

CITY PLANNING COMMISSION

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

APPLICANT ALLIED-LANGDON ENGINEERING, P O BOX 2077 - Citrus Heights, CA 95611
OWNER Neal and Patricia Andrews, 2311 Seabler place, Carmichael, CA 95608
PLANS BY Allied -Langdon Engineering, P O Box 2077- Citrus Heights, CA 95611
FILING DATE 11/14/86 ENVIR. DET. Negative Dec. REPORT BY KMB/vf
ASSESSOR'S-PCL. NO. 226-081-06-34

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit for deep lot development with an infill density bonus to allow four duplexes on 0.8+ vacant acres in the Single Family (R-1) zone
 - C. Lot Line Adjustment to relocate the common property line between 2 lots on 1.4 partially developed acres

LOCATION: 1044 Sonoma Avenue, 3042 Branch Street

PROPOSAL: The applicant is requesting the necessary entitlements to adjust the lot line between one developed and one vacant lot, and to construct four duplexes on the enlarged (0.8+ acre) vacant lot.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community Plan Designation: Residential 4-8 du/na
Existing Zoning of Site: R-1
Existing Land Use of Site: Parcel 06: seven residential units/Parcel 34: vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	(25')	130'
South: Residential; R-1	Side (Int):	5'	10'
East: Residential; R-1	Side (St):		
West: Residential; R-1	Rear:	15'	10'

Parking Required: 8 spaces
Parking Provided: 20 spaces
Property Dimensions: Irregular
Property Area: 1.4+ acres
Density of Development: Proposed parcel 06: 12.83 du/ac; Proposed Parcel 34: 9.5 du/ac; Overall total: 10.8 du/ac
Square Footage of Building: 2500 each duplex; two bedroom units
Height of Building: 14 feet; one story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood siding and trim
Roof Material: Composition

PROJECT EVALUATION:

A. Land Use and Zoning: The subject site consists of two lots totaling 1.4 acres. Both lots are zoned Single Family (R-1) and are designated "Residential" by the General Plan and "Residential 4-8" by the 1984 North Sacramento Community Plan. The lot at 1044 Sonoma Avenue ("06") measures 132' x 300' (39,600 sq. ft.) and contains seven existing dwelling units. This lot was annexed to the City in 1965, thus, a Special Permit was never required nor granted. Under the deep lot provisions of the City's Zoning Ordinance, lot 06 could contain a maximum of eight dwelling units.

The lot at 3042 Branch Street ("34") has 60 feet of street frontage, a "flag" type shape and is 18,480 square feet in size. This lot is presently vacant, but under the deep lot ordinance, could contain four dwelling units. Surrounding zoning in the area is R-1, with land uses primarily single family, with a few duplex and court type developments.

B. Project Description: The applicant is proposing to adjust the lot line between a developed (06) and an undeveloped (34) lot, and to develop four duplexes (totaling eight units) on the enlarged vacant lot. The rear of the developed lot, a portion measuring 132' x 120' is unimproved, and the applicant desires to add this portion to the rear of the currently vacant lot. The applicant is requesting a special permit for deep lot development, and an infill density bonus to allow 25 percent greater density than would normally be allowed.

C. Density of Developed Parcel: The proposed lot line adjustment would reduce the lot area of the developed parcel to 23,760 square feet, which would create substandard lot area conditions for the existing seven residential units. There would be only 3,394 square feet of lot area per dwelling unit, rather than the required 5,200 square feet per unit. The total deficit would be 12,640 square feet.

In addition to the substandard lot area per dwelling unit problem, the proposed lot line adjustment would create a developed lot which would be inconsistent with the 1984 North Sacramento Community Plan. The Community Plan allows for eight dwelling units per acre in this area, but the lot adjustment would result in a density of 12.8 units per acre on the parcel. Due to these factors, staff does not support the lot line adjustment. At its present size, lot 06 could accommodate one additional dwelling unit. Even if any "extra" square footage beyond the minimum required for the seven existing units were added to the rear of the vacant lot, this would mean only 3200 square feet that would be available. When added to the existing 18,480 square feet of the vacant lot, there would be no additional gain of allowable dwelling units. 18480 divided by 5200 is 3.55 dwelling units, and 21,680 divided by 5200 is 4.17 dwelling units. For the applicant, then, it is better not to do a lot line adjustment. Then one additional unit can be added to the rear of the existing developed parcel and four units (or five with an infill density bonus) could be developed on the currently vacant parcel.

D. Infill Density Bonus: The City's zoning ordinance states that an infill site is a residentially zoned vacant lot which is surrounded on at least three sides by development consistent with that planned for the surrounding property according to the applicable community plan. If the lot line adjustment were approved, the new

created, larger vacant lot would not qualify for an infill density bonus, since development to the north and west would be of a higher density than allowed by the 1984 North Sacramento Community Plan designation of "Residential 4-8 du/na." If the lot line adjustment is not approved, lot 34, in its existing configuration, would qualify for an infill density bonus, as it is 234 feet deep and would be surrounded on at least three sides by development consistent with the North Sacramento Community Plan. However, due to its shape, the City's deep lot development criteria, the desire to keep density at levels compatible with the neighborhood, and the desire for the provision of adequate usable open space, staff recommends against the infill density bonus.

As previously discussed, staff does not support the lot line adjustment. Under the City's deep lot development ordinance, the Planning Commission is authorized to reduce the required lot area per unit with a special permit, if warranted by the shape, size and location of the parcel, or the location of buildings proposed or existing at the time of the application. Staff has found that this standard should not be modified, due to the nature of existing development and the plans for development of the now-vacant parcel 34. It is important that in a single-family area, adequate usable open space be provided and density remain at levels compatible with the surrounding neighborhood. Staff would support approval of a deep lot permit for development of four units on the existing parcel 34. Staff would not support an infill density bonus for this parcel, since its shape and other development criteria would make it very difficult for that lot to accommodate five units and meet City standards.

