

CITY PLANNING COMMISSION

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

APPLICANT	Rashid Ahmad, 2304 'E' Street, Sacramento, CA 95816				
OWNER	Joe Wooten, 4610 Joaquin Way, Sacramento, CA 95822				
PLANS BY					
FILING DATE	1-10-85	50 DAY CPC ACTION DATE		REPORT BY:	FG:bw
NEGATIVE DEC	Ex. 15303(e)	EIR		ASSESSOR'S PCL NO.	003-153-03

APPLICATION: Variance to waive one required parking space for a duplex on a 3,200+ square foot interior lot in the Single Family (R-1B) zone.

LOCATION: 405-28th Street

PROPOSAL: The applicant is requesting the necessary entitlement to waive one required on-site parking space.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1B
Existing Land Use of Site:	Single Family Dwelling

Surrounding Land Use and Zoning:

North:	Residential; R-1B
South:	Residential; R-1B
East:	Residential; R-3A
West:	Residential; R-1B

Parking Required:	2 spaces
Parking Provided:	1 space
Property Dimensions:	40' x 80'
Property Area:	3,200 square feet
Square Footage of Building:	1st floor: 1,026.6; 2nd floor: 1,026.6; Total: 2,053.2
Height of Structure:	Two-story; 25 feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Pink
Exterior Building Materials:	Wood siding

BACKGROUND INFORMATION: On October 25, 1984 the Commission approved a special permit to construct a duplex on the subject site with two on-site parking spaces.

PROJECT EVALUATION:

- A. The subject site is designated for residential use on both the General Plan and the Central City Community Plan. The site is zoned R-1B which allows two units on an interior lot once a special permit has been approved.
- B. The subject site contains a two-story, single family residence which is being renovated and converted to a duplex. The applicant's plan indicates that the renovation will not increase the size of the building.

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As a condition of approval for the special permit, the applicant was required to submit his building plans to the Design Review/Preservation Board (a copy of the Design Review staff report is attached). Per the recommendations of the Design Review Board, the applicant must redesign the exterior of the structure, replace the front stairway and either relocate the required parking or waive the parking.

- C. Staff has reviewed the applicant's request to waive one space. Staff has no objection so long as the existing driveway/parking area is utilized for parking and the applicant complies with the conditions set forth by the Design Review Board. In addition, staff found that several on-street parking spaces were available in the immediate area.

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

STAFF RECOMMENDATION: Staff recommends that the Commission take the following action:

Approve the Variance, subject to conditions and based upon Findings of Fact which follow.

Conditions

1. The beam at the base of the porch railing wall, and the columns shall be surfaced with horizontal wood siding to match existing.
2. Replace front stairway, designed to be consistent with original stairway design.
3. Landscaping shall replace new concrete parking area in the front yard.
4. The revised plans shall be reviewed and approved by the Design Review Board staff.

Findings of Fact

1. The proposal, as conditioned, does not constitute a disservice to the general public or surrounding properties, in that:
 - a. adequate on-street parking is available;
 - b. on-site parking will be provided for one space.
2. Granting of the variance would not be a special privilege extended to an individual property owner, in that:

the lot size and structural design of the house prevents locating the required parking on the site;
3. The request is not adverse to the 1974 General Plan and the 1980 Central City Plan which designate the site for residential uses.

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OWNER	Rashid Ahmad, 2304 'E' Street, Sacramento, CA 95816		
PLANS BY	Joe Wooten, 4610 Joaquin Way, Sacramento, CA 95822		
FILING DATE	9/21/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15303(a)	EIR	ASSESSOR'S PCL NO. 003-153-03

APPLICATION: Special Permit to develop a duplex on a 3,200± square foot interior lot in the Single Family/Two Family (R-1B) zone.

LOCATION: 405-28th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a duplex.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1B
Existing Land Use of Site:	Single Family Dwelling

Surrounding Land Use and Zoning:

North:	Residential; R-1B
South:	Residential; R-1B
East:	Residential; R-3A
West:	Residential; R-1B

Parking Required:	1 space/du
Parking Provided:	1 space/du
Property Dimensions:	40' x 80'
Property Area:	3,200 square feet
Square Footage of Building:	1st floor-1,026.6; 2nd floor-1,026.6; Total-2,0533
Height of Structure:	Two-story; 25 feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Pink
Exterior Building Materials:	Wood siding

PROJECT EVALUATION:

- A. The subject site is designated for residential use on both the General Plan and the Central City Community Plan. The site is zoned R-1B (Single Family/Two Family) which allows two units on an interior lot once a special permit has been approved.
- B. The subject site contains a two-story, single family residence which is being renovated and converted to a duplex. The applicant's plan indicates that the renovation will not increase the size of the building. In addition, in order to provide the two required on-site parking spaces; the existing driveway will be removed and a new larger driveway and parking stalls will be constructed.
- C. This project has been reviewed by the offices of the City Engineer, Traffic Engineer and Building Inspections. Their comments are as follows:

Traffic

Driveway permit would be required for the new driveway.

