

CITY PLANNING COMMISSION

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

APPLICANT	John Stack & Mary Ann Costamagna, 5016 'L' Street, Sacramento, CA 95819		
OWNER	John Stack & Mary Ann Costamagna, 5016 'L' Street, Sacramento, CA 95819		
PLANS BY	Plumb-Vogt Associates, 2655 Portage Bay Ave., Davis, CA		
FILING DATE	9/20/84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	Exempt 15303(a) EIR	ASSESSOR'S PCL NO.	008-223-04

APPLICATION: Special Permit to develop a second residential unit on 0.2± acre developed with an existing residence in the Single Family (R-1) zone.

LOCATION: 5014 'L' Street

PROPOSAL: The applicant requests the necessary entitlement to develop a second residential unit.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 East Sacramento Community Plan Designation:	Light Industrial Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence

Surrounding Land Use and Zoning:

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

002519

Parking Required:	Two spaces
Parking Provided:	Two spaces
Property Dimensions:	51' x 135'
Property Area:	6,885 square feet
Height of Structure:	Two story/22 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Light Gray with contrasting trim
Exterior Building Materials:	Horizontal wood lap siding

PROJECT EVALUATION:

A. Existing Land Use

The subject site is a 51' x 135' lot located in the R-1 zone. The site is developed with a small one-story, 864 square foot single family dwelling on the front portion of the lot. The site is surrounded by single family residences and R-1 zoning.

B. Applicant's Proposal

The applicant proposes to construct a detached second residential unit on the rear portion of the site, adjacent to the public alley. The proposed structure includes a two-story, 640 square foot residence and two-car garage with access onto the alley.

The project complies with the zoning code requirements related to setbacks, lot coverage, height and parking.

The size of the second dwelling unit is 640 square feet, which complies with the area standard of Ordinance No. 83-075 relating to secondary residential units. However, the floor plan indicates a separate 8' x 11' (88 sq. ft.) storage and laundry room adjacent to the garage. This area, as designed on the floor plan as a separate room, would count toward the maximum allowable floor area of 640 square feet, thereby exceeding the allowable square footage by 88 square feet.

Staff requests that the wall between the storage/laundry room be modified or eliminated from the floor plan.

The applicant proposes to use horizontal wood-lap siding as the primary exterior building material in conjunction with light gray composition shingles. The design of the second dwelling is compatible to the front structure on the subject site as well as with surrounding residences.

- C. The plans were mailed to the East Sacramento Improvement Association for review and comment. No comments were transmitted at the time this report was written.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15303(a)).

RECOMMENDATION: Staff recommends approval of the project, subject to conditions and based upon Findings of Fact which follow.