- F. Design of Parcel 34: The proposed project has been reviewed for consistency with the deep lot development guidelines. The size of the units and the inclusion of garages and washer-dryer hookups are positive elements of the design. The street orientation, exterior materials and setbacks do not meet the intent of the guidelines. Regarding street orientation, the front unit should have its entry facing the street rather than a side on orientation. The front unit should either be a single unit or give the appearance of a single family home, in order to be compatible with the character and streetscape of the area. The exterior materials used should complement the surrounding area and set an example for upgrading the area. The setbacks should exceed the minimum five feet wherever possible, especially where the side yard area serves as the functional rear yard of the deep lot units. If private yards or patios are provided, access to these spaces should be directly from the adjoining room.
- G. Staff Alternative Site Plan for Parcel 34: Based on a capacity of four dwelling units, which staff feels is the most that can be accommodated on the site while meeting City standards, staff has prepared an alternative schematic site plan for the site. This alternative, along with conditions of approval, is supported by staff and is attached to this report as Exhibit A.
- H. Agency Review: This project was reviewed by Traffic Engineering, Engineering, Fire, and Building Inspections, and the following comments were received:

Traffic Engineering:

1. provide 24 foot width for two way driveway
2. provide 26 foot maneuvering width

Engineering:

1. monument new lot lines;
2. pay off existing assessments or file necessary segregation request and pay fees;
3. sewer and drain study required at time of building permit issuance.

Building Inspections:

acceptable by the Building Department

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has file a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. ratify the Negative Declaration;
- B. deny the Lot Line Adjustment;
- C. approve the Special Permit, subject to conditions and based upon the findings of fact which follow;

Special Permit-Conditions:

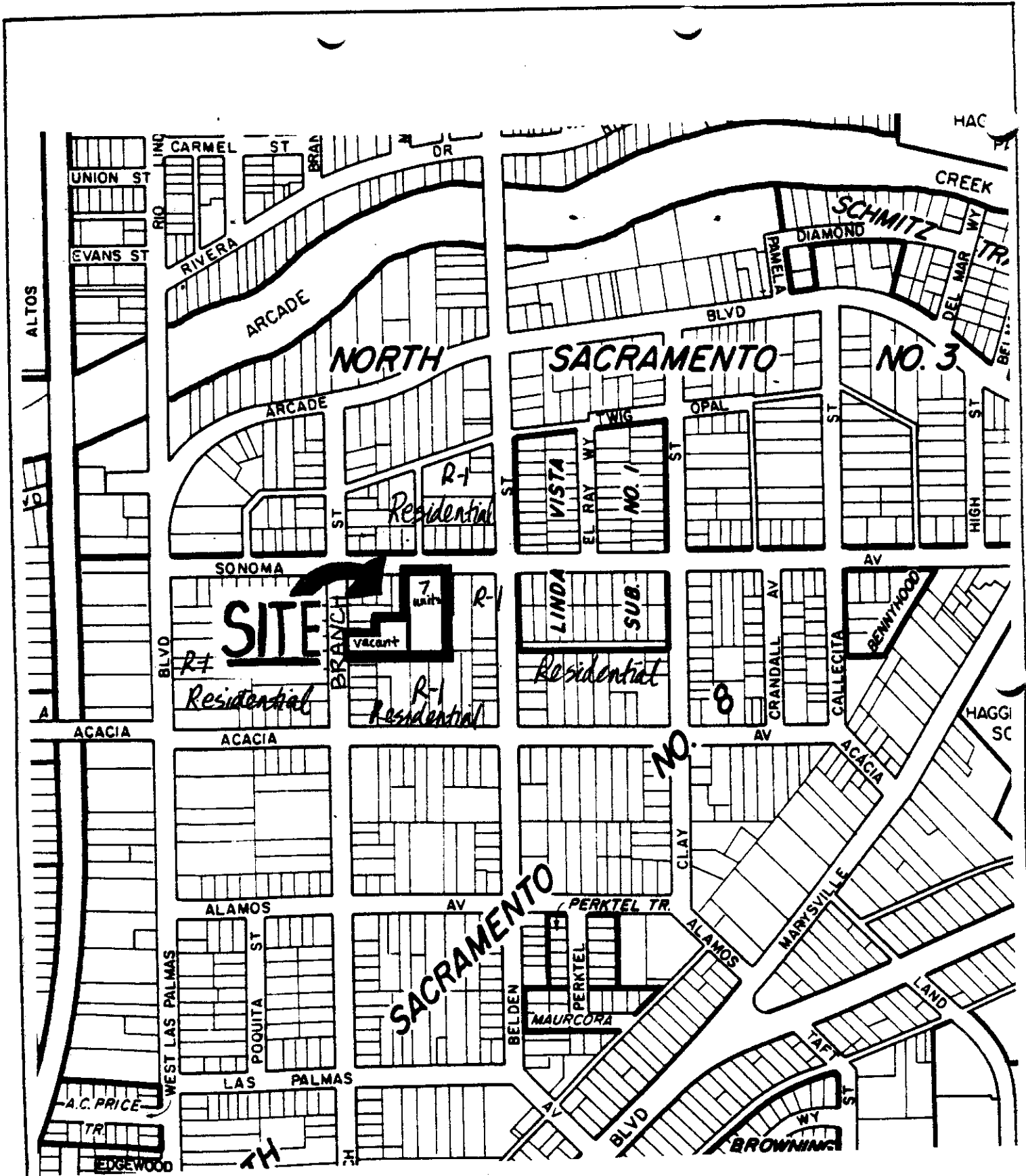
1. the total number of dwelling units permitted on parcel 226-081-34, shall be four as indicated by exhibit A;
2. the single family unit facing Branch Street shall have front door and window orientation to Branch Street and be designed to reflect the traditional single family residential character of the area;
3. the rear single family and duplex units shall be oriented to the driveway, with living areas designed to take advantage of usable open space;
4. the duplex shall be designed to break up the continuous roof line, such as by offsetting the units;

5. the exterior materials used shall be horizontal wood siding, stucco or wood shingle; not T-111;
6. window trim should be as per attached Exhibit B;
7. Revised site plan and elevations shall be submitted to the Planning Director for review and approval prior to issuance of building permits.

