

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Som D. Sharma, 6212 25th Street, Sacramento, CA 95822				
<b>OWNER</b>	Som D. Sharma, 6212 25th Street, Sacramento, CA 95822				
<b>PLANS BY</b>	L. Karlovich, 2608 S Street, Sacramento, CA 95814				
<b>FILING DATE</b>	4/15/88	<b>ENVIR. DET.</b>	Cat. Ex. 15303 (a)	<b>REPORT BY</b>	DCS:pe
<b>ASSESSOR'S-PCL. NO.</b>	036-0061-015				

**APPLICATION:** Special Permit to develop a 630 + sq. ft. second single family residence on 0.17+ acres in the R-1 (EA-4) zone.

**LOCATION:** 6309 24th Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a second single family residence.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4-15 du/na)  
1984 Airport-Meadowview Community  
Plan Designation: Residential (4-8 du/na)  
Existing Zoning of Site: R-1 (EA-4)  
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residence, R-1 (EA-4)	Front:	25'	25'
South: Single Family Residence, R-1 (EA-4)	Side(Int):	5'	5'
East: Single Family Residence, R-1 (EA-4)			
West: Executive Airport, R-1 (EA-1)	Rear:	15'	15'

Parking Required: 1 space  
Parking Provided: 1 space  
Property Dimensions: 50' x 150'  
Property Area: .17+ acres  
Density of Development: 11.6 d.u. per acre  
Square Footage of Building: 630  
Height of Building: 8 feet  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: T1-11 siding  
Roof Material: Composition

**Project Evaluation:**

**A. Land Use and Zoning**

The subject site is a 50' x 150' interior lot in the Standard Single Family (R-1) zone with the Executive Airport - 4 (EA-4) overlay zone applied. The EA-4 is the less restrictive of 4 Executive Airport overlay zone. An existing residence on the lot faces 24th Street. A single family residence is proposed

on the opposite side of the lot and will have alley access. A second single family dwelling is permitted in the R-1 (EA-4) zone provided that an approved special permit is obtained and it be limited to 640 square feet in size.

Surrounding land uses are single family residences and R-1 (EA-4) zoning to the north, south and east of the subject site. Executive Airport is located across 24th Street to the west of the site and is zoned R-1 (EA-1). The General Plan designates the site for Low Density Residential (4-15 du/na) uses. In addition, the Airport-Meadowview Community Plan designates the site Residential (4-8 du/na) 1984.

B. Applicant's Proposal

The applicant proposes to construct a second single family residence on the subject site. The proposed residence will be 630 sq. ft. in size and have an attached single car garage. Access will be from an existing gravel which is adjacent to the rear (or easterly) property line.

C. Site Plan Design

The proposed second unit will be architecturally compatible with the main residence as both structures are and will be constructed with T1-11 siding.

The second residence is proposed with a 2'6" eave overhand. The Zoning Ordinance permits eave overhangs to project a maximum of only 2' into the setback area. In order to meet the zoning requirements, eaves will need to be reduced so they will project two feet or less into the setback areas.

D. Setbacks/Rear Yard Area

Staff is not certain that the existing and proposed structures are and will be constructed outside the required setbacks. When in question, the Building Division requires a survey to establish the location of the property lines and the location of the existing and proposed structures. Staff is recommending that the property lines and locations of the existing and proposed structures be established through a survey prior to issuance of the building permit. Any identified violations of building setbacks shall be resolved prior to the issuance of the building permit for the second dwelling.

Review/Comments

This project has been reviewed by the City Engineer, Traffic Engineer, Building Inspections and others. No comments have been received.

Environmental Determination: The proposed second single family residence is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(a)).

