

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

APPLICANT	Chris Fuller, 2321 Mogan Avenue, Sacramento, California 95838
OWNER	Chris Fuller, 2321 Mogan Avenue, Sacramento, California 95838
PLANS BY	Chris Fuller, 2321 Mogan Avenue, Sacramento, California 95838
FILING DATE	01-15-92 ENVIR. DET. Exempt 15303 (a) REPORT BY: D. Holm
ASSESSOR'S PCL. NO.	265-0081-030-0000

APPLICATION: Planning Director's Special Permit for a deep lot development in order to allow a second 832± sq. ft. residential unit on an existing 0.23± acre deep lot in the Standard Single Family (R-1) zone.

LOCATION: 3086 Branch Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct an additional unit on an existing deep lot currently developed with a single family residence.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community	
Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Two Family & Vacant; R-1
East:	Single Family & Multiple Family; R-1
West:	Single Family & Multiple Family; R-1

Property Dimensions:	60'± x 164'±
Property Area:	0.23± acres
Square Footage of Proposed Residence:	832± sq.ft.
Square Footage of Attached Garage:	768 (1 car)
Height of Proposed Residence and Garage:	2 Story
Exterior Materials-Proposed Residence:	Hardboard and Plywood
Proposed Exterior Building Color:	Capecod Blue with Charcoal Trim
Roof Material:	Fiberglass Shingle
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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PROJECT EVALUATION:A. Land Use and Zoning

The subject site consists of a single parcel totaling 0.23± acres currently developed with a single family residence. The site is zoned Single Family Residential and is designated for Low Density Residential in the General Plan and the 1984 North Sacramento Community Plan. The surrounding land use and zoning are: single family, zoned Standard Single Family (R-1), on the north; two family and vacant land, zoned Standard Single Family (R-1), to the south; single family and multiple family, zoned Standard Single Family (R-1), to the east and west.

B. Applicant's Proposal

The applicant is requesting a Planning Director's Special Permit for deep lot development in order to construct a second single family residence on the existing 0.23± acre lot which is currently developed with a single family residence. The proposed unit is 832± sq. ft., and is proposed to be a two bedroom, one bath home with an attached single car garage.

C. Site Plan Design

In order to qualify for a deep lot development the Zoning Ordinance requires that a lot must be at least 160 feet in depth. The subject site is 164 feet deep, which allows for a deep lot development. The square footage of this lot (9,840 sq. ft.) would allow a maximum of two units to be developed under the deep lot development provisions. The applicant is requesting one additional single family residence to be constructed on the subject site. The unit as proposed will meet all required setbacks and will have over 45 feet between the existing residence and the proposed residence.

D. Building Design

The applicant is proposing to construct a second story over an existing detached garage which is located to the rear of the existing single family residence. The existing garage has a wood shake shingle exterior with a composition roof. As proposed the applicant is requesting to utilize vertical hardboard and plywood with a composition shingle roof. Planning staff and the Design Review staff have reviewed the applicant's proposal and would recommend that the following be incorporated into the design of the proposed second unit:

1. A minimum of a 25 year laminated dimensional composition shingle should be utilized on the roof of the proposed second residential unit;
2. The existing panelled front door should be replaced with a new solid wood or metal panelled door with a minimum of six panels;
3. The proposed staircase should be constructed with wood stairs that have closed risers and should be painted to match the proposed single family residence;
4. The proposed exterior building materials should be wood shake shingle or a mixture of wood shake shingle and stucco;
5. A 2 by 10 trim board should be used between the first story and the proposed second story in order to provide a trim band between the floors;

6. White frame windows with grids along with trim and sills should be used for all of the windows in the proposed residence (all existing windows should be replaced in order to match the proposed new windows);
7. The proposed window to be located on the west elevation above the garage should be replaced with a pair of 3 foot by 5 foot windows;
8. Vertical siding with grooves at 4 inches on center should be utilized at the gables; and
9. The proposed vents on the gables should be 18 inches by 24 inches and should be trimmed out with wood trim.

By incorporating the above design criteria into the proposed project Planning staff and the Design Review staff feel that the proposed single family residence should not have a negative impact on the surrounding single story residences. In addition if the applicant has any questions on the above comments a detailed elevation plan has been marked up and will be kept in the project file.

E. Neighborhood Comments

Planning staff has received some phone calls in regards to the notifications that were sent out to the adjacent property owners. The property owners which responded were concerned over the location of a two story residential unit in the area and with the addition of second residential unit to a single family property. Planning staff has surveyed the surrounding area and have determined that there are other two story structures and multiple family residential uses in the immediate area as shown on the attached land use map. In order to mitigate the design concerns of the neighbors the proposed project has been reviewed by the Design Review staff and several recommendations for improvement to the proposed project have been made.

