

# CITY PLANNING COMMISSION

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

APPLICANT	Merlin R. & Ann L. Lev, 9683 Mira de l'Rio, Sacramento, CA 95827				
OWNER	Mario Racich, 6823 Brandy Circle, Roseville, CA 95678				
PLANS BY	Graber & Rasmussen, 923-20th Street, Sacramento, CA 95814				
FILING DATE	12-6-83	50 DAY CPC ACTION DATE		REPORT BY:	PB:bw
NEGATIVE DEC.	Ex. 15303(b)	EIR		ASSESSOR'S PCL. NO.	021-092-12

APPLICATION: Special Permit to develop four units on a vacant (.42± ac.) deep lot in the Single Family (R-1) zone. (Section 9)

LOCATION: 4101-73rd Street

PROPOSAL: The applicant is requesting the necessary entitlement to build four duplex units on a deep lot.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential
Existing Zoning:	R-1
Existing Land Use:	Vacant

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Residential; R-1
East:	Industrial; M-1-R
West:	Residential; R-1

Parking Required:	4 spaces
Parking Provided:	7 spaces
Ratio Required:	1 space per dwelling unit
Ratio Provided:	1.75 spaces per dwelling unit
Property Dimensions:	87.33' x 213.16'
Property Area:	18,615 square feet
Density of Development:	9 du/ac.
Square Footage of Building:	Avg. 1,000 sq. ft. per du
Height of Structure:	19 feet (1-story)
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Dark tones
Exterior Building Materials:	Vertical wood siding

STAFF EVALUATION: Staff has the following comments:

1. The subject site is a 18,615 square foot lot in the Single Family (R-1) zone. It is surrounded by R-1 zoning and uses except for the rear which backs onto M-1-R zone (an industrial storage yard). In addition, the neighborhood contains other deep lot developments.
2. The applicant proposes to construct two duplexes on the 87' x 213' deep lot. Each unit contains approximately 1,000 square feet. The exterior material consists of vertical wood siding with a composition shingle roof.

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3. Staff reviewed the submitted plans and inspected the subject property and surrounding dwellings and therefore has the following concerns:
  - a. The maneuvering area for garages of units one and two are not adequate;
  - b. Fence is located in front setback area (6-foot high fence);
  - c. Design of the side elevation facing the street needs some relief to eliminate the flat appearance;
  - d. The long roof line also needs to be redesigned;
  - e. The driveway widths are 12 feet. Ordinance requires a 15-foot width for four units.

Staff therefore met with the architect to discuss these concerns. The architect agreed to modify the site layout and the design of the structures.

4. Subsequently, the applicant submitted revised plans to address staff's concern. The revised plans have met the concerns pertaining to site design and building design listed above. The revised elevations provide architectural relief and provide interest to the overall appearance of the structures.
5. Environmental Determination: The proposed deep lot development is exempt from environmental review pursuant to State EIR Guidelines (CEQA 15303(b)).

STAFF RECOMMENDATION: Staff recommends the following actions:

Approval of the Special Permit to develop a deep lot with four duplex dwelling units, subject to conditions and Findings of Fact which follow:

Conditions

- a. The project shall comply with the provision of the Deep Lot Regulations, Section 9;
- b. Upon completion of the development and prior to occupancy of any unit therein, the developer shall notify the Planning Director. The Director shall inspect the development to determine compliance with all terms of the special permit. In no case shall occupancy of any unit within the development occur prior to inspection and approval by the Planning Director;
- c. The project shall be constructed per the submitted revised plans (Exhibits A through G);
- d. The applicant shall submit a detailed landscape and irrigation plan to staff for review and approval prior to issuance of the building permit.

Findings of Fact

- a. The proposed deep lot development of four duplex units is based on sound principles of land use in that:
  - 1) the property is large enough to provide four dwelling units of at least 750 square feet, with the minimum 5,200 square foot lot per dwelling unit allowed by special permit in the R-1 zone;

- 2) the project is compatible with surrounding land uses which consist of duplexes and single family dwellings.
- b. The project as conditioned will not be detrimental to the public health, safety or welfare nor create a nuisance in that:
    - 1) adequate landscaping will be provided;
    - 2) adequate on-site parking will be provided;
    - 3) the project will not alter the character of the neighborhood.
  - c. The project as conditioned complies with the objectives of the 1974 General Plan and the 1965 Colonial Community Plan which allows light density residential use.

