

REPORT AMENDED BY STAFF 11-8-84
CITY PLANNING COMMISSION

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

APPLICANT	Darryl Chinn, 1311 Perkins Way, Sacramento, CA 95818		
OWNER	Glenn Wong, P.O. Box 22177, Sacramento, CA 95822		
PLANS BY	Darryl Chinn, 1311 Perkins Way, Sacramento, CA 95818		
FILING DATE	10-3-84	50 DAY CPC ACTION DATE	REPORT BY: FG:sg
NEGATIVE DEC.	Ex. 15303(b)	EIR	ASSESSOR'S PCL. NO. 003-094-09

- APPLICATION:**
- A. Special Permit to construct a duplex on a R-1B lot
 - B. Variance to allow second story projection to extend four feet into the required front yard setback (**withdrawn**)

LOCATION: 2528 C Street

PROPOSAL: The applicant is requesting the necessary entitlement to construct a duplex in the R-1B zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community Plan Designation: Low Density Residential
Existing Zoning of Site: R-1B
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
North: Residential; R-1B
South: Residential; R-1B
East: Residential; R-1B
West: Residential; R-1B

Parking Required: One space/d.u.
Parking Provided: Two spaces
Property Dimensions: 40' x 80'
Property Area: 3,200+ square feet
Square Footage of Building: 2,200+ (1,100+/unit)
Height of Structure: 23 feet
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Neutral beige, rose, redwood
Exterior Building Materials: Stucco, asphalt shingle roof

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is designated for residential and low density residential uses on the General Plan and the Central City Plan, respectively. The subject site is zoned R-1B, which allows two units on an interior lot once a special permit has been approved.
- B. The subject site is a vacant 3,200+ square foot lot. The applicant's plan indicates that a two-story duplex will be constructed with each unit being 1,100+ square feet in size. Parking garages will be located at the front of, and incorporated into, each unit. A 20 foot wide driveway will provide access from the street.

APPLC. NO. P84-367

MEETING DATE November 8, 1984

CPC ITEM NO. 16

603513

- C. The proposed project has been reviewed by the City Engineering Division, Traffic Engineering Division and the Water Division. The following comments were received:

Water

Water and sewer main extension will be required unless services already exist.

Engineering

Separate water and sewer services are required (there are no mains existing in C Street - may need to extend mains).

Traffic Engineering

Recommend project be denied or revised for the following reasons:

1. The 20 foot driveway will use up 60% of the curb space in front of the lot. Only nine feet of curb will remain from the driveway flare (three feet wide) to the property line. If all "interior" lots are developed this way there will be no curb parking at all.
2. If units are occupied by tenants with two cars, one will have to park in the driveway.
3. When delivery service or guests arrive they will be forced to double park or park in front of a neighboring lot creating parking problems.

Suggest the site be developed with a single family unit with a driveway on one side of the lot.

- D. An on-site inspection reveals that the proposed building plans may not be compatible with adjacent structure. However, staff did inspect the general vicinity and newer residential units have been constructed which are not totally compatible with the older residential structures in the area.
- E- The staff of the Design Review Board is concerned with the exterior elevations and its compatibility with adjacent residential structures. Staff would suggest that the building/elevation plans of this structure be reviewed by the Design Review/Preservation Board. (deleted by staff)
- E. Staff, however, was concerned with the exterior elevations and its compatibility with adjacent residential structures. Therefore, the applicant has submitted revised plans indicating shiplap wood siding, wood garage doors and a roof overhang. Also, a lattice element was designed into the two dormers. The staff of the Design Review Board has indicated that these revised plans would be acceptable and the elevations would be compatible with adjacent structures. (added by staff)

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

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

Approve the Special Permit, subject to conditions and based upon findings of fact which follow:

Conditions:

1. The applicant shall obtain a driveway permit from the Traffic Engineering Division;
2. The applicant shall provide separate water and sewer services for each unit as required by the City Public Works Department;
3. The applicant shall extend water and sewer mains to service each unit, if necessary;
4. The applicant shall submit project plans to the Design Review/Preservation Board for review and comment. The applicant shall comply with any conditions set forth by the Design Review Board prior to the issuance of building permits. (deleted by staff)
4. The applicant shall utilize the revised elevations (Exhibit F) for the proposed duplex. (added by staff)

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. adequate parking is available on site;
 - b. the project is compatible with surrounding land uses which consist of single family dwellings, multiple family dwellings, and commercial uses.
2. The project, as conditioned, will not be detrimental to property in the vicinity in that it will not alter the residential character of the neighborhood.
3. The project is consistent with the 1974 General Plan and the 1980 Central City Plan which designate the site for residential uses.