D. Agency Comments

The project was reviewed by the City Transportation Engineering, Engineering Development, Building Inspections, Fire, Water and Sewer Divisions, and the North Sacramento School District. The following comments were received:

Engineering Development Division

1. Water and Sewer services to the proposed second unit shall be provided from the existing taps (Only one service per lot is allowed); and
2. Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Fire Department

1. A fire hydrant required within 300 vehicular feet. If one is not existing, one must be added on Branch Street.

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ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15303 (a)).

RECOMMENDATION: Staff recommends that the Planning Director approve the special permit to allow a 832± square foot second residential unit to be constructed on the subject site subject to conditions and based upon findings of fact which follow:

Conditions

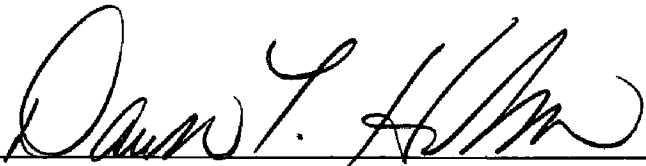
1. The second unit shall be located a minimum of 20 feet behind the existing single family residence;
2. The applicant shall submit a revised set of elevation plans to the Planning Director for review and approval of the following design conditions:
 - a) the roof material shall be a minimum 25 year laminated dimensional composition shingle or wood shake shingles;
 - b) The existing panelled front door shall be replaced with a new solid wood or metal panelled door with a minimum of six panels;
 - c) The proposed staircase shall be constructed with wood stairs that have closed risers and shall be painted to match the proposed single family residence;
 - d) The proposed exterior building materials shall be wood shake shingle or a mixture of wood shake shingle and stucco;
 - e) A 2 by 10 trim board shall be used between the first story and the proposed second story in order to provide a trim band between the floors;
 - f) White frame windows with grids along with trim and sills shall be used for all of the windows in the proposed residence (all existing windows should be replaced in order to match the proposed new windows);
 - g) The proposed window to be located on the west elevation above the garage shall be replaced with a pair of 3 foot by 5 foot windows;
 - h) Vertical siding with grooves at 4 inches on center shall be utilized at the gables; and
 - i) The proposed vents on the gables shall be 18 inches by 24 inches and should be trimmed out with wood trim.
3. The applicant shall obtain all necessary Building Permits.
4. Prior to issuance of a final building permit the applicant shall contact the Planning Division to arrange for a site inspection in order to determine compliance with the above conditions.

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Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a residential use in the Standard Single Family (R-1) zone.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. a single car garage is being provided for the second unit;
 - b. adequate landscaping and setbacks will be provided; and
 - c. the building materials and design proposed are compatible with the surrounding residences.
3. The project is consistent with the General Plan which designates the site Low Density Residential (4-8 du/na) and with Section 2-15 of the Plan which encourages deep lot developments. The project is also, consistent with the 1984 North Sacramento Community Plan which designates the site Low Density Residential (4-8 du/na).

REPORT PREPARED BY:




 Dawn T. Holm, Planner

4-30-92

 Date

REPORT APPROVED BY:

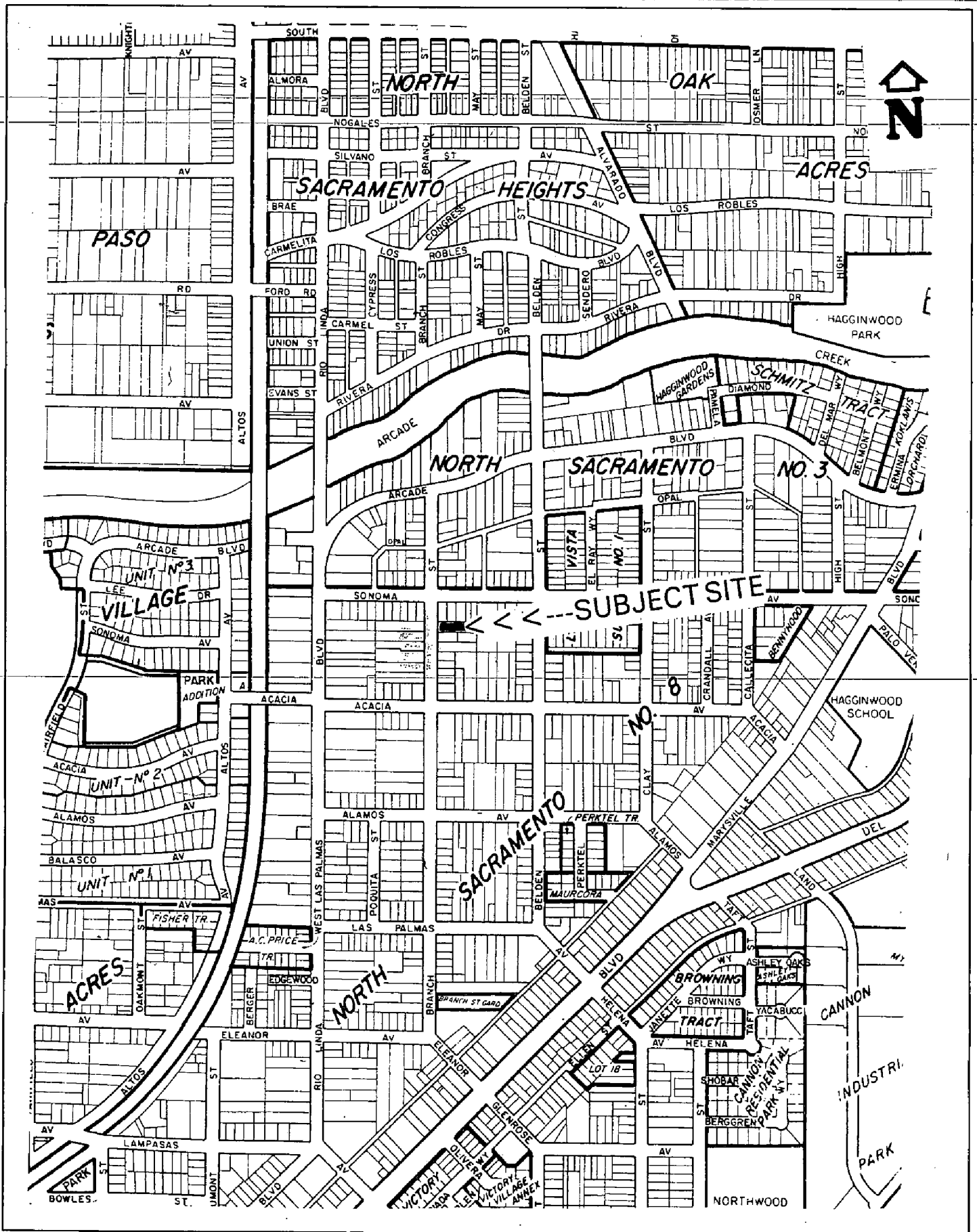


 Gary Stonehouse, Planning Director

5-4-92

 Date

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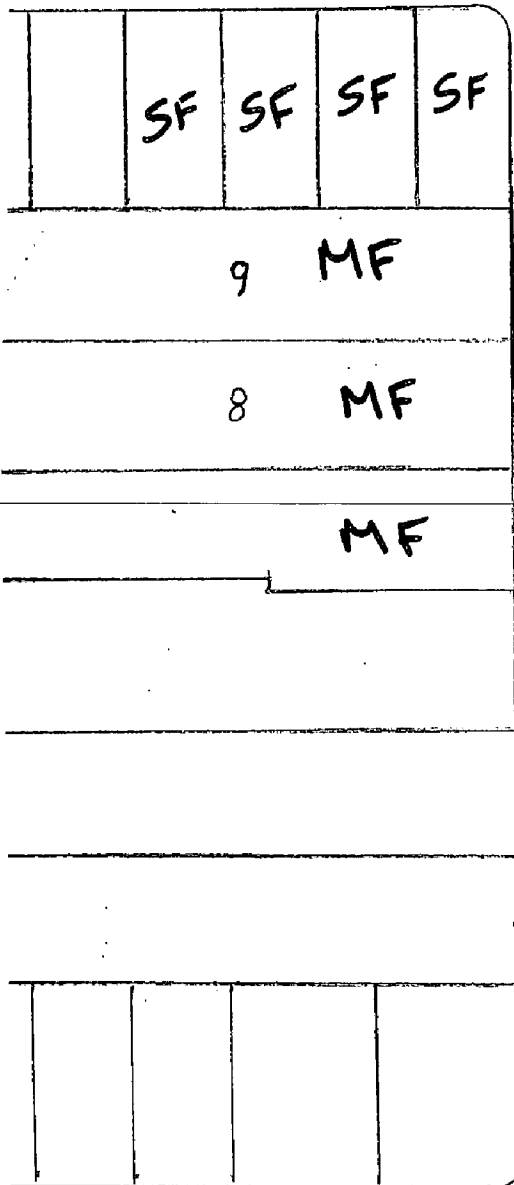
VICINITY MAP

