

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, September 26, 1995, the Zoning Administrator approved with conditions a special permit to allow two driveways off the same side of the street for a second residence on a corner lot and a special permit to reduce the driveway depth from 20 to 15 feet for the project known as Z95-074. Findings of Fact and conditions of approval for the project are listed on pages 4-6.

Project Information

- Request: 1. Zoning Administrator Special Permit to allow both driveways and entrances off the same side of the street for a detached duplex on 0.26± partially developed acres in the Standard Single Family, Executive Airport Overlay 4 (R-1){EA-4} zone.
2. Zoning Administrator Special Permit to allow the second driveway depth to be reduced from the required 20 feet to 15 feet.

Location: 2800 51st Avenue

Assessor's Parcel Number: 036-0133-012

Applicant: Rauf Family Trust (Mohammed Rauf) 2800 51st Avenue Sacramento, CA 95822	Property Owner:	Same as Applicant
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General Plan Designation: Low Density Residential (4-15 du/na)
Airport Meadowview

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

Existing Land Use of Site: Single Family Residence

Existing Zoning of Site: Standard Single Family, R-1 {EA-4}

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-1; Single Family Residence	Front:	25'	24.5'
South: R-1; Single Family Residence	Side(E.):	5'	23.5'
East: R-1; Single Family Residence	Side(N.):	12.5'	13'
West: R-1; Single Family Residence	Rear:	15'	6'(Proposed) (utilizing rear yard substitution)

Property Dimensions:	65.58 feet x 170 feet
Property Area:	0.26± acres
Square Footage of Buildings:	Existing House/Carport- 2,025 square feet Proposed House/Garage- 2,813 square feet Total- 4,838 square feet
Height of Building:	Two Story, 25 feet
Exterior Building Materials:	Horizontal Siding
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-D

Previous Files: None

Additional Information: The applicant is requesting a special permit to allow a proposed second unit to locate the driveway and the main entrance off the same street as the existing unit. Staff advised the applicant to revise the plan to have the driveway off the alley and the applicant submitted revised plans with the proposed driveway off the alley. The existing unit is located at the front of the deep lot with the driveway and front door off of the street side of 51st Avenue. The front of the lot is also located on Carnation Avenue (the narrow side that has frontage). The proposed unit will be to the east of the existing unit towards the rear of the lot. The unit was proposed to have a six foot driveway off the alley to the two car garage.

The second unit will be a 2,813 square foot two story structure that meets the Zoning Ordinance height limit for the R-1 zone. Duplexes are allowed by right in the (R-1) zone on corner lots. The units do not have to be attached. The proposed unit will use rear yard substitution in order to locate six feet from the rear property line (the six feet from east property line may be reduced to five feet).

At the September 12, 1995 Zoning Administrator Hearing, a neighbor expressed concerns about the proposed use of the alley and the impact on surrounding properties in terms of grading and drainage if only the applicant's portion of the alley was paved. The Zoning Administrator continued the hearing to allow staff to research and discuss the alley impacts with Public Works. The Public Works- Transportation and Engineering Planning staff indicated that improving the alley could have significant impacts on the adjacent properties and would require a grading and drainage plan for the entire alley as well as improving the alley to City street standards. Public Work's staff also indicated that the alley may be abandoned in the future which would then eliminate the maneuvering area for the proposed garage. Public Work's staff preferred the garage entrance for the second unit front on 51st Avenue. The proposed driveway would only have 15 feet on site; however, there is ten feet of undeveloped right-of-way before the sidewalk so the

required twenty foot driveway length would be available. The Zoning Ordinance states the Zoning Administrator can vary the driveway length with a Special Permit. The project was renoticed to include the additional Special Permit entitlement.

Agency Comments

The proposed project was reviewed by the City Utilities Department, Public Works-Transportation and Engineering Planning Divisions, and the Building Division. The comments received pertaining to the project have been included as conditions of approval.

Public/Neighborhood Association Comments

The site is not located within any neighborhood group areas. Staff received two calls in opposition to the project. The adjacent property owner to the east was one of the calls and also wrote a letter stating his opposition to the project. The letter stated concerns with the new and existing units being used as rentals, the current state of disrepair of the existing unit, and the increased noise and traffic with an additional unit. The other call expressed similar concerns, but also about the impact of paving only a portion of the alley to the surrounding properties.

