

P93-162 - Dias Avenue Landlocked Parcel

REQUEST: A. Variance to develop a landlocked parcel on .27± vacant acres in the Standard Single-Family Residential (R-1) zone.

LOCATION: North of Elder Creek and east of Stockton Blvd.  
APN: #038-0171-011  
South Sacramento Community Plan Area  
Sacramento Unified School District  
Council District 6

APPLICANT:	Charles Crawford Construction (916) 646-3233 142 Copper Leaf Way, Sacramento, CA 95838
OWNER:	Eloise Bobo 6215 Dias Ave., Sacramento, CA 95824
PLANS BY :	Cadraft 1404 Garden Hwy, Sacramento, CA 95833
APPLICATION FILED:	11/1/93
STAFF CONTACT:	Colleen Carollo, 264-5691

SUMMARY/RECOMMENDATION:

The applicant proposes to develop a .27± acre vacant landlocked parcel with an 1,800 square foot single-family residence. This site is located within the South Sacramento Community Plan area and is considered to be an infill site. In order to meet the applicant's objectives, the project requires the discretionary entitlement described above. In evaluating the project, the basic issues are on-site drainage and a drainage easement; a utility easement; site access (resident and fire department access); and structure design (for access visibility purposes).

Staff recommends approval of the project. This recommendation is based upon the proposal's consistencies with the land use designations of the Sacramento General Plan Update (SGPU) and the South Sacramento Community Plan Area (SSCPA) of Low Density Residential and Residential, respectively and with its consistencies with the policies of the SGPU and South Sacramento Community Plan regarding infill development.

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**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (4-8 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1

**Surrounding Land Use and Zoning:**

North: Trailer Park; R-1  
 South: Single Family Residential and Vacant; R-1  
 East: Trailer Park; R-1  
 West: Single Family Residential and a Trailer Park; R-1

**Setbacks:            Required      Provided**

Front:	25'	41'
Side(east):	5'	14'
Side(west):	5'	24'
Rear:	15'	25'

Property Dimensions:	150' x 80'
Property Area:	.27± gross acres
Density of Development:	4 dwelling units per net acre
Square Footage of Unit:	1,800 square feet
Height of Building:	16 feet at ridge of roof
Exterior Building Materials:	Stucco
Roof Material:	Composition Shingles
Parking Provided:	3-car garage
Parking Required:	1 space
Topography:	Flat
Street Improvements:	Existing (no curb, gutter, or sidewalk)
Utilities:	Existing at Dias Ave. - Utility easement necessary

**OTHER APPROVALS REQUIRED:** In addition to the entitlement requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

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PermitAgencyDriveway Permit  
Building PermitPublic Works, Development Services  
Building Division**STAFF EVALUATION:** Staff has the following comments:**A. Policy Considerations**

The project site is located within the South Sacramento Community Plan Area. The project is consistent with the General Plan designation of Low Density Residential (4-15 du/net acre) and the Community Plan designation of Residential (4-8 du/na). The density of the project, as proposed, is 4 dwelling units per acre.

The project is consistent with specific goals and policies of the South Sacramento Community Plan which include:

- Encouraging infill of skipped over parcels within developed areas.
- Implementation of measures to reduce crime and deter criminal activity (design).

**B. Site Plan Design/Zoning Requirements**

The proposed project is located in the Standard Single-Family Residential (R-1) zone. This zone requires a 25-foot front setback, a 15-foot rear setback, and a 5-foot side yard setback. The project is consistent with the setback requirements for this zone. Total lot coverage for this project is 15 percent, which is below the 40 percent maximum limit for this zone.

**1. Building Location**

The proposed single-family residence will be located on the parcel approximately 41 feet from the south property line, 25 feet from the north property line, 24 feet from the west property line, and 14 feet from the east property line. This residence will include an attached three-car garage which will be located at the southernmost end of the structure.

