

CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814

Look at
Eleanor &
Las Palmas
homes
go
around
the
block

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday October 26, 1993 the Zoning Administrator (approved, approved with conditions, denied) a Zoning Administrator's Special Permit for Deep Lot Development to construct a two story duplex for the project known as Z93-073. Findings of Fact (and conditions of approval for the project) are listed on page .

Project Information

Request: Zoning Administrator's Special Permit for Deep Lot Development to construct a two story duplex totaling 2,564 square feet on 0.34± vacant acres in the Standard Single Family (R-1) zone.

Location: 2742 Norwood Avenue

Assessor's Parcel Number: 263-0131-030

Applicant: Kanekong Phimmasone Owner: Same as Applicant
Address: 106 Kentucky Street Address:
Fairfield, CA. 94533

General Plan Designation: Low Density Residential (4-15 du/net acre)
North Sacramento

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Vacant

Existing Zoning of Site: Single Family Residential (R-1)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	38'
South: Single Family; R-1	Side(N.):	5'	12.5'
East: Single Family; R-1	Side(S.):	5'	5'
West: Single Family; R-1	Rear:	15'	185'

Parking Required: Two spaces
Parking Provided: Two spaces
Property Dimensions: 49.6'x 300.6'
Property Area: 0.34±
Square Footage of Building: 2,944 square feet (Duplex: 2,564 sq. ft., Garage: 380 sq. ft.)
Height of Building: 24 feet, Two stories
Exterior Building Materials: T-1/11 and Horizontal Wood siding
Roof Materials: Composition shingles
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Z93-073

OCTOBER 26, 1993

ITEM

Additional Information: The applicant is requesting a special permit to construct a two story duplex on a deep lot. The units will both have entrances at the front on the ground level although the second unit will be located above the first unit. The submitted site plan indicates a two car garage that is 19 feet wide. The Zoning Ordinance requires a single car garage be ten feet wide so staff recommends the garage be enlarged to twenty feet wide. The garage is located to the rear of the duplex so there is adequate area to widen the garage and also provide a hammer head turn around. There is an existing large pine tree on the site which will be retained. The tree is located next to the proposed driveway.

Design Review staff also reviewed the project and made recommendations to enhance the design and appearance of the proposed duplex. Those recommendations are included below as conditions of approval.

Project Plans: See Exhibits A through C

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, Engineering Development Services, the Fire Department, and the East Del Paso Heights TAC. The comments received have been included as conditions of approval.

The Transportation Division comments specifically address requirements due to the frontage of the site on Norwood Avenue. Norwood Avenue is designated as a major street by the General Plan with a future width of 90 feet. Therefore, the applicant is being required to dedicate street frontage and to provide a turn around capability on the site to eliminate backing out onto Norwood Avenue.

The East Del Paso Heights TAC has no specific comments for the project.

Environmental Determination:

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301(e)).

Conditions of Approval

Good about this portion is 1 story different roof elevation

1. The applicant shall revise the submitted plans as follows prior to the issuance of Building Permits:
 - a. enlarge the garage to twenty feet wide;
 - b. use horizontal lap siding on the first floor front elevation;
 - c. use 25 year laminated dimensional composition shingles with heavy ridge caps;
 - d. trim on all elevations shall match the front elevation in style;
 - e. the window near the door on the west elevation shall be located next to the door and can be either floor to ceiling in size or half length, but with grids in the window that are painted;
 - f. the column in the front elevation shall be retained and finished in either brick or horizontal

lap siding;

- g. the garage door shall be a metal sectional door;
 - h. the window on the front elevation shall have a deeper window sill or planter box to provide accents;
 - i. no mechanical equipment shall be located on the roof;
 - j. all second floor windows shall be grid windows with the grids painted to match the building;
 - k. a six foot wood fence shall be provided along the north and south property lines to a distance of at least fifteen feet beyond the rear of the building and along the west five feet between the south property line and the front wall of the duplex;
 - l. the colors of the duplex shall be a color scheme as included in Exhibit D or a similar scheme to be approved by Planning staff; and
 - m. the front setback area shall be landscaped with sod, shrubs, at least one tree, and irrigated with an automatic sprinkler system.
2. The applicant shall provide a hammerhead turn around at the end of the driveway to the satisfaction of the Transportation Division.
 3. The applicant shall dedicate Norwood avenue to a 45 foot half-street. *(does this moving require the unit)*
 4. The applicant shall add a fire hydrant on the site to the satisfaction of the Fire Department.
 5. 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 proposed second 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 duplex will not significantly alter the characteristics of the area.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and (4-8 du/na) respectively. Encouraging development on infill property meets the goals and policies of the General Plan.

Joy D. Patterson
Zoning Administrator

A use for which a Special Permit or Variance is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit or Variance shall be deemed to have expired and shall be null and void. A Special Permit or Variance use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book

DRAFT