

**PLANNING DIRECTOR'S DEEP LOT SPECIAL PERMIT**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> Rabat and Shamshad Buksh, 23 Riverport Circle, Sacramento, CA, 95831		
<b>OWNER</b> Rabat and Shamshad Buksh, 23 Riverport Circle, Sacramento, CA, 95831		
<b>PLANS BY</b> Pacific Consulting Engineers, 4020 El Camino Avenue, Ste. A-2, Sacramento, CA, 95821		
<b>FILING DATE</b> February 19, 1991	<b>ENVIR. DET.</b> Exempt 15303(a)	<b>REPORT BY</b> SLY
<b>ASSESSOR'S PCL. NO.</b> 027-0342-029		

**APPLICATION:**

- A. Planning Director's Deep Lot Special Permit to construct a second residential unit on 0.185± partially developed acres in the Standard Single Family (R-1) zone.
- B. Planning Director's Variance to cover 48 percent of the front yard setback with pavement.

**LOCATION:** 7907 39th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to build a 1,205 square foot second residential unit on 0.185± partially developed acres in the Standard Single Family zone.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential (4-15 du/na)  
1986 South Sacramento  
Community Plan Designation: Residential (4-8 du/na)  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Single Family; R-1	Front:	25'	25'
South:	Single Family; R-1	Side(East)	5'	5'
East:	Church; R-1	Side(West):	5'	5'
West:	Single Family; R-1	Rear:	15'	15'

Property Dimensions: 50' x 161'  
Property Area: 0.185± acres  
Square Footage of Building: Existing house-1,350 square feet  
Second house-1,205 square feet  
Total-2,555 square feet  
Height of Building: 15.0 feet  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Horizontal lap siding and T-1-11 vertical siding  
Roof Material: Composition shingles

**APPLC. NO. P91-038**

001491

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 50 foot x 161 foot interior lot in the Standard Single Family, R-1 zone (see Exhibit A). It is developed with a 1,350 square foot single family residence at the front of the lot. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1986 South Sacramento Community Plan designates the subject site as Residential (4-8 du/na). The surrounding land use and zoning for the subject site are single family residential, zoned R-1 to the north, south, and west; and a church, zoned R-1 to the east.

B. Applicant's Proposal

The applicant is proposing to construct a second dwelling unit on the subject site. The proposed second dwelling unit is a 1,205 square foot three bedroom home with an enclosed garage (see Exhibits B and C). The second residence is proposed to be located to the rear of the existing single family dwelling. The access way for the second dwelling will be constructed along the east property line adjacent to the existing driveway for the front dwelling.

C. Staff Analysis

1. Site Plan:

The site plan reflects the proposed second residential unit to the rear (north) of the existing residential unit with the garage located on the west side of the house. The proposed second unit meets all setback requirements. The proposed location of the garage requires an excessive amount of paving to create a driveway for the garage. A very tight "S" turn in the driveway is proposed to access the garage which virtually eliminates a front yard for the second residential unit due to the excessive paving. The proposed floor plan has the front door oriented to the west and the sliding door for the living room opening east into the side yard setback. Staff recommends the applicant rotate the design of the house 90 degrees so the garage entrance faces east in order to reduce the paving in the front yard, orient the front door towards 39th Avenue (south), provide access to the rear yard from the living room, and allow for a front yard for the second unit. Also, the driveway should be redesigned to have a hammerhead which will permit vehicle turn around capability.

The site plan shows an eleven foot wide access way to reach the second unit. The Zoning Ordinance requires a ten foot wide access way for a second unit. Staff recommends the width of the access way be reduced from the proposed eleven feet to ten feet to further reduce the amount of paving required on the lot.

