

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

APPLICANT Robert Larsen, 1042 Lake Glen, Sacramento, CA 95822		
OWNER Robert Larsen, 1042 Lake Glen, Sacramento, CA 95822		
PLANS BY Robert Larsen, 1042 Lake Glen, Sacramento, CA 95822		
FILING DATE 07-26-90	ENVIR. DET. Negative Declaration	REPORT BY: DTH
ASSESSOR'S PCL. NO. 025-0191-006-0000		

APPLICATION:

- A. Negative Declaration
- B. Planning Director's Special Permit to allow a second 978 sq. ft. residential unit on an existing .23± acre deep lot in the Standard Single Family (R-1) zone.

LOCATION: 5886 28th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct an additional unit on an existing deep lot currently developed with a single family residence.

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:

North: Single Family; R-1
South: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1

Property Dimensions:	50'± x 202'±
Property Area:	.23± acres
Square Footage of Proposed Residence:	978± sq.ft.
Height of Proposed Residence:	1 Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Materials-Proposed Residence:	Stucco
Exterior Building Colors:	Terra Cotta (tan)
Roof Material:	Composition Shingle

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site consists of a single parcel totaling .23± acres currently developed with a single family residence. The site is zoned Single Family Residential and is designated for Low Density Residential in the General Plan and the 1986 South Sacramento Community Plan. The subject site is surrounded on the north, south, and west by single family residences zoned Standard Single Family (R-1) and on the east by the Union Pacific Rail Road tracks and single family residences zoned Standard Single Family (R-1)

B. Applicant's Proposal

The applicant is requesting a Planning Director's Special Permit in order to construct a second single family residence on the existing .23± acre lot which is currently developed with a single family residence. The proposed unit is 978 sq. ft., and is proposed to be a two bedroom, one bath home with an attached two car garage.

C. Site Plan Design

In order to qualify for a deep lot the Zoning Ordinance requires that a lot must be at least 160' in depth. The subject site is 202' deep, which allows for a deep lot development. The square footage of this lot (10,100 sq. ft.) would allow a maximum of two units to be developed under the deep lot development provisions. The applicant is requesting one additional single family residence to be constructed on the subject site. The unit as proposed will meet all required setbacks and will have approximately thirty four feet between the existing residence and the proposed residence.

D. Building Design

The design of the two bedroom, one bath and two car attached garage which is being proposed is similar in design to the existing single family residence on the subject site. The applicant is proposing a stucco exterior (terra cotta/tan) with wood trim and a composition shingle roof. The front door and the garage door on the existing single family residence are metal doors with panels. Staff recommends that the same type of doors be used on the proposed residence. The roof material to be utilized on the proposed unit is composition shingle. Staff recommends that a laminated dimensional shingle with a minimum 25 year rating be used.

E. Staff Comments

The plans as submitted indicate that more than the allowed 40% paving of the front yard setback area will occur if the proposed driveway is constructed. Staff has reviewed this problem with the applicant and the applicant has agreed to reduce the existing 20' x 25' driveway to a 10' x 25' driveway which will result in only 36% of the front yard area being paved. Staff recommends that the applicant submit a revised site plan reflecting the reduction of pavement in the front yard. As the proposed unit is compatible with the design of the existing unit and adequate yard area and parking are being provided for the unit, staff has no objections to the issuance of the special permit for the additional unit.

F. Agency Comments

The project was reviewed by the City Transportation Engineering, Engineering Development, Building Inspections, Fire, and Water and Sewer Divisions the following comments were received from the Engineering Development Division:

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- 1) A new sewer service is recommended by Flood Control and Sewer Division to serve the new building; and
- 2) Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

ENVIRONMENTAL REVIEW: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. These mitigation measures are listed below.

Non-compliance with, or deletion of any of the mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than significant level through mitigation.

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

- A. Ratify the Negative Declaration.
- B. Approve the Planning Director's Special Permit to allow a second residential unit on an existing deep lot subject to conditions and based upon findings of fact which follow.

