

CITY PLANNING COMMISSION

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

APPLICANT	Ted Walker, 901 W Street, Sacramento, CA 95818		
OWNER	Ted Walker, 901 W Street, Sacramento, CA 95818		
PLANS BY	WALKER & ASSOCIATES, 1805 1st Avenue, Sacramento, CA 95818		
FILING DATE	1-23-87	ENVIR. DET.	EX 15303(b)
ASSESSOR'S-PCL. NO.	REPORT BY CV-SC		

APPLICATION: Special Permit to allow a duplex in the Single Family Residential (R-1B) Zone.

LOCATION: NE corner 9th Street and W Street

PROPOSAL: The applicant is requesting the necessary entitlements to use an existing two story 1,850 square foot residence as 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 Residence

Surrounding Land Use and Zoning:	Setbacks:	<u>Existing Residence</u>	
		Required	Provided
North: Apartments; R-3A	Front:	16'+	16'+
South: Freeway; TC	Side(Int):	5'+	3'+
East: Single Family Residential, R-1B	Side(st):	12.5'+	7'+
West: Duplex; R-1B	Rear:	15'+	16'+

Parking Required: 2 spaces
 Parking Provided: 2 spaces
 Property Dimensions: 30' x 80'
 Property Area: 0.05+ acres
 Density of Development: 40 d.u. per acre
 Square Footage of Building: 1850
 Height of Building: 2 story
 Topography: Flat
 Street Improvements: Existing
 Utilities: Wood siding
 Roof Material: Composition shingle
 Colors: Blue, grey

BACKGROUND INFORMATION: The applicant is proposing exterior modifications to the existing single family residence and providing parking at the rear of the building. The proposed exterior modifications were reviewed and approved by the Design Review staff on October 29, 1986.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use/Zoning:

The subject site is zoned Single Family Residential (R-1B) and is developed with a single family residence on a corner lot. Surrounding land uses include apartments to the north, freeway to the south, duplex to the west and single family residential to the east.

B. Proposal:

The applicant proposes to convert an existing two story residential structure to a duplex. The two proposed entryways would be located off separate streets.

Floor plans submitted show two bedrooms located on the first floor and one bedroom on the second floor. A loft area above the second floor is proposed for a future sleeping area, den and bathroom. The applicant should be aware the Zoning Ordinance does not allow the loft to be converted to a third unit. The R-1B zone allows a maximum of two units on a parcel.

C. Parking:

The applicant proposes to provide two on-site uncovered parking spaces located parallel and adjacent to the north property line. (See attached site plan.) The proposed parking area is presently graveled but not paved. The cars would park directly in front of two existing six foot high wood gates. The applicant has indicated these wood gates provide temporary security for the backyard and will be removed prior to completion of the duplex. In addition, the driveway will require a curb cut and driveway permit from the Public Works Department.

Staff recommends the proposed parking area be paved to provide a more permanent parking surface and conform to the current parking standards of the Zoning Ordinance. Two concrete wheel stops should be located two feet from the end of the parking stalls to prevent cars accidentally rolling into the back yard area. (See exhibit A.)

D. Interdepartmental Review

The proposal was reviewed by the City Departments of Traffic Engineering, Engineering, Building Inspections and the following comment was received:

Traffic Engineering:

Entire parking surface must be flat (within 3 percent slope)