The existing driveway and the proposed access way for the second unit reflected on the site plan totals 625 square feet of pavement in the front yard setback. The Zoning Ordinance states that no more than 40 percent of the front yard setback area may be paved for off-street parking and driveways. The proposed driveways will cover a total of 50 percent of the front yard setback area. Therefore, the applicant must obtain a Planning Director's Variance for the total pavement surface area in the front yard setback area. Reducing the width of the access way to the second unit from eleven to ten feet will only reduce the front yard setback coverage from 50 to 48 percent. The lot is only fifty feet wide with an existing fourteen foot driveway for the front residential unit. Staff has no objections to the Variance as the additional paving is necessary to create an access way to the second unit.

2. Building Materials and Design:

The applicant proposes a single story structure using horizontal masonite cottage lap siding on one side and T-1-11 vertical siding on all other elevations. Staff recommends the horizontal lap siding be used on the south elevation and on the east (front) elevation. The applicant proposes composition shingles for the roof. Staff recommends 25 year laminated dimensional composition shingles for the roof with the color compatible to the proposed house's paint color. Staff also recommends that the paint colors selected compliment the existing dwelling on the site. The garage door should be a metal sectional door painted to match the house and the front door should be a metal six panel door.

3. Infill Development:

The subject site qualifies as an infill site in that it is surrounded by development on four sides and the lot cannot be further subdivided and still meet standard lot size and setback requirements. Also, the development on all sides prevents the possibility of merging the lot with an adjacent lot to create a suitable lot that could be subdivided and developed.

The adjacent property owners have been notified by certified mail of the proposed development. No comments have been received as of the writing of the staff report.

Staff recommends approval of the Planning Director's Special Permit for deep lot development in that adequate garages, driveways, and setbacks will be provided; further subdivision of the lot is not feasible; and the project maximizes development of a deep lot. Staff supports the Planning Director's Variance to exceed 40 percent paving coverage of the front yard setback in that the lot is narrower than a standard lot and the paving is necessary to provide an adequate access way to the second unit.

D. Agency Comments:

The proposed project was reviewed by Traffic Engineering, Building Inspections, and Engineering Development. The following comments were received:

1. Traffic Engineering staff comments:

The proposed driveway with two 90 degree turns will be difficult to maneuver. Staff recommends the house plan be flipped to provide the garage on the east side of the property and provide a hammerhead turn around.

2. Engineering Development staff comments:

- a. The front yard of the existing house will be over 50 percent paved.
- b. The driveway to the proposed house will be difficult to maneuver through, the curves are too tight.
- c. The curved driveway utilizes a large portion of the front yard area for the proposed house. This would work better with a driveway straight into a garage and a hammerhead provided for turn around.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15303(a)).

**RECOMMENDATION:** Staff recommends that the Planning Director take the following actions:

- A. Approve the Special Permit for deep lot development subject to the conditions and based upon the findings of fact which follow.
- B. Approve the Variance to cover 48 percent of the front yard setback with pavement subject to the conditions and based upon the findings of fact which follow.

**Conditions:**

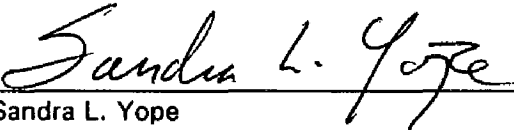
- 1. The applicant shall rotate the design of the house 90 degrees so the garage entrance faces east. The driveway shall be redesigned to provide the proper radius for the curved approach into the garage with a hammerhead to permit a turn around capability. The revised site plan shall be submitted for staff review and approval prior to the issuance of building permits.
- 2. The width of the access way to the second unit shall be reduced from the proposed eleven feet to ten feet and be constructed to meet City paving standards. The submitted revised plans for staff review and approval shall reflect the narrower access way.
- 3. Horizontal lap siding shall be used on the south elevation and on the east elevation. The applicant shall use 25 year laminated dimensional composition shingles for the roof with the color compatible to the house's paint color. The paint colors selected shall compliment the existing dwelling on the site. The garage door shall be a metal sectional door painted to match the house and the front door shall be a metal six panel door. The revised elevations shall be submitted for staff review and approval prior to issuance of building permits.
- 4. Front yard areas for each unit shall be landscaped with sod, shrubs, and trees, and irrigated with an automatic sprinkler system. The revised site plans shall include the proposed landscaping plans.
- 5. The applicant shall comply with all applicable ordinances pertaining to hours of operation for on-going construction. All equipment and debris shall remain on the subject parcel.
- 6. Size and location of the proposed second unit shall conform to the plans submitted.
- 7. The applicant shall obtain all necessary building permits prior to commencing construction.

