

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Mogavero & Associates, 2530 J Street, Ste. 101, Sacramento, CA 95816
OWNER Anthony Prudhomme, 2535 Capitol Oaks Dr., Sacramento, CA
PLANS BY Mogavero & Associates, 2530 J Street, Ste. 101, Sacramento, CA 95816
FILING DATE 7-25-86 **ENVIR. DET.** Ex15303(b)(e);15305(a) **REPORT BY** FG:ldc
ASSESSOR'S-PCL. NO. 010-0102-005

APPLICATION: A. Special Permit to construct a second residential unit in the R-1B zone.
B. Variance to reduce the 15 foot rear yard setback to 5 feet to allow a second residential structure.

LOCATION: 2122 22nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a two-story garage and second residential unit.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community Plan Designation: Low density residential
Existing Zoning of Site: R-1B
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential, comm; R-1B	Front	25'	25'+
South: Residential; R-1B	Side(Int):	5'	5'+
East: Residential; R-1B	Rear:	15'	5'
West: Residential; R-1B			

Parking Required: Two (2) spaces
Parking Provided: Two (2) spaces
Property Dimensions: 80' x 160'
Property Area: 0.29+ acres
Density of Development: 6.90 d.u. per acre
Square Footage of Building: Garage/apartment - 484 sq. ft. each
Height of Building: 30 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood siding
Roof Material: Wood shingle

PROJECT EVALUATION: Staff has the following comments:

A. The subject site is a 0.29+ acre lot which is zoned single family (R-1B) and which is developed with a single family residence. The site is designated for residential uses in both the General Plan and the

1980 Central City Community Plan. Surrounding land uses are predominately single family residential.

- B. The applicant is proposing to construct a two-story garage/apartment within five feet of the rear property line. The structure would contain 484 square feet of floor area on each of the two floors. The structure would be constructed with materials which are compatible with the existing main residential unit (i.e., wood siding and wood shingle roof).

Staff has made a field survey of the site. It appears that the proposed garage/apartment site would be the most logical since it is already a clear pad area which would not necessitate the removal of existing garden or patio. The proposed location is also adjacent to an existing parking lot for a multiple family dwelling and would have the least impact upon adjacent uses if constructed there. Large evergreen trees are also located along the westerly property line which provides screening to the adjacent use.

The existing residence was at one time a multiple family unit. However, the present owner converted the structure to a single family residence. The basement rooms are now used by the property owner's older children and the proposed garage/apartment would provide the same purpose at this time. In the future, the garage/apartment would in all likelihood be rented. Some of the other residences in the area have what appear to be living quarters above the garages. Therefore, the applicant's request would not be out of character for the area.

- C. This project has been reviewed by Traffic Engineering, Engineering, Fire Department and Building Inspections. No comments were received.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(b)(e); 15305(a)).

RECOMMENDATION: Staff recommends the following:

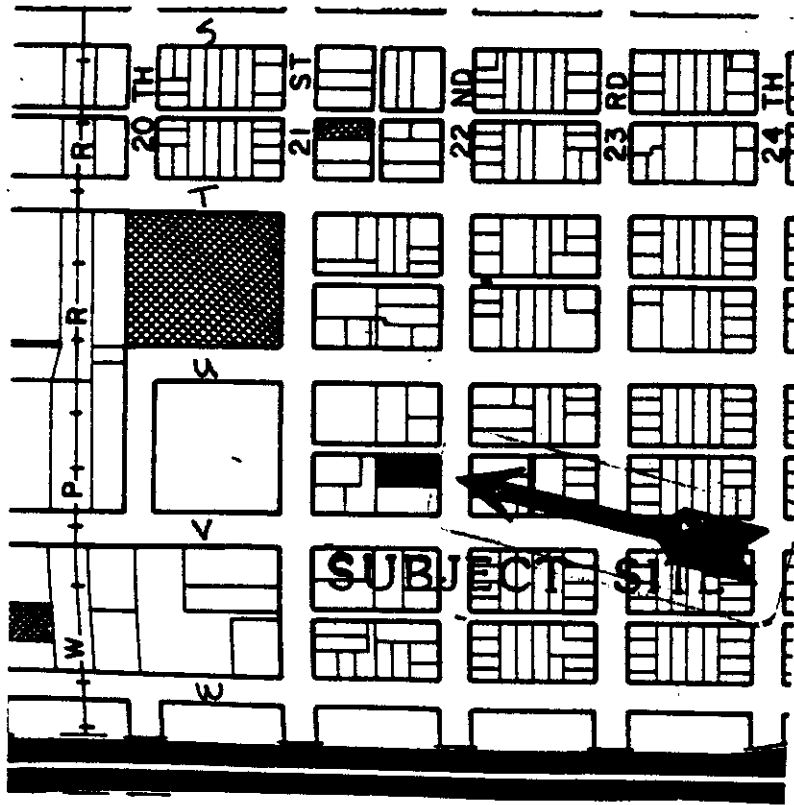
- A. Approve the special permit subject to conditions and based upon findings of fact which follow.
- B. Approve the variance based upon the findings of fact which follow.

