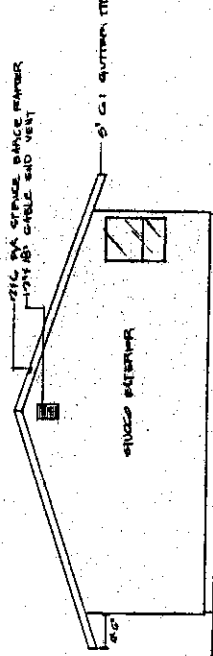
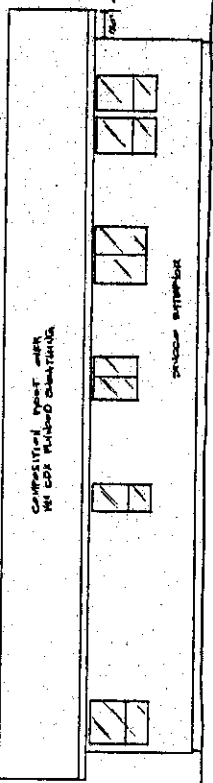


NO.	3
DATE	
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APPROVED	

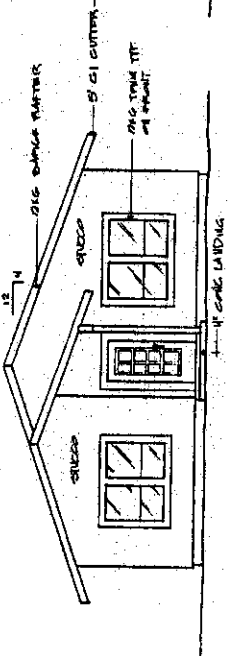
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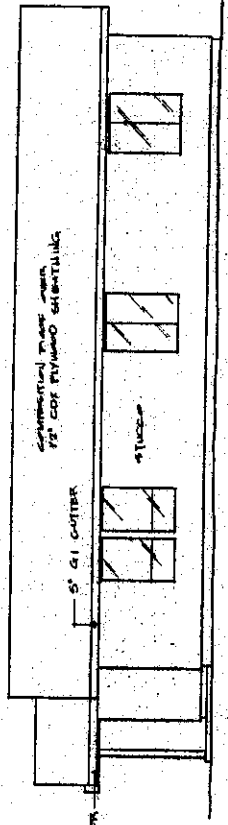
**REAR ELEVATION EAST**  
 SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION NORTH**  
 SCALE: 1/8" = 1'-0"