Building Inspections

1. Plans not designed for Title 24;
 2. Plans do not meet minimum code (windows, foundations, etc.);
 3. What about sound between units?
 4. Need framing detail for cut through building;
 5. Windows not allowed on new construction less than three feet from property line;
 6. Parking spaces and stairway will create problems.
- D. An on-site inspection revealed that the applicant has begun remodeling the structure. Existing siding is being replaced with redwood siding. The original staircase has been removed. Other minor interior and exterior renovations have or are being made. The structure is not an Essential or Priority structure; however, the staff of the Design Review Board is concerned with the exterior renovation and its compatibility with adjacent residential structures. Staff therefore suggests the remodel of this structure be reviewed by the Design Review/Preservation Board.

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

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

Approve the Special Permit, subject to the following conditions and based upon Findings of Fact which follow.

Conditions:

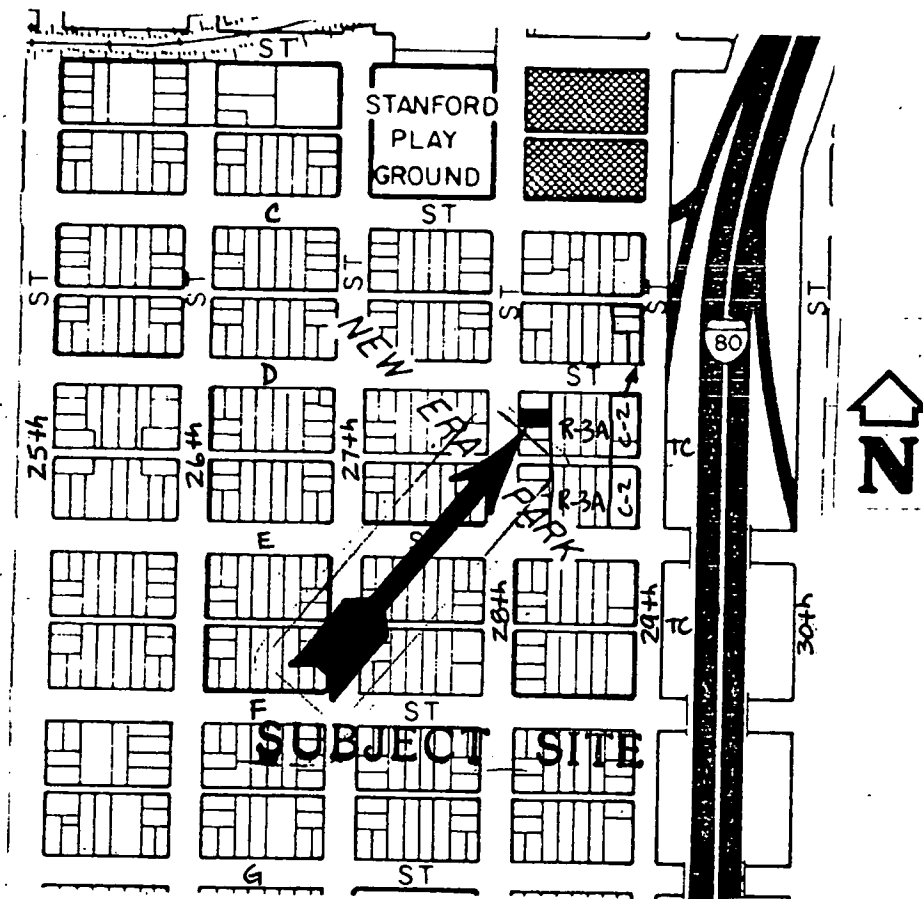
1. The applicant shall obtain a driveway permit from the Traffic Engineering Division;
2. Two on-site parking spaces shall be provided;
3. The applicant shall submit project plans to the Design Review/Preservation Board for review and comment. The applicant shall comply with any conditions set forth by the Design Review Board prior to the issuance of any building permits;
4. The applicant shall comply with requirements of the Building Code for the renovation of the structure.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. adequate parking is provided on site;

- b. the project is compatible to surrounding land uses which consist of single family dwellings, multiple family dwellings, and commercial uses.
- 2. The project, as conditioned, will not be detrimental to property in the vicinity, in that it will not alter the residential character of the neighborhood;
- 3. The project is consistent with the 1974 General Plan and the 1980 Central City Community Plan which designate the site for residential purposes.