Staff Recommendation: Staff recommends the Commission take the following actions:

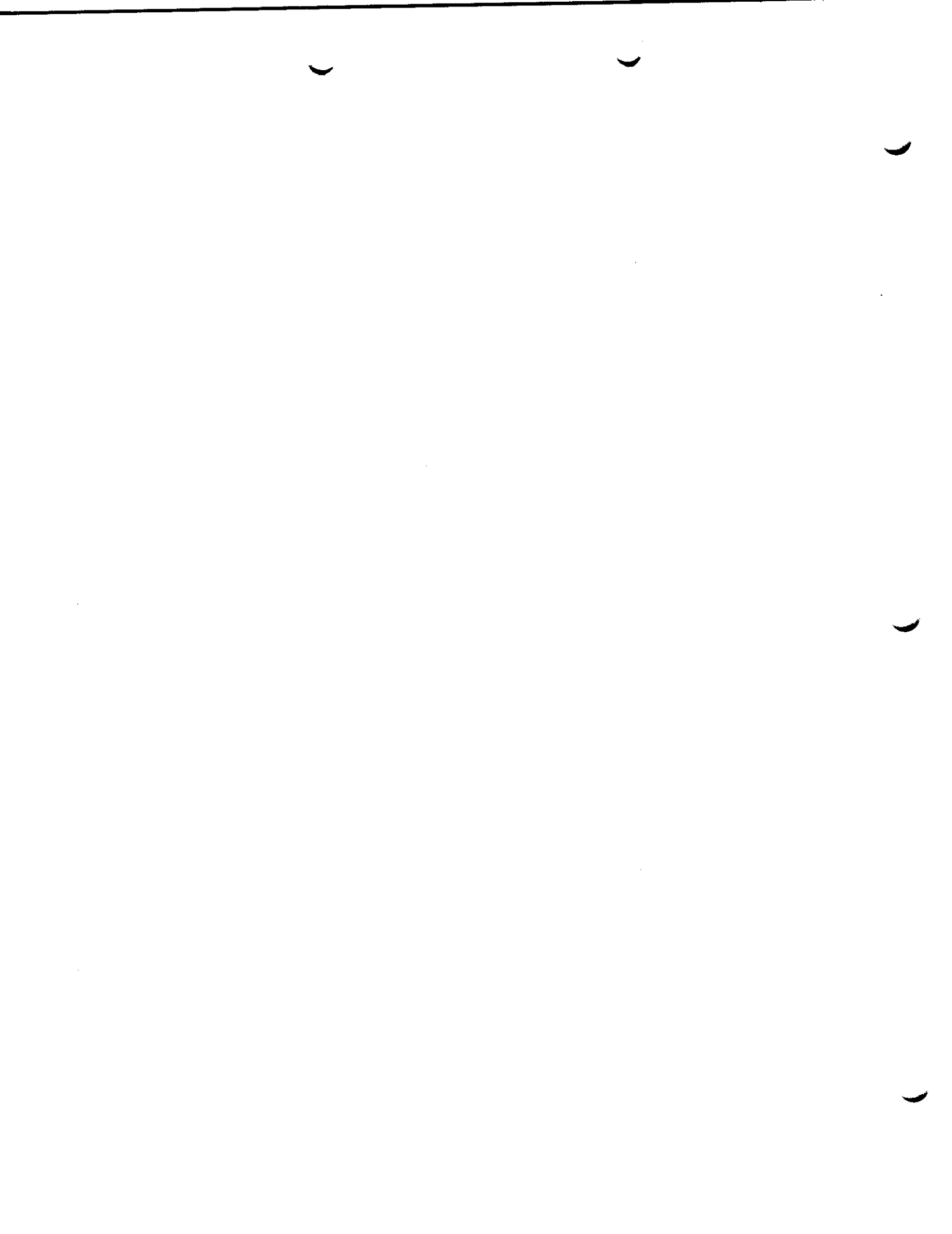
- A. Approve the special permit to develop a 630± acre sq. ft. second single family residence on 0.17± acres subject to conditions and based upon findings of fact which follow.

