

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Paul Fong, Jr., 4600 Marion Court, Sacramento, CA 95822		
OWNER	Paul Fong, 4530 Marion Court, Sacramento, CA 95822		
PLANS BY	Country Homes		
FILING DATE	9/6/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Ex. 15303(a)	EIR	ASSESSOR'S PCL. NO. 017-092-10

APPLICATION: Special Permit for an additional residence on the front of an R-1 lot (Sec. 2-G-1)

LOCATION: 4530 Marion Court

PROPOSAL: The applicant is requesting the necessary entitlement to construct a second residence on the front of a single family lot developed before June 6, 1956.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Sutterville Heights Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence

Surrounding Land Use and Zoning:

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

Parking Required:	2 spaces
Parking Provided:	2 spaces
Parking Ratio:	1:1
Property Area:	.15± ac.
Property Dimensions:	50' x 120'
Square Footage of Building:	1,790± sq. ft. new structure
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	White with black trim
Exterior Building Materials:	Grooved exterior plywood
Height of Structure:	Two-story, 30 feet

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a single family lot 50 feet by 120 feet in size located approximately one block south of William Land Park. The site is surrounded by single family residences.

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A. Land Use

The site is designated for residential uses in the 1974 General Plan. It is designated Light Density Residential in the 1965 Sutterville Heights Community Plan. The proposed residential use is compatible with surrounding land uses and applicable plans.

B. According to the Zoning Ordinance, the Planning Commission may grant a special permit for an additional dwelling unit on the front portion of an R-1 zoned lot provided the dwelling on the rear half was erected prior to June 6, 1956. There is currently a residence located 80+ feet from the front property line on the subject site. The Assessor's office estimates the structure was built in 1918.

C. Design

Marion Court is developed with single family residences. The neighborhood is developed primarily with typical one-story residences with garages in the front. The applicant proposes a large two-story unit 30 feet in height. The front elevation incorporates a massive, steeply sloping, unbroken tile roofline. These design elements create an imbalance between the roof and wall surface. The excessively high roof will not blend into the surrounding single story residences, causing the proposed structure to dominate the streetscape.

D. Staff estimates that more than 50% of the residences in the area have enclosed garages. The applicant will, therefore, be required to provide a garage instead of a 'future' carport as indicated on the plans.

E. Staff has attempted to contact the applicant several times to discuss these issues, but was unsuccessful. In order to address these concerns, it appears a redesign will be necessary. Staff is therefore recommending a continuance to allow the applicant time to meet with staff and submit revised plan.

F. Staff has received phone calls from neighbors objecting to the project in that it appears incompatible with the single family character of the surrounding neighborhood.

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

RECOMMENDATION: Staff recommends continuance of the project to October 25, 1984 to allow time for plan revision and staff review.

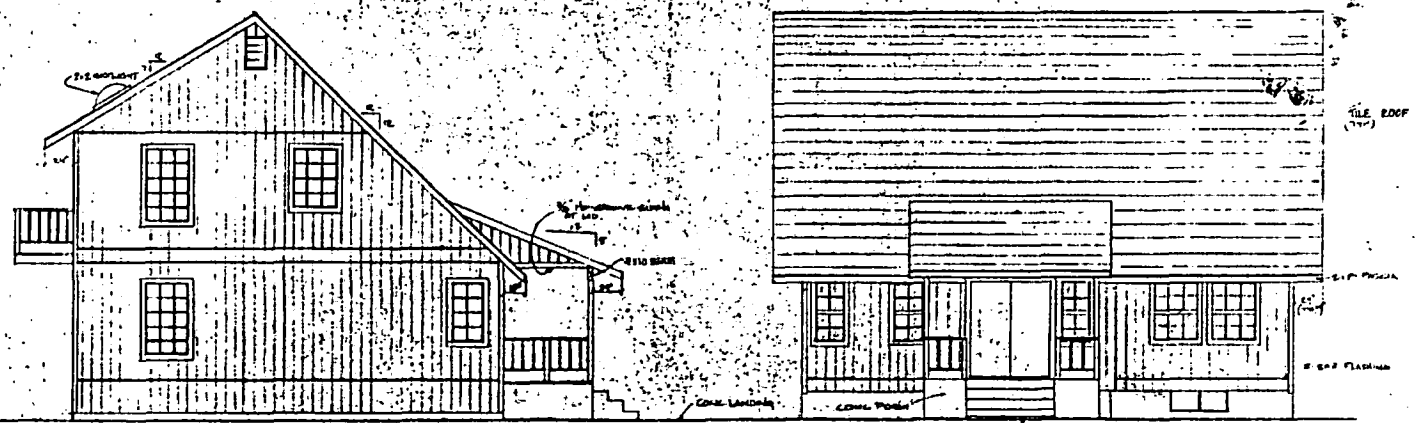


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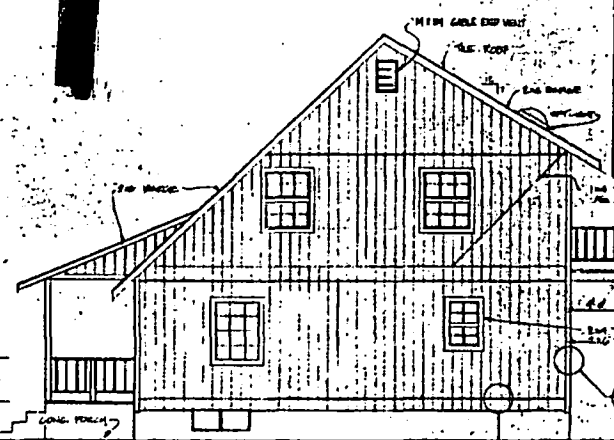
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Left View

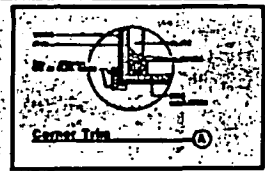
Front View



Right View



Rear View



DO NOT SCALE: Field Dimensions To Take Precedence

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 PAUL FONG

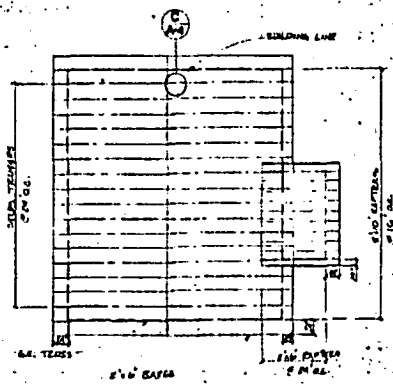
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Country Homes 

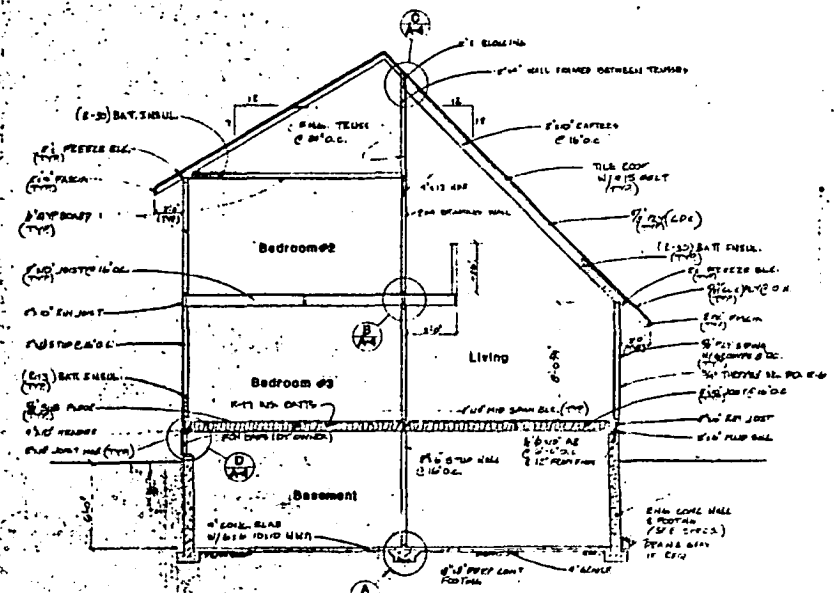
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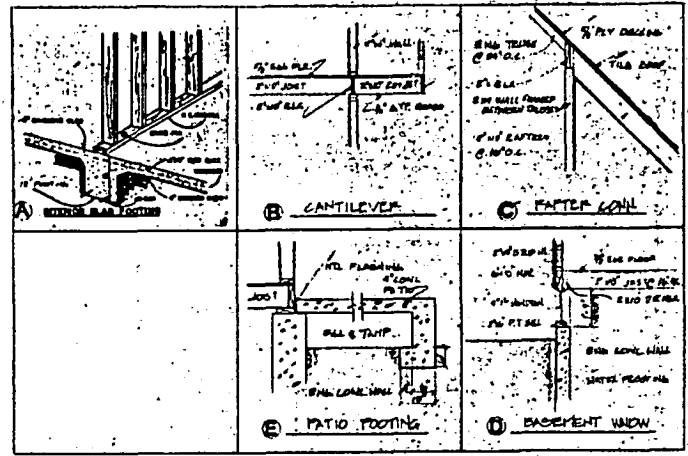
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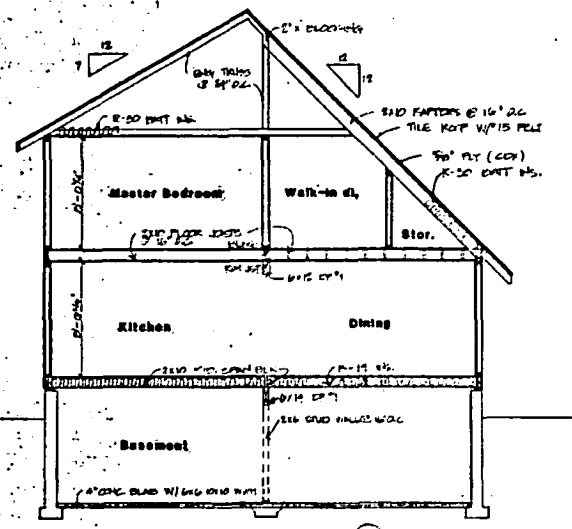
Roof Framing



Cross Section A



Details



Cross Section B

DO NOT SCALE: Field Dimensions To Take Precedence

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FINAL PLANS FOR CONSTRUCTION

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Country Homes

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