**2. Circulation/Access**

The project site is defined as a landlocked parcel. Therefore, the site does not provide the 20 foot street frontage as required by the City Zoning Ordinance (2-H.3). The applicant holds a grant deed for a 15 foot right-of-way easement along the eastern property line of parcel #038-0171-008 which fronts onto Dias Avenue. This easement has been granted for road purposes.

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The City Zoning Ordinance (6:A.1.a) requires one space per dwelling unit for single family residential uses. The proposed project is providing a paved driveway and parking area and a three-car attached garage.

C. Building Design

The proposed project consists of a single story, 1,800 square foot single-family residence. The proposed building materials consist of stucco with a composition shingle roof. A condition of approval has been added requiring the applicant to use 25-year laminated dimensional composition shingles for these roofing materials. Staff has reviewed the design of this structure and, with the conditions listed, finds it to be compatible with the surrounding area.

To facilitate a view of the Dias Avenue roadway access, the structure has been designed to provide windows at the southwest corner. This will enable visibility of any visitors from the Dias Avenue access.

Due to the lack of street frontage, there is limited availability of access of firefighting apparatus vehicles. Therefore, the requirement for a residential sprinkler system to be installed within the single-family residence is included as a condition of approval of the project.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15303(a).

B. Public/Neighborhood/Business Association Comments

Because the applicant requested receipt of a Building Permit prior to actual approval of the project, a copy of the project information has been sent to the property owner of parcel #038-0171-008, which fronts on Dias Avenue. The City also contacted this property owner by phone. The property owner has provided the City with a letter indicating concerns relating to drainage, utility line placement, fencing along property lines, and driveway paving (See Attachment C). Staff has included conditions to the project (where feasible) related to these comments (See conditions listed in the Resolution).

The project was routed to the Southeast Area Neighborhood Association and the South Sacramento Chamber of Commerce. As of the date of this report, no comments have been received.

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**C. Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

**1. Public Works/Utilities**

Comments from the Public Works Department and Utility Department were concerning coordination with the County Sanitation District #1; verification and provision of easements for ingress/egress, sewer and water services, and other utilities (such as SMUD, PG&E, Pacific Bell, etc.); and review of grading and drainage plans. These comments have been incorporated into the conditions of approval.

**2. Building/Fire Departments**

Comments from the Building Department were related to verification of easements for ingress/egress and applicable utilities. Comments from the Fire Department were related to the lack of appropriate access (20-foot wide access) for firefighting equipment. Therefore, the requirement for the installation of a residential sprinkler system has been incorporated into the conditions of approval.

**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve or deny the project entitlement. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

**RECOMMENDATION:**

Staff recommends the Planning Commission take the following action :

- A. Adopt the attached Resolution approving the Variance to develop the landlocked parcel on .27 ± vacant acres in the Standard Single-Family Residential (R-1) zone.

Report Prepared By,

Report Reviewed By,

Colleen Carollo

Colleen Carollo  
Planner

Barbara Wendt

Barbara Wendt  
Senior Planner

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Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Letter from Lucy Lemus
Attachment D	Resolution approving Variance
Exhibit D-1	Site Plan
Exhibit D-2	Floor Plans
Exhibit D-3	Elevations

