

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Kathy Graddy, 1400 33rd Street, Sacramento, CA 95816
OWNER Ronnie E. & Kathy S. Graddy, 1400 33rd Street, Sacramento, CA 95816
PLANS BY Integrated Design Consulting
FILING DATE 10-26-90 ENVIR. DET. Negative Declaration REPORT BY JC
ASSESSOR'S PCL. NO. 007-0221-010

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to allow a 515 square foot second residential unit.
 - C. Variance to reduce the required courtyard requirement from ten feet to seven feet along the interior side property line on 0.13± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 1400 33rd Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 515 square foot second residential unit.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-25 du/ac)
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residential

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Single Family; R-1	Front:	25'	25'
South:	Single Family; R-1	Side(So.):	5'	5'
East:	Single Family; R-1	Side(St.):	5'	5'
West:	Commercial & Residential; C-1(R) & C-2	Rear:	15'	15'

Parking Required: 2 (one for existing unit and one for proposed unit)
Parking Provided: 2
Property Dimensions: 40' X 163'
Property Area: 0.13± acres
Density of Development: 15 du/ac
Square Footage of Building: 1020 square feet (515 second unit; 515 garage)
Height of Building: 24 feet (2 Story)
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Horizontal Wood Lap Siding
Roof Materials: Composition Shingle

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 40' X 163' interior lot totaling 0.13± acres in the Single Family (R-1) zone. The site is developed with a single family residence located at the front of the lot and open area in the rear. Parking was provided by a driveway located in front of the unit. The General Plan designates the site as low density residential (4-15 du/ac). The surrounding land use and zoning includes single family residential, R-1 to the north, south and east; and commercial and residential, C-2 and C-1(R) to the west.

B. Applicant's Proposal

The applicant is proposing to construct a 515 square foot second residential unit over a 515 square foot garage, which will house two cars and a laundry area. A special permit is required to construct this second residential unit. The existing unit on the front of the lot contains approximately 1,608 square feet. The side yard setbacks for the main unit is seven feet. The Zoning Ordinance requires ten feet as a courtyard requirement. The applicant is requesting a variance of this requirement.

C. Site Plan

The existing house is seven feet from the side (south) property line. There is a curb cut and an area for a driveway, which has been removed, along the south (side) property line in front of the existing unit. The applicant proposes to pave this area for a parking pad to be used when necessary. Staff recommends a four foot walkway be constructed from the front of the lot to the rear unit to allow access to the rear unit. Since the front unit is existing the applicant is unable to provide the required ten feet. Staff finds the seven adequate to provide light and air for the main unit and access to the rear unit.

The second unit (rear) will be constructed over the proposed two car garage. The garage will be a drive through garage with doors on the east and west elevations. This is to enable the owner of the property to unload wood, etc. at the back of the main unit. The second unit will be located 15 feet from the rear property line, five feet from the side (south) property line and 30 feet from the front unit. A 26 inch Coast Live Oak is located in between the two units (approximately 15 feet to the rear of the main unit) and five feet from the south property line. The site plan meets the requirements for a second residential unit.

D. Building Design

The unit and garage will be constructed of horizontal lap siding with a composition shingle roof. The plans propose a balcony on the north elevation, this balcony is to remain uncovered except for the two feet overhang of the eaves. The design of the building is intended to resemble the look of a traditional Victorian Carriage House/hay loft, to keep in scale with and maintain the architectural integrity of the existing Victorian home. Staff finds the proposed building design compatible with the existing residence on the site and the surrounding residential units.

E. Agency Comments

The proposed project was review by Traffic Engineering, Engineering Development Section, Building Inspections, City Arborist and East Sacramento Improvement Association. The following comments were received.

Engineering Development Section - Sewer service to existing house is from the rear alley. If new structure is in conflict with the existing service, the existing service should be relocated to a location satisfactory to the Sewer and Flood Control Division.

Notice: Property 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.

Environmental Determination: The Environmental Services Manager has reviewed the proposed project and has determined that the project will not have a significant effect on the environment and has filed a negative declaration.

