

**CITY PLANNING COMMISSION**

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> Kathy J. Morgan, 1113 Bell Avenue, Sacramento, CA 95838
<b>OWNER</b> Kathy J. Morgan, 1113 Bell Avenue, Sacramento, CA 95838
<b>PLANS BY</b> Kathy J. Morgan, 1113 Bell Avenue, Sacramento, CA 95838
<b>FILING DATE</b> 12-26-91 <b>ENVIR DET</b> Negative Declaration <b>REPORT BY</b> DTH
<b>ASSESSOR'S PCL. NO.</b> 237-0081-029-0000

**APPLICATION:**    A.    Negative Declaration  
                          B.    Special Permit to allow a 640± square foot second residential unit on .37± partially developed acres located in the Standard Single Family (R-1) zone.

**LOCATION:**            1113 Bell Avenue

**PROPOSAL:**        The applicant is requesting the necessary entitlements to convert a portion of an existing four car garage into a 640± second residential unit with a single car garage.

**PROJECT INFORMATION:**

General Plan Designation: 1984 North Sacramento	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (7-15 du/na)
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

Property Dimensions:	97.5' x 165'
Property Area:	.37± acres
Square Footage of Proposed Building:	640± square foot of living area 260± square foot garage
Height of Proposed Residence:	One story
Exterior Building Materials:	Wood Siding
Roof Material:	Composition Shingle
Proposed Building Colors:	White and Blue
Topography:	Flat

Street Improvements:  
Utilities:

Existing  
Existing

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site is  $.37 \pm$  vacant acres located in the Standard Single Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (7-15 du/na). The surrounding land uses and zoning include; single family and vacant zoned Standard Single Family (R-1), to the north, single family and two family zoned Standard Single Family (R-1) and a bar zoned General Commercial (C-2), to the south, and single family residences zoned Standard Single Family (R-1), to the east and west.

**B. Applicant's Proposal**

The applicant is requesting the necessary entitlements to convert an existing four car garage into a  $640 \pm$  square foot second residential unit with a  $260 \pm$  square foot attached garage on  $.37 \pm$  partially developed acres. The applicant is requesting a Planning Commission special permit in order to allow a second residential unit on an existing parcel which is zoned Standard Single Family (R-1).

**C. Site Plan Design**

The subject lot is 97.5 feet by 165 feet with a paved easement along the eastern property line. The site currently contains a dwelling unit which is approximately  $1,794 \pm$  square feet. The existing residence is oriented towards Bell Avenue and has an attached garage and driveway which are accessed off of Bell Avenue.

The applicant is requesting a Planning Commission special permit in order to convert an existing four car garage, which was moved onto the subject property, into a  $640 \pm$  square foot second residential unit with an attached garage. The project as proposed will not encroach into any of the required setbacks and will result in only 17% lot coverage. The garage is currently located 20 feet off of the existing paved easement; and the applicant will be providing a 20 foot paved driveway to the proposed garage.

**D. Building Design**

The materials being proposed for the second residential unit consist of wood siding with composition shingles. Staff recommends that the applicant use a minimum of a six panelled metal door for the front door on the proposed unit. It is also recommended that a metal sectional roll up door be used on the proposed single car garage. Staff recommends that the applicant use a laminated dimensional shingle with a minimum 25 year rating.

The existing easement has a single family house which faces onto the easement directly across from the subject property. As the proposed residence faces onto a paved easement used by the adjacent properties staff recommends that the twenty feet in front of the proposed unit be landscaped in order to provide an attractive appearance along the paved easement. Staff has contacted the applicant in regards to the type of fencing that will be used in front of the proposed unit and the applicant has agreed to only use a three foot high fence in the front yard area of the proposed unit (see Exhibit A).

D. Agency Review

The proposed project was reviewed by the City's Traffic Engineering, Engineering Development, Building, Fire, Police and Water and Sewer Divisions. The following comments were received:

Traffic Engineering Division

1. Recommend dedication and construction of Bell Avenue to a City Standard 45 foot half street.

Engineering Development Division

1. Dedicate Right of Way on Bell Avenue to a 45' half street.
2. Construct standard frontage improvements along Bell Avenue or as a minimum agree to participate in any future assessment district to provide street improvements.
3. Applicant is within the Bell Avenue sanitary sewer fee district. Necessary fees shall be paid when connections are made to the sewer in Bell Avenue.
4. Applicant shall coordinate with the County Sanitation District.
5. Site may have an existing septic system which could conflict with the proposed development.
6. Note: It appears the access easement on the east side of the property serves the three landlocked parcels to the north (APN #237-0081-025, 026 and 028)

ENVIRONMENTAL DETERMINATION:

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

Non-compliance with, or deletion of any of the following mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the special permit to allow a 640± square foot second residential unit subject to conditions and based upon findings of fact which follow;

**Conditions**

1. The living area of the second residential unit shall not exceed 640± square feet;
2. The roof material shall be ~~wood shingles~~ *laminated dimensional shingles with a minimum 25 year rating (amended by staff)*;
3. The design of the units shall include the following:
  - a) The front doors shall be panelled metal with a minimum of six panels;
  - b) The garage doors shall be metal sectional roll up doors;
4. The applicant shall landscape the twenty foot yard area in front of the proposed residence starting at the southern most portion of the second residential unit and continuing north to the property line;
5. The applicant shall use a maximum three foot high fence in front of the proposed unit starting at the southern most portion of the second residential unit and continuing north to the property line *(as shown on exhibit A) (added by staff)*; and
6. The applicant shall obtain all necessary Building Permits.

**Mandatory Mitigation Measures**

**A. General**

1. All joints in exterior walls shall be grouted or caulked airtight.
2. All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.

3. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
4. All sleeping spaces shall be provided with carpet and pad.
5. There shall be no-through-the door or through-the-wall mail or paper chutes.
6. Exterior walls shall be wood frame structure with insulation in cavities.
7. Wood or stucco finish should be applied over wood or gypsum sheathing.
8. For any of the identified noise mitigation measures, alternative materials and measures may be substituted, provided they provide adequate sound attenuation as determined by the City's Environmental Services Manager.

