

City Planning Commission
Sacramento, California

Members in Session:

Subject: Appeal of Planning Director's Approval of a Deep Lot Special Permit (P86-255).

SUMMARY: On September 17, 1986, the Planning Director approved a deep lot special permit to allow the construction of five single family residences on a 0.63+ acre lot. Attached is the Planning Director's report and decision (Exhibit A). Adjacent property owners did not agree with the action and filed an appeal.

PROJECT BACKGROUND: The applicant is requesting to develop a 65' x 442' lot in accordance with the City's deep lot development regulations (Exhibit B). The purpose of a deep lot development is to encourage the full use of the lot for residential development. The subject site could be developed with a maximum of five dwellings units. Since there is no possible way to create five individual lots having public street frontage, the deep lot is the only way to develop the lot. Given the size and configuration of the lot and the surrounding single family uses, staff feels the applicant's proposal is consistent with the character of the neighborhood. Staff did request some modifications to the development plan (ie, building plans) in order to improve the overall quality and appearance of the proposed dwellings. However, adjacent property owners filed an appeal on September 29, 1986, on the grounds that the proposed project would reduce property values and that the development is too intense for the area.

STAFF RECOMMENDATION: Staff recommends the Commission deny the appeal based on findings of fact which follow:

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed dwellings would be single family and would not significantly alter the residential character of the neighborhood.
 - b. the subject site complies with the deep lot development standards set forth in the Zoning Ordinance.
2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a nuisance in that:
 - a. the proposed structures will be single family
 - b. adequate parking will be provided.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for residential uses in the 1984 Airport Meadowview Plan and the proposed single family residences conform with the plan designation.

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

EXHIBIT A

APPLICANT	JTS Engineering, 811 J Street, Sacramento, CA 95814		
OWNER	Darrall Harrison, 3412 San Carlos Way, Sacramento, CA 95817		
PLANS BY	JTS Engineering, 811 J Street, Sacramento, CA 95814		
FILING DATE	6-26-86	ENVIR. DET.	7-18-86
ASSESSOR'S-PCL. NO.	35-161-26		
REPORT BY	EG:tc		

- APPLICATION:
- A. Negative Declaration
 - B. Deep Lot Special Permit to construct five single family residences on a 0.63+ acre lot. (P86-255)

LOCATION: 5900 23rd Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 Airport - Meadowview Community
Plan Designation: Residential (4-8 du/ac)
Existing Zoning of Site: R-1 (EA-4)
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning: Setbacks: Required Provided

North: Single and two family residences; R-1 (EA-4)	Front:	25'	159'
South: Single family; R-1 (EA-4)	Side(Int):	20'	15'min.
East: Baseball field; R-1(EA-4)	Rear:	15'	15'
West: Single family; R-1 (EA-4)			

Parking Required: 10 spaces
Parking Provided: 5 spaces
Property Dimensions: 65' x 442'
Property Area: 0.63+ acres
Density of Development: 7.9 d.u. per acre
Square Footage of Building: 990 sq. ft.
Height of Building: 15 feet
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Materials: T1-11 siding
Roof Material: Composition shingle

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 0.63+ acre lot which is zoned Single Family - Executive Airport Overlay Zone 4 (R-1 (EA-4)). The site is designated for residential use in both the 1974 General Plan and the 1984 Airport - Meadowview Community Plan. Surrounding uses include single and two family residential dwellings.
- B. The applicant is proposing to develop a 65 foot by 442 foot lot. The lot complies with the requirements for deep-lot development and the applicant's plan is to construct five dwelling units on the lot. The applicant proposes to rent these units to senior citizens.

The units would be approximately 1,000+ square feet in size. One of the units would be duplexes. The single family units would be placed at the front of the lot in order to maintain the single family character of the neighborhood. All units would be single story and constructed of T1-11 wood siding with composition roof shingles. All five of the proposed units would be of similar construction. Staff would recommend that different construction materials be used on at least two of the units, e.g., stucco, masonite, etc. Revised building elevations should be submitted to staff for review and approval prior to the issuance of building permits.

C. The adjacent property owners have been notified and no adverse comments have been received. Since there have been no objections and since the proposed units appear to be compatible with the existing neighborhood, staff would recommend approval of this deep lot development.

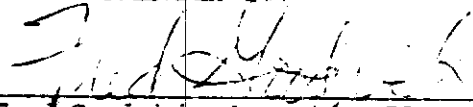
ENVIRONMENTAL DETERMINATION The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends that project be approved subject to conditions and based upon findings of fact which follow:

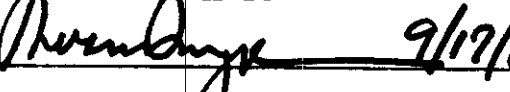
Conditions

1. The development shall be limited to a maximum of five dwelling units.
2. Trash enclosures shall be constructed to City standards.
3. The applicant shall revise the exterior elevations of all structures to provide a design or designs which are more interesting and varied. This may be accomplished by the use of different wall materials, roof materials, window and door placement, roof form, site orientation and additional attached detailing. The revised elevations shall be reviewed and approved by staff prior to the issuance of building permits.
4. The applicant shall obtain a driveway permit from the Traffic Engineering Division.

