

CITY PLANNING COMMISSION

927-10th Street | SACRAMENTO, CALIFORNIA 95814

APPLICANT	Willie Williamson, 4033-71st Street, Sacramento, CA 95820		
OWNER	Willie Williamson, 4033-71st Street, Sacramento, CA 95820		
PLANS BY			
FILING DATE	3/11/82	50 DAY CPC ACTION DATE	REPORT BY: JIT:bw
NEGATIVE DEC.	15103(a)	EIR	ASSESSOR'S PCL. NO. 021-091-4900

APPLICATION: Special Permit to develop a two-story, residential structure unit under the deep lot development

LOCATION: 4033-71st Street

PROPOSAL: The applicant is requesting the necessary entitlements to build a second, two-story residential unit on a 19,880 square foot deep lot located in the single family R-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	One Single Family Residence

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Residential; R-1
East:	Vacant lots; R-1
West:	Vacant lot/Residential; R-1

Parking Required:	2 spaces
Parking Provided:	2 spaces
Ratio Required:	1 space per unit
Property Dimensions:	70' x 284'
Property Area:	19,880 square feet (0.45 acres)
Density of Development:	4.4 units per acre
Square Footage of Building:	1,998
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	White
Exterior Building Materials:	Stucco and wood
School District:	Sacramento City Unified

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

- Staff has concerns regarding the design of the driveway which serves the proposed rear dwelling. The driveway is approximately 125 feet in depth. Staff suggests a maneuvering area be provided near the rear unit as shown on Exhibit B. This would provide better vehicular circulation.

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MEETING DATE April 22, 1982

CPC ITEM NO. 13

2. Staff has no objection to the applicant's proposal because the use of the site meets the intent of the deep lot regulations. The proposed two-story structure is compatible with existing residential land uses in the area. It would also be consistent with the Colonial Community Plan.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment; therefore, this project is exempt from the provisions of CEQA.

STAFF RECOMMENDATION: Staff recommends approval of the special permit subject to the following conditions and based on Findings of Fact.

Conditions










1. The subject site to comply with the deep lot regulations of the Zoning Ordinance (Section 9).
2. The applicant shall provide a maneuvering area near the rear unit as indicated by Exhibit B.