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

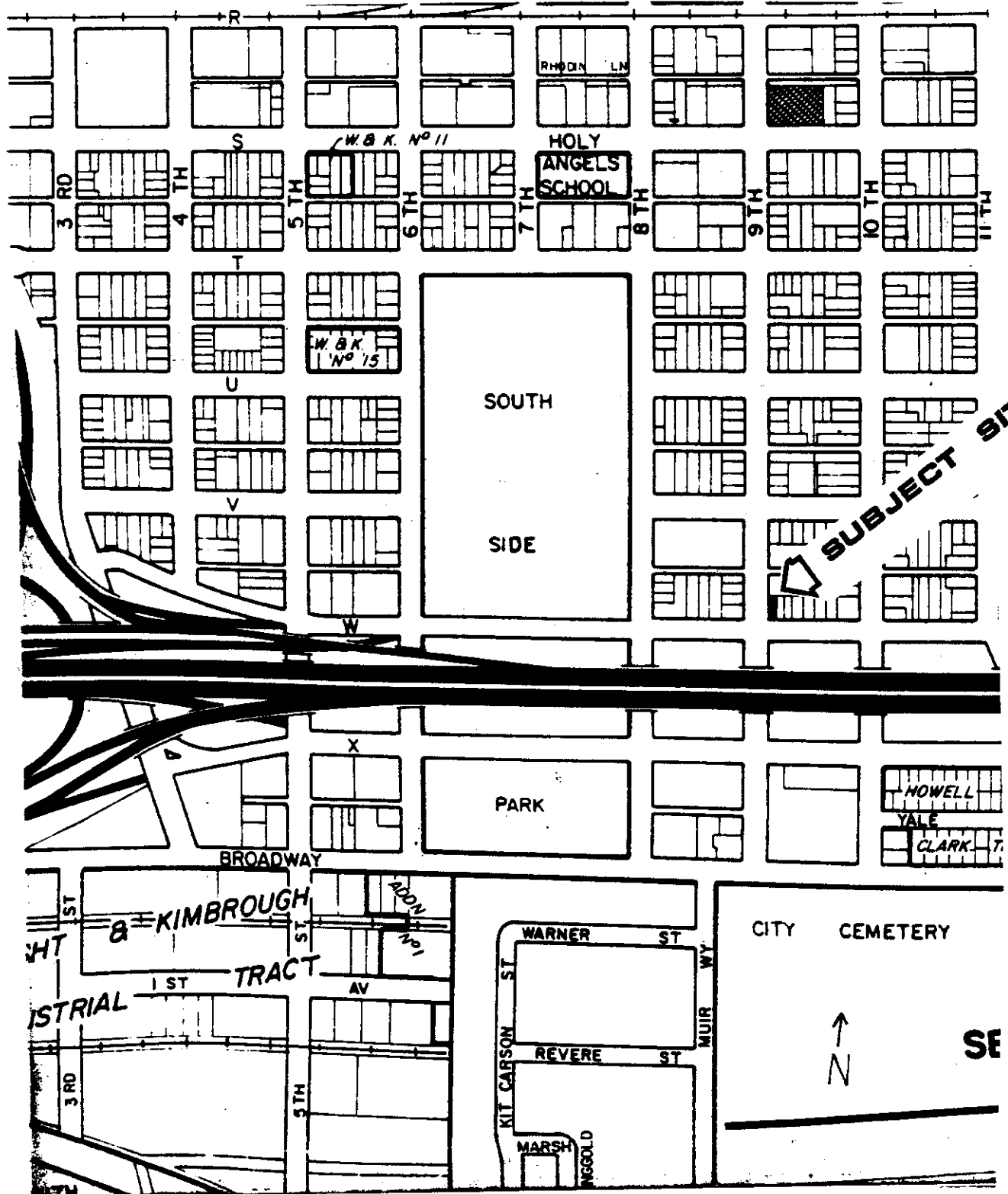
STAFF RECOMMENDATION: Staff recommends approval of the Special Permit subject to conditions and based upon the following findings of fact:

Conditions

1. The entire parking surface must be flat (within 3% slope, as required by the City Traffic Engineer.
2. The parking surface shall be paved to the parking standards of the Zoning Ordinance.
3. Two concrete wheel stops, one for each parking stall or a continuous concrete curbing shall be placed two feet from the end of the parking stalls.
4. The applicant shall obtain a driveway permit from Traffic Engineering for the proposed driveway.