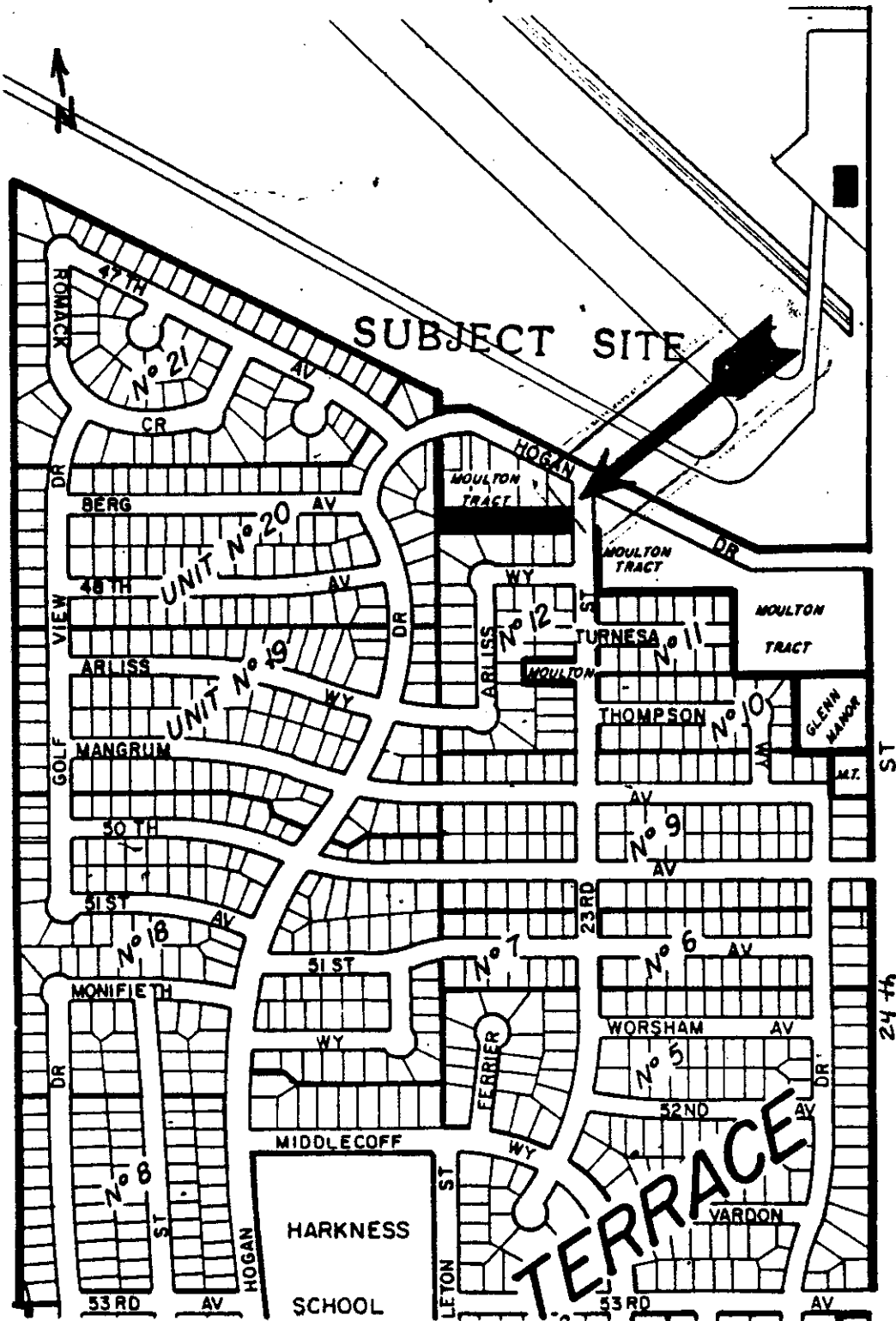
REPORT PREPARED BY:


Fred Goodrich, Associate Planner

REPORT APPROVED BY

 9/17/86
Marty Van Dusen, Planning Director

FG:tc
P86-255



VICINITY MAP

Amended Report 10-23-86
PLANNING DIRECTOR'S DEEP LOT SPECIAL PERMIT
1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	JTS Engineering, 811 J Street, Sacramento, CA 95814		
OWNER	Darrell Harrison, 3412 San Carlos Way, Sacramento, CA 95817		
PLANS BY	JTS Engineering, 811 J Street, Sacramento, CA 95814		
FILING DATE	6-20-86	ENVIR. DET.	7-18-86
ASSESSOR'S-PCL. NO.	35-161-26	REPORT BY	EG:tc