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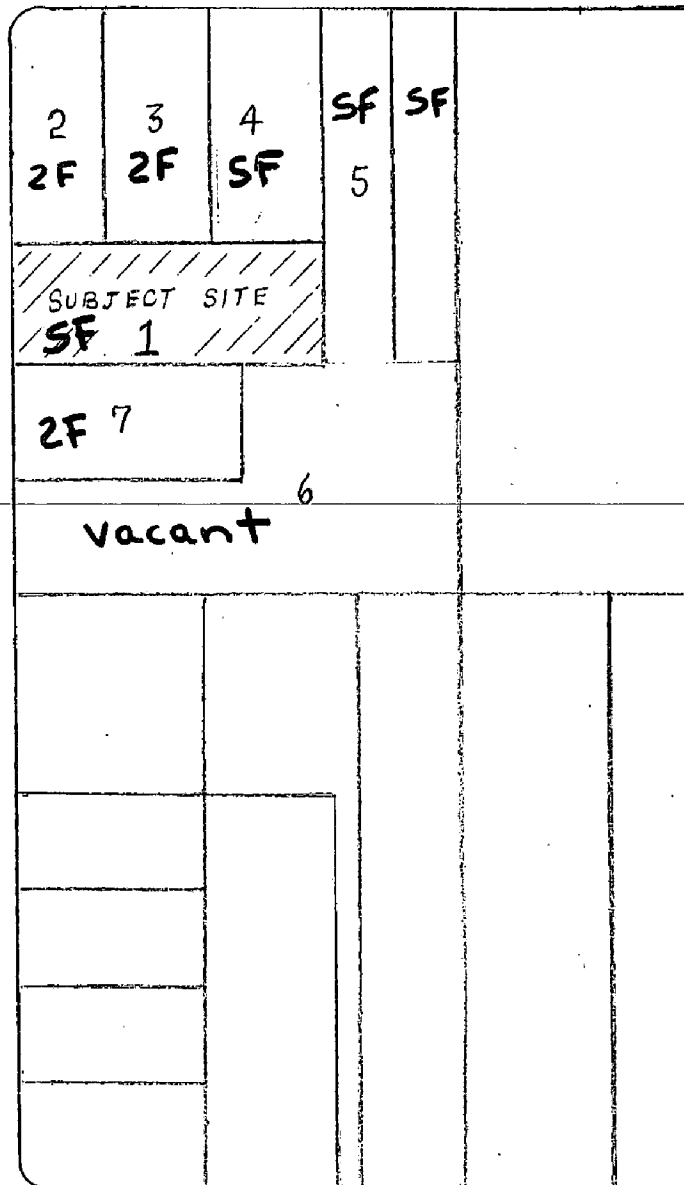


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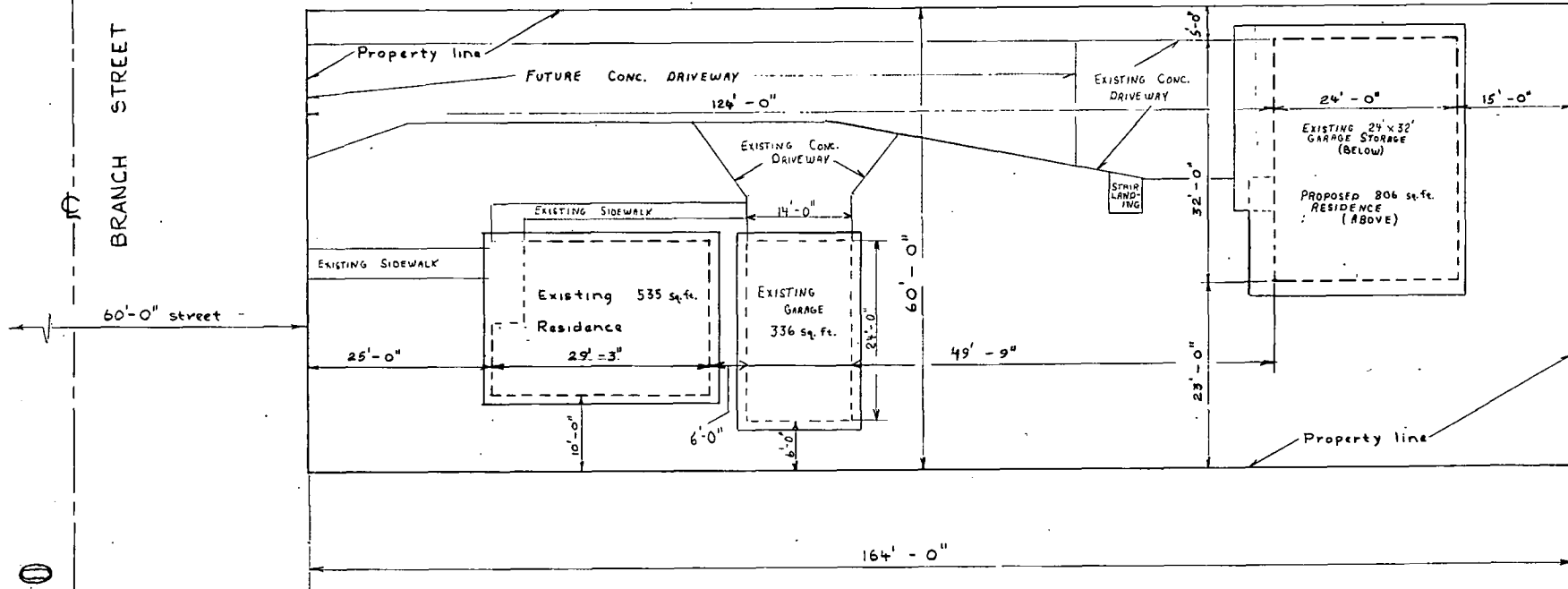
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PARCEL No.
265-0081-030