EXHIBIT A

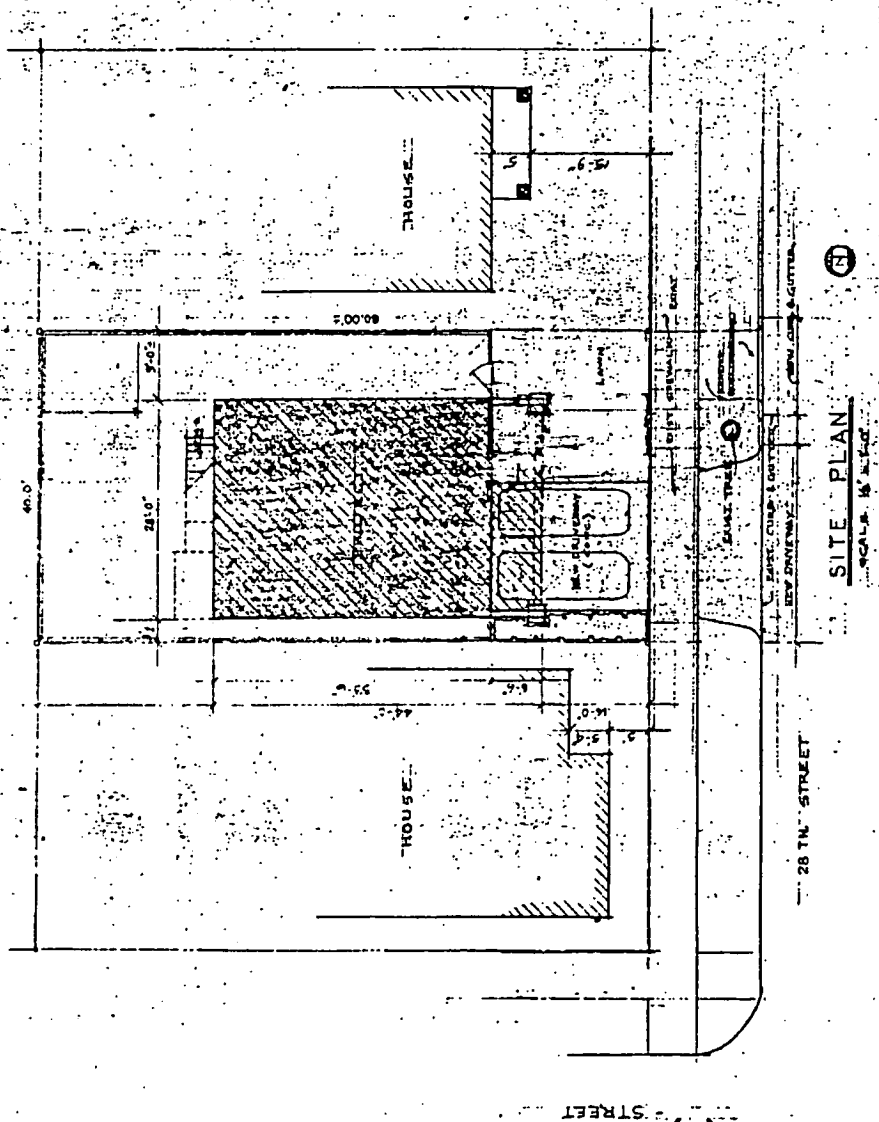


All parcels within 300' radius zoned
R-1B except as noted

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VICINITY - LAND USE - ZONING

