

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday May 3, 1994, the Zoning Administrator ratified the Negative Declaration and approved with conditions, a Zoning Administrator's Special Permit for Deep Lot Development to construct three units for the project known as Z94-042. Findings of Fact and conditions of approval for the project are listed on pages 3-5.

Project Information

Request: A. Negative Declaration

 B. Zoning Administrator's Special Permit for Deep Lot Development to construct three 1,100 square foot single family residences on 0.94± vacant acres in the Standard Single Family (R-1) zone, Executive Airport Overlay-3 (R-1){EA-3} zone.

Location: 2601 26th Avenue

Assessor's Parcel Number: 019-151-026

Applicant: Albert Toh Owner: Skyland Holdings Inc.
Address: 5925 Sawyer Circle Address: 5925 Sawyer Circle
 Sacramento, CA 95823 Sacramento, CA 95823

General Plan Designation: Low Density Residential (4-15 du/net acre)
Existing Land Use of Site: Vacant
Existing Zoning of Site: Single Family Residential (R-1)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant, Creek; R-1	Front:	25'	27'
South: Vacant; R-1	Side(E.):	5'	10'
East: Single Family; R-1	Side(W.):	5'	36'
West: Vacant; R-1	Rear:	15'	210.5'

Parking Required: Three spaces
Parking Provided: Six spaces
Property Dimensions: 91'x 452.5'
Property Area: 0.94±
Square Footage of Building: Each house- (3) 1,125 square feet
 Each garage- (3) 380 square feet
 Total- (3) 1,505 square feet [4,515 square feet]
Height of Building: One story, 14.53 feet
Exterior Building Materials: Wood siding

Z94-042

MAY 3, 1994

ITEM 5

Roof Materials:	Composition shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-G

Background Information: On May 22, 1992, the applicant submitted this project for Planning Director's Special Permit for Deep Lot Development (P92-158). Initially, the project was going to be required to provide a circulation study regarding a future street pattern crossing the rear of the property. The requirement for the circulation study was eliminated and the environmental review was going to resume (Staff letter dated July 2, 1992). The applicant was required to pay additional environmental fees and on November 18, 1992, requested that the project be placed on hold until funds could be obtained to pay the fees. The fees were paid on January 20, 1993, and the Negative Declaration was completed on February 10, 1993. On April 13, 1993, staff met with the applicant to discuss significant design and site changes that were required in revised plans for the project to be approved. Staff sent a letter to the applicant on July 16, 1993, again reiterating the needed revisions for the project in order to complete the staff review. On January 25, 1994, staff sent a letter to the applicant stating if the revised plans were not submitted within 30 days then the project would be officially withdrawn. The applicant submitted revised plans on March 3, 1994.

The Zoning Ordinance has been changed during the course of the project processing and the Planning Director entitlement no longer exists. The entitlements previously granted by the Planning Director have been delegated to the Zoning Administrator. Therefore, this project has been withdrawn by staff as a planning file (indicated by the P number) and resubmitted as a Zoning Administrator file (indicated by a Z number). The entitlement has been changed to a Zoning Administrator entitlement.

Additional Information: The applicant is requesting a special permit to construct three single family units on a deep lot. The lot is presently vacant with a fence in disrepair along the east and west property lines. Each unit will be a single story 1,505 square foot three bedroom/ two bath floorplan with a two car garage. The front unit will have the main entrance oriented towards 26th Avenue with the garage entrance off of the common driveway that will run along the west property line. The exterior materials will be horizontal lap siding for the first unit and a combination of horizontal lap siding and T-1/11 wood siding for the remaining units with a composition shingle roof. The submitted site plan indicates a common driveway that is 10 feet wide with 19 foot individual driveways off the common drive. The Zoning Ordinance requires a 20 foot driveway. Additionally, the front unit has a garage depth of 19 feet and the Zoning Ordinance requires a 20 foot garage depth. There will be 40 feet between units and the rear 211 feet of the lot will be left vacant for potential future development.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, Engineering Development Services, and the Fire Department. Design Review staff also reviewed the project and made recommendations to enhance the design and appearance of the proposed project. Those recommendations and the agency comments are included below as conditions of approval.

The site is not located within any organized neighborhood association. The project was noticed to

all property owners within 100 feet of the site. Staff has not received any calls concerning the project.

Environmental Determination:

This project, as proposed, will not have a significant impact on the environment and a negative declaration with no mitigation measures has been prepared and filed.

Conditions of Approval

1. The applicant shall meet the necessary building code requirements to include sprinklers in the second and third units to the satisfaction of the Fire Department. (Note: Required fire sprinklers may use NFPA 13D standards.)
2. The applicant shall submit revised plans to Planning staff for review and approval prior to the issuance of Building Permits to include the following:
 - a. revise the front unit floor plan and right elevation to match (retaining a porch element);
 - b. use horizontal lap siding on all elevations for the front unit and on the gable ends of the second and third units (see Staff Exhibit E);
 - c. use 25 year laminated dimensional composition shingles with heavy ridge caps in a color that coordinates with the exterior house color scheme on all units;
 - d. enlarge the front unit's garage to twenty feet in depth;
 - e. the individual driveways for all units shall be 20 feet in depth;
 - f. the second and third units shall use the floorplans as shown in Exhibit D and provide a porch element for the front door for each unit;
 - g. the garage doors shall be metal sectional doors and the front doors shall have a panel design (six panel minimum);
 - h. the windows on the front elevation for the front unit shall have a deeper window sill or planter box to provide accents;
 - i. no mechanical equipment shall be located on the roof;
 - j. all windows on the front unit; the windows on the north, south, and west elevations of the second unit; and the windows on the south and west elevations of the third unit shall have prefinished grid windows;
 - k. a six foot wood fence shall be provided along the east and west property lines to a distance of at least fifteen feet beyond the rear of the third unit (the existing fence shall be replaced) and some type of fencing shall be provided between units; however, if a six foot wood fence is used then the fence shall not project past the front elevation of each unit (see Staff Exhibit