Zoning Administrator Hearings

The project was initially heard at the September 12, 1995 Zoning Administrator meeting. A presentation was given by Sandra Yope, planning staff to the Zoning Administrator, describing the project. The property owners to the east and one nearby property owner attended the hearing and spoke in opposition to the proposed project. The Zoning Administrator listened to the concerns of the individuals present at the meeting and continued the public hearing to September 19, 1995 to allow staff to research the proposed project's impact on the alley. The Zoning Administrator explained that the only area of her review was the location of the driveways and the design of the second unit. She explained that the second unit on the site was allowed by right on the parcel and could be built without entitlements by locating the driveway along the south property line.

After staff decided the driveway should not be off the alley as proposed, but rather off of 51st Avenue, the project had to be continued until September 26, 1995 to renotify for the additional entitlement.

At the September 26, 1995 hearing the neighbor concerned about the use of the alley was present. Staff indicated that the project would be revised to provide the garage access off 51st Avenue instead of the alley. The neighbor was satisfied and then left the hearing. After listening to public testimony, the Zoning Administrator closed the public hearing, and approved the special permits for the second unit subject to conditions. At the public meeting, the Zoning Administrator made the finding that the location of the

detached duplex meets the site and locational criteria established by the Zoning Ordinance for duplexes on corner lots.

To further respond to concerns expressed by the neighbors, the Zoning Administrator conditioned that the existing unit be repaired and repainted prior to occupying the second residential unit.

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 15303(a) and Section 15303(b)}.

Conditions of Approval

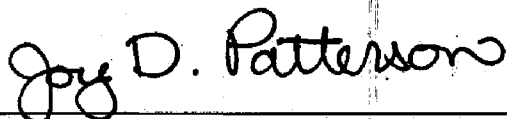
1. The applicant shall submit revised plans to Planning staff for review and approval prior to the issuance of Building Permits that includes the following changes
 - a. no mechanical equipment on the roof;
 - b. the garage door shall be metal sectional doors subject to Planning staff review and the plans shall be revised to locate the garage door on the north elevation with access off of 51st Avenue;
 - c. the front door shall be a metal sectional, with six panels, and all other exterior doors shall be four panel metal sectional doors or designer doors;
 - d. a six foot wood fence shall be provided along the east and south property lines to the carport of the existing unit as a minimum. The fence shall continue from the south property line to the front of the proposed house enclosing the rear yard. {Fencing shall be installed prior to Final Inspection} All fencing shall meet the Zoning Ordinance requirements;
 - e. the front (north side) area of the proposed unit shall be landscaped with sod, shrubs, at least one tree, and irrigated with an automatic sprinkler system (see Staff Exhibit E);
 - f. use a minimum of 25 year laminated dimension composition shingles;
 - g. one window shall be added on the second floor in the closet area of the master bedroom;
 - h. all horizontal siding shall have staggered joints, double nailed in place of metal joints, nailed at all studs, no joints between 16' spans, and caulked at the joints; and

- i. the north, east, and west elevations shall have horizontal lap siding.
- 2. The applicant shall repair the exterior of the front unit to include as a minimum:
 - a. repair and replace missing trim pieces;
 - b. remove the existing chain link fence within the front setback area on Carnation Avenue or lower it to three feet;
 - c. repair any other exterior damage; and
 - d. repaint the entire front unit (body and trim).
- 3. The applicant shall obtain a driveway permit for the new driveway. The applicant shall obtain a driveway Variance from Public Works. The applicant shall contact Steve Pyburn (264-7481) to initiate the Variance process.
- 4. Only one water service is allowed per parcel and any new service shall be metered.
- 5. Size, design, exterior building materials, and location of the proposed residence shall conform to the plans submitted. (The plans shall be revised to relocate the garage entrance off of 51st Avenue instead of the alley.)
- 6. The applicant shall obtain all necessary building permits prior to commencing construction.
- 8. Planning staff shall inspect the site for condition compliance prior to Final Inspection of the proposed second unit.
- 9. No further expansion or addition of any structures in the rear yard substituted area along the south property line is permitted (see Exhibit A). For applicant's information, rear yard substitution calculations are as follows:

$65.6' \times 15' = 984 \text{ sq. ft.}$	required rear yard area
$145' =$	the width of the lot minus the front 25' front setback
$984 \text{ sq. ft.} - 145' = 6.8'$	substituted rear yard width
$145' \times 6.8' = 986 \text{ sq. ft.}$	substituted rear yard area along south property line
- 10. No doors shall be permitted on the west elevation (to meet the required court yard requirement).

