

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

APPLICANT German-Wong and Associates Inc., 201 Lathrop Way, Ste. #F, Sacramento, CA 95815		
OWNER Walt Lytle, 4871 Franklin Boulevard, Sacramento, CA 95820		
PLANS BY German-Wong and Associates Inc., 201 Lathrop Way, Ste. #F, Sacramento, CA 95815		
FILING DATE 06-05-90	ENVIR. DET. Negative Declaration	REPORT BY : DTH
ASSESSOR'S PCL. NO. 027-0323-001-0000		

APPLICATION:

- A. Negative Declaration
- B. Planning Director's Special Permit to allow a second 1,574 sq. ft. residential unit on an existing 1.01± acres deep lot in the Standard Single Family (R-1) zone.

LOCATION: 7410 38th Avenue

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)
1986 South 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: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1

Property Dimensions:	119± x 376'±
Property Area:	1.03± acres
Square Footage of Proposed Residence:	1,574± sq.ft.
Height of Proposed Residence:	1 Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Materials-Proposed Residence:	Horizontal Lap Siding and T1-11 Siding
Roof Material:	Composition Shingle

BACKGROUND INFORMATION: On January 26, 1990, the applicant submitted an application for a tentative map split in order to create two lots out of the subject parcel. After reviewing the proposed lot split the Engineering Staff and Planning Staff felt that allowing the split would preclude further development of the subject site. The strategy intended for the site is that there could in the future be a road constructed along the western property line, thus allowing for further development of the rear half of the subject parcel. On May 23, 1990, the Subdivision Review Committee discussed the subject map with the applicant and suggested that the applicant withdraw the application for a tentative map and submit an application for a deep lot development.

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site consists of a single parcel totaling 1.03± 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 1986 South Sacramento Community Plan. The site is also designated as an infill site by the General Plan and South Sacramento Community Plan. The subject site is surrounded on the north, south, east and west by single family residences zoned R-1.

B. Applicant's Proposal

The applicant is requesting a Planning Director's Special Permit in order to construct a second single family residence on the existing 1.03± acre lot which is currently developed with a single family residence. The proposed unit is 1,574 sq. ft., and is proposed to be a four bedroom, two bath home with an attached two car garage.

C. Site Plan Design

In order to qualify for a deep lot the Zoning Ordinance requires that a lot must be at least 160' in depth. The subject site is 376' deep, which allows for a deep lot development. The square footage of this lot (44,744 sq. ft.) would allow a maximum of nine 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 twelve feet between the existing residence and the proposed residence.

D. Building Design

The design of the four bedroom, two bath and two car attached garage which is being proposed is the same floor plan and design as the existing single family residence on the subject site. The applicant is proposing a mix of wood lap siding and T1-11 siding to be used on the exterior of the proposed unit with a composition shingle roof. Due to the same elevations being used on both residences which are both to be oriented towards the front of the property staff recommends that the proposed second unit be constructed with a 30' front setback in order to provide a break in the elevations along 38th Street. Also, as the units will be the same, staff recommends that the applicant submit plans showing the colors to be used on the new unit. The front door and the garage door on the existing single family residence are metal doors with panels, staff recommends that the same type of doors be used on the proposed residence. The roof material to be utilized on the proposed unit is composition shingle, staff recommends that a laminated dimensional shingle with a minimum 25 year rating be used.

E. Neighborhood Comments

The project was reviewed by the South Sacramento Area Chamber of Commerce and the South Sacramento Area Committee Planning Advisory Council the following comment was received from the Advisory Council:

- o Recommend that the second structure be allowed but not a parcel split.

The applicant sent notices to the surrounding property owner's informing them of the proposed second unit and no comments have been received at this time.

F. Staff Comments

As the proposed unit is compatible with the design of the existing unit and adequate yard area and parking are being provided staff has no objections to the issuance of the special permit for the additional unit. The plans which were submitted as a part of this application are unclear as to the exact colors and types of trim (see Exhibit C) being proposed staff recommends that the applicant provide staff with a detailed set of plans for staff approval prior to issuance of building permits.

