

PLANNING DIRECTOR'S SPECIAL PERMIT

927-10th Street, Suite 300 . SACRAMENTO, CALIFORNIA 95814

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|---------------|---|------------------------|--------------------------------|
| APPLICANT | Allied-Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95610 | | |
| OWNER | John Campbell, 2431 Stockton Boulevard, Sacramento, CA 95817 | | |
| PLANS BY | Allied-Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95610 | | |
| FILING DATE | 8/30/84 | 50 DAY CPC ACTION DATE | REPORT BY: FG:bw |
| NEGATIVE DEC. | 9/5/84 | EIR | ASSESSOR'S PCL. NO. 023-163-12 |

APPLICATION: Planning Director's Special Permit for a 'deep lot' development to construct three duplexes on a lot presently developed with a single family residence.

LOCATION: 5391-64th Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Colonial Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:

North: Residence, Vacant; R-1
South: Residence, Vacant; R-1
East: 65th Street Expressway; R-1
West: Residence; R-1

Parking Required: 1 space/du
Parking Provided: 1+ space/du
Property Dimensions: 95' x 425'
Property Area: 40,375 square feet
Density of Development: 7 du/ac
Square Footage of Buildings: 1,920 per duplex
Height of Structures: One-story
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Earth tones
Exterior Building Materials: Wood siding, composition shingle roof

BACKGROUND INFORMATION: On November 12, 1981, the Planning Commission approved a special permit (P-9553) to construct three duplex structures on the subject property. Said special permit has since expired. On January 20, 1982, the Architectural Review Board approved the design of the said development.

PROJECT EVALUATION: Staff has the following comments:

1. The said property is designated for residential use on both the General Plan and the Colonial Community Plan. The site is presently zoned R-1. Staff has reviewed the overall project and there are no objections to the density of the project.
2. The site will be impacted by noise from 65th Street Expressway. Staff would recommend that the applicant erect a six-foot high decorative masonry wall along the east property line.

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3. The subject property contains one single-family dwelling with the remaining rear portion of the lot being vacant. The applicant proposes to construct three duplex structures on the rear of the subject site.
4. The proposed elevations have previously been reviewed by the Architectural Review Board. The design was approved at that time, and staff has no further comments.
5. Staff is concerned that the units will not be protected from the intense summer sun by the landscaping proposed by the applicant. Staff recommends that the landscaping plan be revised to include trees along the south property line adjacent to the residential structures as shown in Exhibit B.

STAFF RECOMMENDATION: Staff recommends the following action:

Approve the Planning Director's Special Permit, subject to the following conditions and based on Findings of Fact which follow.

Conditions

- a. A decorative solid six-foot high masonry wall shall be erected along the easterly property line. Design of the wall shall be approved by the Planning Director.
- b. Detailed landscaping and irrigation plans shall be submitted to staff for review and approval. In addition, the landscape plan shall indicate 50 percent shading of the parking lot.

Findings of Fact

- a. The proposal is based on sound principles of land use, in that:
 - 1) the project will further develop a partially vacant deep lot;
 - 2) the project is compatible with surrounding land uses which consist of single family residential uses.
- b. The proposal will not be detrimental to the public health, safety or welfare, in that the project provides adequate off-street parking to avoid potential problems on the adjacent public street.
- c. The proposal is in harmony with the General Plan and the Colonial Community Plan, in that these plans designate the subject site as residential and light density residential respectively.

REPORT PREPARED BY:


Fred Goodrich, Associate Planner

RECOMMENDATION APPROVED:


Marty Van Duyn, Planning Director

10-22-54
Date

FG:bw

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