

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Planning Commission Reconsideration of the Appeal for a Planning Director's Special Permit (P92-318) to construct two residential units on 0.25 ± vacant acres in the Standard Single Family Zone (R-1).

LOCATION: 3428 Alvarado Boulevard

BACKGROUND INFORMATION:

On January 15, 1993, the Planning Director approved a Special Permit for Deep Lot Development to construct two single family residential units on 0.25 ± vacant acres as described in the original staff report shown as Attachment 1. The entitlement was requested in order to develop two residential units on one parcel pursuant to Section 9 of the Zoning Ordinance. Four adjacent neighbors subsequently appealed the Planning Director's approval of the Deep Lot Special Permit. The opposing neighbors are generally concerned that additional rental property in the neighborhood would result in a decline in property values and safety.

On January 25, 1993, the Planning Commission heard the appeal for the Deep Lot proposal as described in the staff report shown Attachment 2. The appeal was supported by Planning Commission based on:

- Public Testimony
- Letter from the Sacramento Housing and Redevelopment Agency - SHRA (Attachment 3)

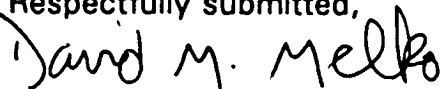
Staff was directed to prepare Findings of Fact (see Attachment 3) based on Public Testimony and the letter from the Redevelopment Agency.

Following the January 25th meeting, the applicant expressed concerns that, because the SHRA letter was distributed at the Hearing, he was not given adequate opportunity to respond to concerns raised in the letter. On March 6th, SHRA staff hosted a meeting with planning staff, the property owner and the applicant to review the Deep Lot proposal and discuss possible alternative projects and designs.

Based on the March 6th meeting the applicant has made revisions to his project design and SHRA has prepared a revised letter that is more supportive of this specific project, but still expresses concerns with Deep Lot and Infill projects in the Del Paso Heights area. The applicant would like an opportunity for this project to be re-heard by the Planning Commission before any action is taken on the Findings of Fact.

The Findings of Fact were scheduled to be heard by the Planning Commission on March 11, 1993. Staff recommended that the item be continued to: allow additional time to notice the appellants, provide time for the applicant to meet with the appellants and to allow the item to be heard by a greater number of Commissioners (six were present on March 11, 1993). The Commission agreed with the staff recommendation and voted to continue the hearing date to March 25, 1993.

The applicant and property owner sponsored a meeting with their attorney, the appellants and City staff on March 18, 1993 to review the modifications made to the proposal. The purpose of this meeting was to provide an opportunity to resolve any issues and concerns for the proposal prior to the March 25th Planning Commission hearing. Staff will attend the March 18th meeting and will provide a synopsis of that meeting on March 25th.

Respectfully submitted,


David Melko
Senior Planner

Respectfully submitted,


Jim McDonald
Associate Planner

P92-318.PC2

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	<u>Ralston Black, 7564 Collingwood Street, CA 95822</u>		
OWNER	<u>Clarence James, 514 Chyrl Way, Suisun, CA 94585</u>		
PLANS BY	<u>Pacific West Designs, 5921 Landis Avenue, Suite 4, Carmichael, CA 95608</u>		
FILING DATE	<u>12/11/92</u>	ENVIR. DET. <u>Exempt</u>	REPORT BY <u>JM</u>
ASSESSOR'S PCL. NO.	<u>251-0164-011</u>		

APPLICATION: Planning Director's Deep Lot Special Permit to construct two residential units on 0.25 ± vacant acres in the Standard Single Family Zone (R-1). (P92-318)

LOCATION: 3428 Alvarado Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct two residential units on 0.25 ± vacant acres in the Standard Single Family Zone (R-1)

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)

1984 North Sacramento Community: Low Density Residential (4-8 du/na)
Plan Designation

Existing Land Use of Site: Vacant
School District: North Sacramento/Grant Joint Union

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Residential, R-1	Front	25'	39'
South:	Residential, R-1	Side(north)	5'	5'
East:	Residential, R-1	Side(south)	10'	17'
West:	Residential, R-1	Rear	15'	15'

