

City Planning Commission
Sacramento, California

Members in Session:

Subject: Appeal of a Planning Director's approval of a Special Permit to develop two dwelling units (duplex) in a Single Family (R-1) zone under deep lot provisions of the Zoning Ordinance (P86-071)

Location: 3428 52nd Street

BACKGROUND INFORMATION: On April 14, 1986, the Planning Director approved a special permit for a deep lot development consisting of a duplex and a detached four car garage (see attached staff report). The approval was based on the findings that the project was compatible with surrounding land uses which consisted of single dwelling and duplexes; that sufficient parking was provided for the two units; and that pending a redesign of the street-side facade to give the appearance of a single family residence, the project did not create a nuisance or alter the character of the neighborhood significantly.


The 19 properties on 52nd Street between 9th Avenue and 11th Avenue consist of 13 single dwellings and four duplexes, the subject vacant lot and one lot with two single dwellings. The proposed duplex therefore fits in with this neighborhood.

On April 17, 1986, nine residents in the vicinity submitted a petition appealing the approval. The basis for the appeal is primarily that duplexes tend to be solely renter-occupied, and the residents feel that renters do not maintain the property. Other reasons cited are that the duplex will increase congestion in the area and that two other duplexes (also deep lot developments) in the vicinity are currently vacant (see attached petition).

Staff contacted the applicant who indicated that he intends to live in one of the units, and a willingness to redesign the front of the duplex. No evidence has been submitted to indicate that the duplex would increase traffic congestion in the vicinity beyond that expected from two residences. Based on other developed duplex projects and deep lots throughout the City, the increase in traffic and congestion was insignificant.

RECOMMENDATION: Staff recommends the Planning Commission deny the appeal, based on findings of fact for approval of the development in the attached staff report.

Respectfully submitted,


Wilfred Weitman,
Senior Planner

PLANNING DIRECTOR'S SPECIAL PERMIT

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Bill and Janice Nunes, 2321 Pinturo Way, Rancho Cordova, CA 95670				
OWNER	Bill and Janice Nunes, 2321 Pinturo Way, Rancho Cordova, CA 95670				
PLANS BY	Bill and Janice Nunes, 2321 Pinturo Way, Rancho Cordova, CA 95670				
FILING DATE	2-5-86	ENVIR. DET.	Ex. 15303 (b)	REPORT BY	JP:tc
ASSESSOR'S-PCL. NO.	015-191-17				

APPLICATION: Planning Director's Special Permit for duplex deep lot development

LOCATION: 3428 52nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a duplex and a four car garage on a 204' x 50' lot

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 East Broadway Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family residence; R-1	Front:	25'	25'
South: Single family residence; R-1	Side (Int):	5'	17',5'
East: Single family (deep lot); R-1			
West: Single family residence; R-1	Rear:	15'	15'

Parking Required:	Two spaces
Parking Provided:	6 spaces
Property Dimensions:	204' x 50'
Property Area:	0.23± acres
Density of Development:	8 d/u per acre
Square Footage of Building:	2,000 square feet
Height of Building:	One story
Topography:	Flat
Street Improvement:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Composition shingle

PROJECT EVALUATION:

- The subject site is a 0.23± acre vacant parcel located in the Single Family (R-1) zone. Surrounding land uses are exclusively residential. The site is adjacent to a deep lot development of two units, and there are two other deep lot developments within the same block (each developed with two units).
- The applicant is proposing to construct a duplex. Each unit will be two bedroom and have a one car garage space. The applicant is also proposing to construct an additional four car garage in the rear of the site. This will provide on-site storage areas as well as additional garage parking.

- C. The design shows the end of the duplex facing the street. The area is primarily single family with the entrance to the residences facing the street. To insure design compatibility with the neighborhood, the applicant should redesign the front unit so that the front elevation is similar to other dwellings on this street.

The plans indicate stucco walls for both the duplex and the garage. To provide visual interest, the facade of the duplex must contain textural elements which contrast with the stucco, such as brick, wood siding or trim and window shutters and/or window trim. Staff also recommends the stucco be painted in earth tone colors such as cream or tan.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(b)).

STAFF RECOMMENDATIONS: Staff recommends approval of the Special Permit subject to conditions and based upon the following Findings of Fact:

Conditions

1. The project must be redesigned so that front elevation is similar in design to other dwellings on the street.
2. The building facade must contain textural elements which contrast with the facade such as brick, wood siding, or trim and window shutters or trim.
3. The stucco shall be painted in earth tone colors.