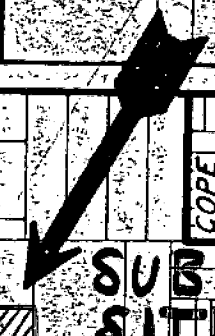
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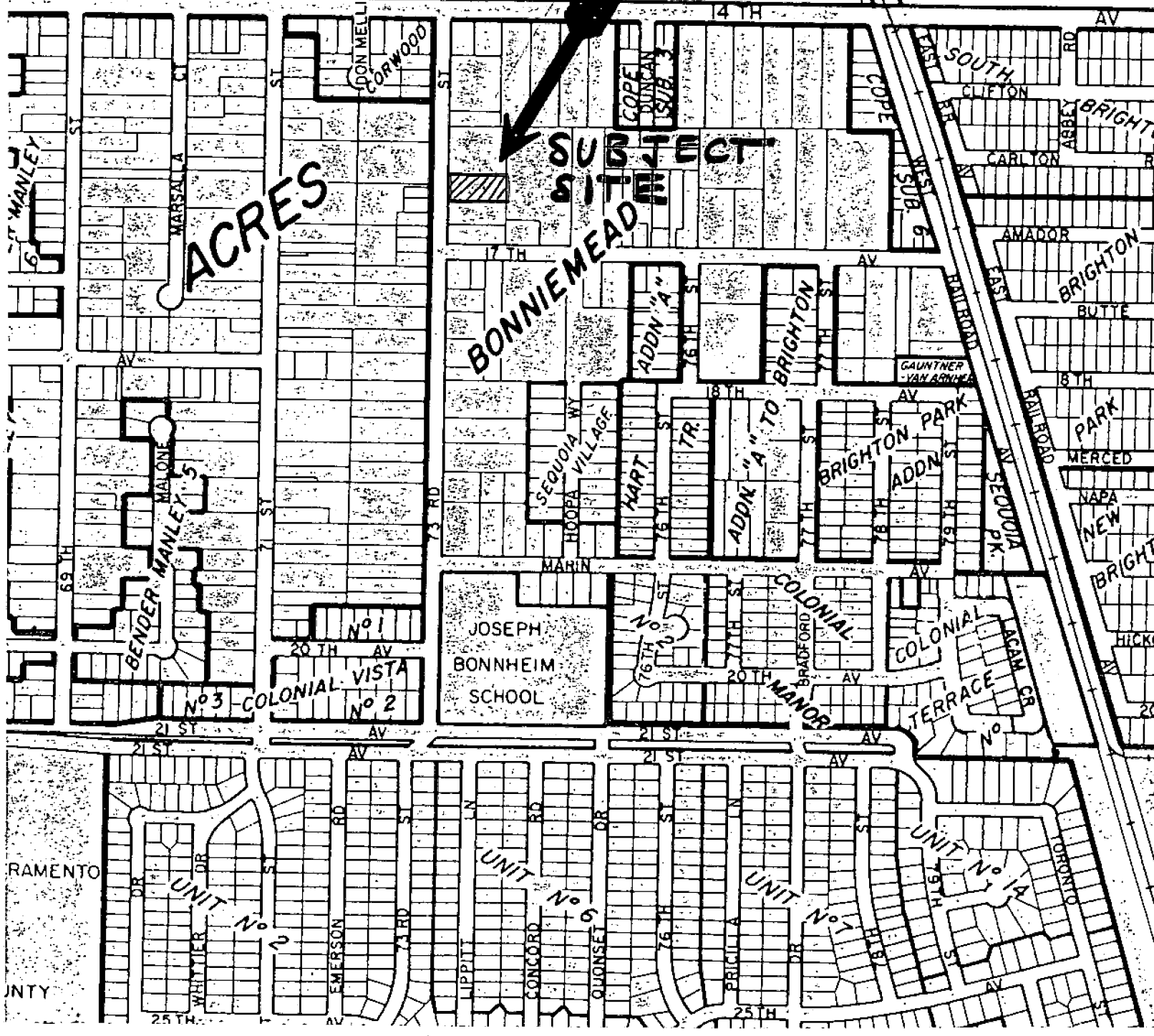
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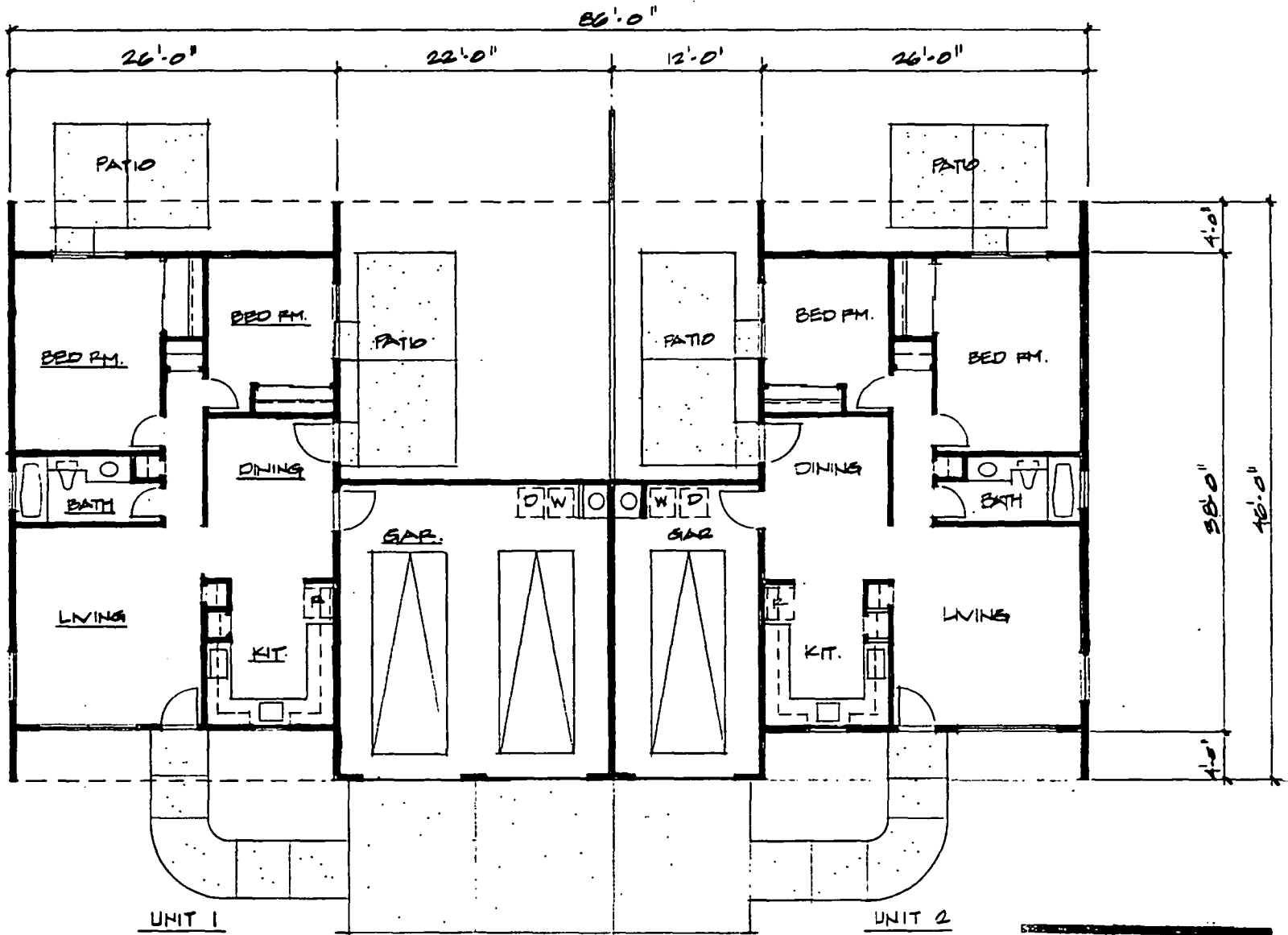
