

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

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|--|
| <b>APPLICANT</b> Erantisek & Emilia Tajzler, 1050 Alamos Avenue, Sacramento, California 95815  |
| <b>OWNER</b> Erantisek & Emilia Tajzler, 1050 Alamos Avenue, Sacramento, California 95815      |
| <b>PLANS BY</b> CADRAFT, 1401 Garden Highway, Sacramento, California 95833                     |
| <b>FILING DATE</b> April 17, 1990 <b>ENVIR. DET.</b> Negative Declaration <b>REPORT BY CG:</b> |
| <b>ASSESSOR'S PCL. NO.</b> 265-0171-012  |

- APPLICATION:**
- A. Negative Declaration
  - B. Planning Director's Special Permit for a Deep Lot Development in order to construct a third unit on a lot totaling 0.55± acres in the Standard Single Family (R-1) zone.

**LOCATION:** 1050 Alamos Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to add a third unit to a lot already containing two legal units.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4-8 du/na)  
 1984 North Sacramento Plan  
 Designation: Residential (4-8 du/na)  
 Existing Zoning of Site: R-1  
 Existing Land Use of Site: Three Residential Units (One unit constructed illegally)

| Surrounding Land Use and Zoning: |                               | Setbacks:   | Required | Provided |
|----------------------------------|-------------------------------|-------------|----------|----------|
| North:                           | Multi Family; R-1             | Front:      | 25'      | 52'      |
| South:                           | Vacant and Single Family; R-1 | Side(East): | 5'       | 30'      |
| East:                            | Single Family; R-1            | Side(West): | 5'       | 5'       |
| West:                            | Vacant and Single Family; R-1 | Rear:       | 15'      | 115'     |

Parking Required: 3 spaces  
 Parking Provided: 2 spaces  
 Property Dimensions: 80' x 300'  
 Property Area: 0.55± acres  
 Square Footage of New Unit: 972+ square feet  
 Existing Units' Square Footage: 1394+ square feet  
 Height of Building: 1 story  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Stucco and Wood  
 Roof Materials: Asphalt Shingles

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.55± acres in the Standard Single Family Residential (R-1) zone. The site is currently developed with two single family homes and a studio to the rear of the front single family home. The General Plan designates the site Low Density Residential (4-8 du/na) and the 1984 North Sacramento Community Plan designates the site Residential (4-8 du/na). The surrounding land use and zoning includes multi-family, zoned R-1, to the north; vacant and single family, zoned R-1, to the south; single family, zoned R-1, to the east; and vacant and single family, also zoned R-1, to the west.

B. Applicant's Proposal

The applicant is proposing to demolish the rear single family residence, leaving the front single family home and attached studio. The applicant wants to replace this rear unit which is in poor condition with a new 972 square foot unit. A Planning Director's Special Permit for a deep lot development is required because staff can only substantiate the legality of two units. In order to build the third unit legally, this special permit must be granted. The applicant indicates this unit will be rented to family members.

C. Site Plan Design

In order to apply for a special permit for deep lot development, the lot must be at least 160 feet deep. The subject lot is 300 feet deep, which allows for deep lot development. The square footage of this lot (24,000 square feet) would allow a maximum of 5 units to be developed under the deep lot provisions. The applicant is proposing three units on the site. The new unit is proposed to contain 972 square feet. It is located to the rear (north) of the existing unit to be demolished, and to the front (south) of the existing two-car garage. Staff has no objection to the proposed location of this unit. It is located the required six feet from the detached garage and the required five feet from the side property line. There should be no door openings on the new unit facing the garage. If any are desired, fifteen feet should be provided between the unit and the garage.

The proposed three units require three parking spaces. The site currently contains a two-car garage. A third space should be provided by either expanding the existing garage to be able to accommodate three cars, or build an additional one-car garage on the site. There is adequate open space on the site to accommodate either alternative.

D. Building Design

The elevations indicate the exterior building materials to consist of stucco and wood siding. The proposed roof material is asphalt shingles. The building design is interesting due to the covered porch provided and the bay window. The rendering indicates a railing to be provided around the covered porch. This railing is not, however, shown on the elevations. This wood railing should be provided around the front porch, defining the entrance. The roof material should be laminated dimensional shingles of at least a 25 year rating.

F. Neighborhood Comments

The adjacent property owners were notified of the applicant's request. No comments were received from the adjacent property owners.

E. Staff Comments

Staff has no objection to the proposed deep lot development. There is adequate space on the site for the development and it is compatible with the other lots in the area which contain more than one unit. The building design is also compatible with what exists on the subject site. Staff, therefore, recommends approval of the Planning Director's Special Permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the proposed project will not have a significant adverse impact upon the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Planning Director approve the special permit for deep lot development subject to conditions and based upon findings of fact which follow:

Conditions

1. The proposed unit shall contain no doors facing the garage unless a setback between the unit and the garage is increased to fifteen feet.
2. An additional one-car garage shall be provided on the site, or the existing garage increased to accommodate three cars.
3. A wood railing shall be provided around the covered front porch.
4. The roof material shall be 25 year laminated dimensional shingles.
5. Revised plans shall be reviewed by the Planning Director prior to the issuance of Building Permits.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the three units on this lot are compatible with the surrounding lots containing one or more units.
2. The project, as conditioned, will not be detrimental to the public safety or welfare in that adequate parking and open space is provided on site.
3. The project is consistent with the General Plan which designates the site Low Density Residential (4-8 du/na) and the 1984 North Sacramento Community Plan which designates the site Residential (4-8 du/na). The five units per acre density of this development conforms to these designations.

Report Prepared By:

  
 Cindy Gngs, Assistant Planner

7-12-90  
 Date

Recommendation Approved By:

  
 Marty VanDuyn, Planning Director

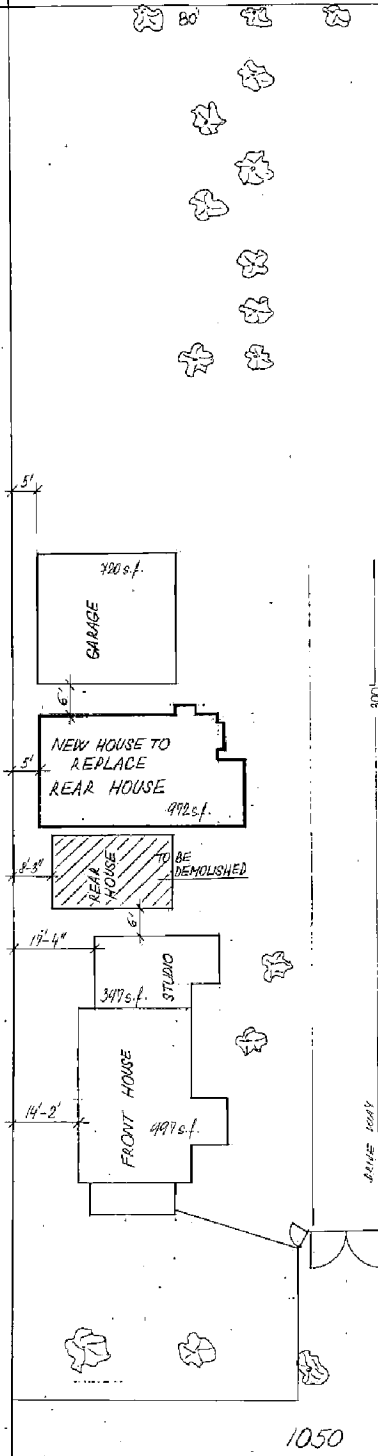
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 Date

