

CITY PLANNING COMMISSION

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

APPLICANT	Lucille M. Lenox, 612-48th Street, Sacramento, CA 95819		
OWNER	Lucille M. Lenox, 612-48th Street, Sacramento, CA 95819		
PLANS BY	Holloway-Shipley, Inc., 9365 Stockton Boulevard, Elk Grove, CA 95624		
FILING DATE	7/6/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Ex. 15303(a) EIR	ASSESSOR'S PCL NO.	004-311-03

- APPLICATION:**
- A. Special Permit to construct a second residential unit in the R-1 zone (Sec. 2-B-11)
 - B. Variance to reduce the side yard setback from five feet to one foot (Sec. 3-B-1)

LOCATION: 612-48th Street

PROPOSAL: The applicant is requesting the entitlements necessary to construct a secondary residential ('Granny') unit on a single family residential lot.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 East Sacramento Community Plan Designation:	Low 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:	Residential; R-1
West:	Residential; R-1

Parking Required:	2 spaces
Parking Provided:	2 spaces
Parking Ratio:	1:1
Property Dimensions:	Irregular
Property Area:	0.2+ acres
Density of Development:	5 du/ac
Square Footage of Building:	640; solar space 120+
Significant Feature of Site:	Less than 52 feet wide
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	White
Exterior Building Materials:	Wood and stucco
Height of Structure:	1 story; 16 feet

PROJECT EVALUATION: Staff has the following concerns and comments:

- A. The subject site is located in an area that is developed primarily with single family residences zoned Single Family (R-1). The site is 7,470 square feet in size and is currently developed with a residence and a detached garage. The site is designated residential and light density residential in the General Plan and the 1965 East Sacramento Community Plan respectively. The project is therefore consistent with relevant plans and will not alter the character of the surrounding neighborhood. Staff, therefore, has no objection to the nature of the request.
- B. The applicant proposes to construct an energy efficient unit incorporating a sunspace solar collector as part of the design. Since the sunspace is separated from the house by insulated exterior walls and openings (double-pane windows and doors) and is unconditioned (unconditioned is terminology used by SMUD in describing a solar sunspace that does not have standard air conditioning or heating), it is not considered part of the living area and not counted in the 640 square feet allowed for a 'Granny' unit. In addition, the proposed unit is architecturally compatible with the main residential structure and will be constructed of the same materials (wood and stucco). The proposed conforms to the criteria to establish a secondary residential unit.
- C. In order to minimize construction costs and lot coverage, while accommodating the particular design desired, the applicant proposes to attach the living unit to the existing garage. This alters the nature of the structure from a detached accessory building to an attached accessory structure. It therefore must maintain residential setbacks. Since the garage is one foot from the property line, a variance has been requested to reduce the residential side yard setbacks from five feet to one foot.
- D. Staff has calculated that there is at least 1,400 square feet in the back yard in which to construct the secondary unit, meet setback requirements and retain the existing tree (See Ex. B). Staff finds the request a self-imposed hardship. The project could be redesigned and comply with all setbacks. Staff cannot recommend approval of the variance.
- E. Plans for this project were transmitted to the East Sacramento Improvement Association. No response was received at the time of this writing.

ENVIRONMENTAL DETERMINATION: The project is exempt from Environmental Review pursuant to State EIR Guidelines (CEQA, Sec. 15303(a)).

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow;
- B. Denial of the Variance, based upon Findings of Fact which follow.

Conditions - Special Permit

1. The applicant shall submit plans to the Planning Director for review and approval prior to issuance of building permits, indicating that the sunspace is separated from the house by insulated exterior walls and double-pane doors and windows and is unconditioned.
2. The plans shall be designed to comply with all residential setback requirements prior to issuance of building permits.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. the unit takes maximum advantage of solar access, thereby reducing energy consumption;
 - b. there is sufficient area on the subject parcel for a second residential unit.
2. The project, as conditioned, will not be a detriment to public health, safety or welfare or result in the creation of a nuisance in that:
 - a. the residential character of the area will not be altered;
 - b. adequate parking will be provided;
 - c. the proposed dwelling will conform to required building setback, area and height requirements for the single family zone.

3. The project is compatible with the 1974 General Plan and the 1963 East Sacramento Community Plan which designate the site for residential use.