**Findings of Fact:**

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a residential use in a Standard Single Family Residential, R-1 zone.
- 2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. the existing single family residence is compatible in design with the other existing properties in the neighborhood;
  - b. adequate garages, driveways, landscaping, and setbacks will be provided;
  - c. the proposed second unit will not significantly alter the characteristics of the area; and
  - d. further subdivision of the lot would not be feasible in that the existing dwelling is at the front of the lot creating a land locked area, the lot is surrounded by existing development, and the lot cannot be merged with another lot for subdivision.

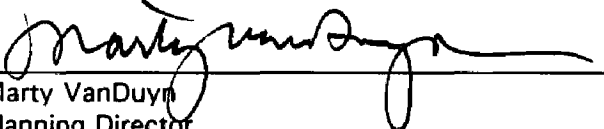
3. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
4. Granting the variance request does not constitute a use variance in that additional units are allowed on deep lots in the Standard Single Family (R-1) zone, subject to Planning Director Special Permit approval.
5. The project is consistent with the General Plan which designate the subject site as Low Density Residential (4-15 du/na). Encouraging development on infill property meets the goals and policies of the General Plan.

Report Prepared By:

  
\_\_\_\_\_  
Sandra L. Yope  
Junior Planner

10 May 91  
Date

Recommendation Approved By:

  
\_\_\_\_\_  
Marty VanDuyne  
Planning Director

5/14/91  
Date

**PLANNING DIRECTOR'S SPECIAL PERMIT**  
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Karen Coffee, 2116 Third Avenue, Sacramento, CA, 95818
OWNER Karen Coffee, 2116 Third Avenue, Sacramento, CA, 95818
PLANS BY Karen Coffee, 2116 Third Avenue, Sacramento, CA, 95818
FILING DATE July 19, 1991 ENVIR. DET. Exempt 15301(e)(1) and 15313(e) REPORT BY SLY
ASSESSOR'S PCL. NO. 013-0031-003

**APPLICATION:** Planning Director's Special Permit to expand a non-conforming residential accessory structure by adding 70 square feet to an existing garage on 0.11+ developed acres in the Standard Single Family, R-1 zone.

**LOCATION:** 2116 3rd Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to expand an existing non-conforming garage that exceeds the maximum 25 percent lot coverage of the rear yard setback area by one foot.

**PROJECT INFORMATION:**

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

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Single Family; R-1	Front:	25'	26.5' Existing
South:	Single Family; R-1	Side(East):	5'	12.8'
East:	Single Family; R-1	Side(West):	5'	3.6' Structures
West:	Single Family; R-1	Rear:	15'	33.5'

Property Dimensions: 40 feet x 120 feet  
 Property Area: 0.11+ acres  
 Square Footage of Building: Existing garage-151 square feet  
 Addition-70 square feet  
 Total-221 square feet  
 Height of Building: 25 feet  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Wood  
 Roof Material: Composition shingles

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site is a 40 foot x 120 foot interior lot in the Standard Single Family, R-1 zone (see Exhibit A). It is developed with a 1,714 square foot single family residence and a 151 square foot detached garage. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land use and zoning for the subject site are Standard Single Family, R-1, to the north, south, east, and west.