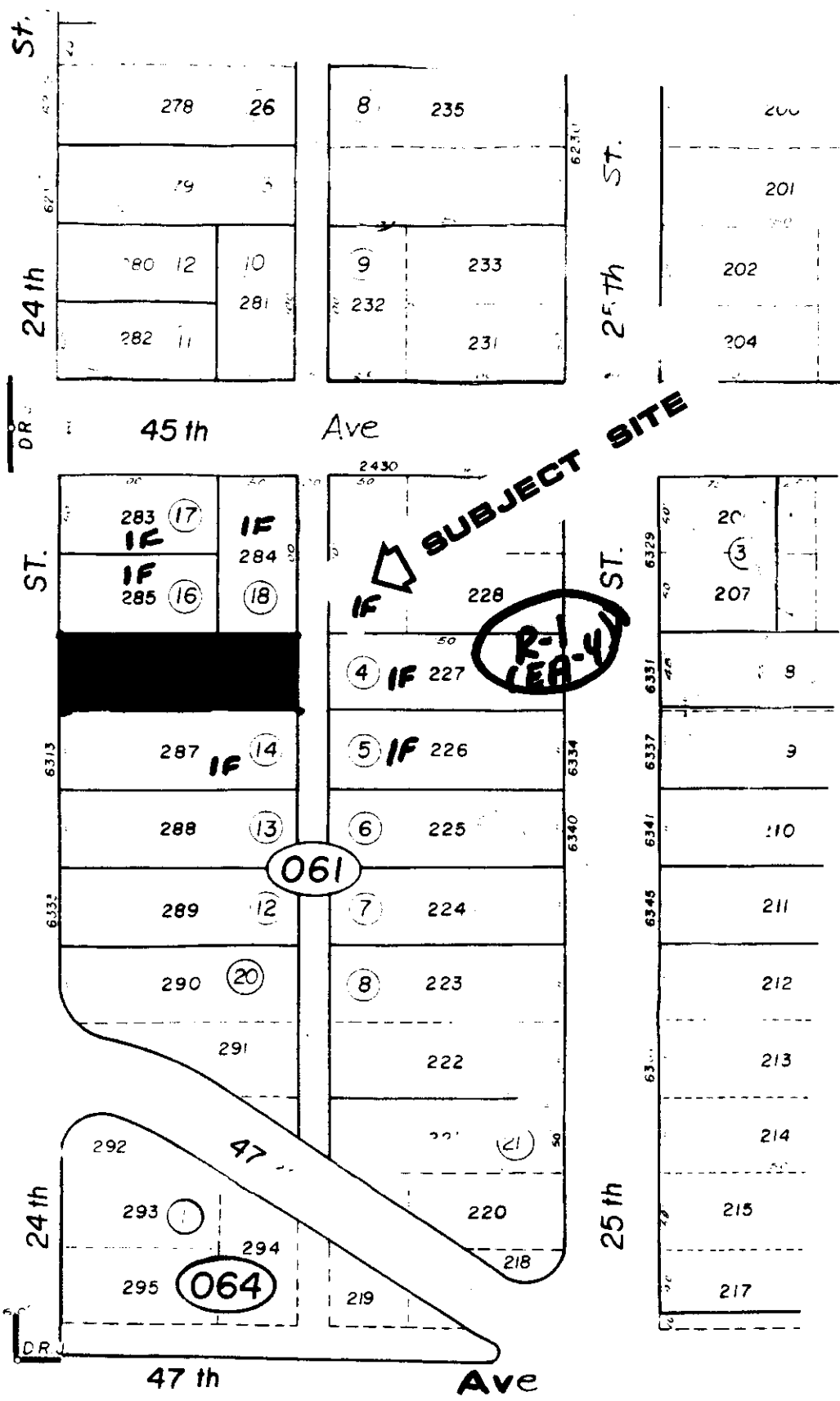
Conditions:

1. The proposed project shall be redesigned to meet all requirements of the zoning Ordinance including limiting eave projections to two feet and less in building setback areas.
2. A survey of the subject property lines and location of existing and proposed structures shall be conducted prior to issuance of the building permit. Any identified violations of building setbacks shall be resolved prior to issuance of the building permit for the second dwelling.
3. A minimum ten foot rear yard area for the second dwelling shall be provided. (west end of new building)

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that
  - a. two detached single family residences are allowed in the Single Family Residence (R-1) zone with approval of a Special Permit.
  - b. the project is compatible with surrounding single family land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
  - a. adequate off-site parking will be provided; and
  - b. adequate usable open space will be provided;
3. The proposed project is consistent with the General Plan which designates the site for Low Density Residential (4-15 du/na) and the 1984 Airport Meadowview Community Plan designates the site Residential (4-8 du/na).