SITE PLAN

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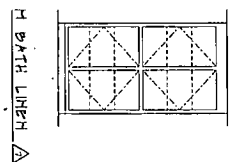
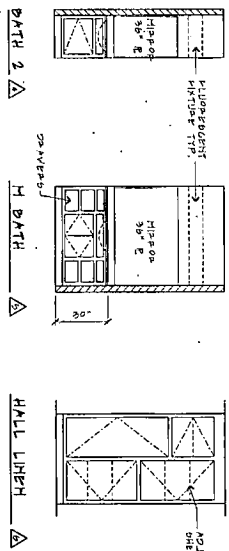
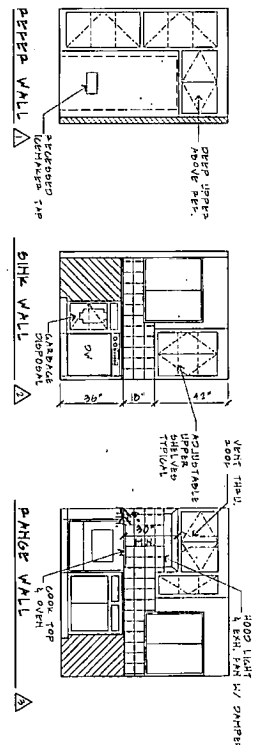


1066

1050

1048

ALAMOS AVE

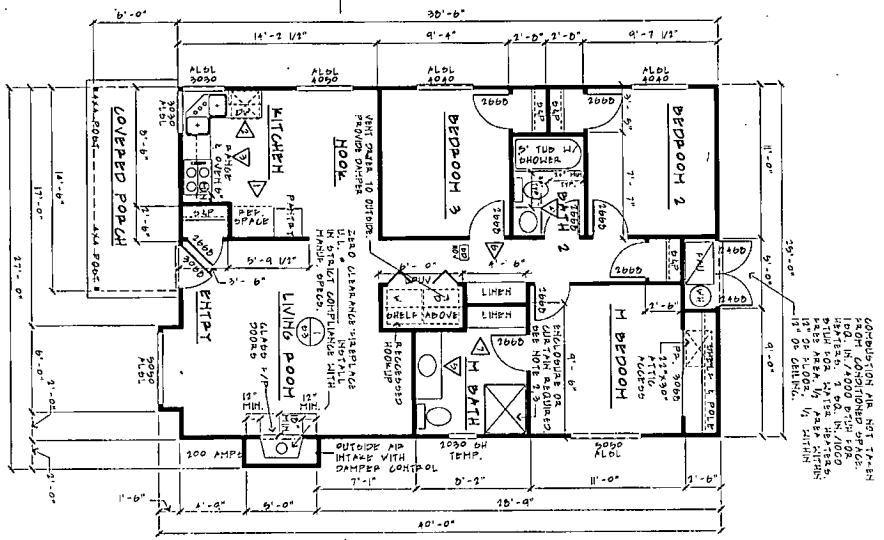


CABINET ELEVATIONS

001886

- GENERAL NOTES:**
1. HINGED (C) IN HINGED MUST MEET ESCAPE REQUIREMENTS: NET CLEAR OPENING OF 20" MIN. 5'10" MIN. HIGH. 20" MIN. HIGH OF ROOM FLOOR AREA. IN OR WHICH IS OPERABLE. IN ROOMS OTHER THAN BATHS OR RESTROOMS OR BATHS, NET CLEAR OPENING SHALL BE 20" MIN. HIGH.
  2. OPERIT GLASS REQUIRED IN AREA SUBJECT TO HUMAN IMPACT AND MUST MEET ALL APPLICABLE REQUIREMENTS FOR HUMAN IMPACT. TO BE IN PLACE OF WINDOW ABOVE DEAN BUILT WITH OPERABLE GLASS. TO BE IN PLACE OF WINDOW ABOVE DEAN BUILT WITH OPERABLE GLASS. TO BE IN PLACE OF WINDOW ABOVE DEAN BUILT WITH OPERABLE GLASS.
  3. OPERIT GLASS REQUIRED IN AREA SUBJECT TO HUMAN IMPACT AND MUST MEET ALL APPLICABLE REQUIREMENTS FOR HUMAN IMPACT. TO BE IN PLACE OF WINDOW ABOVE DEAN BUILT WITH OPERABLE GLASS. TO BE IN PLACE OF WINDOW ABOVE DEAN BUILT WITH OPERABLE GLASS.
  4. HALL STAIRS WITH ACCESS AT 30" HINGED. FIN. 30" HINGED ACCESS FOR BATHS AND/OR BATHS. ACCESS FOR BATHS AND/OR BATHS. ACCESS FOR BATHS AND/OR BATHS.
  5. PROVIDE IN SET TUB ACCESS OR SLIDED PLASTIC OR BRASS STAIRS DOWN STAIRS.
  6. 2x4 OR 2x6 STUDS @ 16" O.C. / 2x4 OR 2x6 STUDS @ 16" O.C. / 2x4 OR 2x6 STUDS @ 16" O.C.