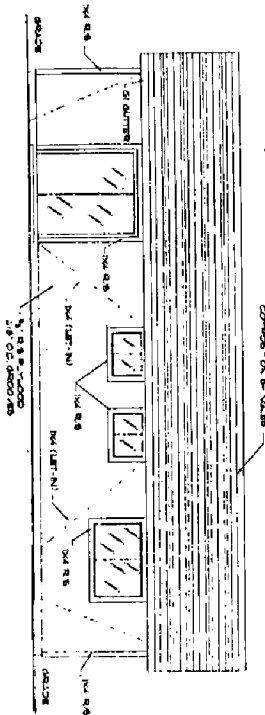
APPLC. NO. P91-225

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# EXHIBIT - B

STAFF PROPOSED

NORTH

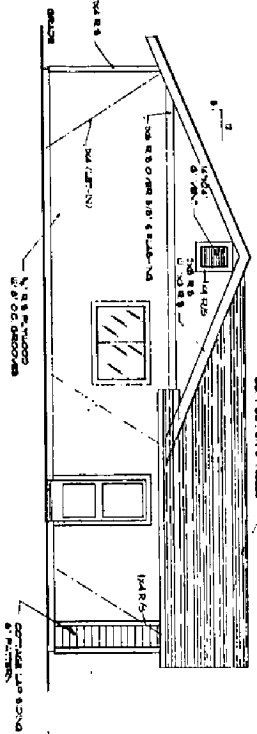


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

STAFF PROPOSED

WEST

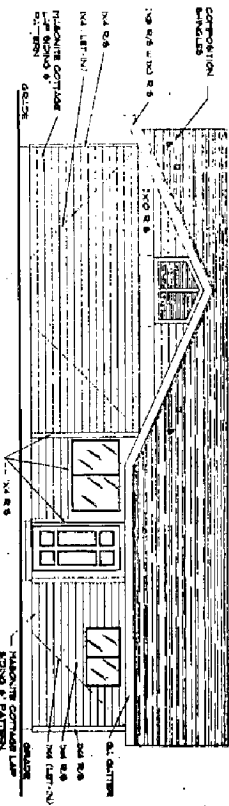


REAR ELEVATION

SCALE: 1/4" = 1'-0"

STAFF PROPOSED

SOUTH

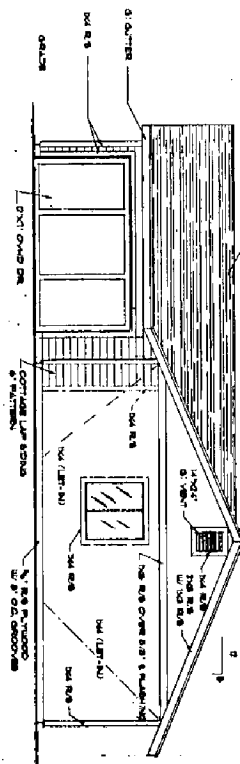


LEFT ELEVATION

SCALE: 1/4" = 1'-0"

STAFF PROPOSED

EAST



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

001499

REVISIONS DATE BY	SHEET NO. 2 4
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**ETHIO PLANS, INC.**  
RESIDENT, COMMERCIAL AND INDUSTRIAL SERVICE  
1800 DREXELLS RD. SACRAMENTO CA 95834

**PLAN 1305**

REVISIONS  
DATE  
BY

## ELEVATIONS

# EXHIBIT - C

NO.	DESCRIPTION
1	FOUNDATION
2	CONCRETE
3	BRICK
4	WOOD
5	GLASS
6	STEEL
7	PLASTER
8	PAINT
9	CEILING
10	FLOORING
11	MECHANICAL
12	ELECTRICAL
13	PLUMBING
14	HEATING
15	Cooling
16	Lighting
17	Acoustical
18	Fire Protection
19	Security
20	Accessibility
21	Energy Conservation
22	Other

**GENERAL NOTES**

- 1. Provide all work necessary to complete the work shown.
- 2. Dimensions are to face of wall unless otherwise noted.
- 3. Window and door hardware shall be as per manufacturer's specifications.
- 4. All work shall be in accordance with the most restrictive code applicable.