F){Fencing shall be installed prior to Final Inspection}. Hedges can be used in place of fences between the interior units provided the applicant provide a landscape plan for Planning review and approval prior to issuance of building permits;

- l. there shall be no parking of vehicles, dumping, or non-enclosed storage on the vacant rear section of the lot;
 - m. the front area of each unit shall be landscaped with sod, shrubs, at least one tree, and irrigated with an automatic sprinkler system and there shall be landscaping to include shrubbery located along the driveway adjacent to the fence to the end of the pavement (see Staff Exhibit G).
3. The applicant shall obtain all necessary building permits prior to commencing construction.
 4. The applicant shall obtain a driveway permit.
 5. The driveway at 26th Avenue must be a minimum of 24 feet wide to 20 feet behind the street right-of-way.
 6. The corners between the private driveway (serving all three units) and each individual driveway shall be rounded to a radius of nine feet.
 7. Provide a 44 foot I.O.D. for the future extension of a new street between 24th Avenue and 26th Avenue.
 8. The applicant shall provide an on-site paving, grading, and drainage plan to the Public Works Department for their review and approval prior to issuance of building permits.
 9. Planning staff shall make a site visit to insure compliance with all conditions prior to the Final Inspection or occupancy.

Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a residential use in a Standard Single Family (R-1) zone.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed single family residences are compatible in design with the other existing properties in the neighborhood;
 - b. adequate parking, driveways, landscaping, and setbacks will be provided; and
 - c. the proposed additional units will not significantly alter the characteristics of the area.
3. The project is consistent with the General Plan and which designates the subject site as Low Density Residential (4-15 du/na). Encouraging development on infill property meets the goals and

policies of the General Plan.

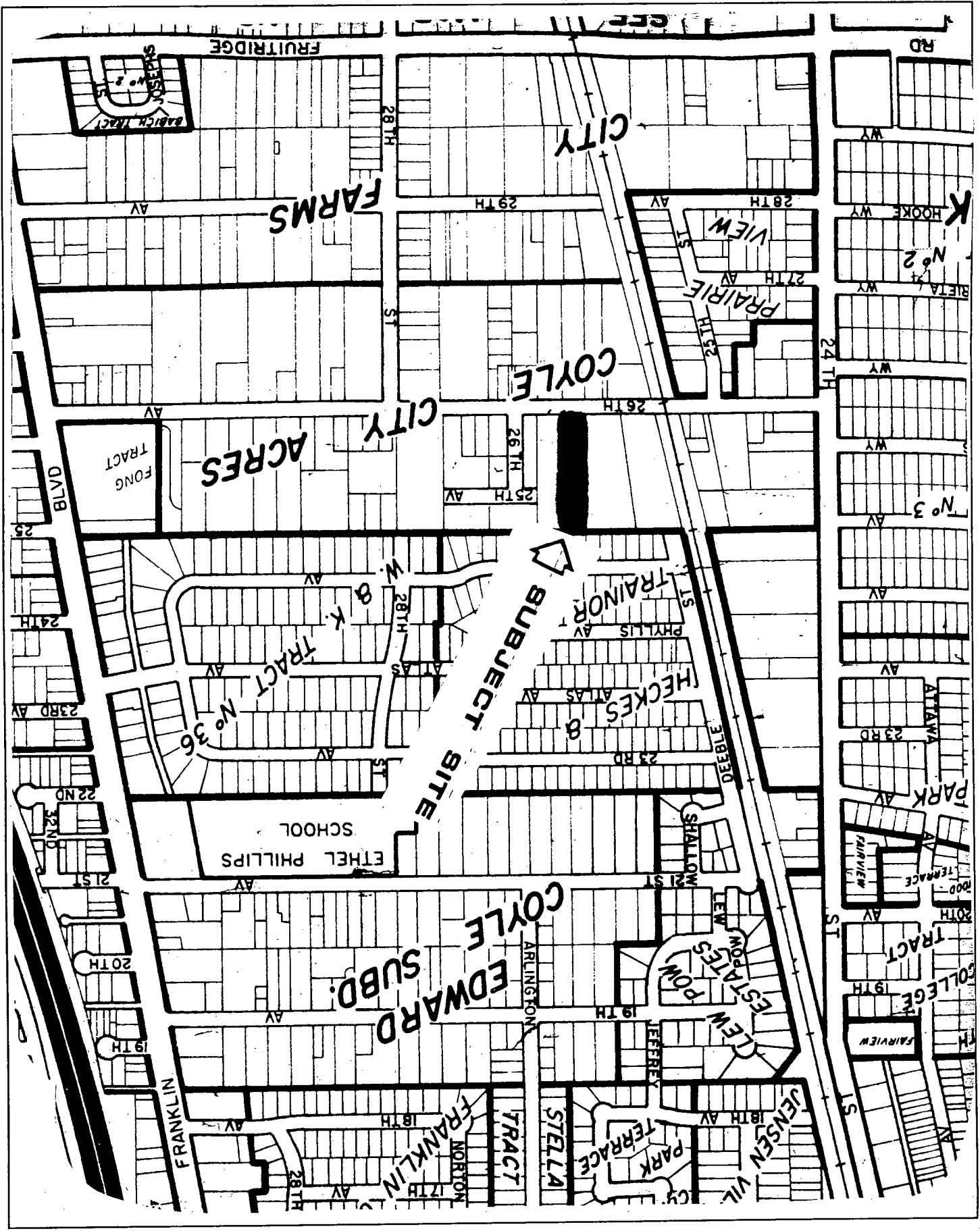
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

