

Deep Lot - Sample Staff Report

PLANNING DIRECTOR'S SPECIAL PERMIT

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Richard and Paula Collin, 5276½ L Street, Sacramento, CA 95819		
OWNER	Same		
PLANS BY	Richard and Paula Collin, 5276½ L Street, Sacramento, CA 95819		
FILING DATE	August 3, 1984	50 DAY CPC ACTION DATE	REPORT BY: FG
NEGATIVE DEC	Exempt Section 15303a EIR	ASSESSOR'S PCL. NO.	021-213-02

APPLICATION: Planning Director's Special Permit for deep lot development (P84-296)

LOCATION: 4358 - 58th Street

PROPOSAL: The applicant proposes to construct a single family dwelling on a 'deep lot' presently developed with a single family residence.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Residential
Surrounding Land Use and Zoning:	
North: Residence; R-1	
South: Residence; R-1	
East: Residence; R-1	
West: Residence; R-1	
Parking Required:	One space/d.u.
Parking Provided:	One space/d.u.
Property Dimensions:	52.45' x 181'
Property Area:	9,493.4 sq. ft.
Density of Development	9 d.u./ac.
Square Footage of Building:	Proposed Unit - 1,008 sq.ft.
Height of Structure:	16'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Wood, stucco

BACKGROUND INFORMATION:

1. The subject site is designated for residential use on both the General Plan and the Colonial Community Plan. The site is approximately 52' x 181' (9,412 sq. ft.) and is developed with a single family residence. The site meets the criteria for deep lot development.

001941

APPLC. NO. P-84-296

MEETING DATE \_\_\_\_\_

CPC ITEM NO. \_\_\_\_\_

2. The applicants' plans indicate that a 1,008 sq. ft. residence would be constructed on the rear half of the subject site. The proposed residence appears to be compatible with adjacent residential units and would comply with all height, setback, and coverage regulations of the City Zoning Ordinance.
3. The plans have been reviewed by the Traffic, Engineering, Building Inspections, Water and Fire Divisions. The following comment was received:

Water

- a. Existing residence only has 3/4" services. This would most likely be inadequate for two residences. Since city code allows only one service per residential lot, a new one-inch water service would most likely be required and the old services abandoned.

ENVIRONMENTAL DETERMINATION: The proposed special permit is exempt from environmental review pursuant to State CEQA Guidelines (Section 15305(a)).

STAFF RECOMMENDATION: It is recommended that the special permit be approved, subject to conditions and based on the following Findings of Fact:

Condition:

Applicant shall comply with all requirements of the Deep Lot Regulations (Section 9) of the zoning ordinance.

Findings of Fact:

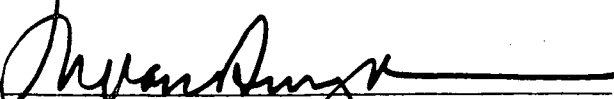
1. The proposed project is based upon sound principles of land use in that,
  - a. Adequate space is available on the site to accommodate the type and density of the proposed project;
  - b. The project is compatible with surrounding land uses which consist of single-family residences.
2. The proposed project will not be detrimental to the public health, safety or welfare, nor result in creation of a nuisance in that, the project shall comply with Building Code regulations which stipulate construction standards, and adequate on-site parking will be provided.
3. The proposed project is consistent with the objectives of the General and Community Plan in that,
  - a. It provides a safe, stable and attractive residential areas in which to live.

REPORT PREPARED BY:

  
\_\_\_\_\_  
Fred Goodrich, Associate Planner

001942

RECOMMENDATION APPROVED:

  
\_\_\_\_\_  
Marty Van Duyn, Planning Director

  
\_\_\_\_\_  
Date