Conditions

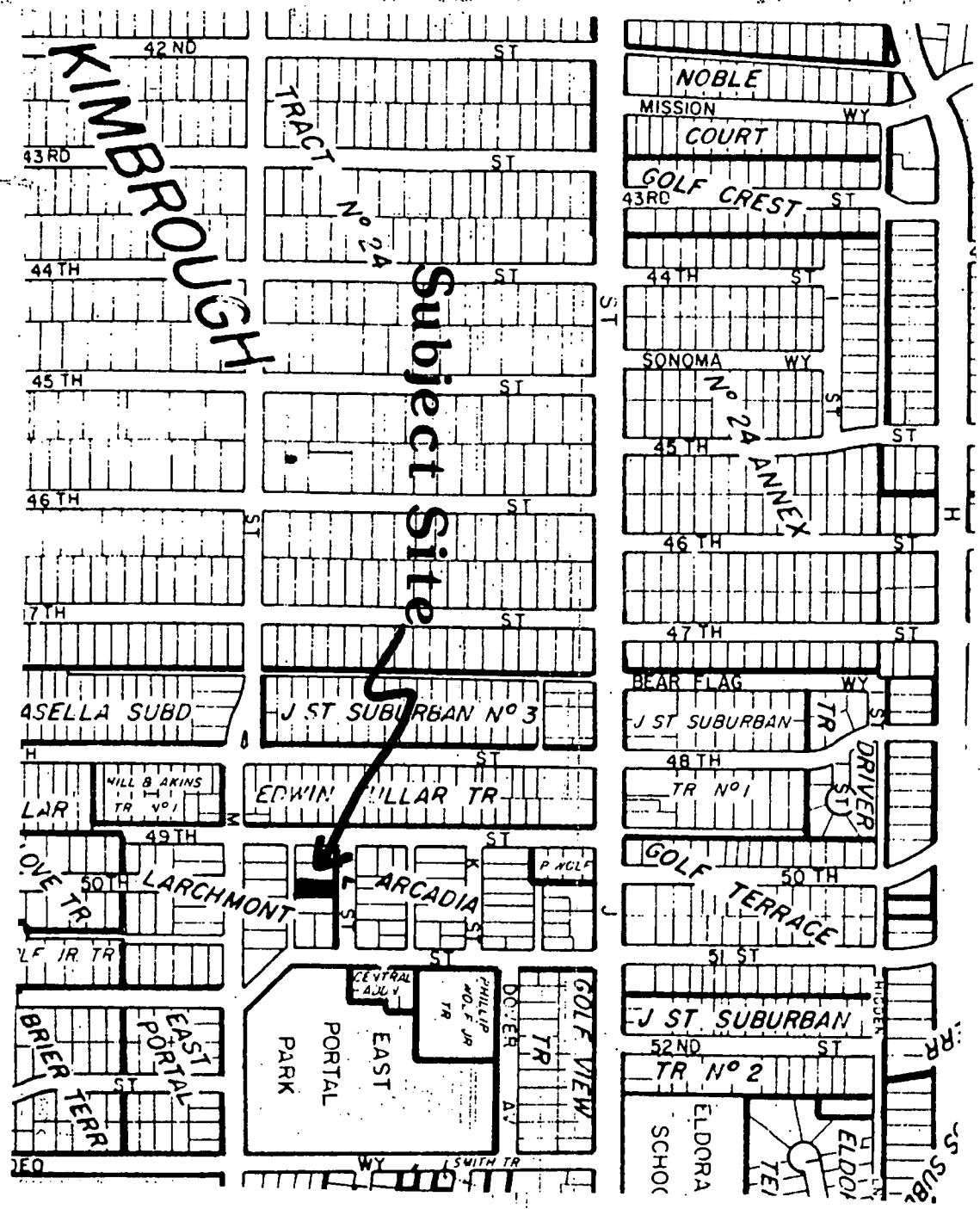
- 002520
1. The applicant shall modify the floor plan to delete the interior wall separating the storage/laundry room and garage.
 2. The structure shall be developed per the submitted site plan and elevations.
 3. *Applicant shall plant a 15 gallon tree adj. to structure (W side). (CPC added)*