**FRONT ELEVATION WEST**  
 SCALE: 1/8" = 1'-0"

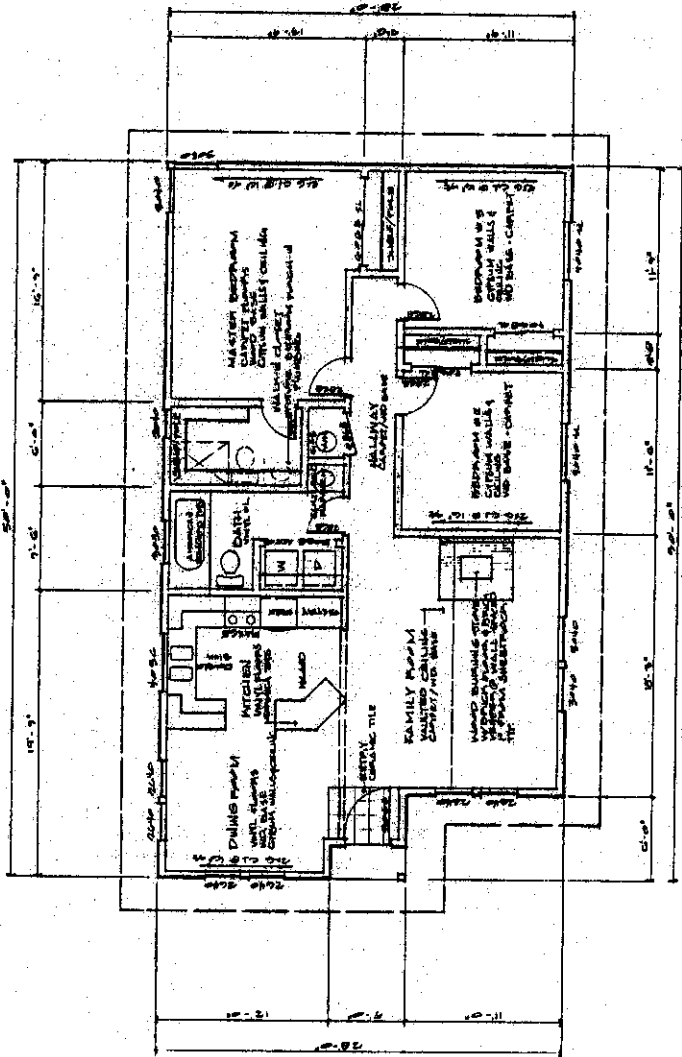


**RIGHT SIDE ELEVATION SOUTH**  
 SCALE: 1/8" = 1'-0"

**P 84199**



P 84133

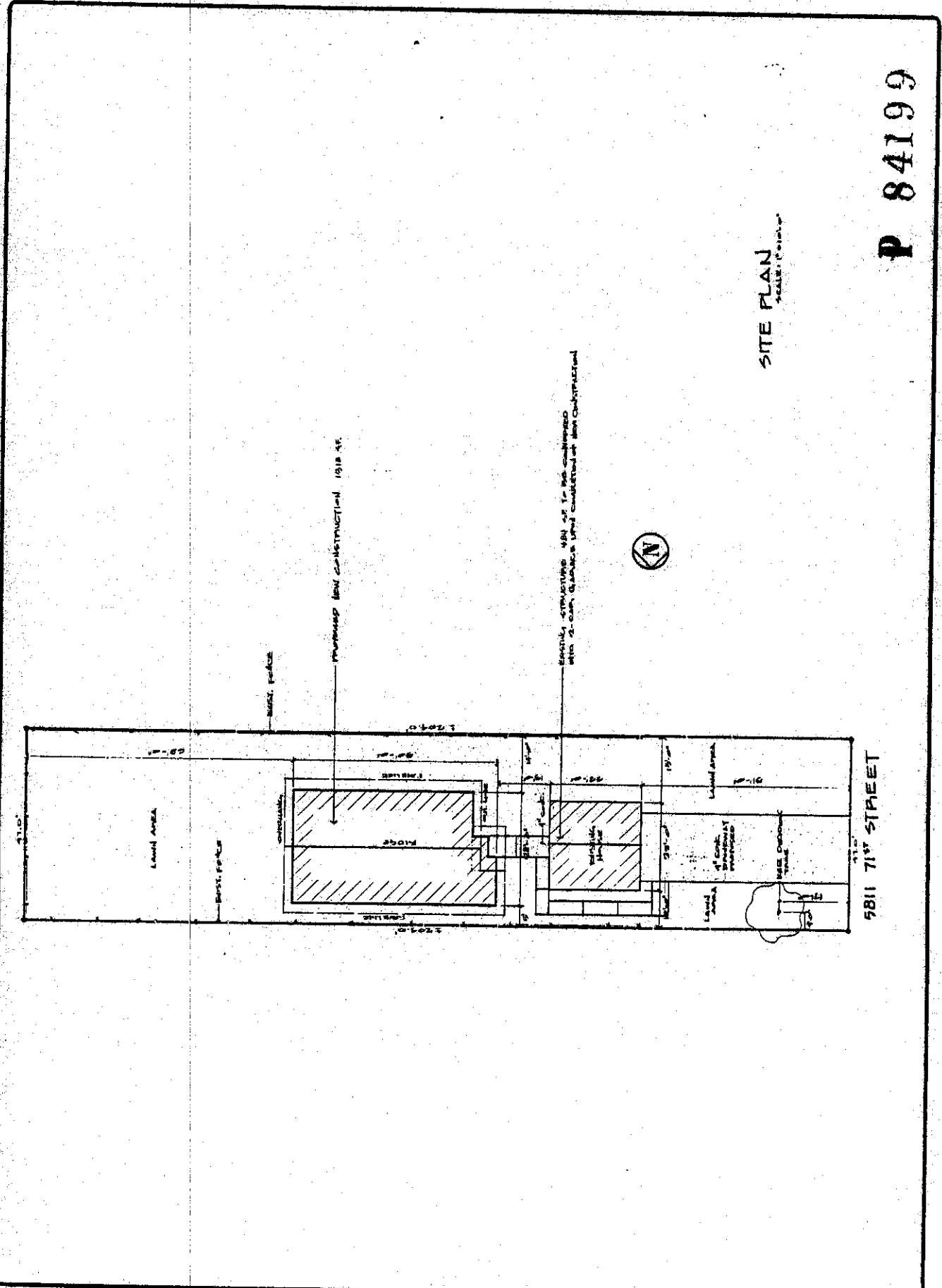


NOTES:  
 WINDOWS TO BE DUAL GLAZED ALUM.  
 UNLESS OTHERWISE NOTED ALL  
 WALLS TO BE 5/8" GYPSUM BOARD  
 FINISH TO BE PAINTED IN  
 WHITE. UNLESS OTHERWISE NOTED  
 ALL FLOORING TO BE CARPET.  
 ALL DOORS TO BE 1/2" MIN. THICK  
 UNLESS OTHERWISE NOTED.  
 ALL DOORS TO BE HANDLED BY  
 INSIDE UNLESS OTHERWISE NOTED.  
 ALL WALLS TO BE FINISHED WITH  
 PAPER UNLESS OTHERWISE NOTED.

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


**FLORIN ENTERPRISES INC.**  
 designers/builders  
 7200 Sandstone Blvd., Rosemead, Calif. 91768  
 Residential - Industrial - Commercial