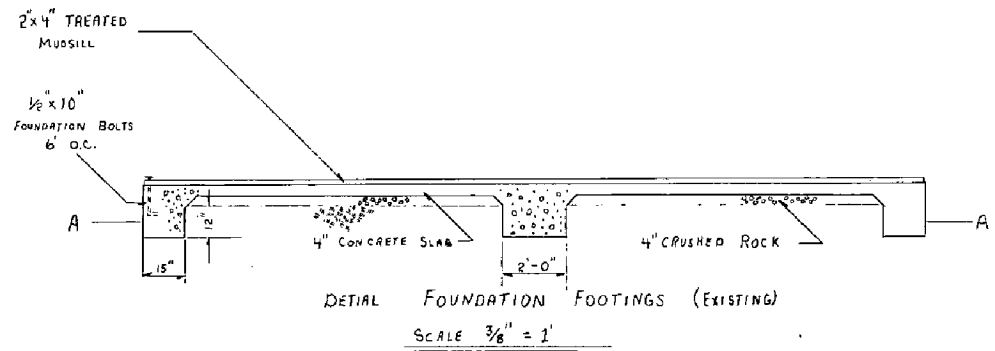
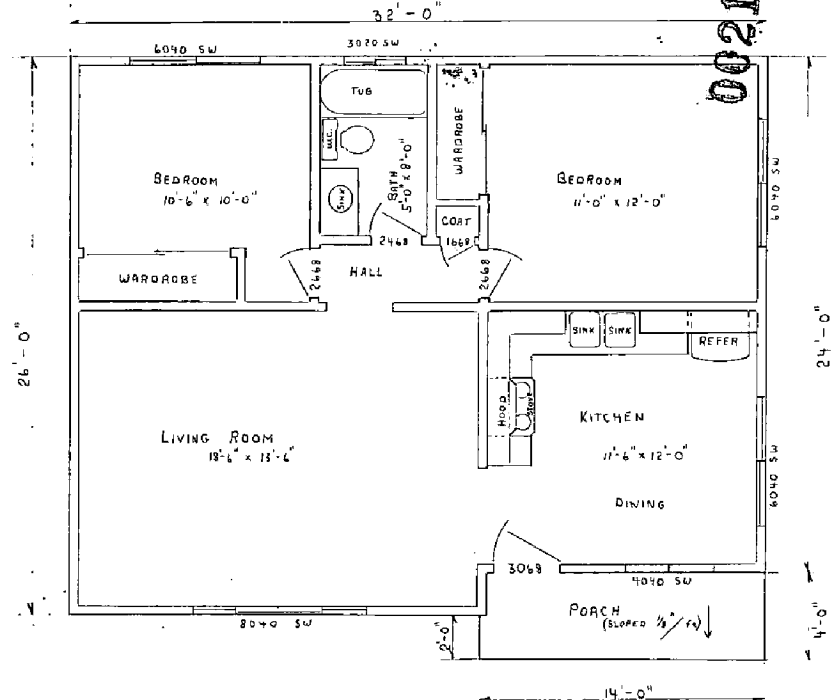
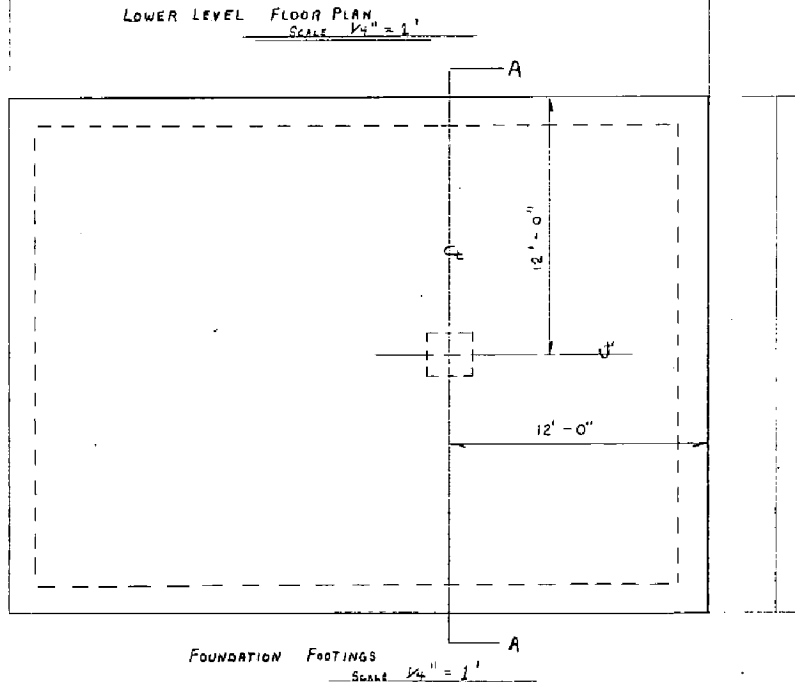
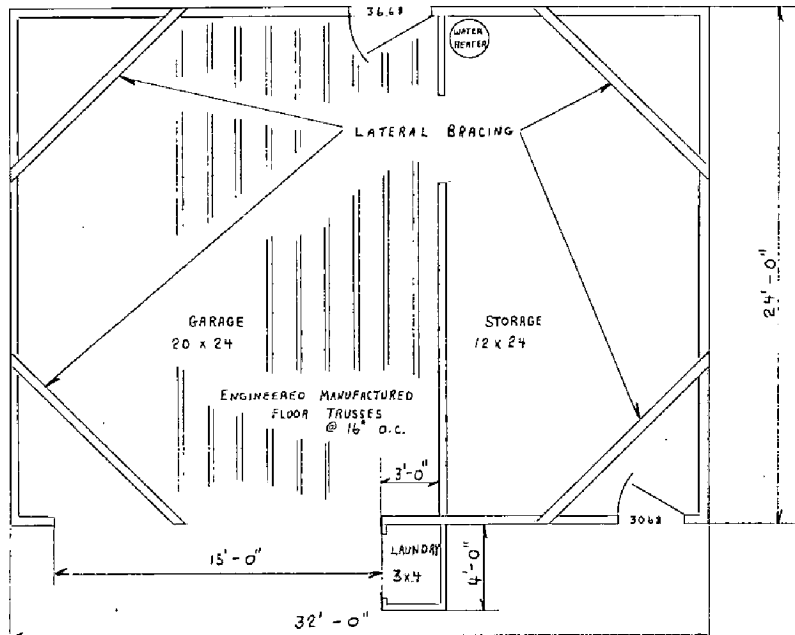
SCALE 1" = 10'-0"