**B. Interior**

1. Gypsum wallboard 1/2 inch thick shall be applied to resilient channels on the interior. No resilient channels need to be used if 7/8" thick normal density stucco is used on the exterior. The wall shall have an STC rating of 46 or better.
2. The ceiling shall be constructed of 1/2 inch gypsum wallboard.
3. Windows must have a minimum STC rating of 34 or better and shall comprise less than 25 percent of the wall area.
4. Sliding glass doors must carry an STC rating of 34 or better and other doors shall have a minimum STC rating of 31. Exterior entrance doors must be solid core and all doors shall include complete perimeter door seals.
5. Door and window frames shall be installed to meet with a minimum of clearance to the building structure. The gap between the frame and the structure must be filled with a material to provide an airtight seal, before adding the trim.
6. Mechanical or gravity ventilation shall contain no direct line of sight from fan or inlet to discharge. All dwellings will have to rely on mechanical ventilation systems to maintain satisfactory air quality. Requirements for such ventilation systems are found in the Uniform Building Code.

**C. Cultural Resources**

1. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

**Findings of Fact**

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. adequate space is available on the site to accommodate the type and density of the proposed project; and
  - b. the project is compatible with surrounding land uses which consist of single family units.
2. The project, as conditioned, will not be detrimental to the public safety, nor result in the creation of a public nuisance in that adequate parking for the units is provided and the project is compatible with the surrounding area.
3. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan which designates the site for Residential. The 7.4 du/na density of this development conforms to the General Plan and Community Plan.

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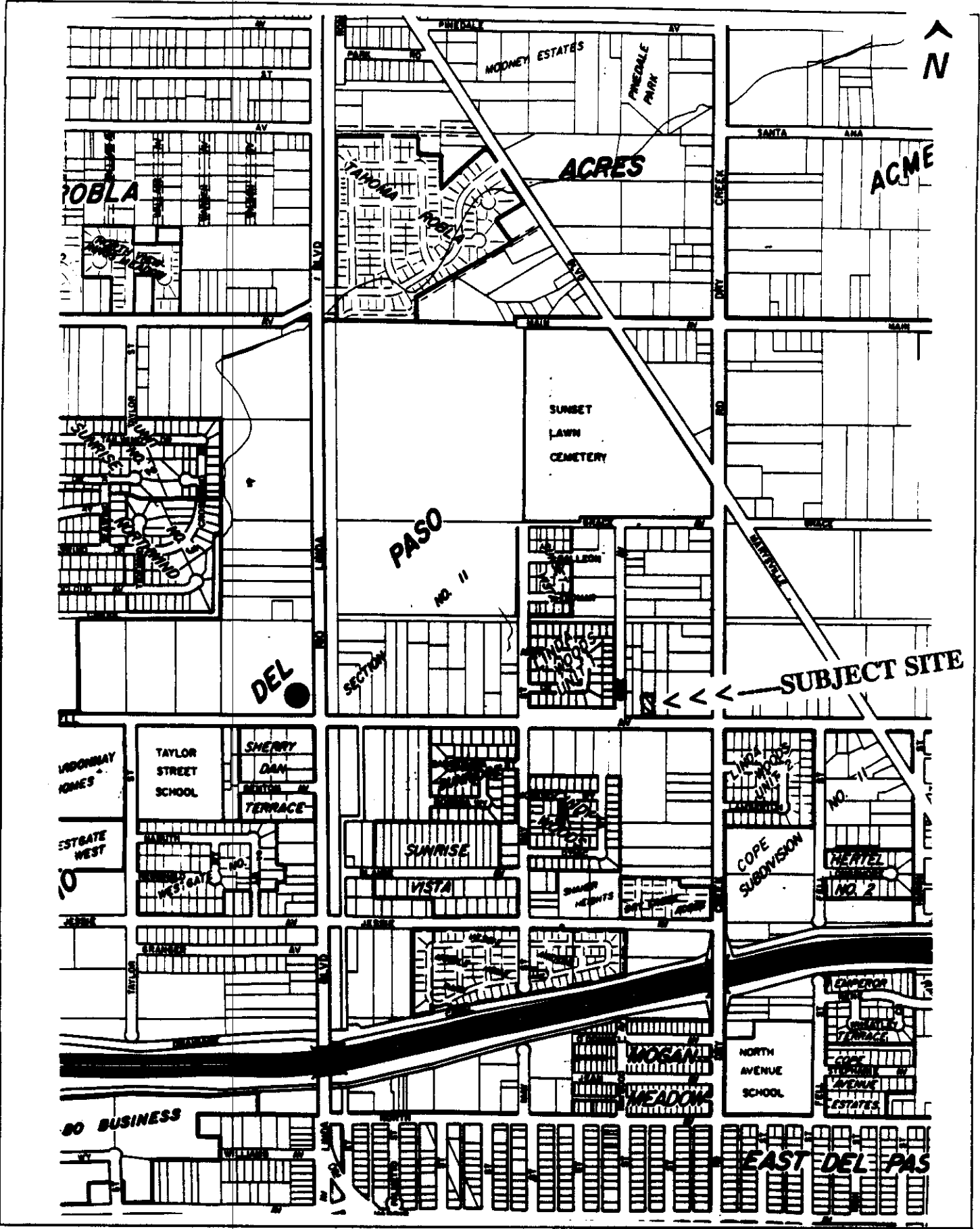
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**C. Cultural Resources**