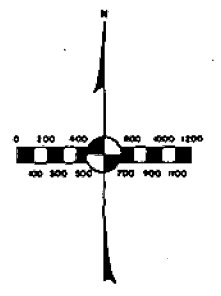
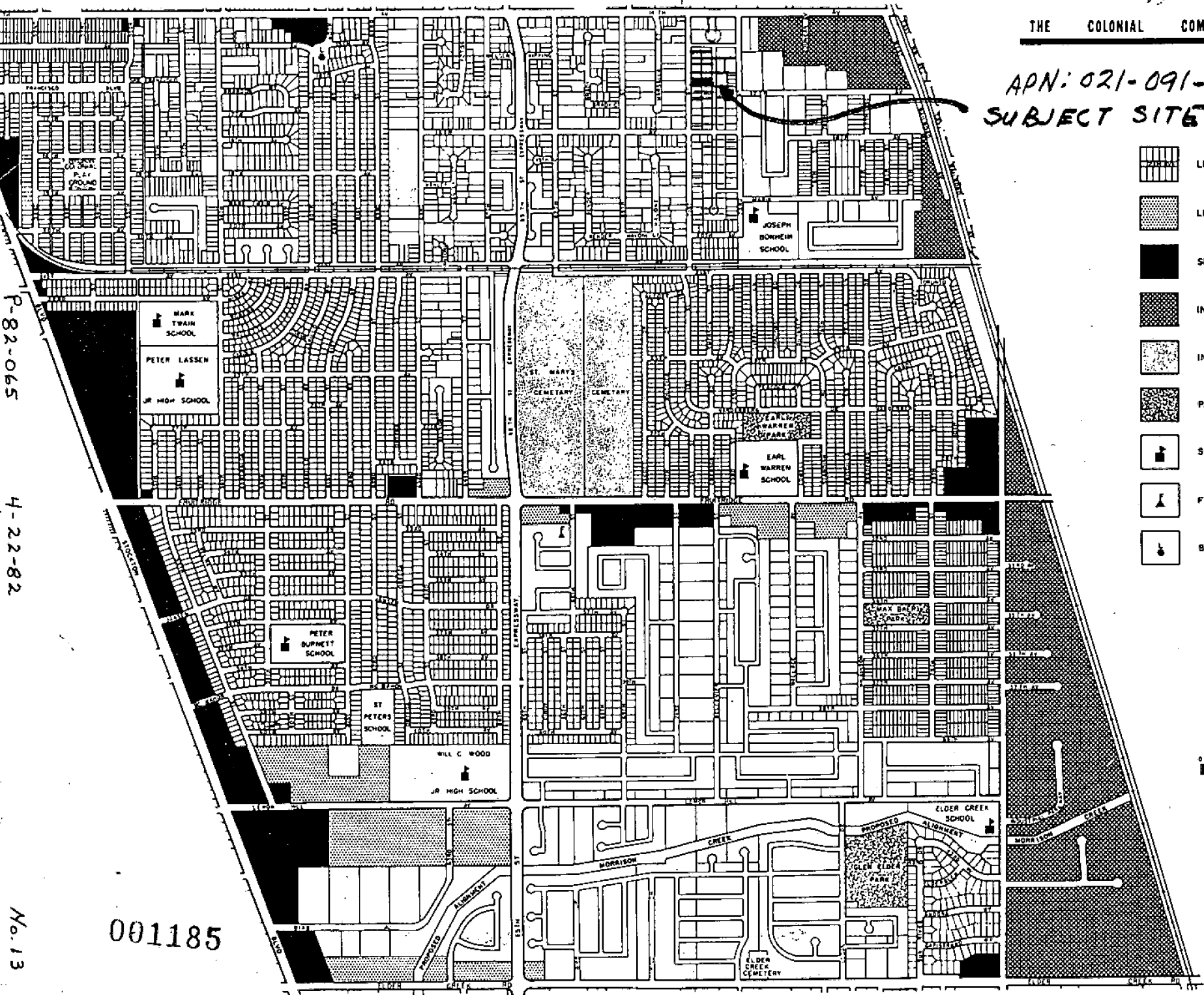
Findings of Fact

1. The proposed project, as conditioned, is based on sound principles of land use in that:
  - a. The density of development does not exceed that allowed in the R-1 zone;
  - b. The project is compatible with surrounding land uses;
  - c. The project will further develop a partially vacant deep lot.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare in that:
  - a. The project provides adequate off-street parking to avoid potential problems on the adjacent public street;
  - b. The project is conditioned to provide a maneuvering area near the rear unit in order to improve vehicular flow and safety.
3. The proposal is in harmony with the General Plan and the Colonial Community Plan in that:
  - a. These plans designate the subject site as residential and light density residential respectively.

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APN: 021-091-4900  
SUBJECT SITE

-  LIGHT DENSITY RESIDENTIAL
-  LIGHT DENSITY MULTIPLE FAMILY
-  SHOPPING OR COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  PARK OR RECREATION FACILITY
-  SCHOOL
-  FIRE STATION
-  BRANCH LIBRARY