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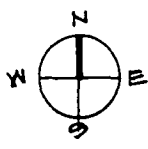
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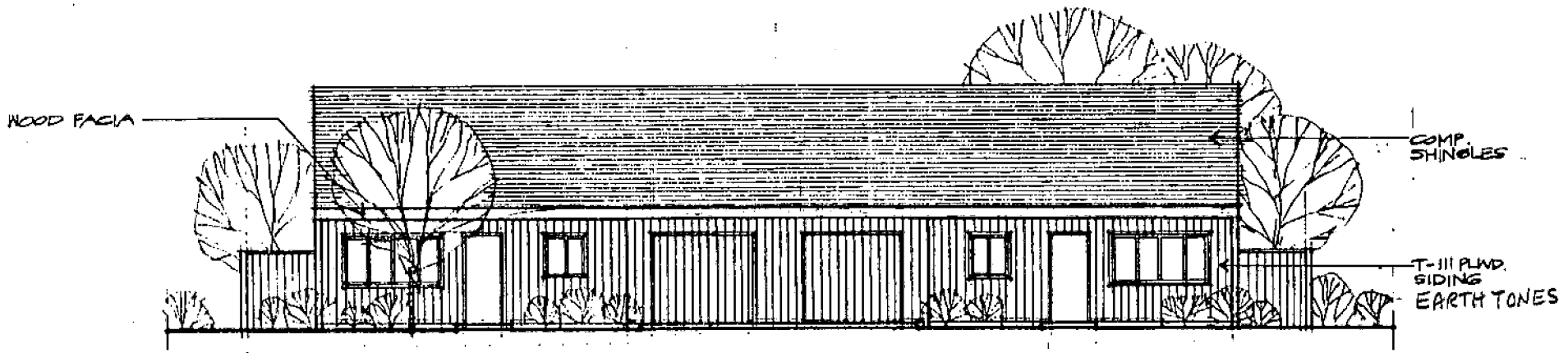
FLOOR PLAN  
 1/8" = 1'-0"  
 0' 4' 8' 16'