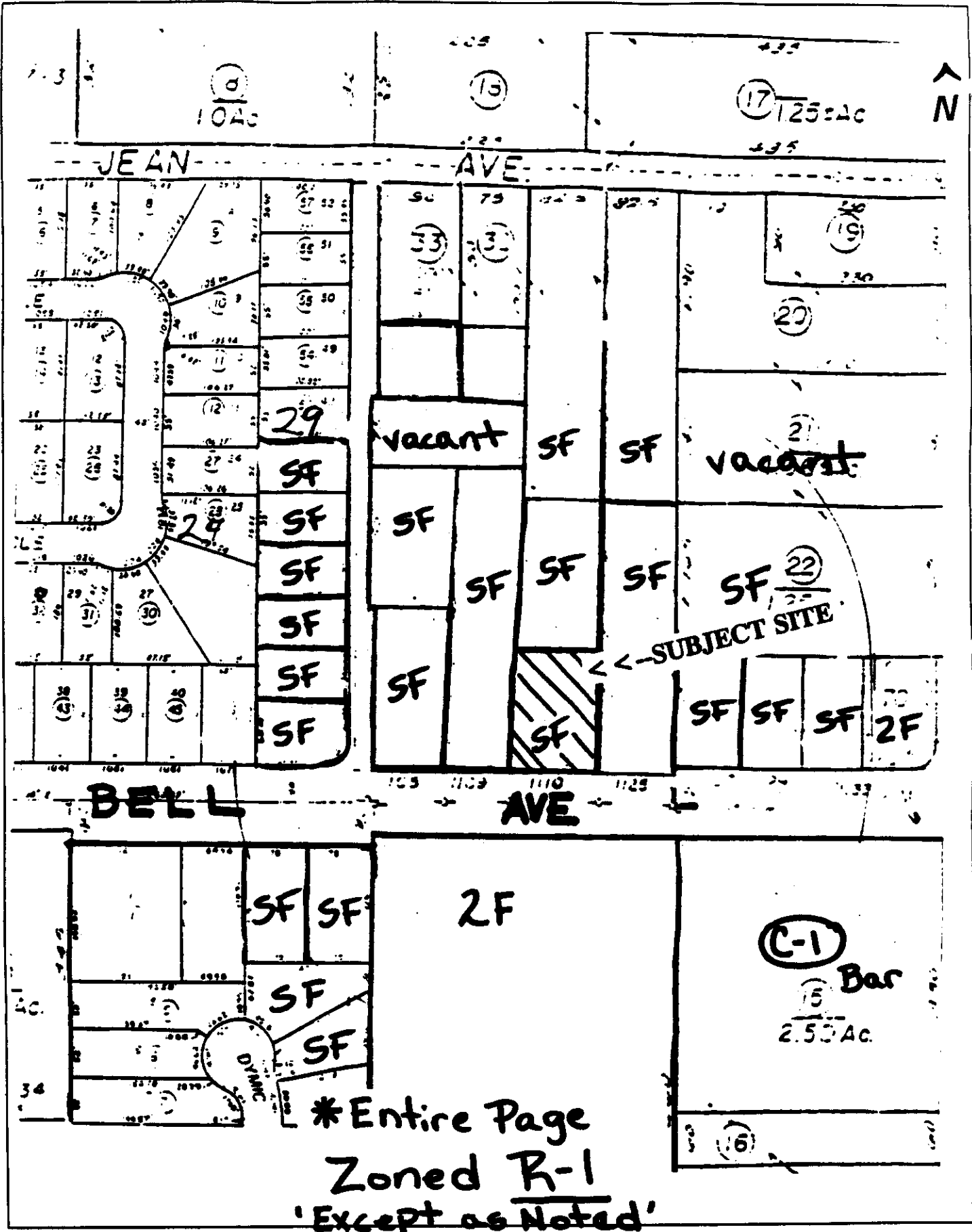
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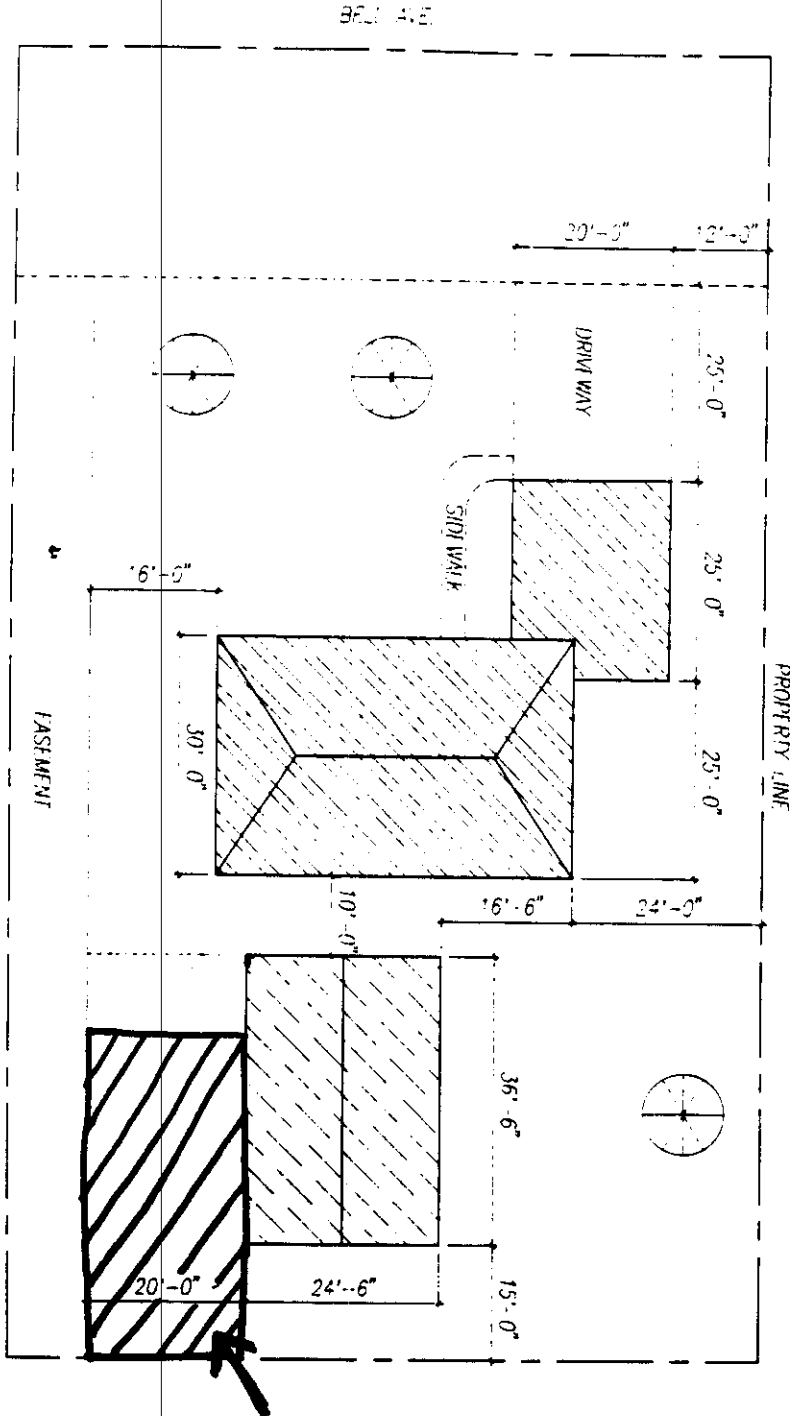
VICINITY MAP