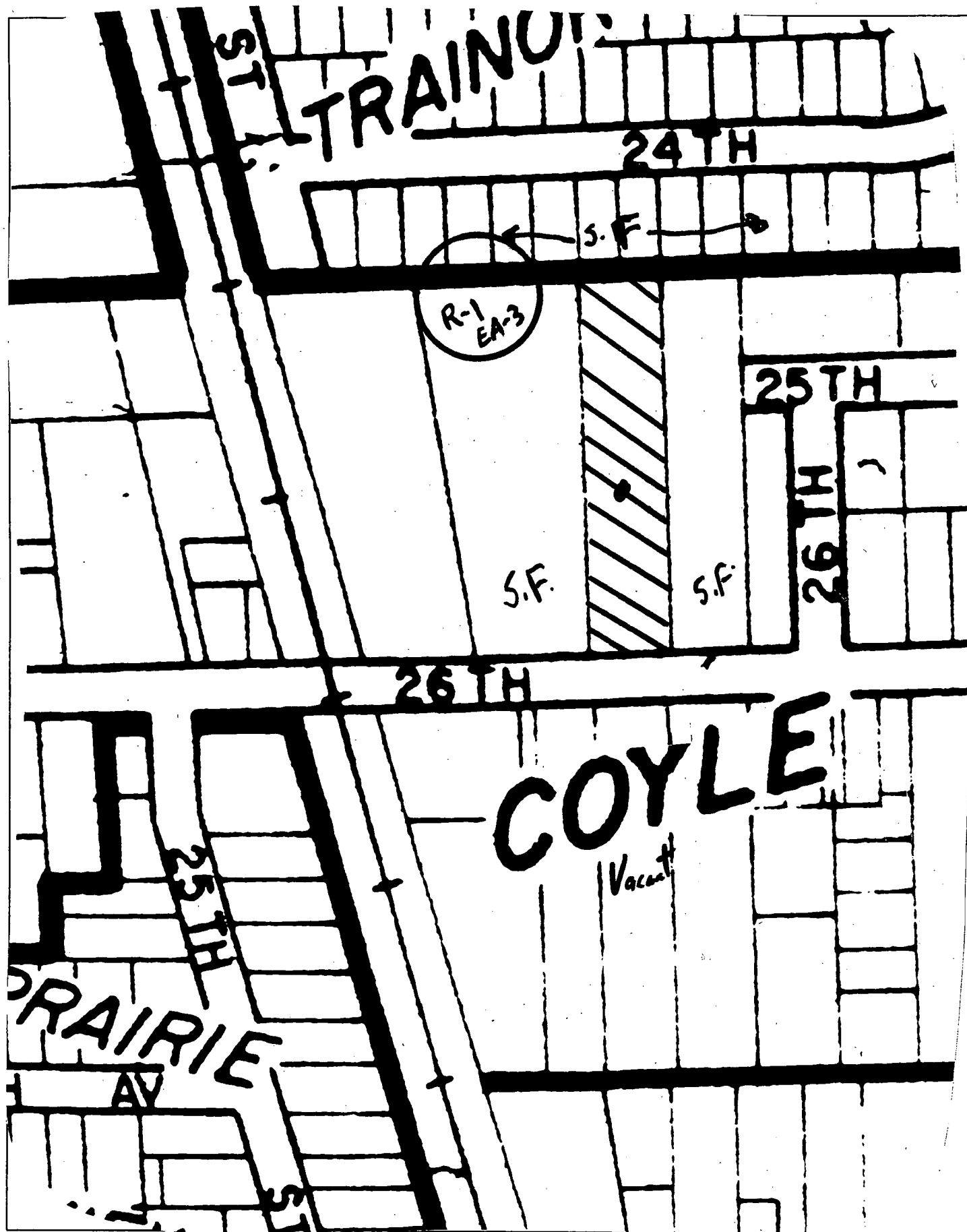
A use for which a Special Permit or Variance is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit or Variance shall be deemed to have expired and shall be null and void. A Special Permit or Variance use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book