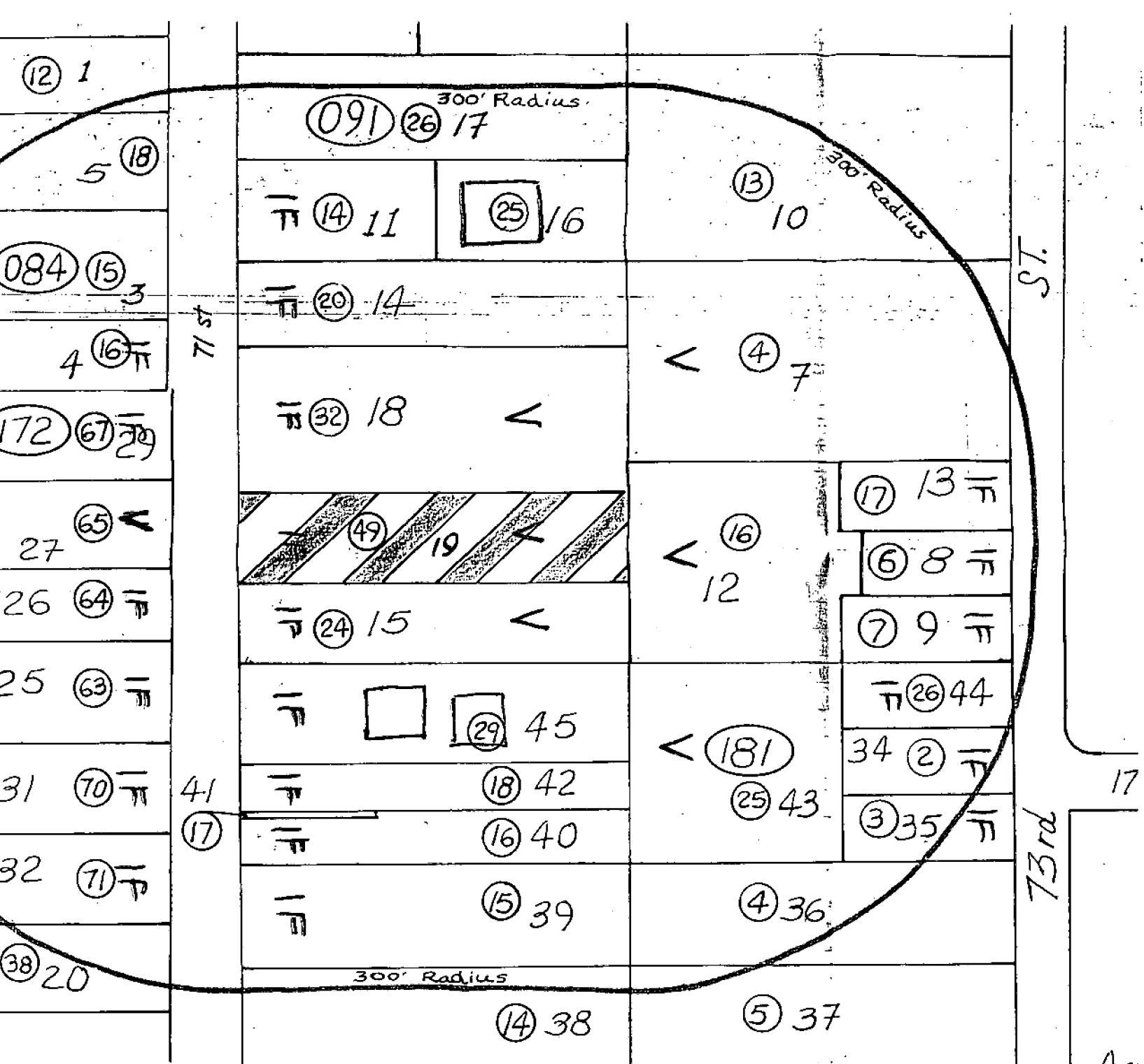


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H-22-82