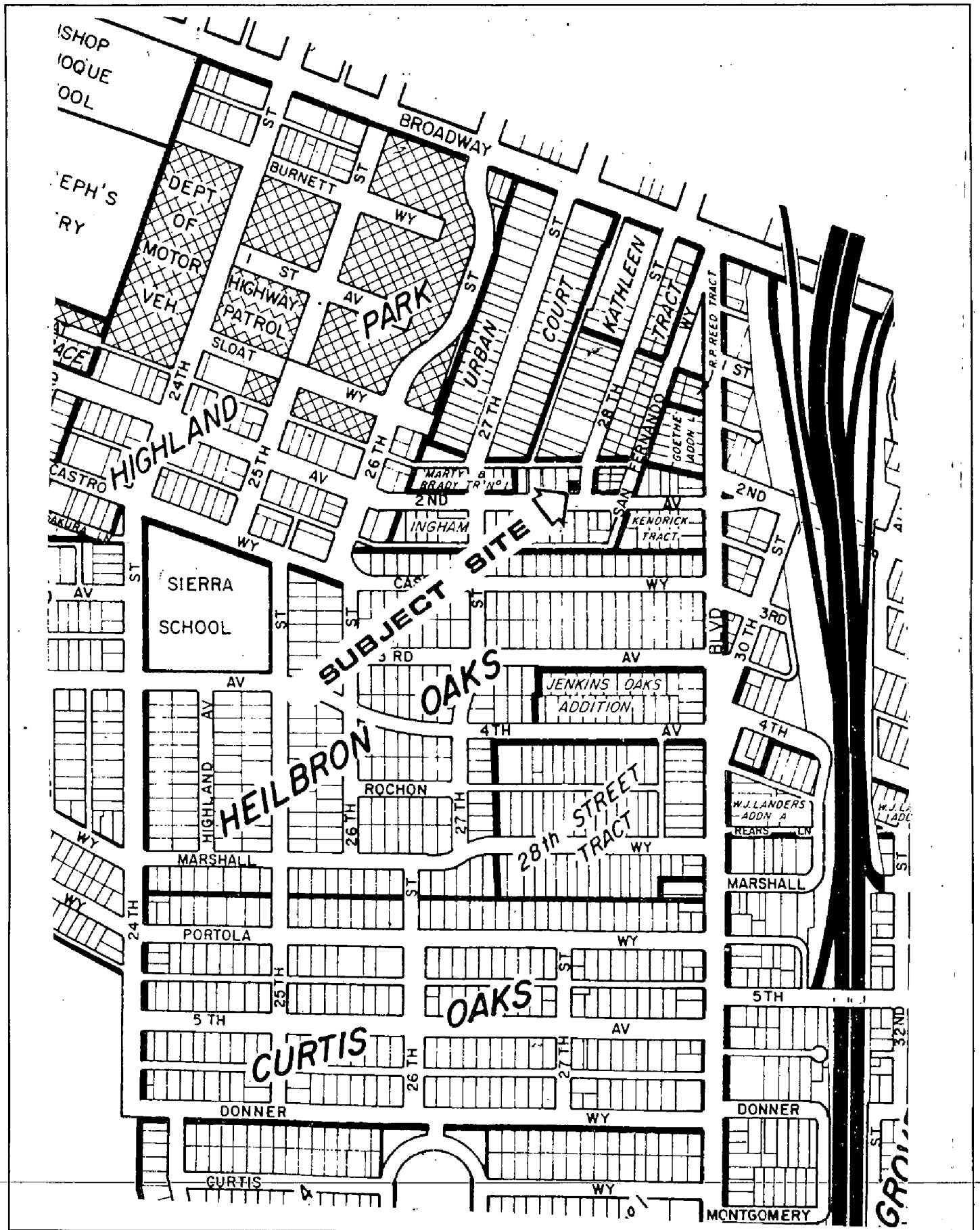
FLOOR PLAN



DATE: JULY 1, 1994  
 TIME: 11:00-12:00  
 A-2

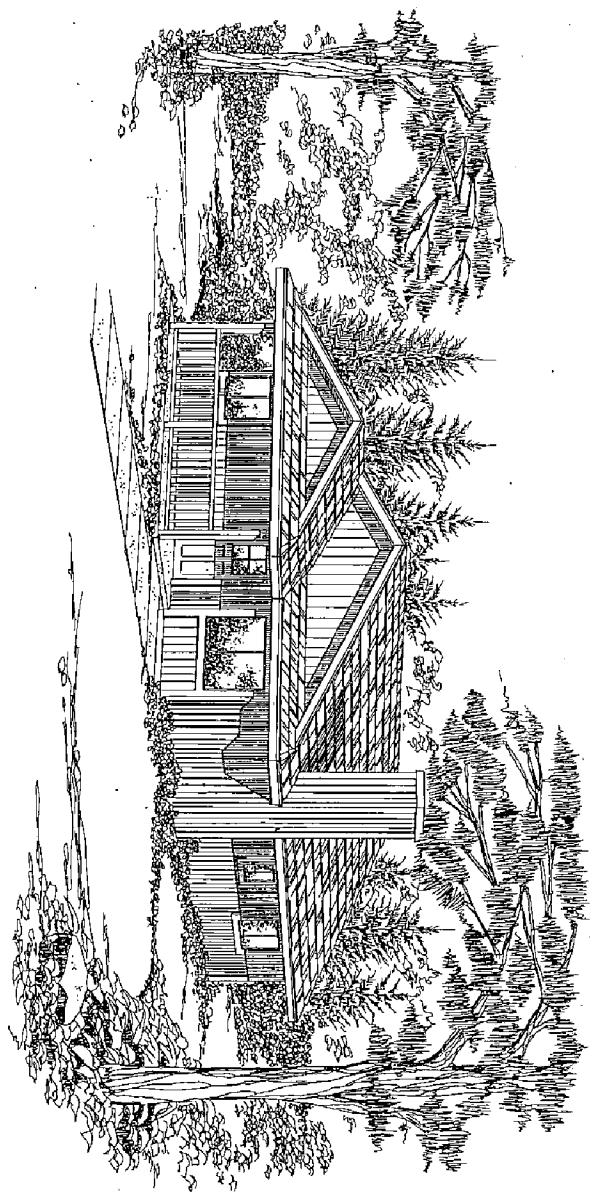
**CADRAFT**  
 1401 GARDEN HIGHWAY  
 SACRAMENTO, CA 95833  
 (916) 922-1075

**FURROW LUMBERJACK**  
 Professional Contractors



VICINITY MAP

001388



OWNERS FIELD SET

| APPLICATIONS                 |             | BUILDING DEPARTMENT DATA |                | SHEET INDEX |                             |
|------------------------------|-------------|--------------------------|----------------|-------------|-----------------------------|
| 1. APPROVED FOR CONSTRUCTION | DATE: _____ | OWNER: _____             | ADDRESS: _____ | A1          | BUILDING DATA, SHEET INDEX  |
| 2. APPROVED FOR PERMITS      | DATE: _____ | OWNER: _____             | ADDRESS: _____ | A2          | FLOOR PLAN & GARAGE SHEET   |
| 3. APPROVED FOR CONTRACT     | DATE: _____ | OWNER: _____             | ADDRESS: _____ | A3          | ELEVATIONS, POOL PLAN       |
| 4. APPROVED FOR RECORD       | DATE: _____ | OWNER: _____             | ADDRESS: _____ | B1          | FOUNDATION PLAN & DETAILS   |
| 5. APPROVED FOR RECORD       | DATE: _____ | OWNER: _____             | ADDRESS: _____ | B2          | CEILING & POOL FRAMING      |
| 6. APPROVED FOR RECORD       | DATE: _____ | OWNER: _____             | ADDRESS: _____ | B3          | SECTION & DETAILS           |
| 7. APPROVED FOR RECORD       | DATE: _____ | OWNER: _____             | ADDRESS: _____ | B4          | DETAILS                     |
| 8. APPROVED FOR RECORD       | DATE: _____ | OWNER: _____             | ADDRESS: _____ | B5          | STRUCTURAL REINFORCEMENT    |
| 9. APPROVED FOR RECORD       | DATE: _____ | OWNER: _____             | ADDRESS: _____ | B6          | SUPPLY BOHEMIA & PLAN VIEW  |
| 10. APPROVED FOR RECORD      | DATE: _____ | OWNER: _____             | ADDRESS: _____ | B7          | WATER & VENT BOHEMIA & PLAN |
| 11. APPROVED FOR RECORD      | DATE: _____ | OWNER: _____             | ADDRESS: _____ | B8          | ELECTRICAL PLAN             |