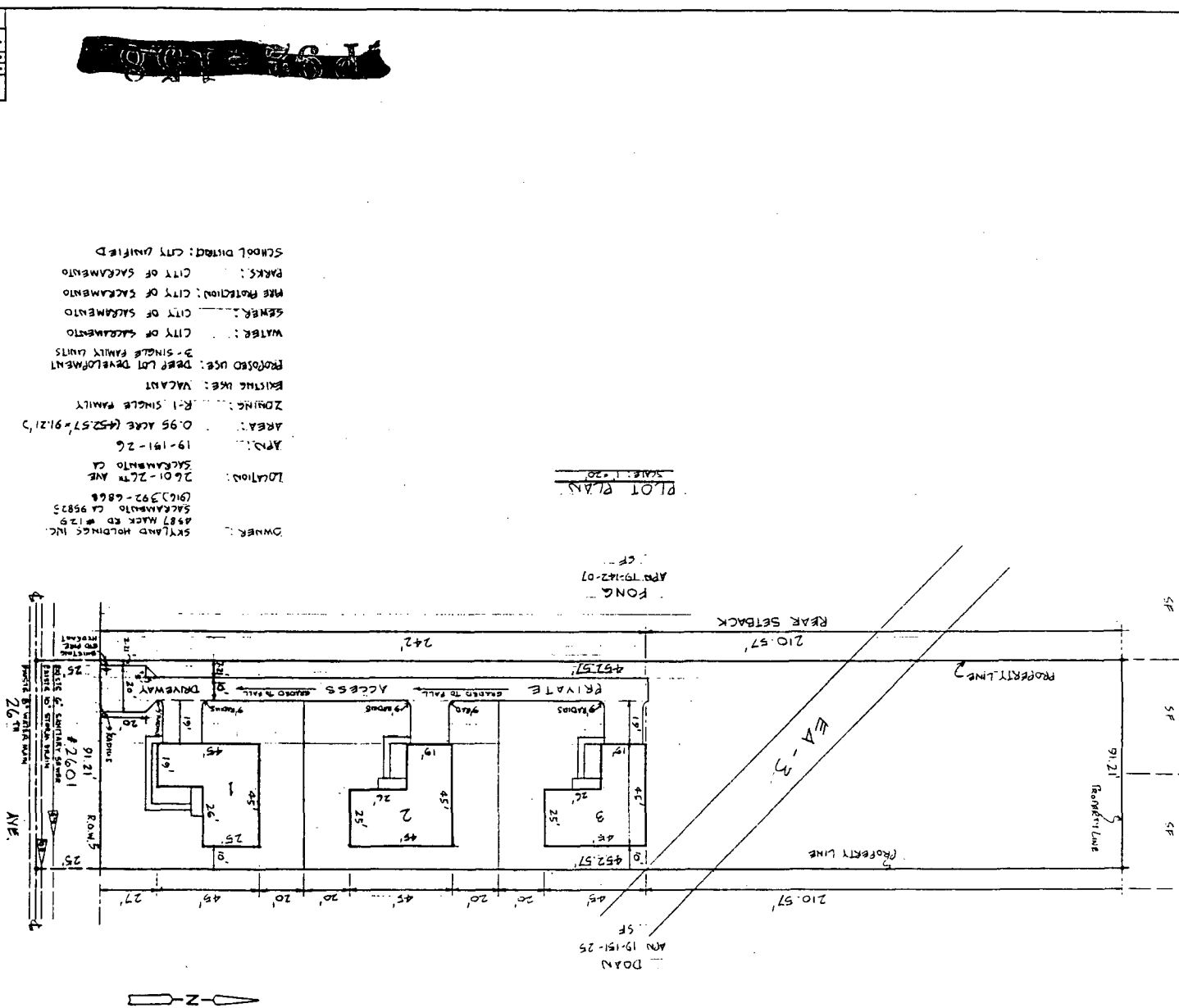
VICINITY MAP



LAND USE & ZONING MAP

Z94-042

EXHIBIT A

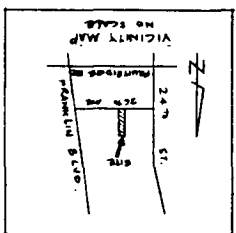


OWNER: SKYLAND HOLDINGS INC.
 4587 MARK RD #125
 SACRAMENTO CA 95835
 LOCATION: 2601-26th AVE
 SACRAMENTO CA
 AREA: 0.95 ACRE (452.57' x 91.21')
 ZONING: R-1 SINGLE FAMILY
 EXISTING USE: VACANT
 PROPOSED USE: DEEP LOT DEVELOPMENT
 3 - SINGLE FAMILY UNITS
 WATER: CITY OF SACRAMENTO
 SEWER: CITY OF SACRAMENTO
 FIRE PROTECTION: CITY OF SACRAMENTO
 PARKS: CITY OF SACRAMENTO
 SCHOOL DISTRICT: CITY UNIFIED

SCALE: 1" = 20'