Recommendation: The staff recommends the Planning Commission take the following action:

- A. Ratify the Negative Declaration.
- B. Approve the special permit to construct a second residential unit subject to conditions and based upon findings of fact which follow.
- C. Approve the variance to reduce the required courtyard requirement from ten feet to seven feet along the interior side property line based upon findings of fact which follow.

Conditions

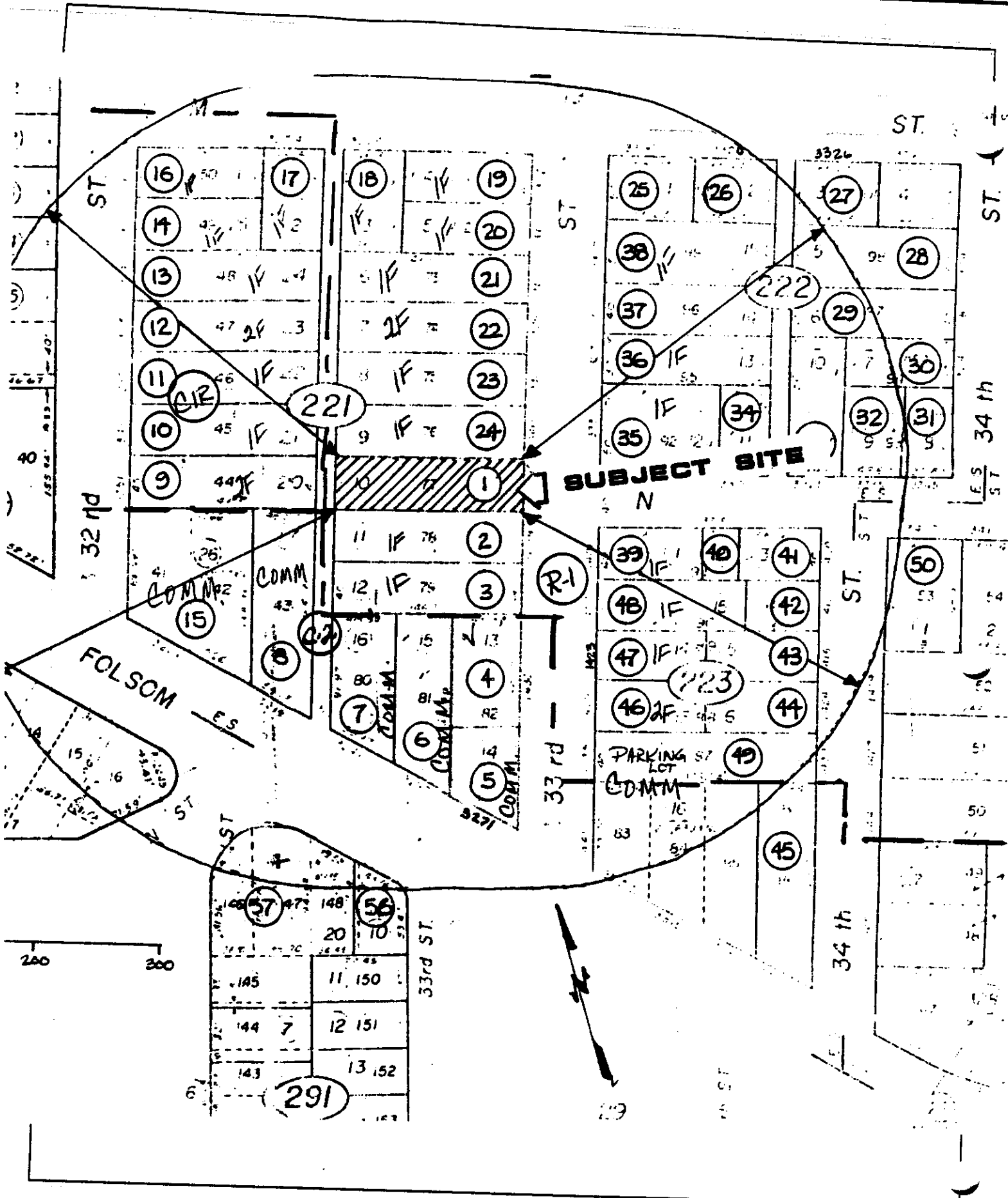
1. The balcony shall remain uncovered except for the two foot eave overhang.
2. A minimum four foot walkway shall be provided from the front of the lot to the rear unit.
3. If the new structure is in conflict with the existing sewer service, the sewer service shall be relocated to the satisfaction of the Sewer & Flood Control Division.
4. The variance shall expire one year from the date of approval unless a building permit is obtained within the variance term. A variance time extension for one year may be requested, in writing, 30 days prior to expiration.
5. The second unit must be constructed within two years from the date of Planning Commission approval. If the unit is not constructed within the two year period, the special permit shall be deemed to have expired. A special permit time extension for one year may be requested, in writing, 30 days prior to expiration.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the second residential unit is compatible with the existing unit; and
 - b. adequate off-street parking is provided.
2. The project, as conditioned, is not detrimental to the public health, safety, or welfare nor result in the creation of a public nuisance in that adequate setbacks are provided.
3. The project is consistent with the residential designation of the General Plan which allows second residential units subject to a special permit.

