

PLANNING DIRECTOR'S SPECIAL PERMIT

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gary Little, 5534 Elvas Avenue, Sacramento, CA 95819				
OWNER	Fred Arriba, 5095 Scarborough Way, Sacramento, CA 95823				
PLANS BY					
FILING DATE	11/13/84	50 DAY CPC ACTION DATE		REPORT BY:	FG:bw
NEGATIVE DEC. Ex.	15301	EIR		ASSESSOR'S PCL. NO.	014-172-07]

APPLICATION: Planning Director's Special Permit to develop a 'deep lot' with two move-on dwellings (P84-434)

LOCATION: 3030 La Solidar Way

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 Oak Park Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1

Parking Required:	One space per du
Parking Provided:	One space per du
Property Dimensions:	60' x 170'
Property Area:	10,200 square feet
Density of Development:	8.5 du/ac
Square Footage of Buildings:	720
Height of Structure:	15 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Beige/earth tone
Exterior Building Materials:	Stucco/brick facia

PROJECT EVALUATION:

1. The subject site is zoned Single Family (R-1) and designated for residential uses on the 1974 General Plan and the 1963 Oak Park Community Plan. The applicant proposes to develop the site as a 'deep lot.'
2. The applicant has moved two residential structures from the 3300 block of Sixth Avenue to the subject site. The relocation of the structures has been reviewed by the Design Review/Preservation Board and approved, subject to conditions:
 - a. Applicant shall comply with the conditions approved by the Design Review/Preservation Board (DR84-210);

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- b. There shall be no driveway access from the alley;
 - c. The applicant shall provide an enclosed garage to serve both units. The garage shall be architecturally similar to the adjacent unit. A revised site plan indicating the single driveway, garage and building footprint shall be submitted to staff for review and approval prior to the issuance of a building permit;
 - d. The main entrance of the rear unit shall not face onto the alley;
 - e. Proposed fences shall comply with the requirements of the Zoning Ordinance.
3. The proposed plan indicates that each dwelling will be provided with a carport; however, the Zoning Ordinance requires enclosed garages for single family residences when more than 50 percent of the single family units within 1,000 feet have enclosed garages. A field survey of the area indicates that the majority of residential units have garages. Therefore, the applicant will need to revise the plans to provide garages. Staff is also opposed to the use of the alley (unpaved) for access to the rear unit. Adequate space is available on site to provide a driveway from La Solidaridad Way along the north side of the property to a garage which would service both units.
4. The adjacent property owners have been notified and no objections have been received. The project was also reviewed by the Oak Park PAC which had no objection.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15301).

STAFF RECOMMENDATION: Staff recommends approval of the proposed project, subject to conditions and based on Findings of Fact which follow:

Conditions

- a. Applicant shall comply with the conditions approved by the Design Review/ Preservation Board (DR84-210);
- b. There shall be no driveway access from the alley;
- c. The applicant shall provide an enclosed garage to serve both units. The garage shall be architecturally similar to the adjacent unit. A revised site plan indicating the single driveway, garage and building footprint shall be submitted to staff for review and approval prior to the issuance of a building permit;
- d. The main entrance of the rear unit shall not face onto the alley;
- e. Proposed fences shall comply with the requirements of the Zoning Ordinance.

Findings of Fact

- a. The project is compatible with the 1974 General Plan and the 1963 Oak Park Community Plan which designate the site for residential uses;

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- b. The project, as conditioned, is based upon sound principles of land use, in that:
 - 1) adequate parking is provided;
 - 2) the proposed use is compatible with surrounding land uses which consist of commercial and residential uses.

- c. The project, as conditioned, will not be detrimental to property in the vicinity, in that:
 - 1) adequate off-street parking is provided;
 - 2) the parcel is a 'deep lot' which allows a second unit upon the granting of a Planning Director's Special Permit.