SITE PLAN



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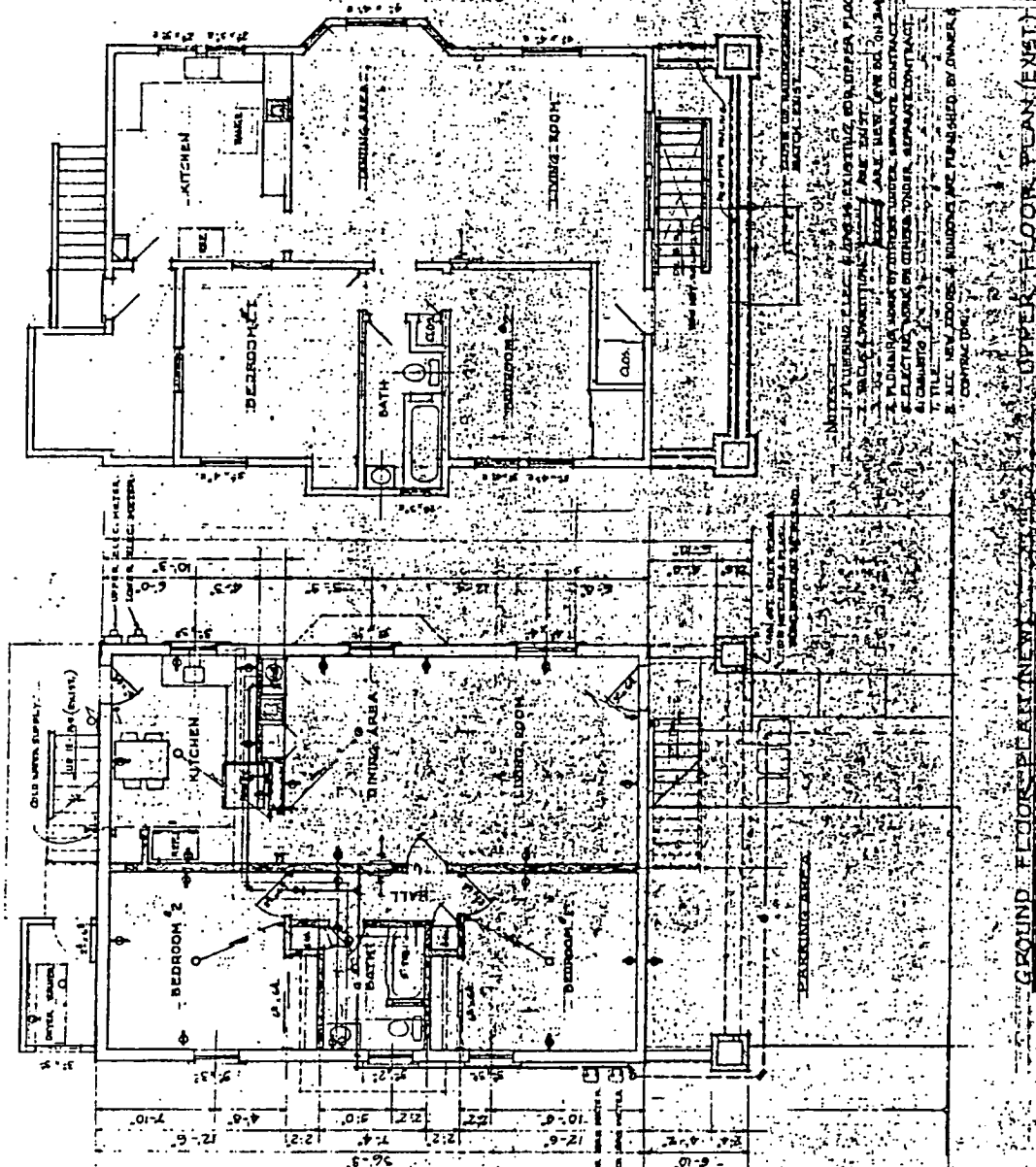
P84-361

10-25-84

No. 17

FLOOR PLANS

EXHIBIT C



10'-0" 12'-0" 20'-0" 20'-0" 20'-0"