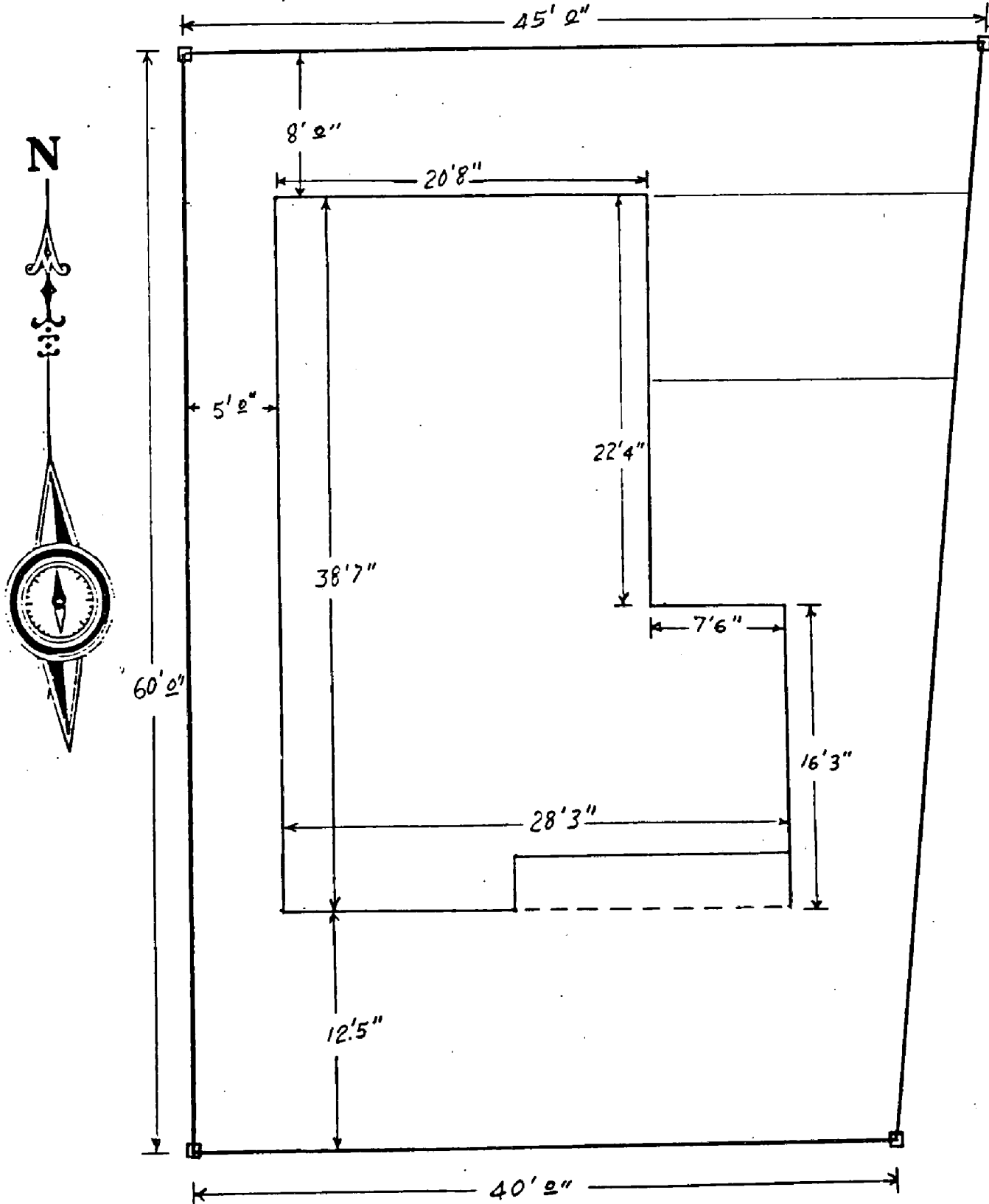
NOTES: ALL FINISHES AND CONNECTIONS TO BE IN ACCORDANCE WITH 1995 UBC UNLESS OTHERWISE SPECIFIED.