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 driveway will have adequate maneuvering area;
 - b. adequate garages, driveways, landscaping, and setbacks will be provided;
 - c. the proposed detached duplex with a driveway on the same side of the street as the existing unit will not significantly alter the characteristics of the area; and
 - d. the proposed detached duplex, as conditioned, meets the locational criteria for duplexes on corner lots as outlined in the Zoning Ordinance.
3. The project is consistent with the General Plan and the Airport Meadowview Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and (4-8 du/na) respectively.

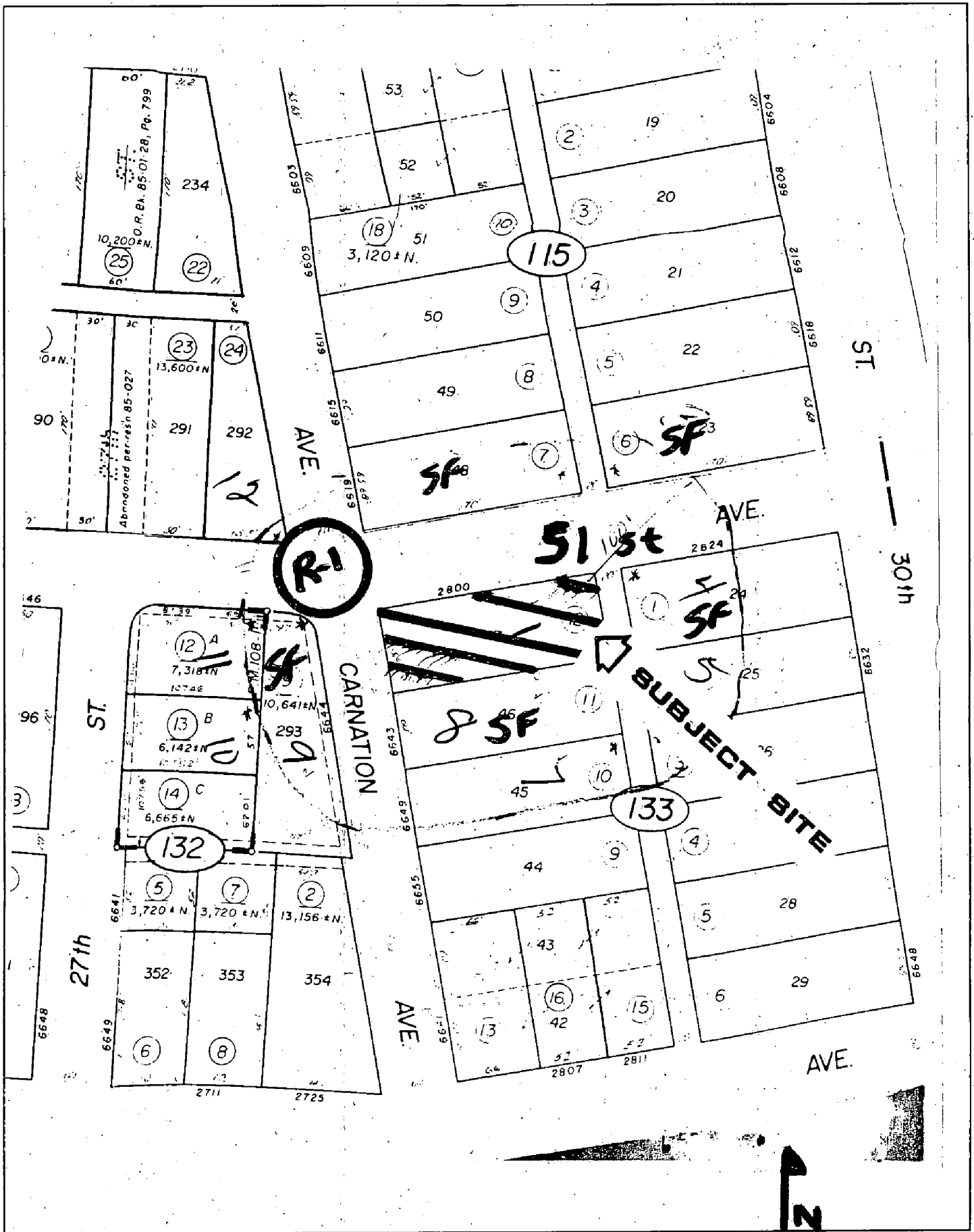


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit 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.

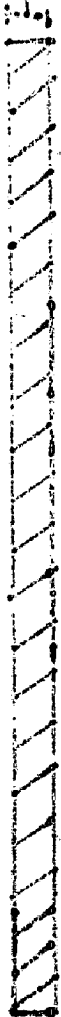
cc: File
Applicant
ZA Log Book



LAND USE & ZONING MAP

8.0

Substituted
Rear Yard
Area
Must be kept
clear

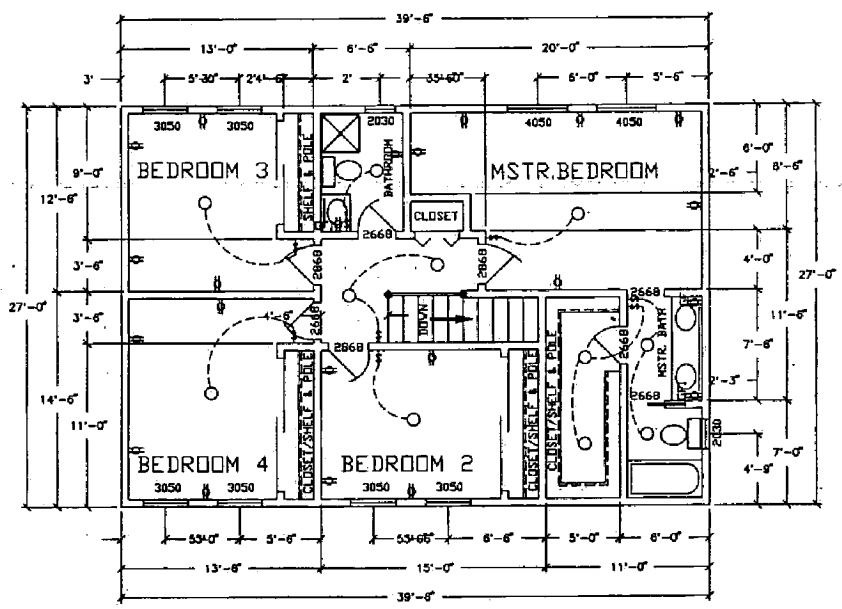


NOISE ABATEMENT DIVISION
(CIVIL ENGINEERING SECTION)