Property Dimensions: 64' by 193.8'
Property Area: 0.25 ± acres
Square Footage of Buildings: 1080 and 980 square feet
Height of Buildings: 14 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Lap Siding
Roof Material: Laminated Shingles

00501

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 0.25 ± undeveloped acres in the Standard Single Family R-1 zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land use and zoning for the subject site is residential (R-1) on all sides as shown on the attached Vicinity and Zoning maps. The subject site is also located in the Del Paso Heights Design Review District. The project has been reviewed by design review staff and modified based on their comments. Two dwelling units are allowed on a single parcel that is at least 160 feet deep in the R-1 zone with a Planning Directors Special Permit. SMUD high voltage power lines also run parallel to Alvarado Boulevard. According to SMUD environmental review staff, the proposal is compatible with the power lines since no structures will be located beneath them.

B. Applicant's Proposal

The applicant is proposing to construct a second dwelling unit on 0.25 ± undeveloped acres. The proposed dwelling units will be 1080 square feet and 980 square feet in size and contain 3 bedrooms, 2 baths, and enclosed 2 car garages. The residences will share the first half of the driveway as shown on attached Site Plan map Exhibit A. Typical floor elevations are shown on Exhibit B. Exterior building materials include light blue cottage lap siding and a laminated shingle roof.

C. Staff Analysis

Two residential units are being proposed for the 0.25 ± acre vacant site. The density is 8 du/na, which is consistent with the General Plan and the 1984 North Sacramento Community Plan designations for Low Density Residential. The density is also consistent with Section 9 of the Zoning Ordinance which requires that a minimum of 5200 square feet of lot area be provided for each dwelling unit within the R-1 zone. The required setbacks (25' front, 5' interior side, 10' driveway side and 15' rear) are met by the proposed project.

The subject site cannot be subdivided because the lot is too small to accommodate street access and other infrastructure such as curbs, gutters and sidewalks. Also, the site is surrounded by existing residential development that does not provide any opportunity for lot mergers to create a lot suitable for further subdivision as shown on the attached Vicinity and Zoning maps.

The applicant proposes attached two car garages for each unit and a driveway that meets the parking and driveway requirements. The original proposal contained two driveways off of Alvarado Boulevard, one serving each unit. The applicant modified the proposal by combining the two driveways into one and re-orienting the garage door of the westernmost unit from the west side to the south side of the garage. The proposed driveway is at least 20 feet long and at least 10 feet wide. The maximum 40 percent front yard lot coverage is not exceeded. The proposal shown on the Site Plan (Exhibit A) indicates a 10' rear yard setback. The applicant has agreed to move the interior residential unit 5' to the west in order to meet the required 15 foot rear yard setback requirement.

The adjacent property owners have been notified by certified mail of the proposed development. Two comments have been received in opposition to the project. Both comments object to allowing two units on one parcel.

Staff recommends approval of the Planning Director's Special Permit for deep lot development in that adequate garages, driveways, landscaping, and setbacks will be provided, further subdivision is not feasible, and the proposed project is consistent with the General Plan and the 1984 North Sacramento Community Plan.

D. Agency Comments

The proposed project was reviewed by Transportation, Engineering, Building Inspections and Design Review staff. Transportation and Engineering provided the following comments:

- Combine the two driveways into one.
- Re-orient the garage door of the westernmost unit so that it faces the driveway to the south.
- Provide "hammerhead" shaped turnout areas adjacent to the garages for parking maneuverability.

These comments were addressed by the applicant in the current site plan.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and has filed a Notice of Exemption with no mitigation measures.

RECOMMENDATION: Staff recommends the following actions:

Approve the Planning Director's Special Permit for deep lot development subject to the conditions and based upon the findings of fact that follow.

Conditions:

1. The Planning Director shall inspect the project prior to the final building inspection to ensure that the project complies with the Deep Lot Development Regulations in the Zoning Ordinance.
2. All yard areas shall be landscaped, maintained, and irrigated.
3. The driveway shall meet City paving standards.
4. The interior residential unit shall be located 15' from the rear property line.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principle of land use in that the project is a residential use in the Standard Single Family Residential R-1 zone.