Conditions:

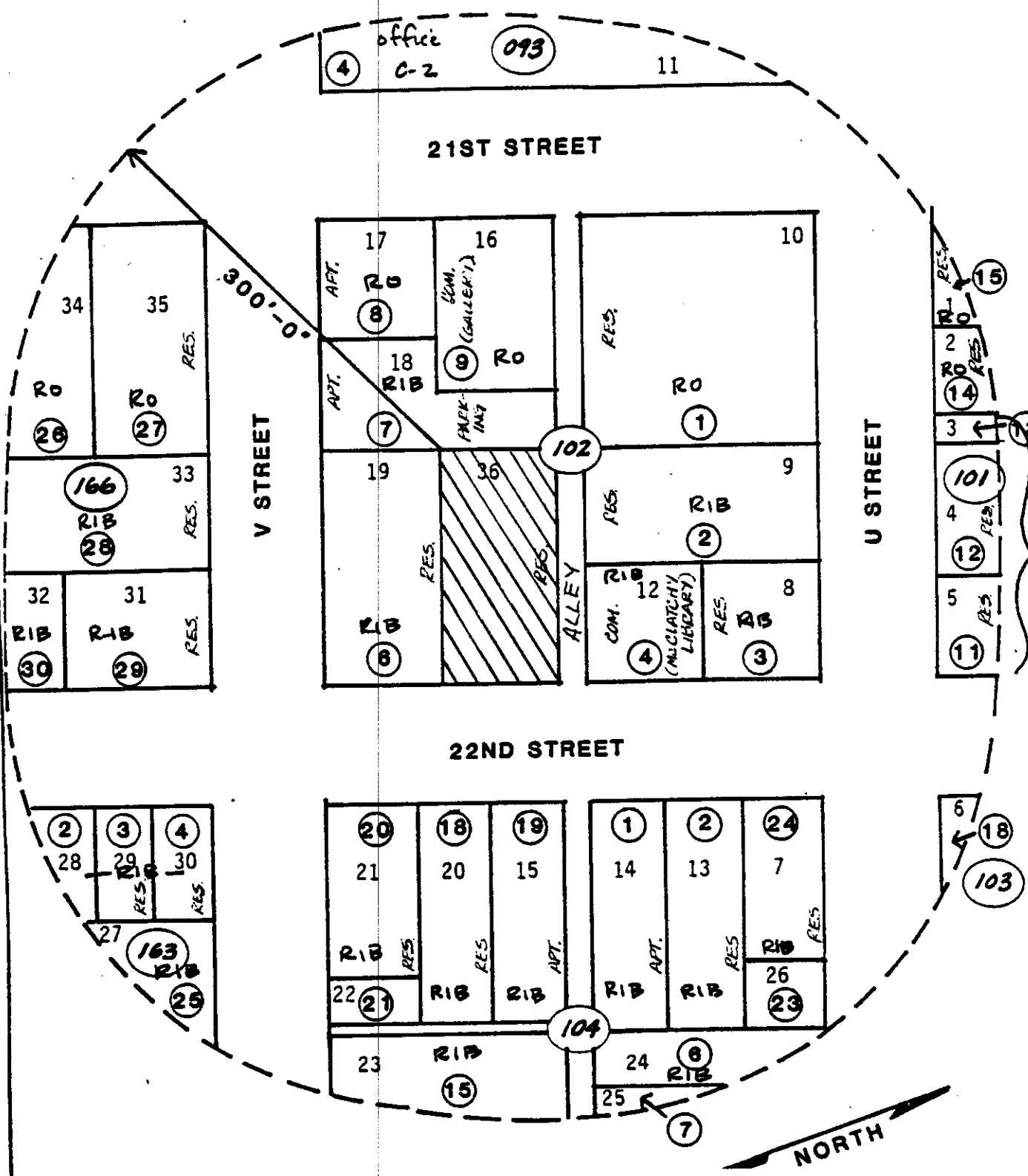
1. The garage/apartment shall be constructed of material which is compatible with the existing residential dwelling (i.e., wood siding, wood shingle).
2. The apartment unit shall in no case exceed 640 sq. ft. in size.
3. The structure shall be located no closer than five feet to the rear property line.