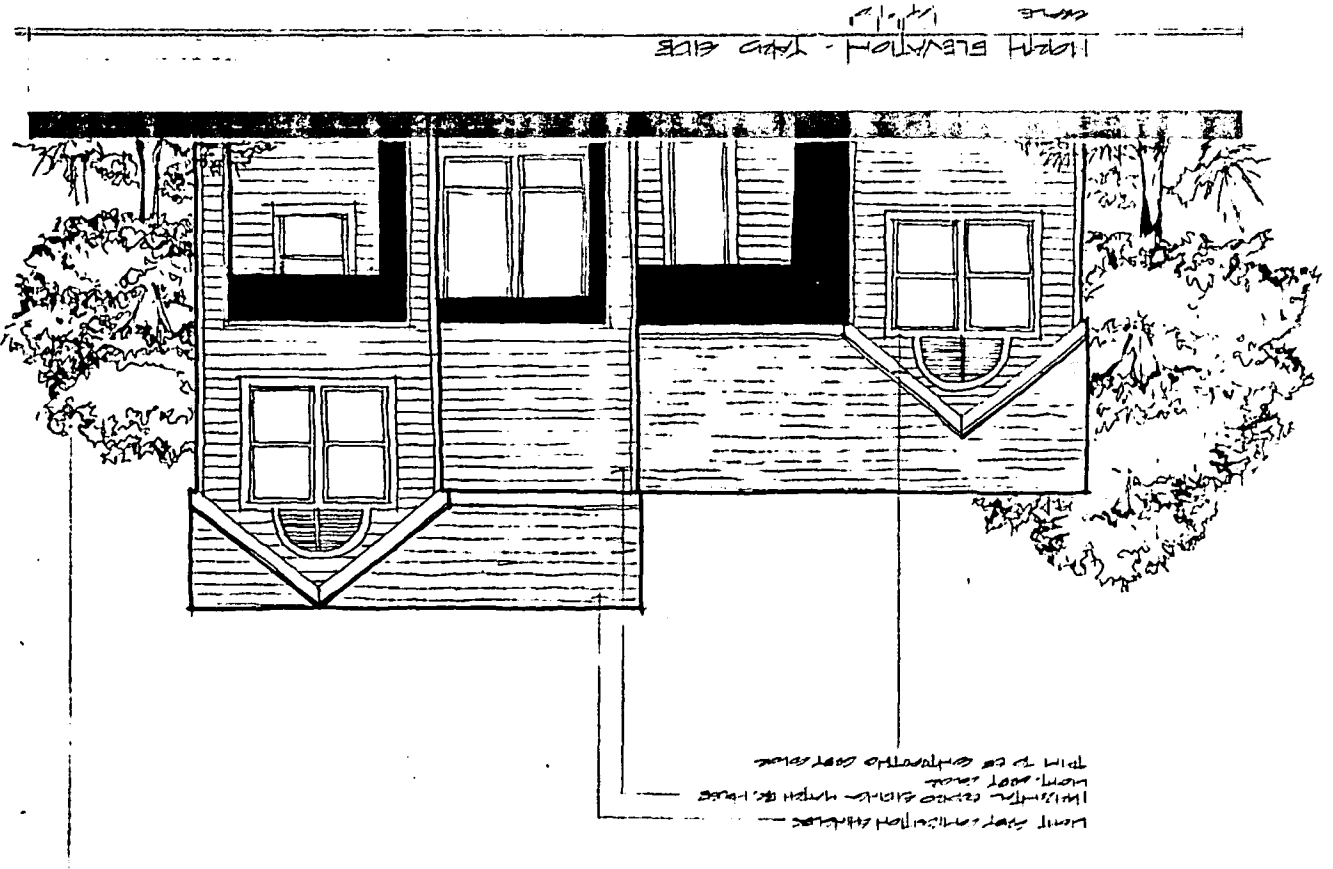
Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed secondary unit complies with the setback, lot coverage, height and parking requirements of the Zoning Ordinance.
2. The project, as conditioned, will not be detrimental to property in the vicinity, in that the design and proposed building materials are compatible to the character of the surrounding residences in the neighborhood.
3. The project is compatible with the 1963 East Sacramento Community Plan and 1974 General Plan which designate the site for residential uses.