REPORT PREPARED BY:

Fred Goodrich
Fred Goodrich, Associate Planner

RECOMMENDATION APPROVED:

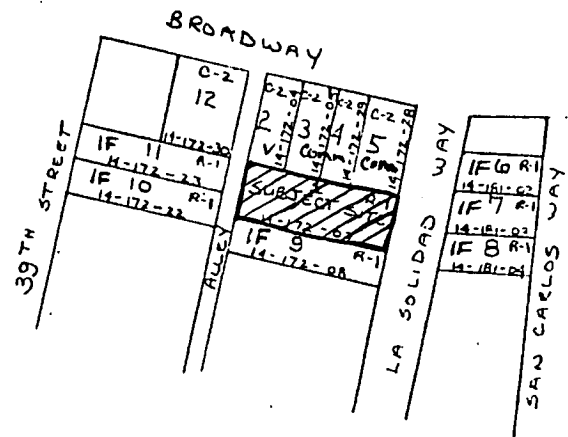
P84-434

Marty Van Duyn
Marty Van Duyn, Planning Director

12/18/84
Date

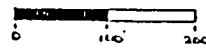
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PROPERTY OWNERSHIP MAP

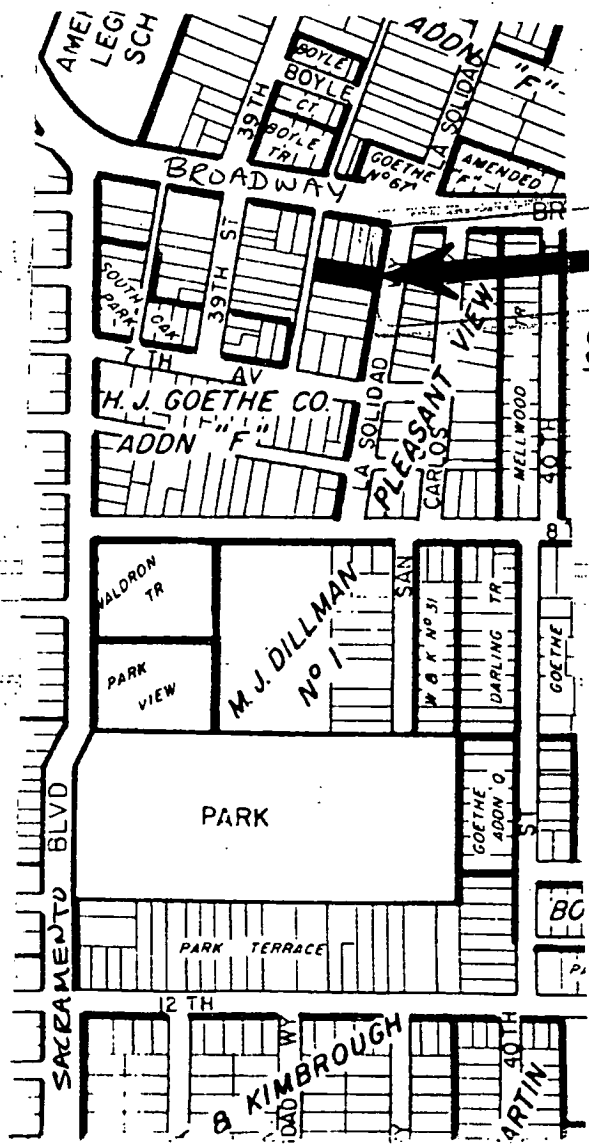
SCALE 1" = 100'