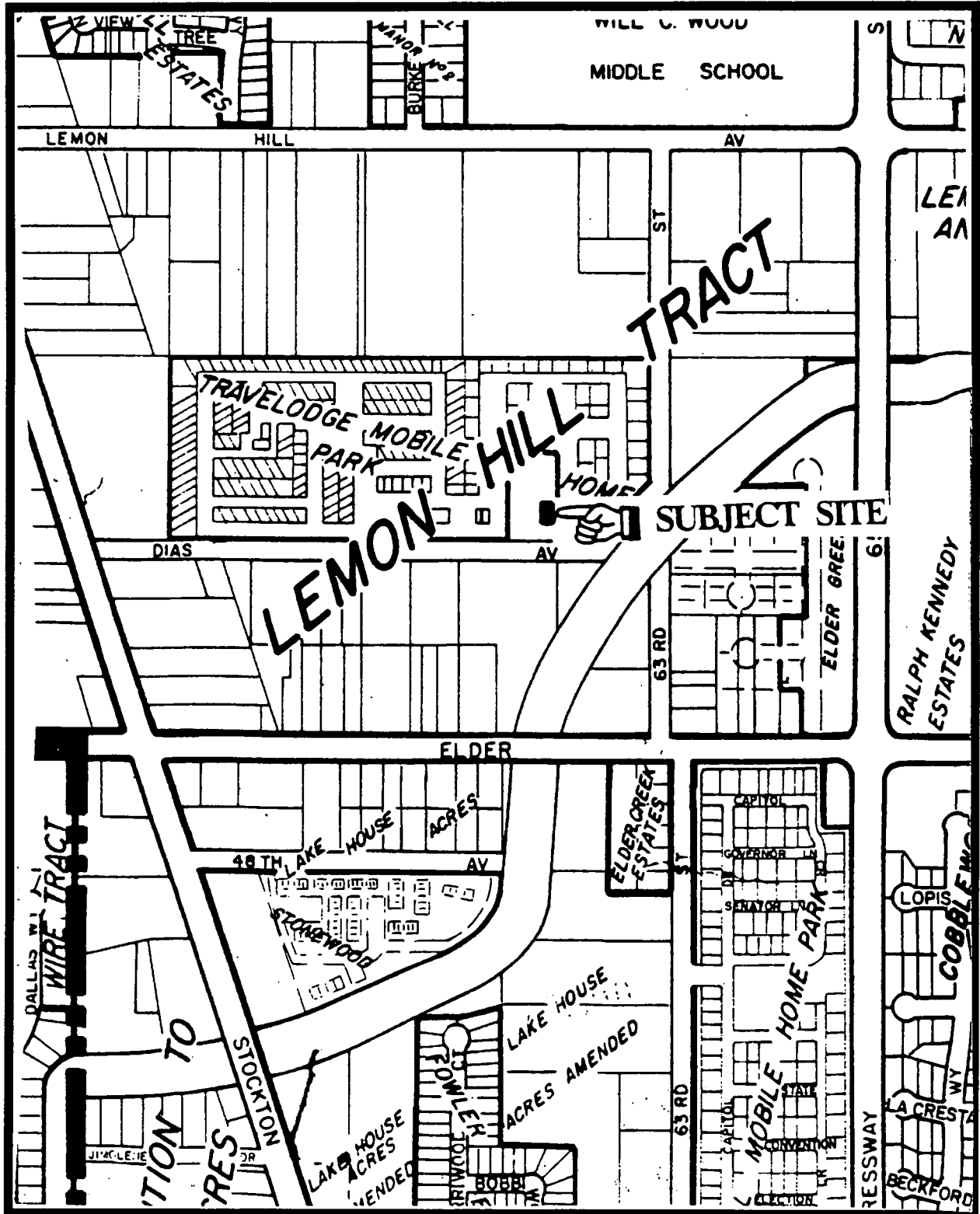
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ATTACHMENT A