**RESIDENTIAL PLAN**  
 MR. AND MRS. BILL WALKER  
 10271 71ST STREET  
 SACRAMENTO, CALIFORNIA  
 1st FLOOR PLAN

**P 84199**

**SITE PLAN**



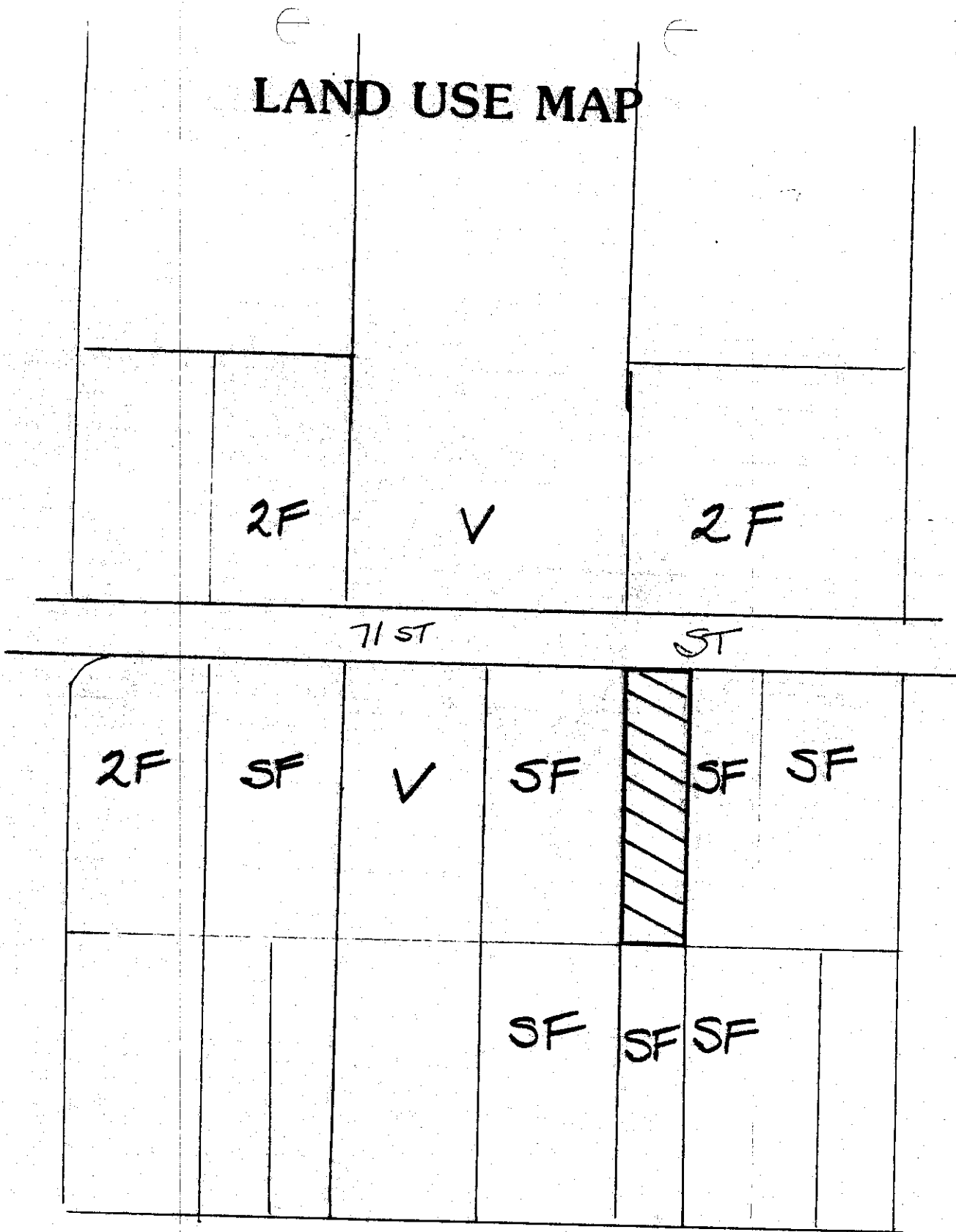
5811 71<sup>ST</sup> STREET

P84-199