ESTABLISHED  
 Graber/Reamsson  
 Architects  
 923 20th Street  
 Sacramento, Ca. 95814  
 916 444-6962

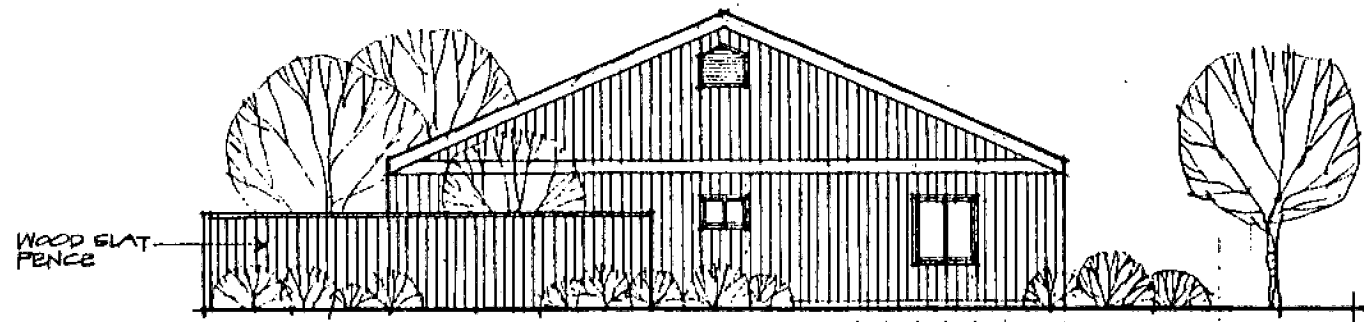
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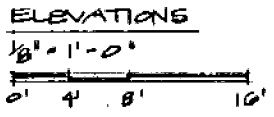
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FRONT ELEVATION



