

CITY PLANNING COMMISSION

915 "P" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT M. M. Ortiz, 5772 Wilkinson St., Sacramento, CA 95824OWNER Hildred M. Ortiz, 5772 Wilkinson St., Sacramento, CA 95824

PLANS BY _____

FILING DATE 8-8-80 50 DAY CPC ACTION DATE _____ REPORT BY JIT:bmNEGATIVE DEC 8-29-80 EIR _____ ASSESSOR'S PCL NO. 027-142-07

APPLICATION: 1. Environmental Determination
2. Special Permit

LOCATION: 5772 Wilkinson Street

PROPOSAL: The applicant is seeking a special permit to develop four units on a 43,574 square foot parcel under the deep lot regulations.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning

North: Residential; R-1
South: Residential; R-1
East: City Park; R-1
West: Undeveloped; R-1

Parking Required: 4	Parking Provided: 4
Ratio Required: 1:1 unit	
Property Dimensions:	357.75' x 121.8' Area: 43,573.9 sq. ft
Density of Development:	4 un/ac
Significant Features of Site:	Deep lot
Topography:	Flat
Street Improvements:	Provided
Existing Utilities:	Provided

STAFF EVALUATION: The subject property contains two single family dwellings. The applicant is proposing to move one single family dwelling on the site and construct one additional unit with a detached barn/garage. (A total of four units). However, since the property is 43,574 square feet in size, a total of eight units are permitted on the site under the deep lot regulations of the zoning ordinance. The subject property is 357.7 feet in depth. The staff has reviewed the overall project and has no objection to the density or the design of the project. However, staff has concern regarding the design and use of the proposed barn/garage. The proposed barn design does not relate to the structures on the subject property. The proposed barn contains 864 square feet and is two-stories in height. This detached structure conforms to the zoning ordinance which allows a maximum height of 10 feet to the plate line. The submitted floor plan does not indicate garage doors; however, the site plan indicates vehicle entrance on the east side of the barn. Staff suggests the proposed barn be scaled down in size and plans submitted to staff for review and approval.

The proposed house move must be reviewed and approved by the Architectural Review Board.

STAFF RECOMMENDATION

1. The Negative Declaration be ratified.
2. The Special Permit be approved subject to the following conditions and based on findings of fact that follow:

Conditions

- a. Detailed landscaping and irrigation plans shall be submitted to staff for review and approval;
- b. Final site plans and floor plans shall be reviewed and approved by staff prior to building permit approval;
- c. The project shall satisfy all special conditions listed under Section 9(E), Deep Lot Regulations of the Zoning Ordinance;
- d. Subject to review and approval of the house move by the Architectural Review Board;
- e. The second floor area of the proposed barn shall only be used for storage;
- f. Applicant shall scale down the barn size and provide garage entrances as indicated on the site plan;
- g. No commercial operations shall be permitted in the barn/garage.

Findings of Fact

1. The proposal is based on sound principles of land use in that:
 - a. The project will further develop a partially vacant deep lot;
 - b. The project is compatible with surrounding land uses.
2. The proposal will not be detrimental to the public health, safety, or welfare in that:

The project provides adequate off-street parking to avoid potential problems on the adjacent public street.
3. The proposal is in harmony with the General Plan and the Colonial Community Plan in that:

These plans designate the subject site as residential and light density residential respectively.