**BUILDING ENVELOPE INFORMATION**

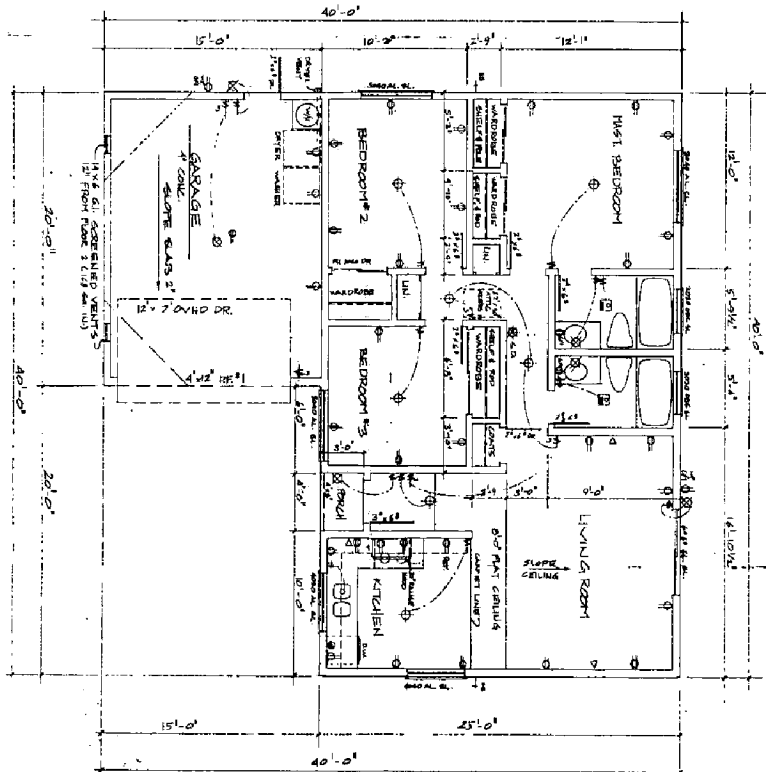
- 1. Airspace conditioned space area, 3240 sq. ft.
- 2. Building envelope, 4140 sq. ft.
- 3. Building in full compliance with applicable codes.

**MECHANICAL INFORMATION**

- 1. Walls & ceiling require insulation.
- 2. Ceiling shall be acoustical.

**BUILDING ROOF AREA**

- 1. Living area, 3240 sq. ft.
- 2. Kitchen, 1140 sq. ft.
- 3. Covered patio, 1000 sq. ft.
- 4. Total, 5380 sq. ft.



001500 **FLOOR PLANS**

91-038

NO.	DATE
1	2-2-91
2	12-1-91
3	9-1-92
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FLOOR PLAN