EXHIBIT - A
SITE PLAN

PLOT PLAN		SHEET
		1 of
OWNER CHRIS O. FULLER		
Address 3086 BRANCH St SACRAMENTO CALIF 95815		DRAWN R.W.F.

EXHIBIT - B

FLOOR PLAN

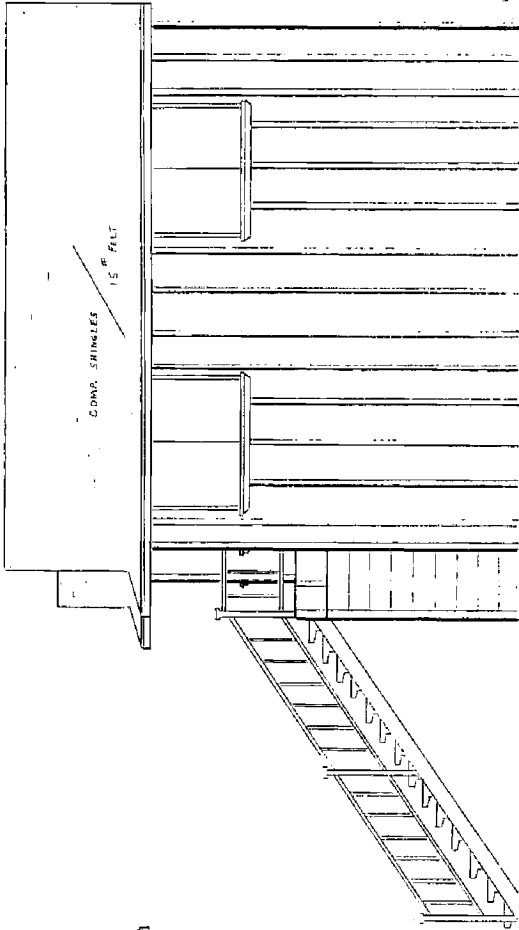


FOUNDATION, FOOTING, FLOOR PLAN		SHEET of
OWNER CHRIS O. FULLER		
ADDRESS	3086 BRANCH St. SACRAMENTO, CALIF. 95815	DRAWN BY COF

