

P95-004 - Park Crest Estates Two Lot Special Permit

REQUEST: A. **Special Permit** to develop two residential units on 0.20± vacant acres in the Single Family Alternative (R-1A) zone.

LOCATION: 201 Eleanor Avenue
APN: 263-0110-027 and -028
North Sacramento School District
Council District 2

APPLICANT:	Bruce Mintzer 4533 Hackberry Lane Carmichael, CA 95608
OWNER:	Bruce Mintzer 4533 Hackberry Lane Carmichael, CA 95608
APPLICATION FILED:	January 6, 1995
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION: Bruce Mintzer has submitted an application to the City of Sacramento for the necessary entitlements to allow the development of two lots in the Single Family Alternative (R-1A) zone. The two proposed 1,085 square foot one-story single family structures will have attached garages.

Staff recommends approval of the project. Staff supports the proposed development because it is compatible with the existing residential development in the vicinity of the project site. Furthermore, the proposed project is consistent with the General Plan and the Community Plan designations for the project site. The proposal is consistent with the policies in the Community Plan to provide new housing opportunities and to encourage a mixture of housing types. Staff recommends approval of the project based upon the above discussed facts.

PROJECT INFORMATION:

General Plan Designation:	Residential (4-15 du/na)
North Sacramento Community Plan Designation:	Residential (7-15 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Single Family Alternative (R-1A)

Surrounding Land Use and Zoning:

North:	Johnston Park; R-1A
South:	Residential Care Facility; R-1
East:	Single and Multi-Family; R-1
West:	Johnston Park; R-1

Parking Provided:	1 spaces per unit
Parking Required:	2 spaces per unit
Property Dimensions:	41' X 110' (each lot)
Property Area:	0.10± (each lot)
Size of Proposed Structures:	1,085 sq. ft.
Height of Proposed Structure:	1 story (10 ft.)
Exterior Building Materials:	Front - masonite superside Side and rear - wood siding
Roof Material:	Composition shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

BACKGROUND INFORMATION:

On September 8, 1988, the Planning Commission recommended approval of a Rezone of 2.5± acres from Standard Single Family (R-1) to Single Family Alternative - Review (R-1A-R) and a Tentative Map to subdivide the 2.5± acres into 17 lots. A Special Permit to develop 17 zero lot line and petite homes was approved. On October 20, 1988, the City Council approved the Rezone and Tentative Map. On February 14, 1991 the Planning Commission approved a time extension of the Tentative Map and the Special Permit. On April 5, 1993, the property owner

submitted to the Planning and Development Department a request for a Special Permit for 17 single family residences; On August 17, 1994, the applicant withdrew this request. The Tentative Map, due to the Governor's two year extension, is valid until October 20, 1995.

On January 6, 1995, the same property owner requested the subject Special Permit in order to develop 2 single family residences in the Standard Single Family zone. These two lots, which were part of the previously approved 17 lots, have already been subdivided, and, therefore, the only entitlement required is a Special Permit.

STAFF EVALUATION:

A. Policy Considerations

The Sacramento General Plan designates the site for Low Density Residential land use (4-15 du/na). The North Sacramento Community Plan designates the site for Residential (7-15 du/na) use. The applicant's proposal will result in a density of 10 dwelling units per net acre. The General Plan encourages the development of residential land uses in a manner which is efficient and utilizes existing and planned urban resources. The General Plan also states that residential development can only be approved where City services are provided in a manner which meets the needs of the proposed development. The North Sacramento Community Plan similarly encourages the provision of adequate housing opportunities and an increase in the supply of decent and safe ownership housing. Also, the proposed project is consistent with the goals and policies of the General Plan and Community Plan in that it will provide additional housing on standard size lots that are easily served by City infrastructure.

B. Site Plan Design

The two subject lots are each approximately 4,510 square feet in size. The proposed structures are 1,085 square feet and will include 3 bedrooms, two bathrooms, and a two car garage. The backyards of each of the proposed structures will be provided with a standard subdivision six foot wood fence. Access to each of the proposed structures will be via a 25 foot driveway fronting on Eleanor Avenue. City services are readily available to serve the two proposed parcels, and standard subdivision improvements (i.e., curbs, gutters, sidewalks, etc.) are already provided to the project site. The applicant and Design Review staff have concurred on the proposed design. Design Review staff has concluded that the design meets that standard design criteria.

