

CITY PLANNING COMMISSION

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

APPLICANT	Chester G. & Betty Ritchey, 7255-69th Street, Sacramento, CA 95820				
OWNER	Chester G. & Betty Ritchey, 4234 Marsalla Ct., Sacramento, CA 95820				
PLANS BY	Chester G. & Betty Ritchey, 4234 Marsalla Ct., Sacramento, CA 95820				
FILING DATE	4-12-83	50 DAY CPC ACTION DATE		REPORT BY:	PB:bw
NEGATIVE DEC.	Exempt 15103(a) AIR	ASSESSOR'S PCL. NO.	021-172-24		

APPLICATION: Special Permit for deep lot development to construct a single family dwelling

LOCATION: 4255-69th Street

PROPOSAL: The applicant is requesting a special permit to develop a deep lot with a second house.

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: Residential
North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1

Parking Required: 2 spaces
Parking Provided: 2 spaces
Ratio Required: 1 space/du
Ratio Provided: 1 space/du
Property Dimensions: 72' x 165'
Property Area: 11,880 sq. ft.
Density of Development: 3.6 du/ac.
Square Footage of Building: 1,200
Height of Structure: 14 feet
Street Improvements/Utilities: Existing
Exterior Building Color: Cream
Exterior Building Materials: Wood

STAFF EVALUATION: Staff has the following comments:

1. The subject site is a 165 foot 'deep lot' in the Single Family (R-1) zone. The surrounding neighborhood can be characterized as being a single family neighborhood. There are other properties on 69th and 70th Streets that have been developed under the Deep Lot Regulations.
2. The subject property contains a single family dwelling on the front portion of the lot. The proposed second dwelling will be located approximately 110 feet from the front. The driveway to the proposed structure must be a minimum of 10 feet wide and paved to City standards. All parking and access driveways shall be storm drained to the satisfaction of the City Engineer and constructed and available for use prior to occupancy of any dwelling unit.

APPLC. NO. P83-117

MEETING DATE May 26, 1983

CPC ITEM NO. 15

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3. Staff has no objection to the request. Other deep lots have been developed in the area. The design of the dwelling is marginal. However, the new dwelling will be located behind the existing dwelling approximately 110 feet from the sidewalk and therefore would not be readily visible from the public street.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project is exempt from environmental determination (CEQA Guidelines, Section 15103(a)).

STAFF RECOMMENDATION: Staff recommends the following action:

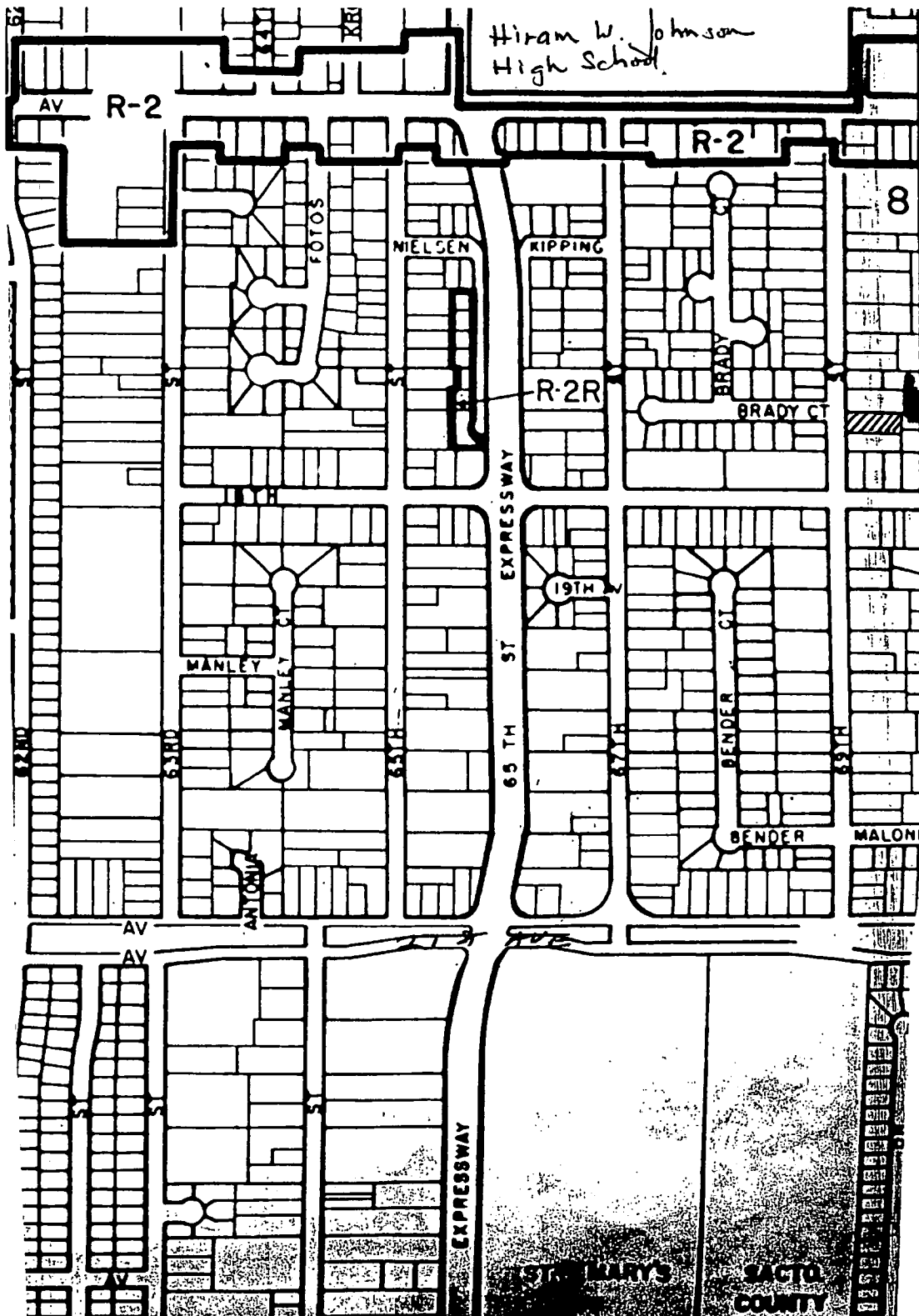
Approval of the Special Permit, subject to conditions and based on Findings of Fact to follow.