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JANUARY 13, 1994

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VICINITY MAP

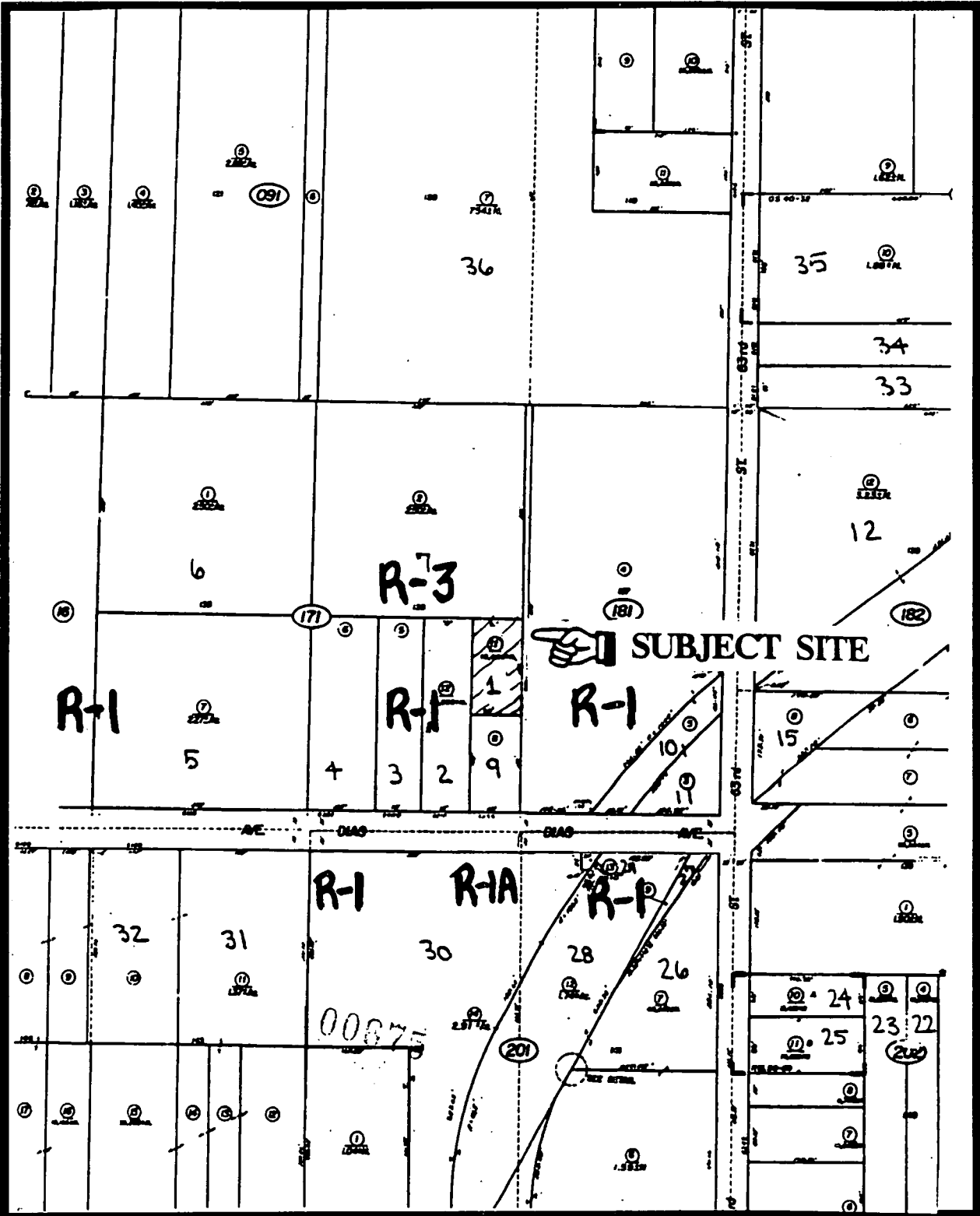
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ATTACHMENT B

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LAND USE AND ZONING MAP



ATTACHMENT - C

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November 19, 19, 1993.

Att'n. Colleen

City of Sacramento Planning Division  
1231 I St. Room 200  
Sacramento, Ca. 95814

To Whom It May Concern:

As per our telephone conversation on November the eighteenth, I have been <sup>made</sup> aware that a house will be built in the rear empty lot of 6235 Dias Ave.

Firstly, there is no objection to the house (single dwelling) being considered; however we like some assurance of the following:

- 1) Since this is a low-land area therefore a long-term-life(Cemented) drainage culvert be placed.
- 2) That gas, water & sewer lines be located as near to the fence of the adjacent property.
- 3) Fencing to protect rear back yard and along driveway area include gate.
- 4) Paved driveway (not the loose gravel that is being put down now).
- 5) Adequate survey or proof of designated property line.

Thank you for your consideration of the items.

Yours truly,

*Frank Lemus*

*Lucy Lemus*  
Frank and Lucy Lemus

Property owners of 6296  
6235 Dias Ave.

P.S.

I received the plans after I wrote this letter. 1) Are laundry facilities purposely omitted? 2) The garage is on the left side (looking at the front of house) is that the most logical and straight forward from the driveway?