6-28-84

No. 18

# LAND USE MAP



ALCOTT 70TH 71ST EMERSON 73RD LOWELL STANDISH PRISCILLA BRADFORD ONTARIO 78TH 79TH

FRUITRIDGE

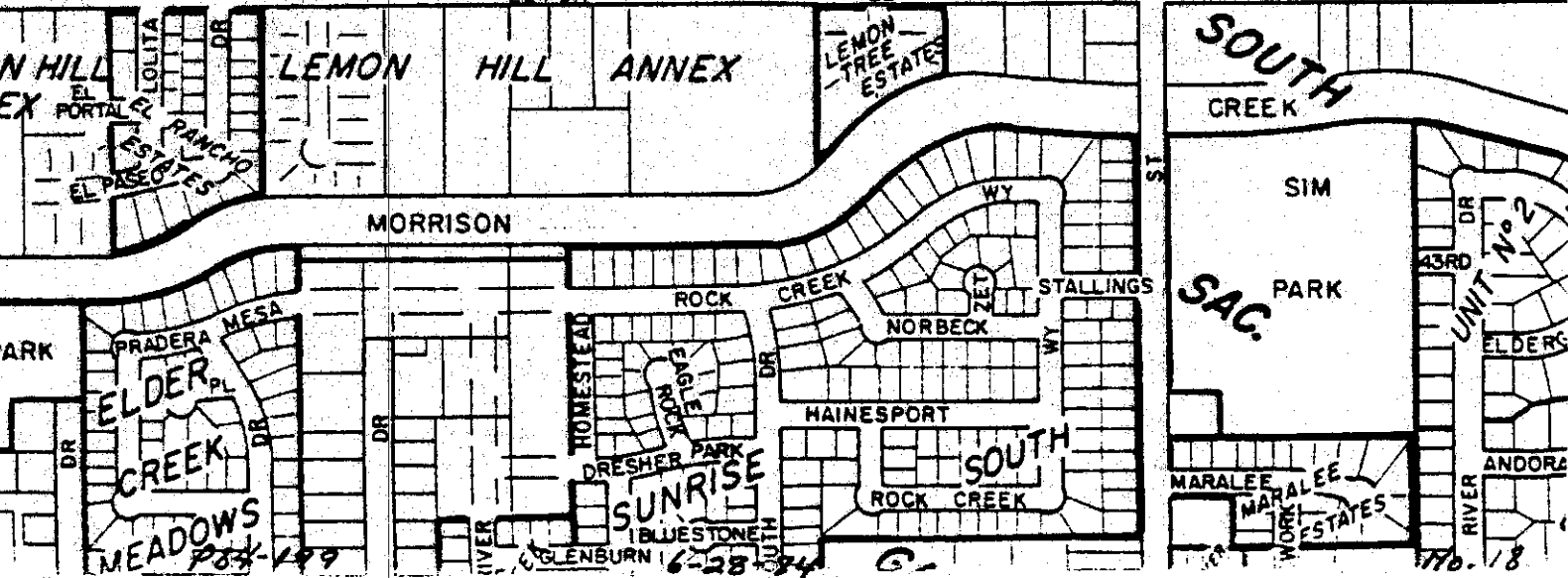
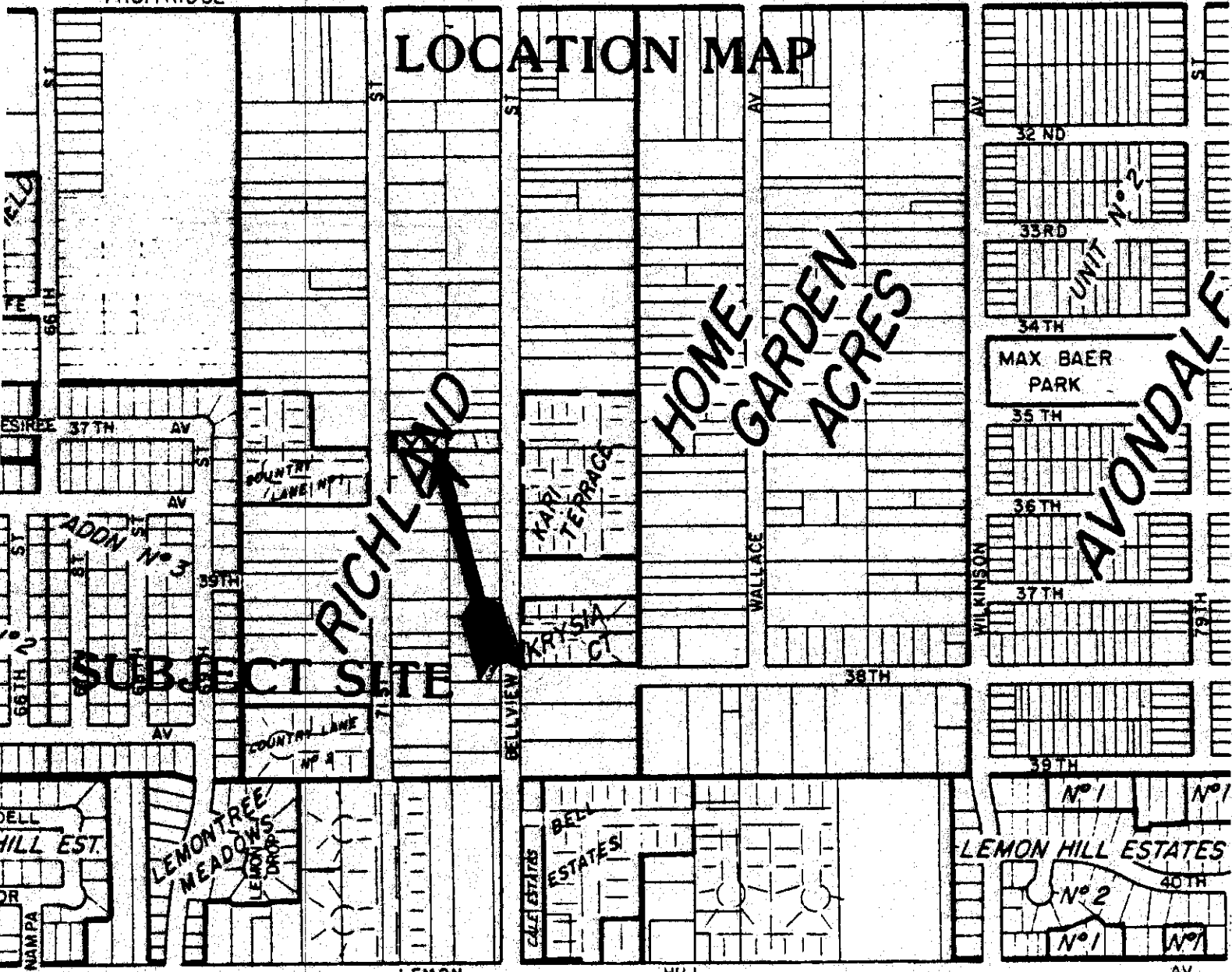
# LOCATION MAP