DATE: JULY 1, 1999  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

**CADRAFT**  
 1401 GARDEN HIGHWAY  
 SACRAMENTO, CA 95833  
 (916) 922-1075

**FURROW LUMBERJACK**  
 Progress Through Quality

**EXHIBIT A**  
**PROPOSED SITE PLAN**



2761 2ND AVENUE  
SACRAMENTO, CA  
HOUSE DIMENSIONS

001397

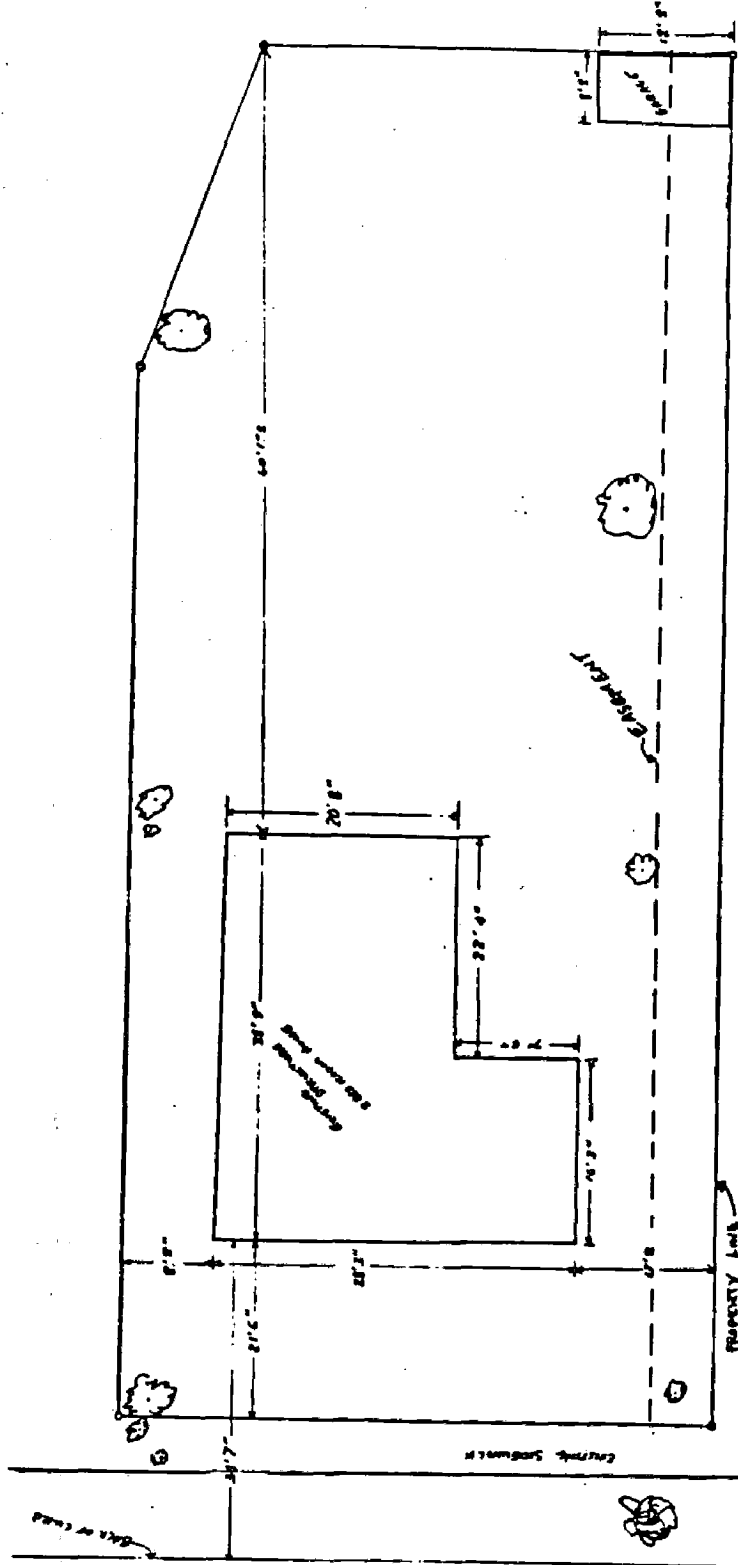
P91-241

1/4" = 1'



**EXHIBIT B**

**EXISTING SITE PLAN OF HOUSE TO BE RELOCATED**



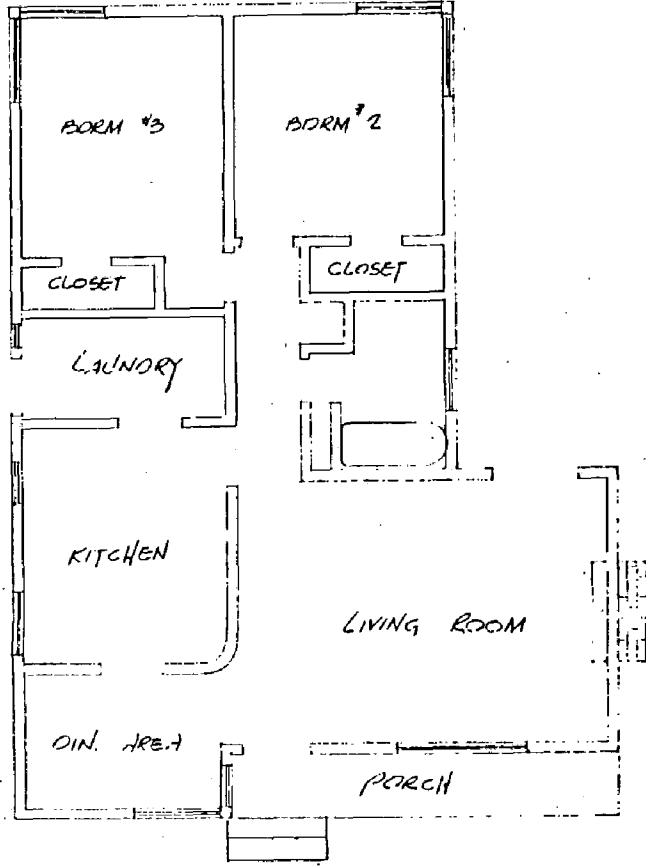
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2733 2ND AVENUE  
SACRAMENTO, CA  
EXISTING LOCATION

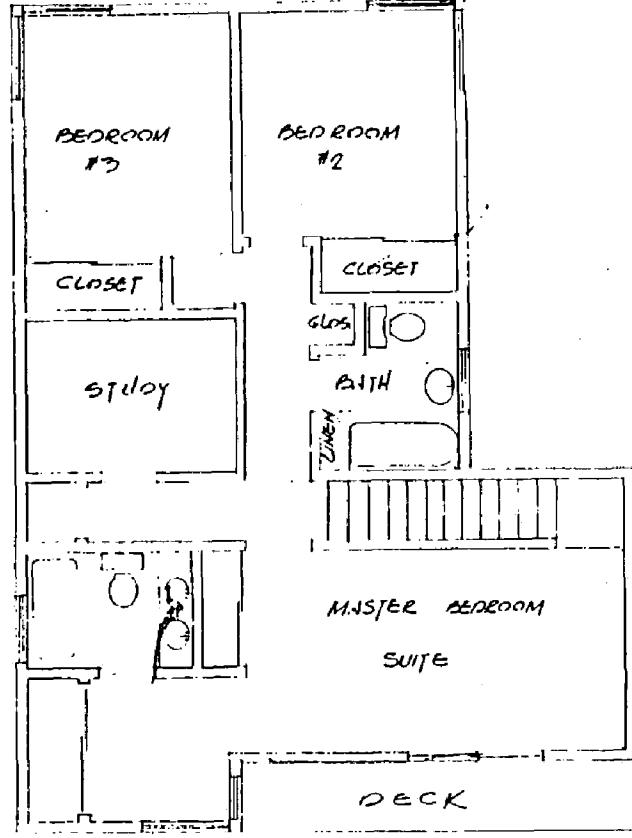
001398

EXHIBIT D

FLOOR PLANS



EXISTING  
 1/4" = 1'-0"



2<sup>ND</sup> FLOOR  
 1/4" = 1'-0"

001309

P91-241

EXISTING FLOOR PLAN - 2<sup>ND</sup> FLOOR PLAN

OWNER:

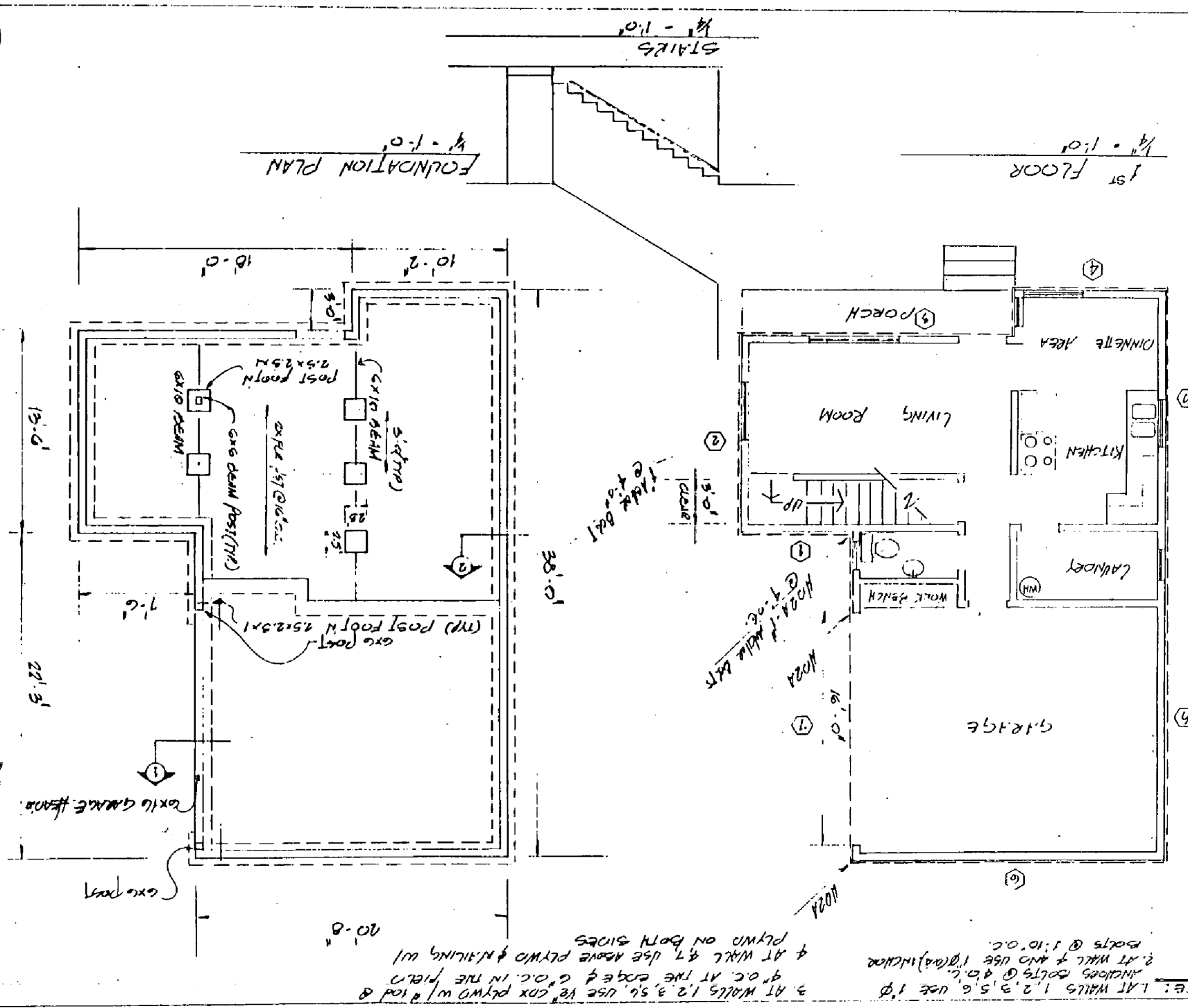
12014 CROSBY  
 1900 POWELL STREET, SUITE 1170  
 EMERYVILLE, CALIFORNIA 94605

DATE: 10/24/07-94  
 SCALE: AS NOTED  
 DRAWN BY: C.A. PIERCE

2 /  
 OF  
 4

EXHIBIT - F

FLOOR PLANS



NOTE: LAT WALLS 1, 2, 3, 5, 6 USE 1" ANCHORS BOLTS @ 4" O.C. AT WALL & AND USE 1" (RAD) INCHES BOLTS @ 1'-10" O.C.

3. AT WALLS 1, 2, 3, 5, 6 USE 1/2" COX PLYWD W/ 8" RAD & 4" O.C. AT THE EDGE & 6" O.C. IN THE FIELD  
 4. AT WALL 4, 7 USE ABOVE PLYWD & NAILING W/ 4" PLYWD ON BOTH SIDES

HO2A @ 16'-0" WIDE BAYS  
 HO2A @ 9'-0" WIDE BAYS

1" HATCH @ 4" O.C. @ 1'-0" O.C.

1st FLOOR PLAN - FOUNDATION PLAN

P91-241

OWNER: RUDY DEWESEY  
 1700 POWELL STREET, SUITE 1170  
 EMERYVILLE, CALIFORNIA

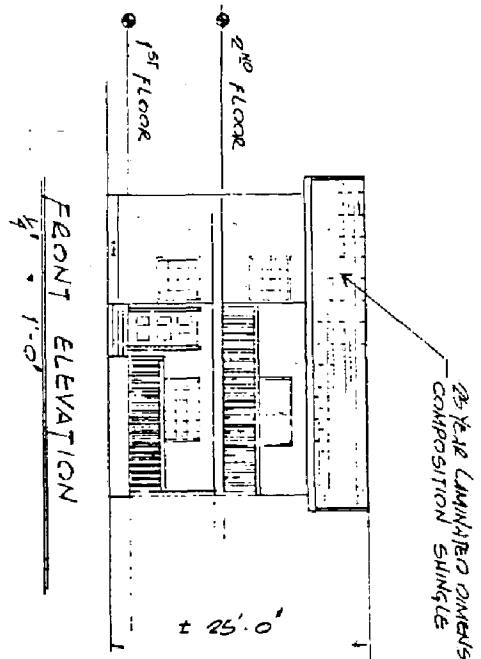
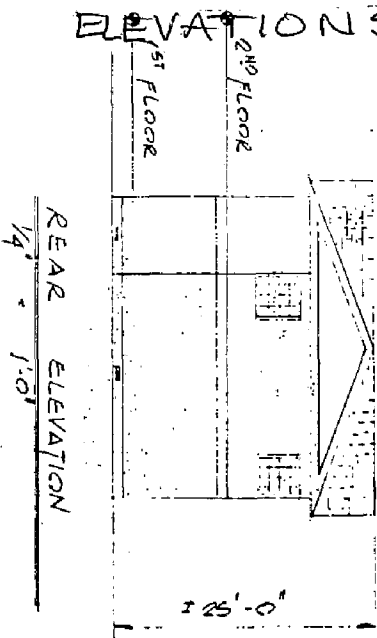
DATE: 11-20-24 OCT. 90  
 SCALE AS NOTED  
 DRAWN BY: C.B. PIERCE