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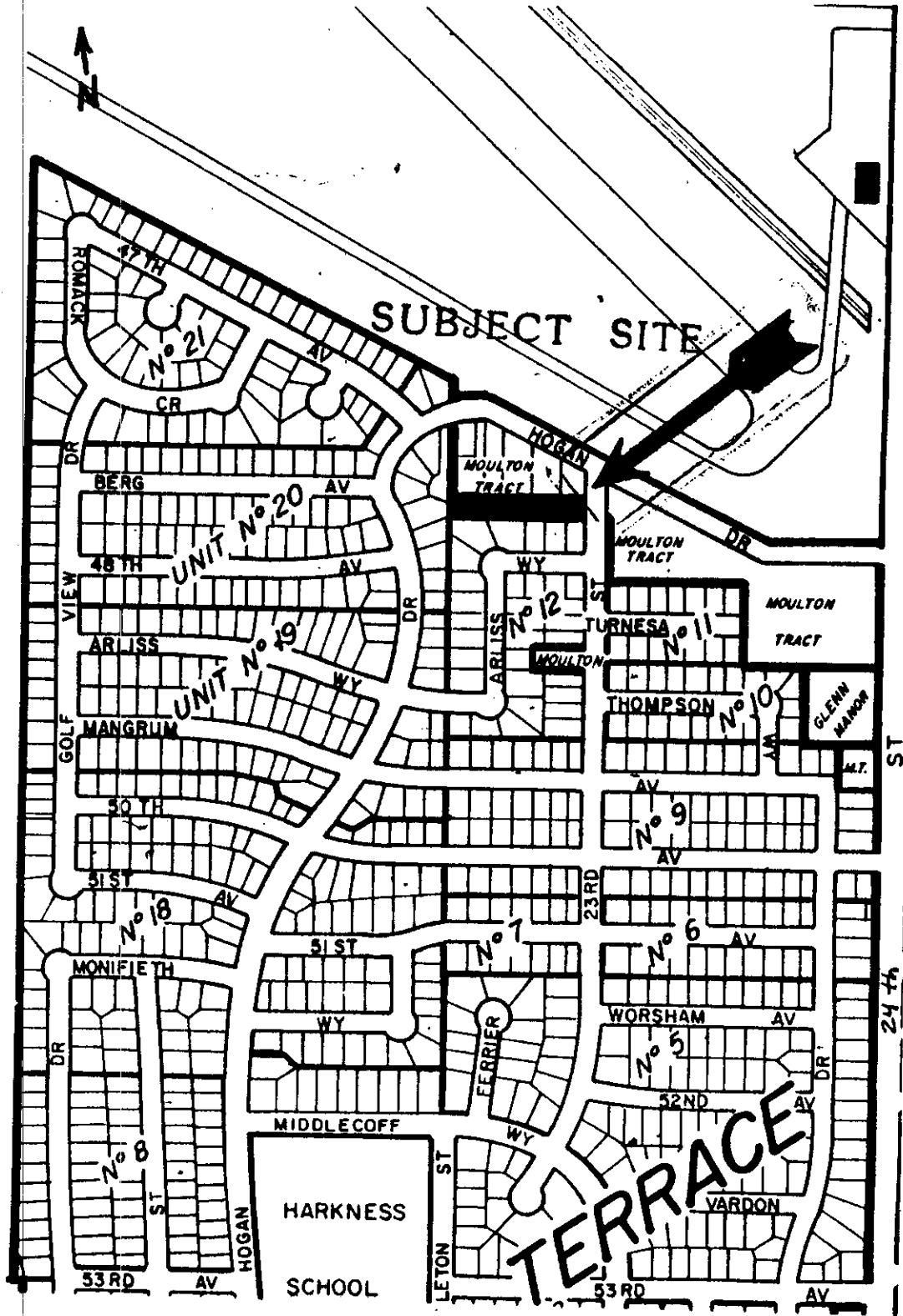
REPORT PREPARED BY:


Fred Goodrich, Associate Planner

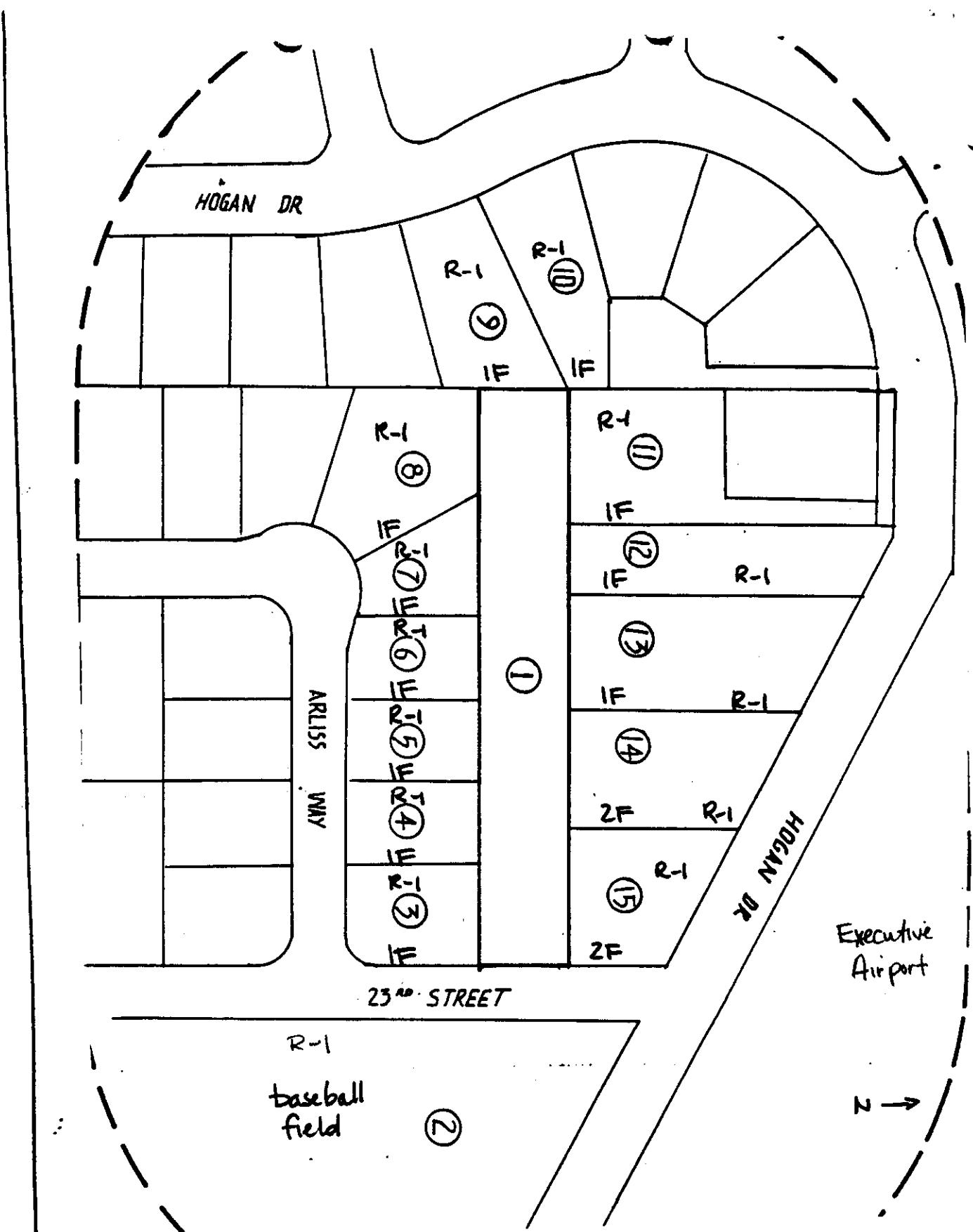
REPORT APPROVED BY

 9/17/82
Marty Van Durn, Planning Director

5. Each unit shall have a fire place.
6. Roof material shall be wood shake.
7. Each unit shall have a minimum of 1,000 square feet of floor area.
8. External materials shall include stucco.



VICINITY MAP



HOGAN DR

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R-1

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R-1

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R-1

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R-1

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HOGAN DR

23rd STREET

R-1

baseball field

2

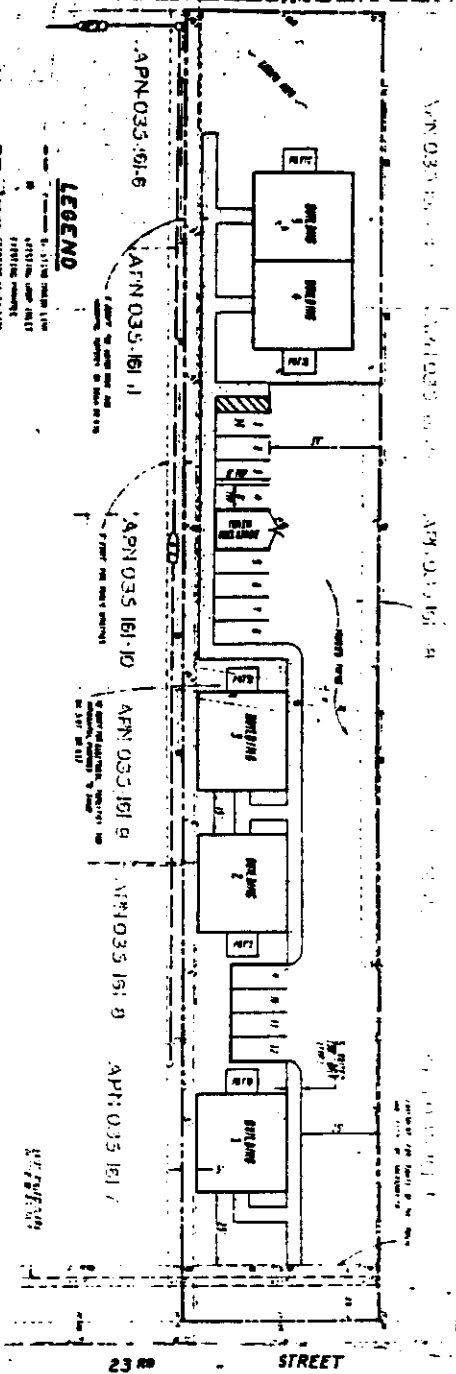
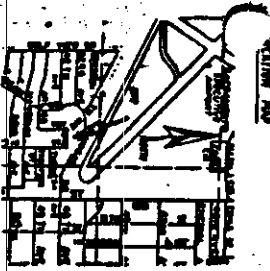
Executive Airport