Conditions

1. The roof material shall be 25 year laminated dimensional shingles;
2. The design of the unit shall include the following:
 - a) The front door shall be panelled metal with a minimum of six panels;
 - b) The garage door shall be a metal sectional roll up door; and
3. The applicant shall obtain all necessary Building Permits.
4. The applicant shall submit a revised site plan indicating the reduction of pavement in the front yard are so as not to exceed the allowed 40% .
5. The applicant shall contact the City Planning Department for a site inspection upon completion of the proposed unit and prior to the final building inspection.

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Mandatory Mitigation Measures

1. No two story homes should be permitted next to the UPRR rail line.
2. Two story homes on lots bordering or closest to a roadway should be discouraged. They help reduce the noise at lots interior to the project site but require more extensive noise mitigation to be acceptable.
3. All joints in exterior walls shall be grouted or caulked airtight.
4. All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
5. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
6. All sleeping spaces shall be provided with carpet and pad.
7. There shall be no through-the-door or through-the-wall mail or paper chutes.
8. Basic exterior wall construction shall include:
 - a. 2' x 4' wood studs;
 - b. R-11 insulation in the cavities;
 - c. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking; and
 - d. The exterior surface shall be finished with either the following or equivalent in surface weight and isolation;
 - (1) A minimum 15 lb. felt paper and minimum 7/8" thick dense stucco over wire mesh, or
 - (2) 1/2" structural plywood covered with minimum 5/8" T-111 siding with resilient channels attached to the interior face at maximum 24 inches on center, perpendicular to the studs. The interior gypsum board is then fastened to the resilient channels. Fasteners in gypsum board not tough studs.
9. Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-19 insulation in the ceiling.
10. The roof shall be finished with a minimum 5/8" particle board or plywood of equivalent weight, 30 lb. felt paper and minimum 240 lb/square composition shingles to equivalent. Skylights shall not be used unless they have an STC rating of 35 or better.
11. Fireplaces are not recommended because the chimney serves as a conduit for sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. Thus, if they are included in the design, they shall contain a fully operable damper.

12. Windows must have a minimum STC rating of 28 or better. Windows facing or with a view of the tracks should comprise less than 16% of the floor area of bedrooms and less than 20% of family rooms.
13. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
14. A mechanical ventilation system shall be installed that will provided minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
15. Gravity vent openings in attic space shall not exceed code minimums in number and size. The openings facing the UPRR tracks shall be fitted with transfer ducts at least 3 ft. in length and shall be lined with 1" duct liner full length. Each duct shall include a lined 90 degree bend such that there is no direct line of sight from the exterior through the duct into the attic.
16. If a fan is used for forced ventilation within 250 feet of the railway or main road, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 22 gauge galvanized steel. The duct shall be a minimum of 6 ft. long and lined for its entire length with 1" duct liner. Each duct shall include a lined 90 degree bend to prevent direct line of sight.
17. All exhaust fans connecting the interior to the exterior where the outlet faces the railroad shall be connected with a minimum 10 ft. duct, lined with 1" fiberglass liner and containing one 90 degree bend with the exception of the kitchen range exhaust.
18. A masonry wall shall be constructed along the western property line five feet above the base elevation of the UPRR railline.
19. Option #1
 1. Exterior Wall
 - a. Dense stucco must be used on exterior walls facing or with a view of the UPRR railline.
 - b. Resilient channels at a maximum 24 inches on center must be used between wood stud and interior gypsum board on all walls facing or with a view of track.
 - c. The remainder of these walls shall be as described in the General section above;
 2. Windows - Windows facing or with a view of the railway must have an STC 34 or better rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards; and
 3. Doors - Doors facing or with a view of the railway shall have a minimum STC rating of 25. Doors shall include full perimeter seals; or

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Option #2

- 1. Exterior Wall - shall be constructed as outlined in General section above;
- 2. Windows - Windows facing or with a view of the railway must have an STC 44 or better rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile hour per ASTM standards; and
- 3. Doors - Doors facing or with a view of the railway shall have a minimum STC rating of 37. Doors shall include full perimeter seals.