Special Permit-Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use, in that:

Deep lot development is allowed in the R-1 zone on lots at least 160 feet deep.
2. The project, as conditioned, 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. density will be kept at levels compatible with the surrounding area;
 - c. adequate usable open space will be provided;
 - d. the design of the project will complement the surrounding 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 1984 North Sacramento Community Plan and the proposed deep lot residential development is consistent with the Plan designation.

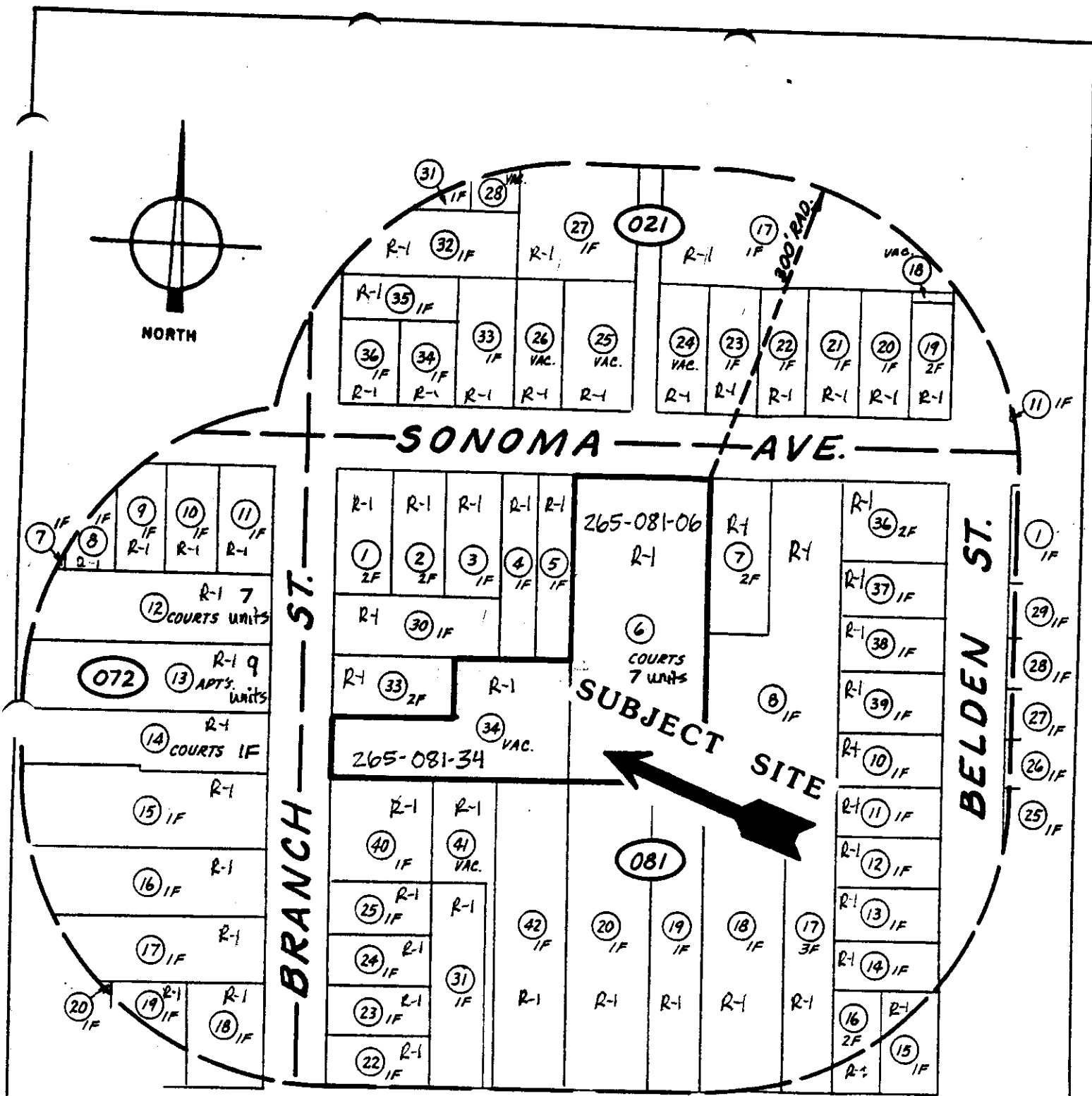
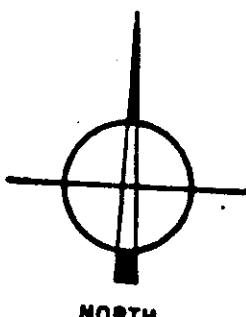


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VICINITY - LAND USE - ZONING