Findings of Fact - Special Permit/Variance:

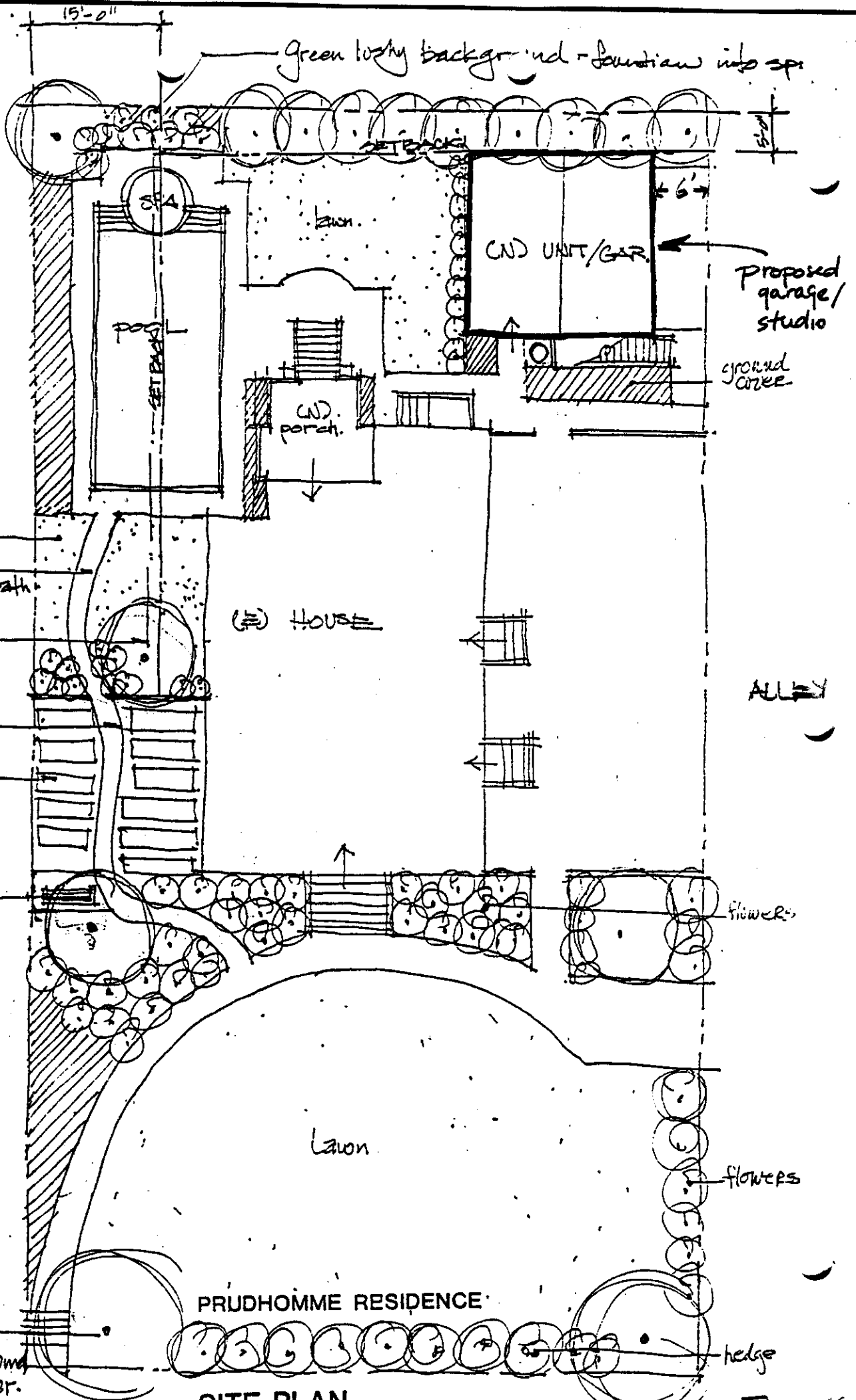
1. The project, as conditioned, is based upon sound principles of land use, in that, the project will not significantly alter the residential character of the area.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare or result in a nuisance, in that:
 - a. adequate landscaping will be provided;
 - b. adequate on-site parking will be provided.
3. The variance is not a use variance in that, second residential units are permitted in the R-1B zone with a special permit.
4. The requested variance does not constitute a special privilege in that, there are other similar uses in the area which are located on or near the rear property line.
5. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that, the site is designated for residential use by the 1980 Central City Plan and the proposed garage/apartment conforms with the plan designation.



