

CITY PLANNING COMMISSION

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dean Frizzell, 3157-64th Street, Sacramento, CA 95820		
OWNER	Dean Frizzell, 3157-64th Street, Sacramento, CA 95820		
PLANS BY			
FILING DATE	3-5-82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	3-29-82	EIR	ASSESSOR'S PCL. NO. 021-373-04

- APPLICATION:
1. Negative Declaration
 2. Special Permit to develop six residential units under the deep lot provision (Section 9) of the Zoning Ordinance on .8+ acre in the R-1 zone
 3. Variance to waive Section 9(E)(8) to permit the utilization of triplexes instead of single-family detached or duplex units

LOCATION: 4721 - 65th Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop six residential units on a 132' x 278'+ lot, developed with an existing single-family residence in the R-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial 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:	65th Street Expressway
West:	Residential; R-1

Parking Required:	6 spaces
Parking Provided:	6 spaces
Parking Ratio:	1:1 du/unit
Property Dimensions:	132' x 278'+
Property Area:	34,848 sq. ft./0.8 ac.
Density of Development:	7 du per acre
Square Footage of Building:	4,320
Units Allowed under Deep Lot Regulations:	7 units
Square Footage of Units:	720+
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Materials:	Stucco and shingle siding
Building Heights:	One story

001327

BACKGROUND INFORMATION: The subject site consists of .8 acres with the front portion of the lot developed with a single-family residential structure. The structure was recently moved to the site and is being rehabilitated by the applicant. The area behind the existing structure is vacant and backs up to the 65th Street Expressway. The applicant proposes to move two triplex structures onto the vacant rear portion of the site and renovate the structures into six dwelling units.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The Deep Lot Section of the Zoning Ordinance is intended to provide design and development flexibility for lots in excess of 160 feet in depth which are located in the R-1 zoning designation. This type of development is permitted in situations where further subdivision with public streets and standard lot sizes is infeasible.

Section 9(E)(8) of the Ordinance further states that all dwelling units approved under the deep lot provision shall consist of detached single-family dwellings or duplex units, or a combination of both.

2. In addition to the special permit for a deep lot development, the applicant is requesting a variance to waive Section 9(E)(8) to allow the use of an existing six-unit apartment structure which has been divided into two triplex units on the subject site instead of single family or duplex units. The applicant proposes to move the triplex units onto the subject site and renovate the units.
3. Staff can support some form of deep lot development due to the infeasibility of a standard subdivision of the subject parcel. However, staff cannot support the variance request to allow the use of triplex structures in lieu of single-family or duplex units.

The intent of the Deep Lot Ordinance is to allow additional units on the lot which are in keeping with the single-family characteristics of the R-1 zone. The applicant's proposal to relocate a divided six-unit apartment structure on the subject site would create more of an apartment complex setting rather than the intended low density single family development form. Many other deep lot developments are located in the immediate vicinity of the subject site. These developments consist primarily of single-family and duplex units with the structures spaced widely apart and the building setback areas extensively landscaped.

4. The subject site dimensions measure approximately 132' x 278'. Staff can find no unique circumstance or special hardship related to this site which would preclude a development in accordance with the provisions of the deep lot ordinance.

Staff discussed design alternatives with the applicant which would result in the project complying with the development standards of the deep lot ordinance. However, after weighing the relative costs of each development alternative, the applicant has decided to pursue the project as originally submitted.

As previously discussed, although staff could support a deep lot development which is in compliance with the ordinance, it must recommend denial of both the special permit and variance requests since the variance to utilize triplex structures and the special permit for a deep lot development are tied together, and the entitlements must be considered one and the same.