Findings of Fact - Variance

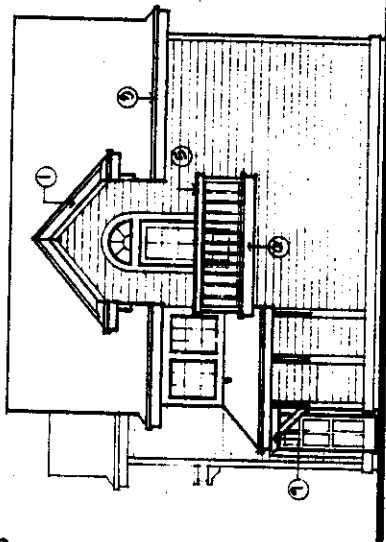
1. The project does not constitute a special privilege granted to an individual property owner, in that a variance would be granted to other property owners facing similar circumstances.
2. The project will not be detrimental to the public health, safety, or welfare nor result in the creation of a public nuisance in that:
 - a. adequate light and air is provided for the main unit; and,
 - b. adequate access is provided for the second residential unit.
3. The project does not constitute a use variance in that a second residential unit is allowed subject to a special permit.



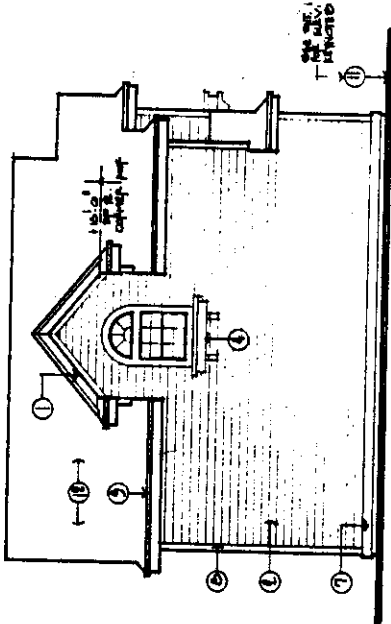
VICINITY, LAND USE & ZONING MAP

P90-433

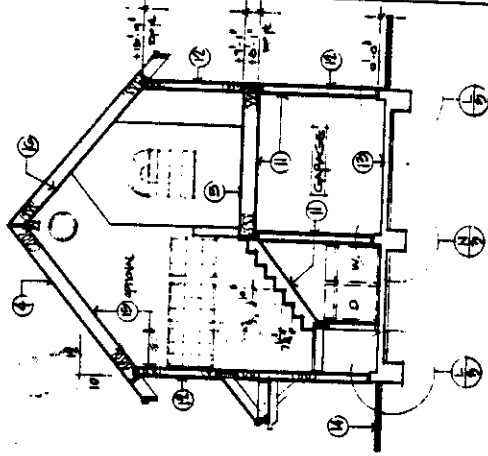
1-24-91



RIGHT SIDE ELEVATION - 1/4" = 1'-0"