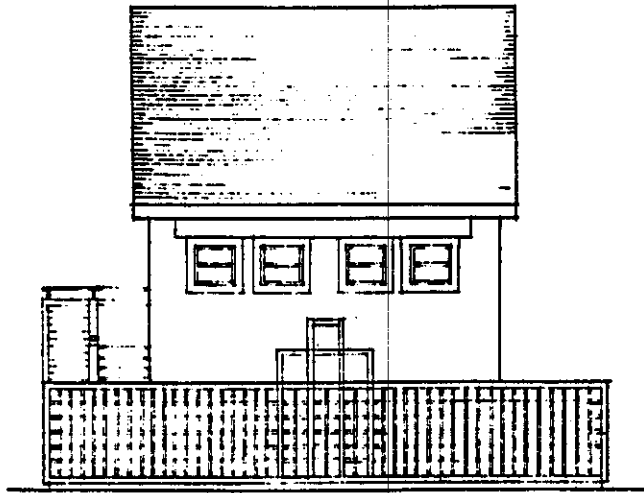
VICINITY MAP



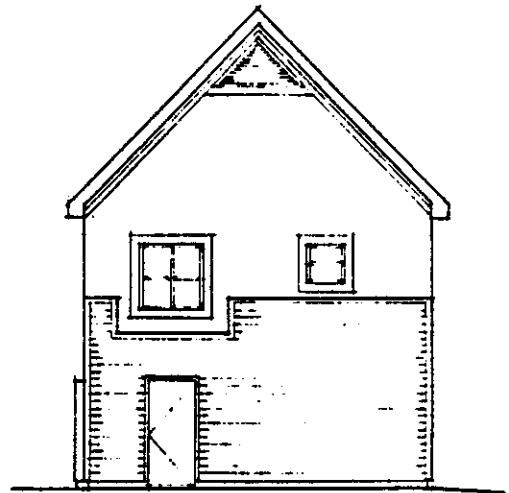
LAND USE & ZONING MAP



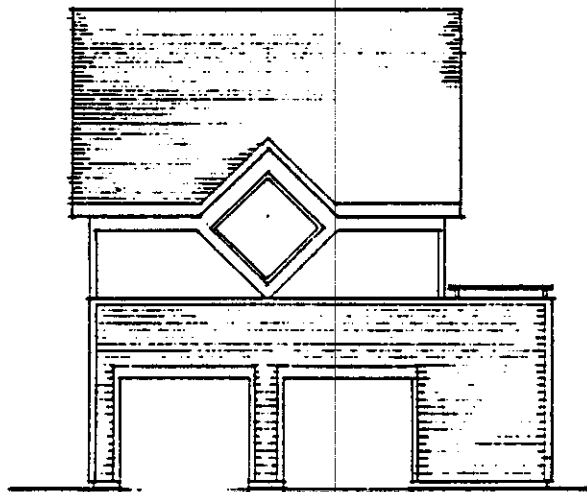
Flowering tree of ground cover under.



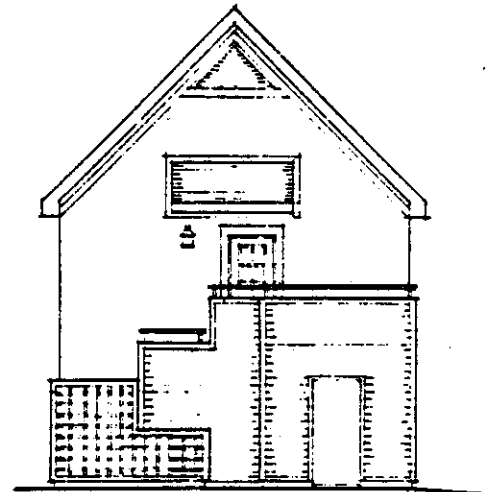
SOUTH ELEVATION



EAST ELEVATION

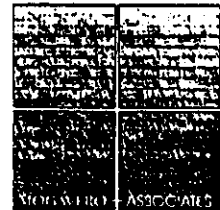


NORTH ELEVATION



WEST ELEVATION

PRUDHOMME
RESIDENCE



Steve Wiro
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ELEVATIONS

1/8" = 1'-0"

P86-297

8-28-86

Item 16