No. 13

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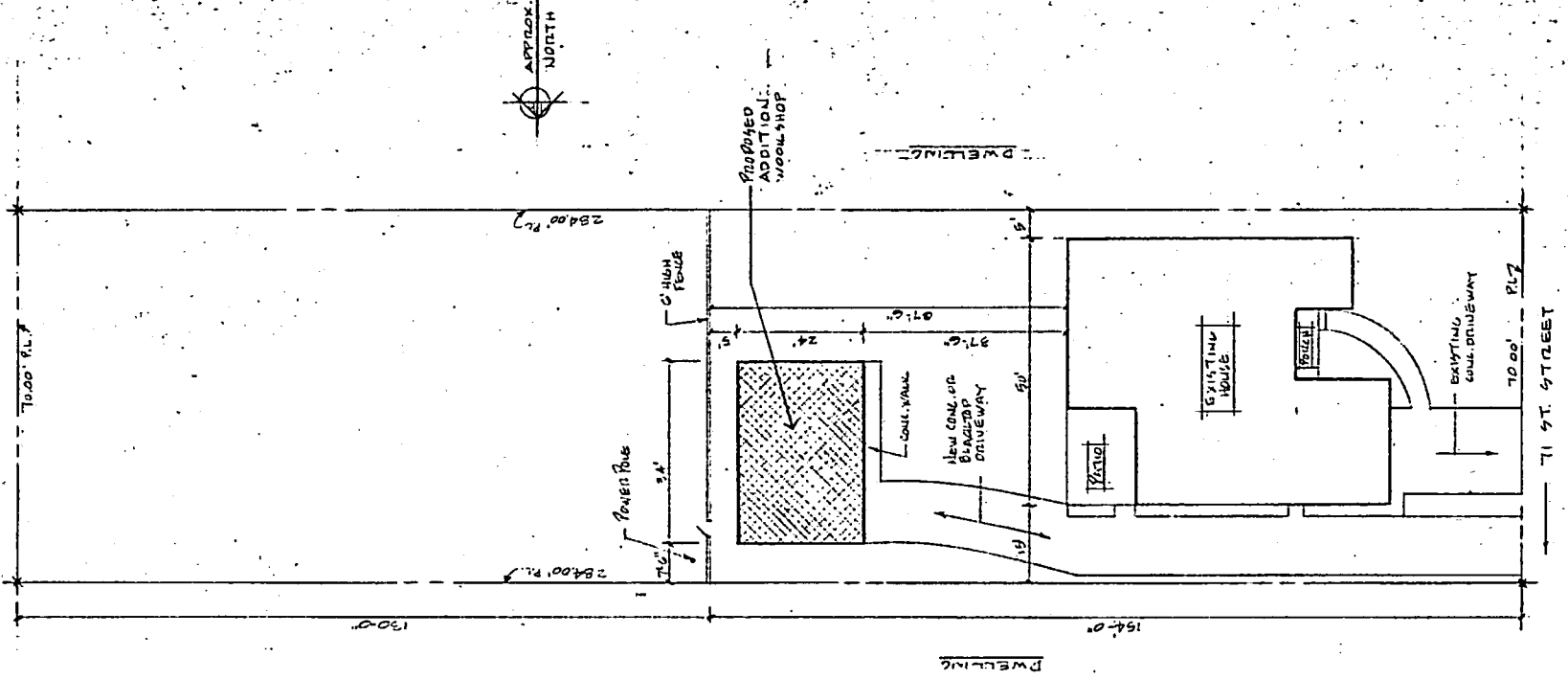


