

CITY PLANNING COMMISSION

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

APPLICANT	Michael Krembely, AIA 5903 Sunset Boulevard, Suite A, Rocklin, CA 95677		
OWNER	Henry & Margaret Faltz, 1215 7th Avenue, Sacramento, Ca. 95818		
PLANS BY	Applicant		
FILING DATE	6/8/84	50 DAY CPC ACTION DATE	REPORT BY: JP:lr
NEGATIVE DEC. Ex.	15303(a)	EIR	ASSESSOR'S PCL NO. 012-281-29

APPLICATION: Special Permit to construct a 640+ square foot second residential unit on a 11,000+ square foot lot in the single family (R-1) zone (Section 2-E-30).

LOCATION: 1215 7th Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to construct a second residential unit on a parcel already developed with a single family residence.

PROJECT INFORMATION:

1974 General Plan Designation:
 1963 Riverside-Land Park Community Plan Designation:
 Existing Zoning of Site:
 Existing Land Use of Site:

Residential
 Light Density
 Residential
 R-1
 Single Family
 Residential

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
 South: Single Family Residential; R-1
 East: Single Family Residential; R-1
 West: Single Family Residential; R-1

Parking Required:

2 Spaces

Parking Provided:

3 Spaces

Parking Ratio:

1 Space/Residence

Property Dimensions:

70+¹ x 158+¹

Property Area:

10,990+ sq. ft.

Square Footage of Building:

640+ sq. ft.

Height of Building:

14+ feet

Street Improvements/Utilities:

Existing

Exterior Building Colors:

White

Exterior Building Materials:

Stucco, Brick
 Vener, Shake Roof

STAFF EVALUATION: Staff has the following comments regarding this proposal.

- A. The subject site is a 10,990± square foot parcel located in the Single Family (R-1) zone. A single family residence, a detached two car garage and a trellis structure are currently located on the site. The applicant is requesting the necessary entitlement to construct a 640± square foot second residential unit. The proposed residence would be used by an older member of the property owner's family.
- B. The proposal has been reviewed by the City Water and Sewer, Building, Engineering and Traffic Engineering Divisions. They had no objections to the proposed second residential unit. The following comments were received from the Water and Sewer and Building Divisions:
- o Water and Sewer: Only one water and sewer hook-up is allowed to a single family parcel. Existing services will need to be extended to second unit.
 - o Building: A complete set of building plans must be submitted for building plan check and approval prior to issuance of building permits.
- C. The submitted site plan indicates that a portion of the proposed second residential unit encroaches in the required 15 foot rear yard setback area and is not the required six feet from an existing trellis. The applicant will need to revise the site plan to meet these Zoning Ordinance requirements prior to issuance of building permits.
- D. Staff has no objection to the construction of the proposed second residential unit. A parking space for each of the units is provided in the existing two car garage and room for a third automobile is provided in the concrete area adjacent to the main residential unit. The revised site plan should indicate compliance with setback requirements. In addition, the proposed unit is architecturally compatible with the main residential structure and will be constructed out of the same materials (white stucco with a brick veneer and wood shake roof). Staff, therefore, recommends approval of the requested Special Permit.

ENVIRONMENTAL DETERMINATION: The proposed Special Permit is exempt from Environmental Review pursuant to State CEQA Guidelines (Section 15305a).