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 the Standard Single Family (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. a two car garage is being provided for the second unit;
 - b. the building materials and design proposed are compatible with the surrounding residences.
- 3. The project is consistent with the General Plan which designates the site Low Density Residential (4-8 du/na) and with Section 2-15 of the Plan which encourages deep lot developments. The project is also, consistent with the 1986 South Sacramento Community Plan which designates the site Low Density Residential (4-8 du/na).

REPORT PREPARED BY:


 Dawn T. Holm, Planner

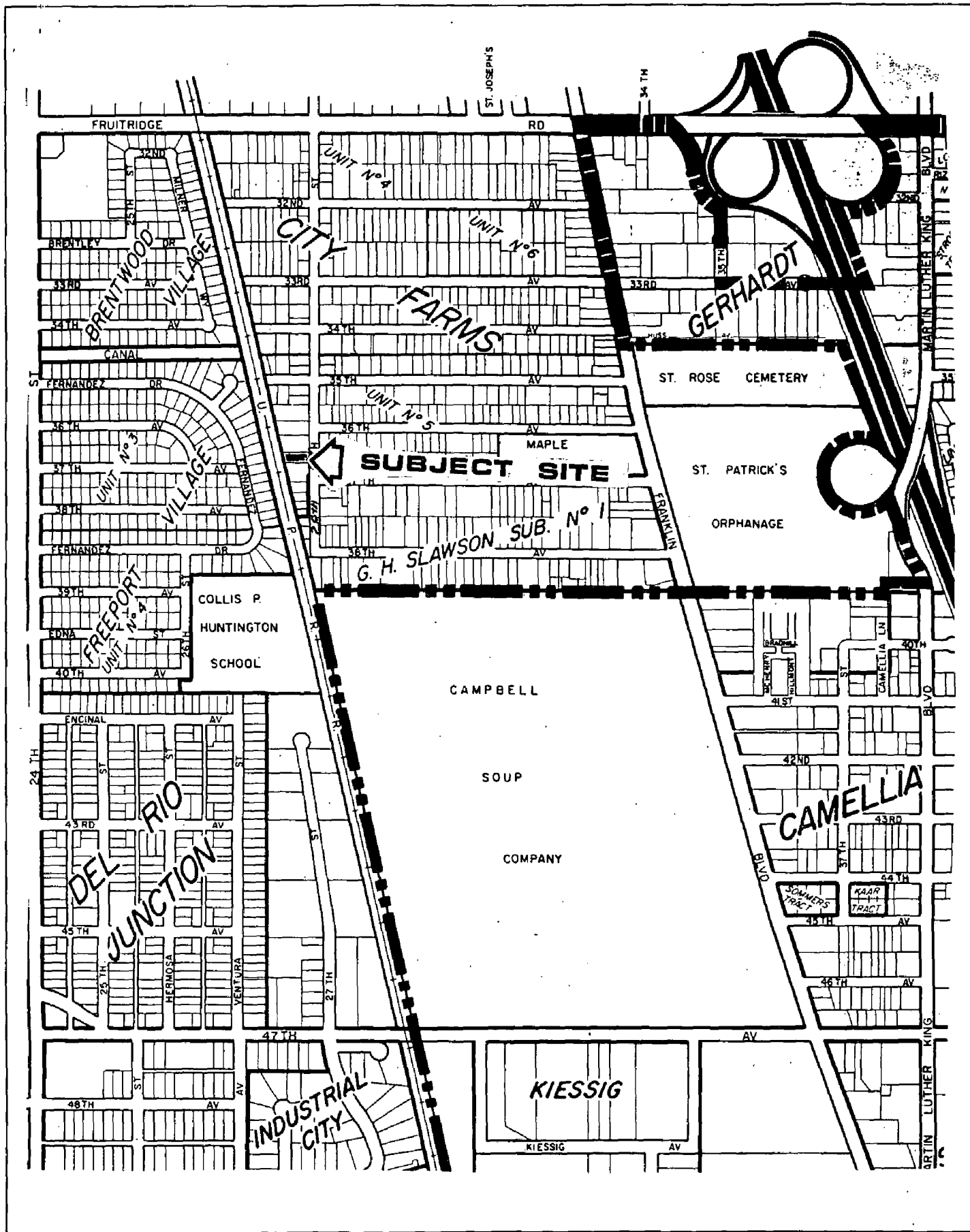
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REPORT APPROVED BY:

 Marty Van Duyn, Planning Director

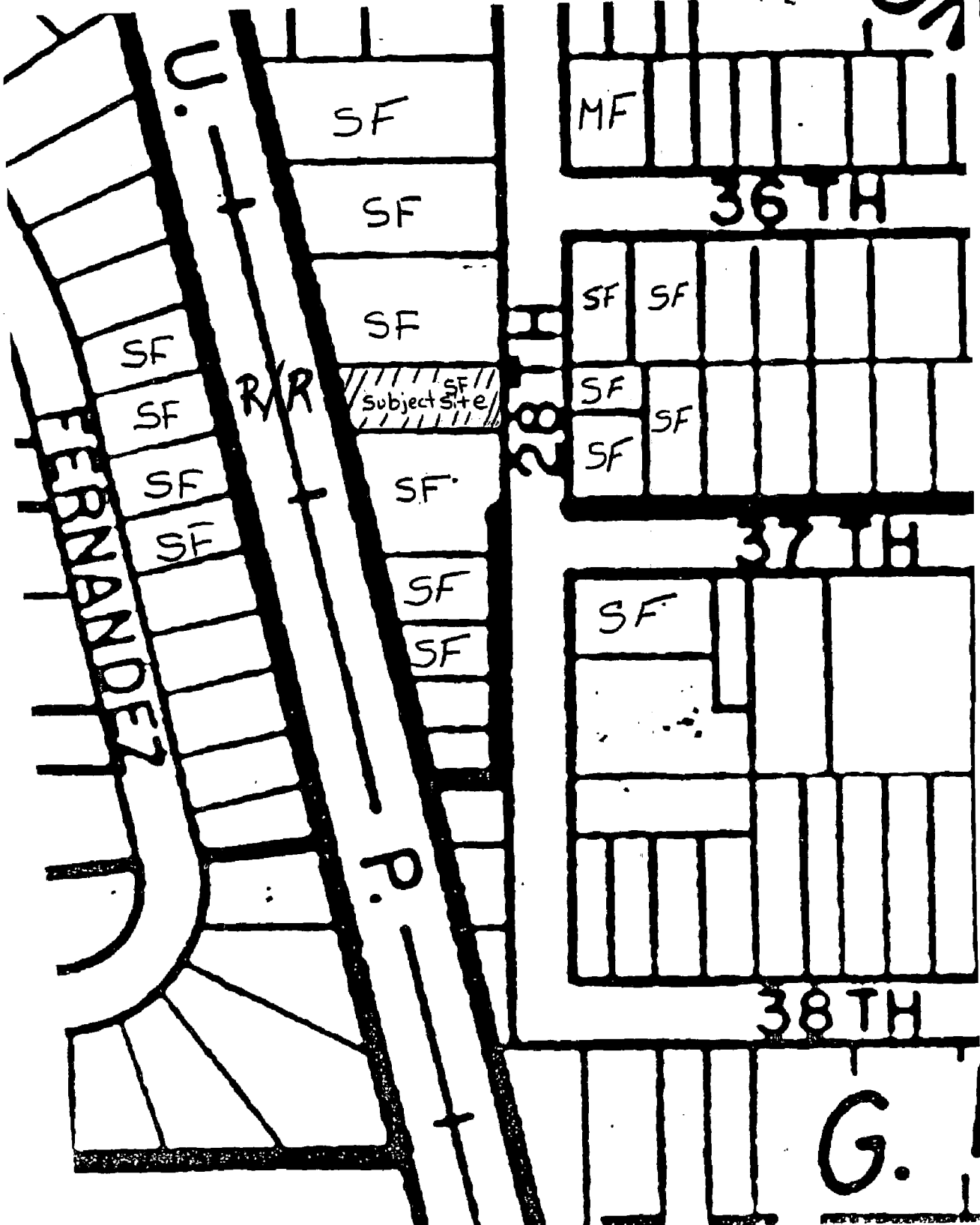
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VICINITY MAP