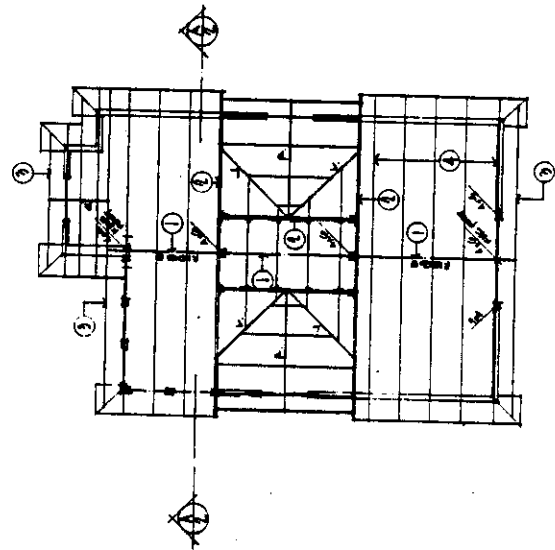
LEFT SIDE ELEVATION - 1/4" = 1'-0"



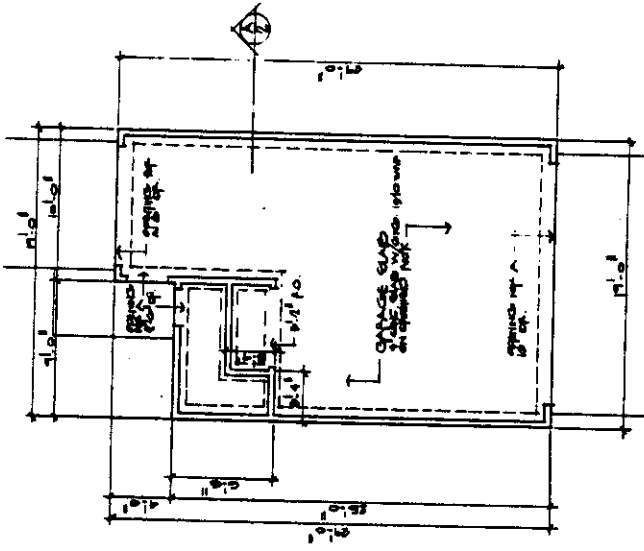
SECTION A-A - 1/4" = 1'-0"

KEYNOTES

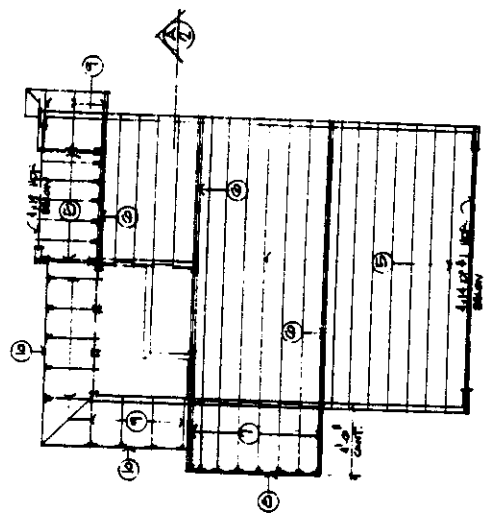
- 1 4" x 12" Posts on SILL.
- 2 2" x 4" Joists on PLASTER.
- 3 2" x 4" Joists on PLASTER.
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- 19 2" x 4" Joists on PLASTER.



ROOF FRAMING PLAN - 1/4" = 1'-0"



FOUNDATION PLAN - 1/4" = 1'-0"



2ND FLOOR FRAMING PLAN - 1/4" = 1'-0"

EXHIBIT B

INSULTING

GAUGE FOR: 1/2" x 1/2" x 1/2" 2000-2000-2000 2000-2000-2000 2000-2000-2000