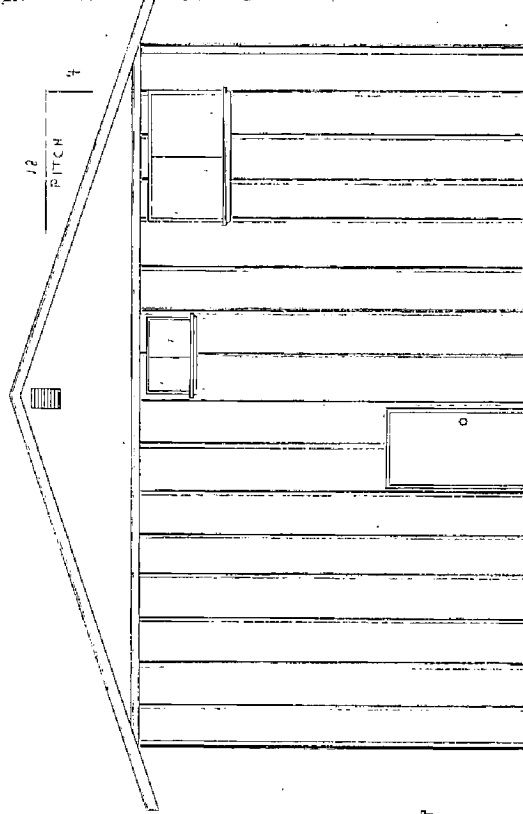
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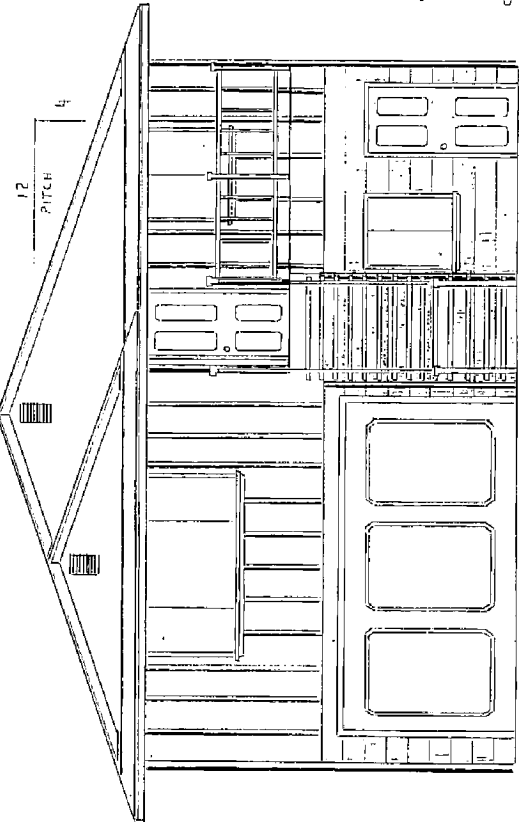
EXHIBIT - C ELEVATIONS



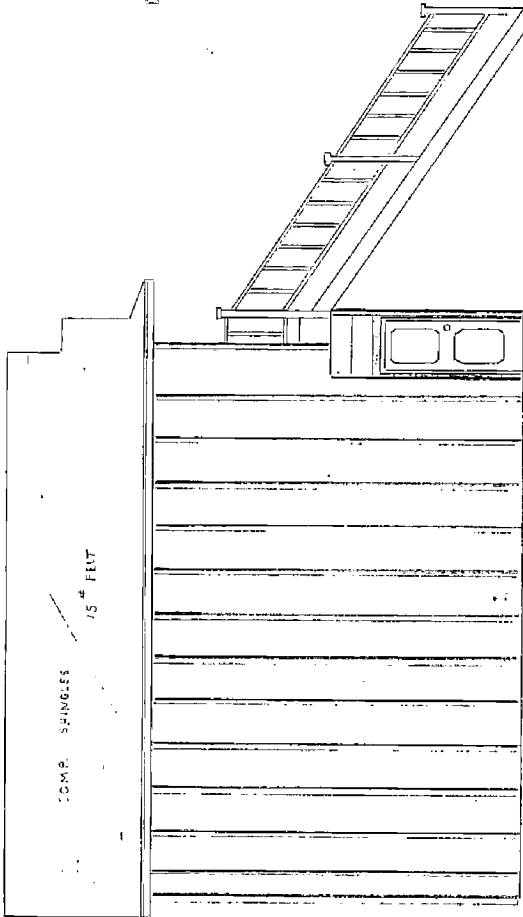
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