Findings of Fact

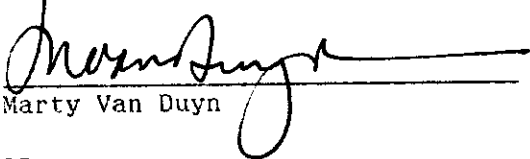
1. The proposal as conditioned is based upon sound principles of land use in that:
 - a. the project is compatible with the surrounding land uses;
 - b. sufficient parking is provided for the two units.
2. The project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the redesign will give the appearance of a single family residence, and sufficient on-site parking is provided.

3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Residential use by the 1974 General Plan and the proposed duplex use conforms with the plan designation.

REPORT PREPARED BY:

Lisa Pyzel 4-10-86

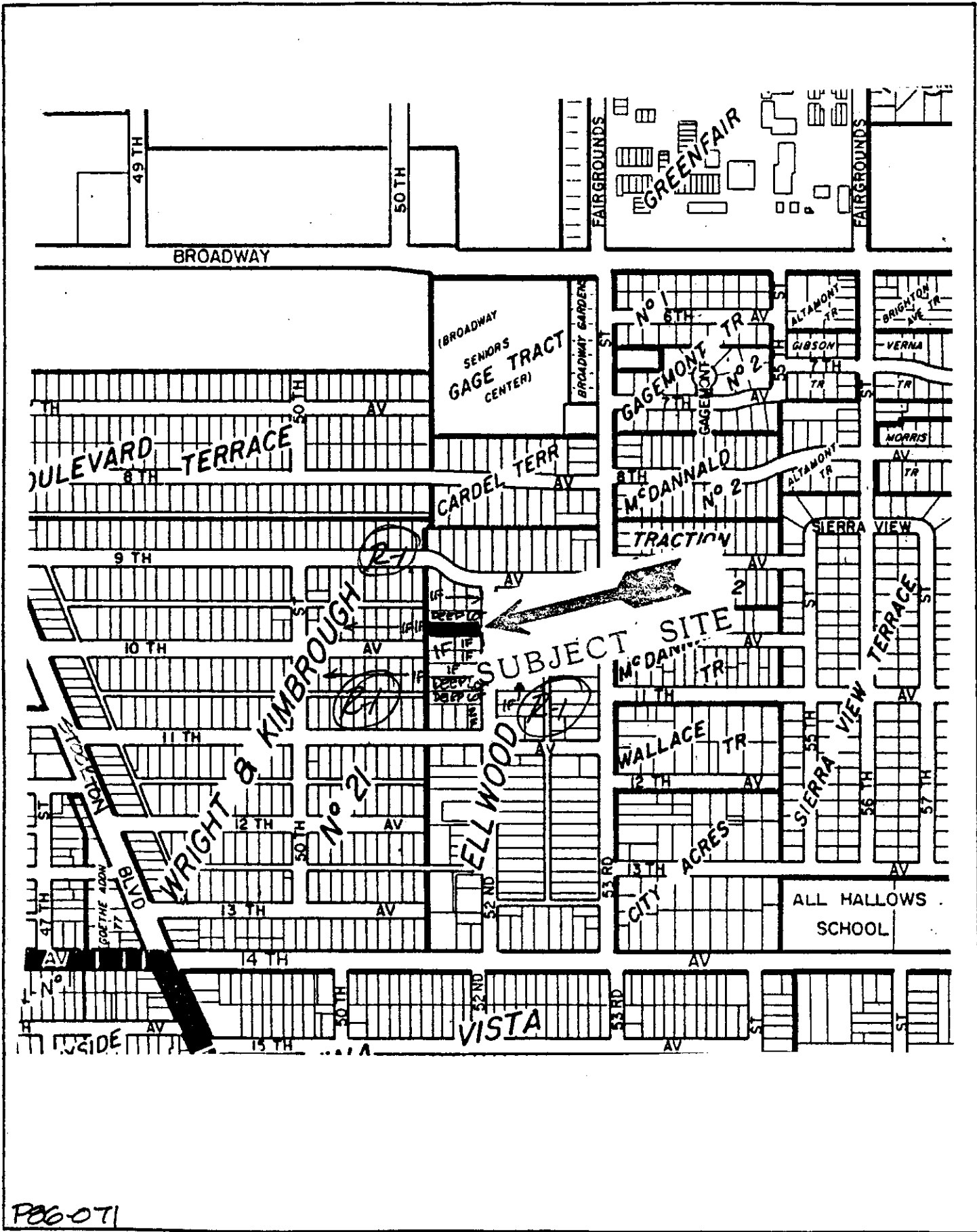
RECOMMENDATION APPROVED BY:


Marty Van Duyn

4-14-86
Date

LP:tc

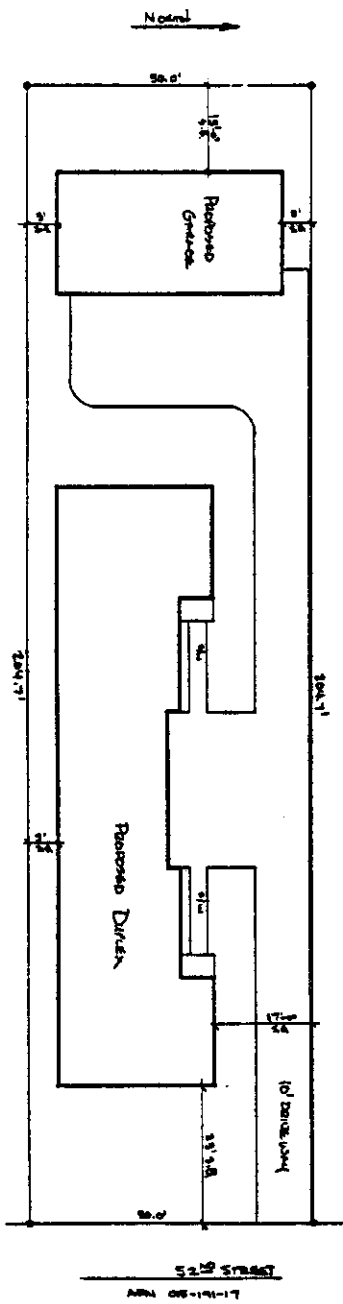
P86-071



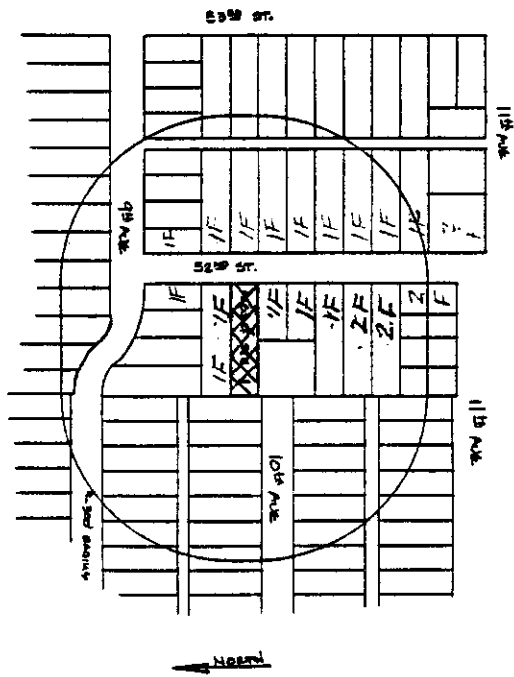
P86-071

VICINITY - LAND USE - ZONING

EXHIBIT A
SITE PLAN



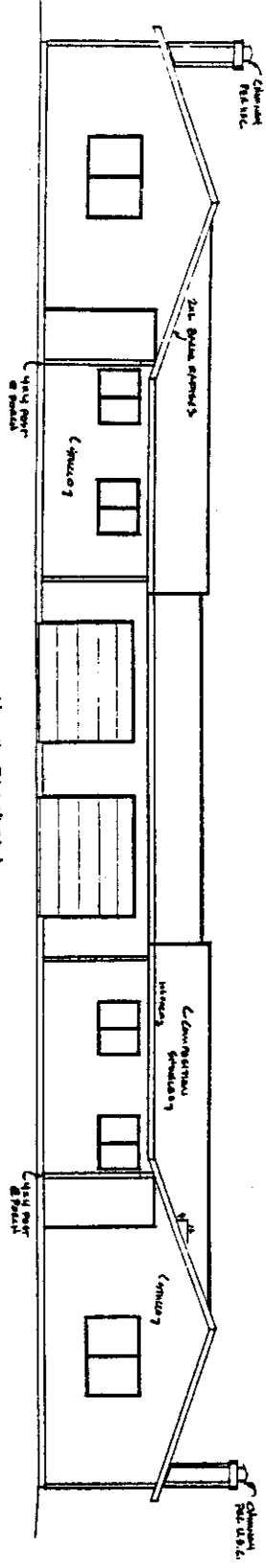