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land use in that:
 - a. the project is compatible with the surrounding land uses which consist of single and multi-family dwellings;
 - b. sufficient parking is provided for the two units.
2. The project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the design will give the appearance of a single family residence and sufficient landscaping and on-site parking is provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential use by the 1980 Central City Plan and the proposed duplex use conforms with the plan designation.



VICINITY MAP

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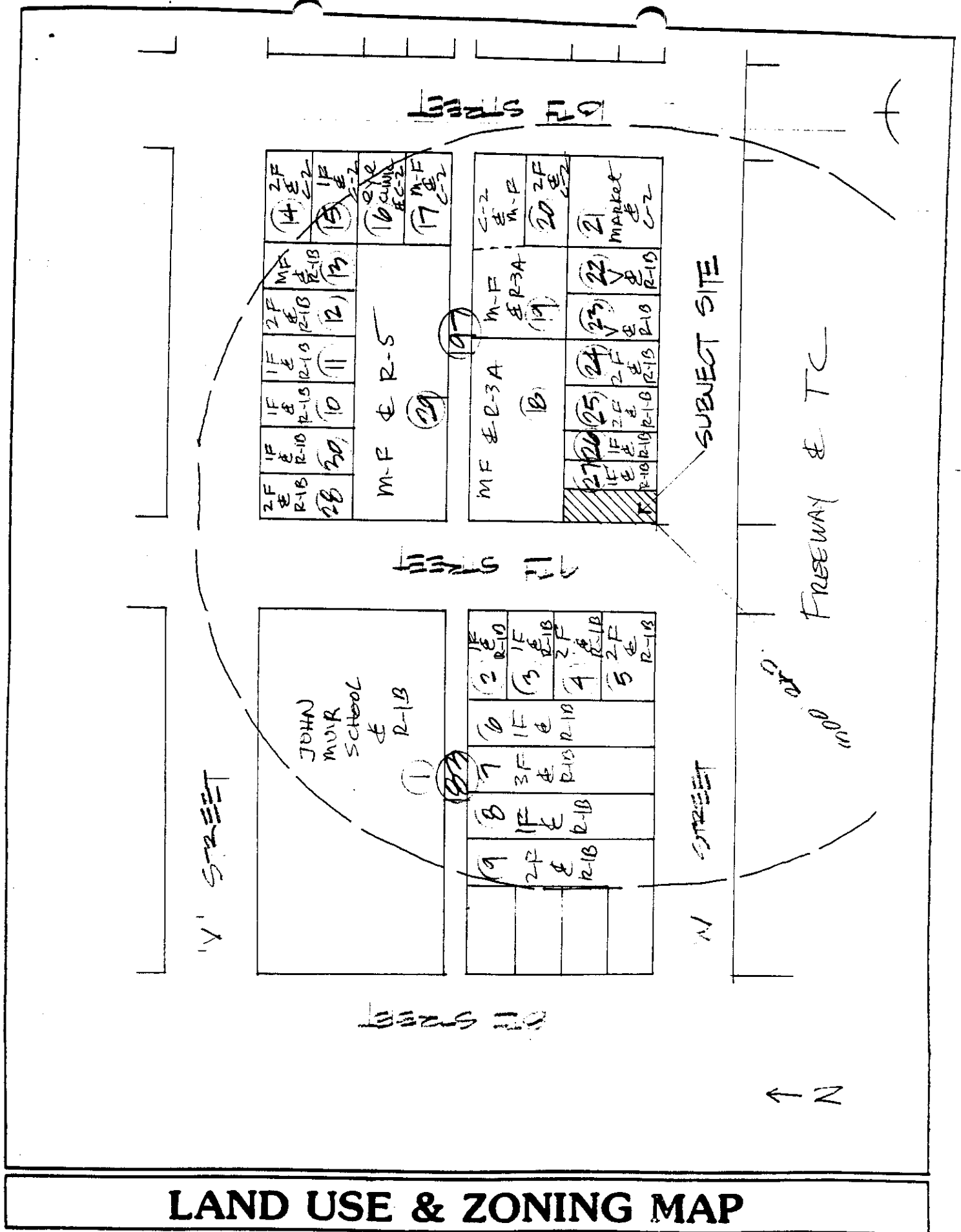
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LAND USE & ZONING MAP

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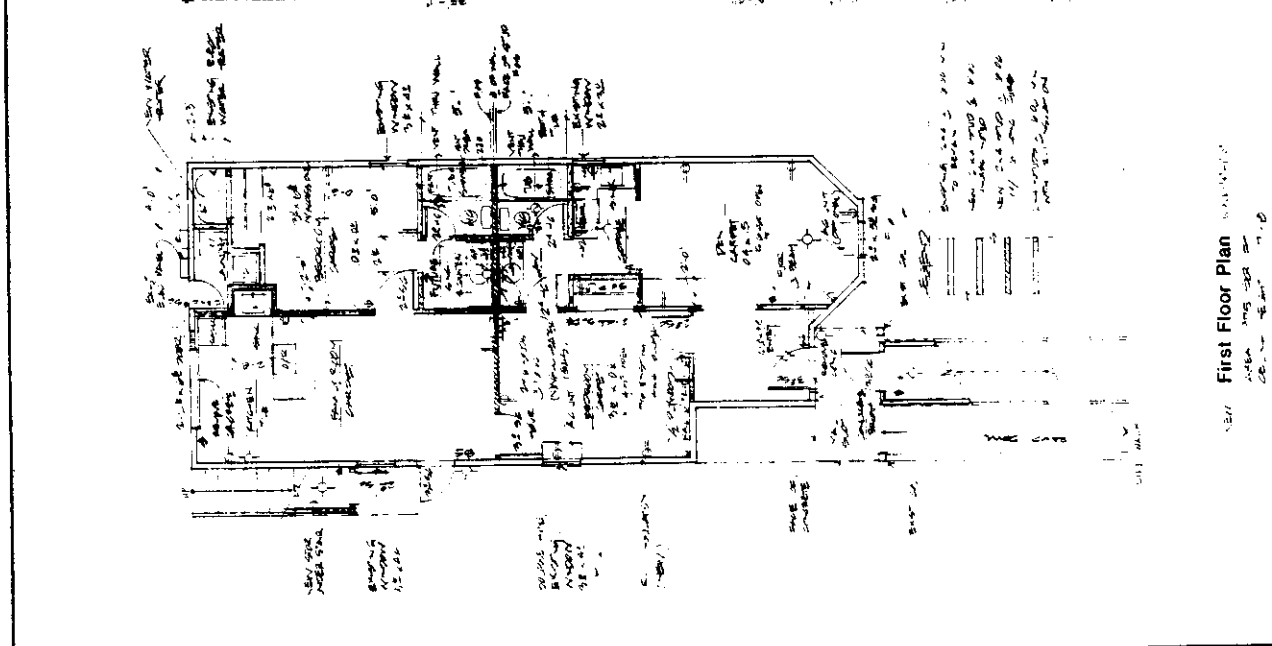
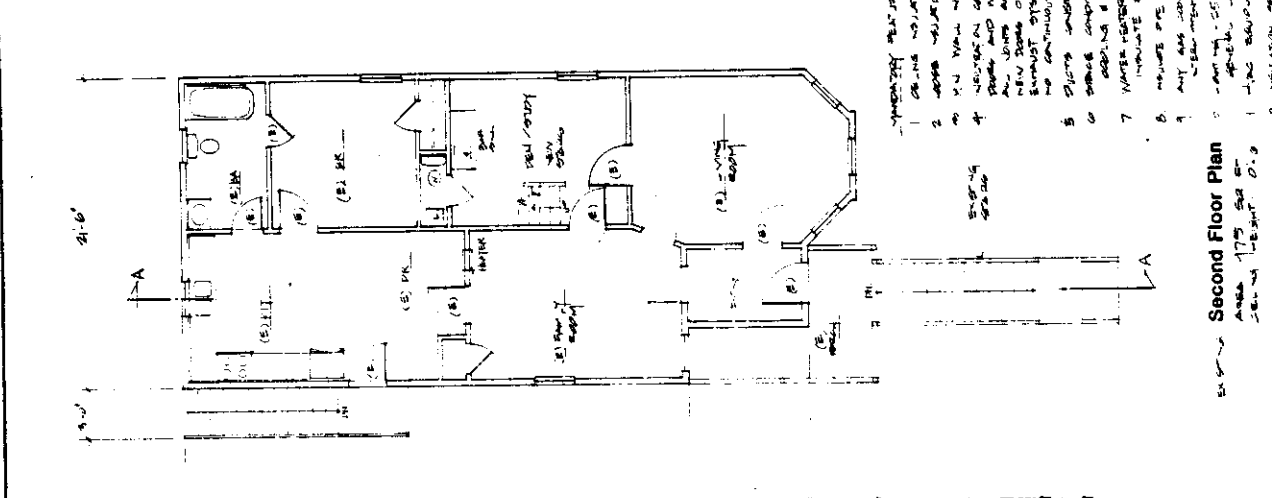
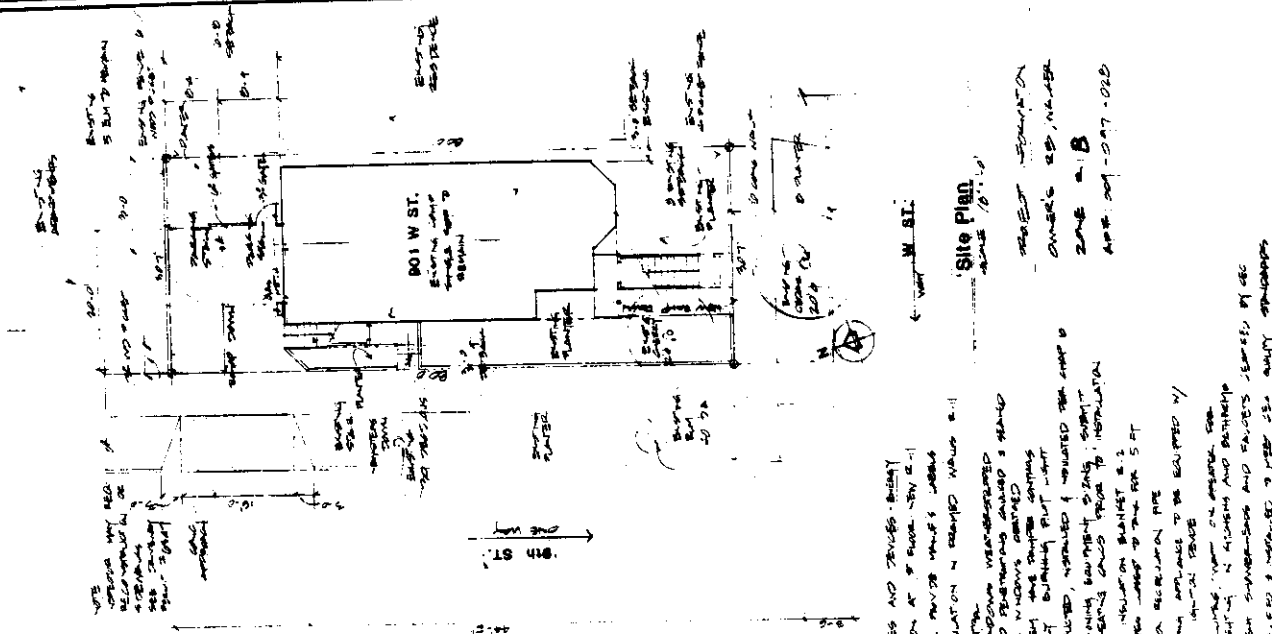
SITE PLAN

FLOOR PLANS



WALKER & ASSOCIATES ARCHITECTS
1001 J STREET, SACRAMENTO, CA 95811
TEL: (916) 441-1111
FAX: (916) 441-1112

DATE	11/12/87
BY	W&A
PROJECT	175 5th St
SCALE	AS SHOWN
NO.	A1



- PROPERTY FEATURES AND FINISHES SUMMARY**
1. CONCRETE FLOOR AT 2' ABOVE FINISH GRADE
 2. 4" POLYURETHANE INSULATION UNDER SLAB
 3. 1/2" POLYURETHANE INSULATION UNDER EXTERIOR WALLS
 4. 1/2" POLYURETHANE INSULATION UNDER EXTERIOR WALLS
 5. 2" POLYURETHANE INSULATION UNDER EXTERIOR WALLS
 6. 2" POLYURETHANE INSULATION UNDER EXTERIOR WALLS
 7. 2" POLYURETHANE INSULATION UNDER EXTERIOR WALLS
 8. 2" POLYURETHANE INSULATION UNDER EXTERIOR WALLS
 9. 2" POLYURETHANE INSULATION UNDER EXTERIOR WALLS
 10. 2" POLYURETHANE INSULATION UNDER EXTERIOR WALLS

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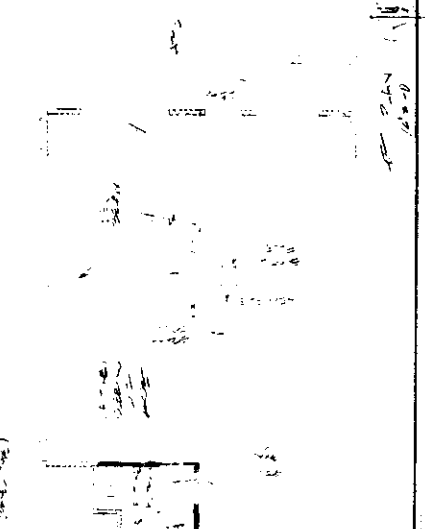
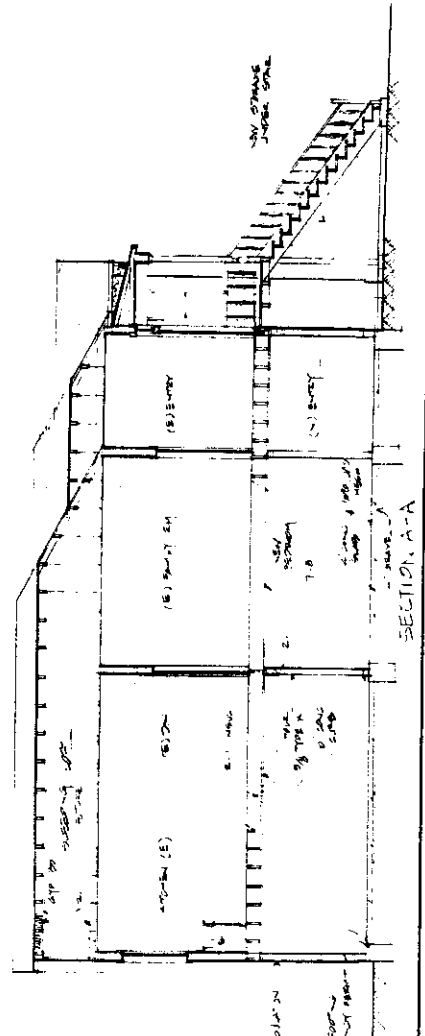
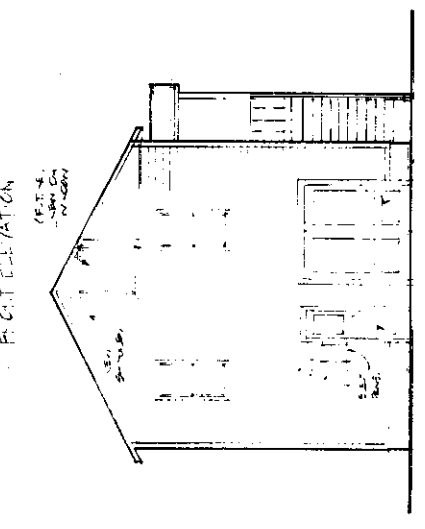
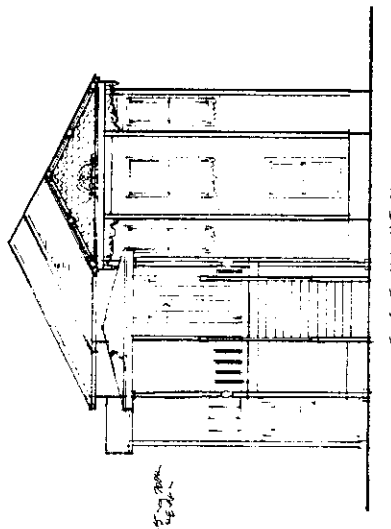
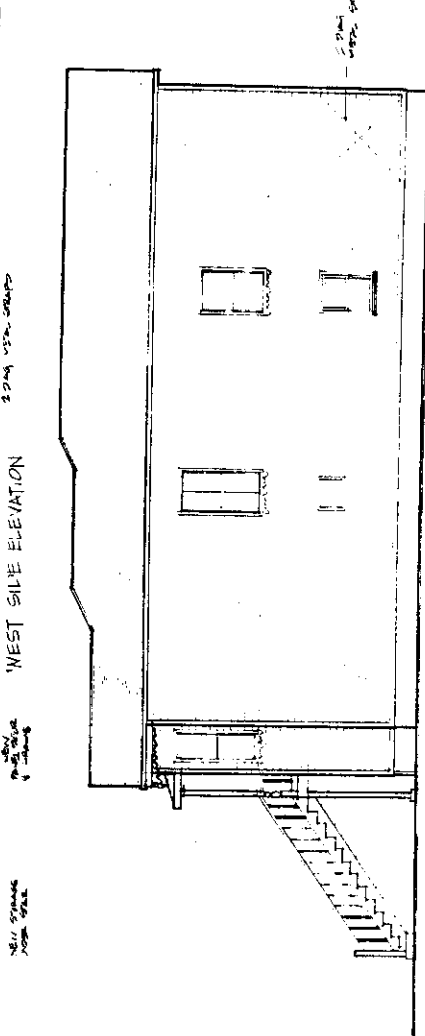
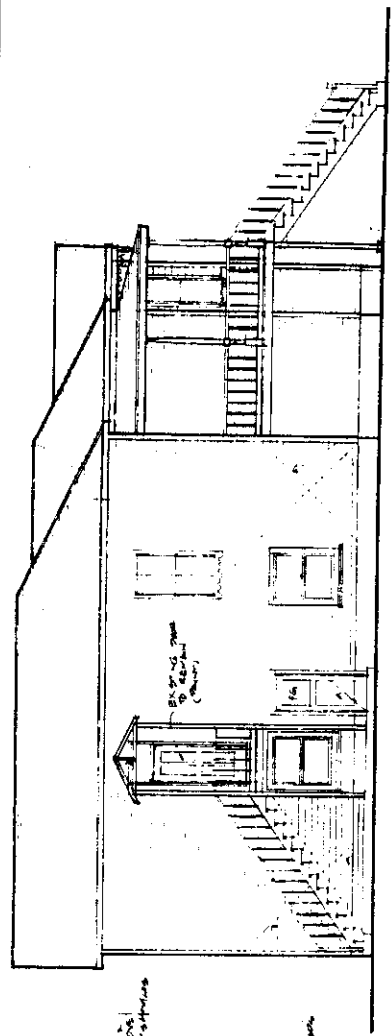
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ELEVATIONS

WALKER & ASSOCIATES ARCHITECTS
 1000 ...
 SACRAMENTO, CA
 AS-BUILT FOR 99 N. ST.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		



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