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LAND USE & ZONING MAP

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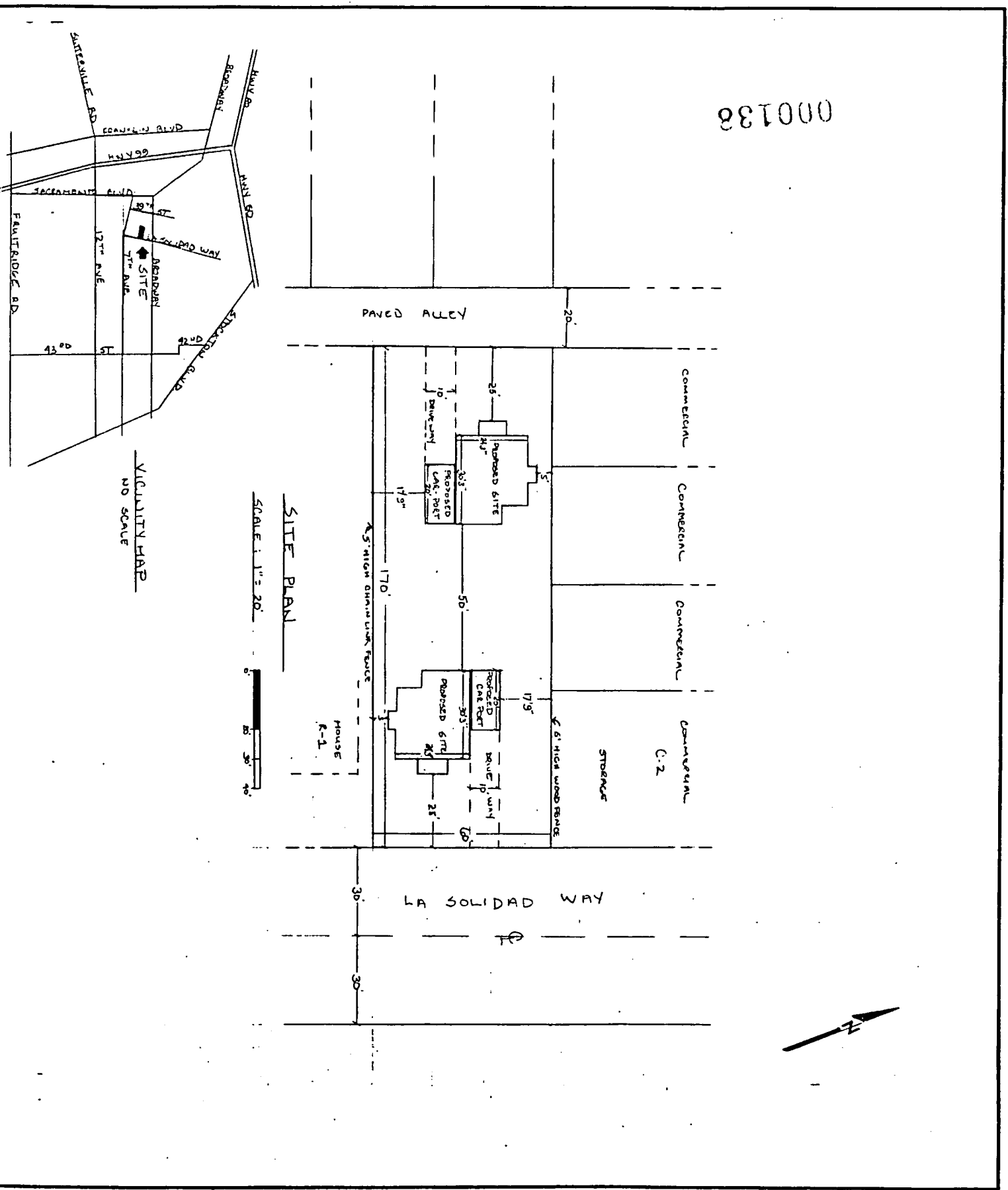
SUBJECT SITE

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VICINITY MAP

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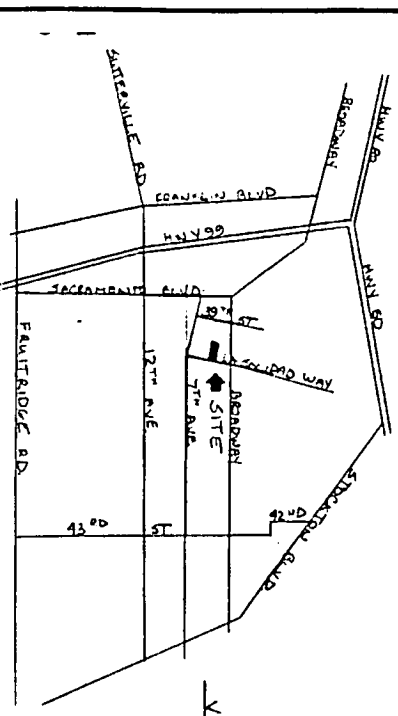


SITE PLAN

SCALE: 1" = 20'



VICINITY MAP
NO SCALE



OWNER:	FRED ARAIBA	5095 SCARBOROUGH WAY, SACTO. 95823
CONTRACTOR:	OWNER	(916) 393-0635
LOCATION:	3030 LA SOLIDAD WAY,	SACTO. 95817
DATE:	10/26/84	
SCALE:	1" = 20'	
DRAWN BY:	L.A.O.	
CHECKED BY:	L.A.O.	
REVISIONS:		
BY:		

DESIGN REVIEW & PRESERVATION BOARD
927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gary Little, 5534 Elvas Avenue, Sacramento, CA 95819		
OWNER	Fred Arriba, 5095 Scarborough Way, Sacramento, CA 95823		
PLANS BY	Fred Arriba		
FILING DATE	November 13, 1984	REPORT BY:	RL:ag-
NEGATIVE DEC.	N/A	EIR	N/A
		ASSESSOR'S PCL. NO.	14-172-07

LOCATION: 3030 La Solidad Way

PROPOSAL: The applicant proposes permanent placement of two single family structures relocated from another location and placed temporarily on blocks on the subject site.