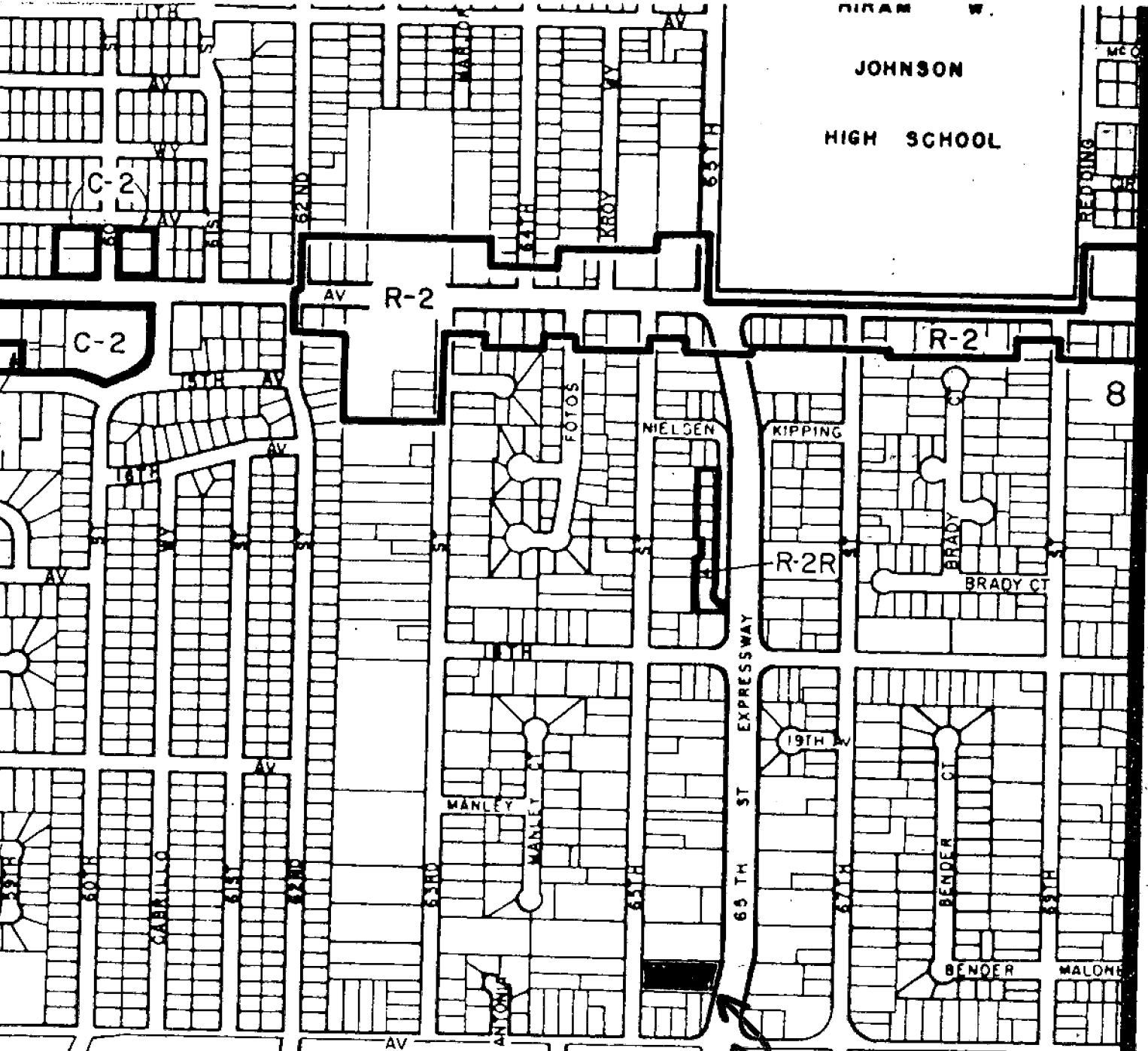
STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Special Permit based on the Findings of Fact which follow;
3. Denial of the Variance, based on the Findings of Fact which follow.

