

CITY PLANNING COMMISSION

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

APPLICANT	Joseph Smith - 160 Redondo Avenue, Sacramento, CA 95815				
OWNER	Joseph Smith - 160 Redondo Avenue, Sacramento, CA 95815				
PLANS BY	Joseph Smith - 160 Redondo Avenue, Sacramento, CA 95815				
FILING DATE	10-24-83	50 DAY CPC ACTION DATE	3-22-84	REPORT BY:	SC:sq
NEGATIVE DEC. Ex.	15103(a)	EIR		ASSESSOR'S PCL NO.	014-231-29

APPLICATION: Special Permit to construct a single family dwelling under the deep lot regulation (Section 9 of Zoning Ordinance)

LOCATION: 3915 12th Avenue

PROPOSAL: The applicant is rerequesting the necessary entitlement to allow the development of a second unit on the front of a deep lot presently developed with a residential unit on the rear portion of the subject site.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Oak Park Community Center; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1

Parking Required: 2
Parking Provided: 2
Property Dimensions: 41.25' x 230.9'
Property Area: 9,524± sq. ft. or 0.21± ac.
Square Footage of Building: 1,100
Height of Structure: Single story
Topography: Flat
Street Improvements: Existing
Utilities: Available to the site
Exterior Building Colors: Brown
Exterior Building Materials: Wood

BACKGROUND INFORMATION: On December 15, 1983 the Planning Commission denied a request for a deep lot development on the subject site. The request was denied due to objections over the materials, design and size of the proposed structure. As originally proposed the structure was only 18 feet wide and the ordinance requires a minimum width of 20 feet for all single family residential development. In addition, no garage was included in the proposal reviewed by the Commission. Garages are required in single family development when they are provided in more than 50 percent of the surrounding properties within 1,000 feet of the subject site.

Instead of appealing the decision of the Planning Commission to the City Council the applicant requested the Commission to waive the one year waiting period to refile a special permit for the deep lot development. The Commission approved the waiver on January 12, 1984 and the applicant has now submitted revised plans for the deep lot development on the subject site.

STAFF EVALUATION: Staff has the following comments regarding the applicant's request:

1. The subject site is located in the Oak Park Redevelopment Area. The new plans were reviewed by the Oak Park Project Area Committee and they indicated no objections to the revised proposal.
2. The revised plans are an improvement over those originally considered by the Commission. Because of the narrow width of the lot (40 feet) and the existing driveway that serves the dwelling to the rear, the width of the proposed structure is limited to 20 feet. Therefore, the overall structure is difficult to design.

The proposed dwelling contains approximately 1,100 square feet and has two bedrooms. To break up the long side elevations the applicant has provided a recessed patio area on the west side and a recessed alcove area on the east side. The dwelling will be 20 feet wide and 60 feet in depth. The exterior materials consist of wood siding with a composition shingle roof. The dwelling, as proposed, is compatible with other dwellings in the neighborhood.

3. Staff suggests some minor modification to the design. The side elevations of the proposed structure are void of windows. Staff suggests additional windows be included along these side elevations to improve the appearance and provide relief to the 60 foot long walls. This will also improve the visibility of the outside yard area for security and safety purpose.
4. The subject site is presently developed with a single family structure on the rear of the site. Access is also provided to an adjacent land-locked parcel from the driveway on the subject site. Due to the excessive depth of this parcel, staff has no objections to the proposed deep lot development subject to conditions. The site is not capable of further subdivision.