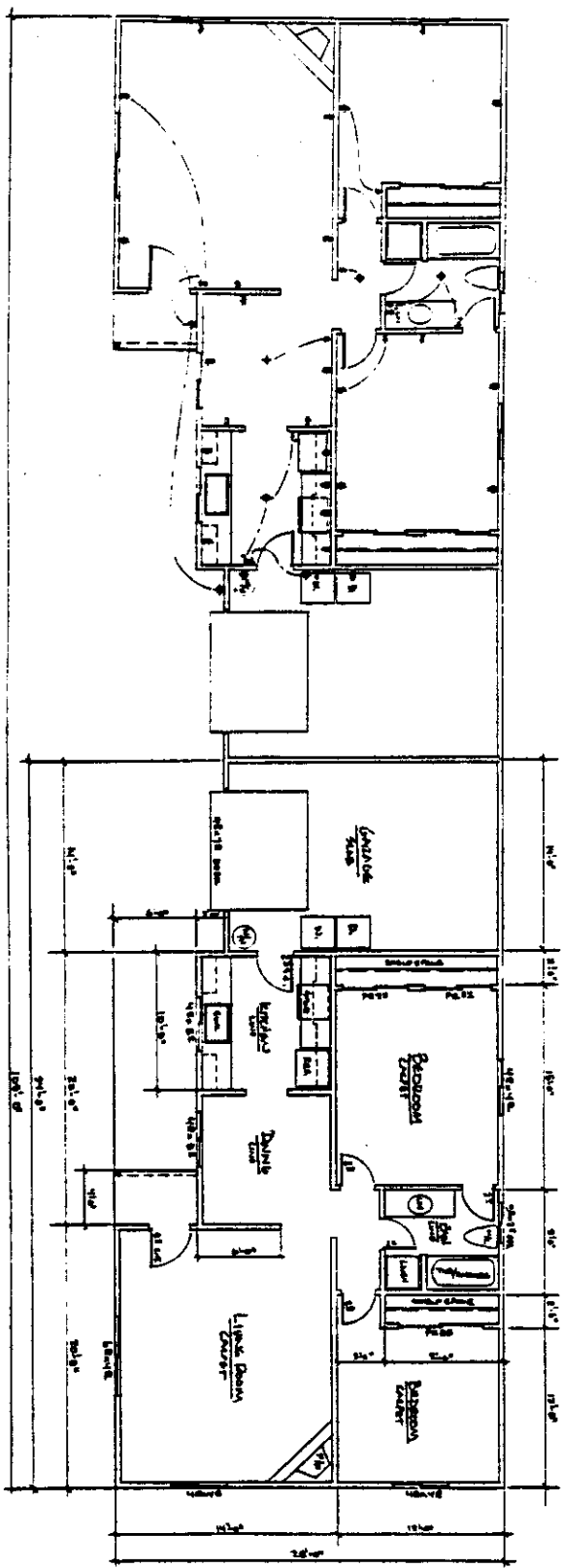
Prop Plan
SCALE 1" = 100'



PROPERTY OWNERSHIP MAP
SCALE 1" = 100'

R 86071

EXHIBIT B
FLOOR PLANS

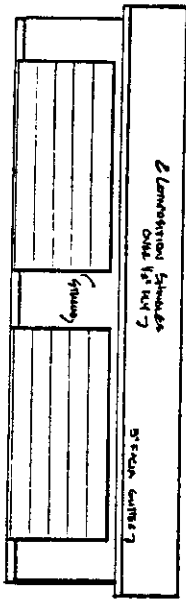
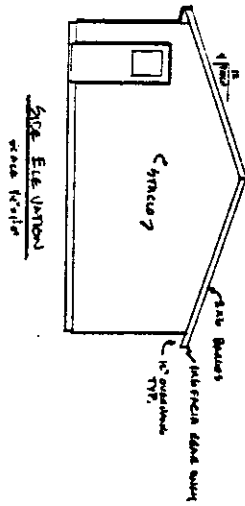