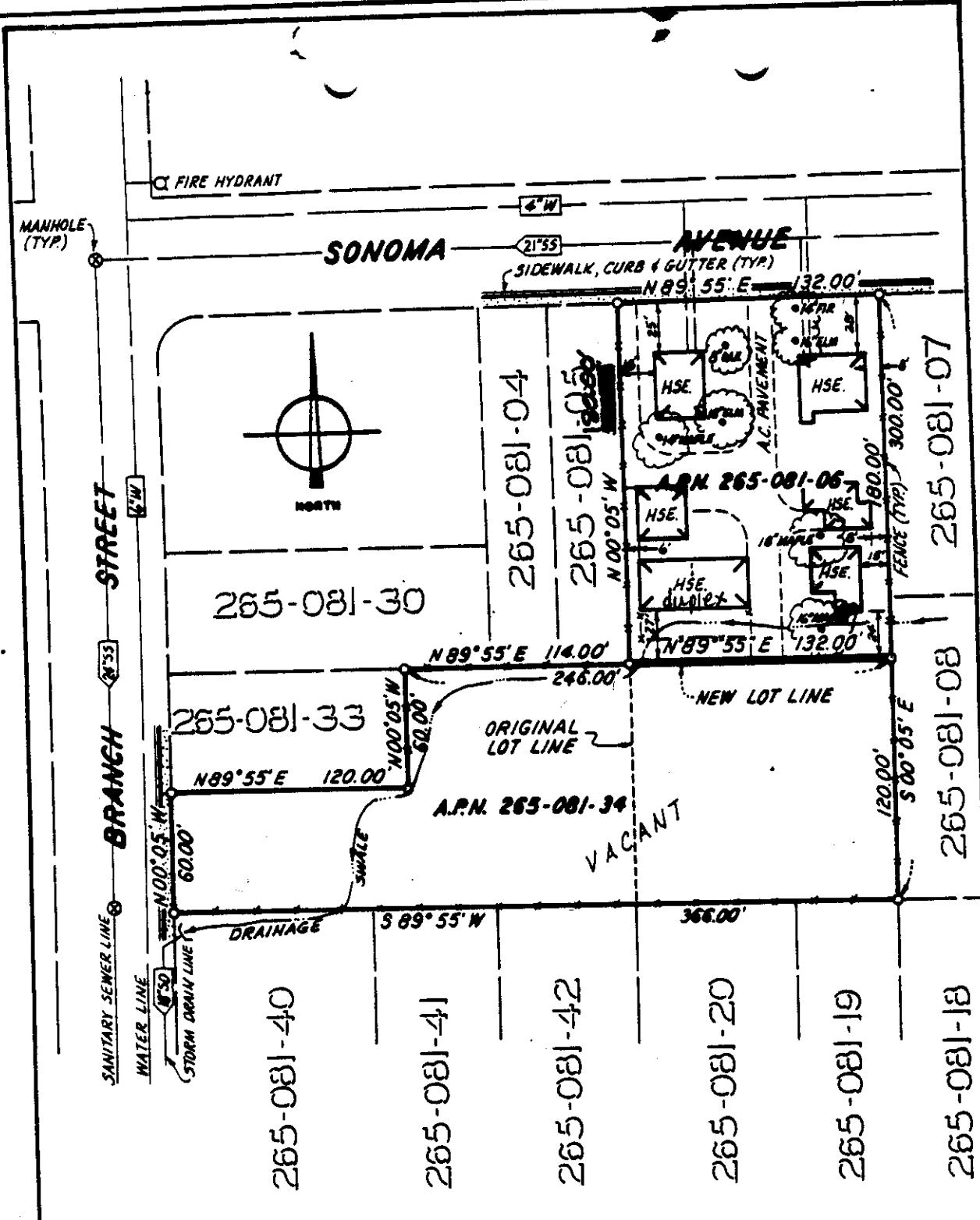


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LAND USE & ZONING MAP



SKETCH TO ACCOMPANY
 LOT LINE ADJUSTMENT
 OF A PORTION OF LOTS 1, 2 & 3 OF
 NORTH SACRAMENTO SUBD. NO. 8 (13 B.M. 49)