2601 26th AVE SACRAMENTO CA	ACI	1-20	1-20
SKYLAND HOLDINGS INC (392-6868)			
LOT PLAN	P-1		

APR 19-151-01	PRICE	4587 MARK RD
APR 19-151-02		
APR 19-182-06		



294-042

MAY 3, 1994

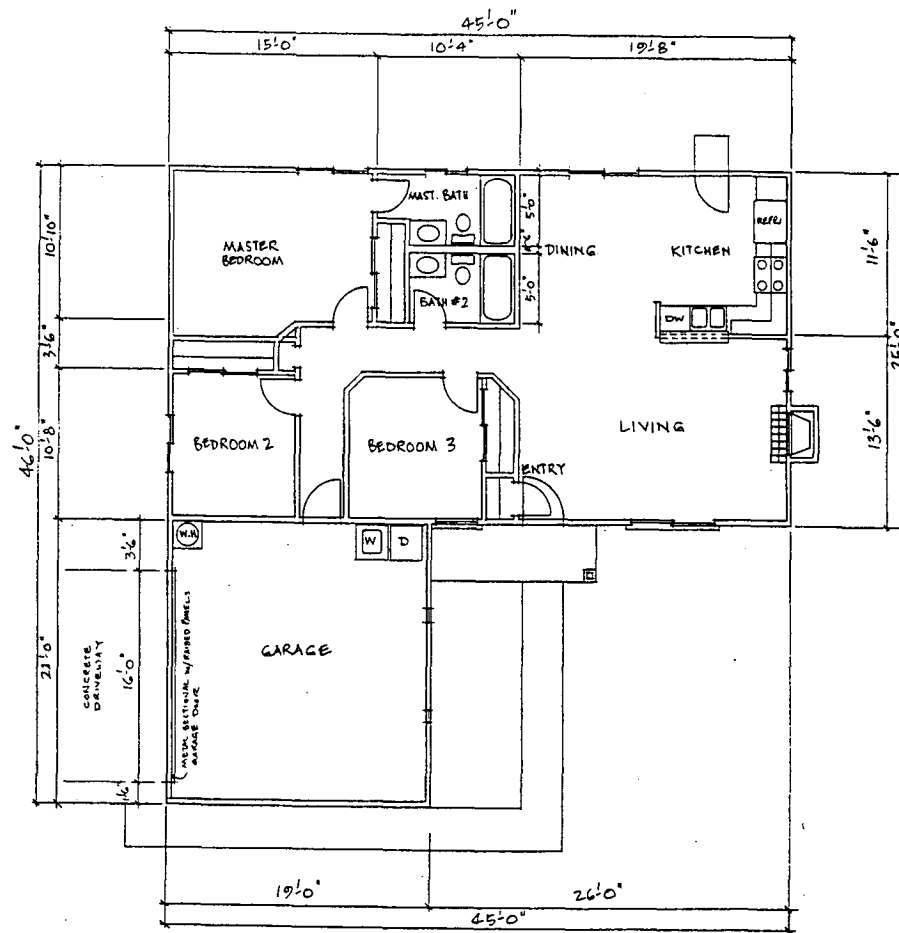
ITEMS

Z94-042

MAY 3, 1994

ITEMS

PRIVATE ACCESS DRIVEWAY



FLOOR PLAN
SCALE: 1/4" = 1'-0"

For Unit **1**

26TH AVE.

SKYLAND HOLDINGS INC. (592-6828)	
DATE: 1/5/94	SCALE: 1/4" = 1'-0"
2601 - 26TH AVE. SACRAMENTO CA	
FLOOR PLAN	A-1

Z94-042

~~292-158~~

EXHIBIT B

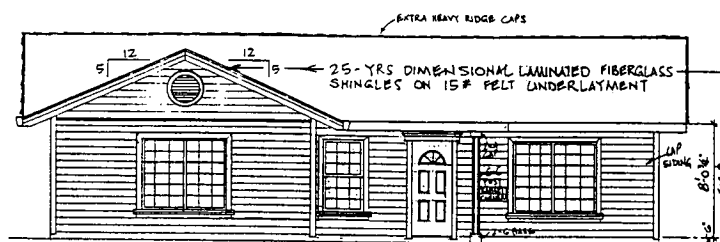
294-042

MAY 3, 1994

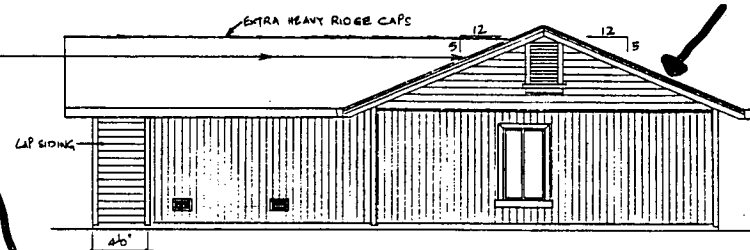
ITEMS

FOR UNIT 1
ALL ELEVATIONS
TO HAVE

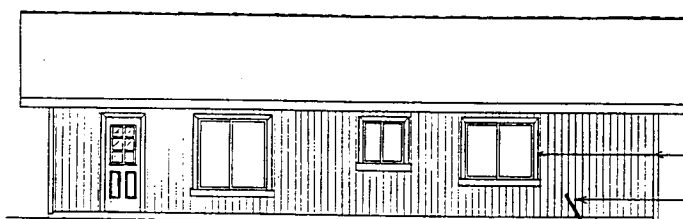
HORIZONTAL SIDING



① FRONT (SOUTH) ELEVATION (UNIT 1 ONLY)
SCALE: 1/4" = 1'-0"

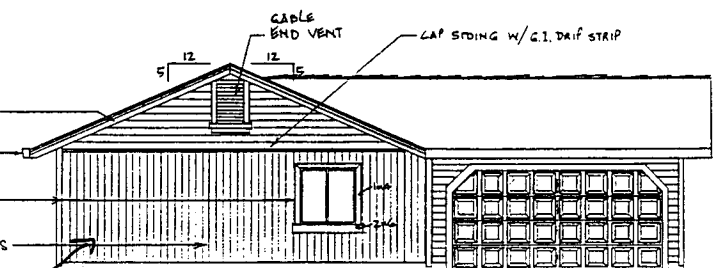


③ RIGHT (EAST) ELEVATION (UNIT 1 ONLY)
SCALE: 1/2" = 1'-0"