VICINITY MAP

002523





002526

P 84954

STACK RESIDENCE
ARCHITECTURE
CALIFORNIA

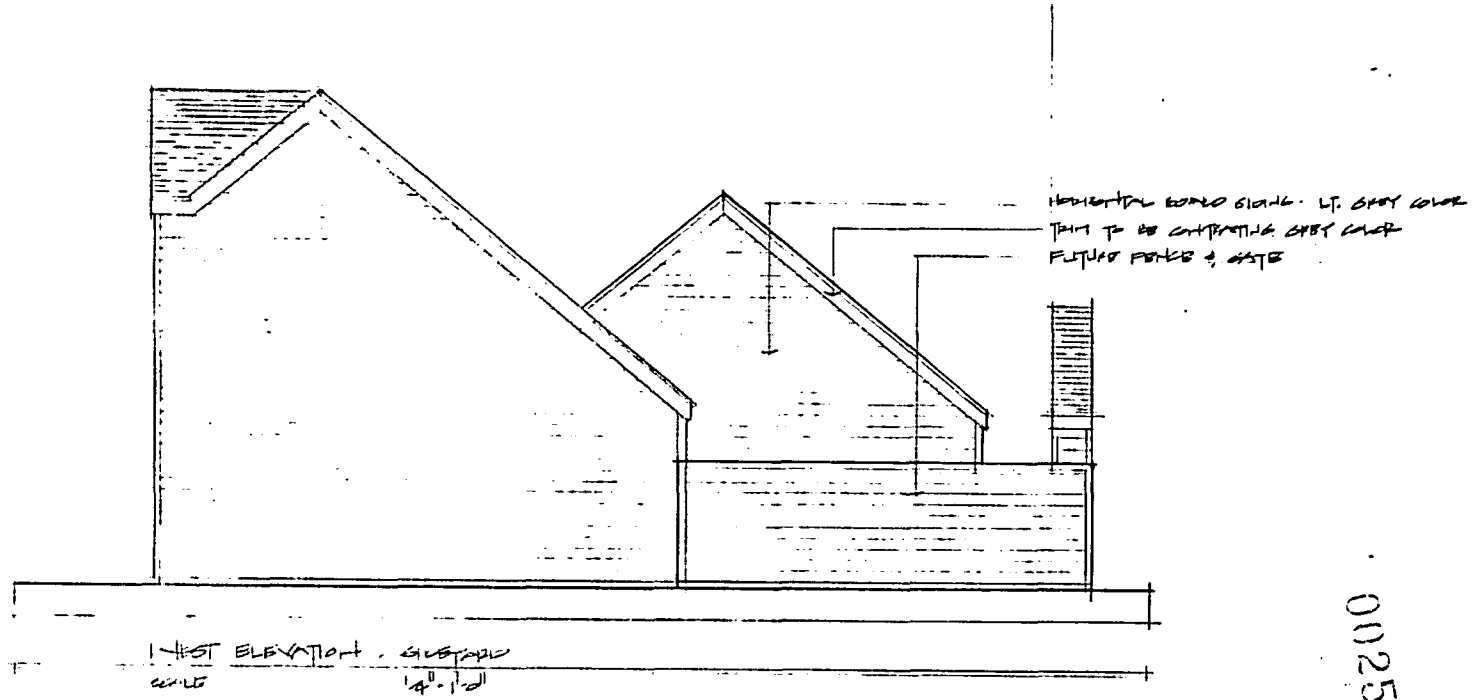


PLUMB-VOST ASSOCIATES
 ARCHITECTURE AND PLANNING
 2855 PORTAGE BAY AVENUE
 DAVIS, CALIFORNIA 95618
 (916) 753-1102

184-354

10-25-84

No. 13

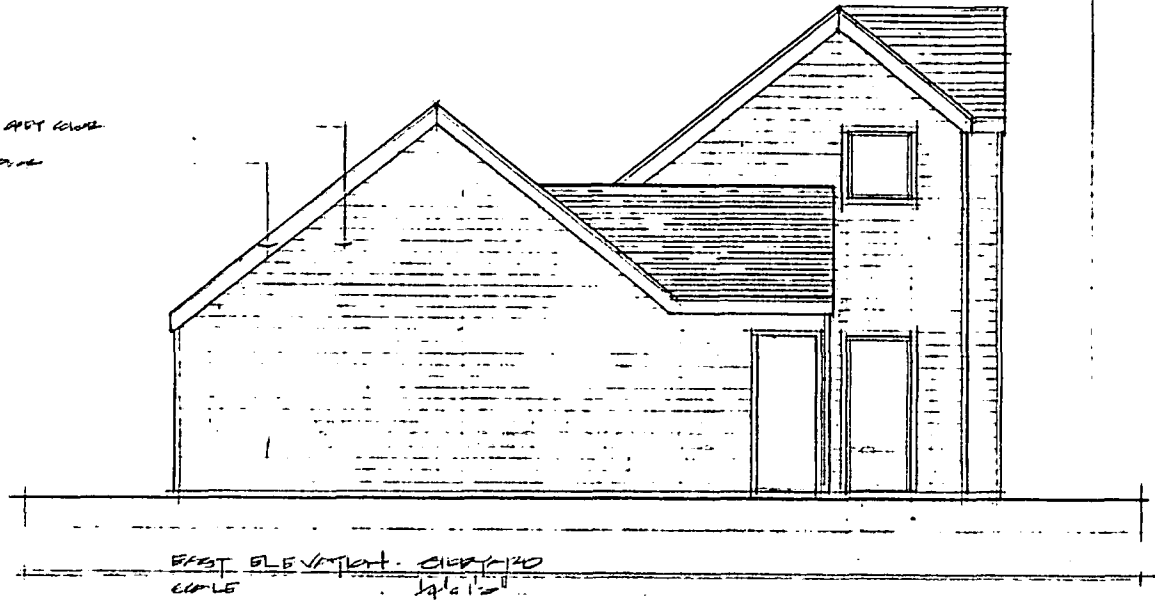