COUNTY OF SACRAMENTO CALIFORNIA
 SCALE: 1" = 60' JULY, 1986



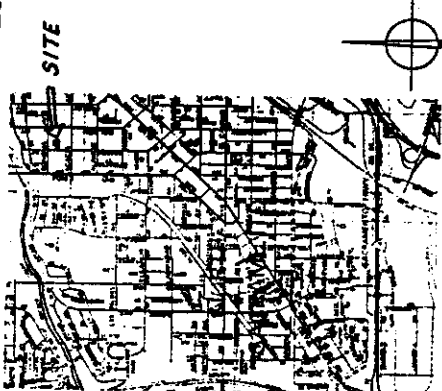
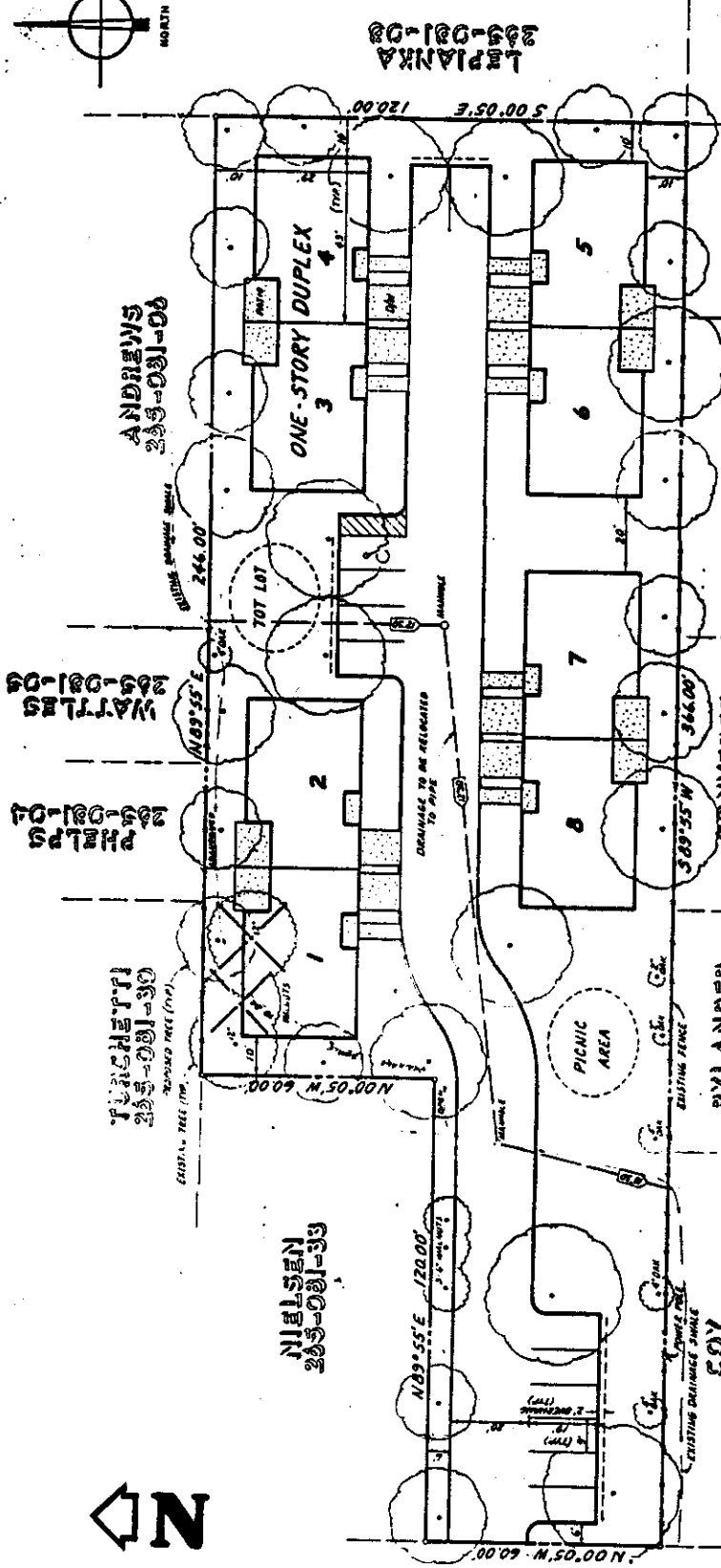
SUBJECT SITE

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SITE PLAN



OWNER: NEAL & PATRICIA ANDREWS
2311 SEABLEC PLACE
CARMICHAEL, CA. 95608

ENGINEER: ALLIED-LANGDON ENGINEERING
PO BOX 2077
CITRUS HEIGHTS, CA. 95611

APN: 265-081-34 & PORTION OF 265-081-06

AREA: 1.59 AC

ZONING: R-1

PRESENT USE: VACANT

PROPOSED USE: 4 DUPLEXES

WATER: CITY OF SACRAMENTO

SEWER: CITY OF SACRAMENTO



DEEP LOT DEVELOPMENT
A PORTION OF LOTS 1, 2, & 3 OF
NORTH SACRAMENTO SUBD. NO. 8 (13 BM 49)
CITY OF SACRAMENTO, CALIFORNIA
NOVEMBER, 1986 SCALE: 1"=20'

ALLIED-LANGDON ENGINEERING
CITRUS HEIGHTS

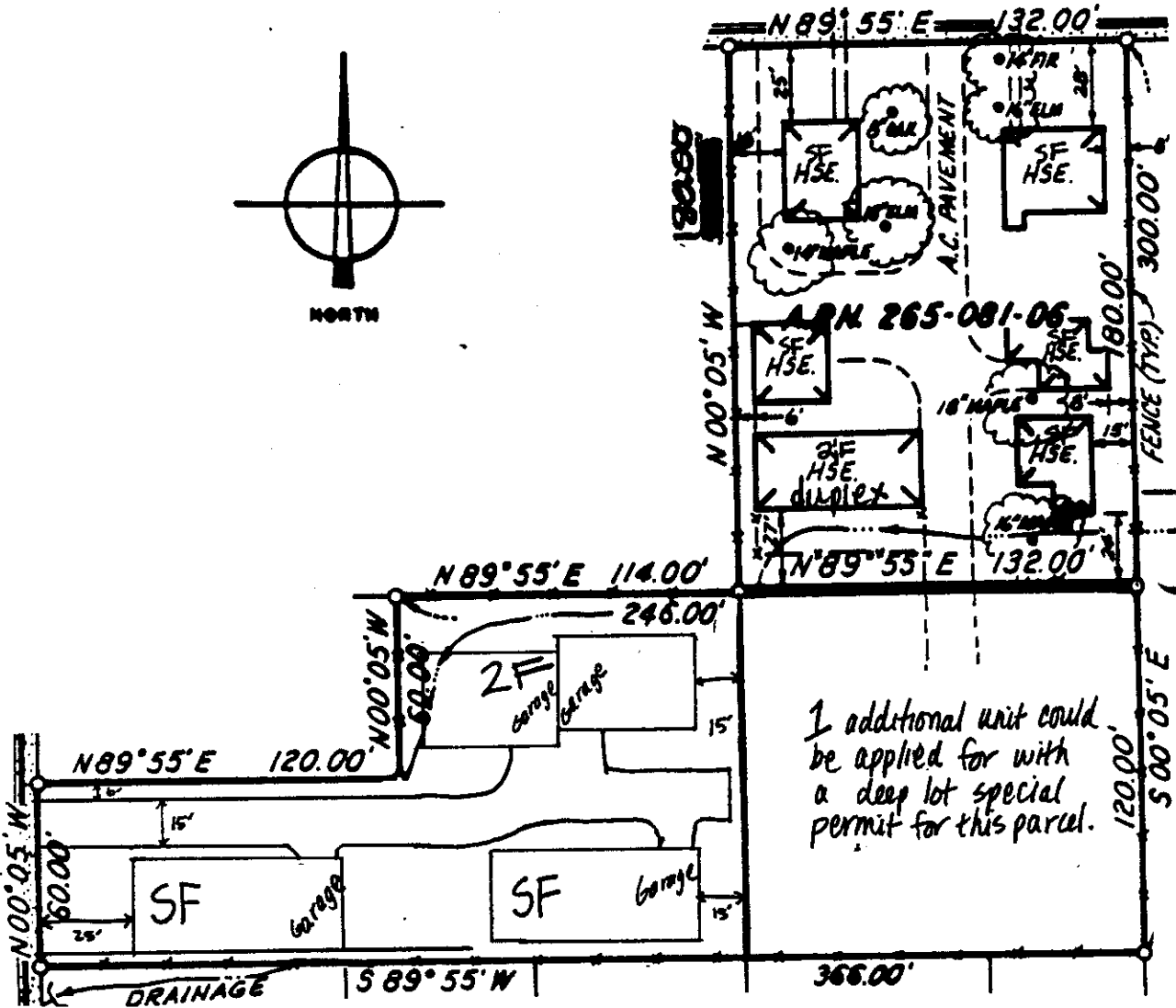
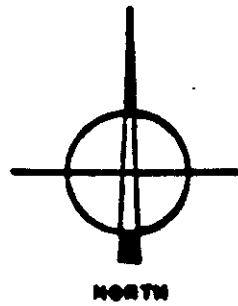
060090