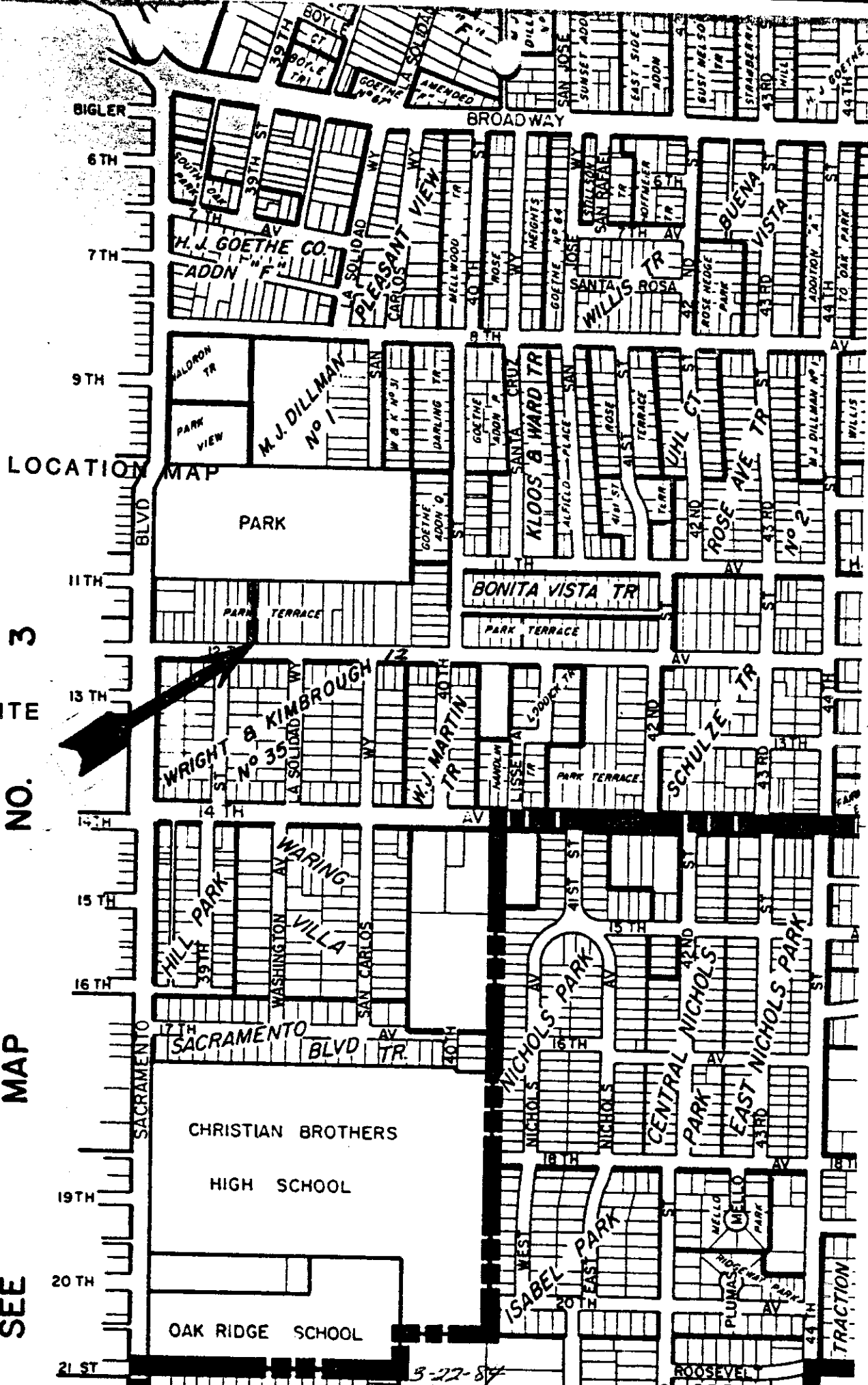
STAFF RECOMMENDATION: Staff recommends the Commission approve the special permit, subject to conditions which follow and based upon findings of fact to follow:

Conditions:

1. The completed structure shall be reviewed and approved by the Planning Director prior to final inspection approval of the dwelling by the City Building Division.
2. The applicant shall submit revised floor plans and elevations indicating additional windows on the side elevations. Plans shall be submitted for Planning Director review and approval prior to issuance of a building permit.
3. The applicant shall comply with the deep lot regulations (Section 9) of the Zoning Ordinance.

Findings of Fact - Special Permit

1. The proposal, as conditioned, is based upon sound principles of land use in that the site is not capable of further subdivision and the lot is excessively deep and will accommodate further development.
2. Granting the special permit, as conditioned, will not be detrimental to the public health, safety or welfare in that adequate on-site parking and access will be provided for the subject site and the proposed structure will be compatible with surrounding properties.
3. The proposed deep lot development is consistent with the Oak Park Community Plan and the General Plan which designate the site for residential purposes.