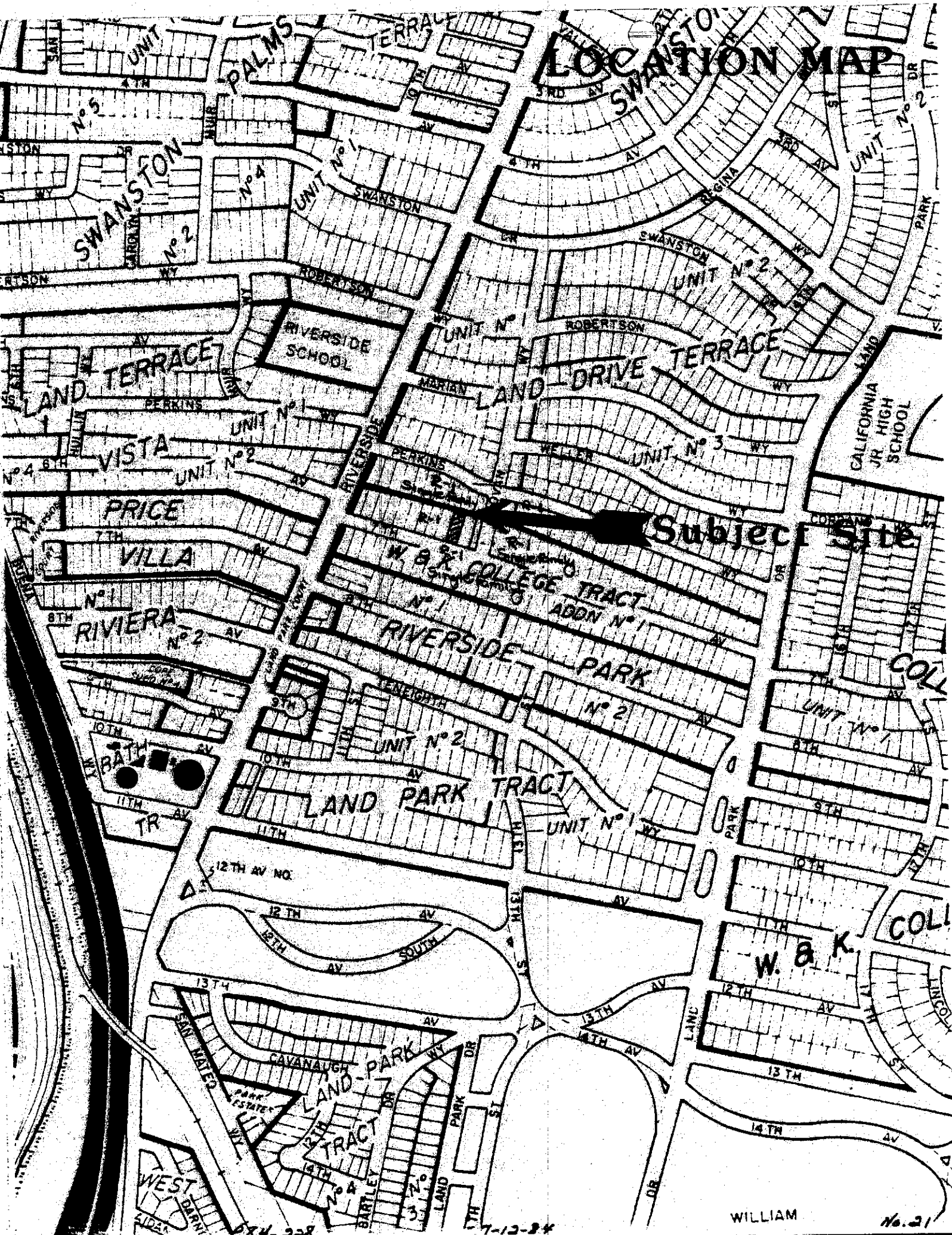
STAFF RECOMMENDATION: Staff recommends approval of the Special Permit, subject to the following condition, and based upon Findings of Fact which follow:

CONDITION: The applicant shall submit a revised site plan indicating compliance with all setback requirements prior to issuance of building permits.

FINDINGS OF FACT:

1. The project, as conditioned, is based upon sound principles of land use in that there is sufficient area on the subject parcel for a second residential unit.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:
 - a. Adequate parking will be provided.
 - b. The second dwelling will be compatible in materials and design with the main residential structure.
 - c. The proposed dwelling will conform to required building setback, area and height requirements for the single family zone.
3. The proposed project is consistent with the 1974 General Plan and the 1963 Riverside-Land Park Community Plan which designate the site for residential uses.