PROJECT REVIEW PROCESS:**A. Environmental Determination**

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The Negative Declaration did not include any mitigation measures.

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the surrounding land owners within a 500 foot radius of the project site. No comments were received.

C. Summary of Agency Comments

The proposal was routed to the City's Traffic Engineer, Engineering Development Services Section, Building Division, Utility Department, and Police Department. The following summarizes the comments received:

1. Public Works-Transportation Division

The Transportation Division had no comments.

2. Utilities Department

The comments which are specifically listed as conditions in the resolution address new domestic water service and sanitary sewer services.

3. Police Department

The comments which are specifically listed as conditions in the resolution address the need for well lit entryways and clearly visible address identification in order to facilitate emergency response.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Special Permit. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

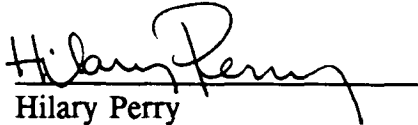
must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:


- A. Adopt the attached Resolution approving the Special Permit to allow the development of two 1,085 square feet single family residential structures in the Single family Alternative (R-1A) zone.

Report Prepared By,


Hilary Perry

Associate Planner

Report Reviewed By,


Scot Mende

Senior Planner

Attachments

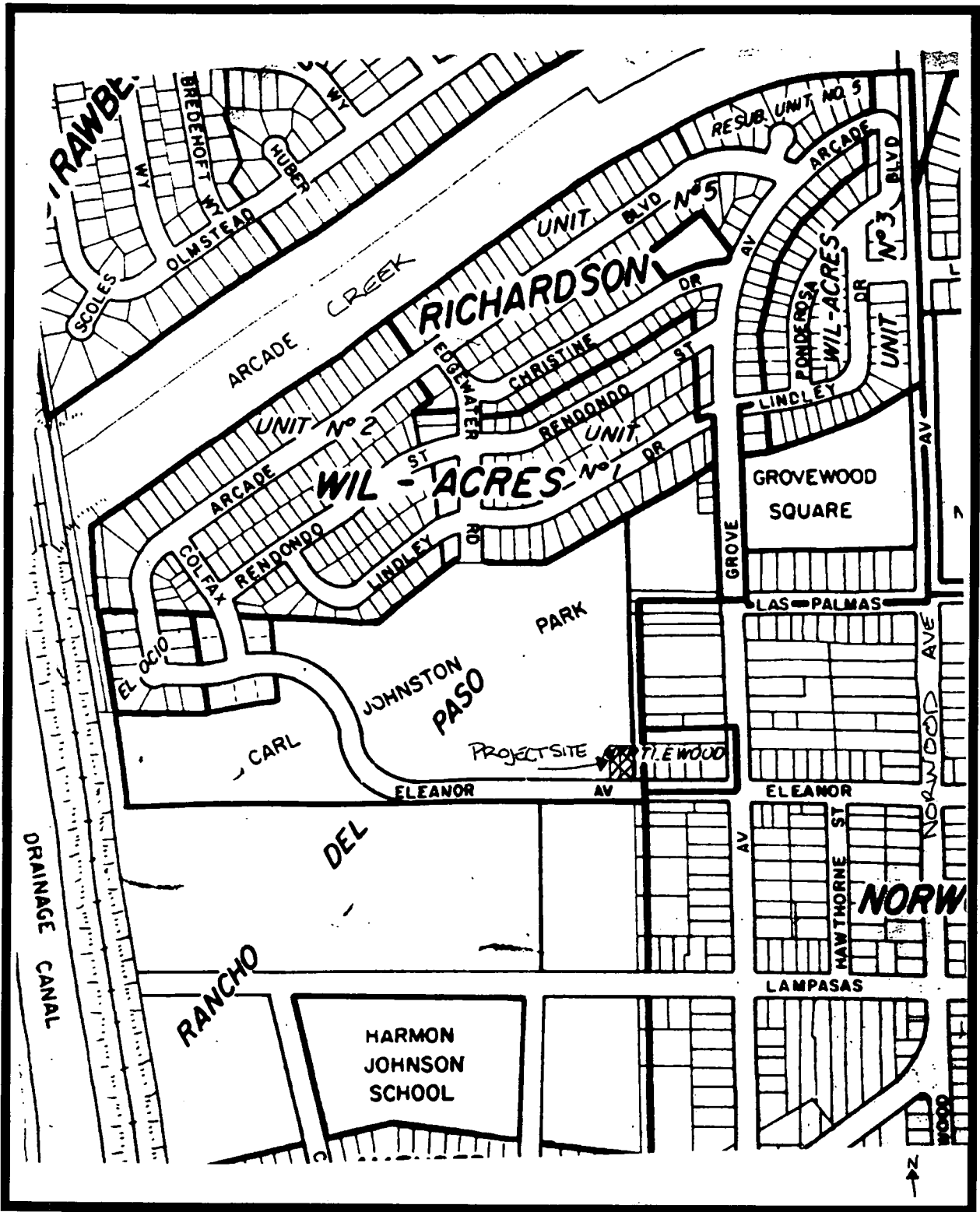
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|--------------|---|
| Attachment 1 | Vicinity Map |
| Attachment 2 | Land Use and Zoning Map |
| Attachment 3 | Resolution Approving the Special Permit |
| Exhibit 3-A | Site Plan |
| Exhibit 3-B | Elevation 1 |
| Exhibit 3-C | Elevation 2 |