003515

C. The proposed project has been reviewed by the City Engineering Division, Traffic Engineering Division and the Water Division. The following comments were received:

Water

Water and sewer main extension will be required unless services already exist.

Engineering

Separate water and sewer services are required (there are no mains existing in C Street - may need to extend mains).

Traffic Engineering

Recommend project be denied or revised for the following reasons:

1. The 20 foot driveway will use up 60% of the curb space in front of the lot. Only nine feet of curb will remain from the driveway flare (three feet wide) to the property line. If all "interior" lots are developed this way there will be no curb parking at all.
2. If units are occupied by tenants with two cars, one will have to park in the driveway.
3. When delivery service or guests arrive they will be forced to double park or park in front of a neighboring lot creating parking problems.

Suggest the site be developed with a single family unit with a driveway on one side of the lot.

D. An on-site inspection reveals that the proposed building plans may not be compatible with adjacent structure. However, staff did inspect the general vicinity and newer residential units have been constructed which are not totally compatible with the older residential structures in the area.

E. The staff of the Design Review Board is concerned with the exterior elevations and its compatibility with adjacent residential structures. Staff would suggest that the building/elevation plans of this structure be reviewed by the Design Review/Preservation Board.

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

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

Approve the Special Permit, subject to conditions and based upon findings of fact which follow:

003516

as amended report

Conditions:

1. The applicant shall obtain a driveway permit from the Traffic Engineering Division;
2. The applicant shall provide separate water and sewer services for each unit as required by the City Public Works Department;
3. The applicant shall extend water and sewer mains to service each unit, if necessary;
4. The applicant shall submit project plans to the Design Review/Preservation Board for review and comment. The applicant shall comply with any conditions set forth by the Design Review Board prior to the issuance of building permits.