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Thank you -

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF January 13, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT  
AND APPROVING A VARIANCE FOR PROPERTY  
LOCATED ON DIAS AVENUE

(P93-162) (APN:038-0171-011)

WHEREAS, the City Planning Commission on January 13, 1994, held a public hearing on the request for approval of a variance to develop a landlocked parcel for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15303(a);

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variance to develop the landlocked parcel is hereby approved based upon the following findings of fact:
  - A. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
  - B. Granting the variance would not be detrimental to the public welfare and would not result in the creation of a public nuisance in that the project is a landlocked parcel; therefore, there is a hardship to support the development of the landlocked parcel.
  - C. Granting the variance does not constitute a use variance in

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that the residential unit is allowed in the Standard Single-Family (R-1) zone.

- D. The project is consistent with the General Plan and Community Plan which designates the site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na) land use, respectively.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variance for the proposed development of the landlocked parcel is hereby approved, subject to the following conditions:
  - a. The building shall be developed per the redesigned plans which indicate that the garage is located at the southwest corner of the structure (even with the 6' overhang on the west side of the residence).
  - b. The applicant shall use 25-year laminated dimensional composition shingles for roofing materials of said project.
  - c. The applicant shall provide a minimum of 26' driveway maneuverability (dimensions to be included on plans submitted for building permit)
  - d. The roadway access easement must be paved and constructed to City standards prior to the residence being finalized by the building inspector.
  - e. The applicant shall provide on-site drainage in accordance with City standards. A private drainage easement and underground drainage pipe system may be required.
  - f. The applicant shall provide evidence of and indicate on plans all roadway access, drainage, and utility easements. It is encouraged that these lines be located as close to the eastern property line as possible, while complying with all local utility standards.
  - g. The applicant shall coordinate sanitary sewer connections with the County Sanitation District No. 1.
  - h. The applicant shall construct fencing, not in excess of 6' in height, along the south property line, separating parcel #038-0717-008 from parcel #038-0171-011 prior to the residence

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being finalized by the building inspector.

- i. Due to the lack of access for fire apparatus, the applicant shall install a residential fire sprinkler system in the structure.
- j. The site shall be inspected by the Site Conditions Unit for compliance with conditions prior to the issuance of any Building Permit.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

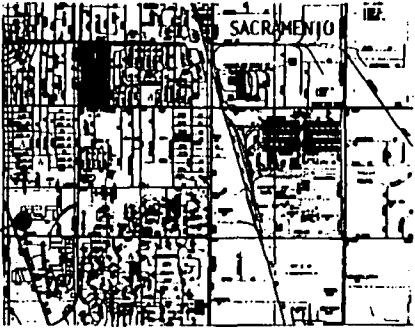
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SECRETARY TO PLANNING COMMISSION

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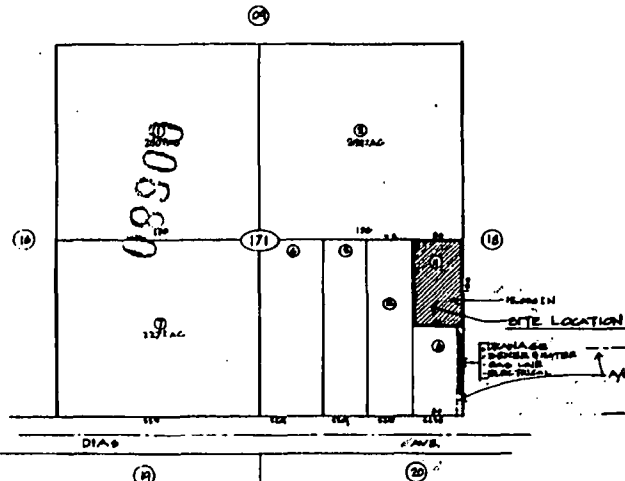
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EXHIBIT - D-1



VICINITY MAP

NOT TO SCALE



PLOT PLAN

SCALE 1" = 100'-0"