Findings of Fact - Denial of Variance

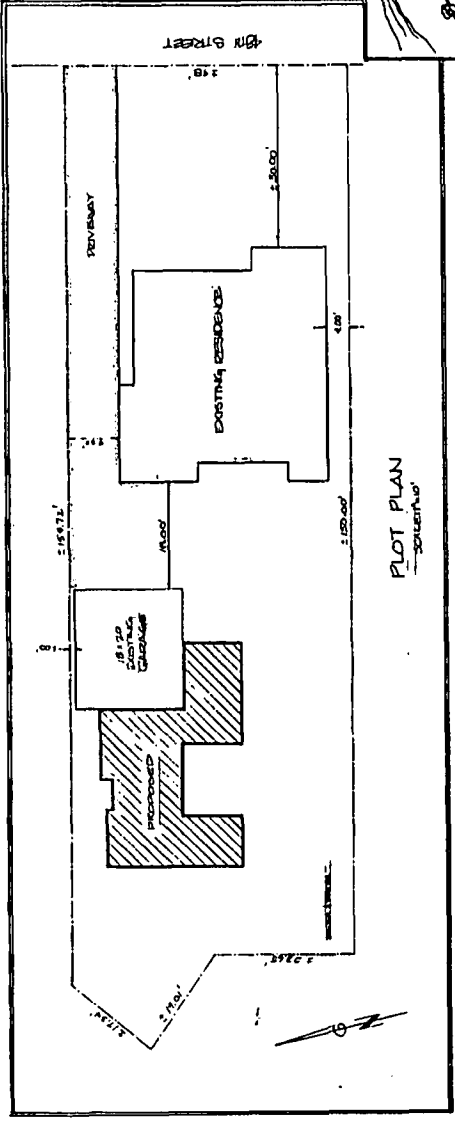
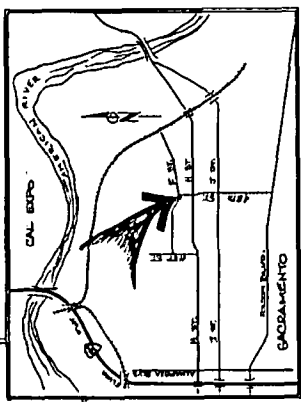
Granting the variance would constitute a special privilege extended an individual applicant in that the hardship is self-imposed; the dwelling could be designed with the required setbacks, thereby eliminating the need for a variance.



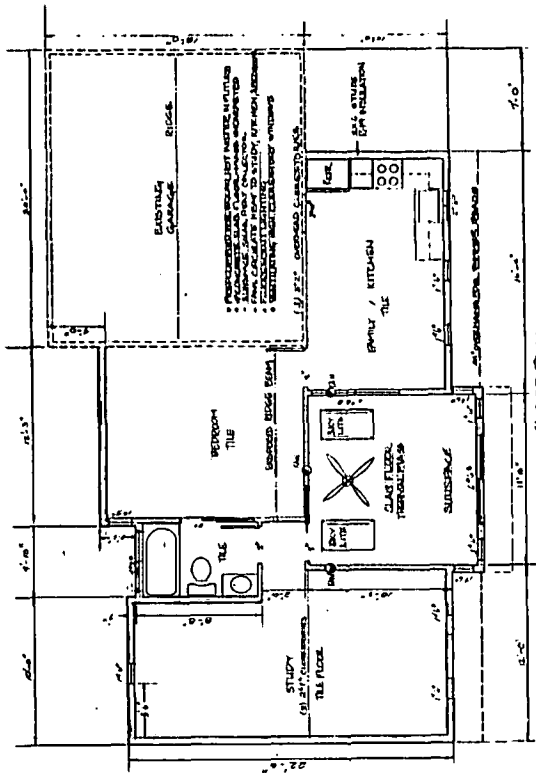
Note:
 SURROUNDING
 PROPERTIES ARE ZONED R