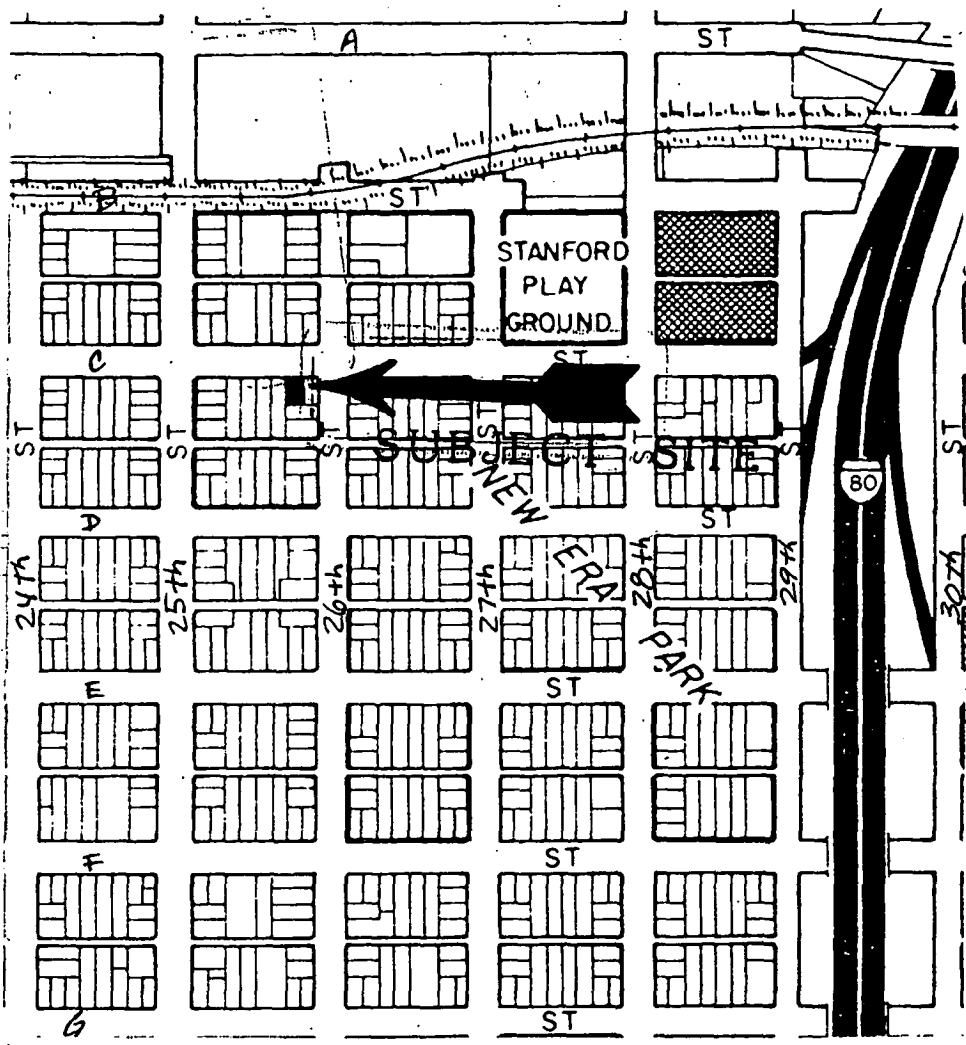
Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. adequate parking is available on site;
 - b. the project is compatible with surrounding land uses which consist of single family dwellings, multiple family dwellings, and commercial uses.
2. The project, as conditioned, will not be detrimental to property in the vicinity in that it will not alter the residential character of the neighborhood.
3. The project is consistent with the 1974 General Plan and the 1980 Central City Plan which designate the site for residential uses.

