

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Thomas W. Bennett, 4048 Dayton Street, Sacramento, CA 95838				
OWNER	Thomas W. Bennett, 4048 Dayton Street, Sacramento, CA 95838				
PLANS BY	Thomas W. Bennett, 4048 Dayton Street, Sacramento, CA 95838				
FILING DATE	5-9-86	ENVIR. DET.	Exempt 15303(a)	REPORT BY	SD/JP:bw
ASSESSOR'S-PCL. NO.	237-081-56				

APPLICATION: Variance to construct a residence on a landlocked parcel

LOCATION: 909 Bell Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to construct a single family residence on 0.5+ acres located in the Single Family (R-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	4 to 8 du/ac
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	Single Family; R-1

Parking Required:	One space
Parking Provided:	Two spaces
Property Dimensions:	132' x 165'
Property Area:	0.5+ acres
Density of Development:	2 du/ac
Square Footage of Building:	1,845
Height of Building:	One story
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Materials:	T1-11
Roof Material:	Shake

PROJECT EVALUATION: Staff offers the following comments:

- A. **Land Use:** The subject site consists of a 0.5+ vacant acre property located in the Single Family (R-1) zone. The site is surrounded on four sides by four parcels, each with a single family residence on large acreages used primarily for pasture. The site is designated for residential uses in the 1974 General Plan and for four to eight units per acre in the 1984 North Sacramento Community Plan.
- B. The applicant is requesting a variance to construct a residence on a landlocked parcel. There are several residences on landlocked parcels in the vicinity; most of these lots were created prior to annexation into the City and many are substandard in design.

The subject site is adequate in area for a single family residence; however, the site does not have frontage along a public street which is required prior to the issuance of building permit. The applicant has indicated that the subject property has a 20-foot wide private easement from Bell Avenue located on the east side of the abutting southern parcel.

- C. There are special circumstances in this case. Because the area is already subdivided and developed with residences, it is not possible to construct a public street to the site from Bell Avenue. Right-of-way is reserved for a future street, Jean Avenue, to the north of the subject site; however, another parcel is located between the subject site and the future road. The variance request is not a special privilege to the applicant because all other developed landlocked parcels in the vicinity also have access from easements.
- D. The site will be serviced by public water, but will have a septic system for sewer. This will be regulated by the Health Department.
- E. The project was reviewed by the City Traffic Engineer, City Engineer, Fire Department and the Real Estate Division. The following comments were received.

Traffic Engineer

- 1. Future access to the site shall be via Jean Avenue when that street is constructed.
- 2. The driveway should be widened to 20 feet and be constructed with a hard surface (asphalt concrete).

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15303(a)).

RECOMMENDATION: Staff recommends approval of the variance, subject to conditions and based upon the following findings of fact

Conditions

- 1. Future access to the site shall be via Jean Avenue when that street is constructed.
- 2. Applicant shall comply with requirements of the City Traffic Engineer relative to improvement of the driveway entrance.