2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate garages, driveways, landscaping, and setbacks will be provided;
 - b. building materials and design are compatible with the surrounding residences;
 - c. further subdivision of the lot would not be feasible in that the lot is surrounded by existing residential development, and the lot cannot be merged with another lot for subdivision.

3. The project is consistent with the General Plan and the 1984 North Sacramento Community Plan which designates the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively. Encouraging development on infill property meets the goals and policies of the General Plan and 1984 North Sacramento Community Plan.

Respectfully submitted by:

Jim McDonald 1/15/93
Jim McDonald, Assistant Planner

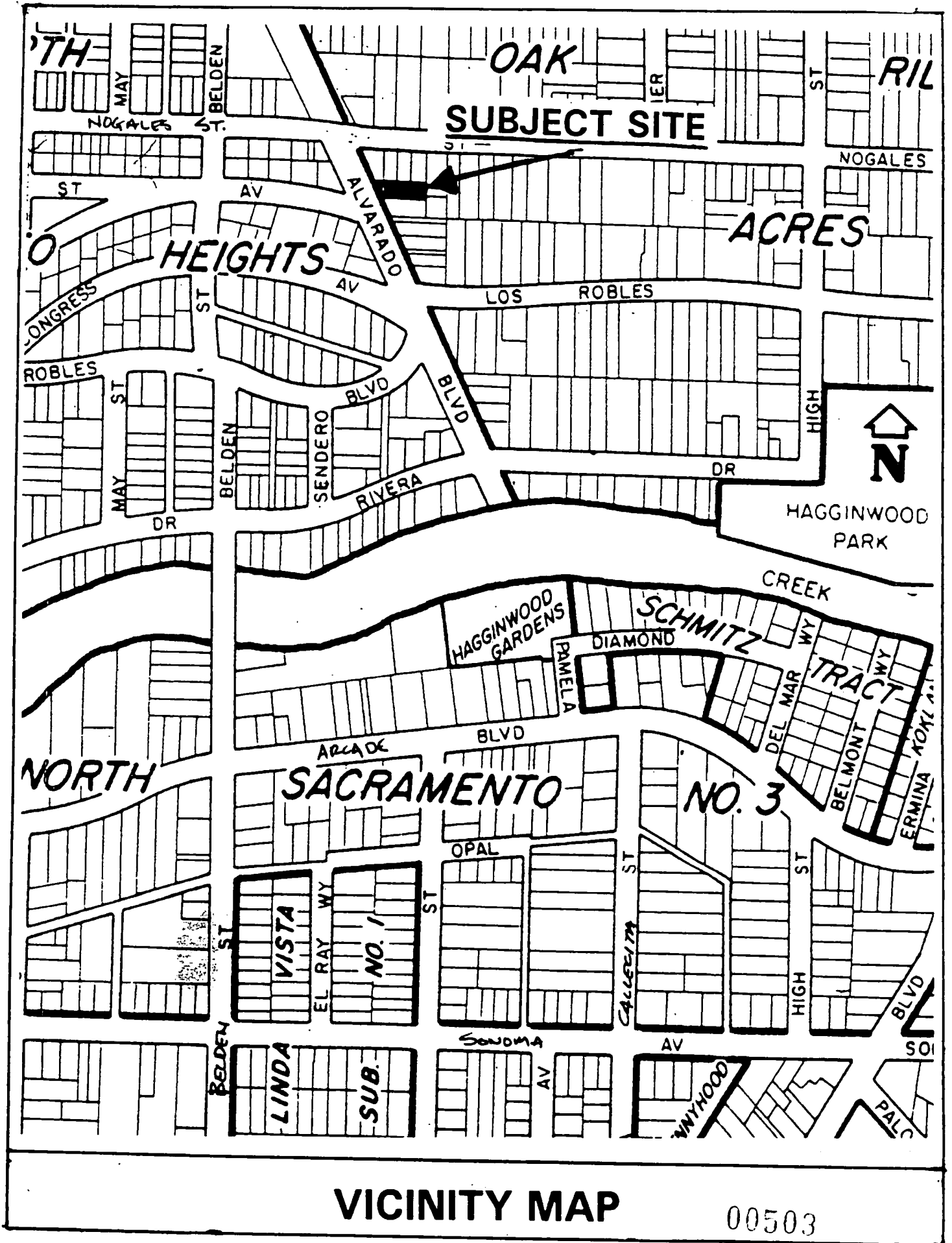
Approved by:

Gary Stonehouse 1/15/93
Gary Stonehouse, Planning Director

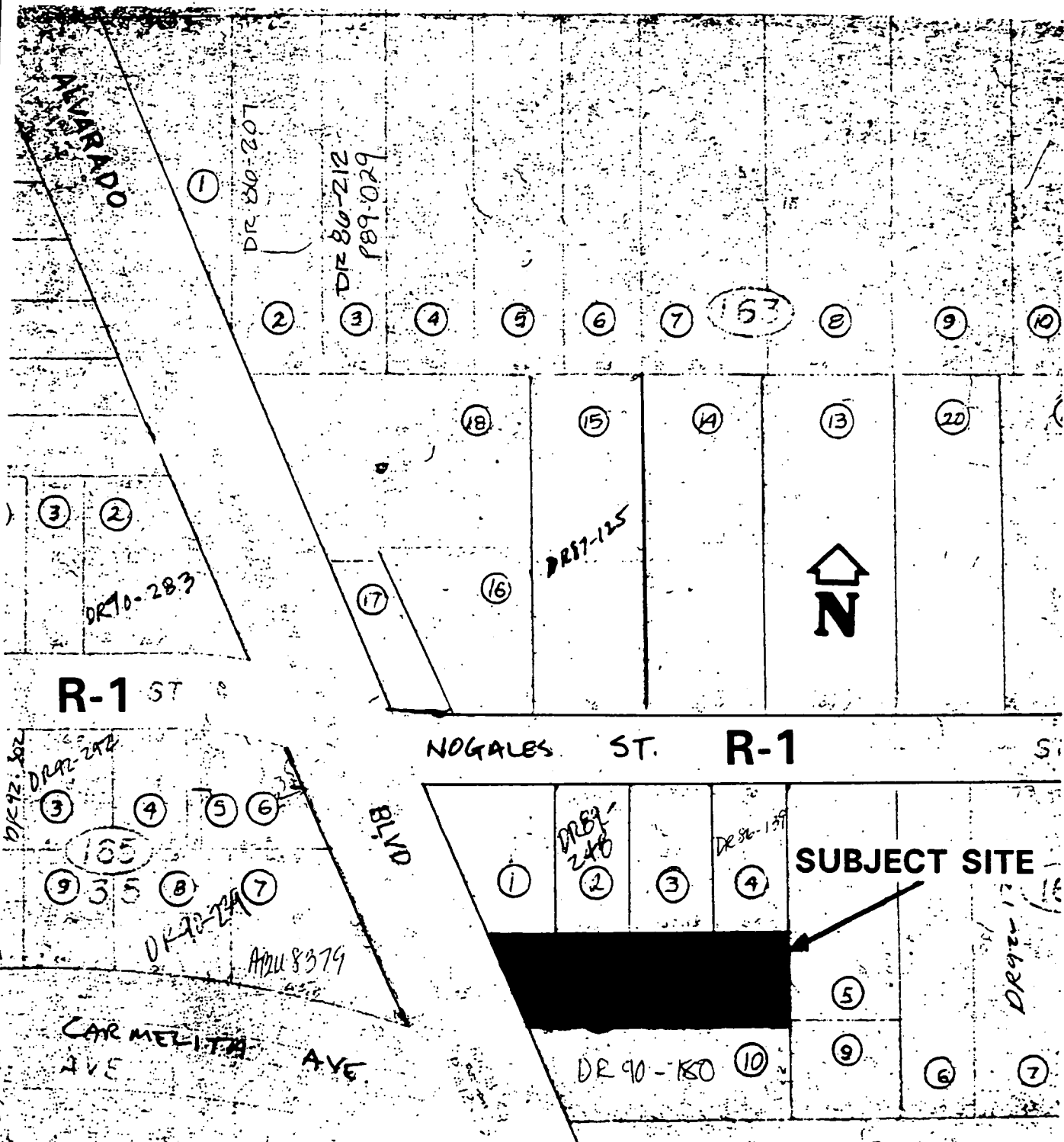
Attachments