② REAR (NORTH) ELEVATION (UNIT 1 ONLY)
SCALE: 1/4" = 1'-0"

To be Horizontal
Siding



④ LEFT (WEST) ELEVATION (UNIT 1 ONLY)
SCALE: 1/2" = 1'-0"

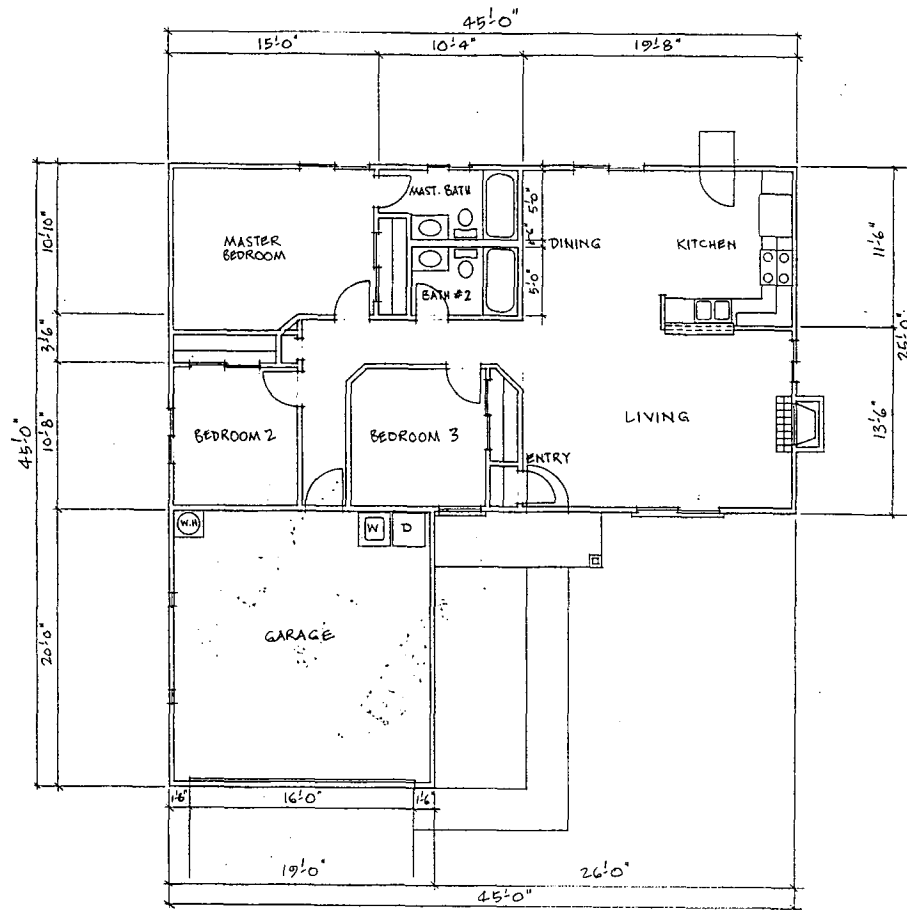
UNIT 1

294-042

OWNER: SKYLAND HOLDINGS INC	DEVELOPER: ALBERT TOH 522-6303
DATE: 5-20-92	ACT
LOCATION: 2601-26TH AV SACRAMENTO CA	
TITLE: ELEVATIONS	A-2A

EXHIBIT - C

EXHIBIT D



FLOOR PLAN
SCALE: 1/4" = 1'-0"

For Units 2 & 3
294-042

REVISED 3

SKYLAND HOLDINGS, INC. (572-6868)	
DATE: 12/5/75	BY: [REDACTED]
DATE: JUNE 1981	BY: [REDACTED]
2601-26TH AVE. SACRAMENTO CA	
FLOOR PLAN	A-1

5-21-85

MAY 3, 1994

294-042

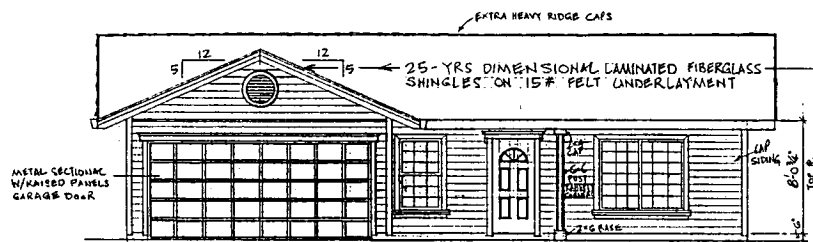
CITY OF SACRAMENTO
CITY PLANNING DIVISION

