

# CITY PLANNING COMMISSION

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

APPLICANT	Gerald Young, Task Engineering, P.O. Box 860, Fair Oaks, CA 95628		
OWNER	Fred & Mary Pelzel, 864-49th Street, Sacramento, CA 95819		
PLANS BY	_____		
FILING DATE	11-5-82	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Exempt 15103(b) EIR	ASSESSOR'S PCL. NO.	008-104-1700

APPLICATION: Special Permit

LOCATION: 915-48th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a second single family home on a .24± acre lot in the R-1, Single Family zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1963 East Sacramento Community  
Plan Designation: Light Density Residential  
Existing Zoning: R-1  
Existing Land Use: Residential

Surrounding Land Use and Zoning:

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

Parking Required: 2 spaces  
Parking Provided: 2 spaces  
Ratio Required: 1:du  
Ratio Provided: 1:du  
Property Dimensions: 54' x 200'  
Property Area: 10,800 sq. ft.  
Topography: Flat  
Street Improvements: Existing on 48th Street  
Utilities: Available on 48th Street  
School District: Sacramento City Unified

BACKGROUND: The City Council recently approved a tentative map and subdivision modification to allow division of this site into two single family lots. The applicant does not want to comply with conditions of that approval and therefore will not split the property. The applicant is now requesting a special permit to allow an additional dwelling unit on the front portion of an R-1 zoned lot. This is allowed when a dwelling unit was existing on the rear half of a lot before June 6, 1956. (Date of previous zoning ordinance 1963-4th Series.)

STAFF EVALUATION: Staff has the following comments:

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1. The applicant proposes to construct a second single-family dwelling at the front portion of a 200 foot deep lot in the R-1, Single Family zone. This is possible (according to the zoning ordinance) if the structure at the rear was built prior to 1956. Building Department records indicate the structure was built in 1925.

APPLC. NO. P82-262

MEETING DATE December 9, 1982  
1-27-83

CPC ITEM NO. 186

2. The City Water and Sewer Division needs to have the size and location of existing water and sewer pipes verified. It will be necessary to have separate water and sewer connections to the new structure from 48th Street. It is a Building Code requirement that water and sewer lines to existing structures be outside the foundation of any new structures. Therefore, there is a possibility that the existing water and sewer lines will have to be relocated around the new structure.
3. Although backout parking is allowed for single family and two-family dwellings, Traffic Engineering suggests that covered parking be provided at the rear of the proposed structure. The house could be redesigned to have the same square footage with an attached or detached covered parking on the side or to the rear of the structure. The surrounding dwellings on 48th Street have either a carport, detached garage, attached garage or a parking pad in the front setback. Staff therefore feels the proposal would be compatible with surrounding properties.
4. The proposed project has been reviewed by Water and Sewer Division, Fire and Traffic Departments and the East Sacramento Improvement Association. There were no objections to the project.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15103(b)).

STAFF RECOMMENDATION: Staff recommends the following action:

Approval of the special permit to develop a second residential unit, subject to conditions and based on Findings of Fact which follow:

Conditions:

- a. The applicant shall verify the size and location of the water and sewer line to the satisfaction of the City Water and Sewer Division;
- b. The applicant shall landscape the front setback with a combination of lawn, shrubs and trees to be compatible with surrounding properties.

Findings of Fact

- a. The project is based on sound principals of land use in that the use is compatible with surrounding land uses which consist of single family dwellings;
- b. The proposed use, as conditioned, is not detrimental to the public health, safety or welfare in that on-site parking will be provided;
- c. The project is consistent with the 1974 General Plan and the 1963 East Sacramento Community Plan in that both plans designate the site for residential and light residential use respectively.

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