JM/jm:P92-318.CPC

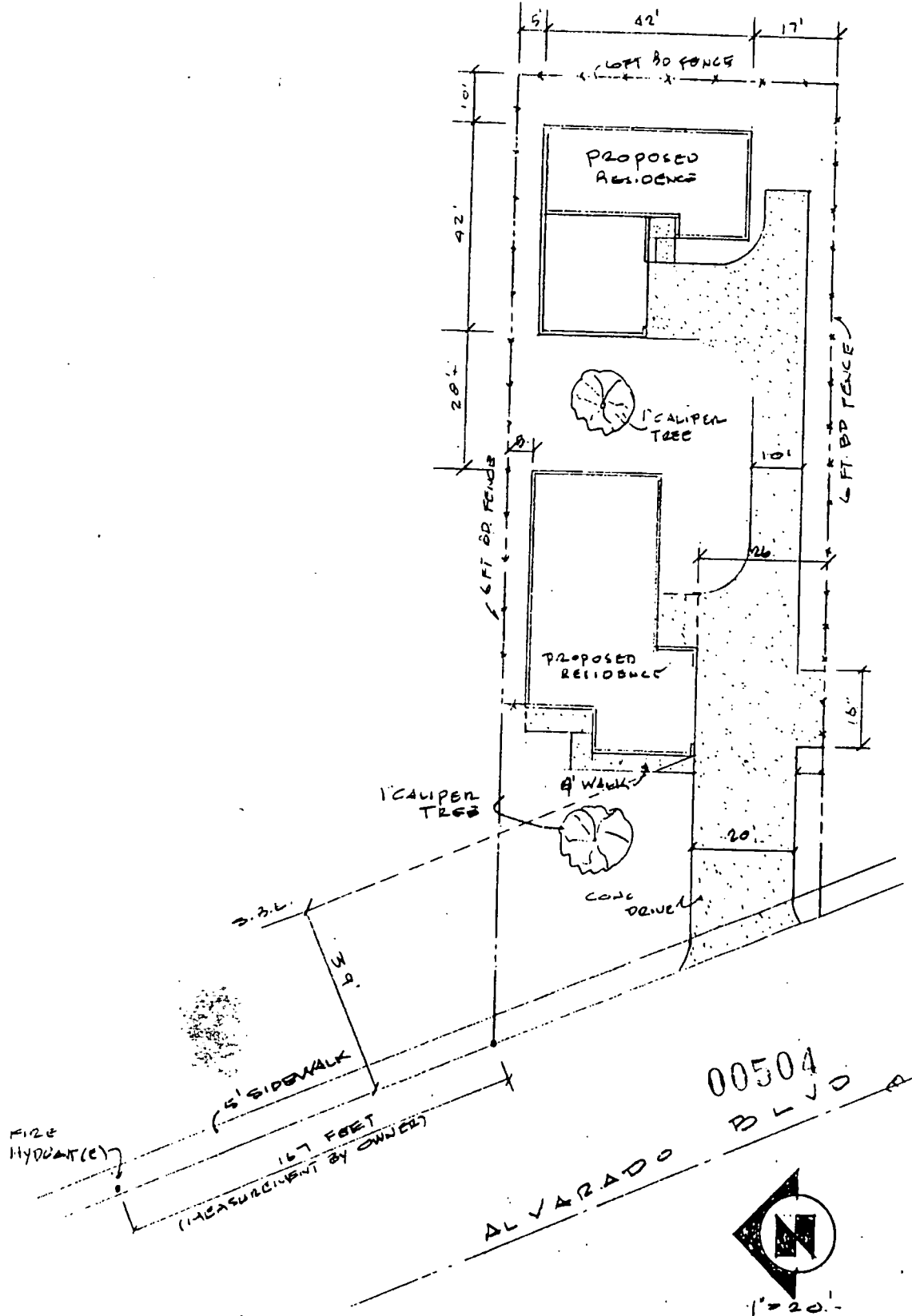
1/14/92



DESIGN REVIEW DISTRICT (Entire Page)