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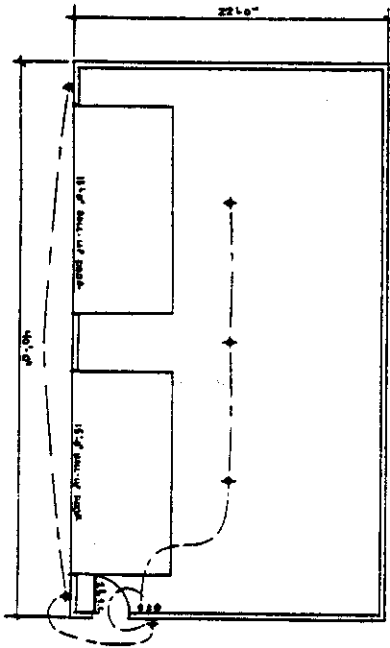
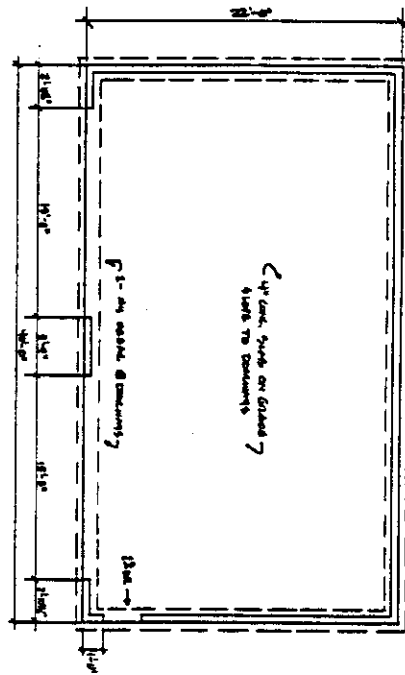
EXHIBIT D



12" x 12" (approx)
Trusses of 6"
Timber on 2"
12" saw-nails TP.



Roof Elevation
Saw-Nails



Garden Floor Plan
Saw-Nails

P 86071

Price
Total

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: April 17, 1986

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City
Planning Commission of April 10, 1986 when:
(Date)

 Rezoning Application Variance Application
XX Special Permit Application P 86-071

was: XX Granted Denied by the Commission

- 1) This proposed duplex would dramatically increase noise, traffic and congestion.
- 2) There are two unoccupied duplexes (3541/3543 52nd St. and 5201 11th Ave.) the property of which is uncared for. We want to avoid this at 3428 52nd St.
- 3) Duplexes tend to attract transient renters that don't take care of the property they rent, especially when the owner is not one of the occupants of the property. This leads to blight in the neighborhood which we'd like to avoid.
- 4) We'd like to see the unoccupied property in our neighborhood rented before new development is allowed.
- 5) We feel that when duplexes are built, one tenant should be the owner. However, we think that this address cannot take the added congestion a duplex would bring.

PROPERTY LOCATION: 3428 52nd Street

PROPERTY DESCRIPTION: Single family deep lot

ASSESSOR'S PARCEL NO. 015 - 191 - 17

PROPERTY OWNER: Bill and Janice Nunes

ADDRESS: 2321 Pinturo Way Rancho Cordova, CA 95670

APPLICANT: As above (owner)

ADDRESS: As Above (owner)

APPELLANT: (See Attached Sheet) ()
(SIGNATURE)

PRINT NAME

ADDRESS: _____

FILING FEE:

by Applicant: \$105.00 RECEIPT NO. _____

by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: April 18, 1986

#40

P- _____

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We, the undersigned, are appealing the decision of the City Planning Commission regarding its decision to grant Special Permit P 86-071

<u>NAME</u>	<u>PRINT NAME</u>	<u>ADDRESS</u>
1) Daniel Babior Lucy Puls	DANIEL BABIOR LUCY PULS	3425 52 nd ST. 3425 52 ST.
2) Frank Allen	Frederick Allen	447 5 th St.
3) Mattie B. Franklia	MATTIE BFRANKLIA	3430 - 52 nd ST
4) Royal J. Kilen Sr.		3433 - 52 nd ST
5) Harry B. Larson		3501 - 52 nd ST.
6) Pearl L. Bailey		3509 - 52 nd St
7) Dora A. Valentine		3510 - 52 nd St.
8) Jeanne Skordin	JEANNE SKORDIN	3525 - 52 nd Street
9) Walter L. McFarland		5200 9 th AVE