

# PLANNING DIRECTOR'S SPECIAL PERMIT

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

<b>APPLICANT</b>	Ruben/Evelyn Aguilar, 2852 Belgrade Way, Sacramento, CA 95833				
<b>OWNER</b>	Richard/Stella Aguilar, 1105 Hawk Ave., Sacramento, CA 95833				
<b>PLANS BY</b>	Ruben/Evelyn Aguilar, 2852 Belgrade Way, Sacramento, CA 95833				
<b>FILING DATE</b>	4-14-89	<b>ENVIR. DET.</b>	EX. 15303a	<b>REPORT BY</b>	PW:ob
<b>ASSESSOR'S PCL. NO.</b>	274-0071-011				

**APPLICATION:** Planning Director's Special Permit for deep lot development (P89-179)

**LOCATION:** 1105 Hawk Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a single family home on a deep lot.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential
South Natomas Community	
Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use and Zoning:	Single-Family home

**Surrounding Land Use and Zoning:**

North: Vacant; R-1  
South: Single-Family Residential; R-1  
East: Single-Family Residential; R-1  
West: Single-Family Residential; R-1

Parking Required:	2
Parking Provided:	2
Property Dimensions:	52' x 243'
Property Area:	0.29 ± acres
Density of Development:	6.8 d.u. per acre
Square Footage of Building:	Existing 900± sq. ft. home; proposed 1,560 sq. ft. new home
Height of Building:	14' 6"
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood siding
Roof Material:	Composition Shingle
Exterior Building Colors:	Beige and Brown

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 12,636 sq. ft. (52'x243') interior lot located in the single family (R-1) zone. Both the General Plan and South Natomas Community Plan designate the site for low density residential uses. An existing single family home in fair condition is located on the front portion of the lot fronting on Hawk Avenue. The site is surrounded on three sides by single family homes zoned R-1 and vacant R-1 land to the north. The adjacent area can be characterized by large deep lots with one existing unit positioned to the front of the lot. The area has the potential for infill of additional units in the rear of existing lots.

B. Project Proposal

The applicant proposes to construct a 1,560 square foot home at the rear of a 243 foot deep lot. The lot currently contains an approximately 900 square foot home.

C. Site Plan

The submitted site plan indicates the proposed dwelling unit to be located behind the existing home. Access is provided from the existing driveway along the eastern property line. The proposed unit will have a 13 foot building setback along the eastern property line with a 6' high wood fence extending the entire length of the site. A 56 foot rear setback is indicated on the plan of which 21 feet has been designated for a possible future public street. The lot can accommodate the second unit and maintain the possibility of subdividing the vacant R-1 site to the north and leave the easement for the possible future public street. The public street would separate the subject site from the vacant piece to the north.

The site plan indicates no provision for a carport or garage. The majority of the surrounding homes have carports rather than garages. Staff recommends the applicant add a carport to the proposed dwelling. The carport can be placed either to the south of the structure or along the western side via the proposed driveway. Staff prefers placing the carport to the west of the structure in that it would help break up the length of the proposed driveway. A five foot turfed planter will be located between the fence and the driveway.

D. Elevations and Floor Plans

The applicant has submitted photographs of the proposed structure in that the home is prefabricated and will be moved onto the site. The exterior walls are constructed of wood siding painted beige with brown trim. Proposed roof material is composition shingle. Although, the structure is prefabricated, the design and materials are very compatible with the surrounding neighborhood. A staff survey of the area revealed all

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composition roofs and a combination of stucco and wood siding exteriors. The 1,560 square foot size of the home is larger than most in the neighborhood. Floor plans indicate three bedrooms, two bath, and utility room featuring washer and dryer hook-up.

ENVIRONMENTAL DETERMINATION:

The proposed project is exempt from environmental review, pursuant to CEQA Guidelines (Section 15303a).

STAFF RECOMMENDATION:

Staff recommends approval of the Special Permit, subject to conditions and based upon findings of fact which follow:

Conditions:

1. Applicant shall comply with all requirements of the Deep lot/Infill regulations (Sec. 9) of the Zoning Ordinance.
2. The driveway shall meet the requirements of the City Traffic Engineer.
3. The applicant shall revise the site plan to indicate a carport adjacent to the west of the proposed structure prior to issuance of building permits.
4. The applicant shall obtain all necessary building permits.
5. Prior to approval of final building inspection by the City Building Division, the project shall be inspected by the Planning Director for compliance with all conditions.

Findings of Fact

1. The proposed project is based upon sound principles of land use, in that:
  - a. adequate space is available on the site to accommodate the type and density of the proposed project.
  - b. the project is compatible with surrounding land uses which consist of single family homes on deep lots.
2. The proposed project will not be detrimental to the public health, safety or welfare, nor result in creation of a nuisance, in that the project shall comply with the requirements of Section 9 of the Zoning Ordinance.
3. The proposed project is consistent with the objective of the General and Community Plan to encourage, promote and assist in developing housing which meets the needs of low and moderate income households.