001400

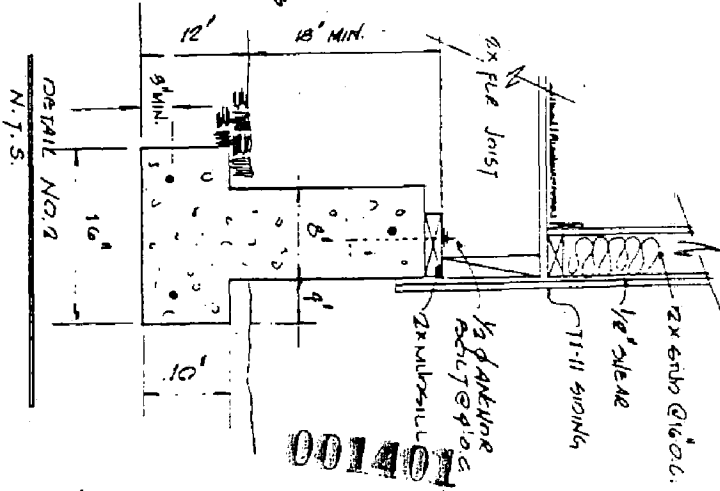
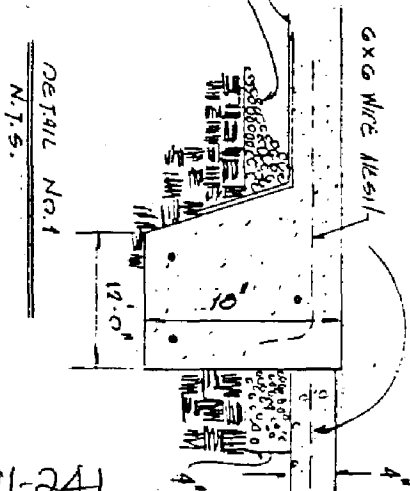
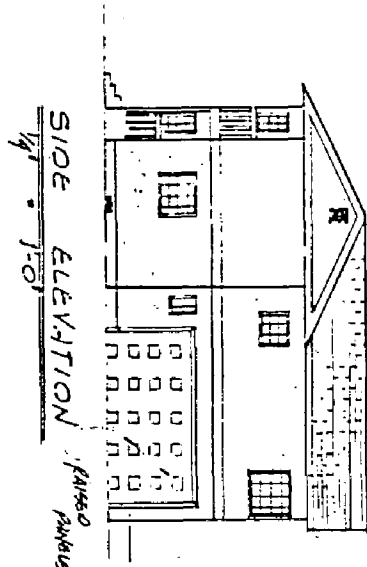
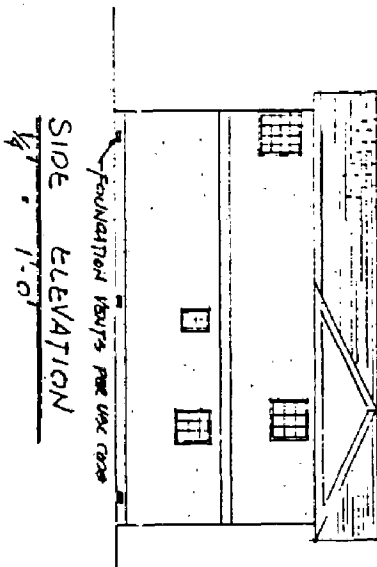
3 OF 4

**EXHIBIT - F**

**ELEVATIONS**



25 YEAR LAMINATED DIMENSIONAL COMPOSITION SINGLE



001401

P91-241

ELEVATION PLAN - DETAIL PLAN

OWNER:  
DARY CROSSBY  
1900 POWELL STREET, SUITE 1170  
EMERYVILLE, CALIFORNIA

DATE: MAR 24, 07, 00  
SCALE: AS NOTED  
DRAWN BY: C.B. PIERCE

4  
OF  
4

**Ethan Rotman**

2720 - 25th Street • Sacramento, CA 95818 • (916) 456-8105

---

July 18, 1991

Max Fernandez  
Housing And Dangerous Buildings  
1231 I Street  
Sacramento, CA 95814

RECEIVED

JUL 23 1991

SACRAMENTO  
DANGEROUS BLDGS.

Dear Mr. Fernandez:

I am writing to you in regards to the house and property at 2733-2nd Avenue. A demolition order for this building has been posted by Dangerous Buildings.

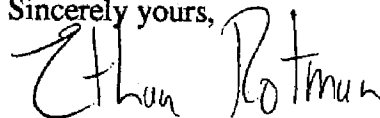
The owner of this property, Mr Crosby, has allowed this building to fall to a state of extreme disrepair. It has been used as a staging place for burglaries, drug dealing, drug use and has been occupied by transients. Mr Crosby, who lives out-of -town, has shown complete lack of decency and respect for the neighbors of his property. He has created and maintained a public nuisance in a residential neighborhood which is struggling to improve itself.

I encourage the City to enforce the demolition order as quickly as possible.

Mr. Crosby has filed a petition to move the building and construct a multi-unit structure on the property. I further encourage the city to block all efforts by Mr. Crosby to complete this move or to build a multi-unit building. Mr. Crosby has clearly demonstrated his lack of ability (or desire?) to maintain a single unit. Why should neighbors or the City believe that he can adequately and safely manage several units.

Please keep me informed of all developments regarding this piece of property.