SIDE ELEVATION



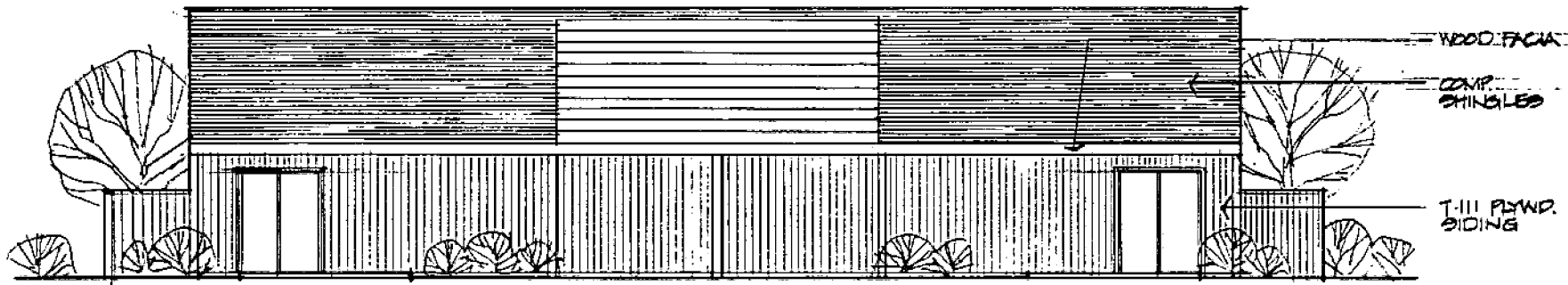
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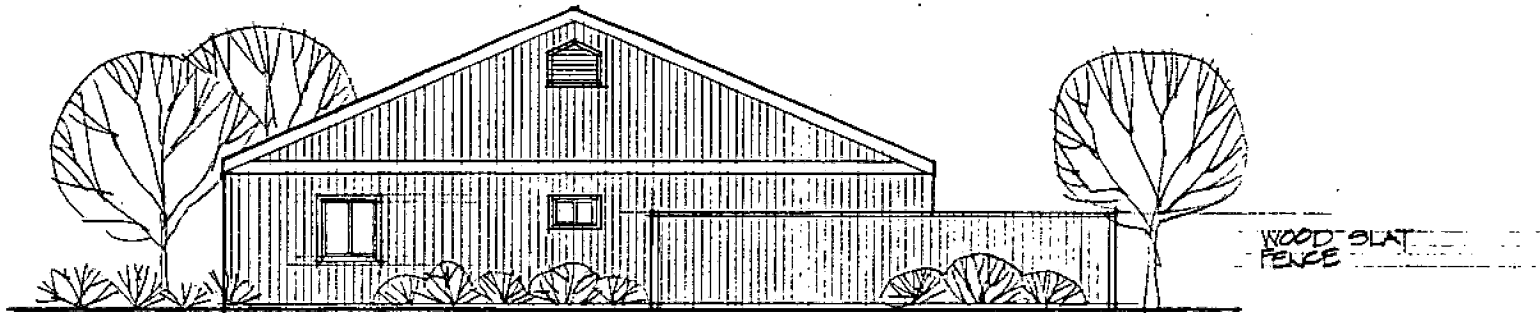
**Greber/Rasmussen  
Architects**

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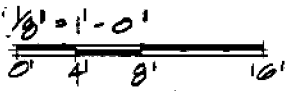