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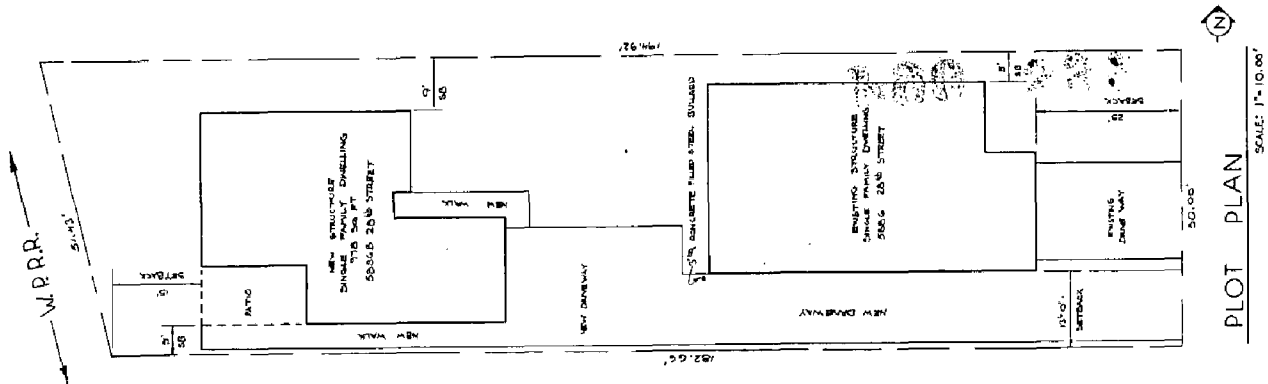