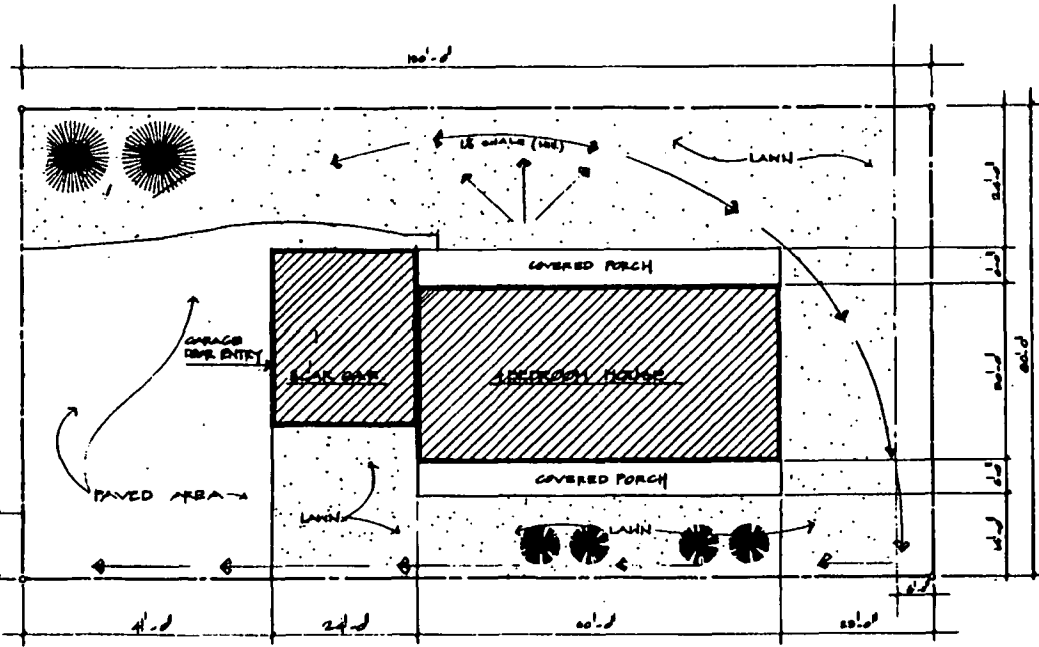


PARCEL 164

PROPOSED NEW RESIDENCE

AT 6259 DAVIS AVE. SACRAMENTO - CALIFORNIA

OWNER: BLOOMER DPO



SITE PLAN

SCALE 1" = 10'-0"



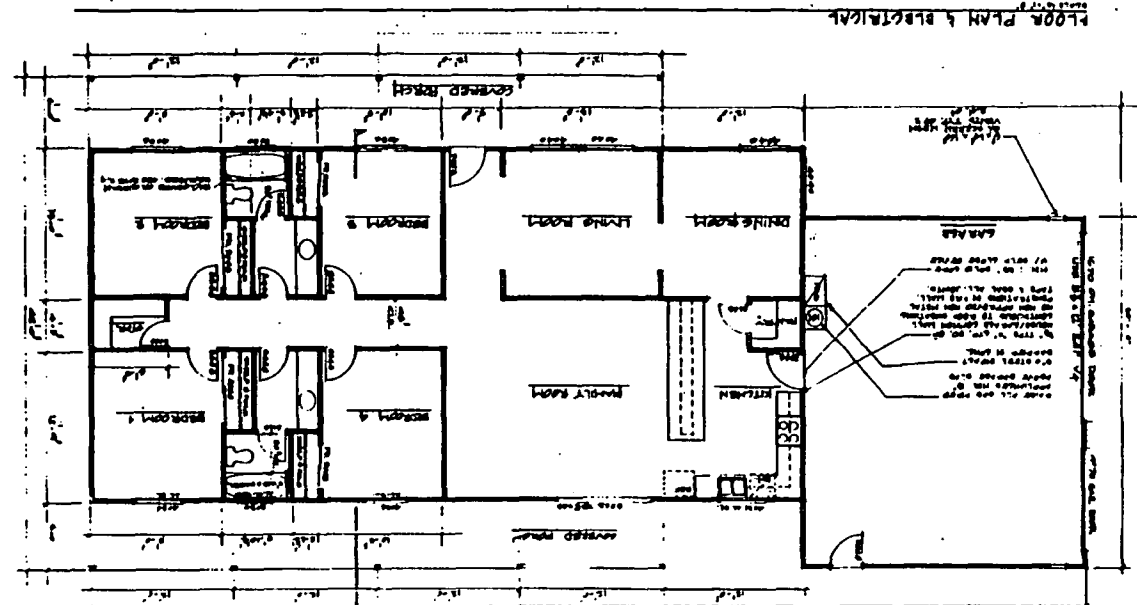
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January 13, 1994