LOCATION MAP



Subject Site

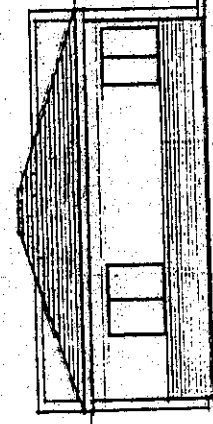
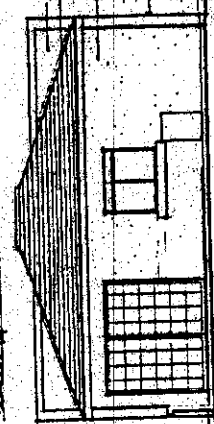
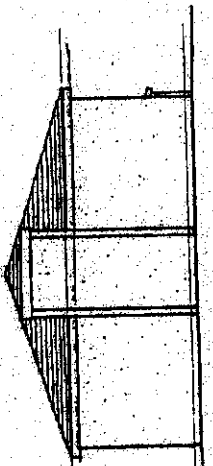
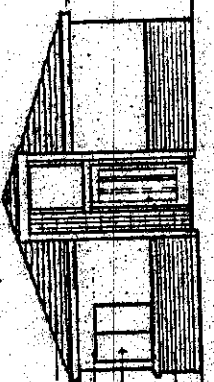
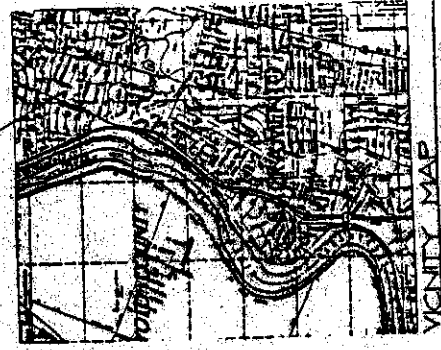
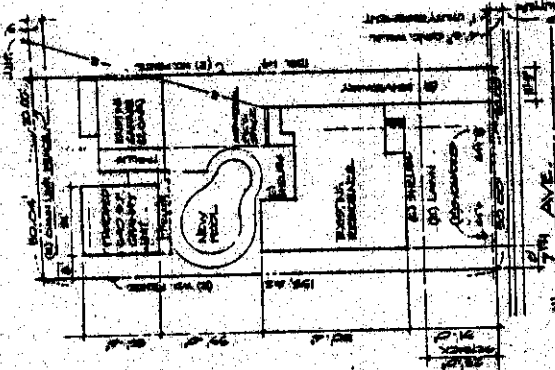
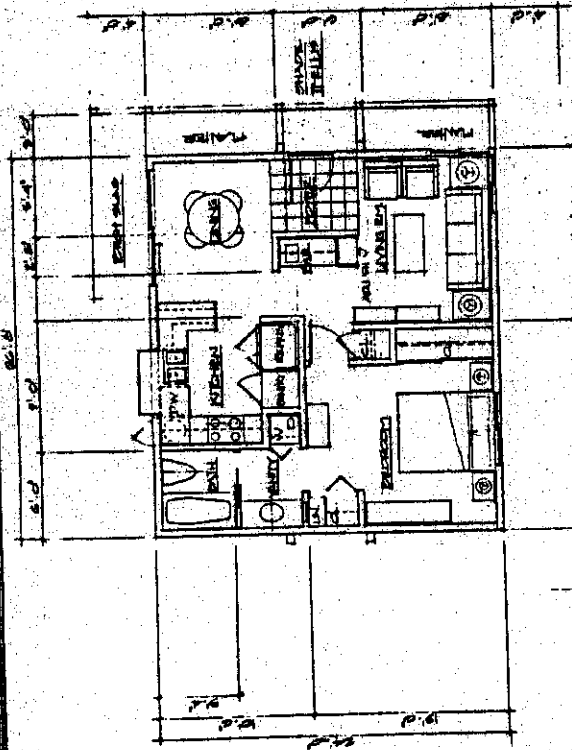
WILLIAM

No. 21

8cc-488

7-13-84

EXHIBIT A



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PROJECTS FOR THE YEAR

ADL
PROJECTS FOR THE YEAR

CONTRACT NO.

DATE

SCALE

PROJECT NO.

DATE

SCALE

PROFESSIONAL UNIT

NO. OF SHEETS

SHEET NO.

DATE

SCALE