MAR 3 1994

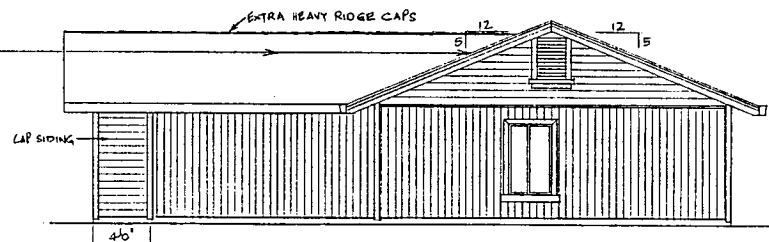
RECEIVED



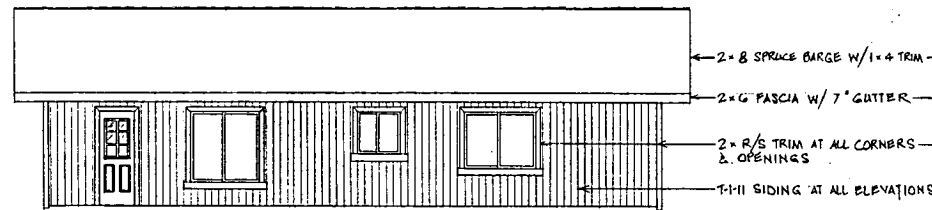
EXHIBIT E



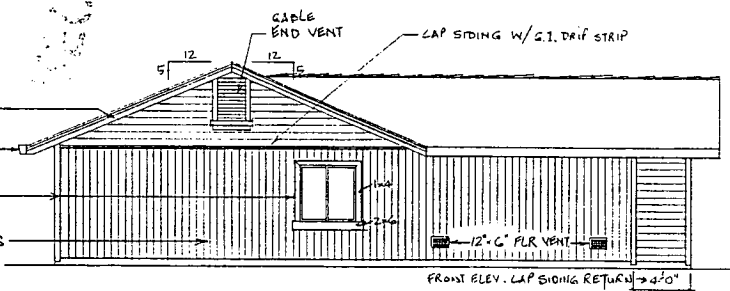
1 FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

REVISED

FOR UNITS 2 & 3

~~199-180~~
Z94-042

OWNER: SKYLAND HOLDINGS INC	DEVELOPER: ALBERT TOH 392-6868
SCALE: 1/4" = 1'-0"	APPROVED BY: ACT
DATE: 5-20-92	DRAWN BY: AJ
LOCATION: 2601-26TH AV SACRAMENTO CA	REVISIONS:
TITLE: ELEVATIONS	A-2

ITEM 5
MAY 3, 1994
260-662

CITY OF SACRAMENTO
CITY PLANNING DIVISION

MAR 3 1994

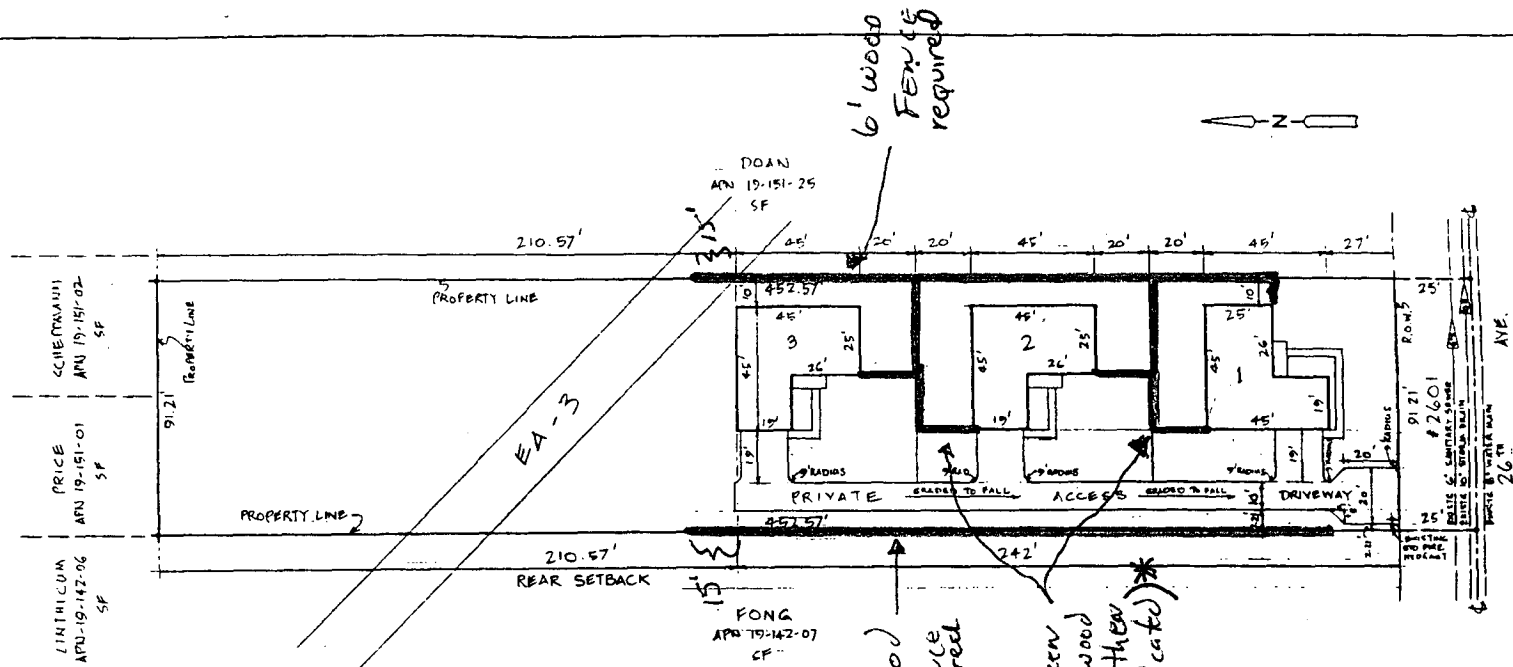
RECEIVED

1000

EXHIBIT - F

STAFF EXHIBIT

Fencing

PLOT PLAN
SCALE: 1" = 20'