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EXIST'G GROUND PLAN
 1
 2. 1/2" WALLS (CONCRETE)
 3. 1/2" WALLS (CONCRETE) & CEILING (GYP)
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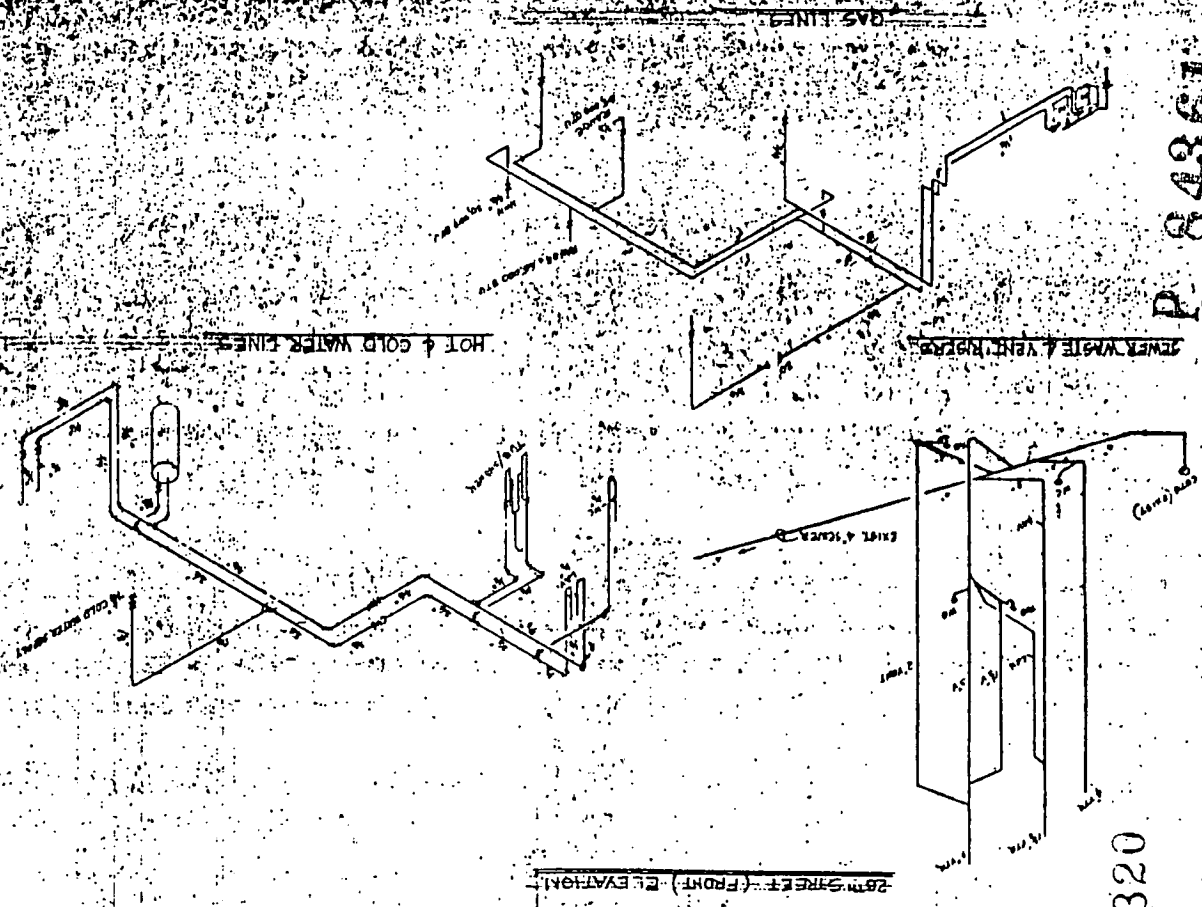
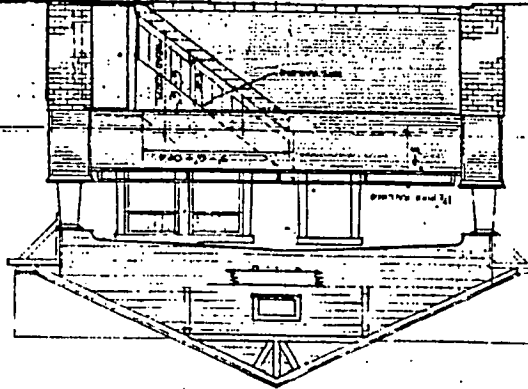
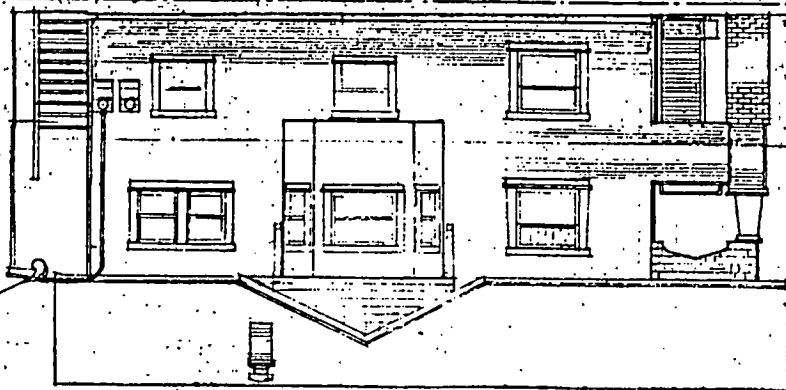
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EXHIBIT D