Findings of Fact - Special Permit and Variance

- a. The project, as proposed, is not based upon sound principles of land use in that:
 - 1) the intent of the deep lot ordinance is to permit additional dwelling units on the lot which are in keeping with the single-family characteristics of the R-1 zone;
 - 2) the applicant's proposal to locate two triplex structures in parallel fashion creates more of an apartment complex setting rather than a single-family development form.
- b. The project, as proposed, is a special privilege extended to one individual property owner in that:
 - 1) the subject site is a large parcel with lot dimensions of 132' x 278' with most of the site vacant except the front portion of the site which is developed with a single-family residence;
 - 2) the large vacant rear portion of the site can easily be developed with additional dwelling units in accordance with the development standards of the deep lot ordinance.

DIRAM W.
JOHNSON
HIGH SCHOOL



SUBJECT SITE

ST. MARY'S CEMETERY

SACTO. COUNTY CEMETERY

No. 23

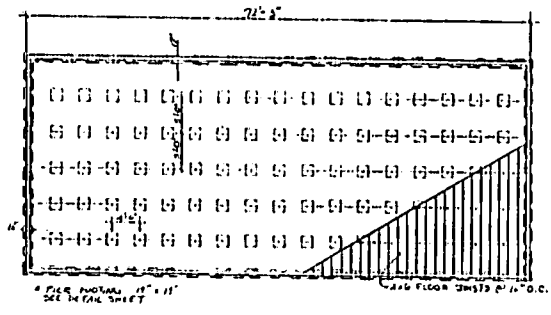
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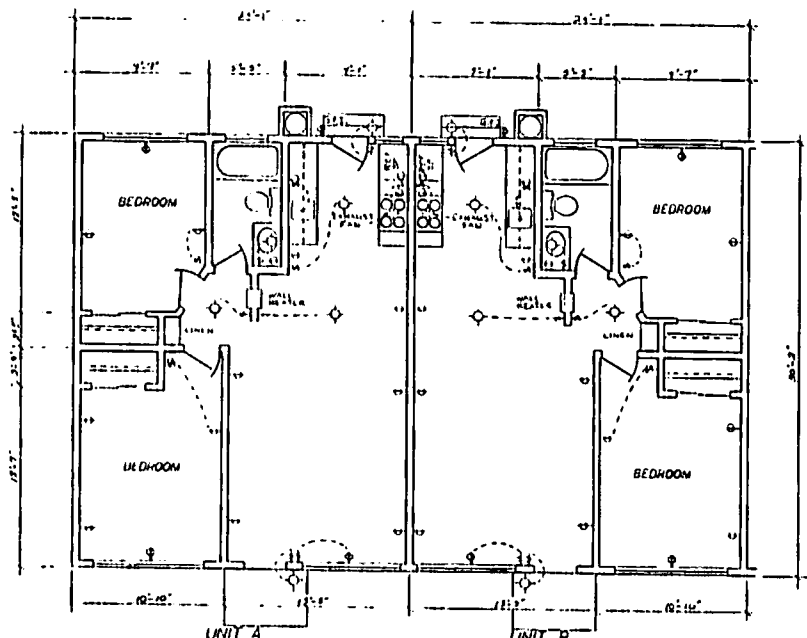
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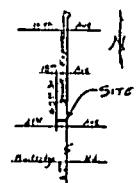
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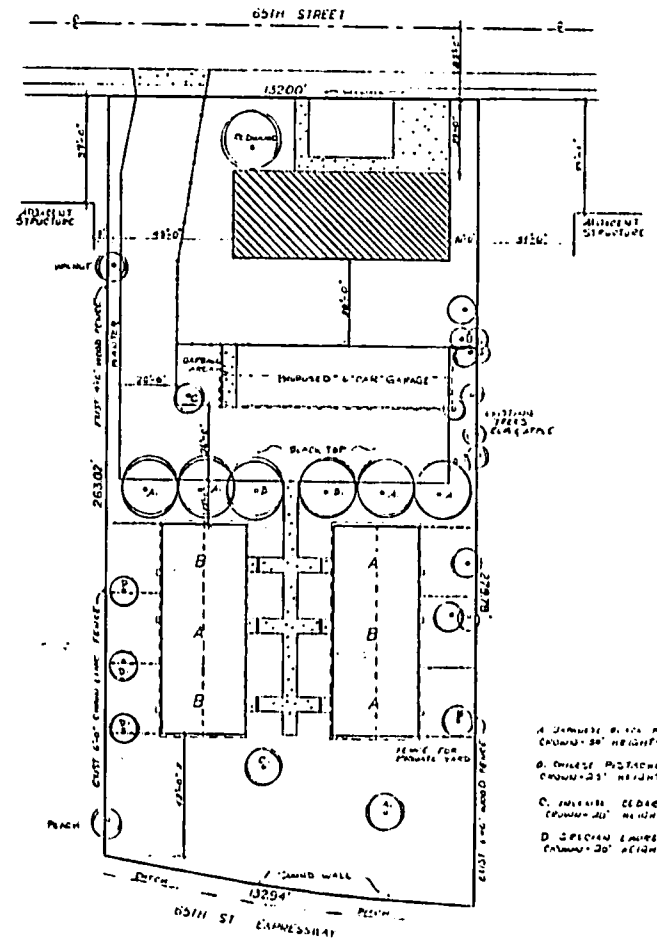
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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