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REPORT PREPARED BY:

Price Walker  
Price Walker, Associate Planner

5/16/89  
DATE

RECOMMENDATION APPROVED BY:

Marty Van Duyn  
Marty Van Duyn, Planning Director

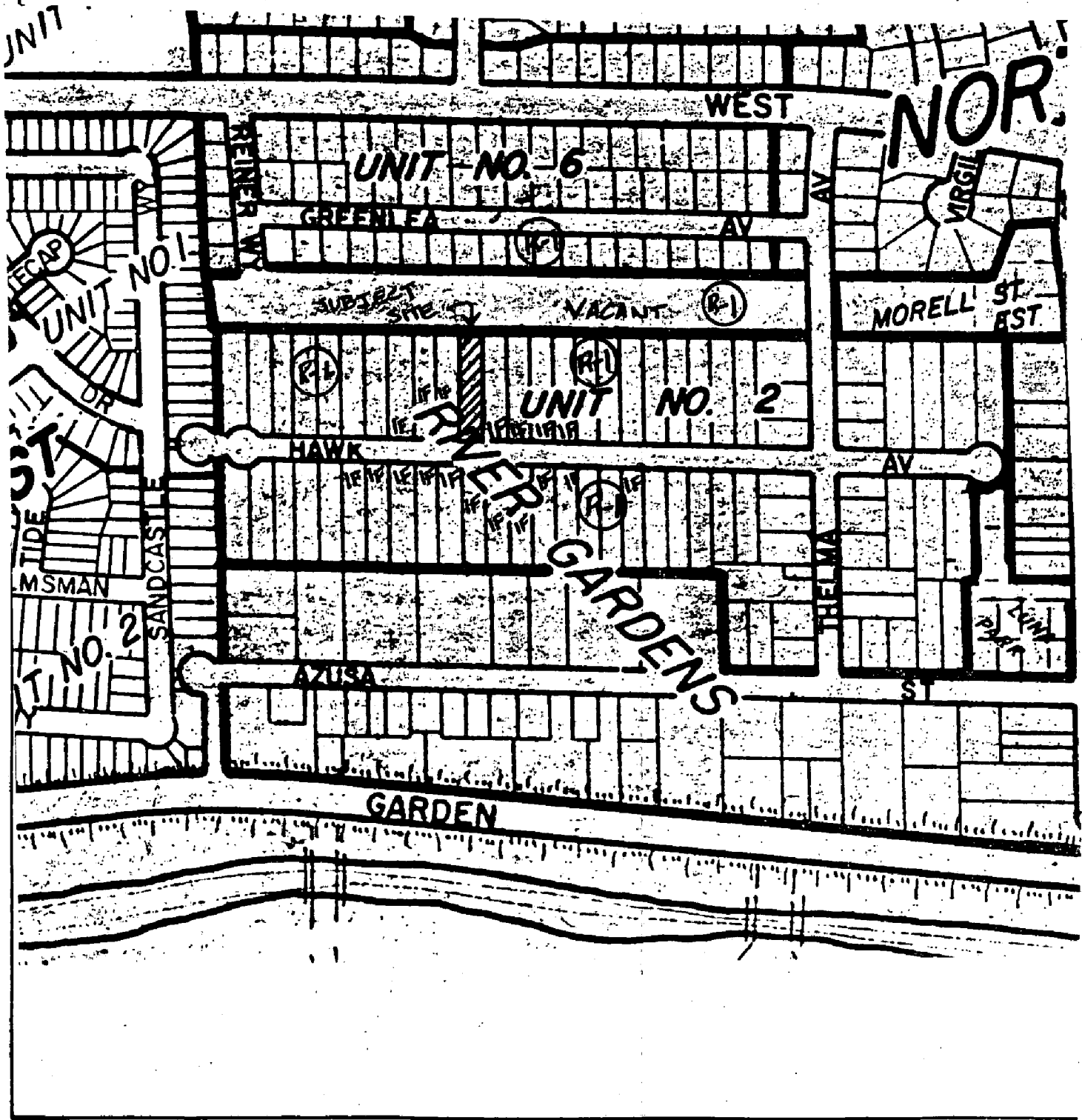
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# VICINITY MAP

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**LAND USE & ZONING MAP**

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52' WIDTH

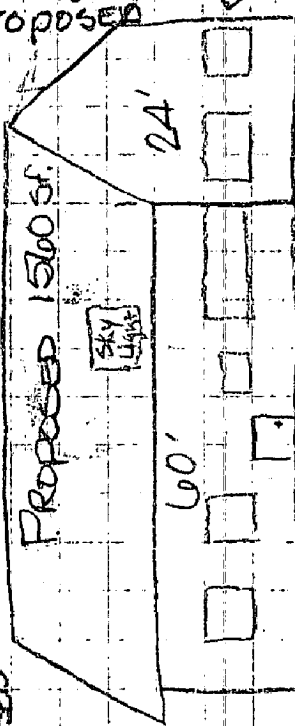
# SITE PLAN

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EASEMENT  
20'