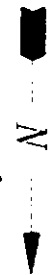
\* Entire Page  
Zoned R-1  
'Except as Noted'

LAND USE & ZONING MAP

# EXHIBIT - A SITE PLAN



- LEGEND
- [---] EXISTING
  - [---] UNDER CONSTRUCTION
  - [---] PROPERTY LINE



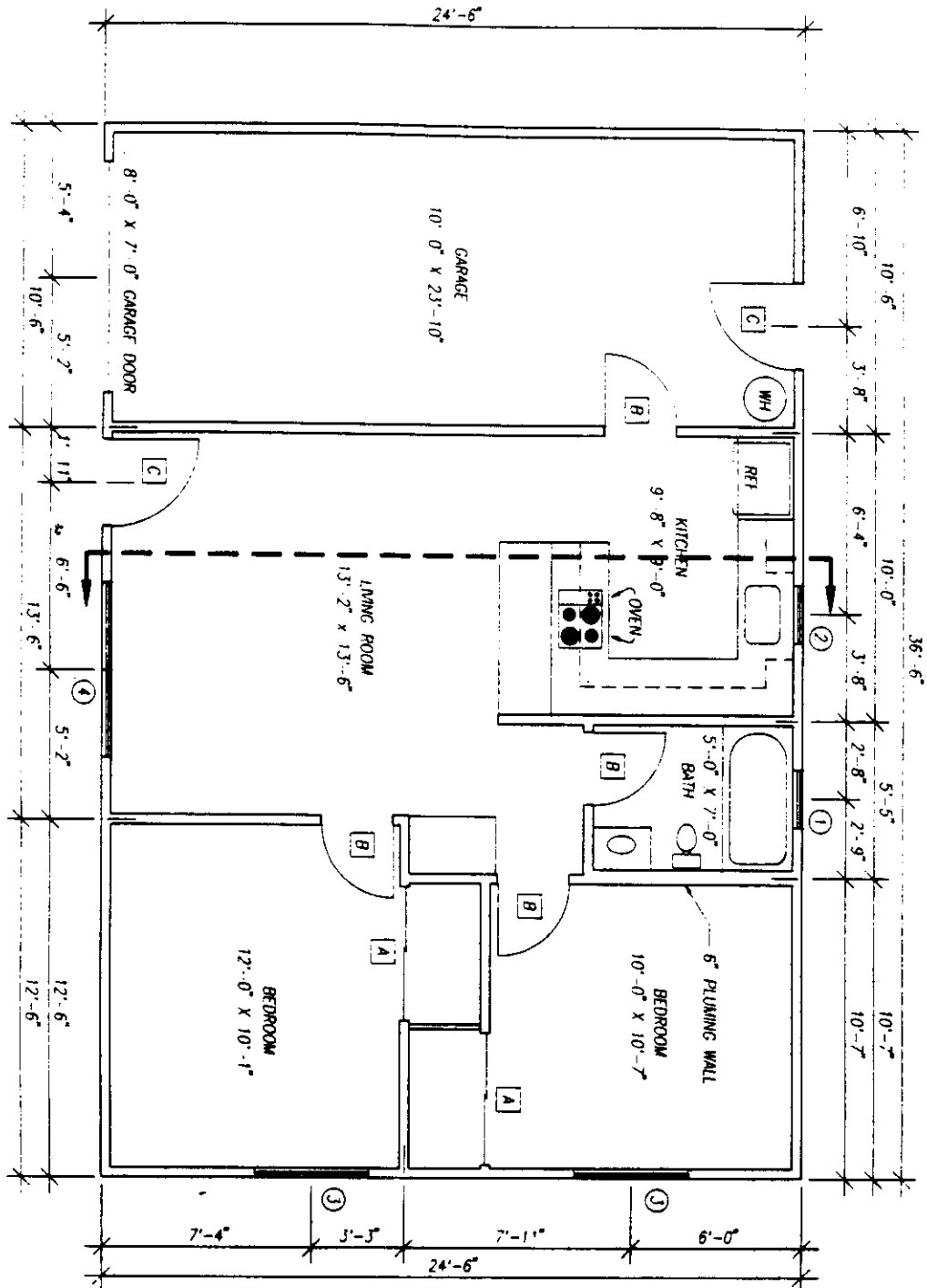
**Staff recommends a maximum three foot high fence within this area.**