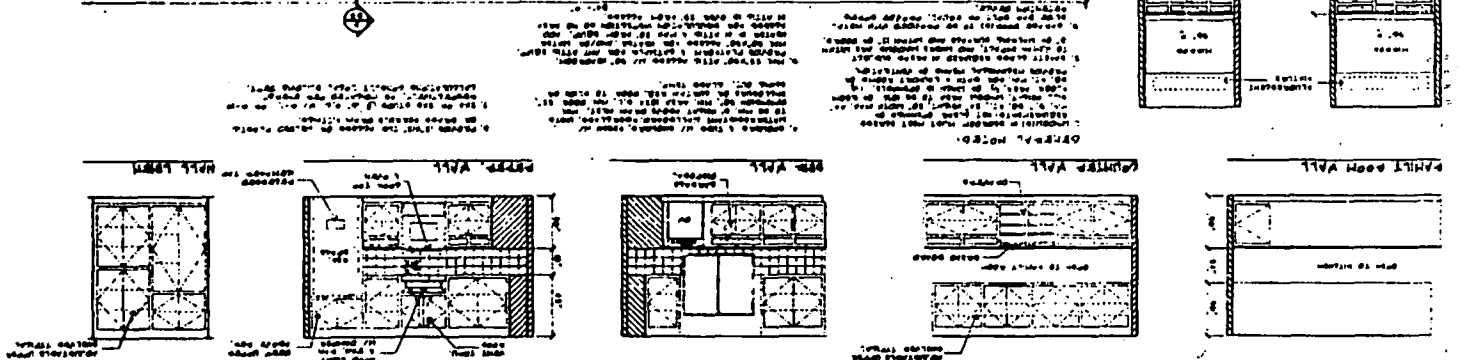
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**CADRAFT**  
1104 GARDEN HIGHWAY  
SACRAMENTO, CA 95833  
(916) 922-1075



FLOOR PLAN & ELECTRICAL



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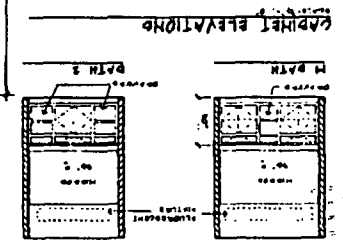
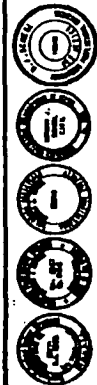