34th AVE

36th AVE

CITY PARK

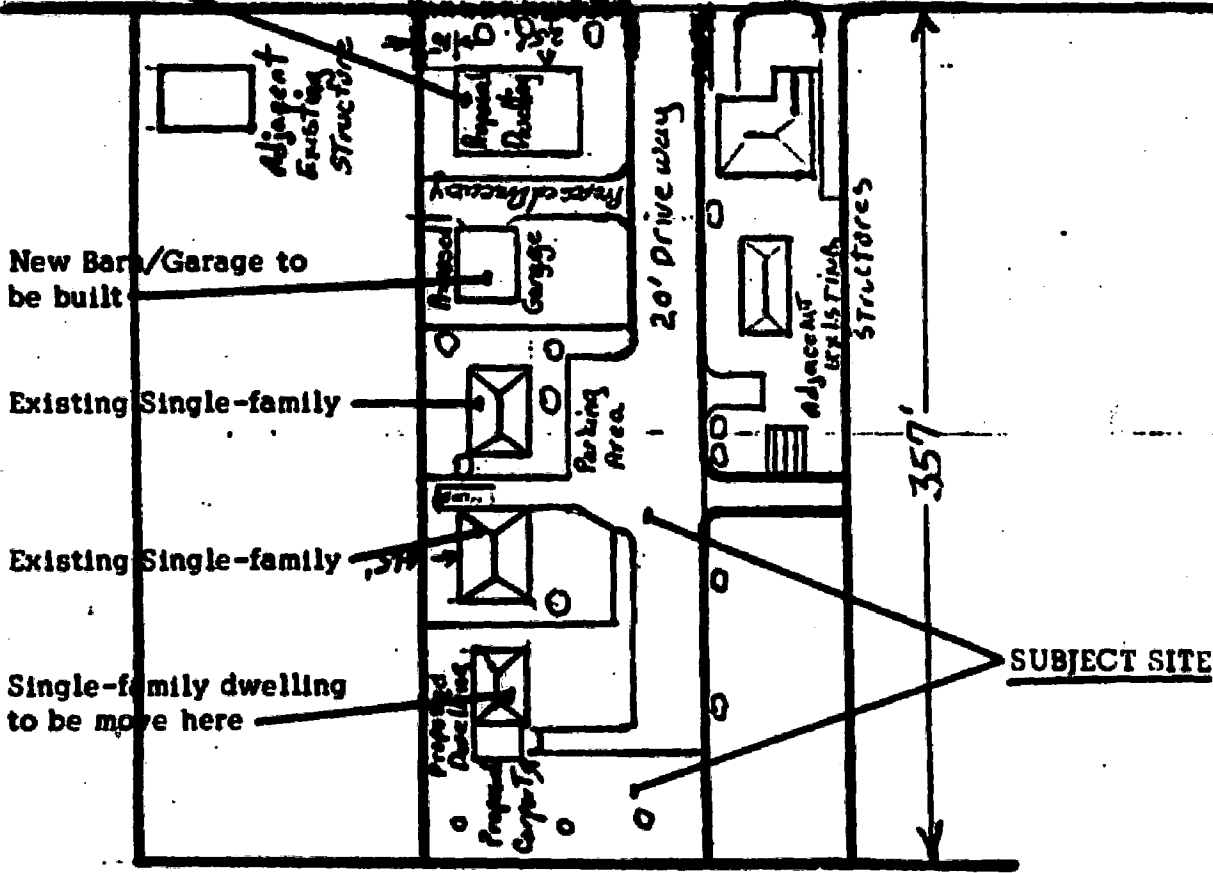


T-00112

Wilkinson St

New Single-Family Dwelling to be built

WILKINSON STREET



VACANT AREA

← Z

Zoned (See Annex 274) Subdivision Map

Variances (V)

Tentative Map (TM)

Other

Parcel No. 087-142-07 Address 5772 Wilkinson St.

Request 1) Environmental Determination 2) Special Permit for deep lot with total of four dwelling units on a one acre parcel.

Owner Mildred M. Ortiz, 5620 Wilkinson St. Sacto. Phone No. 383-5612

Applicant Owner Phone No. _____

Signature [Signature] Filing Fee \$290 + 25 + 36 = \$351 Receipt No. 66-114/11

D.D. Meeting Date September 21, 1980

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions Special Permit Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

Recommended to CCC: _____ Special Permit _____

Approved _____ Denied _____ Approved w/Conditions in staff report

By: [Signature]
City Council

Nothing contained by this document shall not be construed in such a manner as to constitute a contract or any of the foregoing conditions will constitute grounds for recovery of any building construction is planned. The County Board of Supervisors, special permits and variances.