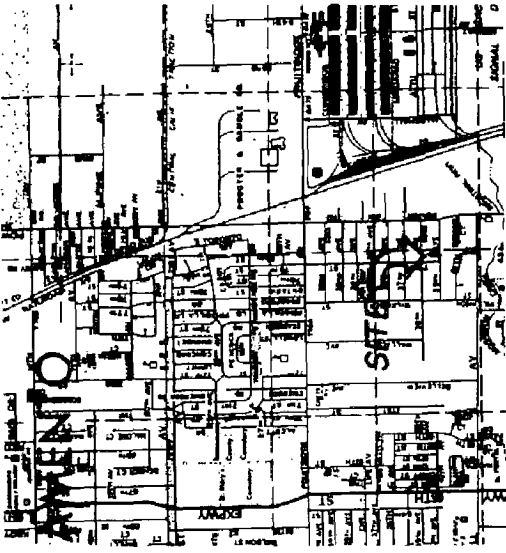
PROJECT NO. 91-038

**PE** PACIFIC CONSULTING ENGINEERS  
 400 E. Center St., Suite 4-7  
 Sacramento, CA 95811 Phone: 916-442-7200

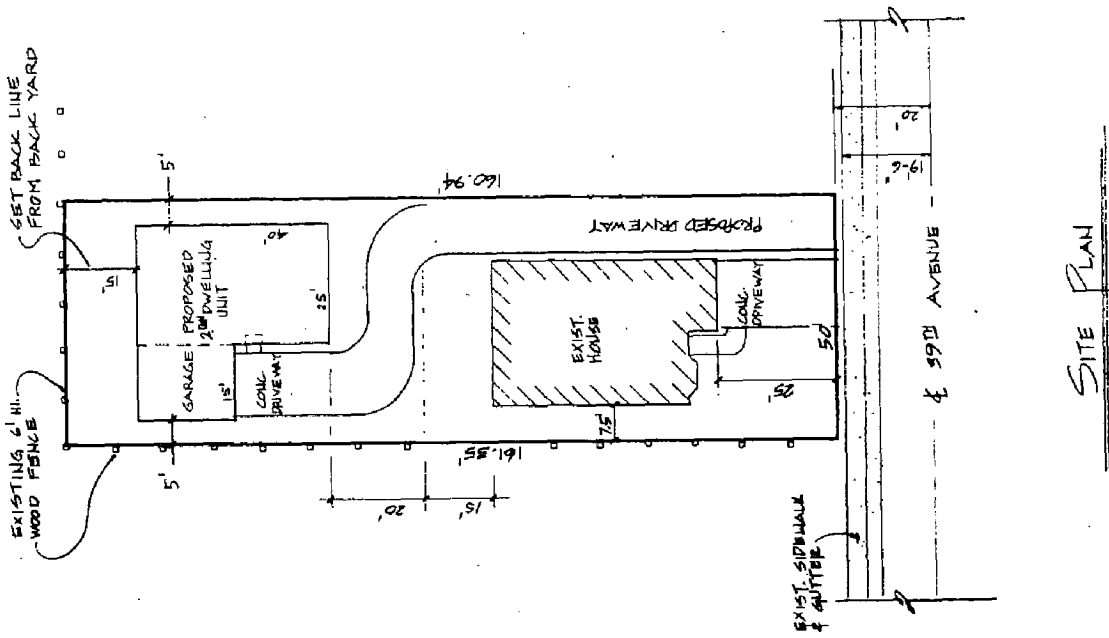
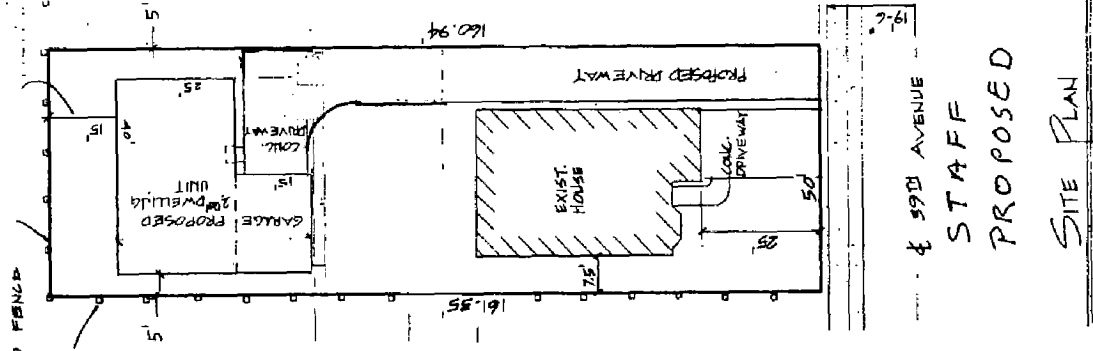
NO.	DATE
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# EXHIBIT - A