## HOME GARDEN ACRES

## AVONDAL F

### RICHLAND

### SUBJECT SITE



2. Since the applicant will be using the existing dwelling during construction of the second unit, a special permit is required to allow for the additional unit under the deep lot provisions of the zoning ordinance. The subject site is a lot which is in excess of 160 feet deep and, therefore, staff has no objections to the applicant's proposal.
3. The applicant's plans indicate that adequate setbacks will be maintained for the proposed dwelling and detached garage. As proposed, the applicant will be converting the existing dwelling into a garage. The structure is located in front of the proposed dwelling unit and will be detached from the main structure. Although this site design is not ideal in terms of unit orientation and aesthetics, the foundation and basic structure are existing. In addition, the lot is narrow which limits flexibility of the site design.
4. An inspection by staff of the subject site and surrounding neighborhood indicated that a majority of the units were developed with garages and, therefore, it will be necessary for the applicant to provide a garage for the proposed dwelling. This is a requirement for all development in the single family zone.
5. Staff would like to remind the applicant that this special permit does not approve the use of two dwellings after the second unit is completed. The existing structure is to be used for a garage for the proposed dwelling once the dwelling is constructed.
6. The applicant's plans were reviewed by the City Traffic Engineer, City Engineer, Fire Department, City Building Inspections and the Water and Sewer Division, and they indicated no objections to the applicant's proposal.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State CEQA Guidelines (Sec. 15303(a)).

STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to the following conditions and based upon the Findings of Fact to follow:

Conditions - Special Permit

- a. The applicant shall submit plans for the garage conversion. The exterior siding of the proposed garage shall be similar to the proposed new dwelling. Plans shall be submitted to Planning staff for review and approval prior to issuance of a building permit;
- b. Upon completion of the proposed dwelling, the existing dwelling shall be converted into a garage for the new residence. This shall be accomplished within 60 days of the final building inspection.

Findings of Fact

- a. As proposed, the special permit is based upon sound principles of land use in that the lot is excessively deep and is capable of further development;
- b. The proposed special permit will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that adequate parking is provided and the proposed structure will conform to the required setbacks;
- c. The project, as proposed, is consistent with the 1974 General Plan and the 1965 Colonial Plan which designate the site for residential uses.

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	W. & K. Walker, 5811-71st Street, Sacramento, CA 95824				
OWNER	W. & K. Walker, 5811-71st Street, Sacramento, CA 95824				
PLANS BY	Florin Enterprises, Inc., 7995 Bradshaw Road, Sacramento, CA 95829				
FILING DATE	5-22-84	90 DAY CPC ACTION DATE	6-28-84	REPORT BY	SC:bw
NEGATIVE DEC	Exempt 15303(a) EIR	ASSESSOR'S PCL NO.	027-232-1500		