EXECUTIVE AIRPORT

**R-1 (EA-U)**

Bk. 35



**IF** **△** **SUBJECT SITE**

**R-1 (EA-U)**

**EXHIBIT A**

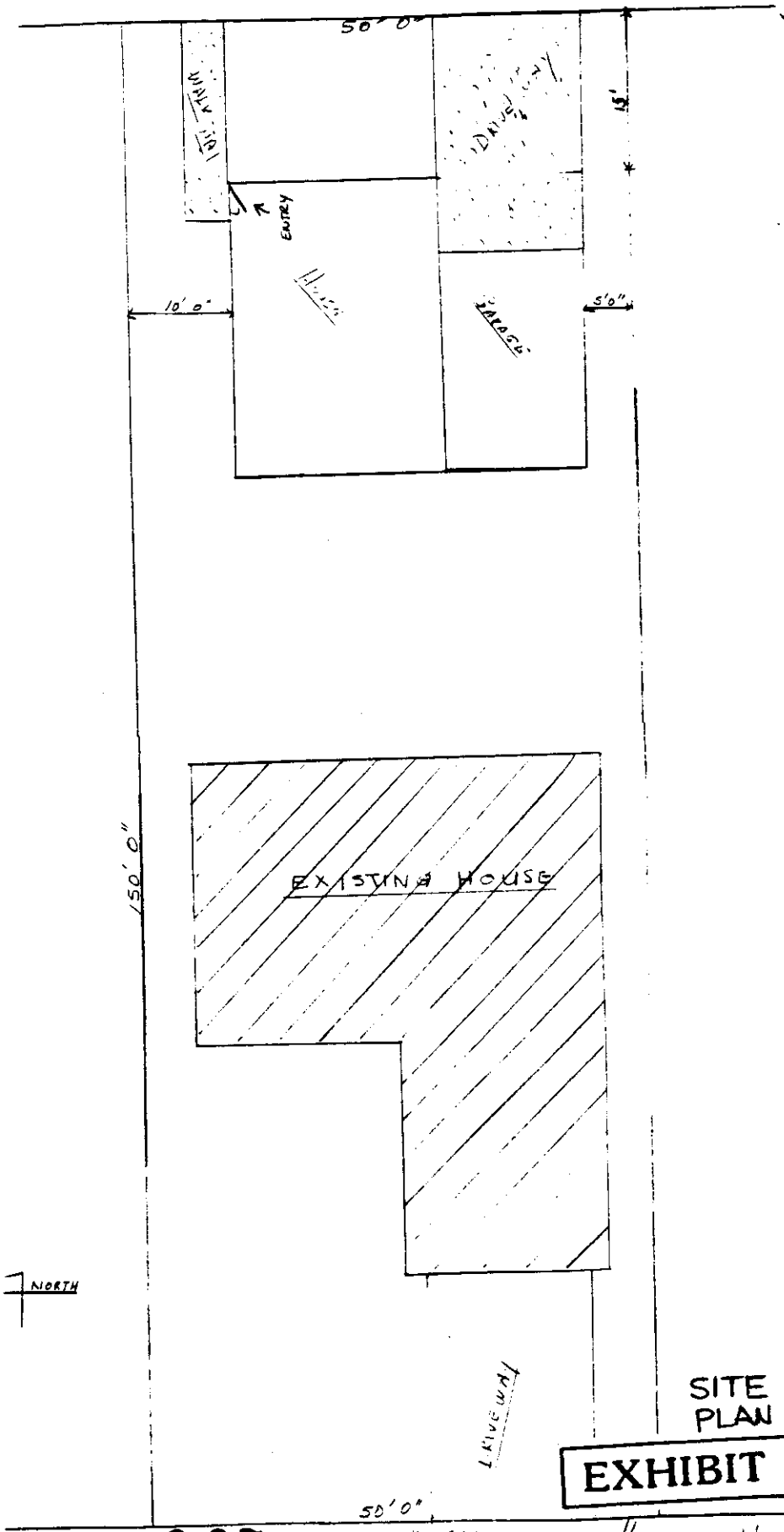
**VICINITY - LAND USE - ZONING**

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*Item # 12*

ALLEY 20' 0"