00 3517

See Amended Report

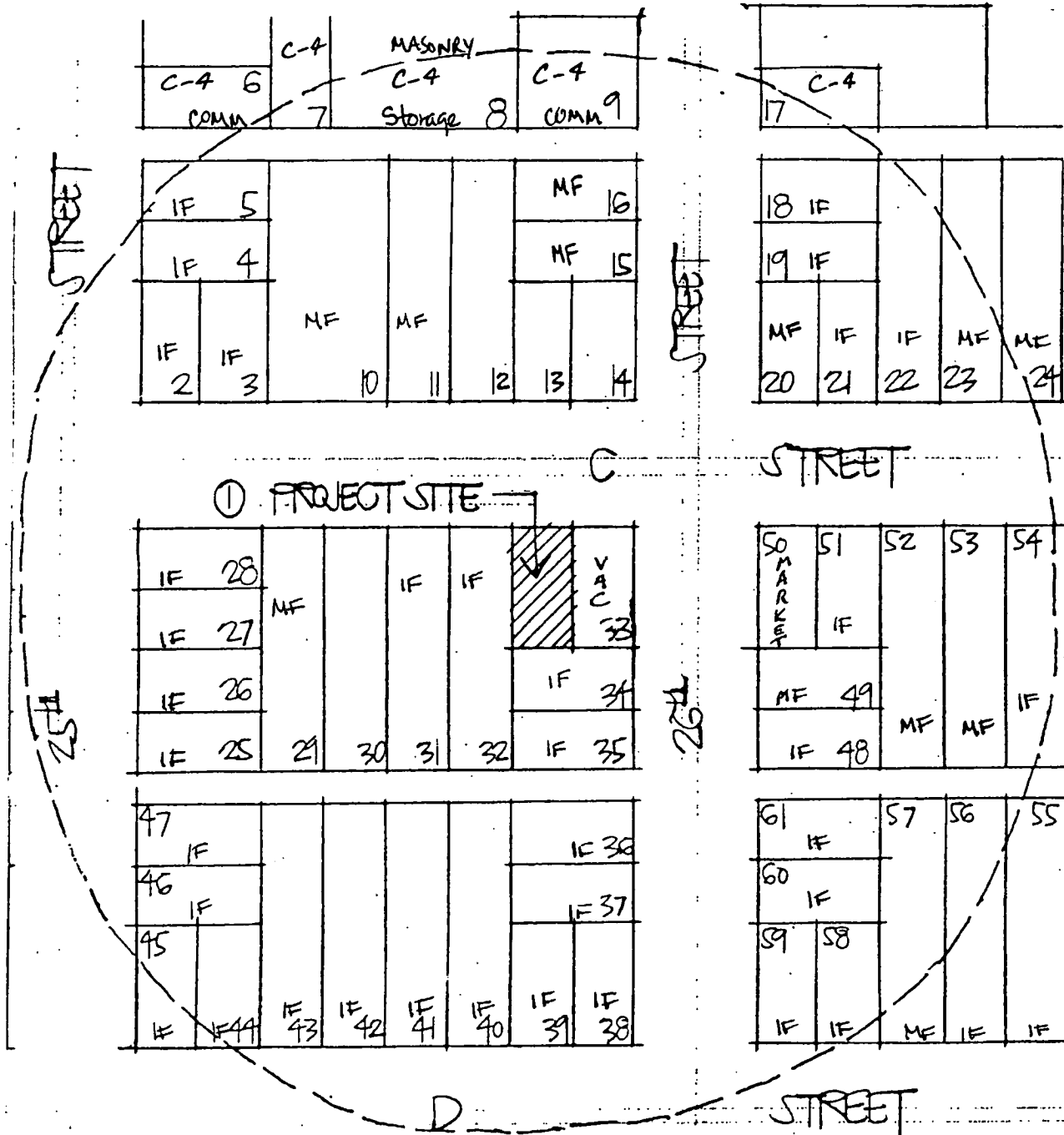
EXHIBIT A



063520

VICINITY MAP

EXHIBIT B



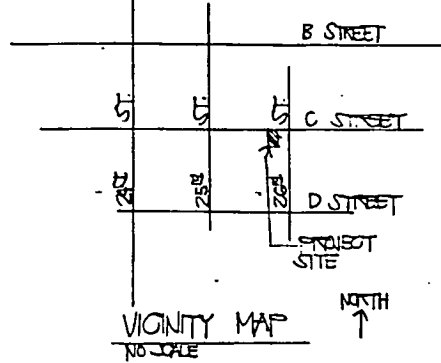
All lots zoned R-1B except as noted

00355B

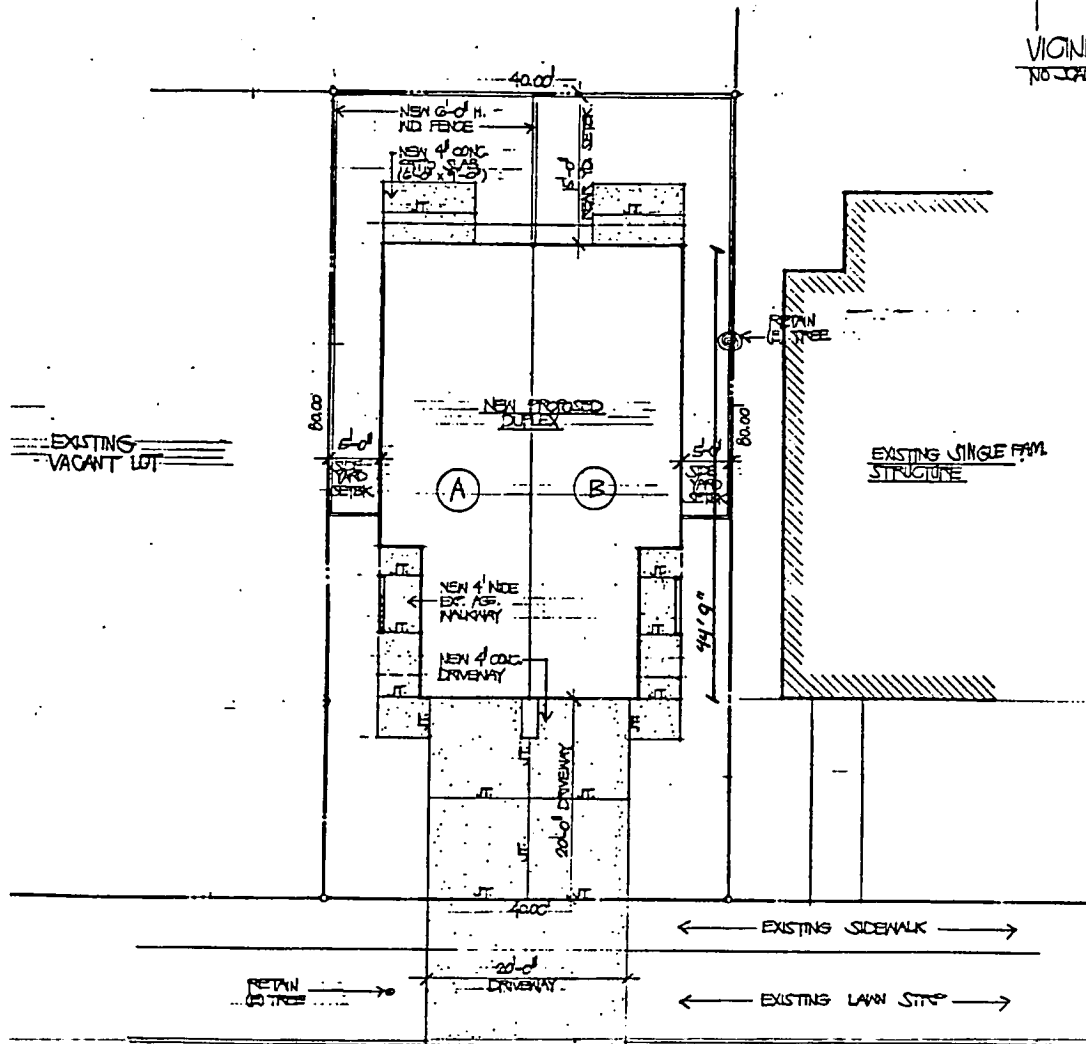
LAND USE & ZONING MAP

SITE PLAN

SCHEDULE OF DRAWINGS	
1	SITE PLAN, SCHEDULE OF DRAWINGS
2	FIRST & SECOND FLOOR PLANS
3	FOUNDATION PLAN & DETAILS
4	INTERIOR ELEVATIONS & BUILDING SECTIONS
5	EXTERIOR ELEVATIONS
6	ROOF/FLOOR FRAMING PLANS
7	ELECTRICAL & MECHANICAL FLOOR PLANS



ARCHITECT:
DARRYL CHINN
1311 PERKINS WAY
SACRAMENTO, CA 95814
443-0157



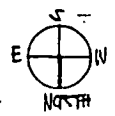
OWNER:
GLENN MONS
P.O. BOX 22177
SACRAMENTO, CA 95822
443-0142

PROJECT:
DUPLEX
2528 C STREET
SACRAMENTO, CA 95814
ATTN: 003-091-002

REVISIONS:

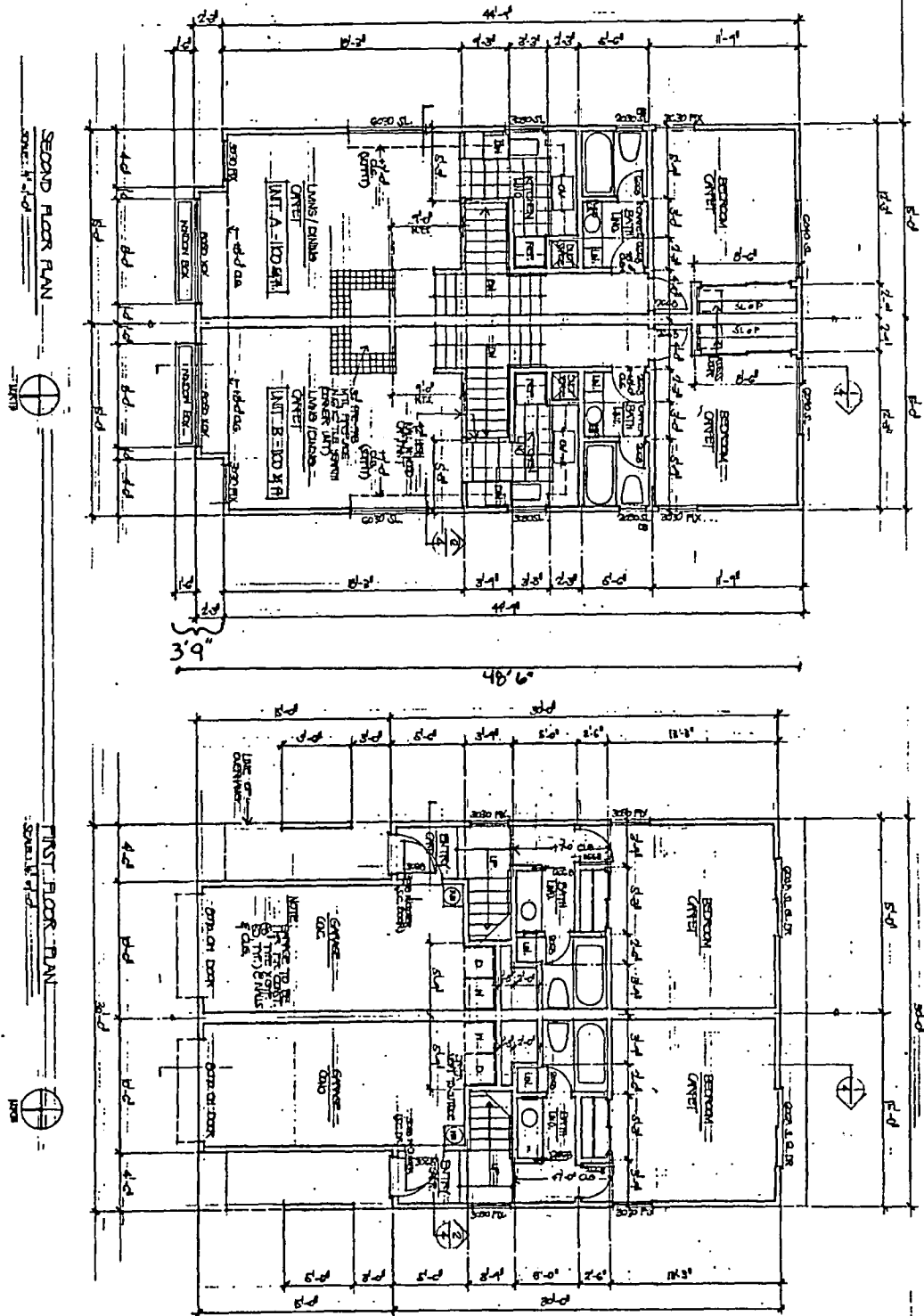
003521

SITE PLAN
SCALE: 1/4" = 1'-0"
PARCEL NO: 003-091-002
BLDG ADDRESS: 2528 C STREET



DATE:
OCTOBER 1992

FLOOR PLANS



003522

P84-367

SHEET 1C

DATE: OCTOBER, 1984

PROJECT:
 DUPLEX
 2522 C STREET
 SACRAMENTO, CA 95814
 APN: 003-014-09

OWNER:
 GLENN WONG
 P.O. BOX 22177
 SACRAMENTO, CA 95822
 453-0142