REAR ELEVATION UNITS 3#4



SIDE ELEVATION

ELEVATIONS UNITS 3#4



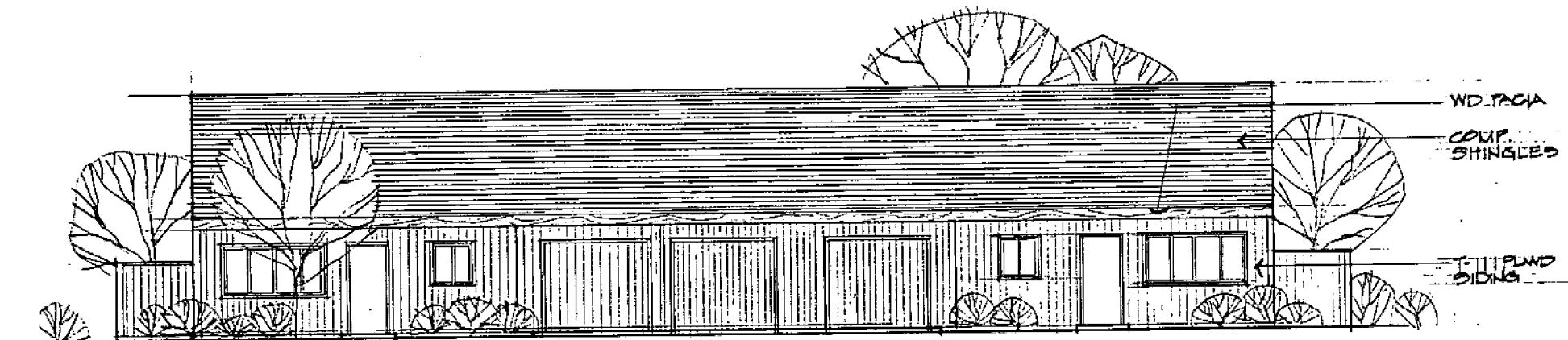
**Graber/Rasmussen Architects**

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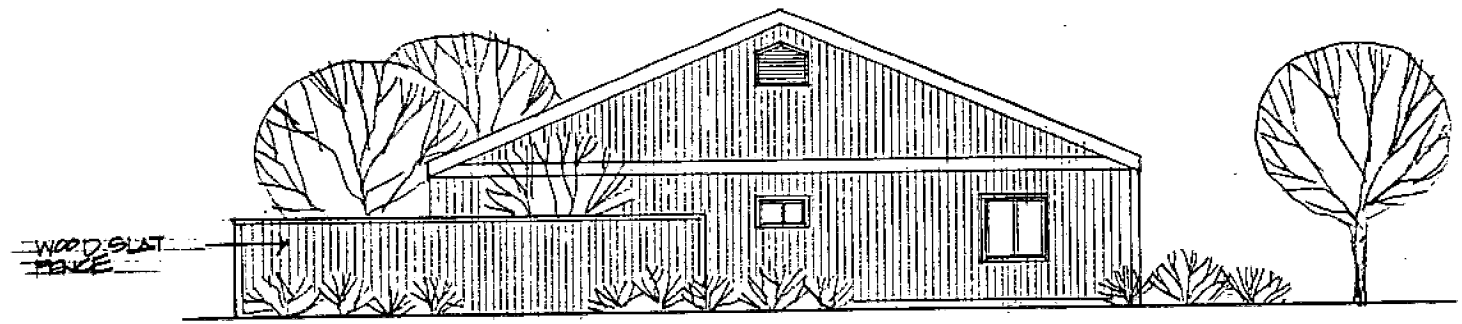
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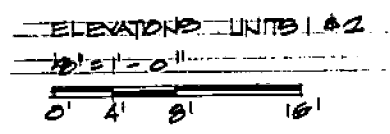




FRONT ELEVATION



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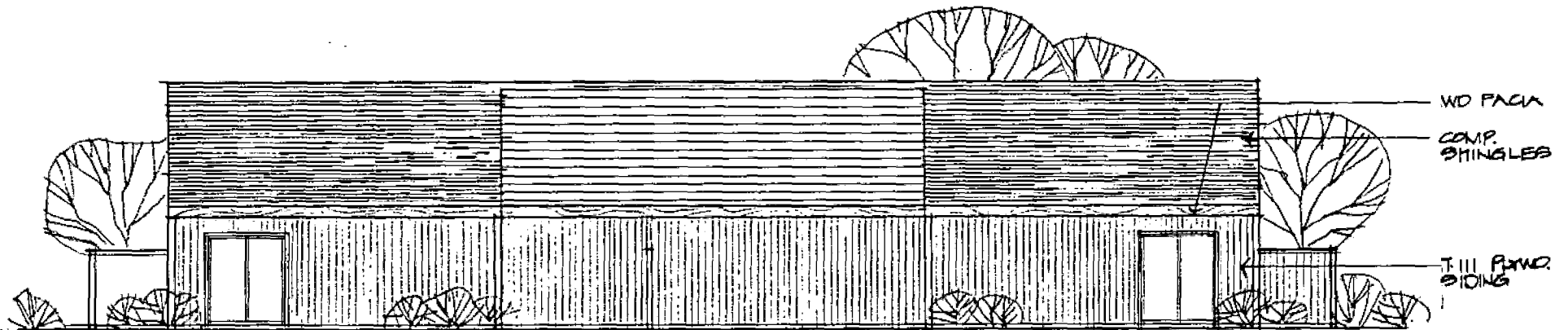


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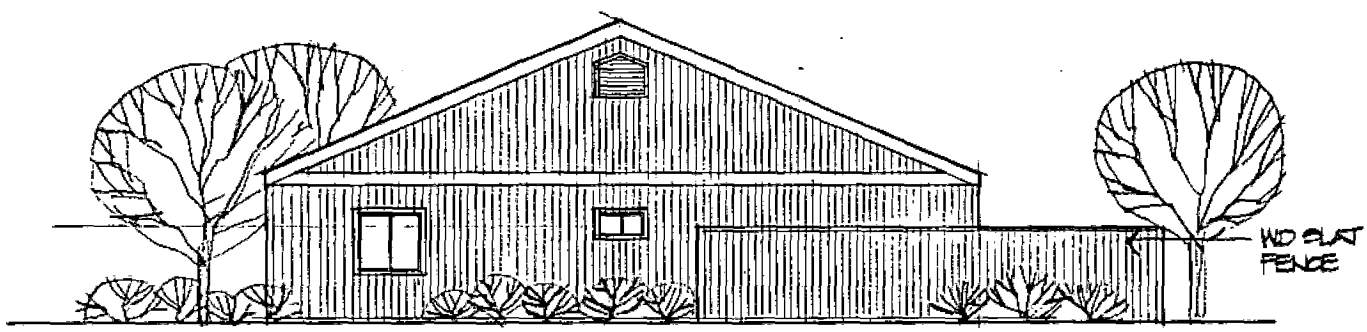
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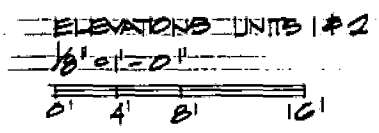
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REAR ELEVATION



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