1		DATE 11-16-90	DRAWN BY DIANA DIMAS	SCALE 1/4" = 1'-0"	PROJECT NO. 1	SHEET NO. 1	SHEET TOTAL 1	REVISIONS	BY
1									

## PLOT PLAN

INSTITUTE FOR BUSINESS AND TECHNOLOGY

# EXHIBIT - B ELEVATIONS



## FLOOR PLAN

INSTITUTE FOR BUSINESS AND TECHNOLOGY

NO.	DATE	BY	REVISIONS
1	11-16-90	DAVA DAVIS	
2	1/4" = 1'-0"		
3			
4			
5			
6			
7			

Doc 481

2 28 21

Plan #15

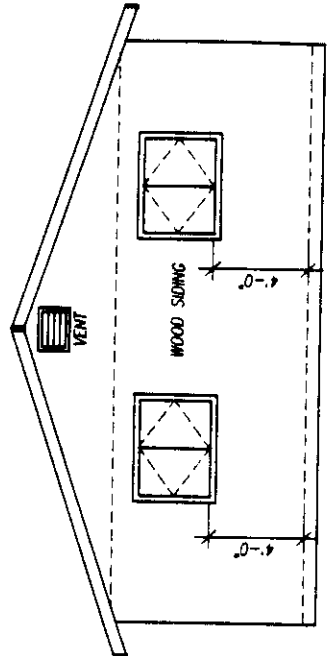


REVISIONS	BY

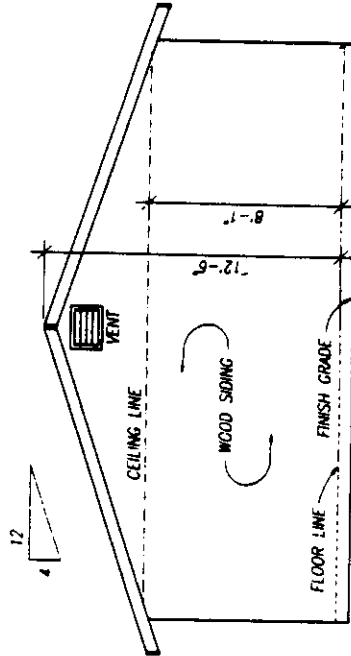
TECHNOLOGY

# EXHIBIT - C FLOOR PLANS

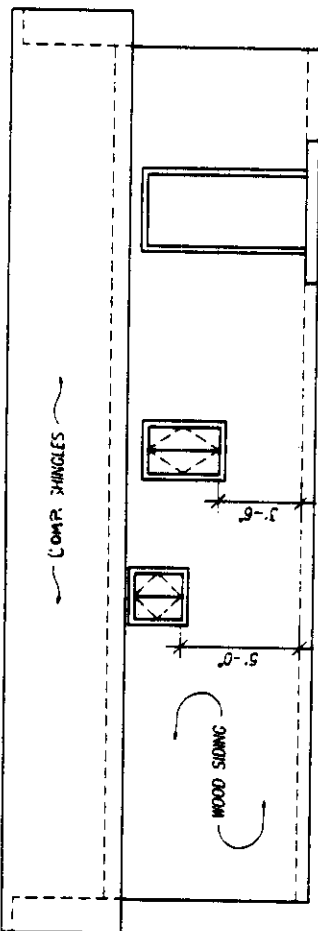
DANA DAVIS
11-16-90
3/16" = 1'-0"
6
7



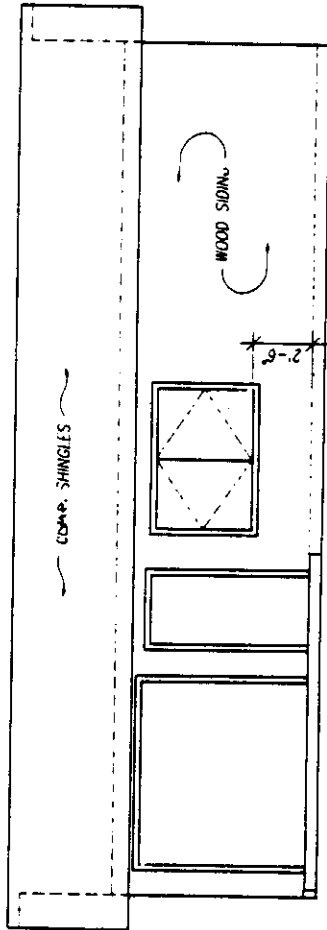
NORTH ELEV.



SOUTH ELEV.



WEST ELEV.



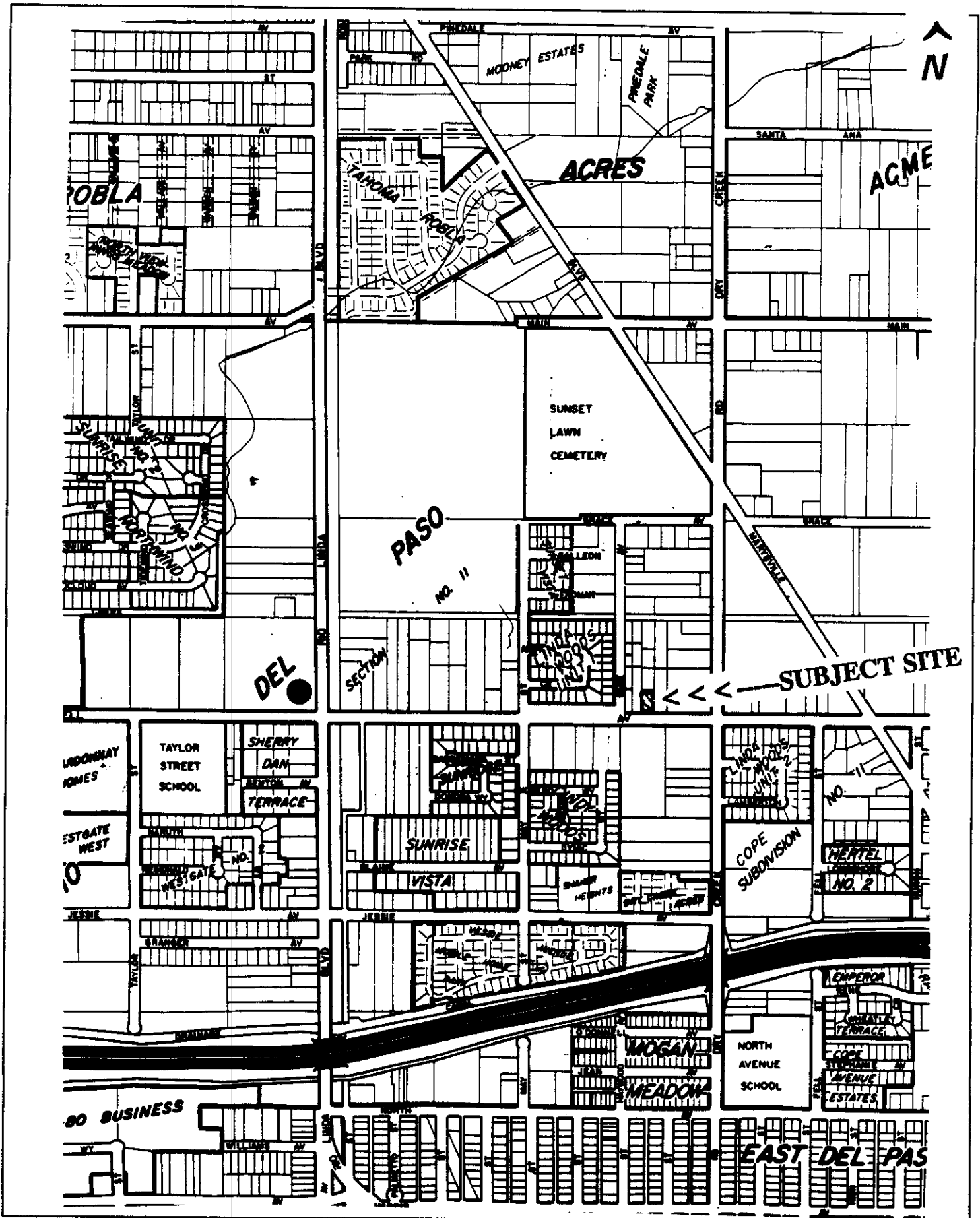
EAST ELEV.