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SONOMA AVENUE



1 additional unit could be applied for with a deep lot special permit for this parcel.

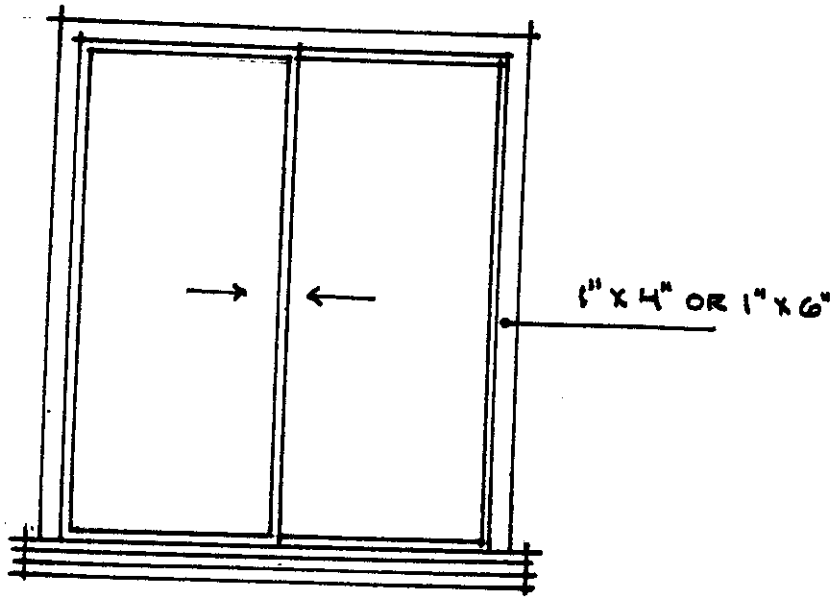
BRANCH STREET

**EXHIBIT A
SITE PLAN
ALTERNATIVE**

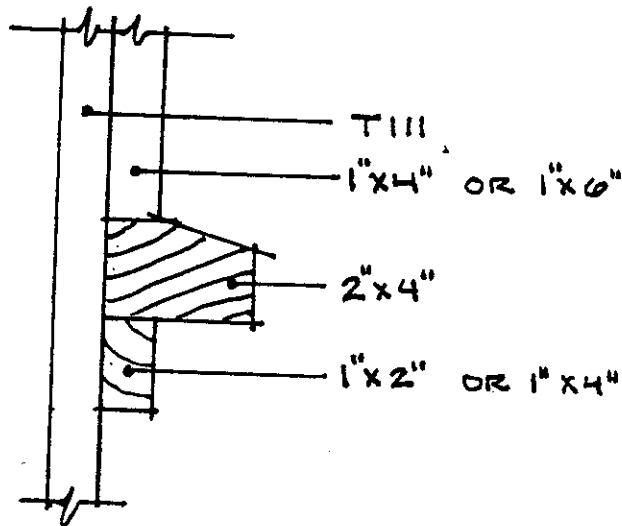
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WINDOW & TRIM 1/4" = 1'-0"