VICINITY MAP

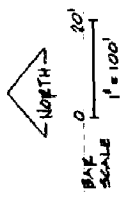


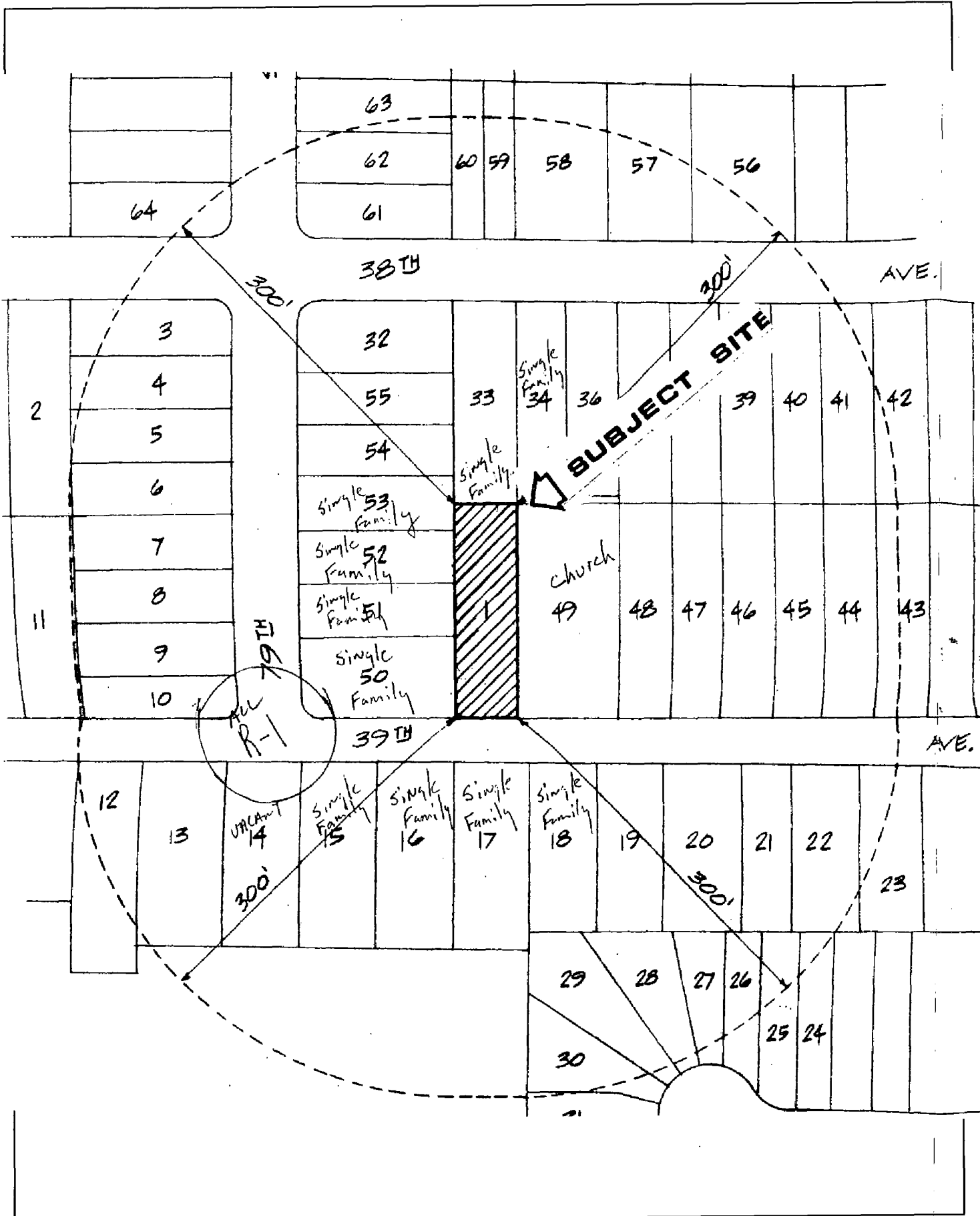
APN 027-0342-029

		PACIFIC CONSULTING ENGINEERS 4420 El Camino Dr., Suite 417 San Mateo, Calif. 94403 Phone: 650-482-7278
SCALE 1" = 20'	APPROVED BY	DRAWN BY JLC
DATE 2-6-91	REVISIONS	
DEEP LOT DEVELOPMENT		DRAWING NUMBER
SITE PLAN 7907 39th AVE.		