AUG 25 1985

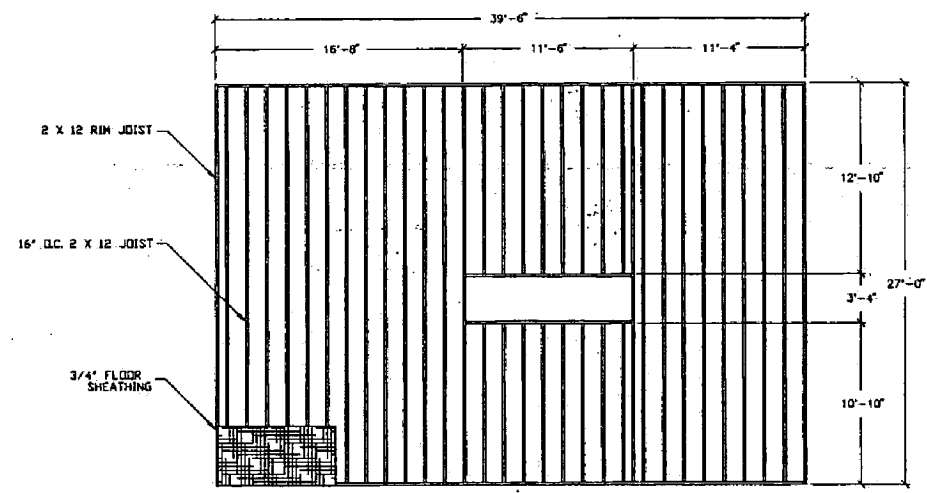
RECEIVED

EXHIBIT B



SECOND FLOOR/FLOOR PLAN

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



SECOND FLOOR JOIST LAYOUT

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

* REPRODUCTION PROHIBITED

Z 95 - 074

REVISED

CLIENT: MOHAMMED RAUF
CUMBERWORTH DESIGNS
 (209) 825-4063
 PAGE 4 OF 8

ITEM 3

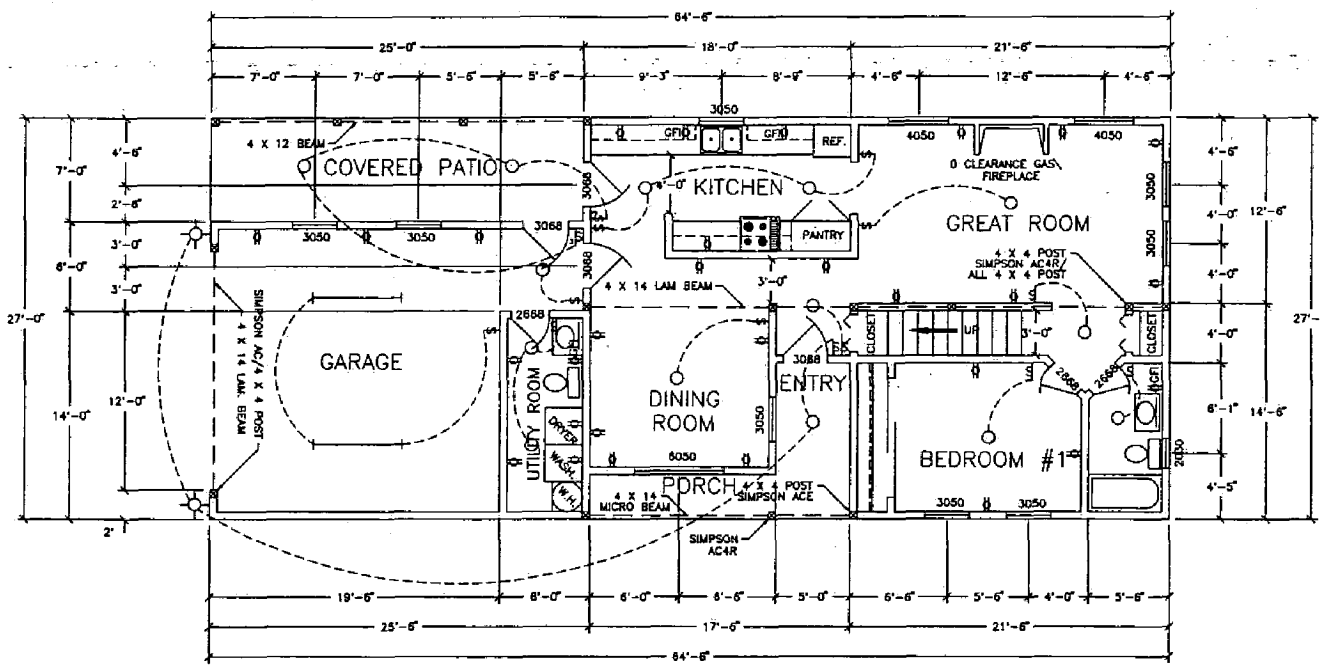