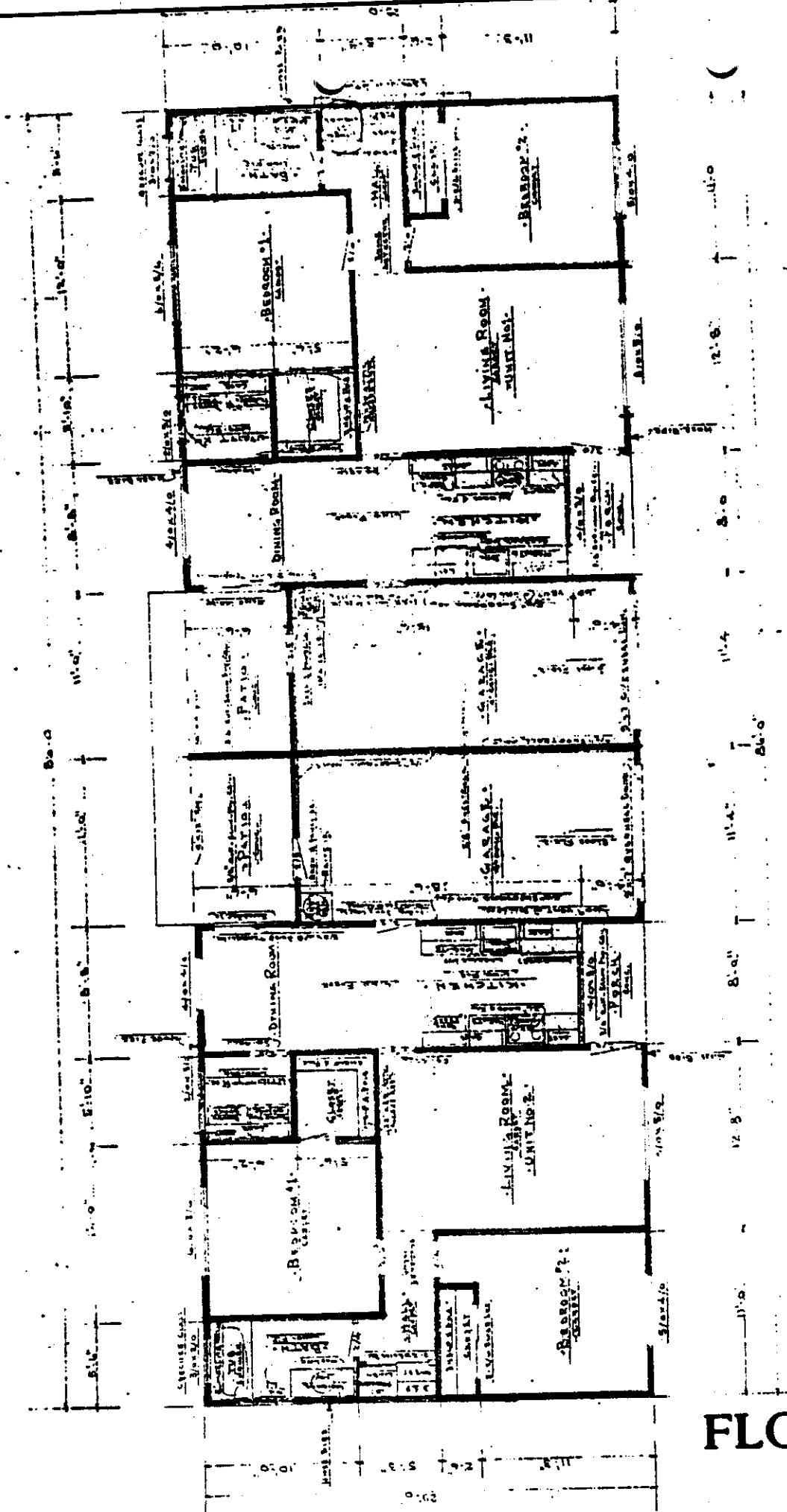
SILL TRIM 3" = 1'-0"

EXHIBIT B
WINDOW DETAIL

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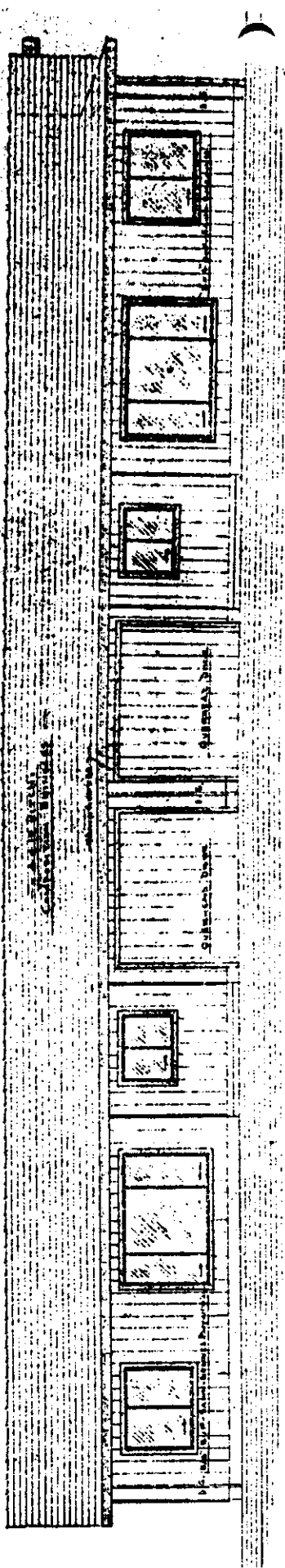
• Floor Plan
 • 834 Sq. Ft. Living Unit 1128 247 Ft. Total
 • 1819 Ft. Area
 • 1819 Ft. Area
 • 1819 Ft. Area

FLOOR PLANS

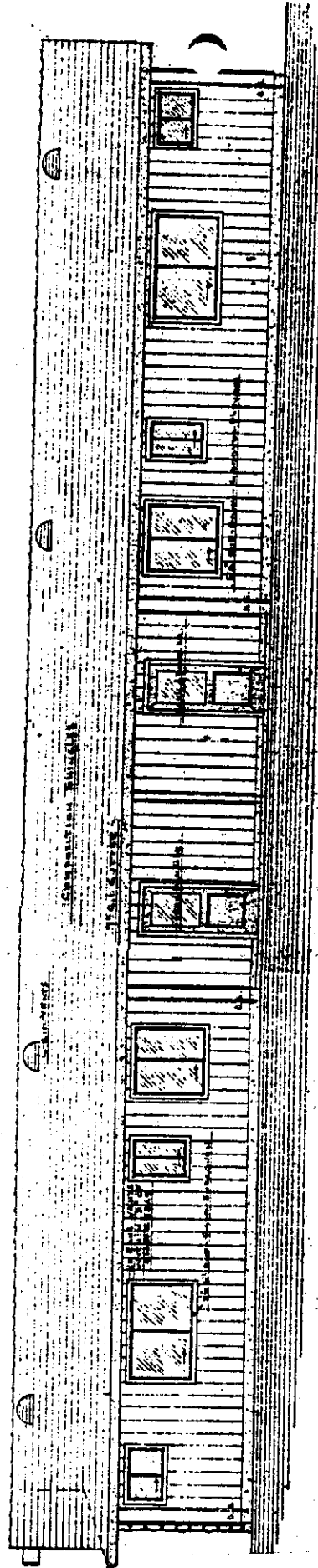
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COURT ELEVATION.
SCALE: 1/4" = 1'-0"



