

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	George T. & Ruby O. Fisher, 5533 San Francisco, Boulevard, Sacto., CA 95820		
OWNER	George T. & Ruby O. Fisher, 5533 San Francisco Boulevard, Sacramento, CA 95820		
PLANS BY	_____		
FILING DATE	7/9/84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	EIR	ASSESSOR'S PCL NO.	021-041-45

APPLICATION: Request for a Planning Director's Special Permit (P84-264) to allow the conversion of an existing single-family structure into a duplex, pursuant to the deep lot ordinance.

LOCATION: 5533 San Francisco Boulevard

PROJECT INFORMATION:

1965 Colonial Area Community

Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residential

Surrounding Land Use:

North:	Single Family
South:	Duplex
West:	Single Family
East:	Single Family

PROJECT EVALUATION

- Deep Lot Ordinance Amendment: In 1983 the ordinance related to deep lot developments was amended to allow the Planning Director the authority to review and approve deep lot projects to encourage infill residential projects. A deep lot is defined as a single parcel in the R-1 or R-2 zones which is at least 160 feet deep and is developed with at least one dwelling unit. If further subdivision of the parcel is not possible due to site constraints or other special circumstances, then the full development of the lot may be allowed without subdivision, subject to special permit approval by the Planning Director.
- Existing Land Use: The subject site is a 69' x 272' lot (18,699 sq. ft.) in the R-1 zone. The site is bordered by single-family dwellings on the east, west and north. A two-unit dwelling is located across San Francisco Boulevard to the south. Several deep lot projects exist in the near vicinity of the subject site. The existing lotting pattern of the area, consisting of primarily standard single family lots, prevents further subdivision of the subject parcel.
- Applicant's Proposal: The subject site is developed with an existing 2,329± square foot single family residence with a two-space carport. The applicant proposes to remodel the structure into a two-unit dwelling consisting of 1,175 square foot and 1,158 square foot units

All of the remodeling will be interior work, with no exterior addition to the existing structure. The proposed project complies with height, area and setback requirements of the Zoning Ordinance.

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The staff supports the applicant's request, based on the following reasons:

- a. The subject site cannot be further subdivided;
- b. The proposed project complies with zoning ordinance requirements related to setbacks, height, area and parking;
- c. The site is located in an area zoned R-1, with an existing mix of single family, duplex and other deep lot projects.

STAFF RECOMMENDATION: Staff recommends approval of the special permit, based upon the Findings of Fact which follow.

Findings of Fact

1. The proposed project is based upon sound principles of land use in that:
 - a. the subject site cannot be further subdivided in a standard single-family subdivision pattern;
 - b. similar housing types are located in the immediate vicinity.
2. The proposed project will not be detrimental to the public health, safety and welfare, or result in the creation of a nuisance in that the project complies with setback, height, area and parking requirements of the Zoning Ordinance.
3. The proposal is consistent with the General Plan and Colonial Area Community Plan, in that each plan designates the site for residential development.

REPORT PREPARED BY:

Gene Masuda
Gene Masuda, Associate Planner

REPORT APPROVED BY:

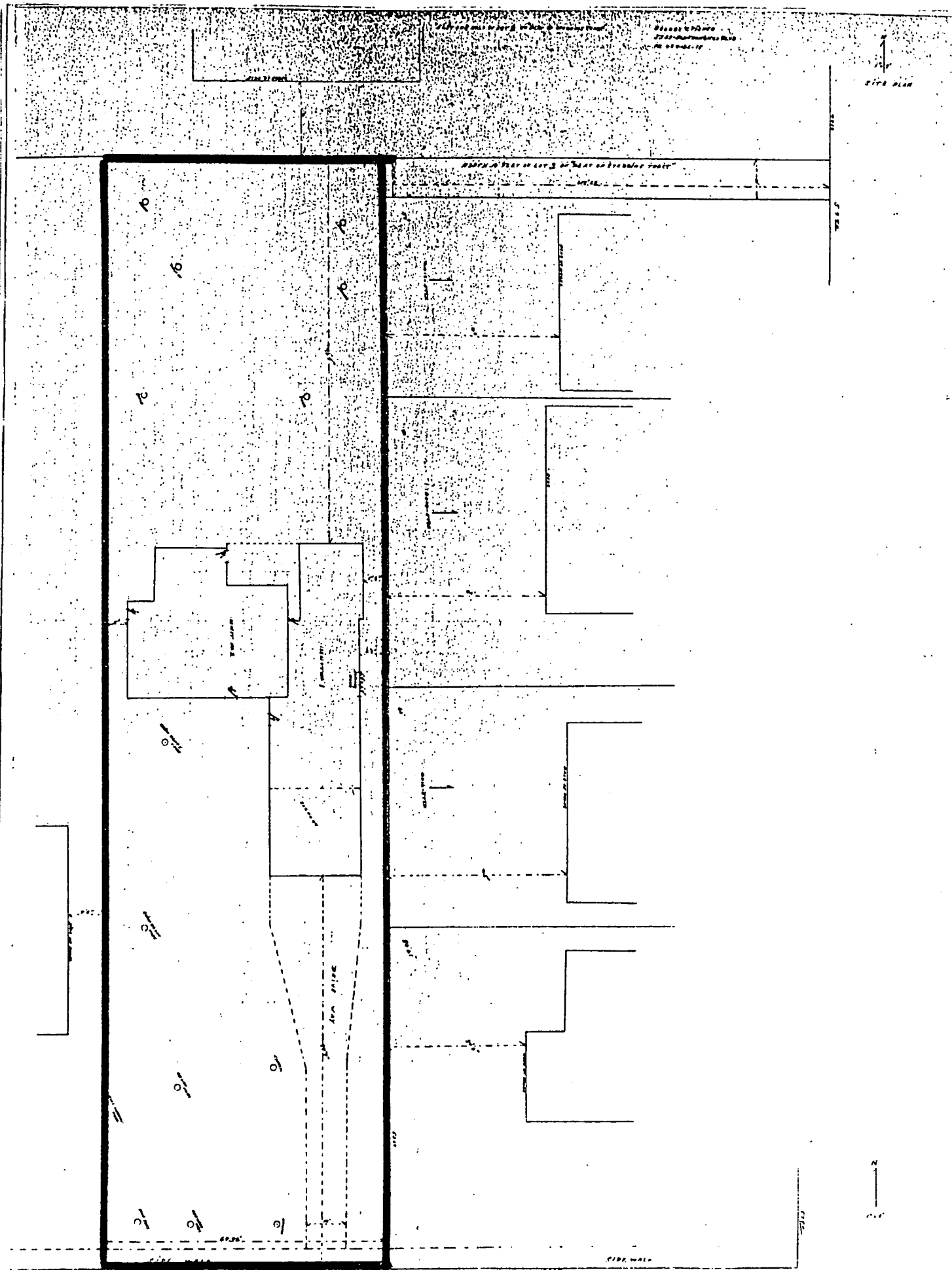
Marty Van Duyn
Marty Van Duyn, Planning Director

5/14/84
Date

GM:bw

P84-264

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N
10'
SITE PLAN

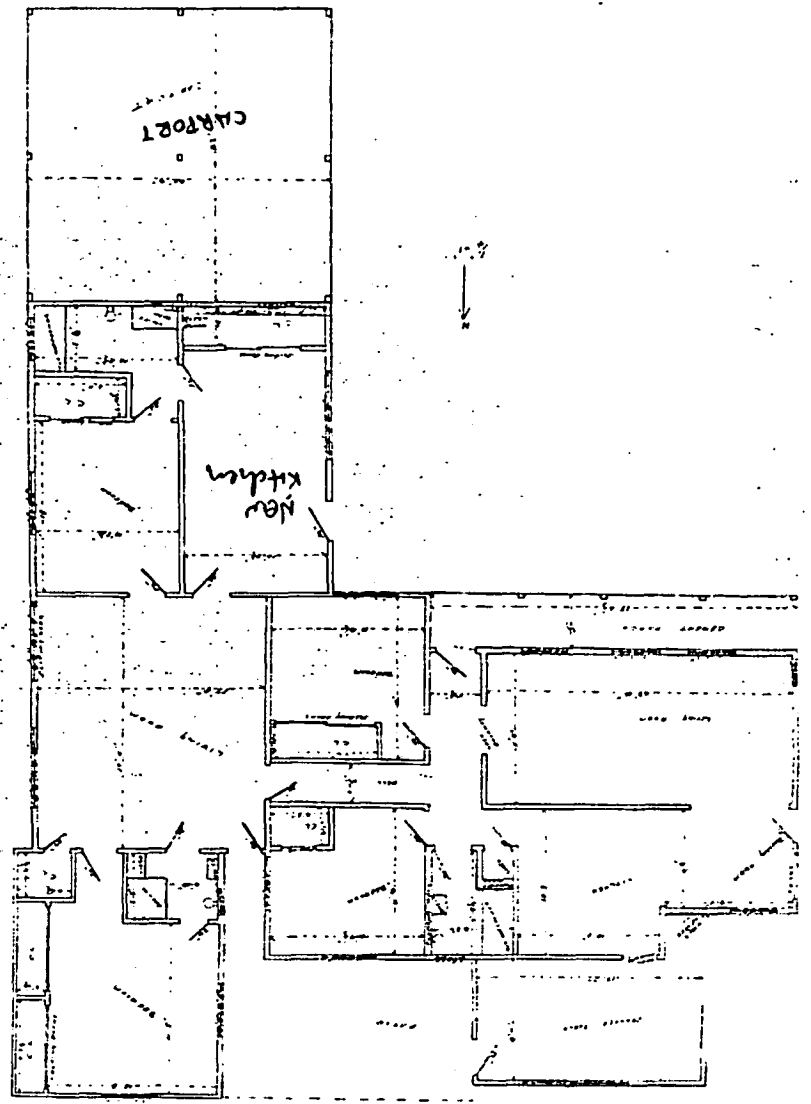
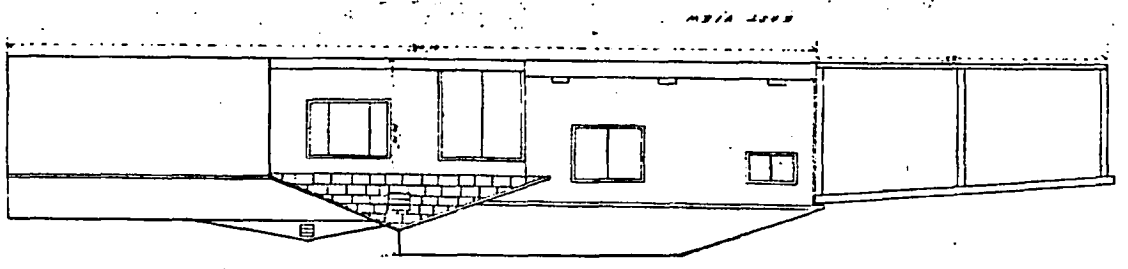
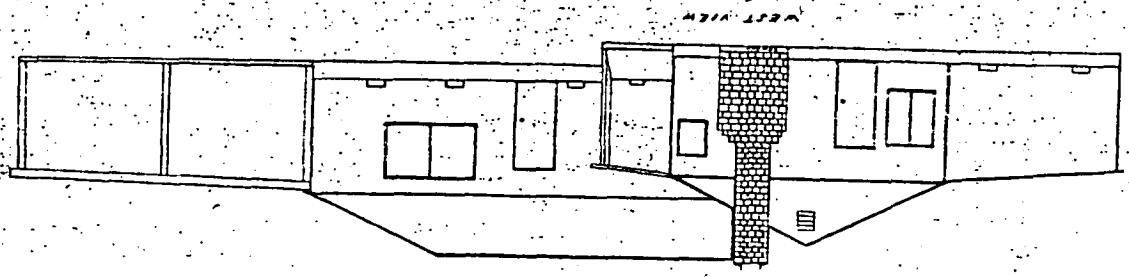
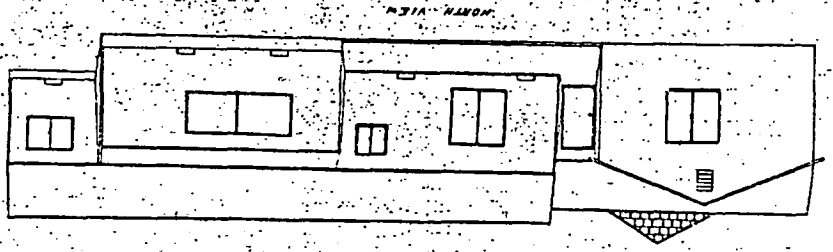
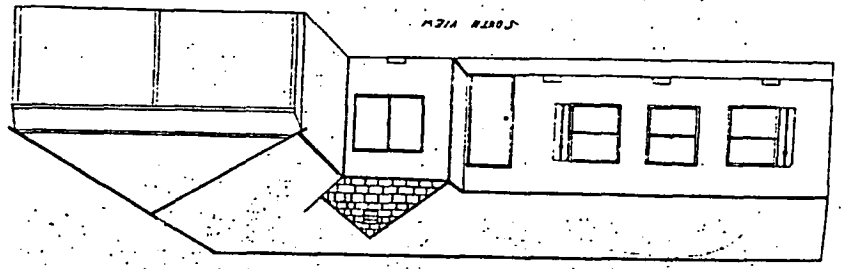
N
10'

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SAN FRANCISCO BLVD

001550

1/1
1/2
N



EAST ONE HALF OF LOT 6, 1/2 PLAT OF STEWART TRACT
GRAND PINE
1733 1/2 FRENCH BLVD
MONTREAL
10 1/2 1/2 1/2