ELEVATIONS	SHEET of
OWNER: CHRIS O. FULLER	
JOB ADDRESS: 3086 BRANCH ST. SACRAMENTO, CALIF., 95815	
DRAWN BY CDE	

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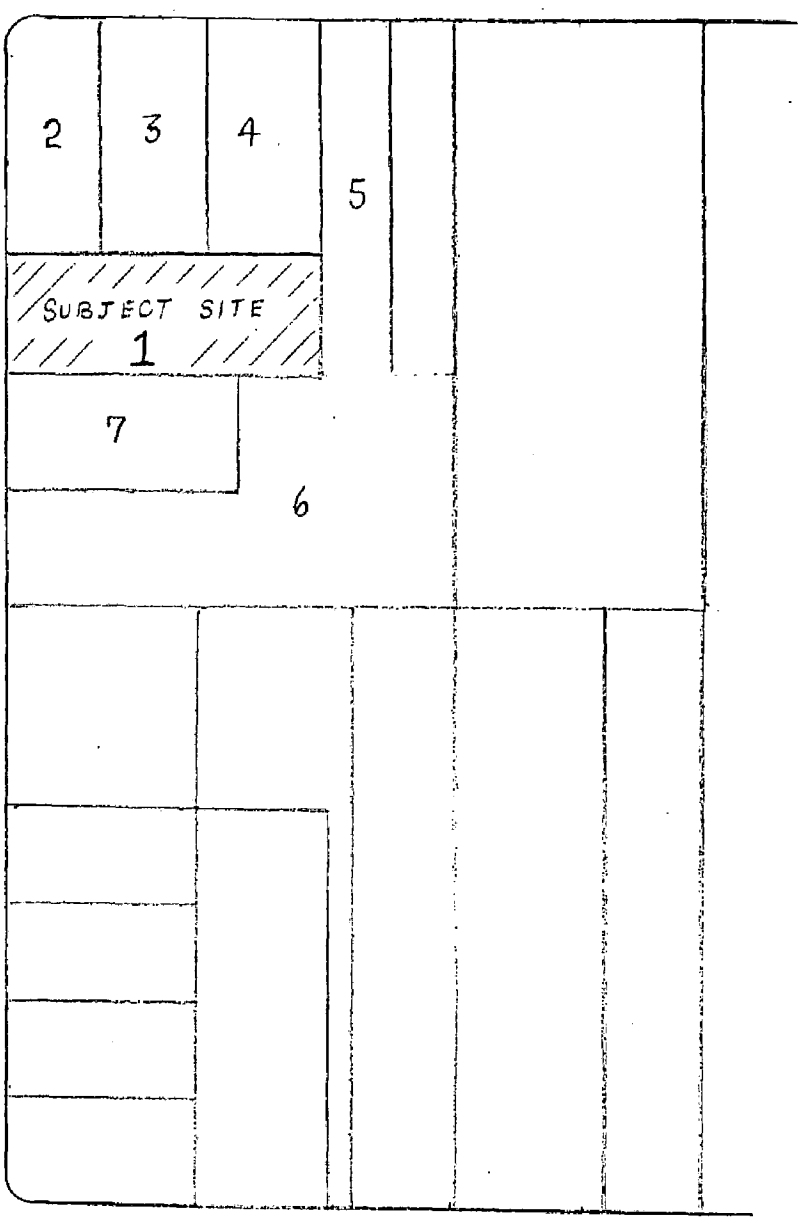
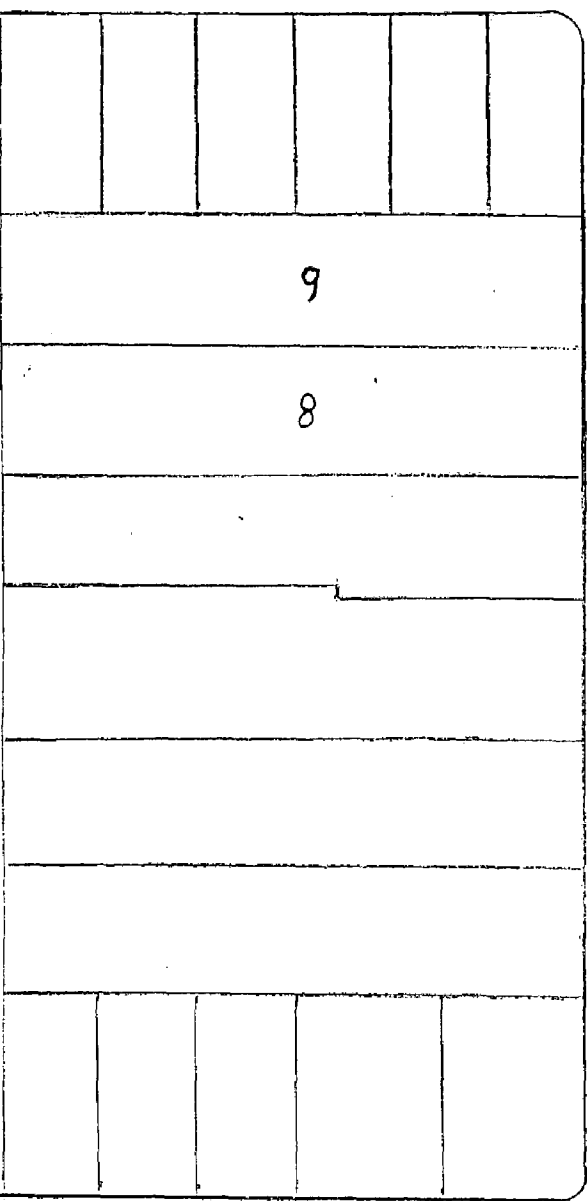


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