Sincerely yours,



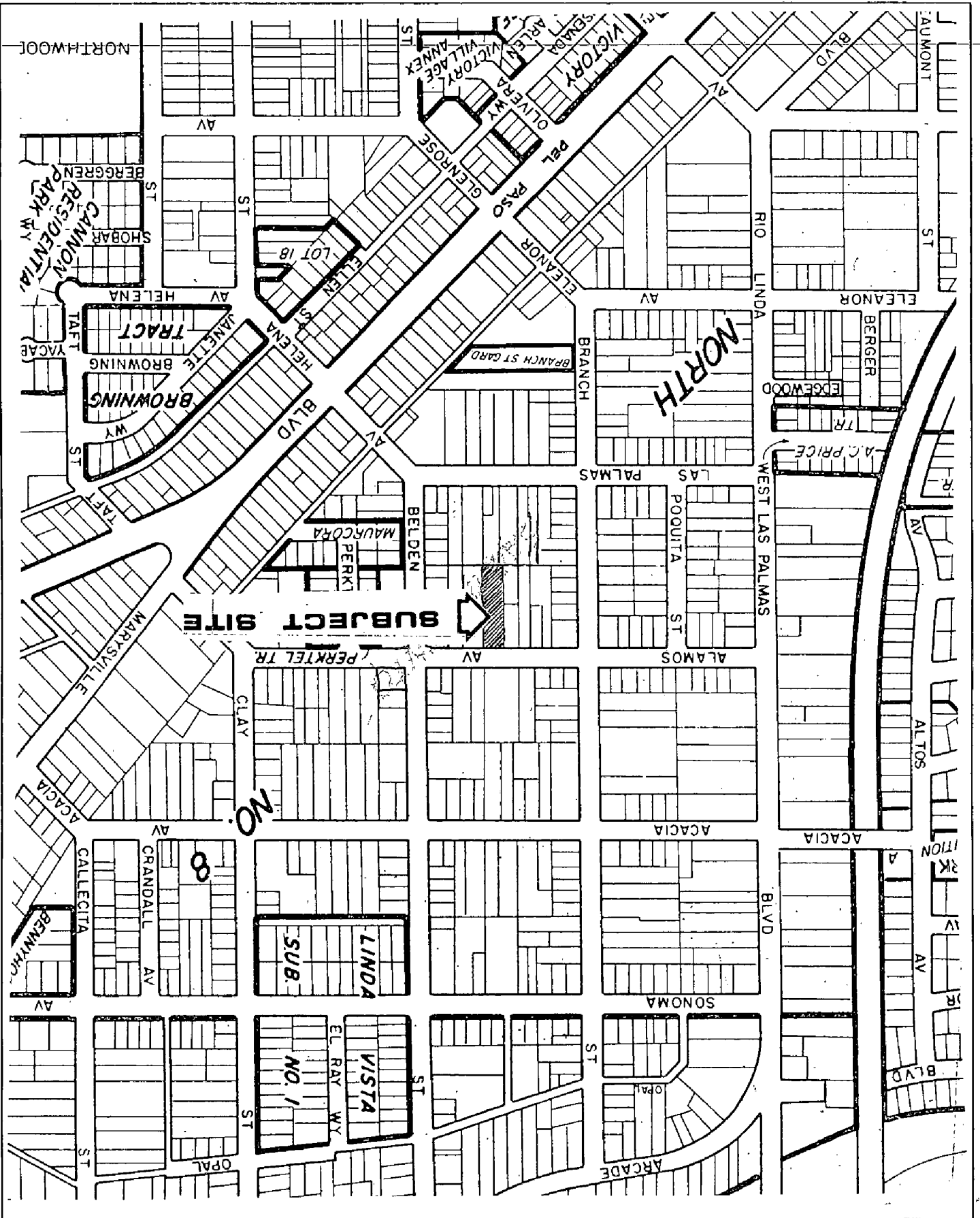
Ethan Rotman

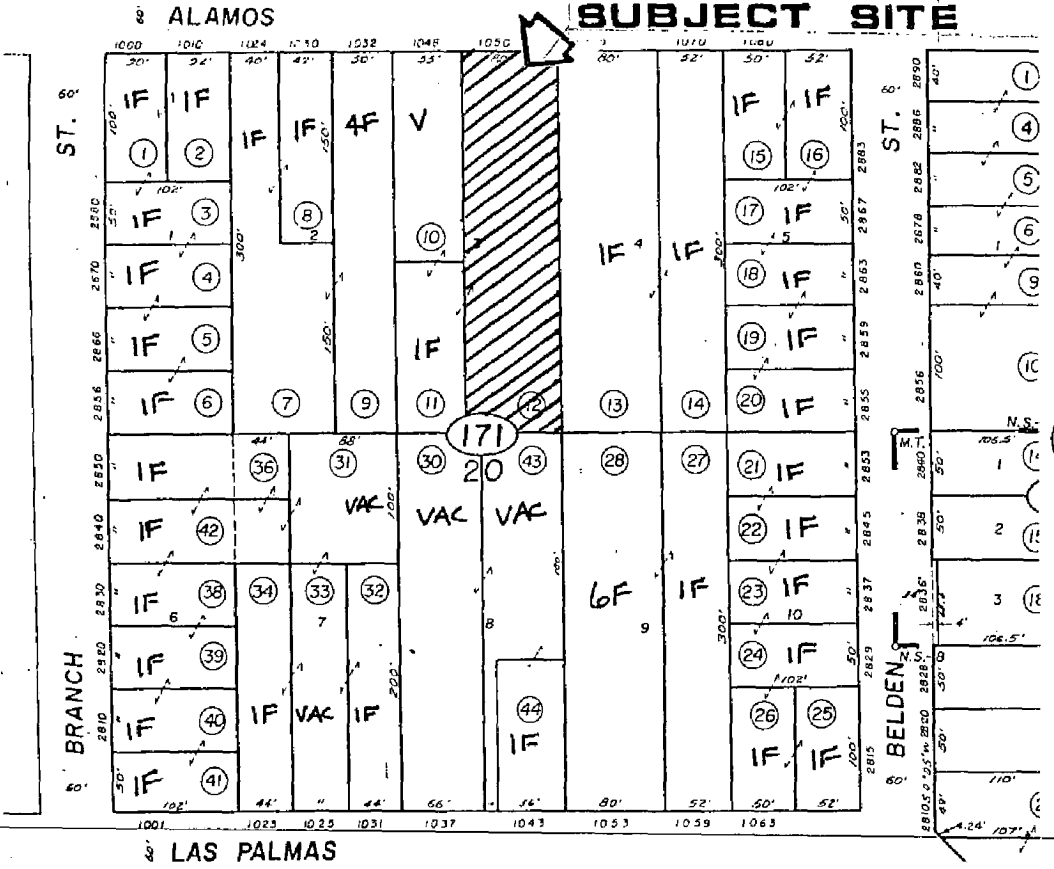
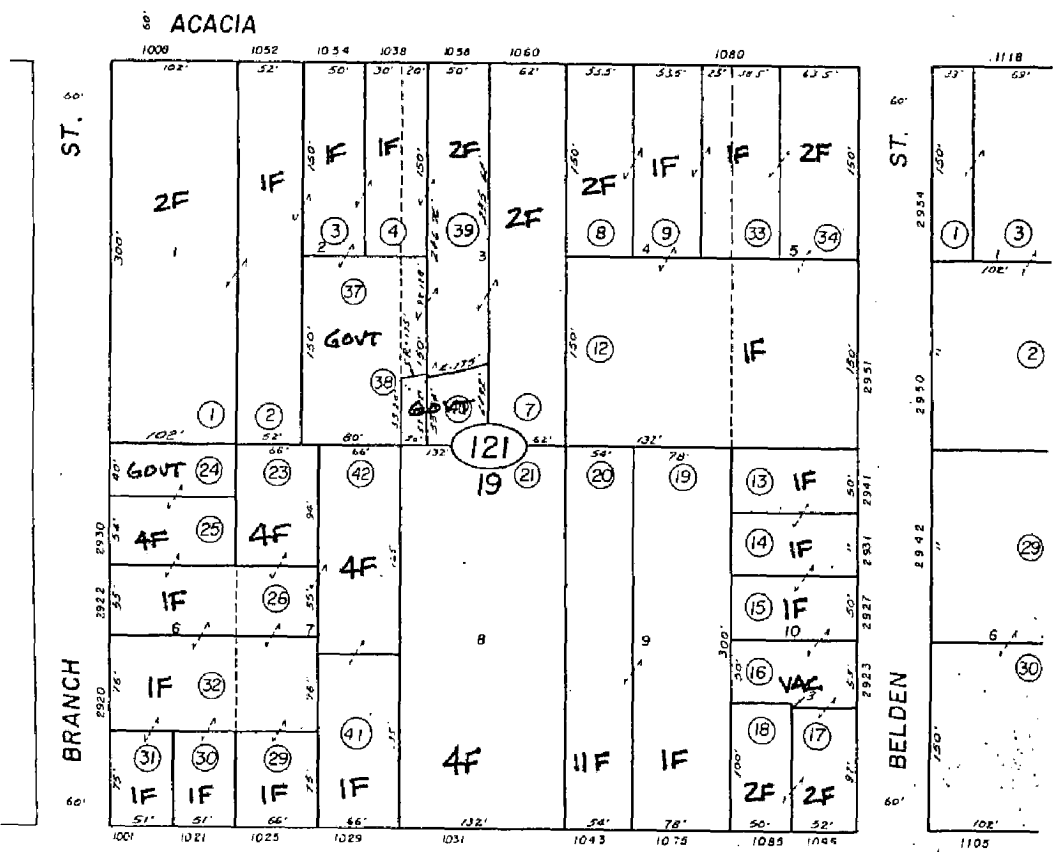
cc Councilmember Joe Serna  
Tamara Mimmigan-Harmon, City Attorney  
Judy Harper, Curtis Park Neighborhood Association

001402

001383

VICINITY MAP





ALL ZONED R-1

LAND USE & ZONING MAP 001384