VICINITY
NO SCALE



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

- A. JEWELRY BOX, 12" DIA. (CROWN - 20" HEIGHT - 20")
- B. DRESSER, 24" DIA. (CROWN - 20" HEIGHT - 20")
- C. HALLWAY, 24" DIA. (CROWN - 20" HEIGHT - 20")
- D. SPECIALLY LAMPS, 24" DIA. (CROWN - 20" HEIGHT - 20")

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DEAN FRIZZELL	
DATE: 02-13-82	SCALE: 1/4" = 1'-0"
A191 021-323-0400	
FLOOR PLAN, FOUNDATION	1 OF 3

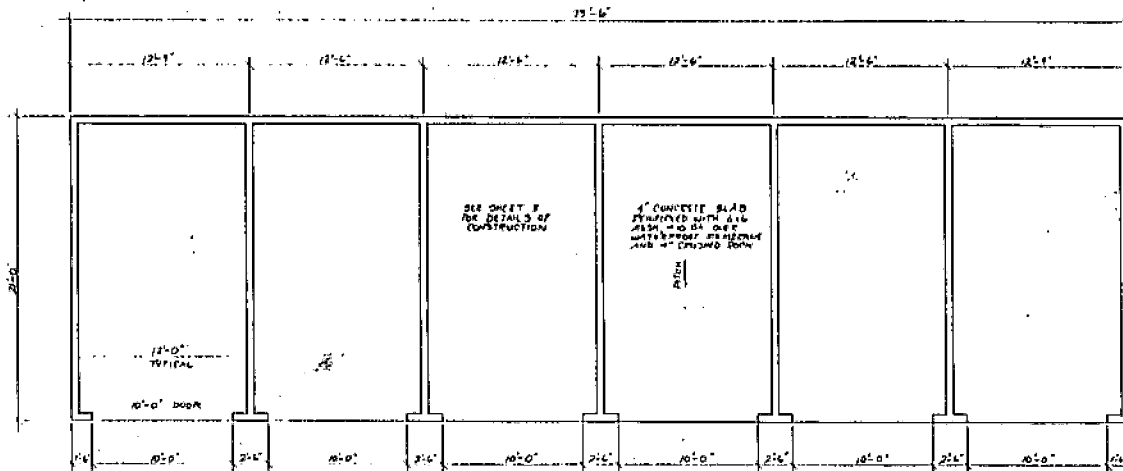
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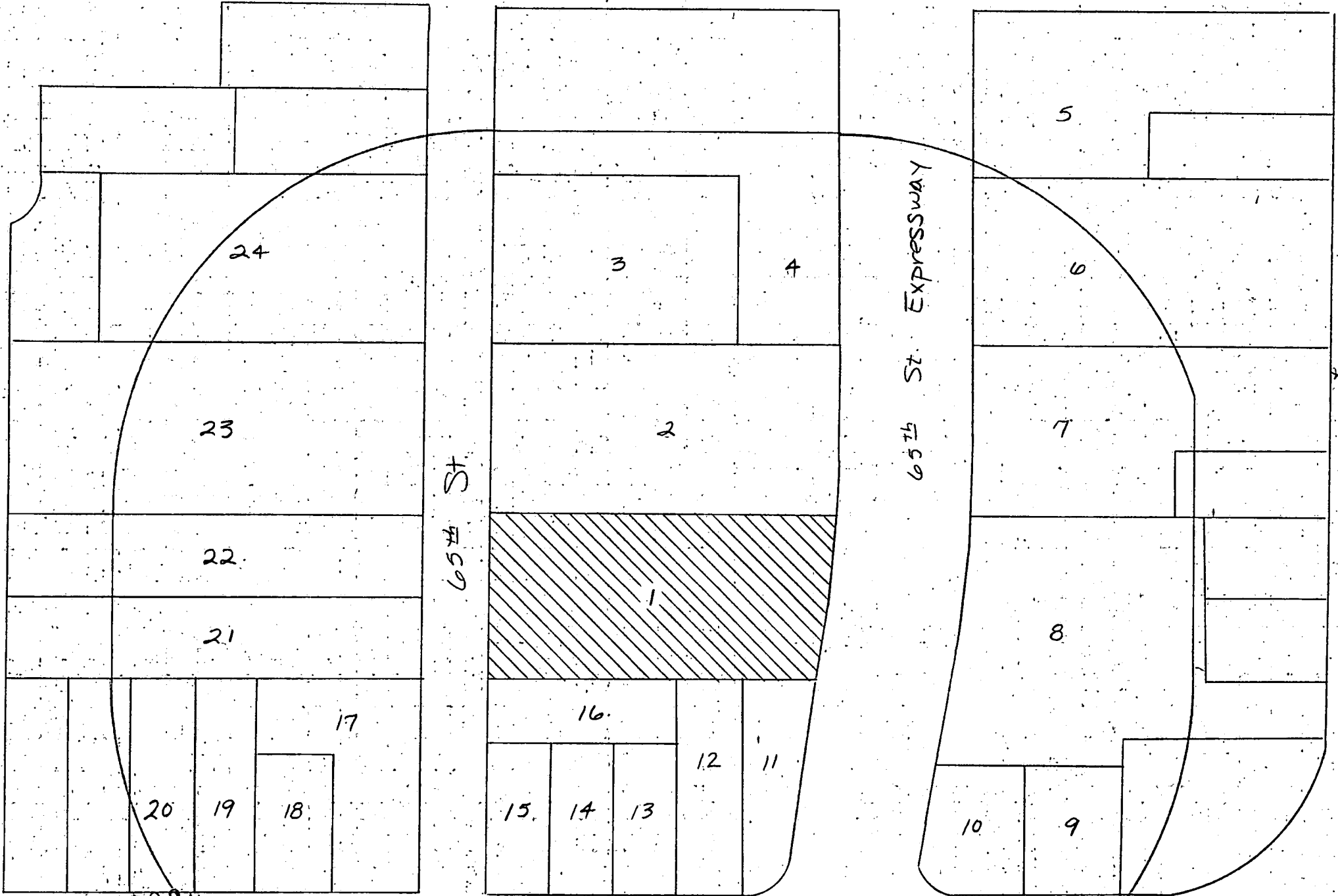
FRONT ELEVATION
SHEET 2 OF 3



GARAGE PLAN
SHEET 2 OF 3

001332

DEAN FRIZZELL		
DATE: 02-27-82	PROJECT NO:	APR 021-323-0400
DATE: 02-27-82	PROJECT NO:	2 OF 3
GARAGE, ELEVATION		2 OF 3



001338

DEAN FRIZZELL
 021-323-0400
 4721 65th St.



SCALE: 1"=100'