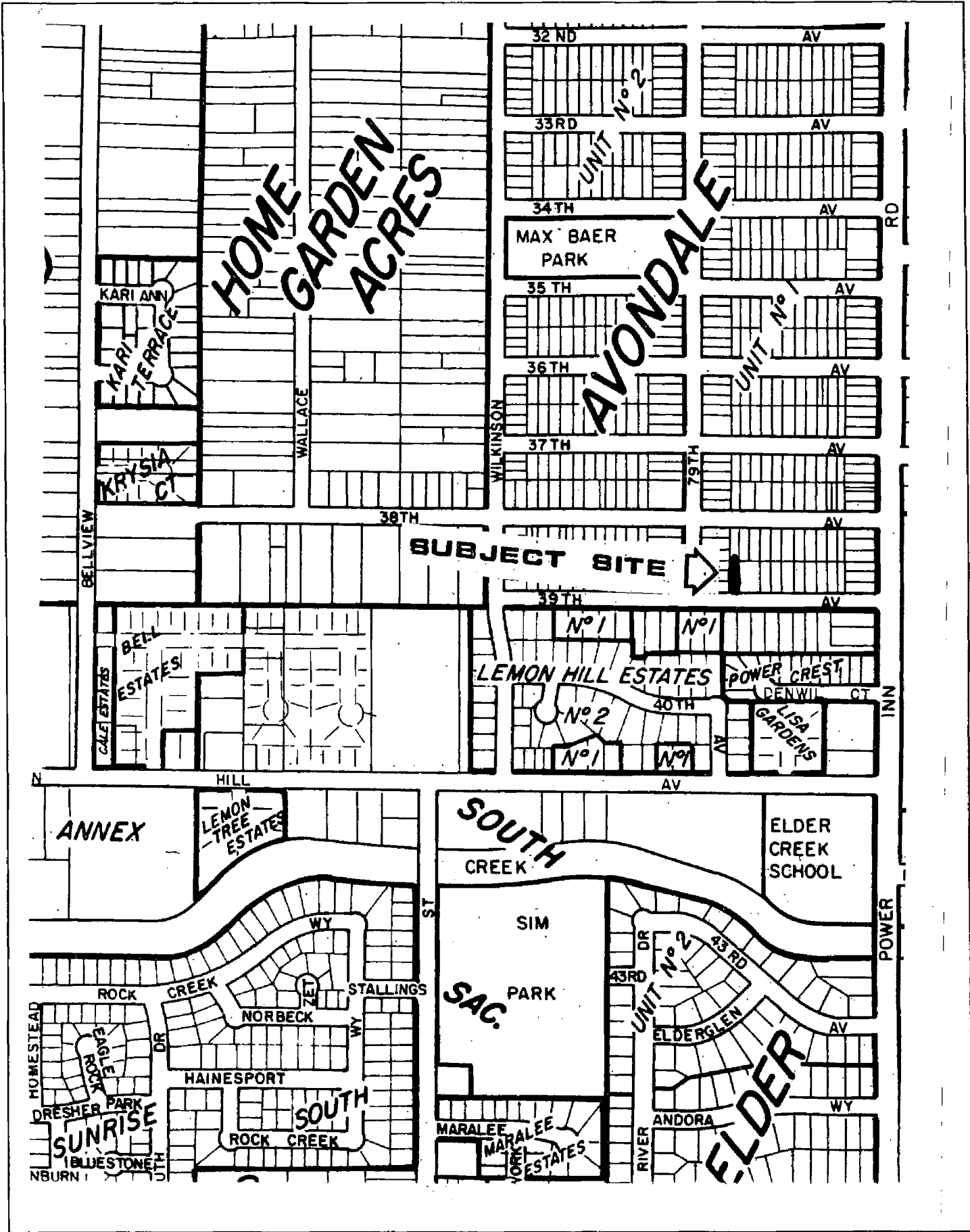
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## SITE PLAN





**LAND USE & ZONING MAP**



VICINITY MAP