ELEVATIONS

STANDARD PANELS

NO.	DESCRIPTION	QTY.	AREA	PERCENTAGE
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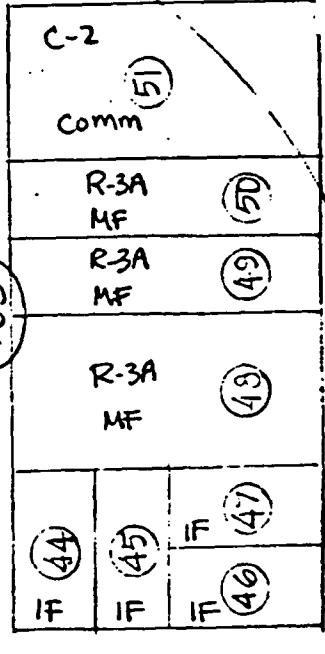
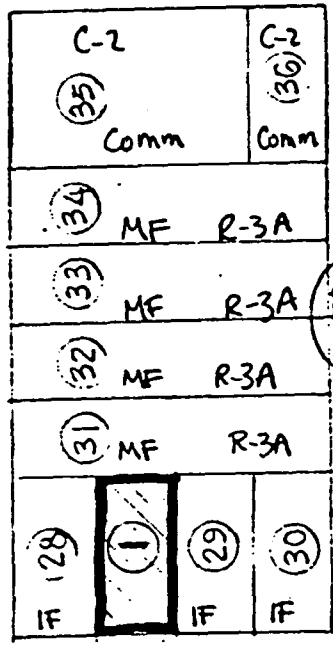
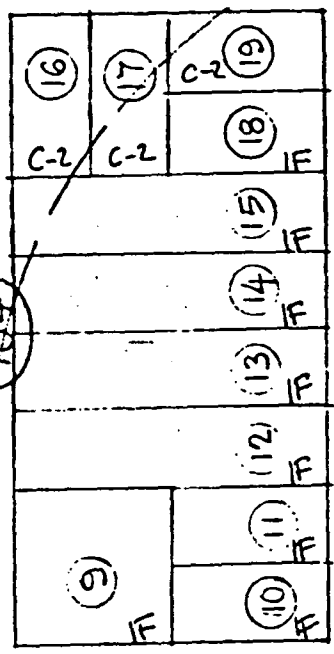
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EXHIBIT E



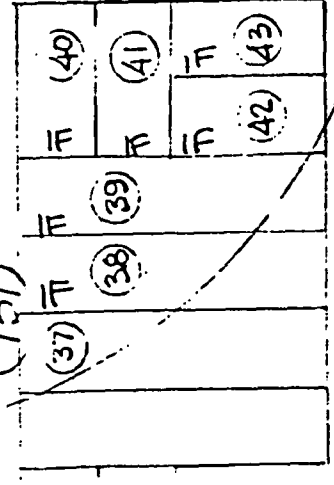
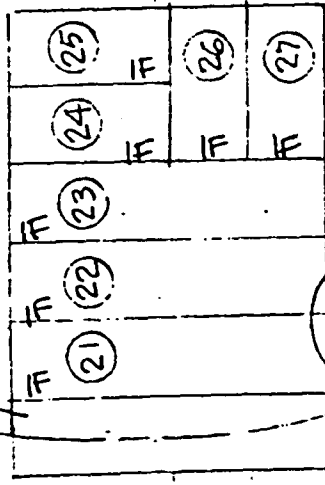
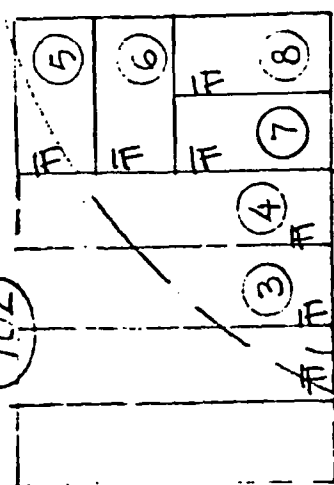
29th

ST



28th

ST



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D

E

LAND USE MAP