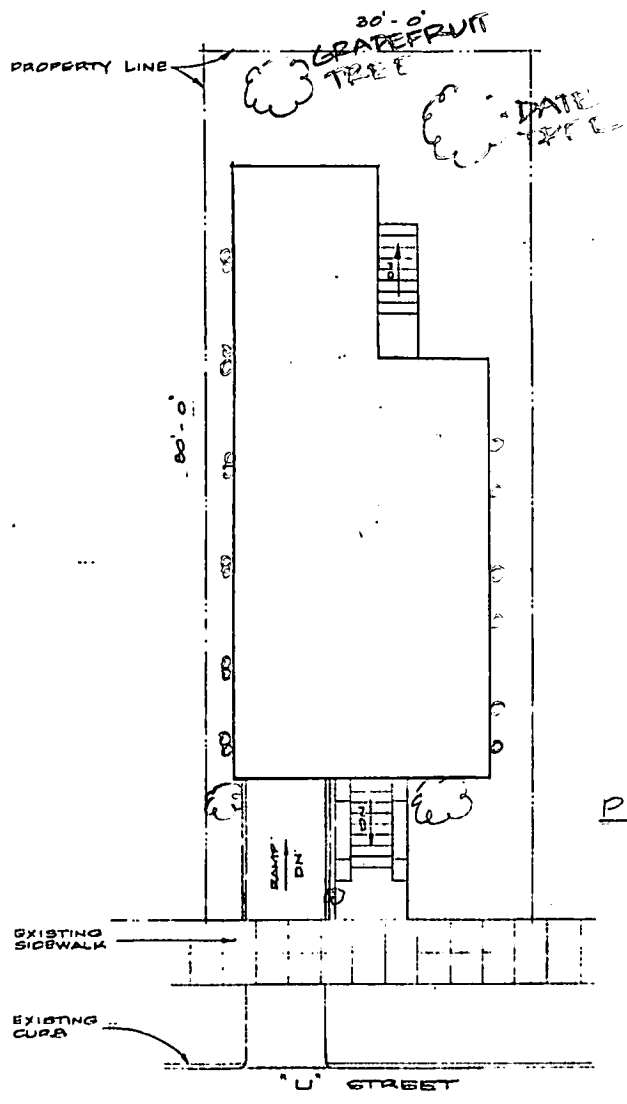




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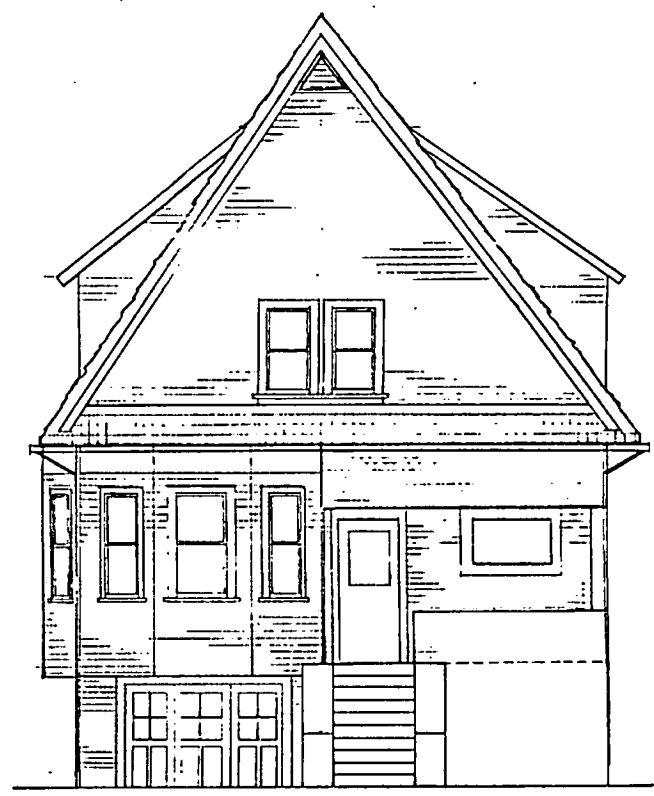
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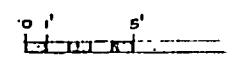


PLOT PLAN  
SCALE 1/8" = 1'-0"



FRONT ELEVATION  
SCALE 1/4" = 1'-0"

EXTERIOR COLOR: WHITE  
EXTERIOR SIDING: SHIP LAP



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RESIDENCE OF BARRY & RICARDA LIM #1