LOCATION MAP

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SUBJECT SITE

NO.

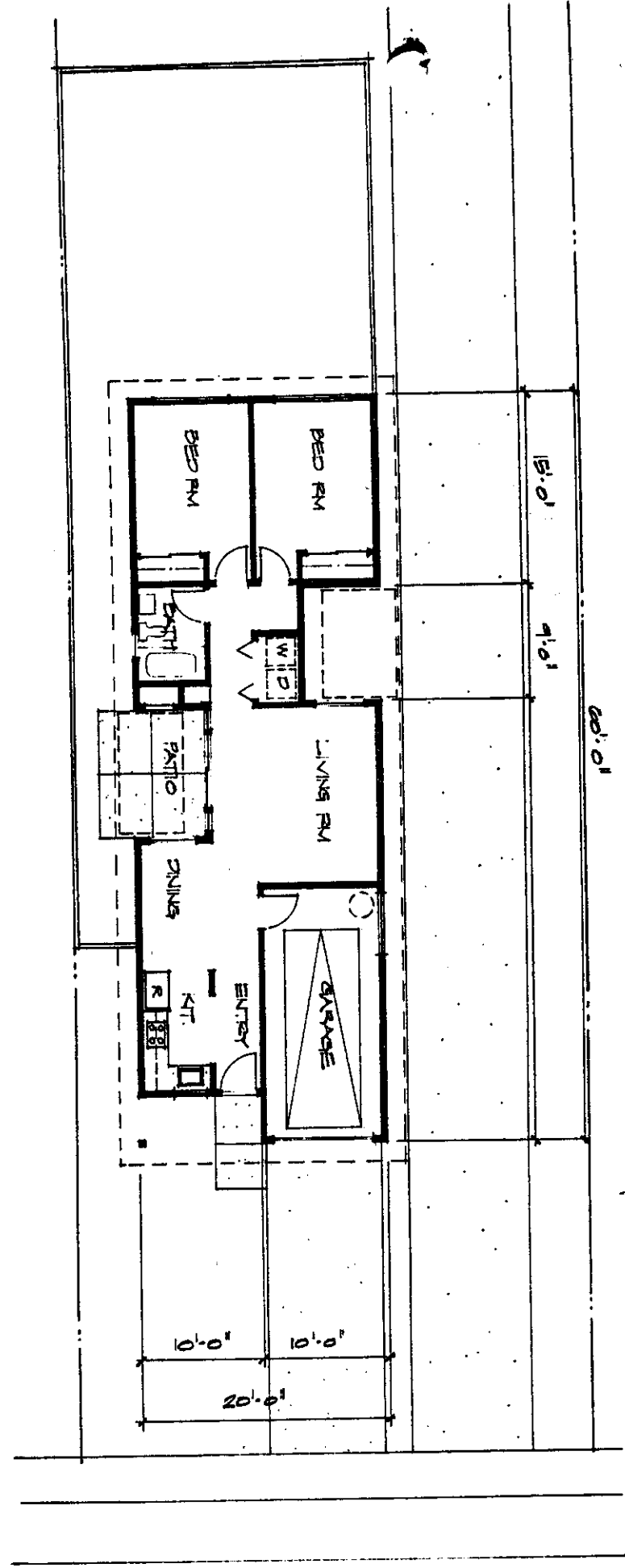
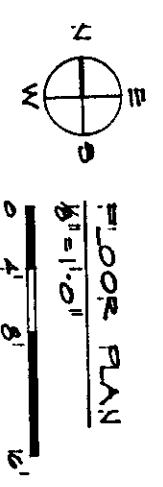
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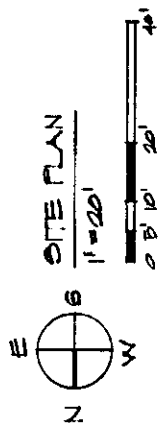
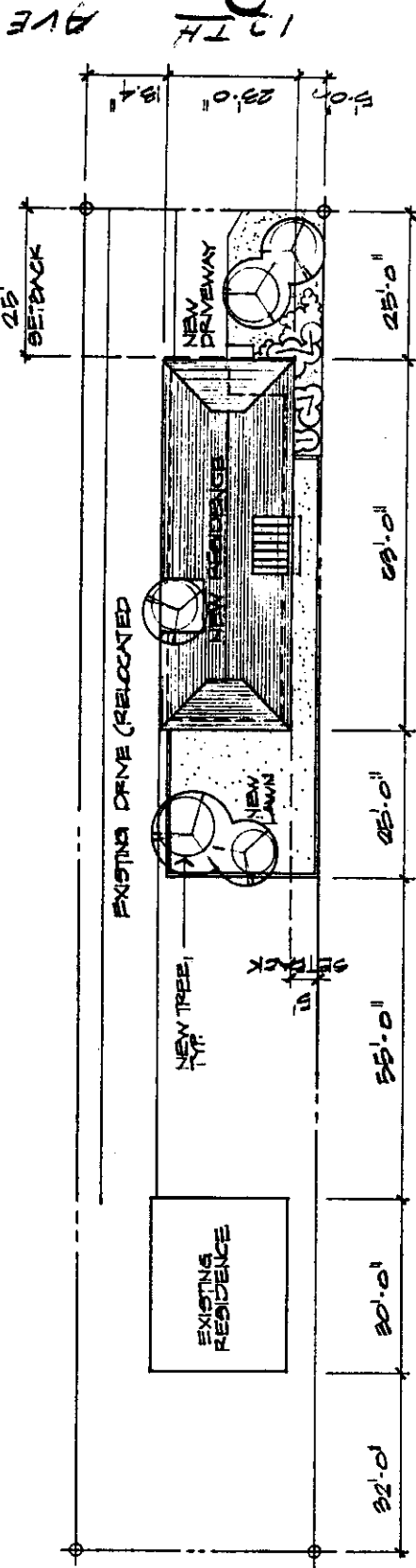