ATTACHMENT 1

P95-004

MARCH 9, 1995

ITEM # 106
PAGE 6



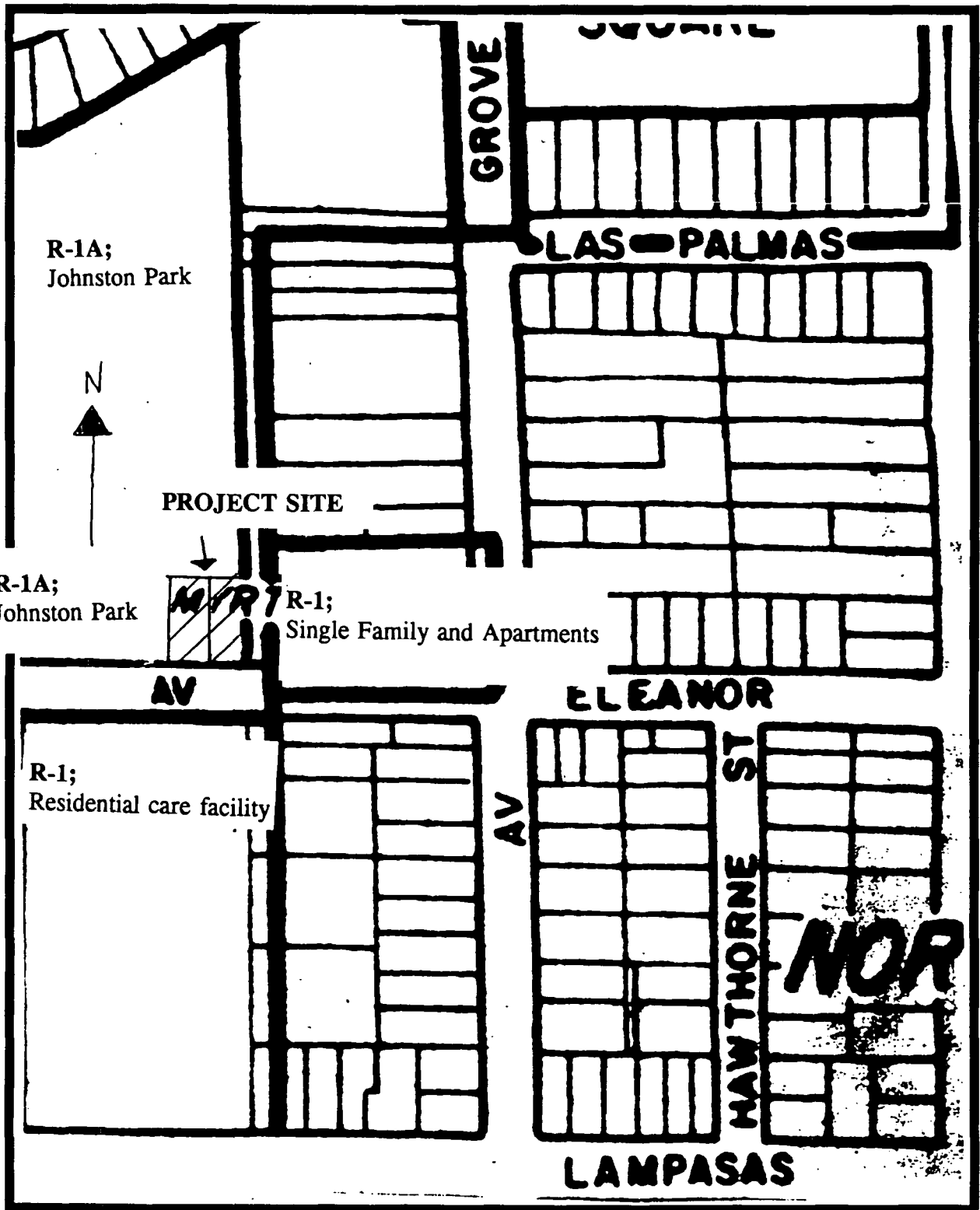