ARCHITECT:
 DARRYL CHAN
 1311 FERRIS WAY
 SACRAMENTO, CA 95818
 443-0757

11-8-84

No. 16

ELEVATIONS

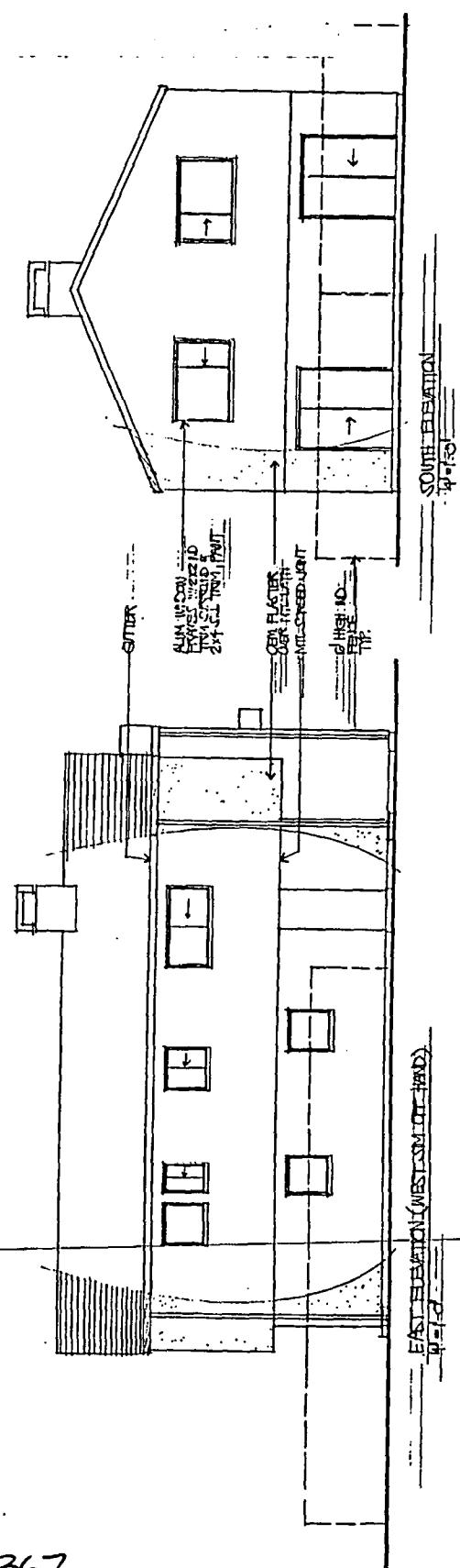
EXHIBIT E

OWNER: GLENN HOLS
 PO. BOX 2277
 SACRAMENTO, CA 95922
 433-0742

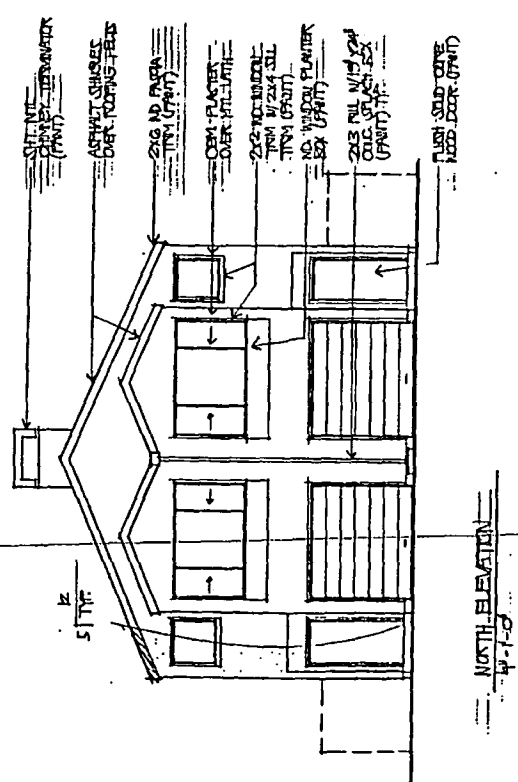
PROJECT: DUREX
 2528 C STREET
 SACRAMENTO, CA 95814
 APRIL 03-04-84

DATE: OCTOBER 1984

SHEET NO.