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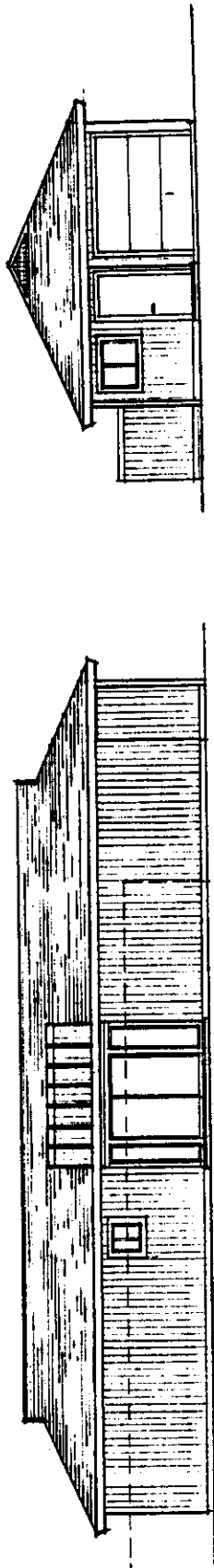
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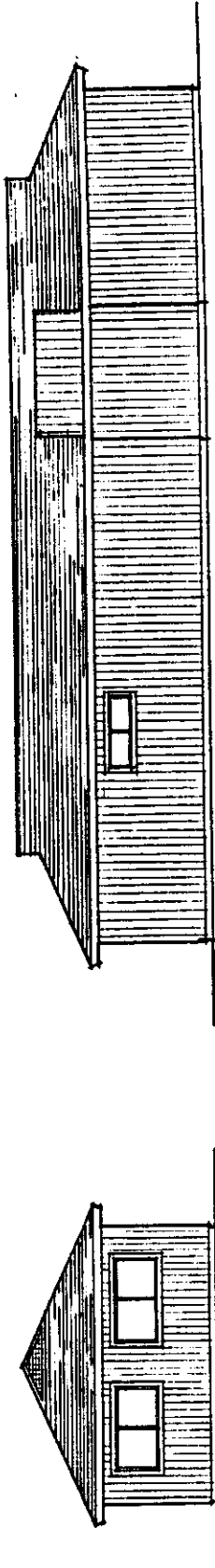
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NORTH ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"

3-22-84



EAST ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION
1/8" = 1'-0"

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