LAND USE & ZONING MAP

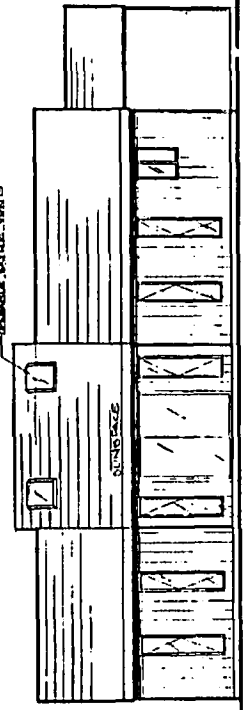
EXHIBIT A



LOT PLAN
 -SCHEDULED-

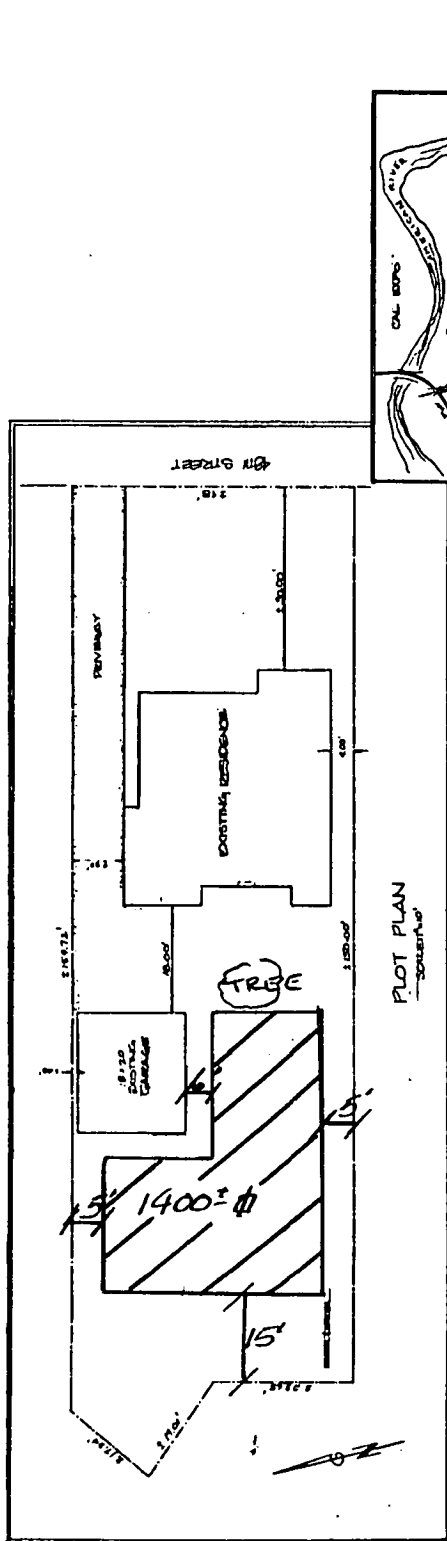


FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 4' 0" SQ. FT.

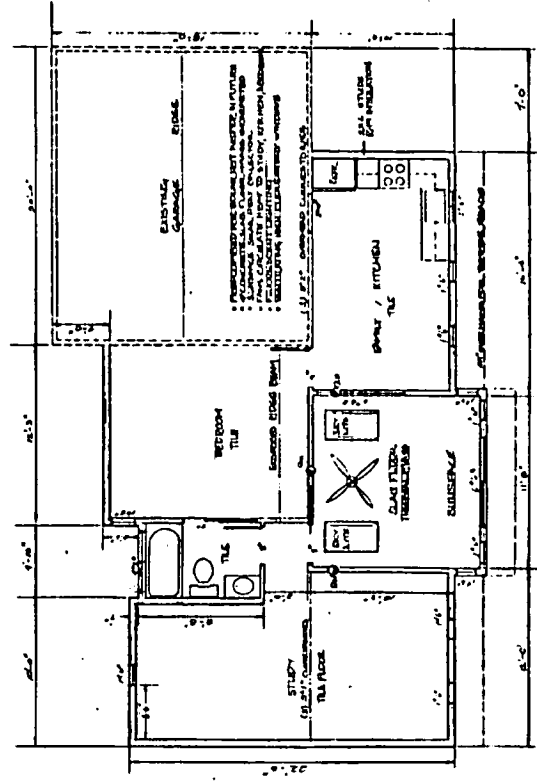
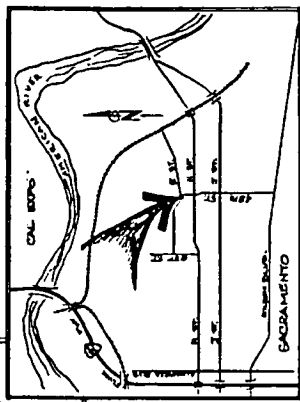


EXISTING VENTILATION - FLOOR PLAN SHOWN

EXHIBIT B



PLOT PLAN
 -SHEET TWO-



EXISTING RESIDENCE
 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