VICINITY MAP

ATTACHMENT 2

P95-004

MARCH 9, 1995

ITEM # 106
PAGE 7



LAND USE AND ZONING MAP

MARCH 9, 1995

P95-004

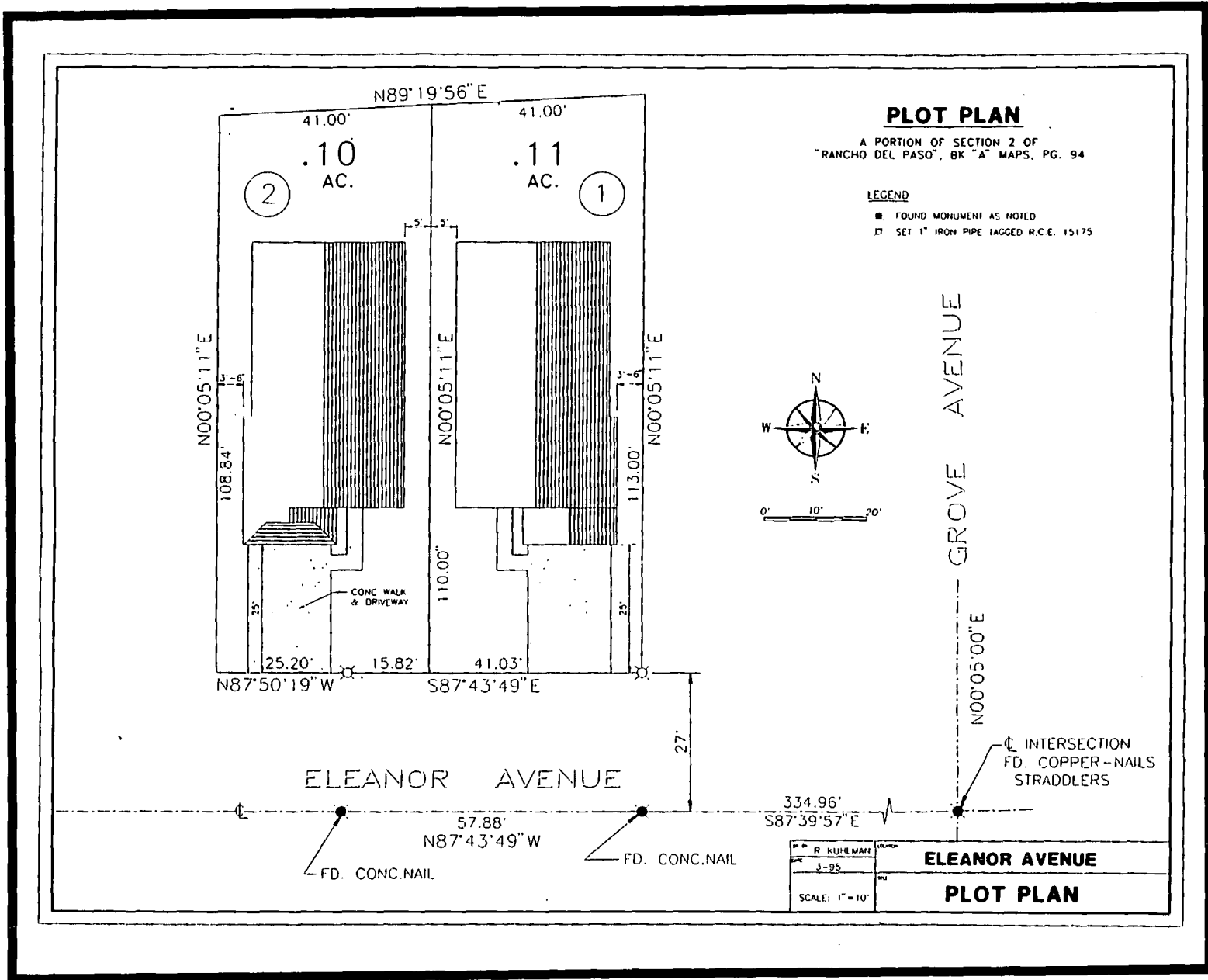
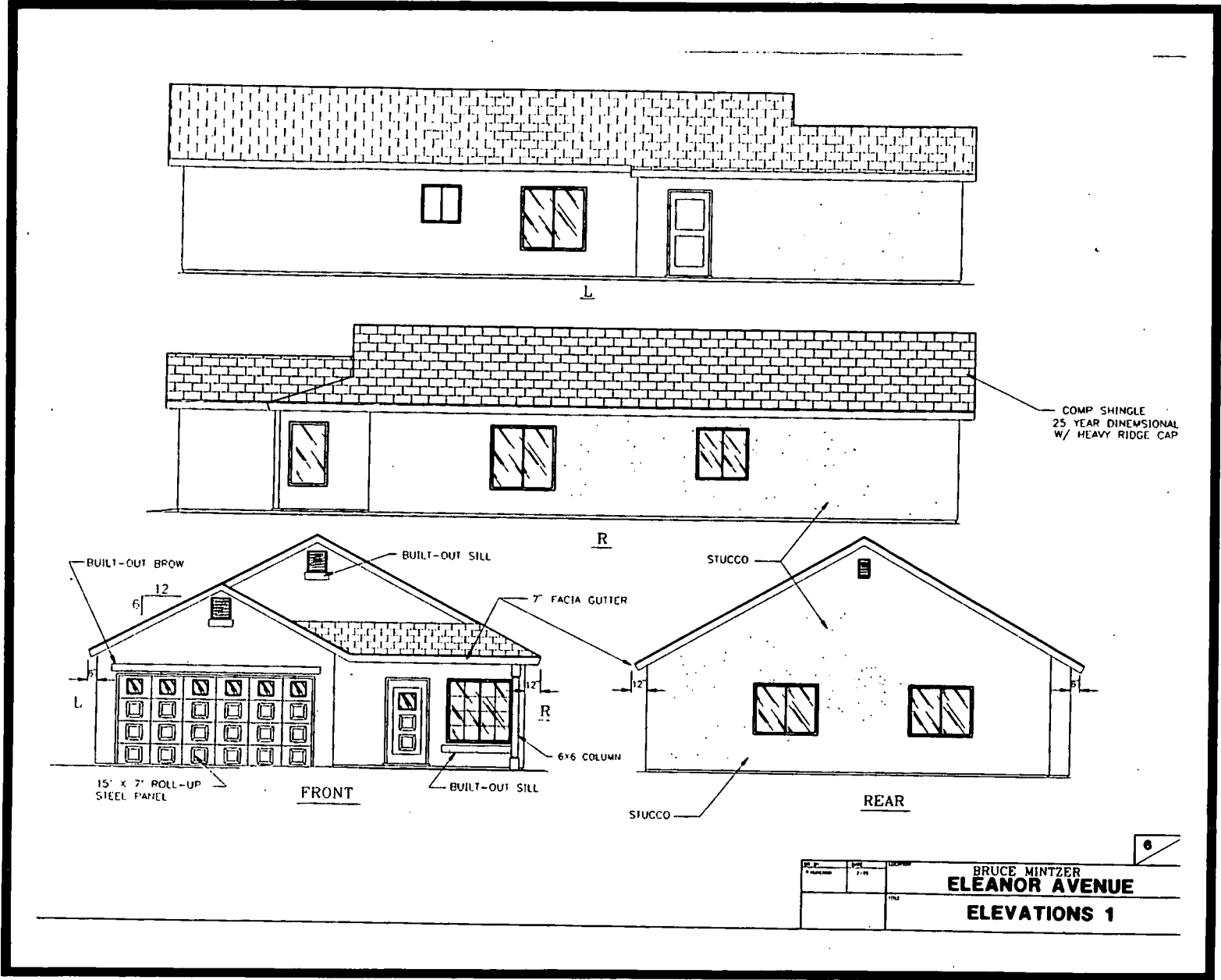