Fencing between
units (if 6' wood
fencing used then
locate as indicated)*

OWNER: SKYLAND HOLDINGS INC.
4587 HACK RD #129
SACRAMENTO CA 95825
(916) 392-6868

LOCATION: 2601-26TH AVE
SACRAMENTO CA

APNs: 19-191-26

AREA: 0.95 ACRE (452.57' x 91.21')

ZONING: R-1 SINGLE FAMILY

EXISTING USE: VACANT

PROPOSED USE: DEEP LOT DEVELOPMENT
3- SINGLE FAMILY UNITS

WATER: CITY OF SACRAMENTO

SEWER: CITY OF SACRAMENTO

FIRE PROTECTION: CITY OF SACRAMENTO

PARKS: CITY OF SACRAMENTO

SCHOOL DISTRICT: CITY UNIFIED

* If applicant utilizes
3' fence, it can extend
into front yard areas of
units. The interior north/south
fencing is not required but the
east/west fencing or hedge
between units is required (condition)

2601 26 TH AVE SACRAMENTO CA	
1" = 20'	AC
3-2-93	2/24/94
SKYLAND HLDGS INC (392-6868)	
PLOT PLAN	P-1

Z94-042

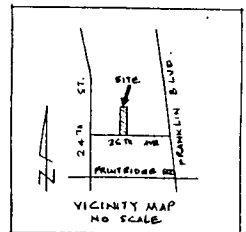
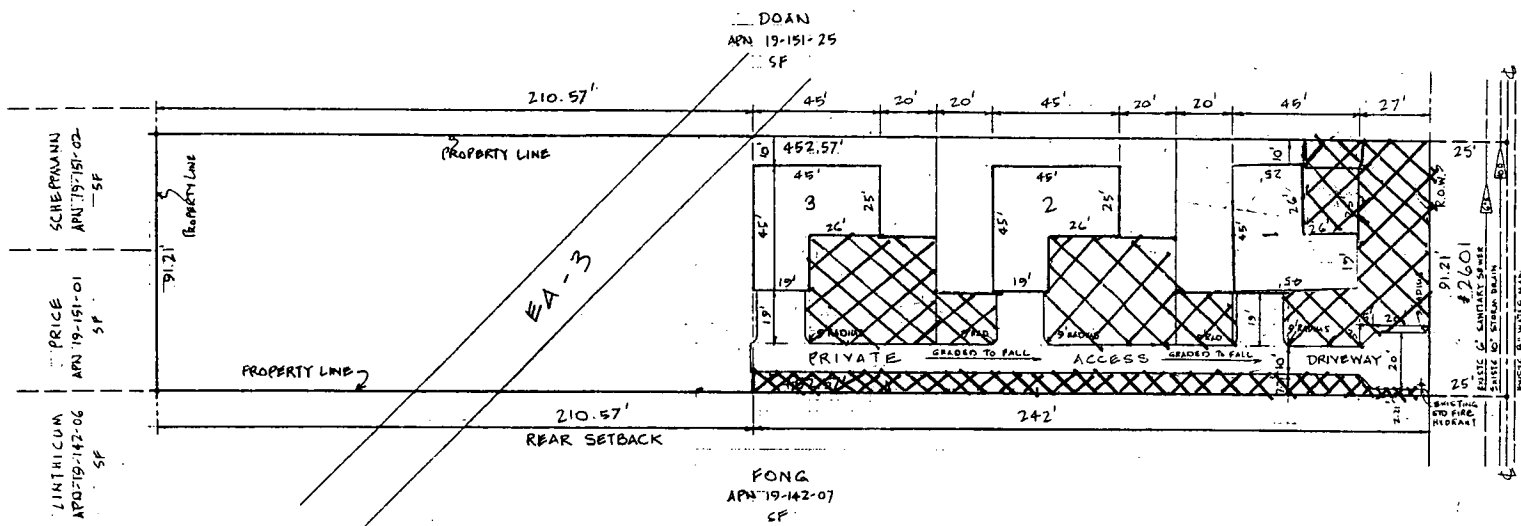
294-042

MAY 3, 1994

ITEMS

EXHIBIT - G

**STAFF EXHIBIT
LANDSCAPING**



PLOT PLAN
SCALE: 1" = 20'

Hatched Areas
to be landscaped



OWNER: SKYLAND HOLDINGS INC.
4587 HACK RD #129
SACRAMENTO CA 95823
(916) 392-6868

LOCATION: 2601-26th AVE
SACRAMENTO CA

APN: 19-151-26

AREA: 0.95 ACRE (452.57' x 91.21')

ZONING: R-1 SINGLE FAMILY

EXISTING USE: VACANT

PROPOSED USE: DEEP LOT DEVELOPMENT
3- SINGLE FAMILY UNITS

WATER: CITY OF SACRAMENTO

SEWER: CITY OF SACRAMENTO

FIRE PROTECTION: CITY OF SACRAMENTO

PARKS: CITY OF SACRAMENTO

SCHOOL DISTRICT: CITY UNIFIED

784-049

2601 26th AVE SACRAMENTO CA	
DATE: 1" = 20'	PREPARED BY: ACT
DATE: 3-6-03	REVISION:
SKYLAND HLDGS INC (392-6868)	
PLOT PLAN	P-1

REVISED 3

ITEMS

MAY 3, 1994

244-042