**APPLICATION:** Special Permit for deep lot development (Sec. 9 & 15) (P84-199)

**LOCATION:** 5811-71st Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a deep lot with a second dwelling unit.

**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

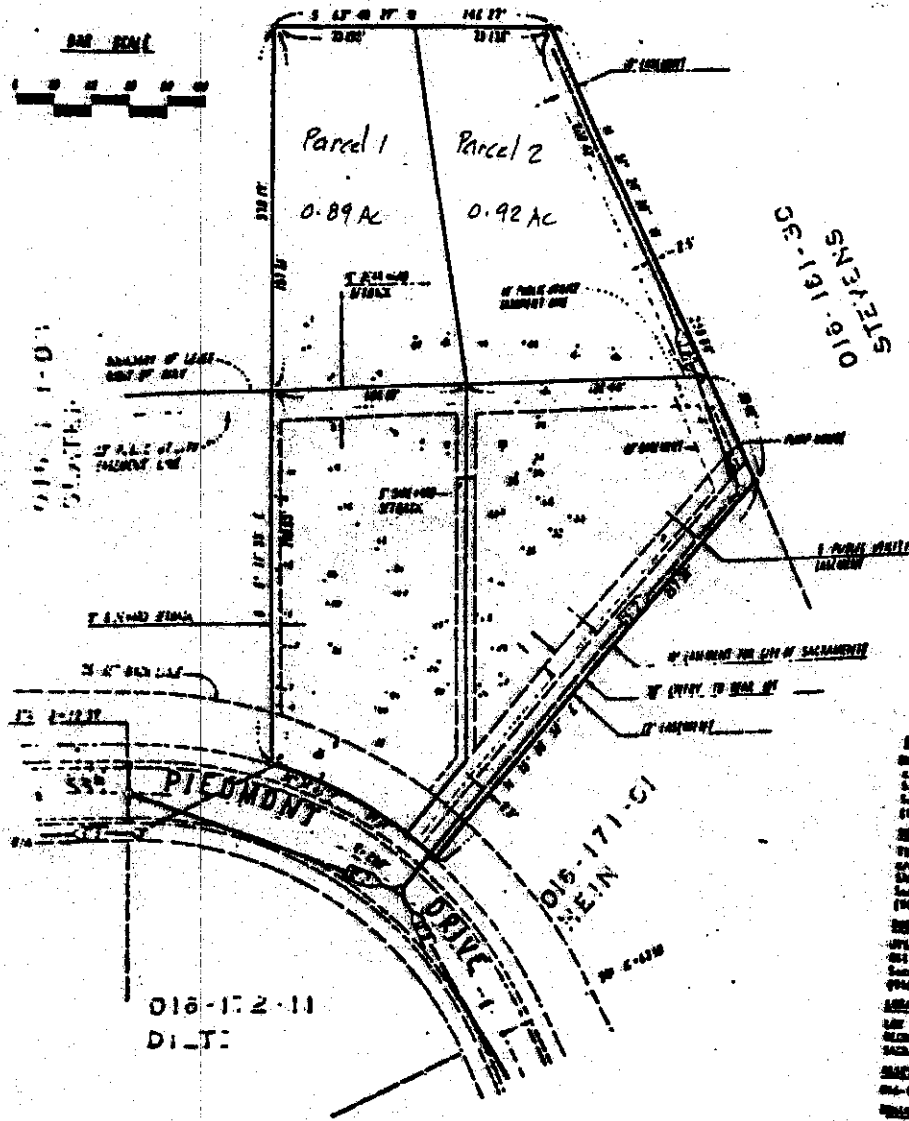
**Surrounding Land Use and Zoning:**

North: Single Family Residence; R-1  
South: Single Family Residence; R-1  
East: Single Family Residential, Vacant; R-1  
West: Duplex and Vacant; R-1

Property Dimensions: 49' x 220'  
Property Area: 10,780 square feet (0.25± acres)  
Density of Development: 8 du/ac  
Square Footage of Buildings: Existing - 484; Proposed - 1,318  
Height of Structure: 13 ft., 6 inches  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Green  
Exterior Building Materials: Stucco

**STAFF EVALUATION:** Staff has the following comments regarding this request:

1. The subject site is located in a neighborhood developed with single family dwellings. Some of the lots contain additional units that are located at the rear of the site. The subject site is developed with a small single family dwelling, and the applicant is requesting to further develop the lot with a larger structure on the rear of the site. As proposed, once the second dwelling is constructed, the applicant will convert the existing structure into a garage. Although staff has no objection to the applicant's proposal, staff recommends that when completed the garage be refinished or constructed with the same exterior materials used on the proposed new dwelling unit.



**DATE:**  
 APRIL 2, 1984

**BY:**  
 J. J. STEVENS  
 J. J. STEVENS ENGINEERING CONSULTANTS, INC.  
 SACRAMENTO, CALIFORNIA 95811  
 (916) 441-1100

**PROJECT:**  
 TENTATIVE PARCEL MAP  
 FOR PARCELS 983 AND 985  
 SACRAMENTO, CALIFORNIA 95811  
 (916) 441-1100

**SCALE:**  
 1" = 40'

**LEGEND:**  
 1. EXISTING WATER MAIN  
 2. EXISTING SEWER MAIN  
 3. EXISTING GAS MAIN  
 4. EXISTING TREE

**NOTES:**  
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.  
 2. THE CITY OF SACRAMENTO HAS REVIEWED THIS MAP AND HAS NO OBJECTION TO ITS SUBMISSION.  
 3. THE CITY OF SACRAMENTO HAS REVIEWED THIS MAP AND HAS NO OBJECTION TO ITS SUBMISSION.  
 4. THE CITY OF SACRAMENTO HAS REVIEWED THIS MAP AND HAS NO OBJECTION TO ITS SUBMISSION.

**LEGEND**

- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING TREE

UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	343-4100
ELECTRICITY	SMUD	452-3228
TELEPHONE	AT&T	442-3288
WATER	CITY OF SACRAMENTO	449-5273
SEWER	CITY OF SACRAMENTO	449-5273
STORMWATER	CITY OF SACRAMENTO	449-5273
TRUCKING	CITY OF SACRAMENTO	449-5273

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6-28-84

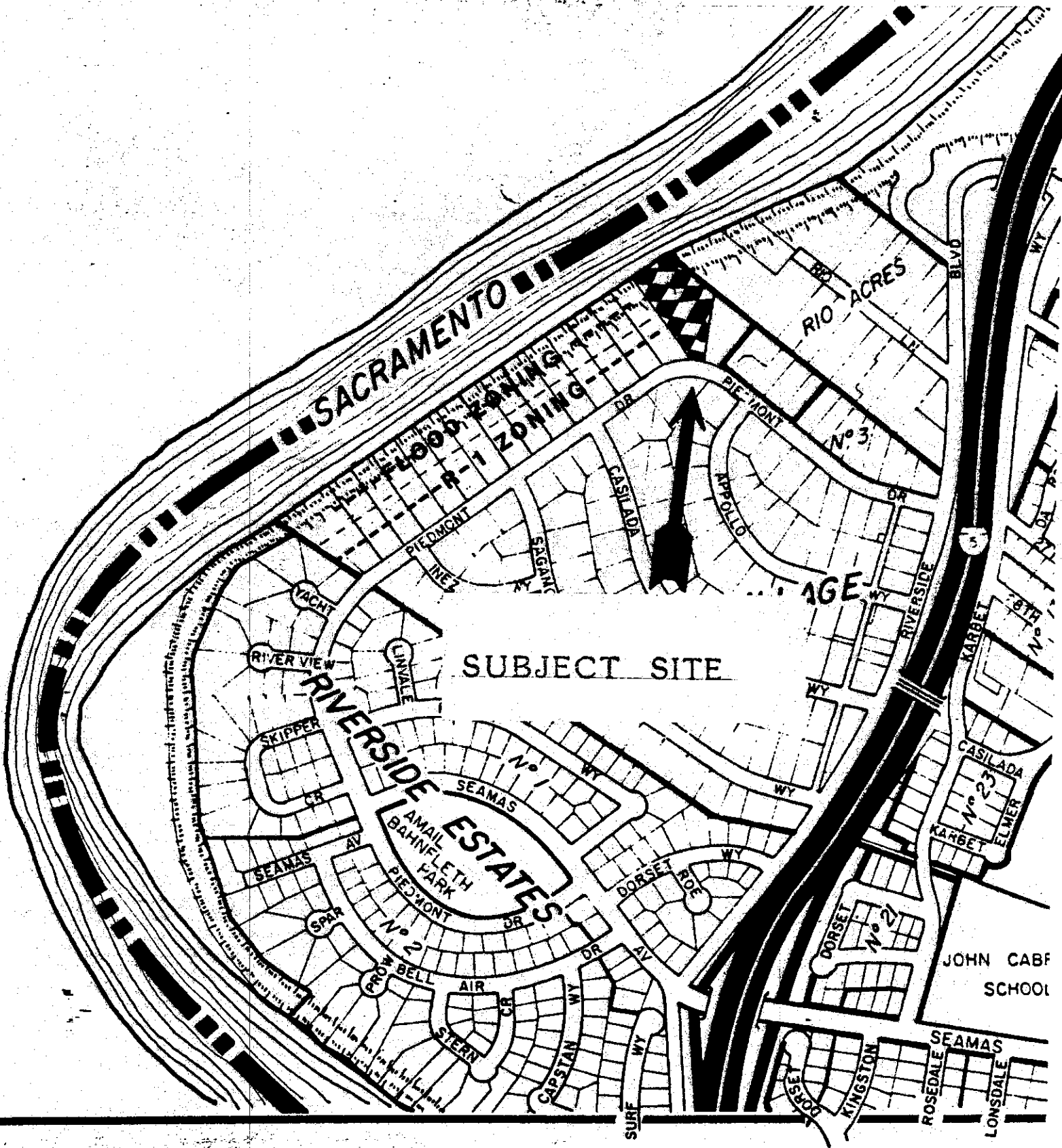
**JTS ENGINEERING CONSULTANTS, INC.**  
 811 J. STREET  
 SACRAMENTO, CALIFORNIA 95814 (916) 441-6708

REVISIONS: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 SUBMITTED: \_\_\_\_\_

TENTATIVE PARCEL MAP  
**983 - 985 PIEDMONT DR.**  
 APR. 016 171 - 02  
 No. 17  
 CITY OF SACRAMENTO



LOCATION MAP



SUBJECT SITE

P84-186

6-28-84

No. 17

①

②