D. Agency Comments

The project was reviewed by the City Transportation Engineering, Engineering Development, Building Inspections, Fire, and Water and Sewer Divisions, the following comment was received from the Engineering Development Division:

- o 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 REVIEW: The Environmental Coordinator has determined that this project will not have any significant adverse impacts on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Planning Director take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Planning Director's Special Permit to allow a second residential unit on an existing deep lot subject to conditions and based upon findings of fact which follow.

Conditions

1. Revised plans, indicating the type of trim being proposed and the color the unit is to be painted, shall be reviewed by the Planning Director prior to the issuance of Building Permits;
2. The second unit shall be located a minimum of 30' behind the front property line;

- 3. The required setback area in front of both units shall be fully landscaped prior to obtaining a final inspection from the Building Department;
- 4. The roof material shall be 25 year laminated dimensional shingles;
- 5. The design of the units shall include the following:
 - a) The front doors shall be panelled metal with a minimum of six panels;
 - b) The garage doors shall be metal sectional roll up doors; and
- 6. The applicant shall obtain all necessary Building Permits.

Findings of Fact

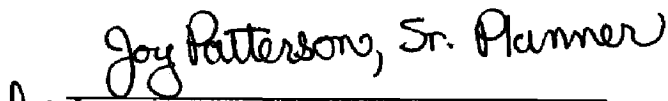
- 1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a residential use in the Standard Single Family (R-1) zone.
- 2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. a two car 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 1986 South Sacramento Community Plan which designates the site Low Density Residential (4-8 du/na) and as an infill site.

REPORT PREPARED BY:

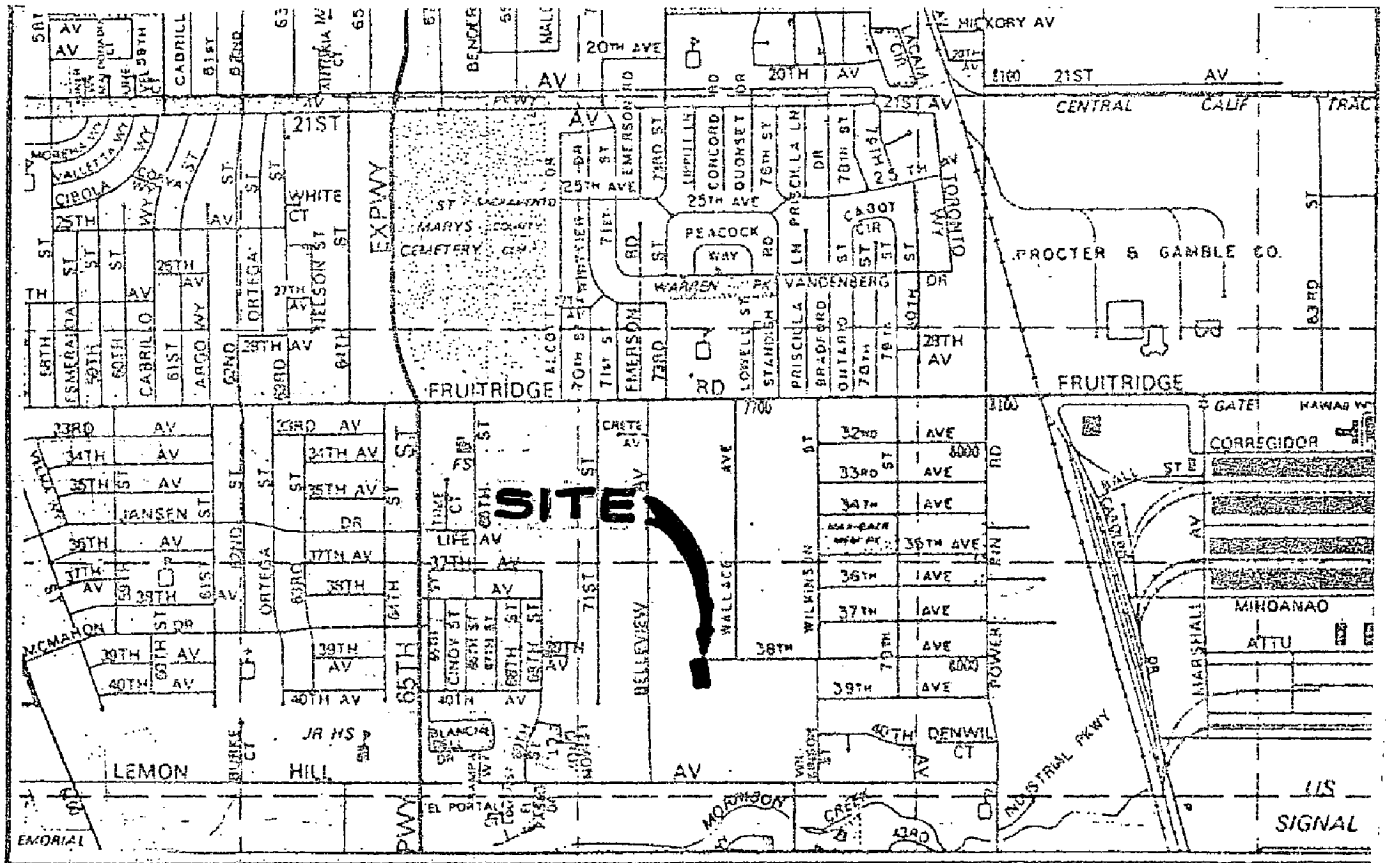

 Dawn T. Holm, Planner

9-12-90
 Date

REPORT APPROVED BY:

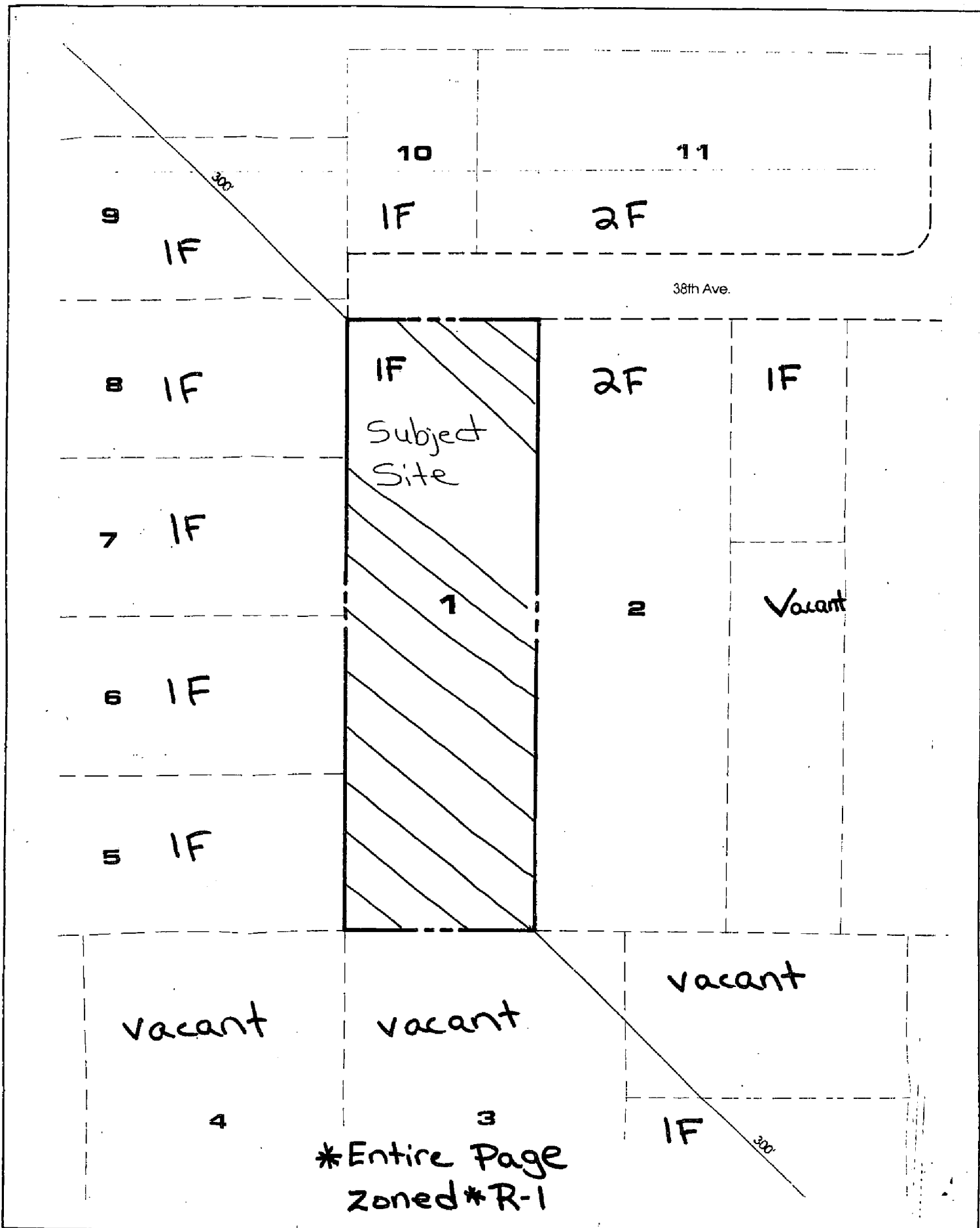

 Joy Patterson, Sr. Planner
 for Marty Van Duyn, Planning Director

9-12-90
 Date



VICINITY MAP 003060

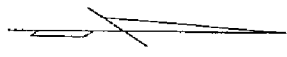
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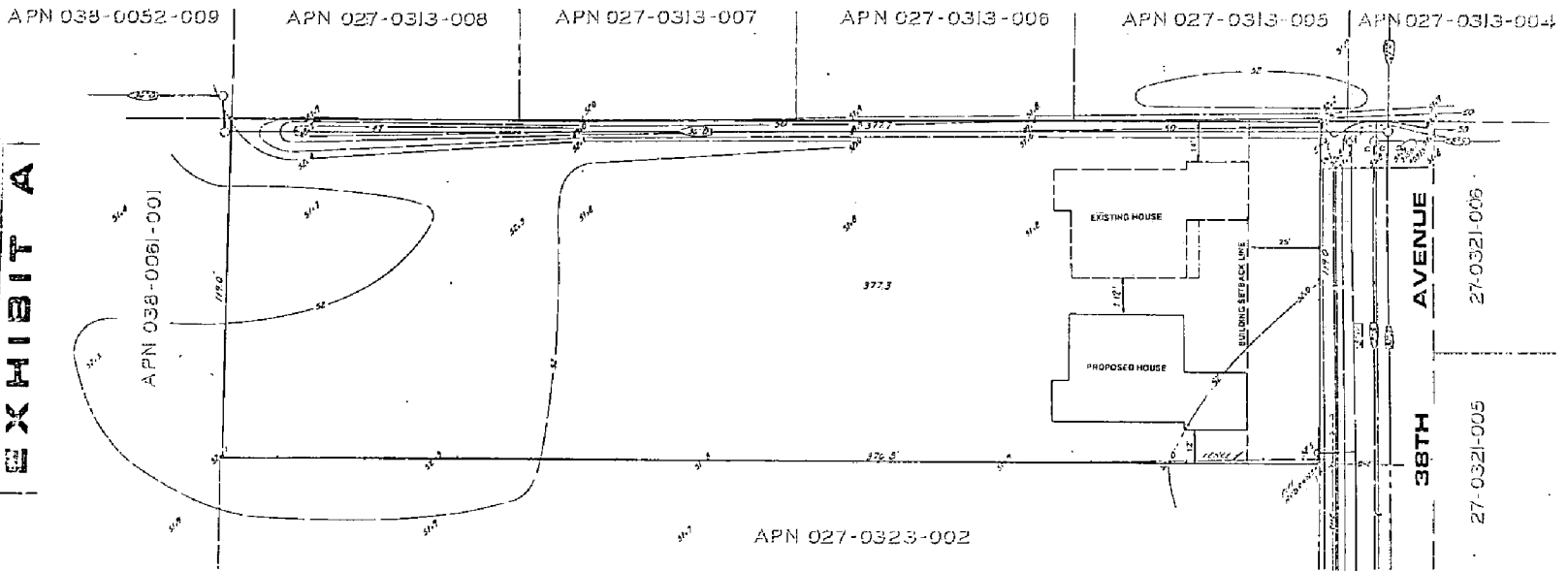
LAND USE & ZONING MAP 03067

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**SITE PLAN
EXHIBIT A**



VICINITY MAP



003068

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OWNER/DEVELOPER	STATE OF CALIFORNIA COUNTY OF SACRAMENTO SACRAMENTO, CA 95832
EXISTERS	GRANITE BLOCK AND CONCRETE 2821 NORTH WYOMING BLVD SACRAMENTO, CA 95832 1/17/1992
ASSESSOR'S PARCEL MAP	1/17/1992
CITY ZONING	R1
PROPOSED USE	R1
EXISTING USE	RESIDENTIAL SINGLE-FAMILY
PROPOSED SETBACK	FRONT 25' SIDE 5' REAR 5'
AREA	17,770 S.F.
NUMBER OF LOTS	02
NUMBER OF UNITS	02 (R1) 02 (PROPOSED)
PREPARED BY	CITY OF SACRAMENTO
REVIEWED BY	CITY OF SACRAMENTO
DATE	07/14/2009
PROJECT NO.	003068

REVISIONS: 1/1/07
 1. INITIAL MATERIAL ON
 STREET LIGHT DATE & NO.
 100% OF 2008'S BILLING AND

GERMAN - WONG & ASSOCIATES, INC.
 SURVEYING ENGINEERING LAND PLANNING
 201 LATHROP WAY, SUITE F
 SACRAMENTO, CALIFORNIA 95815
 PHONE: 916 646-4262

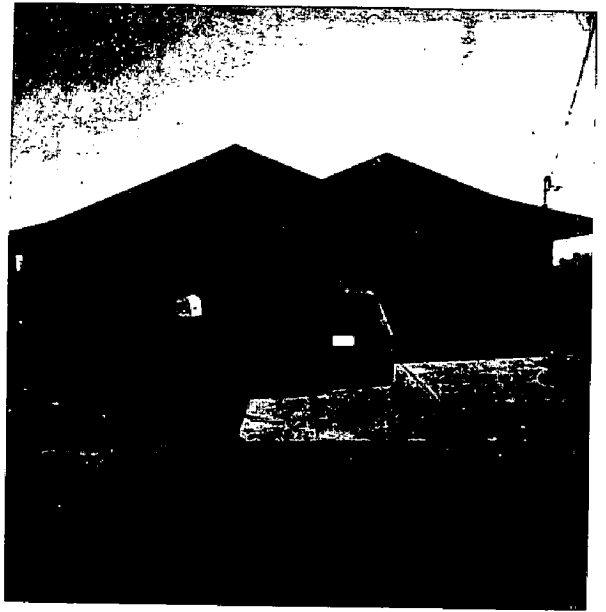
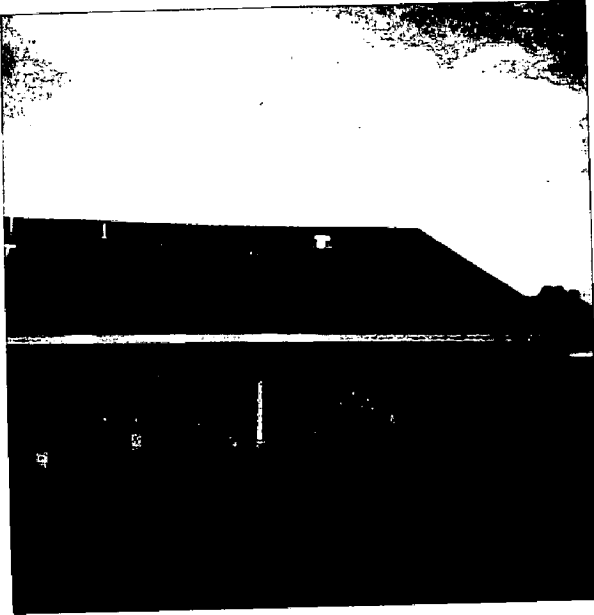
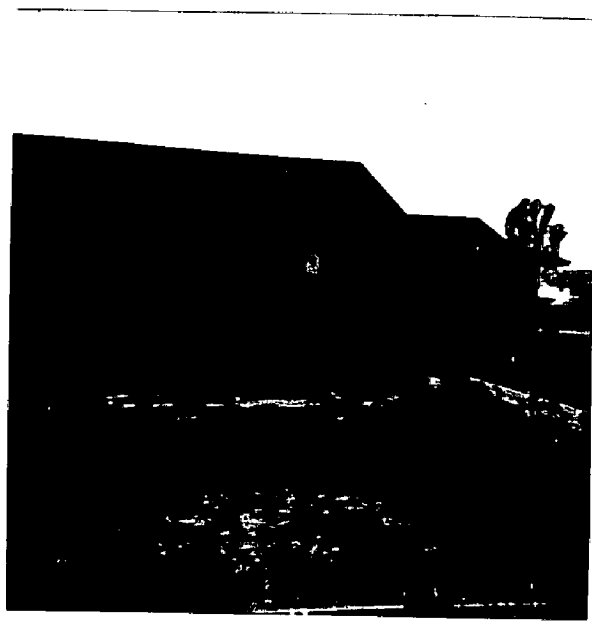
DESIGNED: JK
 DRAWN: JK
 CHECKED: JAG
 SUBMITTED: JOHN A. GERMAN RCE 0003

SCALE
 1" = 20'

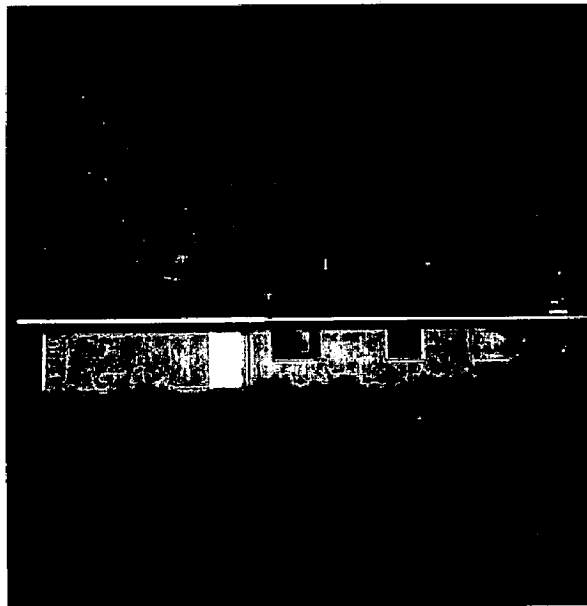
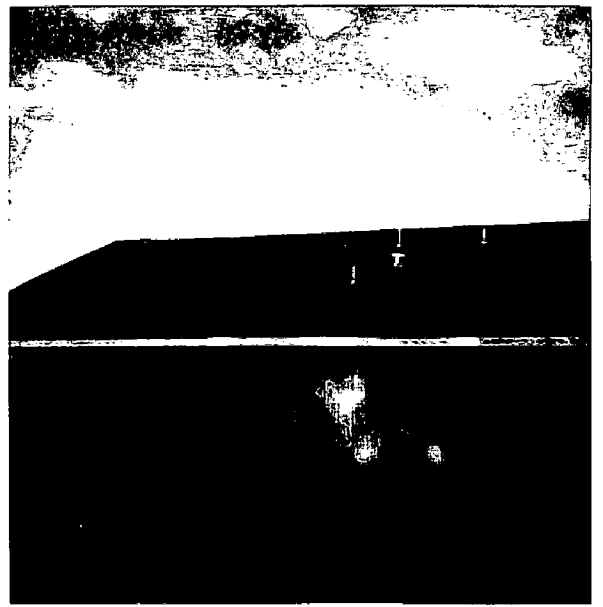
NO.	DATE	REVISION	BY