EXHIBIT - D-3

January 13, 1994

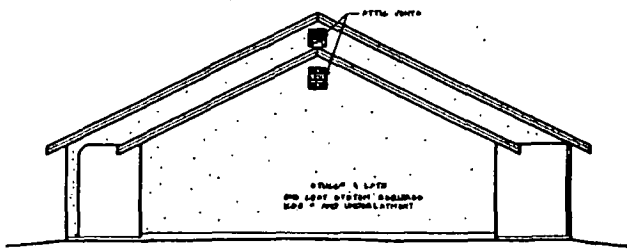


**CADRAFT**  
1404 GARDEN HIGHWAY  
SACRAMENTO, CA 95833  
(916) 922-1075

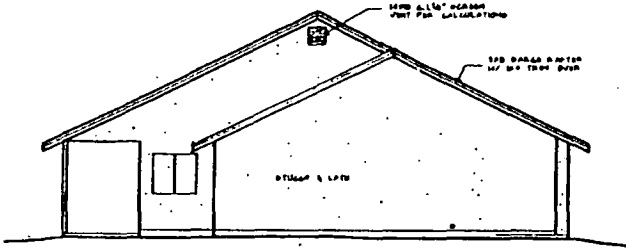


DATE	1/13/94
DRAWN BY	[Signature]
CHECKED BY	[Signature]
DATE	1/13/94
SCALE	AS SHOWN
PROJECT	[illegible]
NO.	[illegible]

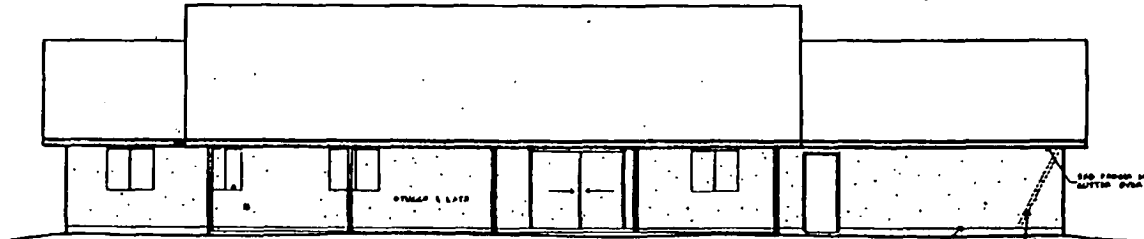
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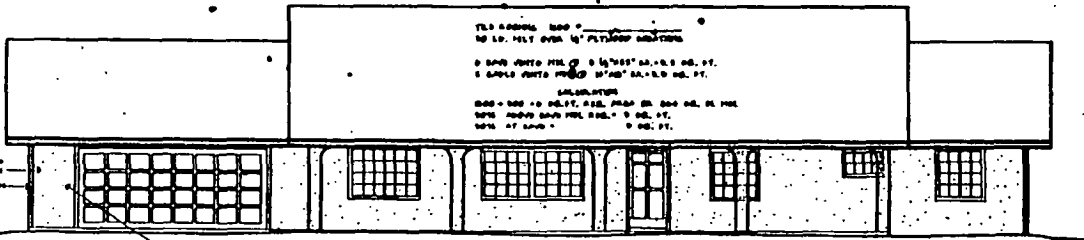
RIGHT ELEVATION



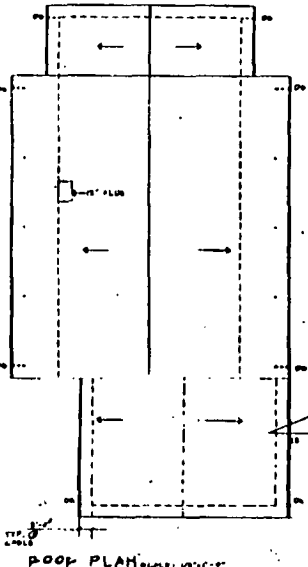
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



ROOF PLAN

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ATTACHMENT - D

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**RESOLUTION NO. 1518**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF January 13, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT  
AND APPROVING A VARIANCE FOR PROPERTY  
LOCATED ON DIAS AVENUE

(P93-162) (APN:038-0171-011)

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that the residential unit is allowed in the Standard Single-Family (R-1) zone.

- D. The project is consistent with the General Plan and Community Plan which designates the site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na) land use, respectively.

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  - g. The applicant shall coordinate sanitary sewer connections with the County Sanitation District No. 1.
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being finalized by the building inspector.

- i. Due to the lack of access for fire apparatus, the applicant shall install a residential fire sprinkler system in the structure.
- j. The site shall be inspected by the Site Conditions Unit for compliance with conditions prior to the issuance of any Building Permit.

Michael M. Ryan  
CHAIRPERSON

ATTEST:

Suzanne Ellimstad  
SECRETARY TO PLANNING COMMISSION

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