HORIZONTAL BOARD SIDING - LT. GRAY COLOR
 THIS TO BE CONTRASTING GRAY COLOR
 FLUJAS PORCH & W/STC

WEST ELEVATION - CLAYTON
 SCALE 1/4" = 1'-0"

002527

HORIZONTAL BOARD SIDING - LT. GRAY COLOR
 THIS TO BE CONTRASTING GRAY COLOR



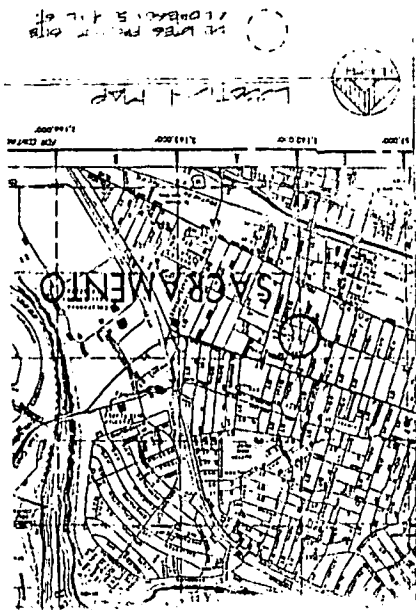
EAST ELEVATION - CLAYTON
 SCALE 1/4" = 1'-0"