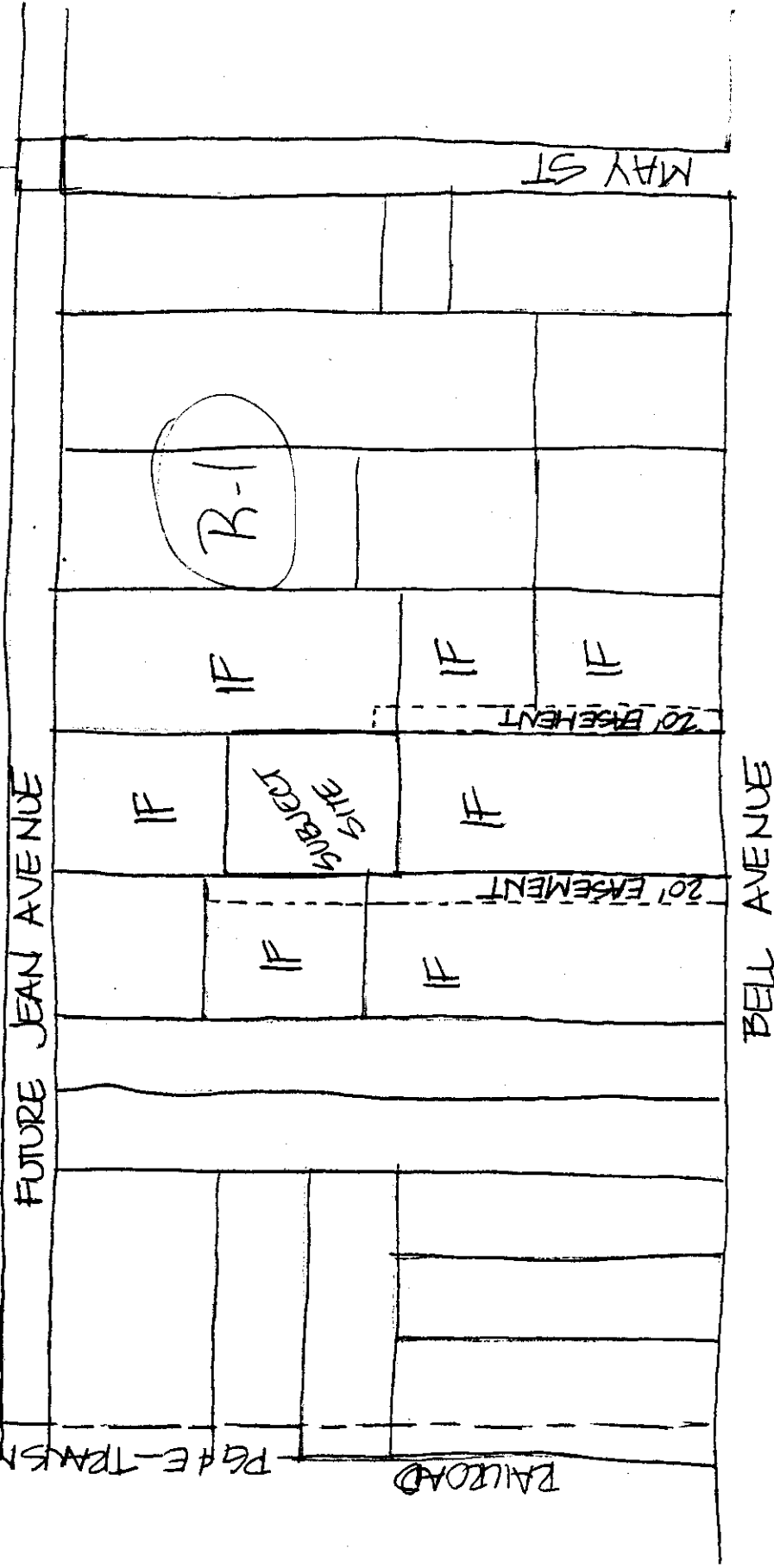
Findings of Fact

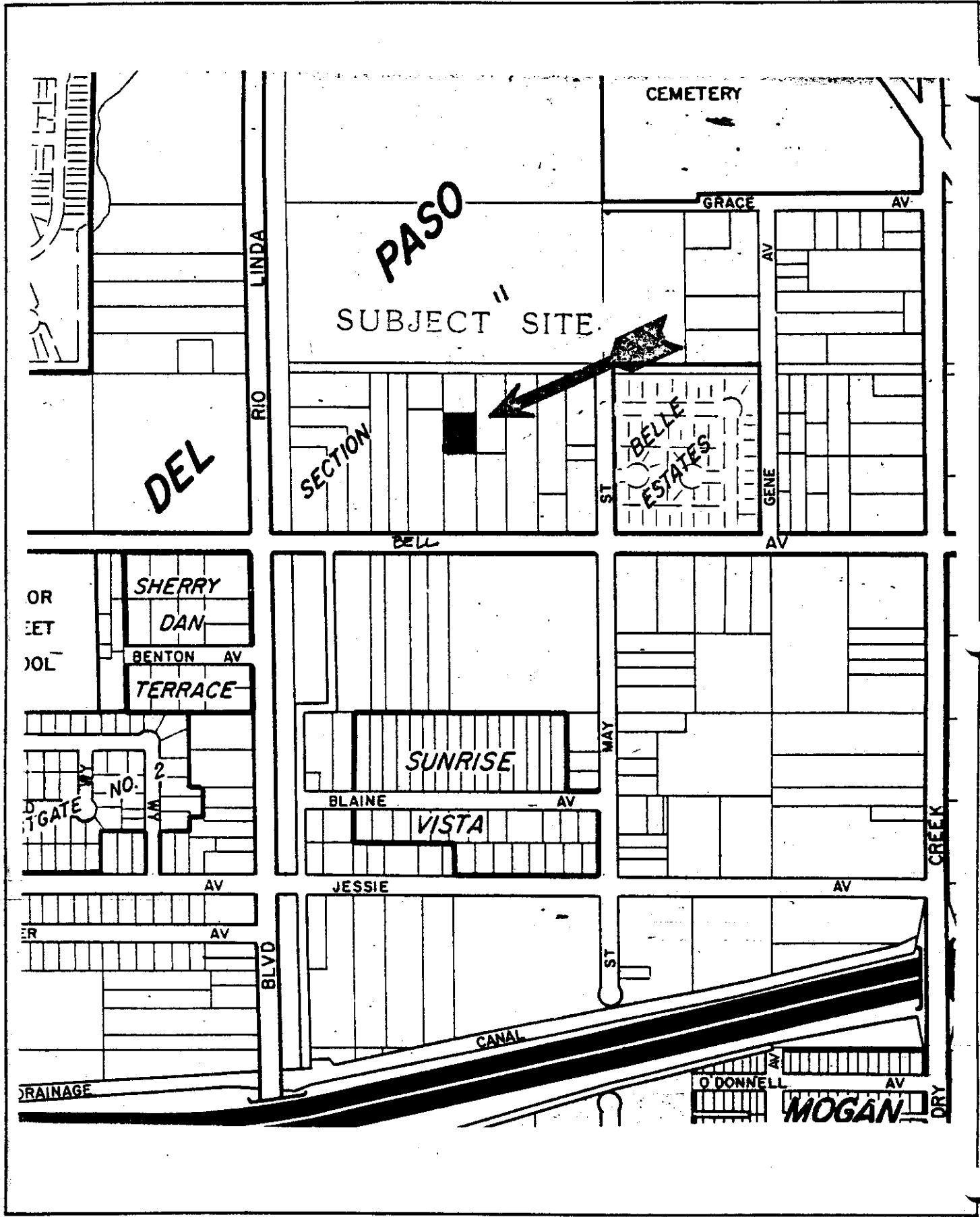
- 1. Granting the request does not constitute a special privilege, in that other single family residences on landlocked parcels in the area have access from private easements, and for any property owner facing similar circumstances, a variance would also be appropriate.
- 2. Approval of the request does not constitute a use variance, in that one single-family residence is permitted on an R-1 zoned parcel.

3. The project will not be injurious to the public welfare, in that adequate access will be provided to the site.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for four to eight dwelling units per acre residential use by the 1984 North Sacramento Community Plan, and the proposed single family residence conforms with the plan designation.

A

VACANT / PASTURE





VICINITY MAP

EXHIBIT A

