

CITY PLANNING COMMISSION

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

APPLICANT	Edwin C. Lial - 1095 Vanderbilt Way, Sacramento, CA 95825		
OWNER	Edwin C. Lial - 1095 Vanderbilt Way, Sacramento, CA 95825		
PLANS BY	Herman Lewis Design Studio - 5740 Windmill Way, Ste. 3, Carmichael, CA 95608		
FILING DATE	11-4-86	ENVIR. DET. Ex. 15303a, 15305a	REPORT BY KMR:sg
ASSESSOR'S PCL. NO.	011-033-18.23		

- APPLICATION:**
- A. Special Permit to develop an additional dwelling on the front of a lot containing an existing unit, and to add onto the existing dwelling unit
 - B. Lot Line Adjustment to merge two lots totaling 0.3+ partially developed acres in the Single Family (R-1) zone

LOCATION: 1841 and 1833 42nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct an additional dwelling on the front of a lot containing an existing unit, add onto the existing unit, and merge two lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1963 East Broadway 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:	Setbacks:	Required	Provided
North: Freeway & railroad; TC	Front:	25'	27'
South: Single family; R-1	Side(Int):	5'	12'
East: Vacant & single family; R-1	Side(Easement)	20'	20'
West: Single family; R-1	Rear:	15'	24'

Parking Required: 2 spaces
 Parking Provided: 2 spaces
 Property Dimensions: 91' x 130'; 11,825.3
 Property Area: 0.3+ acres
 Density of Development: 7.4 d.u. per acre
 Square Footage of Building: New unit: 1,046/addition: 861 (old) + 629 (addition) = 1,490
 Height of Building: 16 feet, one-story
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Wood
 Roof Material: Composition

PROJECT EVALUATION:

- A. Land Use and Zoning - The subject site consists of two lots, one which is vacant and one which contains a 861 square foot, 50 year old, California bungalow type house. The site is designated for "Residential" by the General Plan and "Light Density Residential" by the 1963 East Broadway Community Plan. The site, as well as the surrounding area, is zoned Single Family (R-1).
- B. Project Description - The applicant is requesting a special permit to develop an additional dwelling on the front of a lot containing an existing unit, and to add onto the existing dwelling unit. A lot line adjustment to merge the two lots is also proposed.
- C. Additional Dwelling - The Zoning Ordinance (Section 2(G)1) states that a special permit may be issued to allow an additional dwelling unit on the front portion of a R-1 zoned lot wherein a dwelling unit was existing on the rear half of a lot on or before June 6, 1956. The existing dwelling on the site is fifty years old, thus this site does qualify for an additional unit. The existing residence also may add on to enlarge the structure as long as setback, parking and lot coverage standards are maintained. The project meets setback requirements. A 20 foot utility easement is located along the northerly portion of the site. Two parking spaces are provided, both within garages with separate driveways. The project does not exceed the 40% maximum lot coverage standard.

The design of the project is compatible with existing residences in the neighborhood, which are primarily single story and built of horizontal wood siding and stucco with brick trim. The proposed new unit is a one-story structure with horizontal wood siding.

- D. Agency Review - This project was reviewed by Engineering, Building Inspections, Water, and Real Estate and no comments were received.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR guidelines (CEQA, Sections 15303a and 15305a).

RECOMMENDATION: Staff recommends that the Commission take the following action:

- A. Approve the special permit, based on the findings of fact and subject to conditions which follow; and
- B. Approve the lot line adjustment by adoption of the attached resolution.

Special Permit - Conditions

1. The proposal shall be developed per the submitted elevations and site plan. Materials shall consist of horizontal wood siding and composition shingle roof.
2. Final plans shall be submitted to staff for review and approval prior to issuance of a building permit.

Special Permit - Findings of Fact

1. The project, as proposed, is based on sound principles of land use in that:
 - a. an additional dwelling is allowed on the front portion of a R-1 lot containing an existing unit built before 1956; and
 - b. an existing vacant lot that is virtually undevelopable will be merged with a lot to provide a development opportunity that is in character with the area.
2. The project, as proposed, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate on-site parking will be provided;
 - b. setbacks are provided which are greater than required in the R-1 zone; and
 - c. the project design is compatible with existing residences in the neighborhood and will not detract from the character of the area.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for residential use by the 1963 East Broadway Community Plan and the proposed residential project is consistent with the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF DECEMBER 18, 1986

APPROVING A LOT LINE ADJUSTMENT TO
1841 AND 1843 42ND STREET
(APN: 011-033-18,23) (P86-438)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1841 and 1843 42nd Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1963 East Broadway Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Light Density Residential use by the 1963 East Broadway Community Plan and the proposed residential use conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 1841 and 1843 42nd Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

LEGAL DESCRIPTION

PARCEL NO. 1: Lot 306, as shown on the Plat of No. 2 Elmhurst, recorded in Book 10 of Maps, Map No. 35, records of said County.

PARCEL NO. 2: A portion of Lot 305 as shown on said Map NO. 2 of Elmhurst, recorded in Book 10 of Maps, Map NO. 35, records of said County.

Said portion is all that part thereof lying Southerly from the following described line: BEGINNING at a point in the Westerly line of said Lot distant North 18 deg. 57' 21" East 40.95 feet from the Southwest corner of said Lot, said point also being distant 140.17 feet Southwesterly, measured at right angles from the "C2" line at Engineer's Station "C2" 196 + 12.18 of the Department of Public Works" survey on Road 03-Sac-50, Post Mile 0.4/2.9; THENCE from said point of beginning South 71 deg. 02' 39" East 260.06 feet to a point distant 140.17 feet Southwesterly measured at right angles from said "C2" line at Engineer's Station "C2" 198+72.24;

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EXHIBIT A

P86-438

December 18, 1986

Item 15

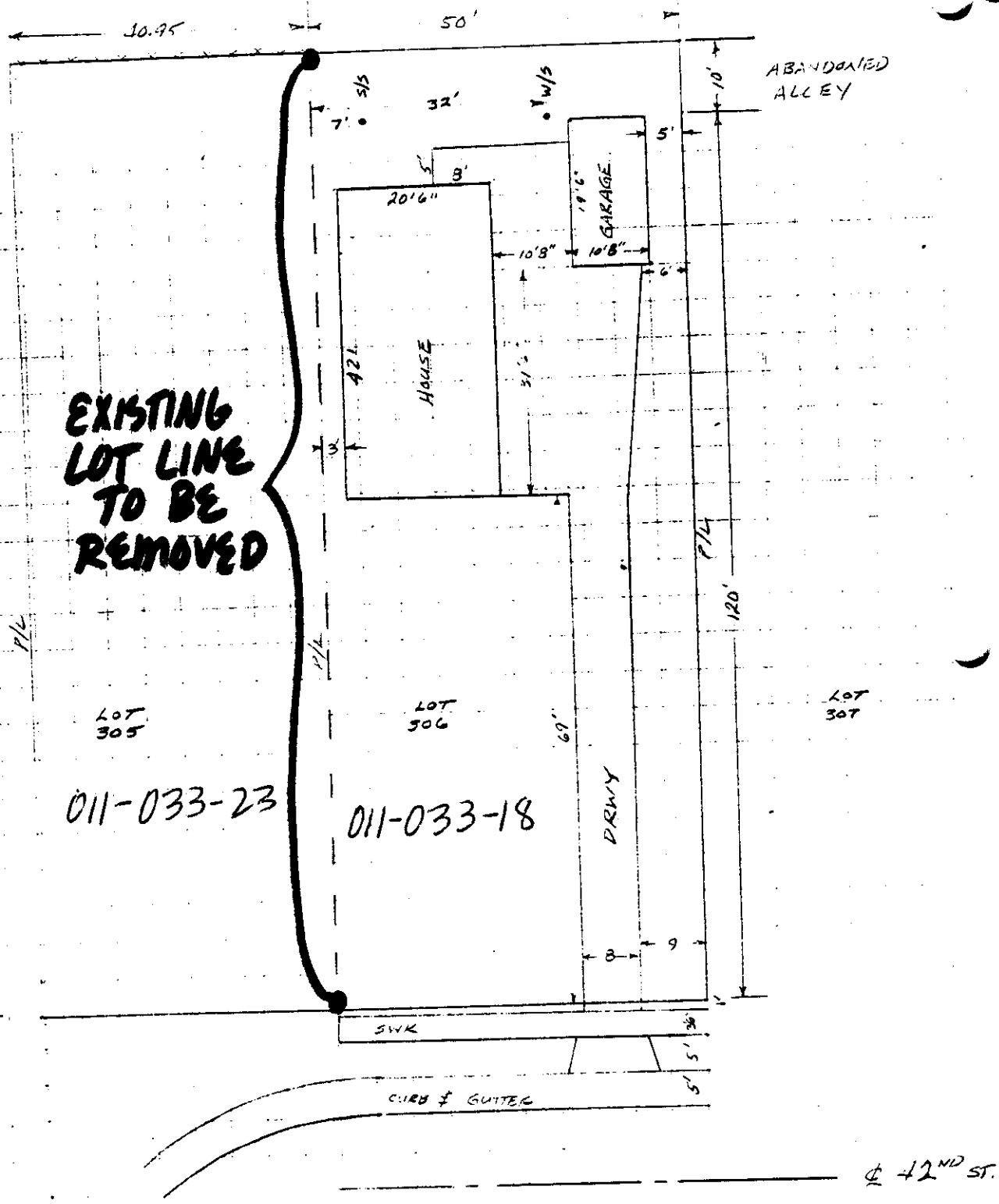
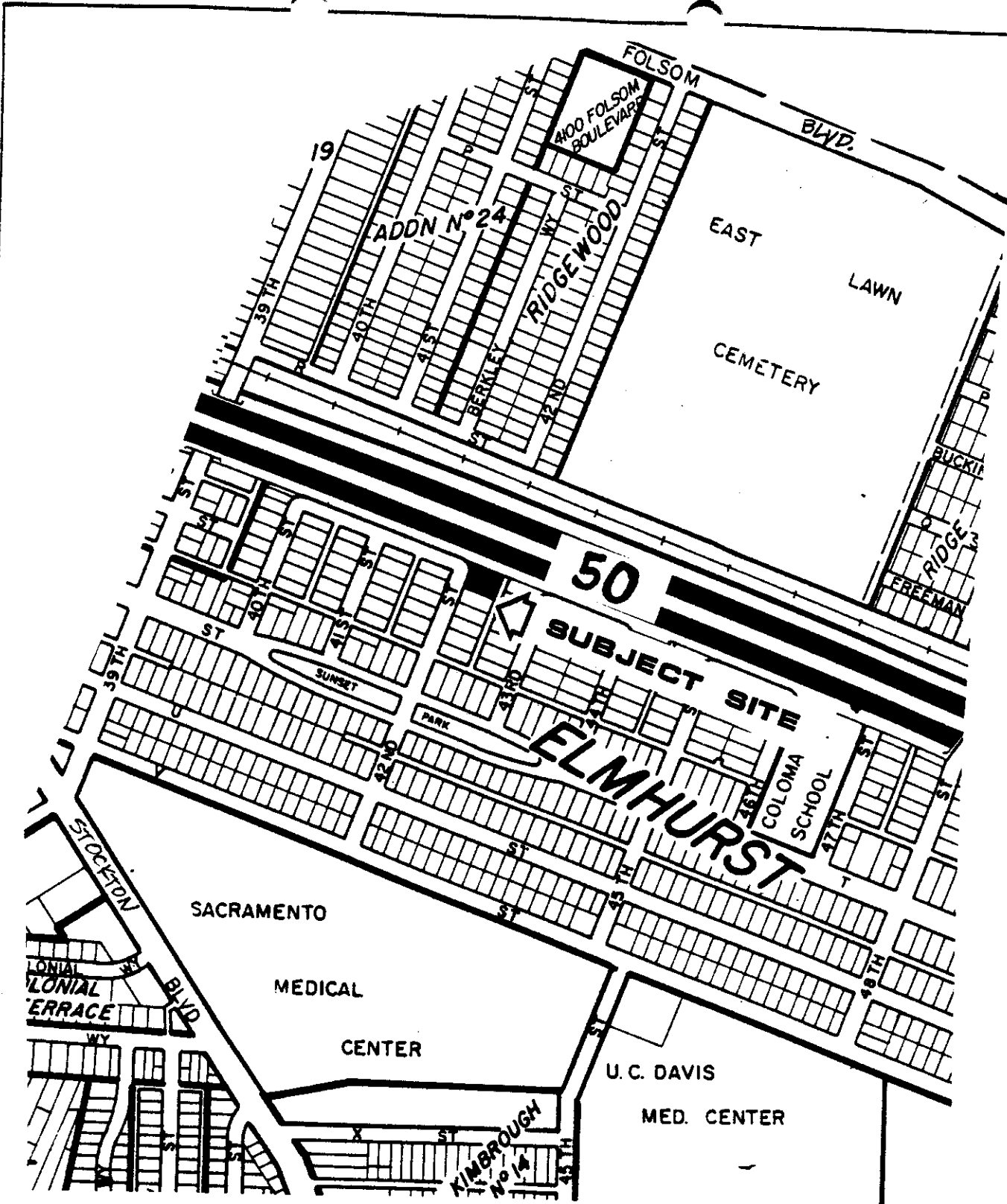


EXHIBIT B

P86-438

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Item 15



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December 18, 1986

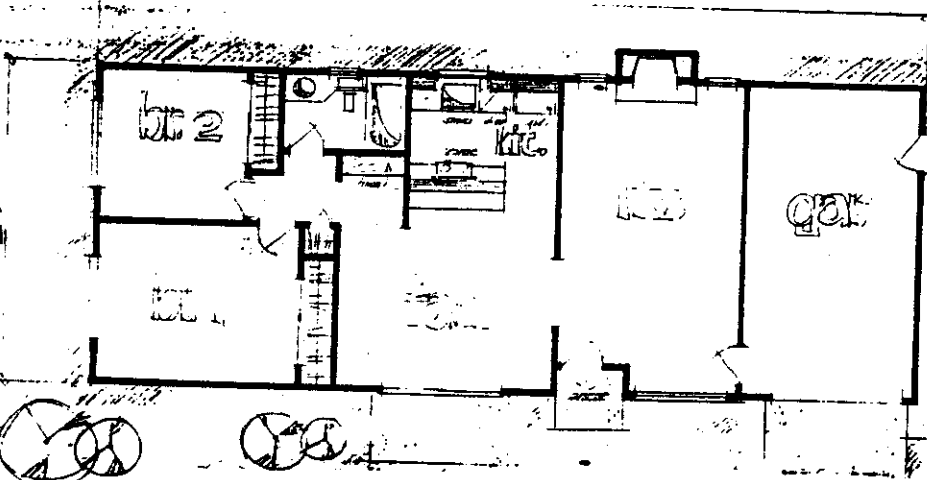
Item 15

VICINITY MAP

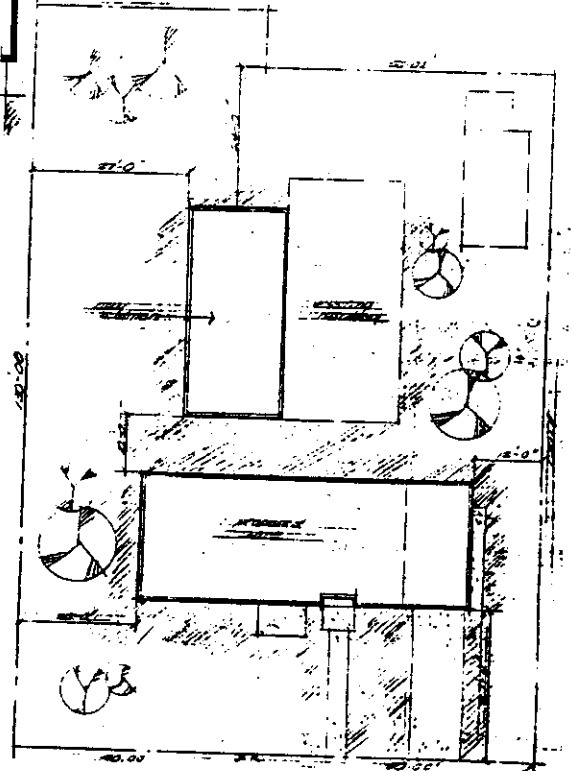
ELEVATIONS



FLOOR PLANS

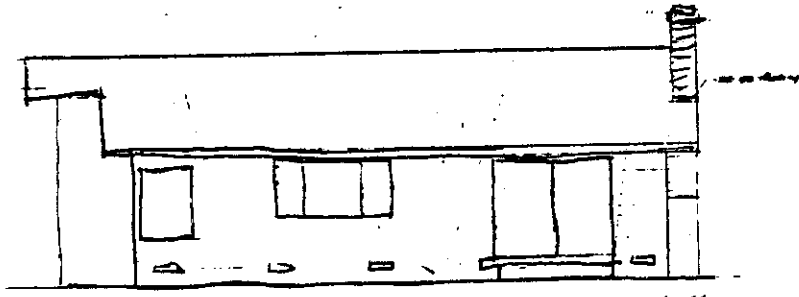
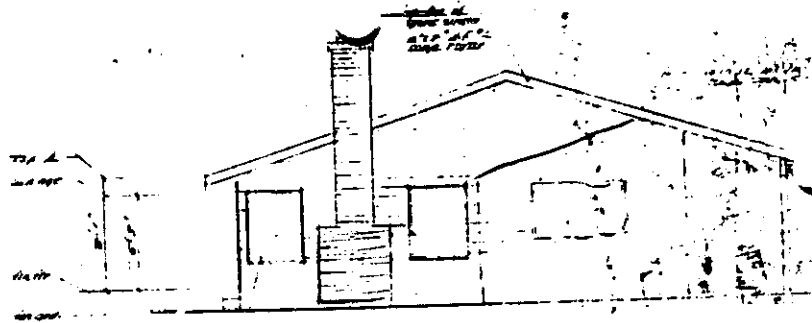


SITE PLAN



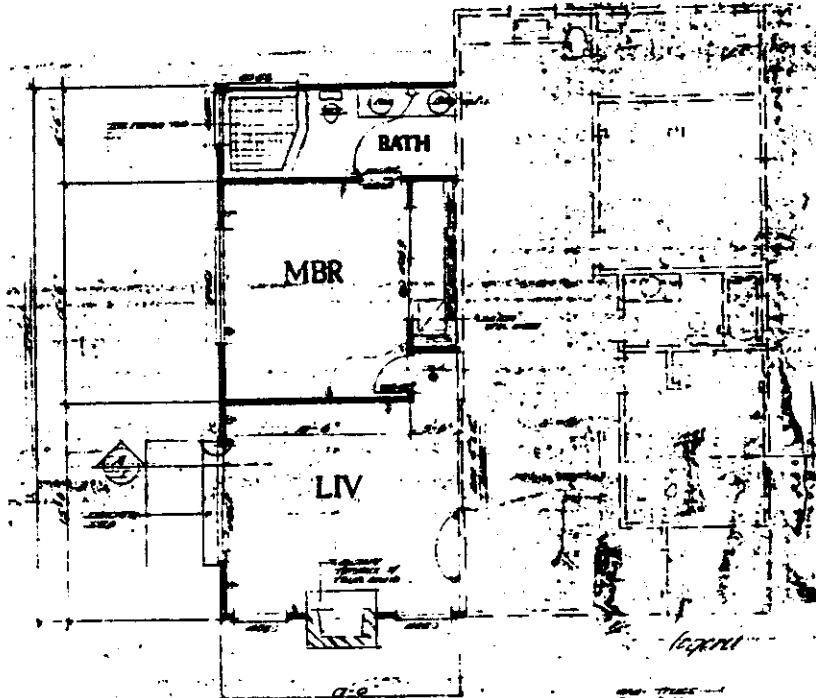
42 St

**NEW
DWELLING
UNIT**



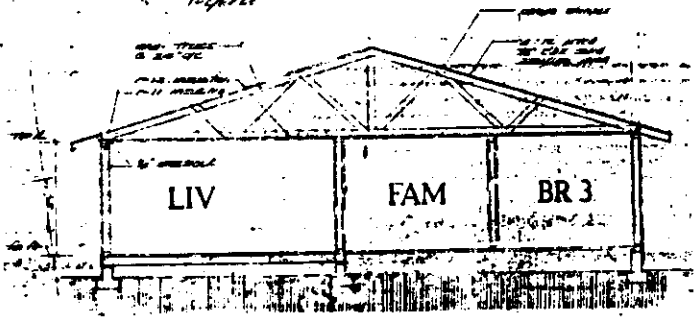
SCALE 1/8" = 1'-0"

ELEVATIONS



ADDITION

FLOOR PLANS



SCALE 1/8" = 1'-0"