36' behind Proposed



13' IN from Property Line

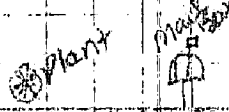
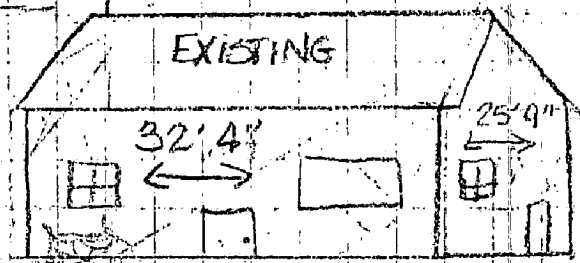
13' IN from Property Line



85' between existing + proposed



14' Hgt.



62' 0" DRIVEWAY

Grass Area

6' WOOD FENCE

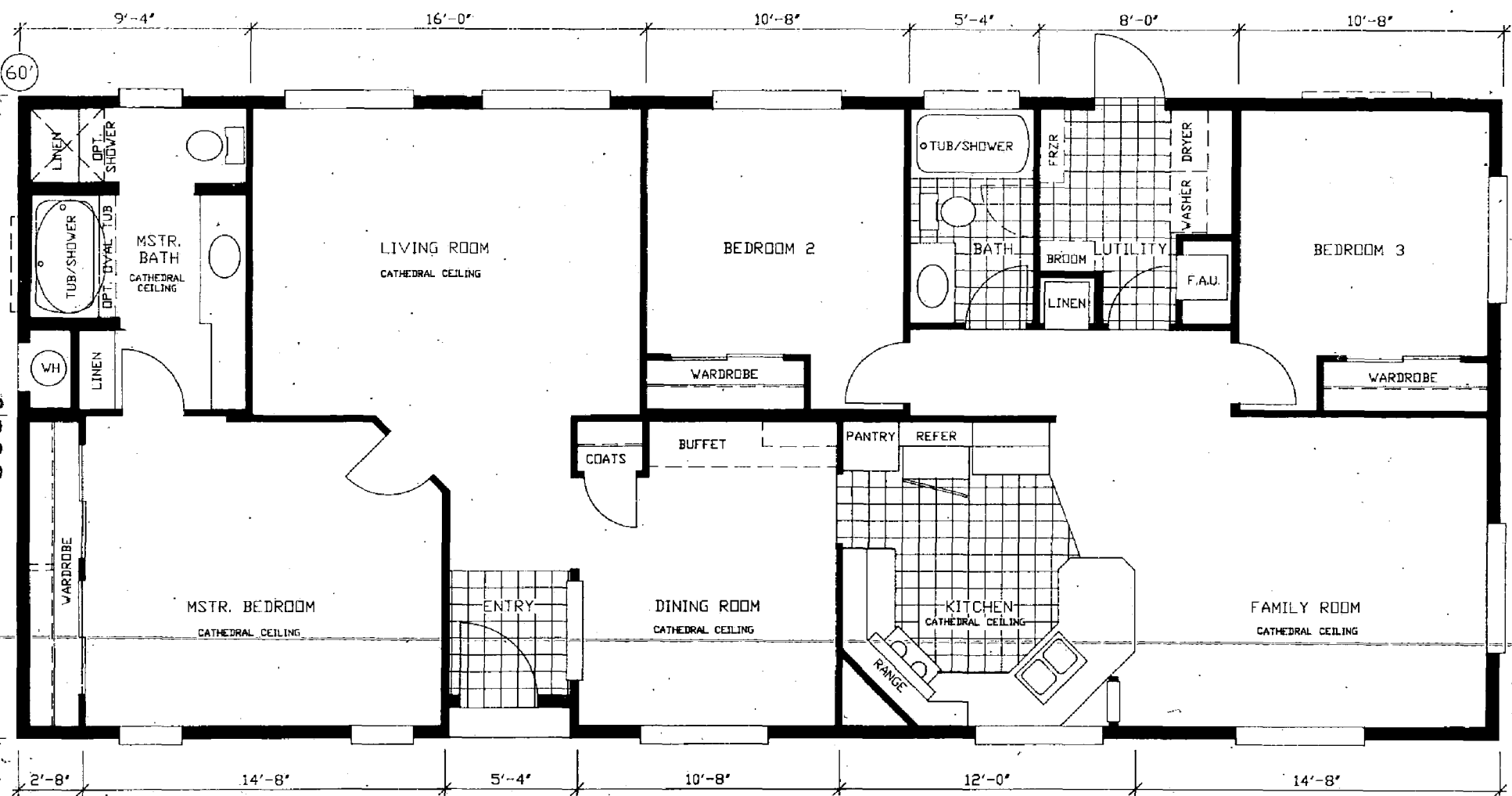
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52' Width of lot



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FLOOR PLAN

CC601R4  
60X26 1560 SQ. FT.

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