P 84954

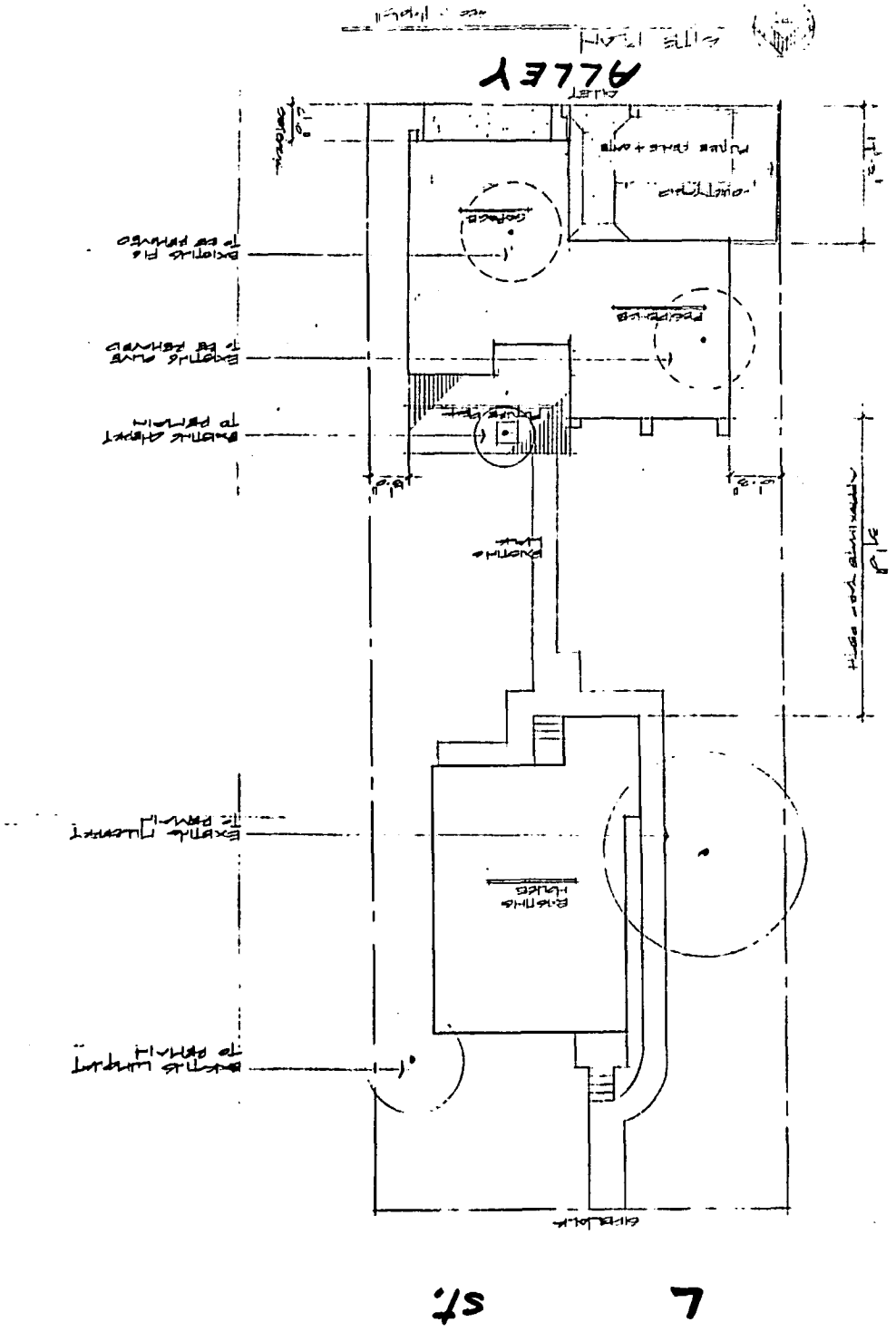
STACEY HEDGECOCK
 ARCHITECT, CALIFORNIA

PLUMB-VOGT ASSOCIATES
 ARCHITECTURE AND PLANNING
 2655 PORTAGE BAY AVENUE
 DAVIS, CALIFORNIA 95616
 (916) 753-1102





002522