N →

All lots in EA-4 overlay zone

LAND USE & ZONING MAP

P86-255



LEGEND

1. SITE BOUNDARY
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JTS ENGINEERING CONSULTANTS, INC.
 111 S. STREET
 SACRAMENTO, CALIFORNIA 95834 (916) 441-4200

DATE: 1-1-80
 SCALE: 1" = 20'

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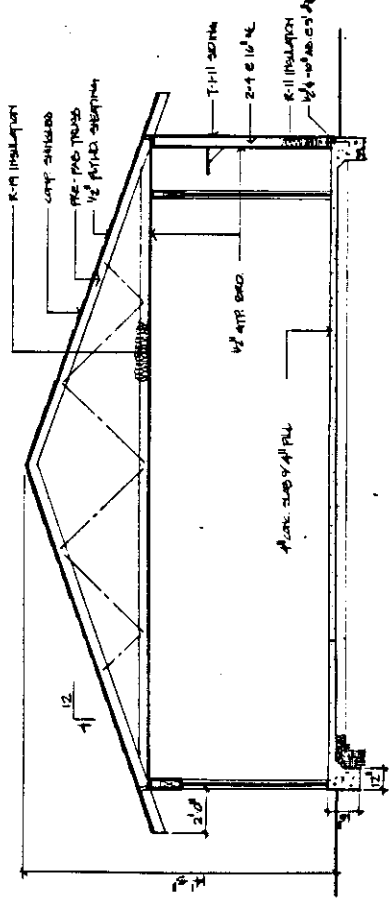
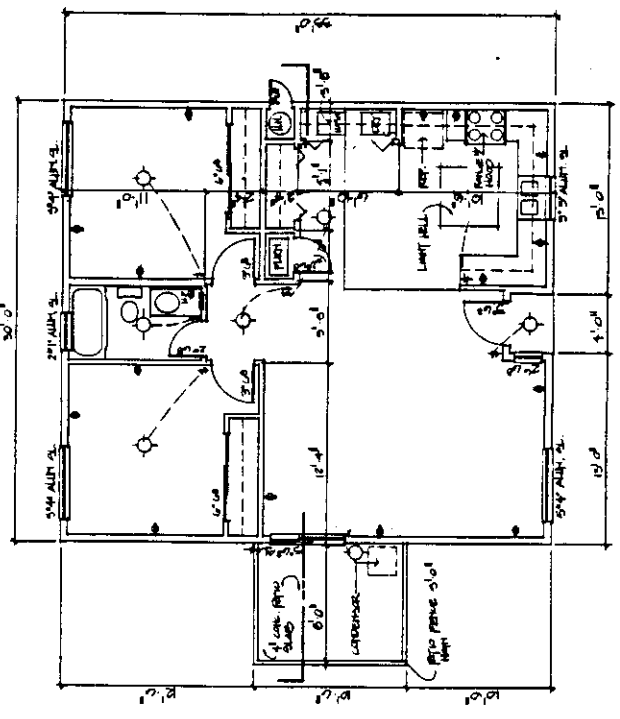
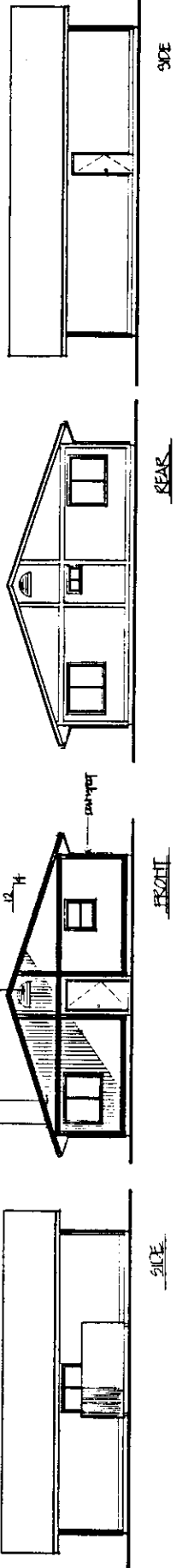
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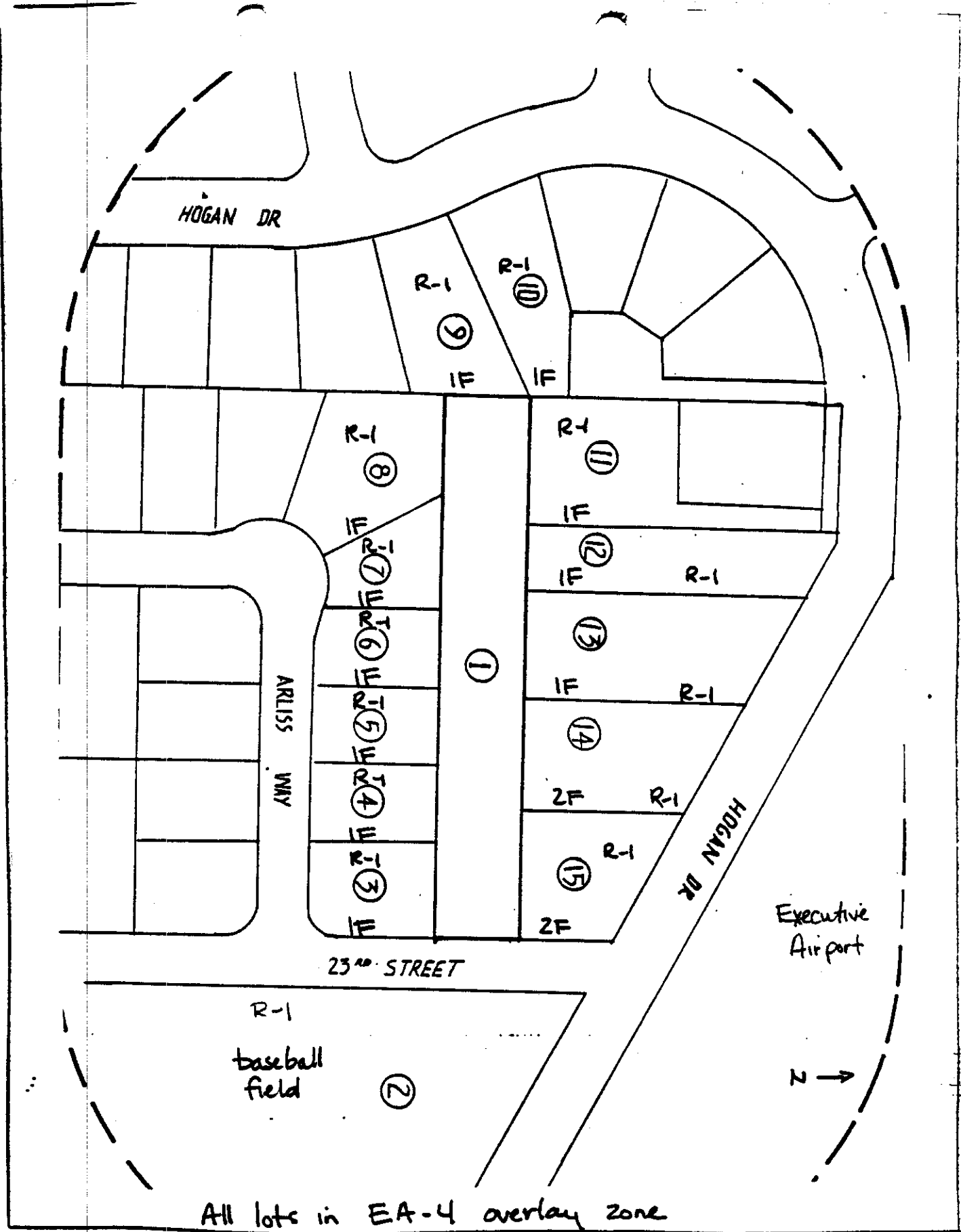
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FLOOR PLAN / ELEVATIONS / SECTION