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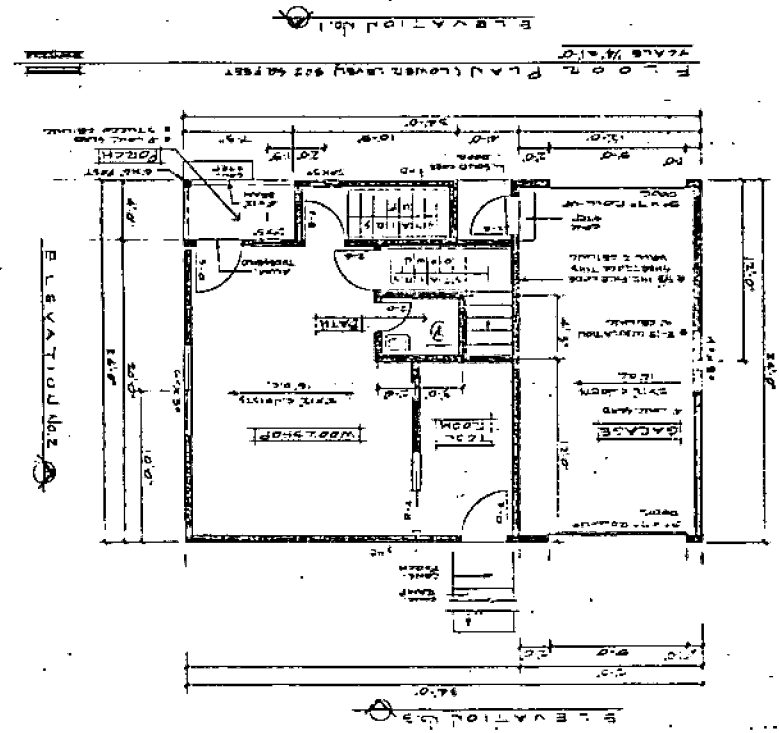
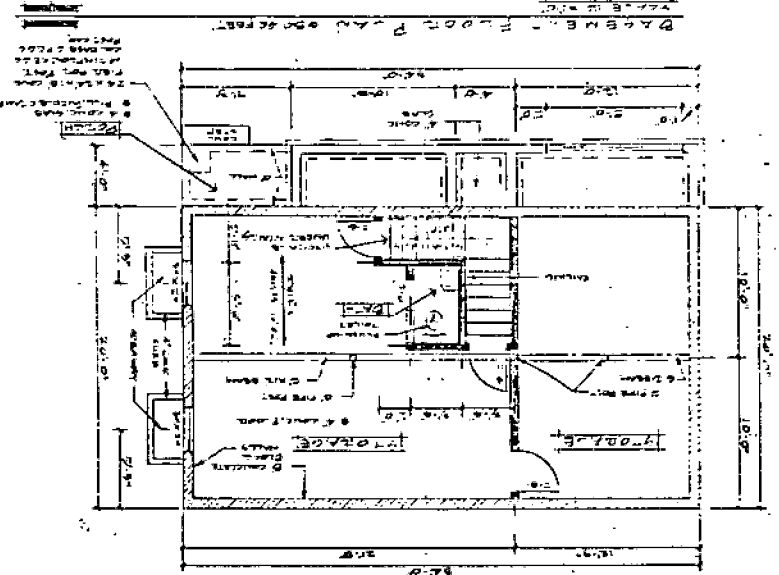
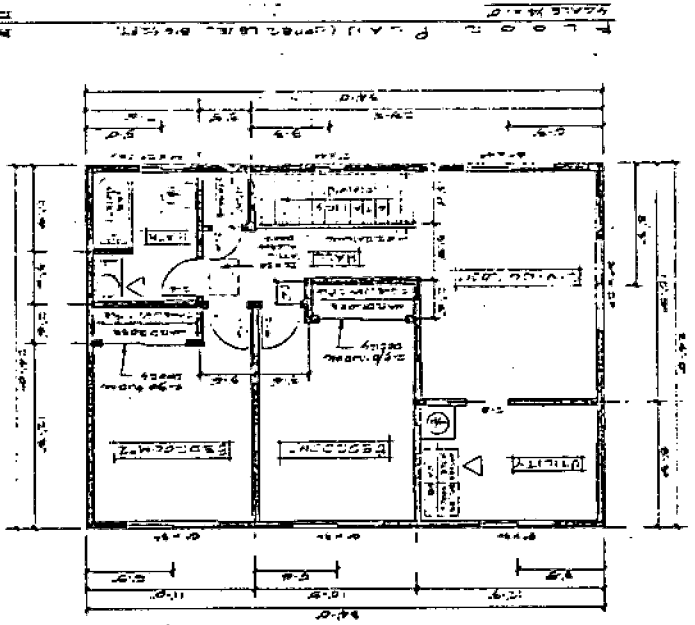
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PLAT PLAN  
 4023 11 ST. STREET  
 SACRAMENTO CALIF.  
 SCALE 1/4" = 1'-0"

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ELEVATION 114

ELEVATION 102

ELEVATION 103

ELEVATION 101

1

DATE 1-12-02

1-1-02

2-6-1-1916

72-A-16

96 FEET

1200

SHEET

BASEMENT FLOOR PLAN 100-44-100-1

DRAWN BY

ALBERT LAUBACH of Oakland

418-0725

ALY DRAFTING SERVICE

4808 57th AVENUE - SACRAMENTO, CA

ENGINEER

WAGGONER, PHILIP

MR. DOT WILLIAMS WILLIAMSON

4025 7th STREET - SACRAMENTO, CA

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