EXHIBIT 3-B

ITEM #6
PAGE 6

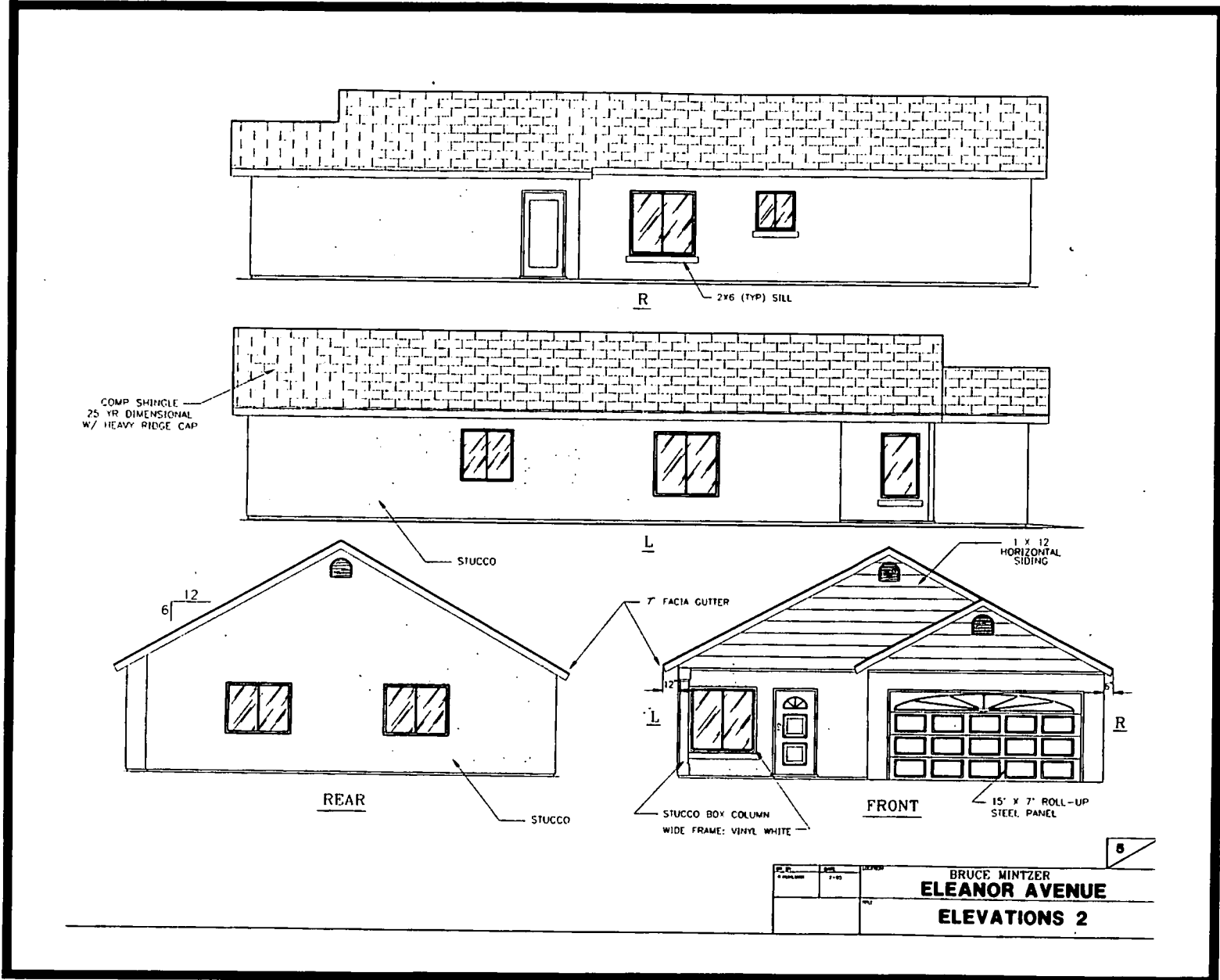
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P94-004



ELEVATION 1

DATE	SCALE	DESCRIPTION
3/30/95	1/8" = 1'-0"	ELEVATIONS
BRUCE MINTZER ELEANOR AVENUE ELEVATIONS 1		



DATE	2-1-95	BY	BRUCE MINTZER
SCALE			
ELEANOR AVENUE			
ELEVATIONS 2			