EXHIBIT MAP
 "7410 38TH AVENUE"
 APN 027-0323-001
 CITY OF SACRAMENTO

DATE: 7/14/09
 SHEET: 1/1
 CALIFORNIA
 JOB NO. 003068



003071



003072

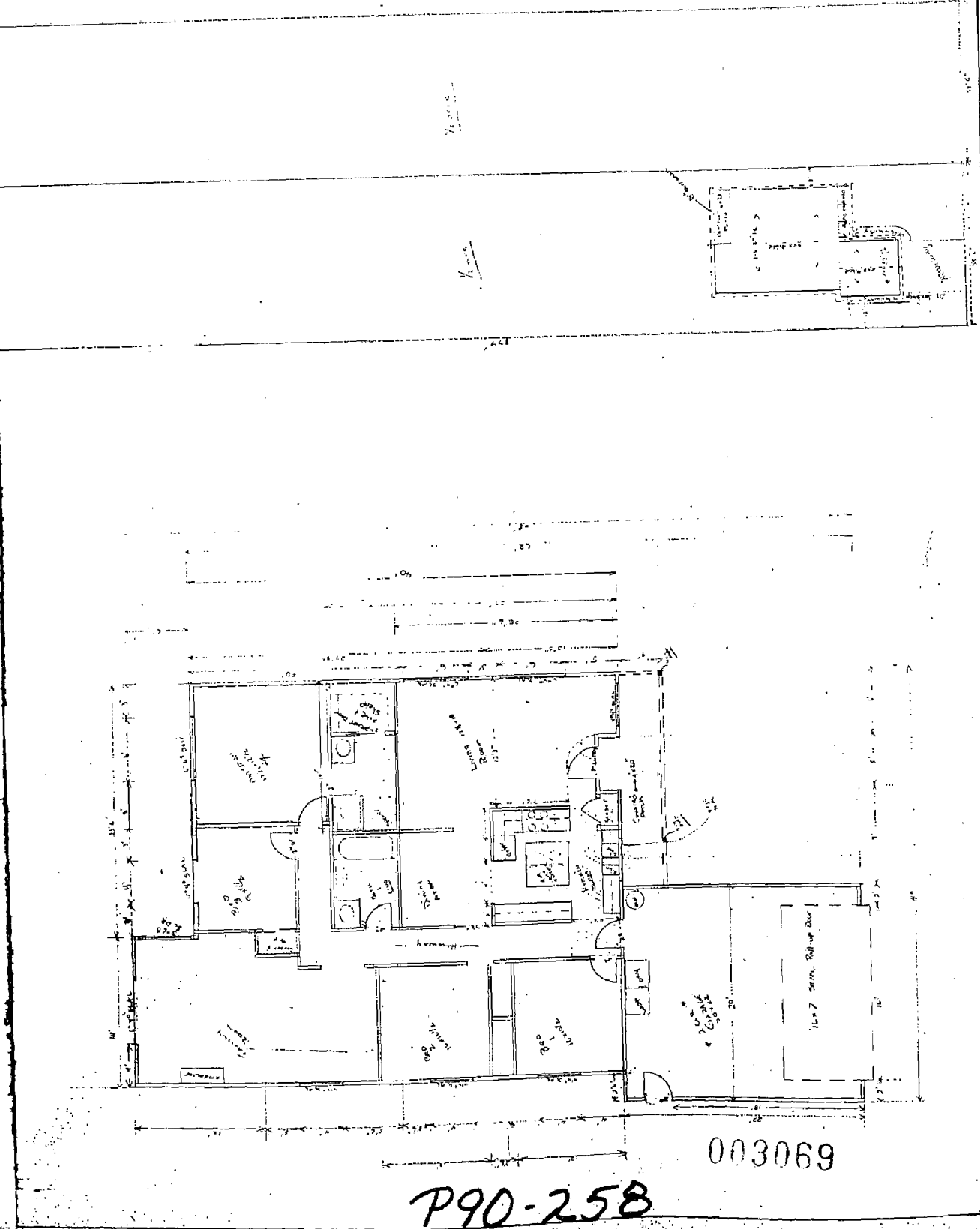
FLOOR PLANS

EXHIBIT B

Inventory of contents
1574 St. ...

Room No.	1574 St.
Room Name	...
Room No.	...
Room Name	...

...



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003069