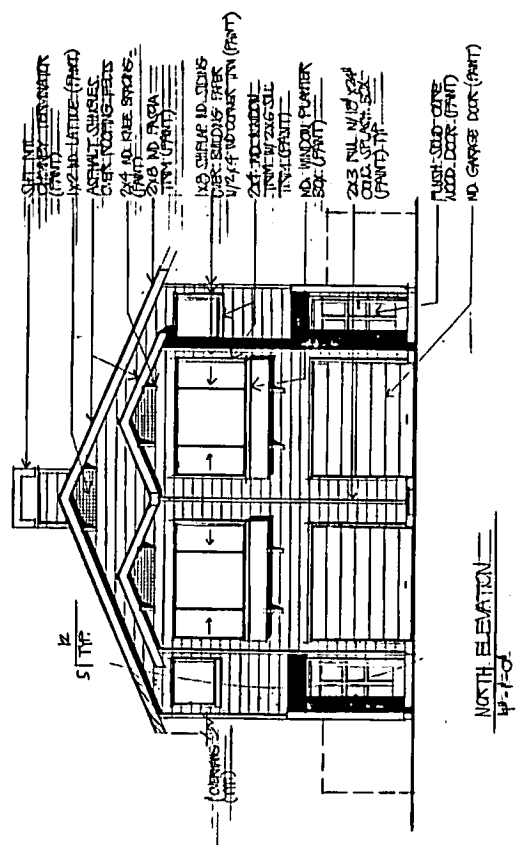
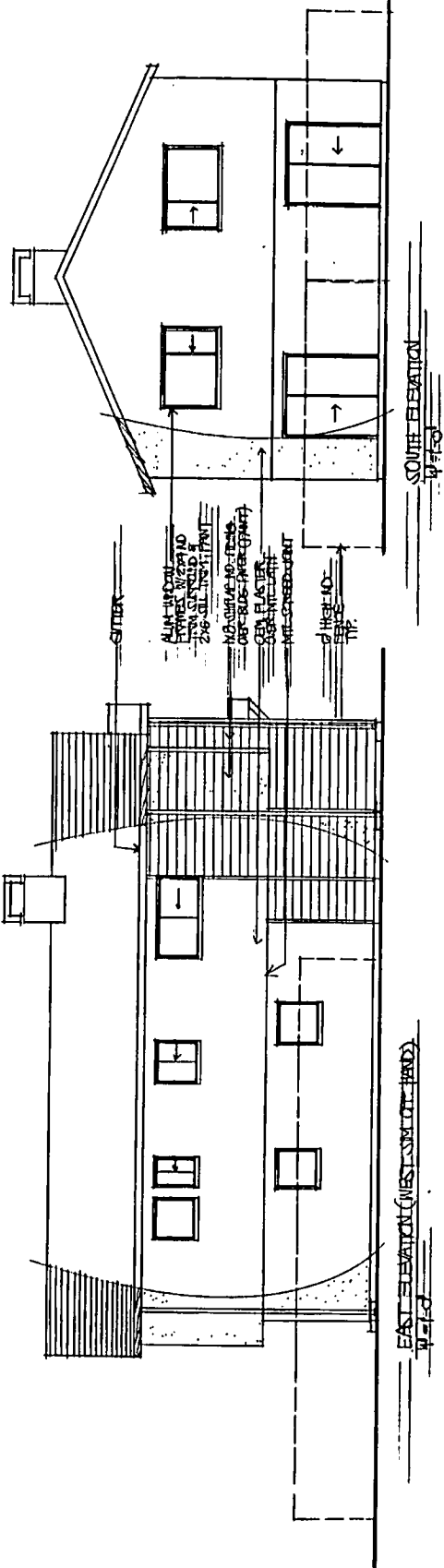
SOUTH ELEVATION
 4-15-84



NORTH ELEVATION
 4-15-84

003523

EXHIBIT F



003524

ARCHITECT:
 DARRYL CHINN
 151 PERRINS WAY
 SACRAMENTO, CA 95818
 443-0757

OWNER:
 GUAN WONG
 P.O. BOX 2277
 SACRAMENTO, CA 95822
 453-0942

PROJECT:
 DIFLEX
 2528 C STREET
 SACRAMENTO, CA 95844
 APN: 003-074-08

REVISIONS:
 4/7 CITY PLANNING DEPT
 COMMENT

DATE:
 07/28/01

SHEET NO.