Conditions

- a. The driveway to the proposed structure should be a minimum of 10 feet wide and paved to City standards. All parking and access driveways should be storm drained to the satisfaction of the City Engineer and constructed and available for use prior to occupancy of any dwelling unit;
- b. The project shall be developed as indicated in the submitted site plan and elevations;
- c. Prior to issuance of the Certificate of Occupancy, the Planning Director shall inspect the project for compliance with all conditions of the Special Permit.

Findings of Fact

- a. The project is based on sound principles of land use in that:
 - 1) the project will not alter the character of the neighborhood;
 - 2) there is sufficient property available for a second dwelling unit.
- b. The project will not be injurious to surrounding property in that adequate on-site parking is available;
- c. The project, as conditioned, complies with the Zoning Ordinance, the 1974 General Plan and the 1965 Colonial Community Plan.



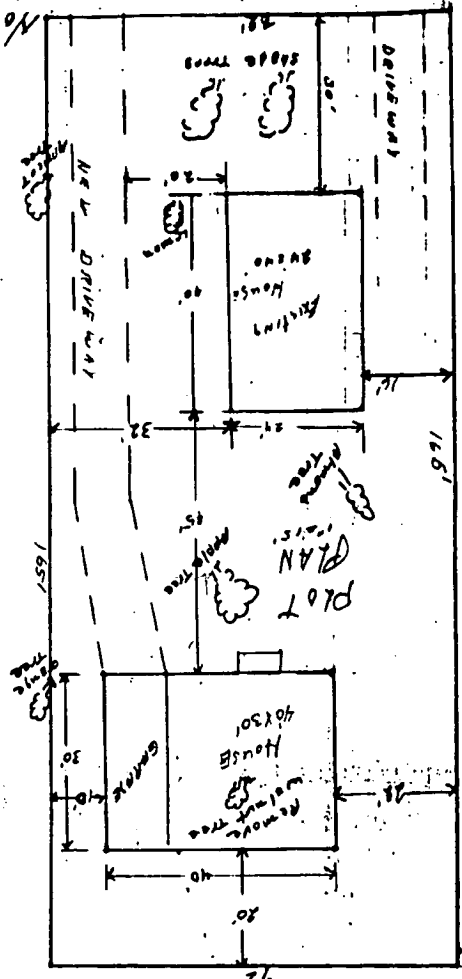
SUBJECT SITE

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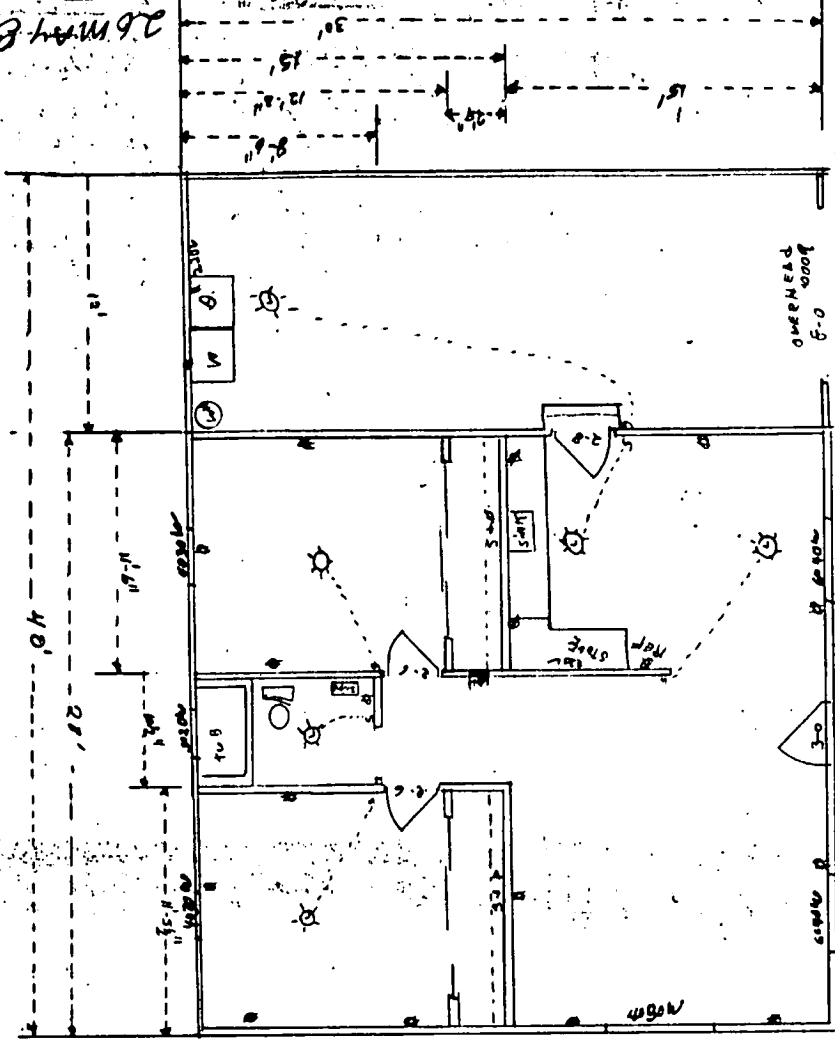
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26 MAY 1983

No. 15

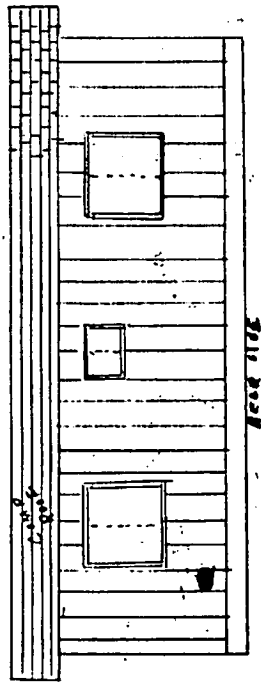


Scale 1" = 15'

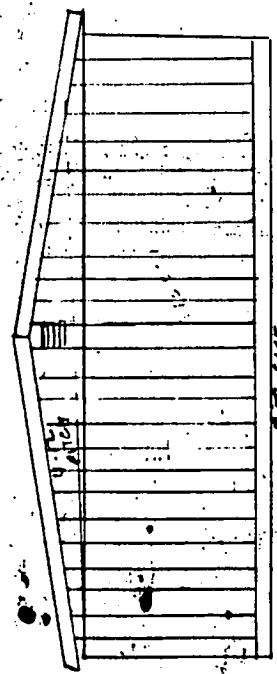


Scale = 1/4" = 1' to the roof

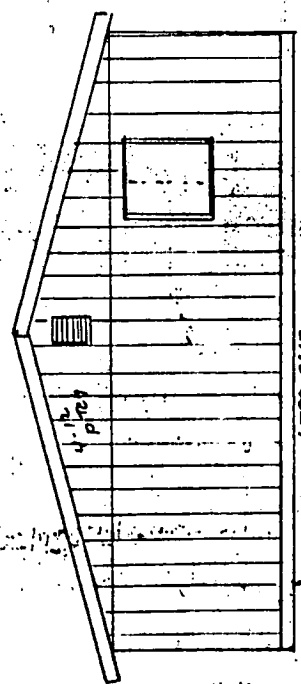
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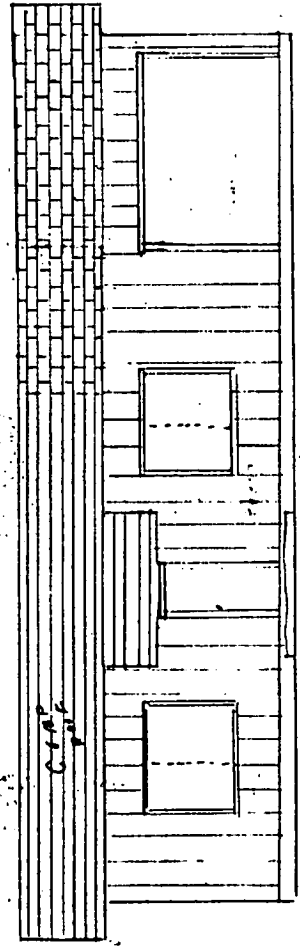
REAR SIDE



RIGHT SIDE



LEFT SIDE



FRONT SIDE