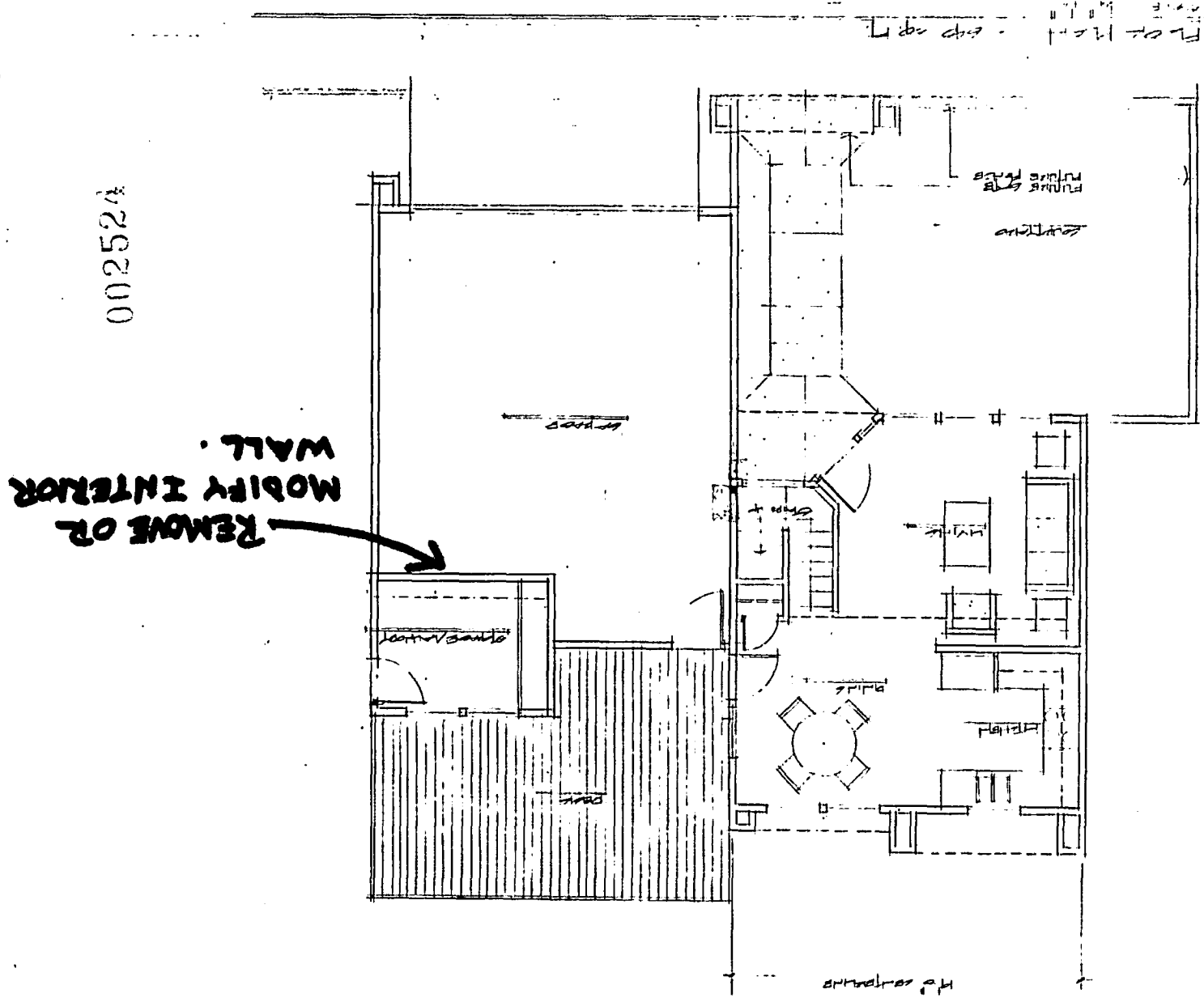


P 84354

STICK RESIDENCE

1918-1919 CALIFORNIA

PLUMB-VOGT ASSOCIATES
 ARCHITECTURE AND PLANNING
 2855 PORTAGE BAY AVENUE
 DAVIS, CALIFORNIA 95616
 1918 753-1102



0025200

REMOVE OR
MODIFY INTERIOR
WALL.