P90-486

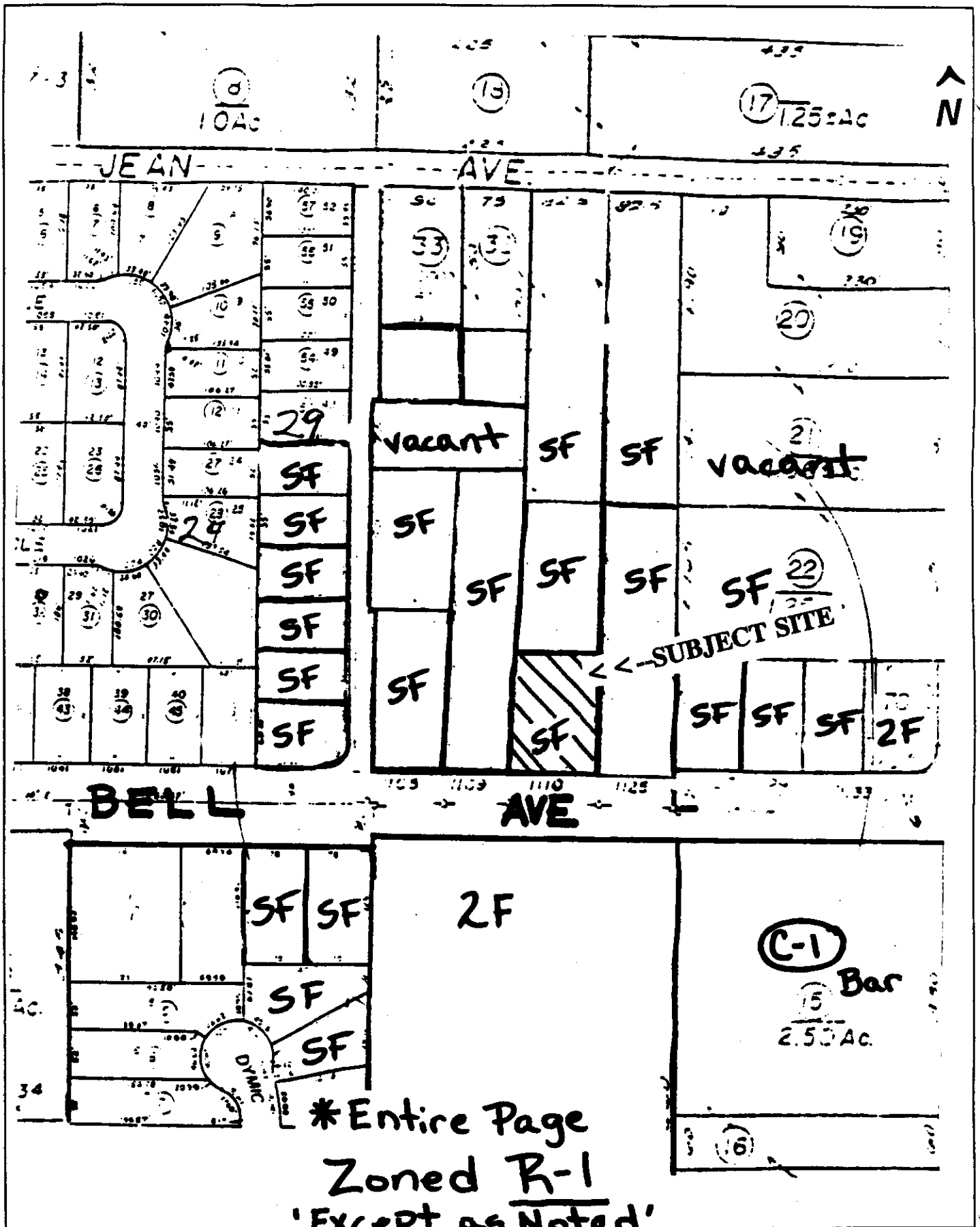
3-28-91

Item # 15



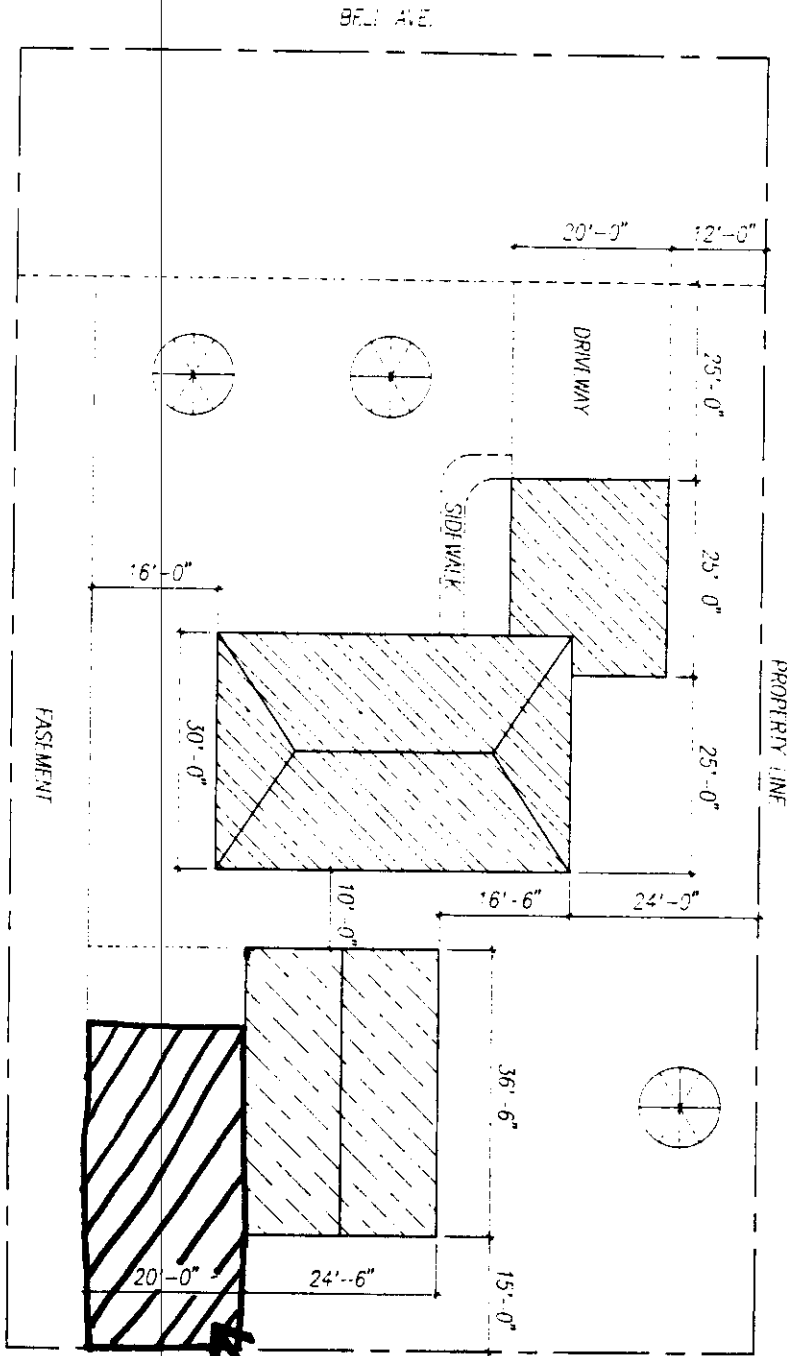


**VICINITY MAP**



**LAND USE & ZONING MAP**

# EXHIBIT - A SITE PLAN



LEGEND

EXISTING  
 UNDER CONSTRUCTION  
 PROPERTY LINE