SEPTEMBER 26, 1995

Z95-074

ITEM 3

SEPTEMBER 26, 1995

EXHIBIT C



FIRST FLOOR/FLOOR PLAN

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

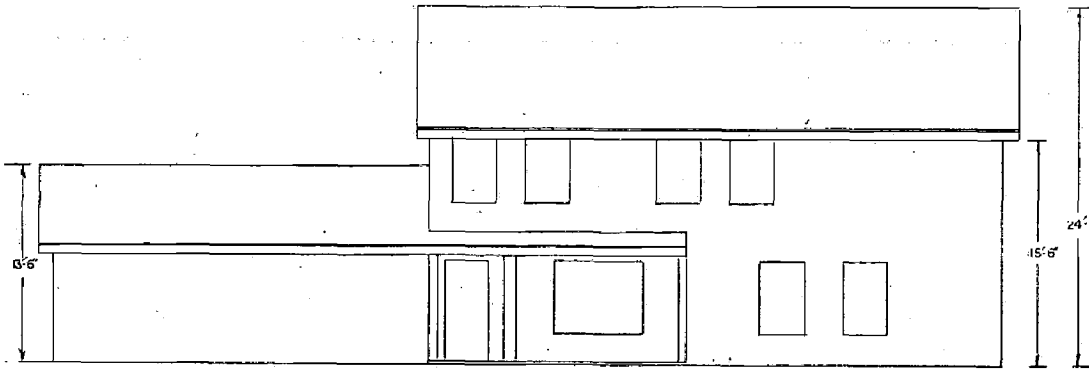
CLIENT: MOHAMMED RAUF
 CUMBERWORTH DESIG
 (209) 825-4063
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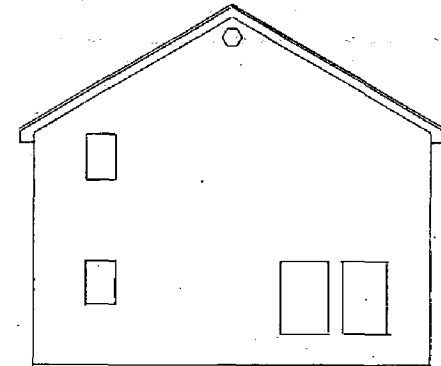
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EXHIBIT D