PROJECT INFORMATION:

Existing Zoning of Site:	R-1
Existing Land Use of Site:	Two single family structures on blocks
Surrounding Land Use and Zoning:	
North:	Commercial; C-2
South:	Single family; R-1
East:	Single family; R-1
West:	Single family; R-1
Parking Required:	2
Parking Proposed:	2
Parking Ratio.:	1 per unit
Property Dimensions:	60' x 170'
Property Area:	1020 sq. ft.
Square footage of Building:	720 sq. ft. each
Exterior Building colors/material	Front building - beige stucco Rear building - wood

BACKGROUND INFORMATION: The two subject structures are among three removed from the 3300 block of 6th Avenue to permit development of additional offsite parking for the Wonder Bread Bakery. The move was permitted prior to Board consideration on the basis of a certificate of deposit in the name of the City, by which the City will be able to remove these structures should the necessary approvals not be given and the applicant fails to remove the structures.

The applicant has also applied for a Planning Director's Special Permit for a second unit in the R-1 Single Family Zone, which may be granted under the Deep Lot provisions of the Zoning Ordinance (P84-434).

PROJECT INFORMATION: Staff has the following comments and concerns regarding the proposed project:

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1. The main entrance of the rear structure is oriented to the alley. It is contrary to the Zoning Ordinance for this main entrance to face the rear of the property. Rather, than pursue a variance from the Planning Commission, the applicant has indicated his willingness to orient the main entrance of the rear structure to the north side yard.

2. The parking requirement of one space per dwelling unit is proposed to be satisfied with attached carports. The Zoning Ordinance requires enclosed garages for single family residences when more than 50% of the single family and

mobile home units within one thousand feet have enclosed garages. Staff interprets this requirement to be applicable to any deep lot proposals in the R-1 zoning. The applicant has indicated the intent to revise the plans to provide enclosed garages.

3. Some fascia board and gutters are in need of repair or replacement on both structures.
4. The rear structure had its front porch columns removed. Both will need new front porches.
5. The front structure needs a new roof. The Building Division will determine whether or not the rear structure needs reroofing.
6. The rear unit has a tar paper siding covering the original horizontal wood siding. Staff would prefer that the original siding be exposed, or new horizontal wood or wood shingles be applied.
7. The indicated "paved alley" is dirt and gravel.
8. The post and rails for cyclone fencing had been erected prior to staff's inspection of the site. The front yard fencing exceeds the height limit. However, the applicant indicates that this is temporary security fencing.

STAFF RECOMMENDATION: Staff recommends approval of proposed project subject to the following conditions:

1. The front structure shall be reroofed.
2. Roof fascias and gutters shall be repaired or replaced as needed on both buildings.
3. The wood posts of the rear structures front porch shall be replaced. Concrete front porch pads will be provided on both buildings.
4. The main entrance of the rear structure shall face the north.
5. The tar paper siding on the rear structure shall be removed. The original horizontal siding shall be repaired as necessary to match. If the original siding is not repairable, new siding or wood shingles shall be to satisfaction of staff.
6. Enclosed garaging shall be provided for both units. Exterior walls of garages to match each adjacent building. The applicant shall remove any newly constructed fencing that is not in compliance with the Zoning Ordinance prior to final inspection by the Building Division.
7. The applicant shall submit a revised site plan for review and approval by staff.
8. The applicant must receive approval of the Planning Director's Special Permit for deep lot development.

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9. The applicant shall provide to the City a surety bond in the amount of \$2,000, to cover demolition should the structure not be placed on a satisfactory foundation within 90 days of approval.

Approval is based on the following findings of fact:

1. The proposed project, as conditioned, will blend into the surrounding neighborhood.
2. The proposed project, as conditioned, is in compliance with the Design Review Board's design criteria.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITIES TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

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