**Staff recommends a maximum three foot high fence within this area.**

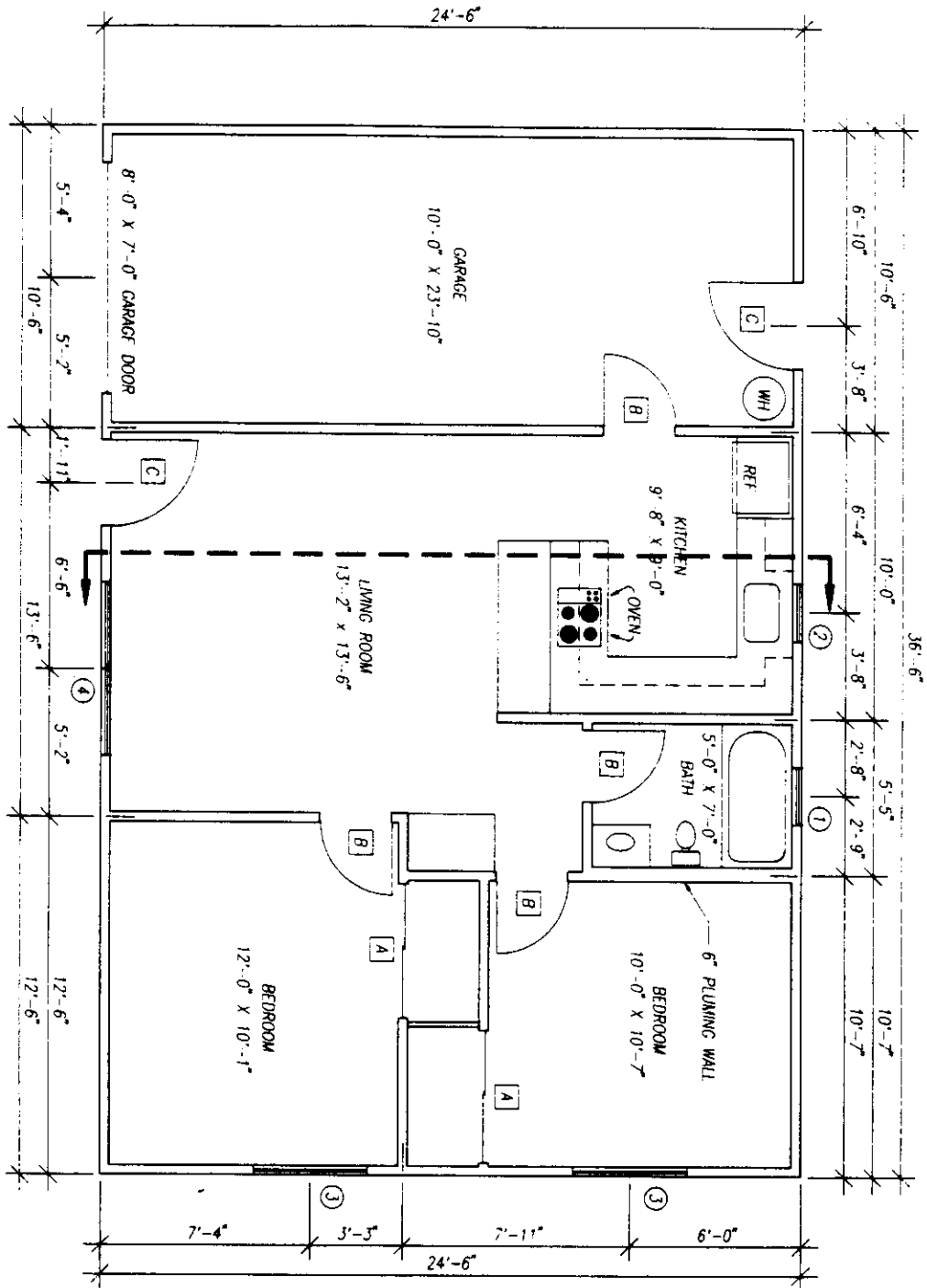
DATE 11-16-90 SCALE 1/4" = 1'-0" SHEET NO. 1	DRAWN BY DIANA DAVIS	<h2 style="margin: 0;">PLOT PLAN</h2> <p style="margin: 0;">INSTITUTE FOR BUSINESS AND TECHNOLOGY</p>	REVISIONS BY
OF 7 SHEETS			