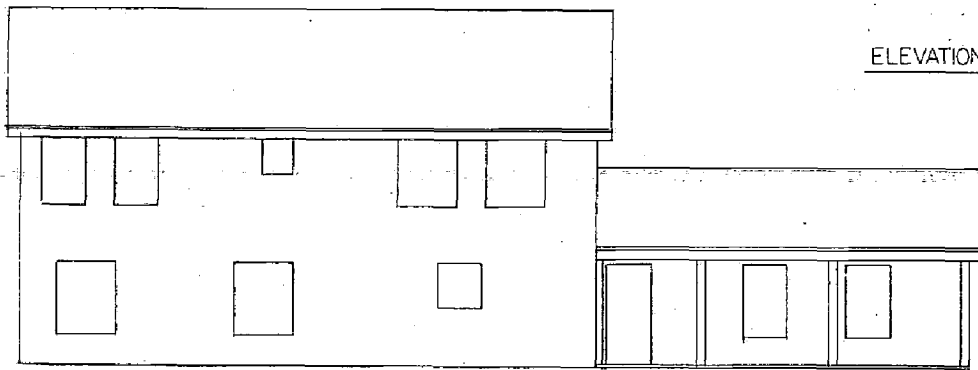
FRONT ELEVATION



EAST

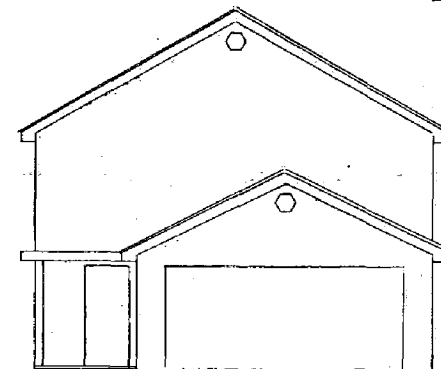
NOTE

*ALL WINDOWS DBL. HUNG



REAR ELEVATION

ELEVATIONS



WEST

RAUF HOME		DATE	APPROVED BY
SCALE 1/4" = 1'-0"	DATE 2/18/95		
PAGE	OF		
CUMBERWORTH DESIGNS	195-19		

SEPTEMBER 26, 1995 ITEM 3

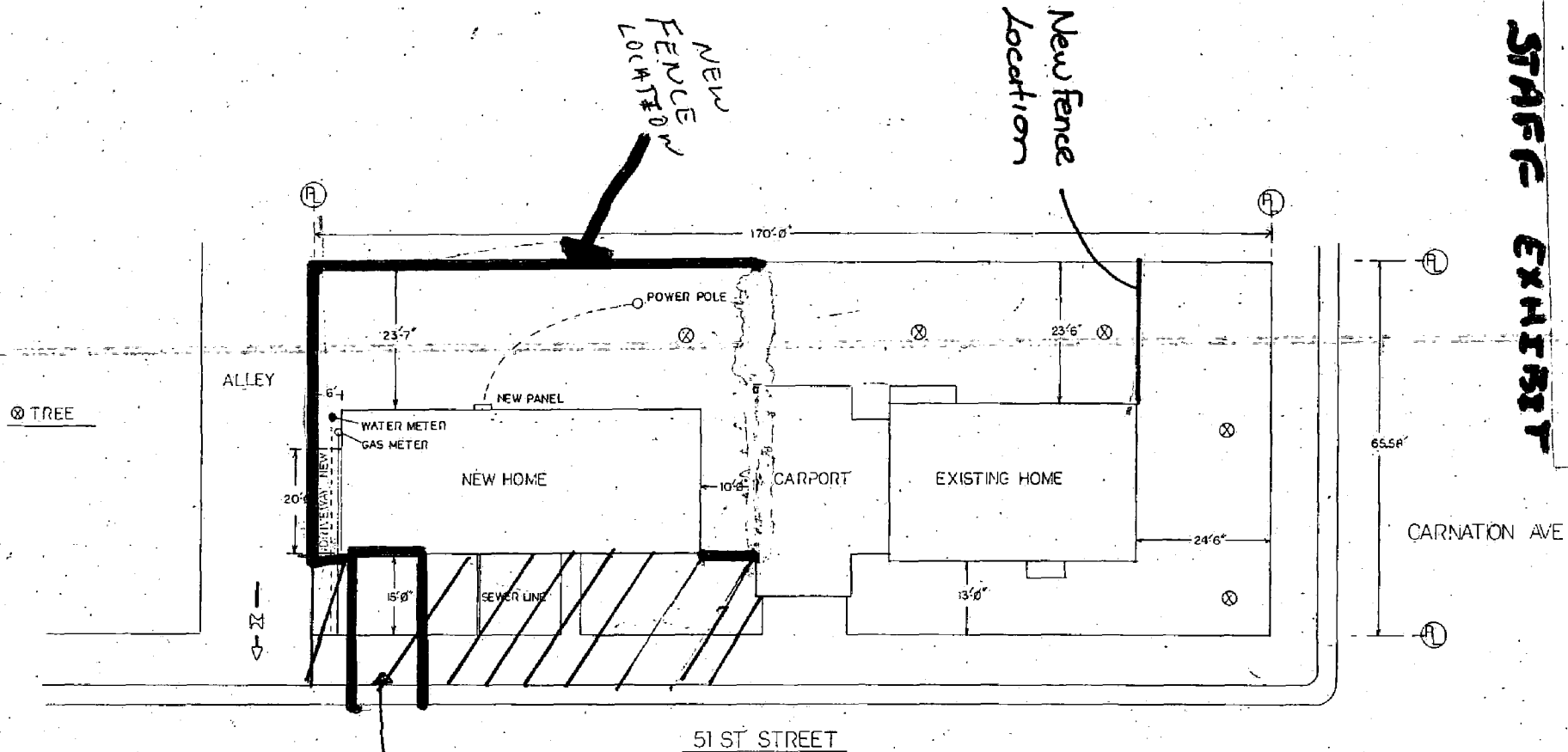
295-074

REVISED

Z95-074

EXHIBIT E

STAFF EXHIBIT



51 ST STREET


CARNATION AVE

SITE PLAN
SCALE 1" = 10'-0"

RAUF HOME
CUMBERWORTH DESIGN

Z 95 - 074

REVISED

 Area to be landscaped

Revise TO Have Drive way AND Garage door HERE