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LAND USE & ZONING MAP

EXHIBIT - A SITE PLAN

ROBERT LARSON

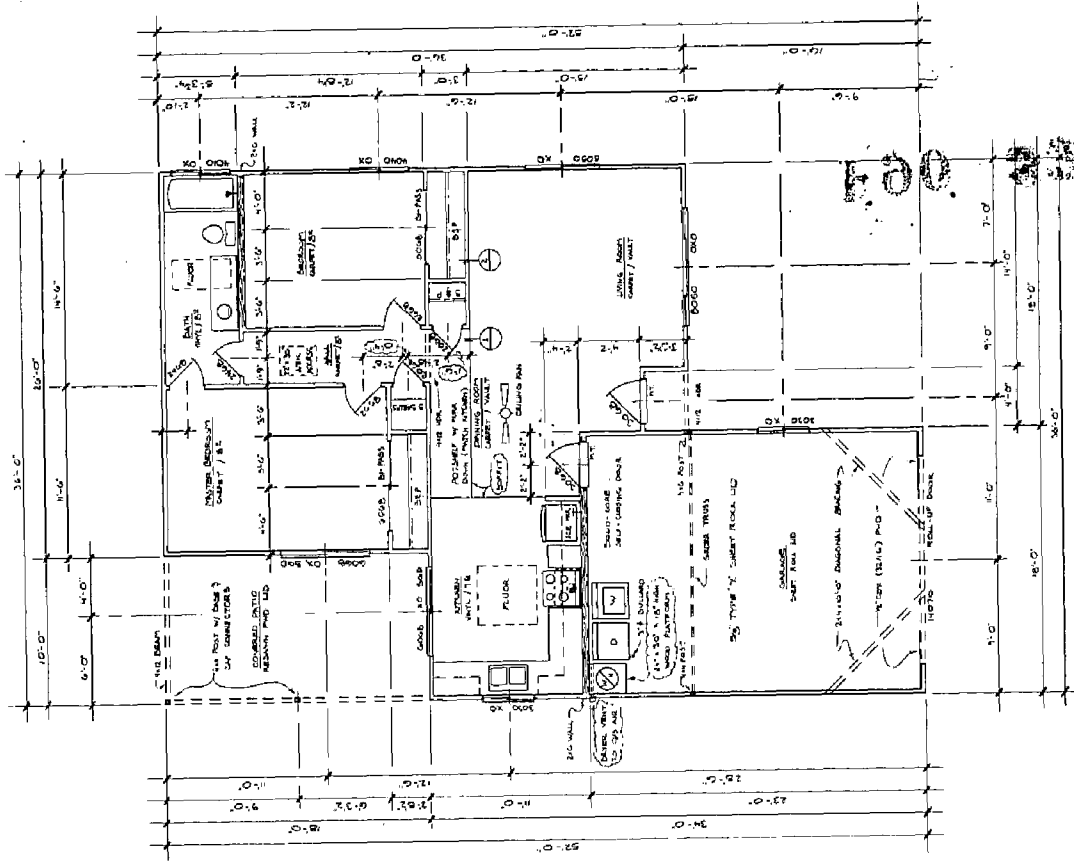


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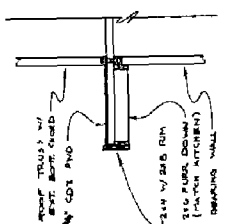
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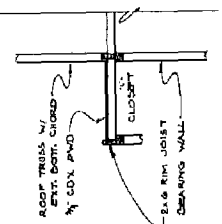
EXHIBIT - B ELEVATIONS



FLOOR PLAN
1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

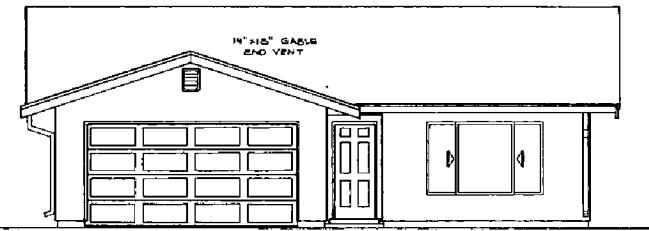


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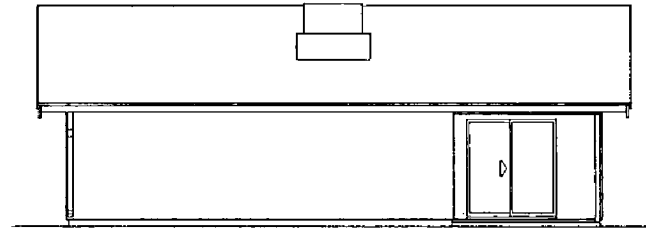
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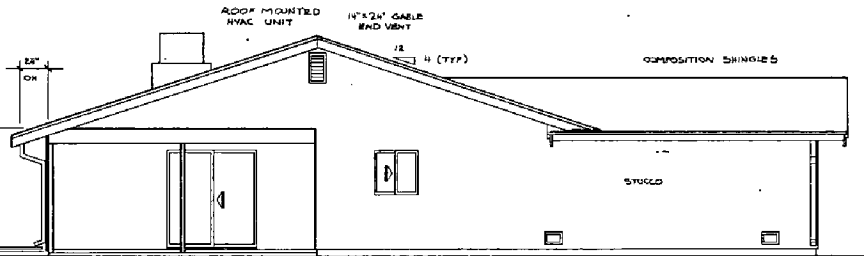


FRONT ELEVATION

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

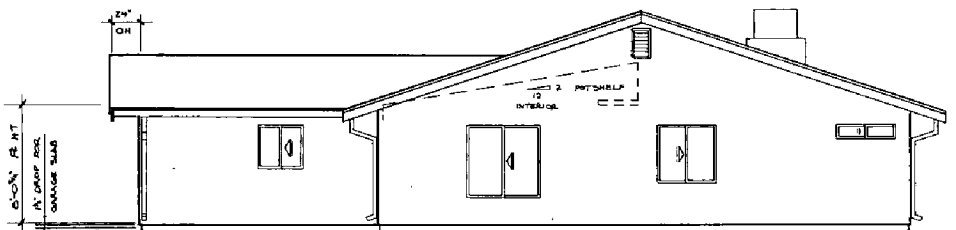


REAR ELEVATION



LEFT ELEVATION

(2) GARAGE VENTS



RIGHT ELEVATION

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EXHIBIT - C
FLOOR PLANS