P90-486

3-28-91

Item # 15

# EXHIBIT - B ELEVATIONS



## FLOOR PLAN

INSTITUTE FOR BUSINESS AND TECHNOLOGY

DATE	11-16-90
SCALE	1/4" = 1'-0"
NO. OF SHEETS	1
SHEET NO.	3
DESIGNED BY	DIANA DAVIS
CHECKED BY	
APPROVED BY	
PROJECT NO.	
CLIENT	
REVISIONS	
BY	

P90-486

3-28-91

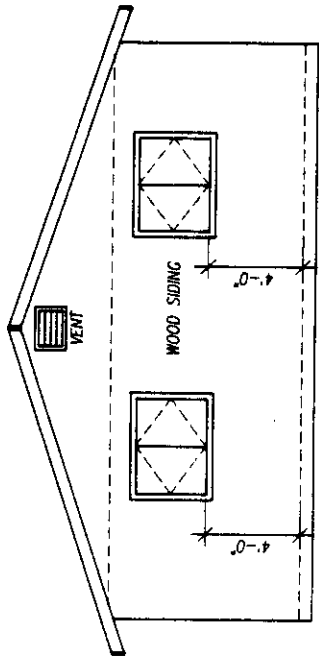
Item #15

REVISIONS	BY

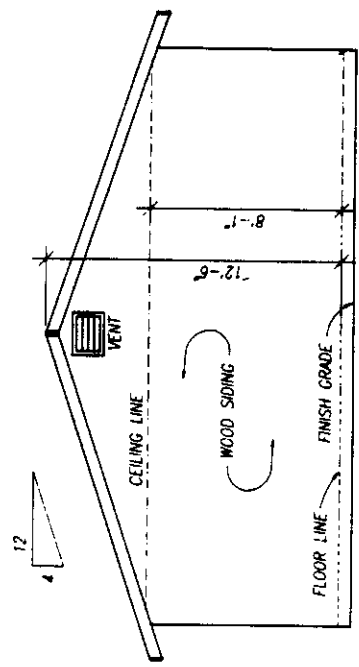
TECHNOLOGY

# EXHIBIT - C FLOOR PLANS

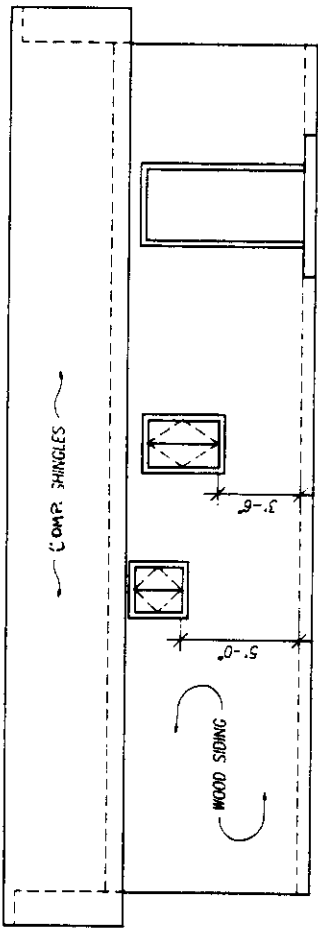
DATE	11-16-90
BY	DIANA DAVIS
SCALE	3/16" = 1'-0"
SHEET	1
TOTAL SHEETS	6
DATE	3/7



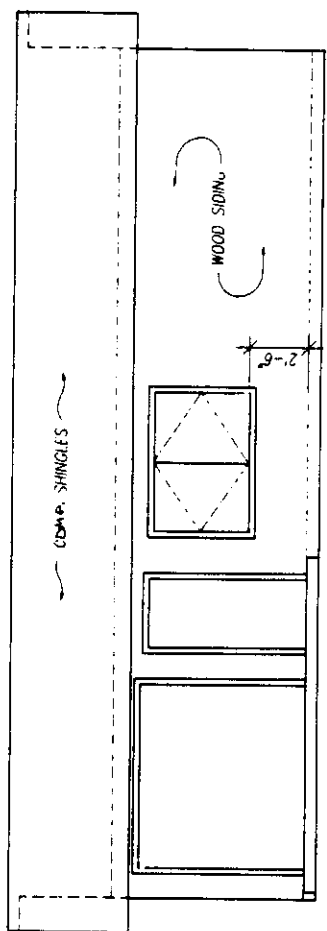
NORTH ELEV.



SOUTH ELEV.



WEST ELEV.



EAST ELEV.

P90-486

3-28-91

Item# 15