P 84354

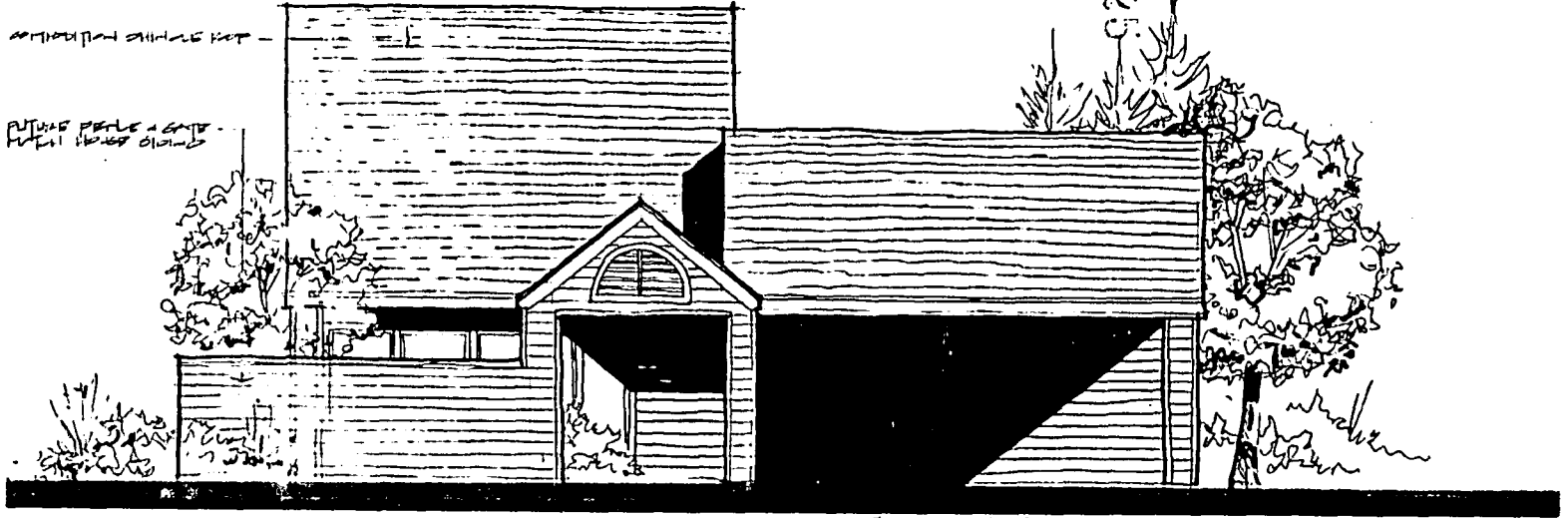
STAKE RESIDENCE
SUNSHINE CALIFORNIA

PLUMB-VOGT ASSOCIATES
ARCHITECTURE AND PLANNING
2655 FORTAGE BAY AVENUE
DAVIS, CALIFORNIA 95618
(916) 759-1102

P84-354

10-25-84

10.13



SOUTH ELEVATION - ALL SIDES
SCALE 1/4" = 1'-0"

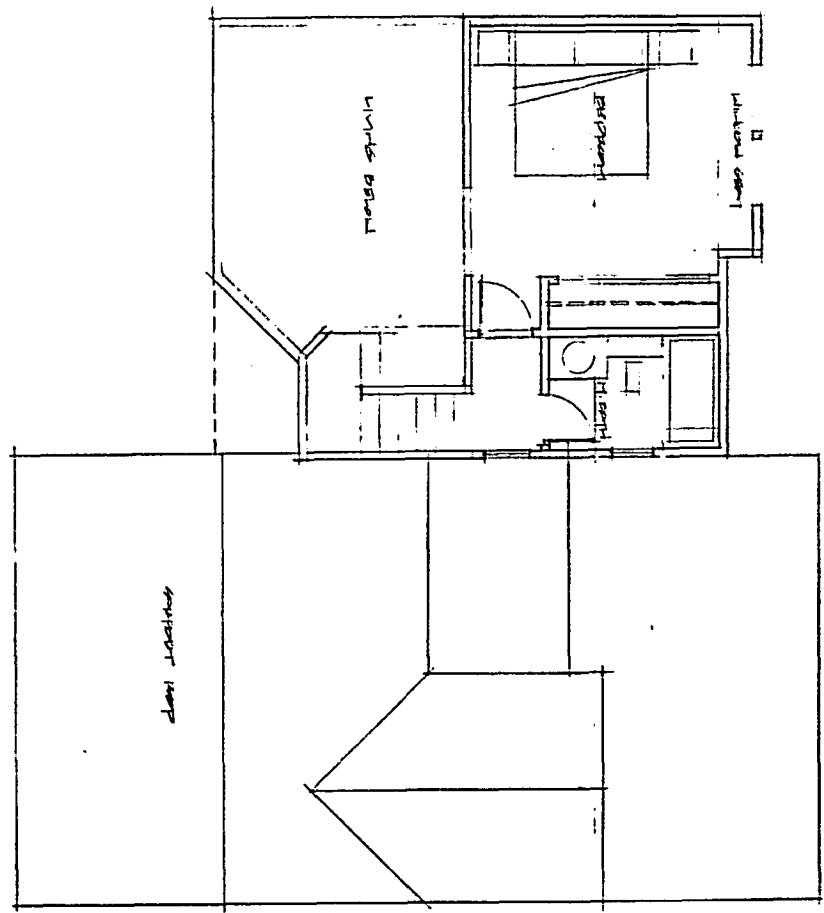
P 84354

STUBBINS RESIDENCE
SANTA MONICA, CALIFORNIA




PLUMB-VOGT ASSOCIATES
ARCHITECTURE AND PLANNING
2655 PORTAGE BAY AVENUE
DAVIS, CALIFORNIA 95618
(916) 753-1102

() FIRST FLOOR PLAN



P 84354

STACK RESIDENCE
SANTA MONICA, CALIFORNIA



PLUMB-VOGT ASSOCIATES
ARCHITECTURE AND PLANNING
2655 PORTAGE BAY AVENUE
DAVIS, CALIFORNIA 95618
(916) 753-1102