STAFF RECOMMENDATION

Staff recommends the Design Director approve with conditions the Site Plan and Design Review for a new single-family residence with a rear setback deviation for project known as file DR20-128. Draft Findings of Fact and Conditions of Approval for the project are included below.

Project Information:

Site Plan and Design Review for a 1,394 square foot single-family residence on an existing vacant residential lot on an approximately 0.07-acre parcel in the Single-Unit Dwelling Zone (R-1). The project requires a Design Director Hearing for Site Plan and Design Review for a new single-family residence with a rear setback deviation within the Citywide Design Review Area.

Location: 4440 6th Avenue, Sacramento, CA 95820 (District 5)
Assessor’s Parcel Numbers: 014-0195-026-0000
Applicant/Property Owner: Mike Tretyak, M & N Designing, 3654 Goldsboro Court, Sacramento, CA 95827
Project Planner: Armando Lopez Jr., Assistant Planner, (916) 808-8239
General Plan Designation: Traditional Neighborhood Low Density
Community Plan Area: Fruitridge/Broadway
Parking District: Traditional
Design Review Area: Oak Park
Existing Land Use of Site: Residential
Existing Zoning: Single-Unit Dwelling Zone (R-1)

Surrounding Zoning and Land Use:

North (interior): (C-2-SPD) Vacant
South (interior): (R-1) Residential
East (interior): (R-1) Residential
West (interior): (R-1) Residential

Site Information:

Existing Property Dimensions: +/- 40.03’ wide x 74.505’ deep; 0.07 acres
Parking Required: One
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Setback Information:

<table>
<thead>
<tr>
<th>All Parcels:</th>
<th>Required:</th>
<th>Proposed:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>Between 8’ – 0” &amp; 12’ – 0”</td>
<td>12’ – 0”</td>
</tr>
<tr>
<td>Interior (West)</td>
<td>3’ – 0’</td>
<td>5’ – 0’</td>
</tr>
<tr>
<td>Interior (East)</td>
<td>3’ – 0”</td>
<td>6’ – 5 ¾”</td>
</tr>
<tr>
<td>Rear</td>
<td>15’ – 0”</td>
<td>10’ – 0”</td>
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Additional Project Information:

The site is currently vacant. The applicant is proposing a 1,394 square foot single-family residence encroaching into the rear yard setback within the R-1 zone. The proposal meets height and lot coverage allowances for the R-1 zone but does not meet the rear yard setback standards. The applicant is requesting a deviation through a public hearing to allow the development to not meet standards established in 17.204.240.D.1.

The project is proposing a ten (10) foot setback which does not meet the minimum rear yard setback standard of fifteen (15) feet. Staff supports the deviation since: 1) the existing residence to the south is setback approximately 27 feet back from the rear property line; and 2) the proposed encroachment does not visually impede on the adjacent neighbor and surrounding community.

Exterior wall finish on single-family residence shall be cement plaster with a stone wainscot on the front elevation wrapping around to the side elevation. New windows shall be vinyl sliders and single-hung throughout residence with faux shutters. Roofing to be dimensional composition shingles with a Dutch gable on the front elevation. Gable ends to be lap siding with a decorative vent. As designed, the project meets all applicable development standards for the R-1 zone and the architectural design standards for a single-family residence. Furthermore, the project is deemed consistent with the citywide design principles in relation to massing and scale for accessory dwelling units. The planning staff support the project and recommends approval of the rear yard setback deviation.

The project was noticed to property owners and tenants within 500 feet of the subject site and the site was posted for the hearing on Friday August 19, 2020. Staff has not received any comments.

Environmental Considerations:

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section number 15332 which consists of projects characterized as in-fill development meeting the conditions described in this section:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

200-Year Flood Protection:

The parcel is determined to be outside the 500-year floodplain.
Findings of Fact:

1. The design, layout, and physical characteristics of the proposed project are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Traditional Neighborhood Low Density.

2. The design, layout, and physical characteristics of the proposed project are consistent with all applicable design guidelines and with all applicable development standards in that the proposal meets all applicable development standards for the R-1 zone and the architectural design standards for accessory dwelling units, except for the rear yard setback in the R-1 zone. Furthermore, the project meets the citywide design principles in relation to massing and scale for accessory dwelling unit.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the subject site and comply with all applicable design guidelines and development standards.

4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project are compatible with the design of the adjacent residential structures.

5. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged in that the building will have to comply with Title 24 energy compliance standards.

6. The design, layout, and physical characteristics of the proposed project are not detrimental to the public health, safety, convenience or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance and will not be a detriment to the neighborhood.

DRAFT CONDITIONS OF APPROVALS:


1. The single-family dwelling shall be constructed per approved plans and conditions of approval.

2. Provide exterior cement plaster on all elevations per approved plans.

3. Provide stone wainscot on front elevation and wrapping around the side elevations per approved plans.

4. Provide dimensional composition shingle roofing per approved plans.

5. Provide Dutch gable over the garage per approved plans.

6. Provide wood or fiber cement lap siding with decorative vents on front and rear elevation gable ends per approved plans.

7. Provide cement plaster column with stone base and trim per approved plans.

8. Provide dual pane vinyl-frame single-hung and slider windows with trim and sill per approved plans.
9. Provide shutters on the front elevation per approved plans.

10. Provide raised panel metal garage door with upper windows per approved plans.

11. Provide decorative lighting fixtures per approved plans.

12. Provide raised panel doors on the front and right-side elevation with an upper window on the front door per approved plans.

13. Provide sliding glass door on the rear and left elevation per approved plans.

14. **Prior to final building inspection, applicant shall contact Design Review staff and provide adequate photographs to verify compliance with conditions of approval.**

15. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 7-day reconsideration period.

16. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

17. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).

18. This approval shall expire in three (4) years from the approval date.

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Armando Lopez Jr.  
Assistant Planner

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Luis Sanchez  
Senior Architect