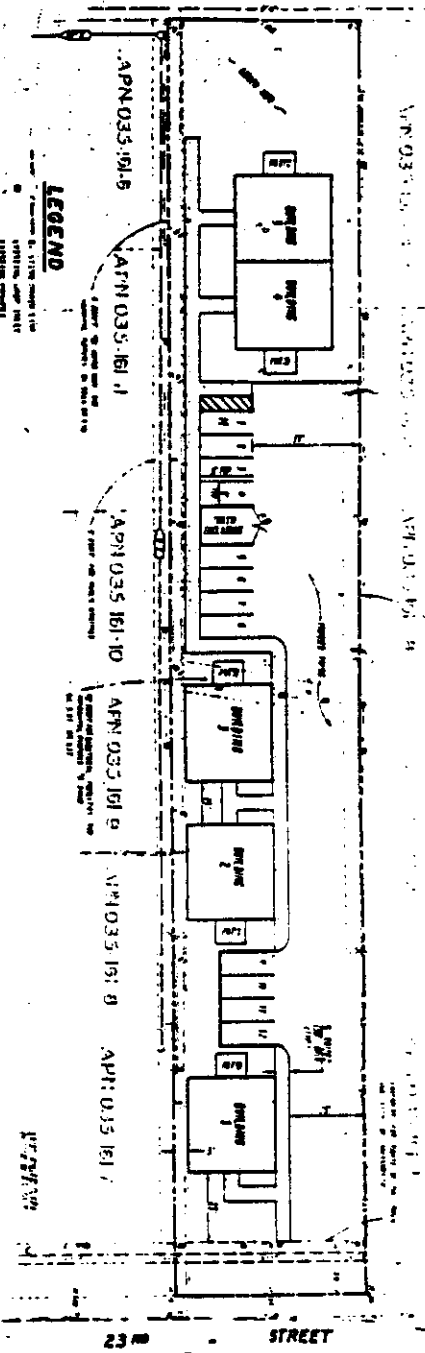
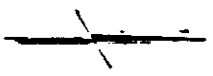
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All lots in EA-4 overlay zone

LAND USE & ZONING MAP



LEGEND

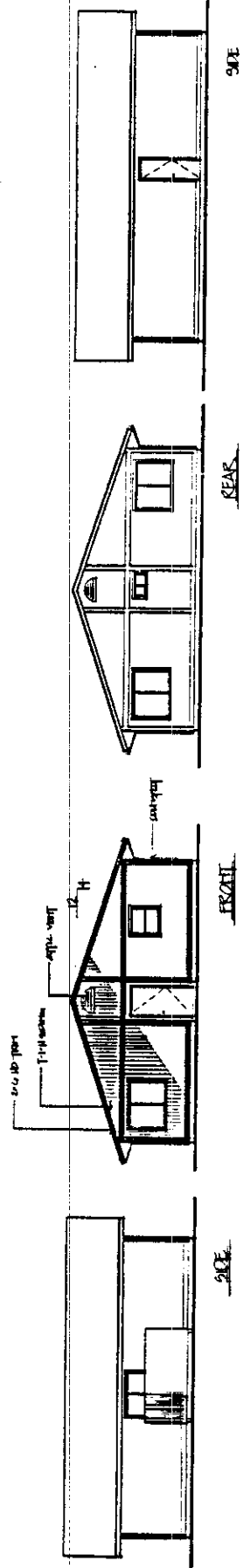
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PROJECT NO. _____
 SHEET NO. _____
JTS ENGINEERING CONSULTANTS, INC.
 211 A STREET, SUITE 200, SAN FRANCISCO, CALIFORNIA 94102
 TEL: 415-774-2200 FAX: 415-774-2201
 WWW.JTS-ENGINEERING.COM
 DATE: 11-1-00
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 DRAWN BY: [Name] CHECKED BY: [Name]
 PROJECT: [Name] SHEET: [Name]
 5900 MILKMAN ST. # 200
 23RD STREET
 SAN FRANCISCO, CA 94118
 APN 033-161-23

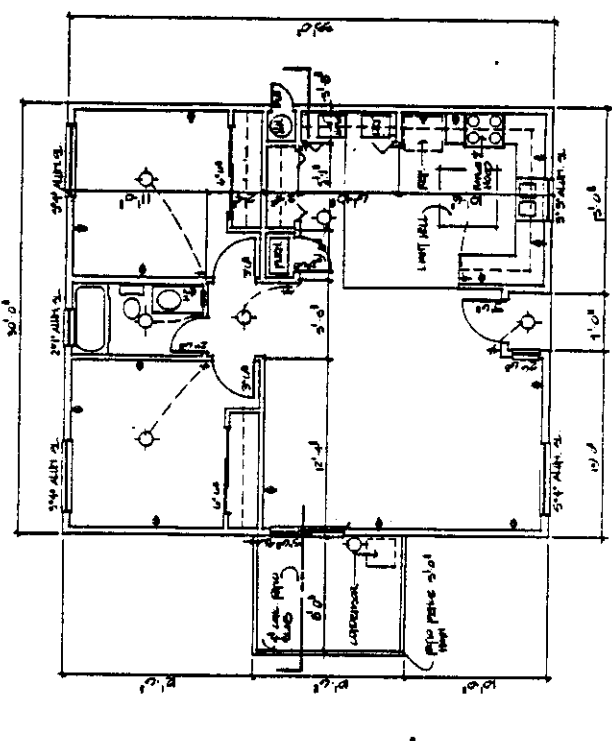
UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
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SEWER	PG&E	800-391-1111
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OTHER	PG&E	800-391-1111

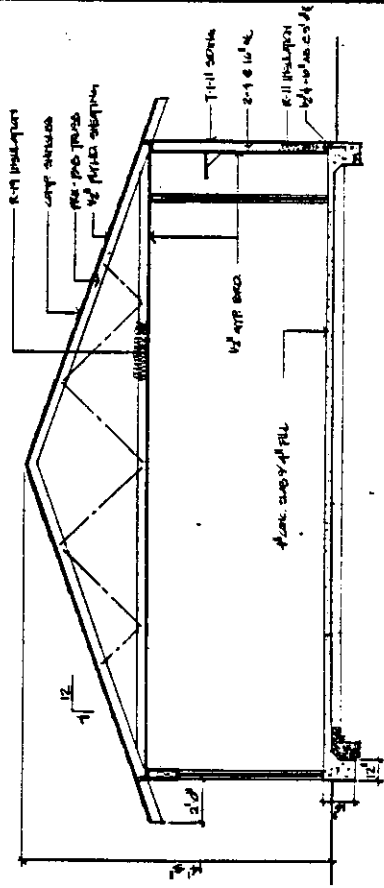
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S ENGINEERING REGULATIONS AND THE CALIFORNIA ENGINEERING REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE CALIFORNIA BOARD OF ENGINEERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE CALIFORNIA BOARD OF ENGINEERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE CALIFORNIA BOARD OF ENGINEERS.



ELEVATIONS



FLOOR PLAN



SECTION

SECTION 9: DEEP LOT AND INFILL DEVELOPMENT REGULATIONS

A. DEEP LOT REGULATIONS

1. Purpose: Within the urbanized area of the City, there are a number of deep lots which only support one residential structure. In order to encourage the full development potential of these lots, the following regulations are adopted.
2. Deep Lot Defined: A Deep Lot is a single parcel in the R-1 or R-2 zone which is at least 160 feet deep and presently supports at least one dwelling unit. A Deep Lot may also be classified as an Infill Lot if it meets the Infill Site definition as set forth in this Section 9-B-2.
3. Subdivision Preferred: Deep lot development is permitted only where further subdivision of the subject parcel is not possible due to special circumstances, which include physical site constraints. Where appropriate, the City may require an irrevocable offer of dedication for future streets as a condition of approval.
4. Development Regulations:
 - a. Lot Area R-1 Zone: There shall be a minimum of 5,200 square feet of lot area for each dwelling unit. A remaining fraction of 2,500 square feet or more shall permit one additional dwelling unit.
 - b. Lot Area R-2 Zone: There shall be a minimum of 5,200 square feet of lot area for the first two dwelling units. For each additional 5,200 square feet of lot area, one additional dwelling unit may be erected. A remaining fraction of 2,600 square feet or more shall permit one additional dwelling unit.
 - c. Lot Area Variation/Dwelling Unit Density: Notwithstanding the provisions of Section 9-A-5, a deep lot for which a reduction in the minimum lot area specified in Sections 9-A-4-a and 9-A-4-b is sought, shall require a Special Permit issued by the Planning Commission. The Planning Commission shall have the authority to approve the Special Permit when such action is warranted by the shape, size and location of the parcel; or the location of the buildings proposed or existing on the property at the time of the application; provided that the density shall not materially and adversely affect the public welfare or be injurious to property and improvements in the neighborhood.

A deep lot which also meets the definition of an infill site shall be governed by the provisions of Subsection B of this Section 9.
 - d. Driveways and Parking Areas: All access driveways and parking areas shall be constructed and available for use prior to occupancy of any dwelling unit within the development. All

access driveways and parking areas shall be storm drained in accordance with the requirements of the City Engineer. All private access driveways and parking areas shall be constructed of a minimum of three inches of portland cement paving or shall be surfaced with hard durable plant mix asphaltic paving at least two inches thick after compaction, over four inches of aggregate base rock. If asphaltic surfacing is used, there shall be a header curbing of concrete at least six inches in width or a three foot wide raised concrete sidewalk. All materials shall comply with standard specifications adopted by the City of Sacramento. The following shall be minimum widths of private access driveways:

- 1) Serving one to three dwelling units - 10 feet
 - 2) Serving four to seven dwelling units - 15 feet
 - 3) Serving eight or more dwelling units - 20 feet
- e. Sewer and Water Installation: Installation of sewer and water service to and on the property must meet special requirements established for this particular type of development by the City Plumbing and City Sewer and Water Divisions.
- f. Size and Type of Dwelling Unit: Unless otherwise approved by the Planning Director or Planning Commission, all dwelling units shall consist of either detached single family dwellings or duplex units, or both. A review of preliminary plans by the Planning Department shall be made to determine the appropriate combination or types of units. No dwelling unit to be erected under the terms of this permit shall contain less than seven hundred (700) square feet of gross floor area. Notwithstanding the preceeding, the Planning Director or Planning Commission may waive the minimum seven hundred (700) square feet per dwelling unit requirement upon a determination that adequate living space will be provided for the proposed occupancy.
- g. Must Remain One Parcel: The property on which the development is constructed shall remain as one unsubdivided parcel.
5. Planning Director's Permit Required: All Deep Lot developments shall be required to obtain a Planning Director's Permit. Within 1 year from issuance of the Planning Director's Permit, a building permit must be obtained and construction commenced for the additional dwelling unit(s). If a building permit is not obtained or construction started within said 1-year period, the Planning Director's Permit shall be null and void. No renewal of such permit may be granted. A new application must be submitted. A Planning Director's Permit granted for a Deep Lot development is not transferable and shall be null and void if, prior to construction of the project, there is a change in ownership of the land for which said permit has been issued.

~~INFILL SITE REGULATIONS~~

~~Paraphrase: The infill site regulations are intended to encourage the development of infill sites which would normally not occur due to~~