SITE PLAN

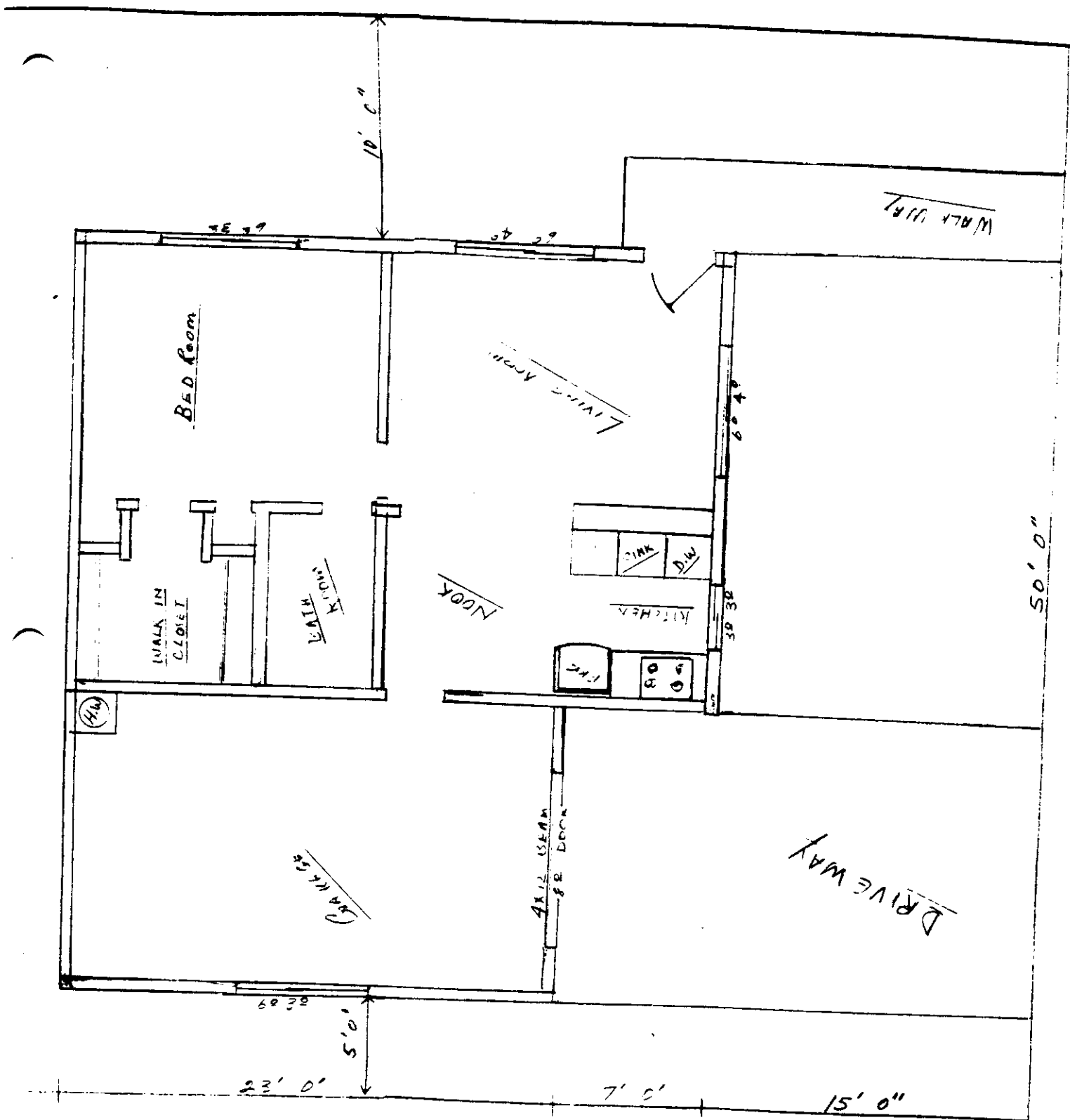
EXHIBIT B

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50' 0"  
24th STREET

Item # 12



FLOOR PLAN

**EXHIBIT C**

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Item # 12