ZONING MAP



CONTRACTOR
DALSTON'S CONSTRUCTION
756 4 COLUMBWOOD STREET
SACTY CA 95822 (916) 424-8600

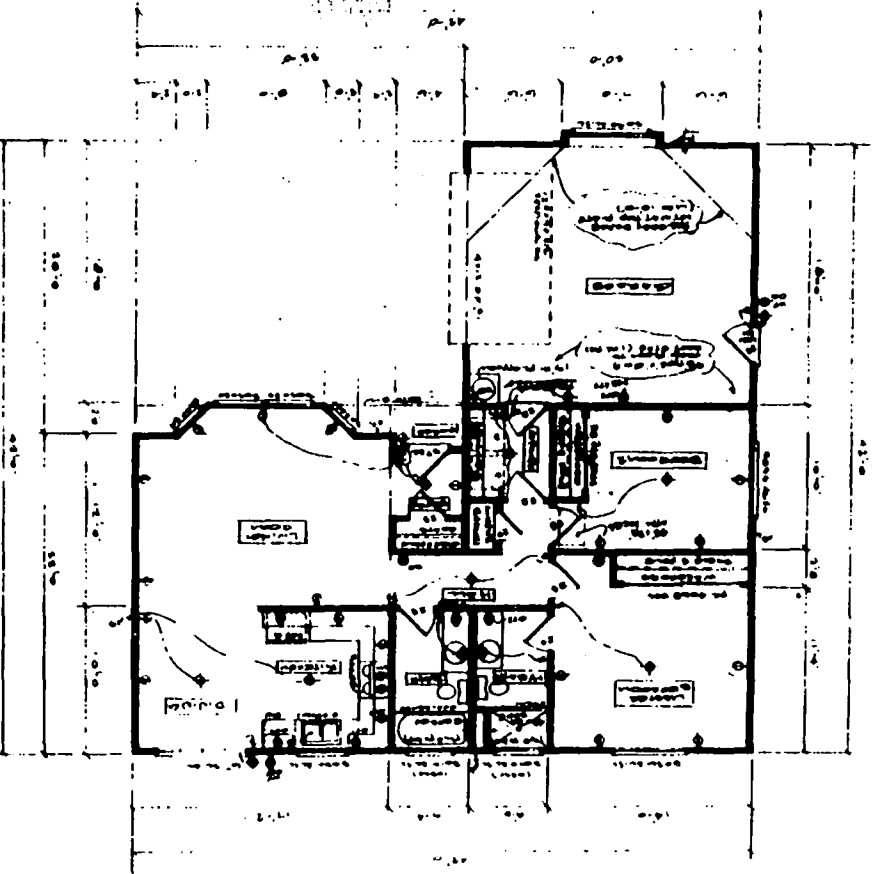
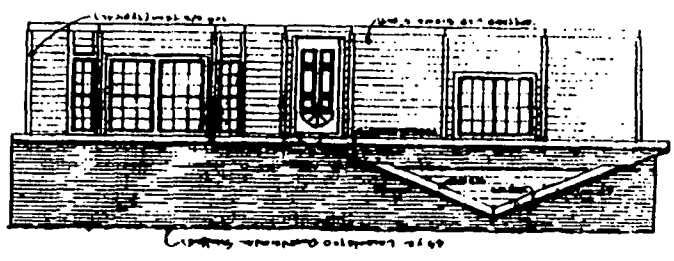
PLOT PLAN
PARCEL 11 BLOCK 164 LOT 49
ALVARADO RD. SACTY, CA.

P92-318

BUILDING AVAILABLE INFORMATION
 CONSULTED FROM AREA
 PLANS AND DRAWINGS
 PREPARED BY ARCHITECT
 DATE: 11-15-68

FLOOR PLAN
 1st FLOOR

FRONT ELEVATION



P92-31B

PROJECT INFORMATION PROJECT NO. 92-31B DATE: 11-15-68			
DRAWING INFORMATION DRAWING NO. 92-31B-1 SCALE: AS SHOWN			
1	2	3	4

EXHIBIT B