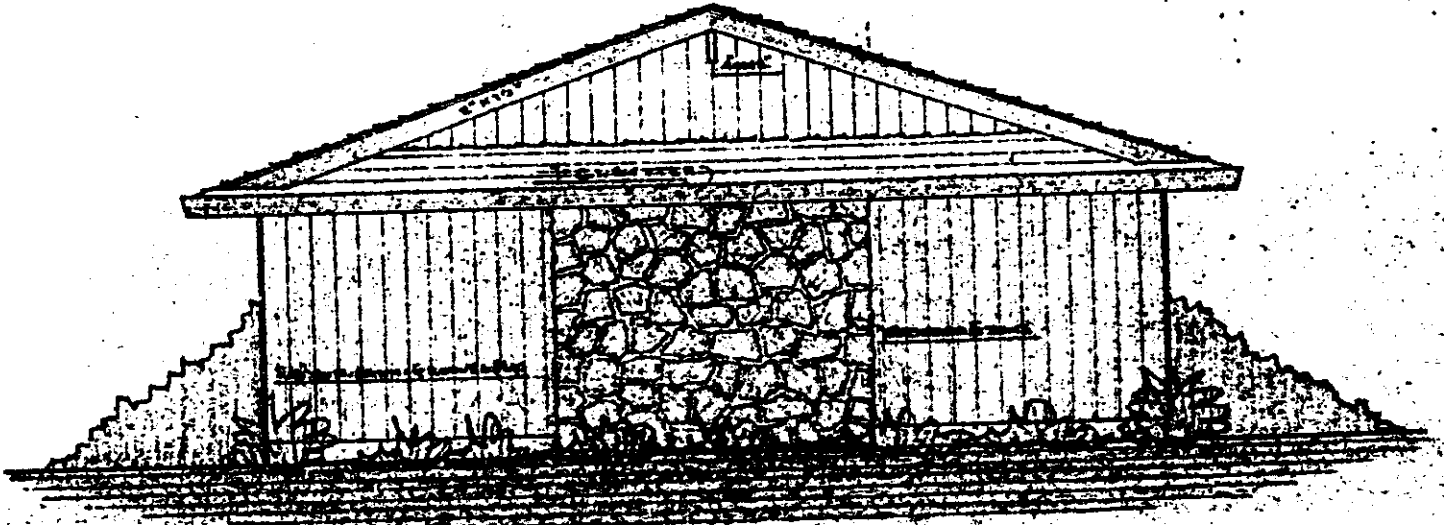
RAMP ELEVATION.
SCALE: 1/4" = 1'-0"

ELEVATIONS

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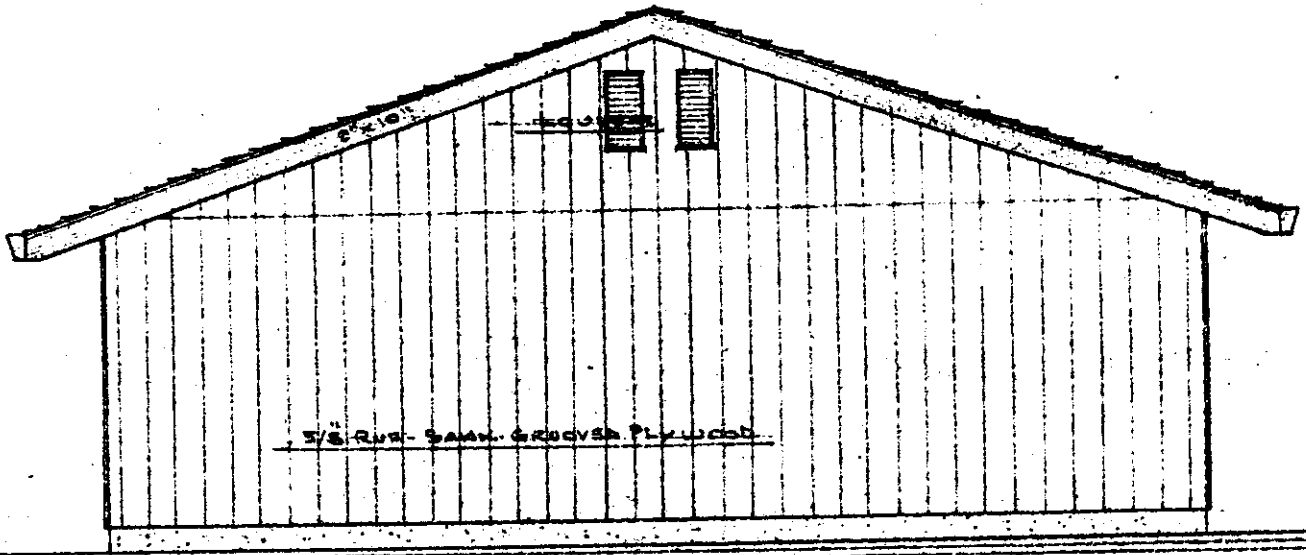
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STREET ELEVATION

SCALE: 1/4" = 1'-0"



END ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATIONS