

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	50 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.

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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.

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

FRUITRIDGE

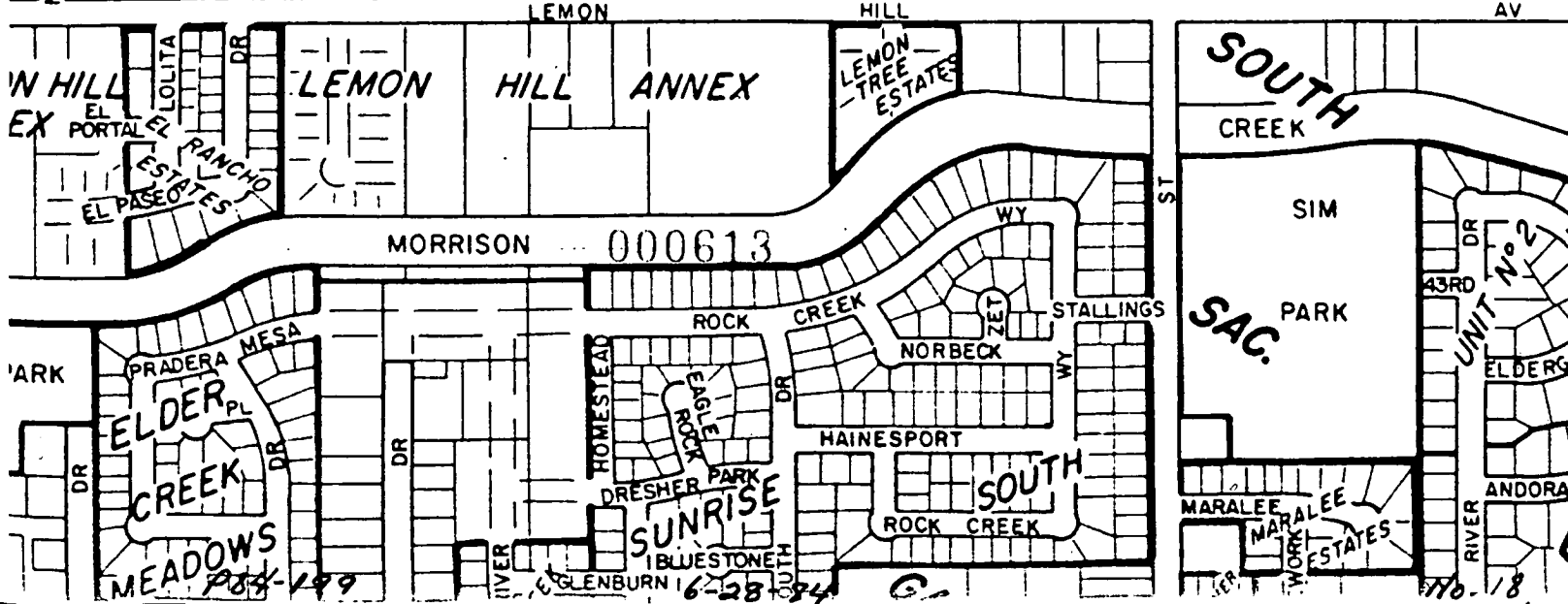
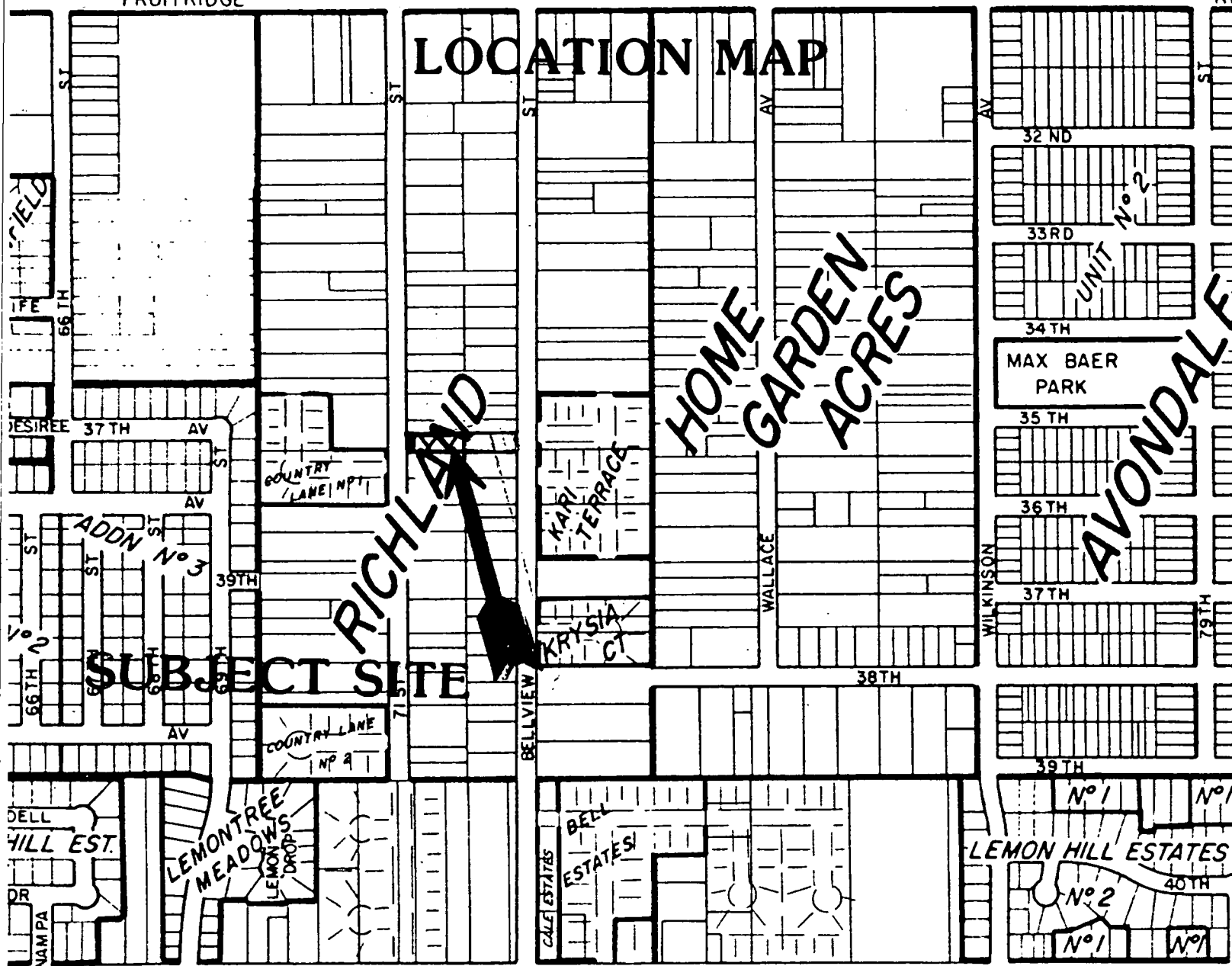
LOCATION MAP

HOME GARDEN ACRES

AVONDALE

RICHLAND

SUBJECT SITE



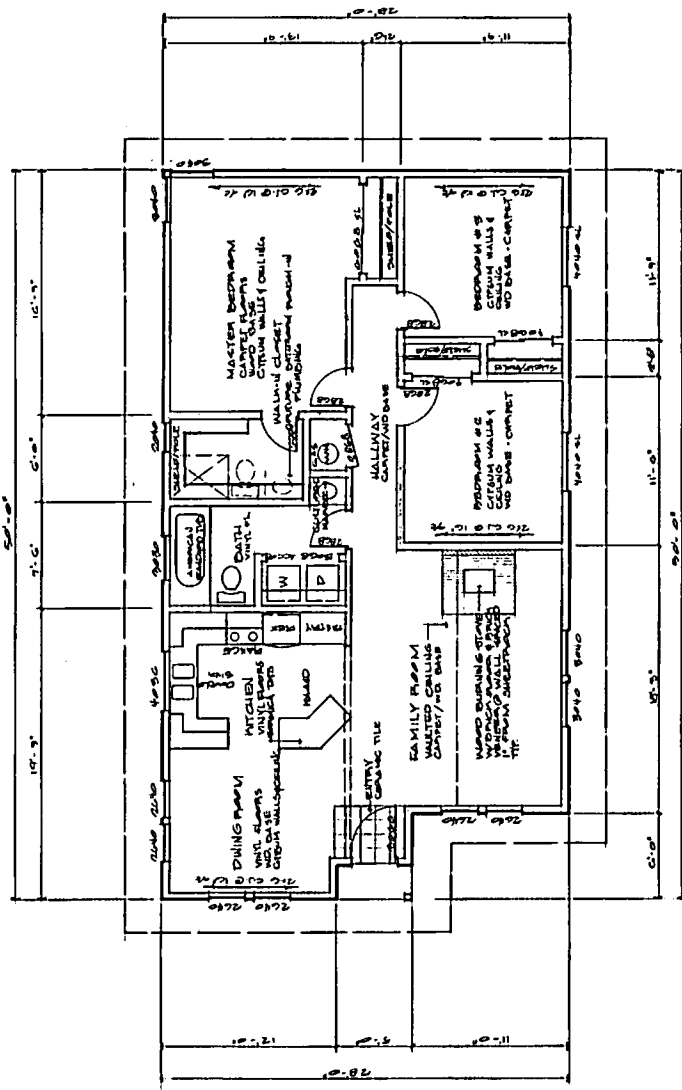
NO.	
DATE	
BY	
CHECKED	
SCALE	
JOB NO.	
SHEET	

FLORIN ENTERPRISES INC.
designers/builders
 7888 Redwood Road - San Diego, California 92123
 Residential - Commercial

ALERT!
 FLOOR PLAN

NO.	2
DATE	
BY	
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SHEET	

NOTES:
 Windows to be dual glazed aluminum
 windows, minimum 1/2" thick, to be installed
 as per building code. All windows to be
 water tight to the exterior. All windows
 to be installed in accordance with
 building code. All windows to be
 installed in accordance with building
 code. All windows to be installed in
 accordance with building code.



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

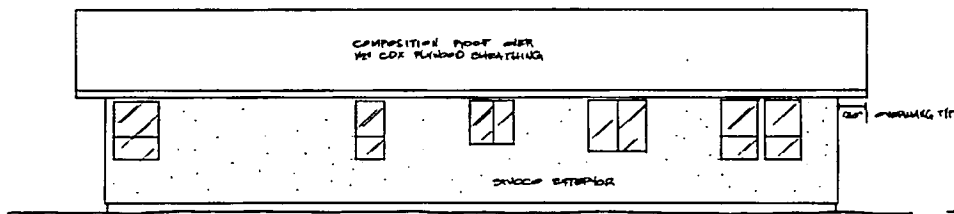
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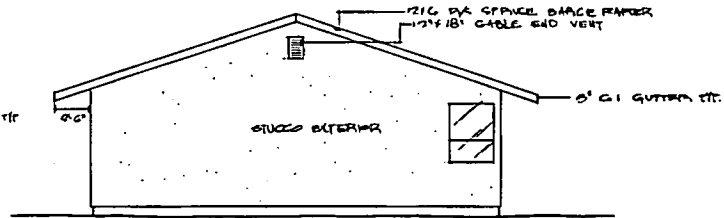
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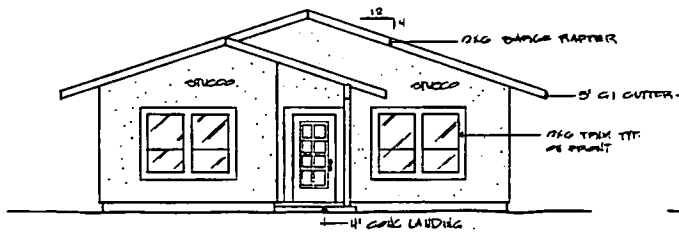
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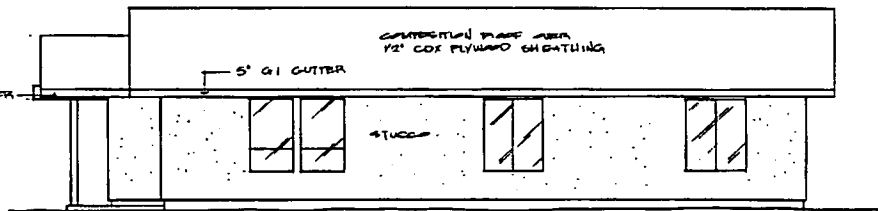
LEFT SIDE ELEVATION NORTH
SCALE: 1/4" = 1'-0"



REAR ELEVATION EAST
SCALE: 1/4" = 1'-0"



FRONT ELEVATION WEST
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION SOUTH
SCALE: 1/4" = 1'-0"

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REVISED	BY

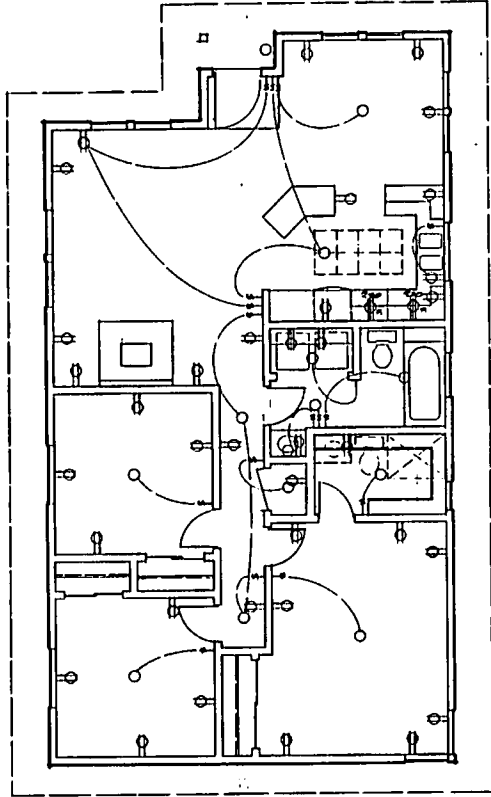
FLORIN ENTERPRISES INC.
designers/builders
 1700 S. Redwood Road, Redwood City, California 94061
 415-962-1000
 415-962-1001
 Residential/Industrial/Commercial

3
 ELEVATIONS

DATE	
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SCALE	
JOB NO.	
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ELECTRICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



P 84199

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SCALE	
PROJECT	
NO.	5
BY	
DATE	
BY	
DATE	

ELECTRICAL PLAN

FLORIN ENTERPRISES INC.
designers/builders
 1000 Bradshaw Road, Sacramento, California 95820
 State Contractors Lic. 100164
 Residential/Industrial/Commercial

NO.	
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