

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 30, 1997, the Zoning Administrator approved with conditions a plan review to allow converted accessory structures to remain for the project known as Z97-067. Findings of Fact and conditions of approval for the project are listed on pages 4-5.

Project Information

Request: Zoning Administrator Plan Review to legalize two existing residential units previously converted from accessory buildings totaling 2,873 square feet on 1.38 ± developed acres in the Multi-Family (R-2B) zone.

Location: 6450 Lemon Hill Avenue (D6, Area 3)

Assessor's Parcel Number: 038-0101-001

Applicant: Shelly Bailey 330 U Street #1 Sacramento, CA 95818	Property Owner: James R. Leach 6450 Lemon Hill Avenue Sacramento, CA 95824
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General Plan Designation:	Medium Density Residential (16-29 du/na)
South Sacramento Community Plan:	Residential (7-15 du/na)
Existing Land Use of Site:	Multi-Family
Existing Zoning of Site:	Multi-Family (R-2B)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-1; Residential	Front:	25'	50'
South: R-2B-R; Vacant	Side(E.):	5'	7'
East: R-1; Vacant	Side(W.):	5'	39'
West: M-1S-R; Vacant	Rear:	15'	40'

Property Dimensions:	200 feet x 300 feet
Property Area:	1.38± acres
Parking Provided:	2 garages, 1 carport (7 spaces total)
Parking Required:	3 spaces
Square Footage of Buildings:	Main Residence: 1,952 square feet
	Middle Residence: 1,073 square feet

	Rear Residence:	1,440 square feet
	Other Storage Buildings:	2,895
	Total:	7,360 square feet
Height of Buildings:	All One Story	
Exterior Building Materials:	Stucco and Siding	
Roof Materials:	Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-E

Previous Files: None

Background Information: The owner previously converted two accessory buildings into dwelling units without building permits or planning review and approval. The Housing and Dangerous Buildings Division cited the owner and has a case on the site. The zoning of the site allows for a total of 300 units on the site based on lot size.

Additional Information: There are a total of six structures on the site. The parcel is a large lot at the southwest corner of Lemon Hill Avenue and 65th Street. The primary residence has a driveway to Lemon Hill Avenue for access and is separated from the remaining structures on the site by a fence. A second driveway from Lemon Hill Avenue provides access to the other two units on the site and the remaining accessory buildings.

The middle converted residence is 1,073 square feet with two bedrooms and two baths. It has a stucco exterior and a three car carport attached to a storage barn (totaling 1,410 square feet. The turn from the access driveway to the carport driveway is in a state of disrepair with a gravel depression. There are two more garage/storage buildings that are located between the middle residence and the rear residence. The western structure is 800 square feet and the eastern structure is 685 feet.

The rear structure is in the southeast corner of the parcel. The converted structure is a three bedroom/two bath residence with an attached two car garage. The exterior is both vinyl and wood siding with brick. There is an air conditioning unit on the roof with some form of screening structure around it.

The site has an "R" suffix in the zoning which means all new development requires review and approval. The total building coverage is less than 10,000 square feet so the project can be reviewed and approved by the Zoning Administrator.

The Zoning Ordinance requires that Zoning Administrator consider the following items when reviewing the Plan review application:

- a. the site layout, the orientation and location of buildings, signs, other structures, open space, landscaping and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties;
- b. traffic safety and traffic congestion, including the effect of the site development plan on traffic conditions on abutting streets, and pedestrian entrances, exits, driveways, and walkways, the adequacy of off-street parking facilities to prevent traffic congestion, and the circulation patterns within the boundaries of the development;
- c. insure that the proposed development is consistent with the General Plan, and all applicable community and specific plans;
- d. energy conservation, including, but not limited to the presence and orientation of structures, vegetation and other objects, both on and off the site to provide shading and protection from the wind on the lot and nearby sites; the presence of adequate structure orientation to maximize south wall solar access; and
- e. the availability of City services, including but not limited to water, sewer, drainage, police and fire, and parks and community services; and whether such services are adequate based upon City standards.

The Zoning Administrator must also be able to make the following findings for the project:

- a. the proposed development is consistent with the General Plan and any applicable community or specific plan;
- b. facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with City standards, and the proposed improvements are properly related to existing and proposed streets and highways;
- c. the property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of the Zoning Ordinance; and
- d. approval of the Plan Review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

The proposed site plan indicates the site has adequate access, maneuvering, and parking. The proposed project meets all setback requirements. The buildings were existing on the site and converted to residential uses. The exteriors have been modified.

The site is located within the Fruitridge Manor Neighborhood Association and the South

East Area Neighborhood Association areas. The proposed plans were submitted to the neighborhood associations and no comments were received by staff. The project has been noticed and staff has not received any calls.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15303(b)}.

Conditions of Approval

1. The applicant shall make the following exterior changes to the buildings on the site:

Middle Residential Building (B)

- a. Paint the entire exterior;
- b. Repair the carport overhang;
- c. Reconstruct brick planters in front of the house;
- d. Pave the driveway from southwest corner of the residence through the curve to the access driveway;

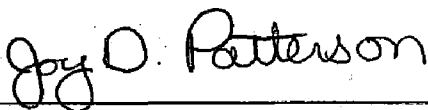
Rear Residential Building (F)

- e. Replace all siding so that only one type of siding is used with brick or construct a trellis along the south elevation from the side door to the rear of the house that projects out five feet. The trellis should be at the height where the sidings change or no higher than eight feet;
 - f. Plant (6) five gallon oleander bushes along the south fence from the east property line westward to the edge of the house; and
 - g. Remove the structure on the roof around the air conditioning unit and either leave the unit only on the roof or remove it entirely and place an air conditioning unit on the ground.
2. Should a dumpster be used on site then a trash enclosure shall be required. The trash enclosure shall be located and built to the standards in the Zoning Ordinance. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.
3. All other Building Code corrections must be completed prior to Final Inspection.

4. The applicant shall obtain all necessary building permits prior to commencing construction.
5. Any modifications to the approved plans will require additional Planning review and approval.

Findings of Fact:

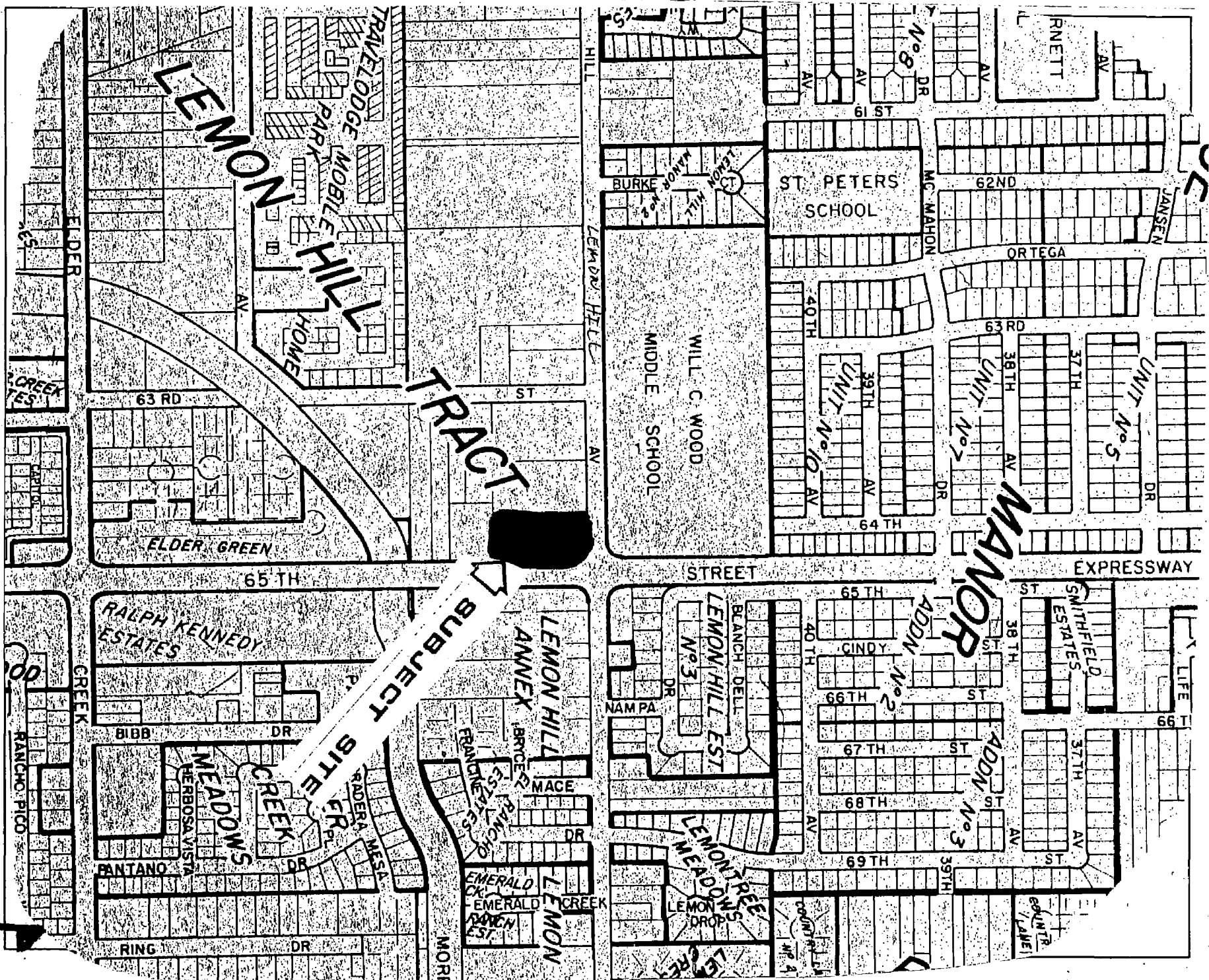
1. The project, as conditioned, is based upon sound principles of land use in that the proposed residential buildings are compatible with the surrounding residential uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. adequate on-site parking, maneuvering, and setbacks will be provided;
 - b. the dilapidated structures will be remodeled and refurbished; and
 - c. the proposed buildings are of adequate shape and size for the proposed use and will be compatible with the existing residential buildings in the area.
3. The project, as conditioned, meets the requirements of the Zoning Ordinance for land use and site design requirements.
4. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the site as Medium Density Residential (16-29 du/na) and Residential (7-15 du/na) respectively.



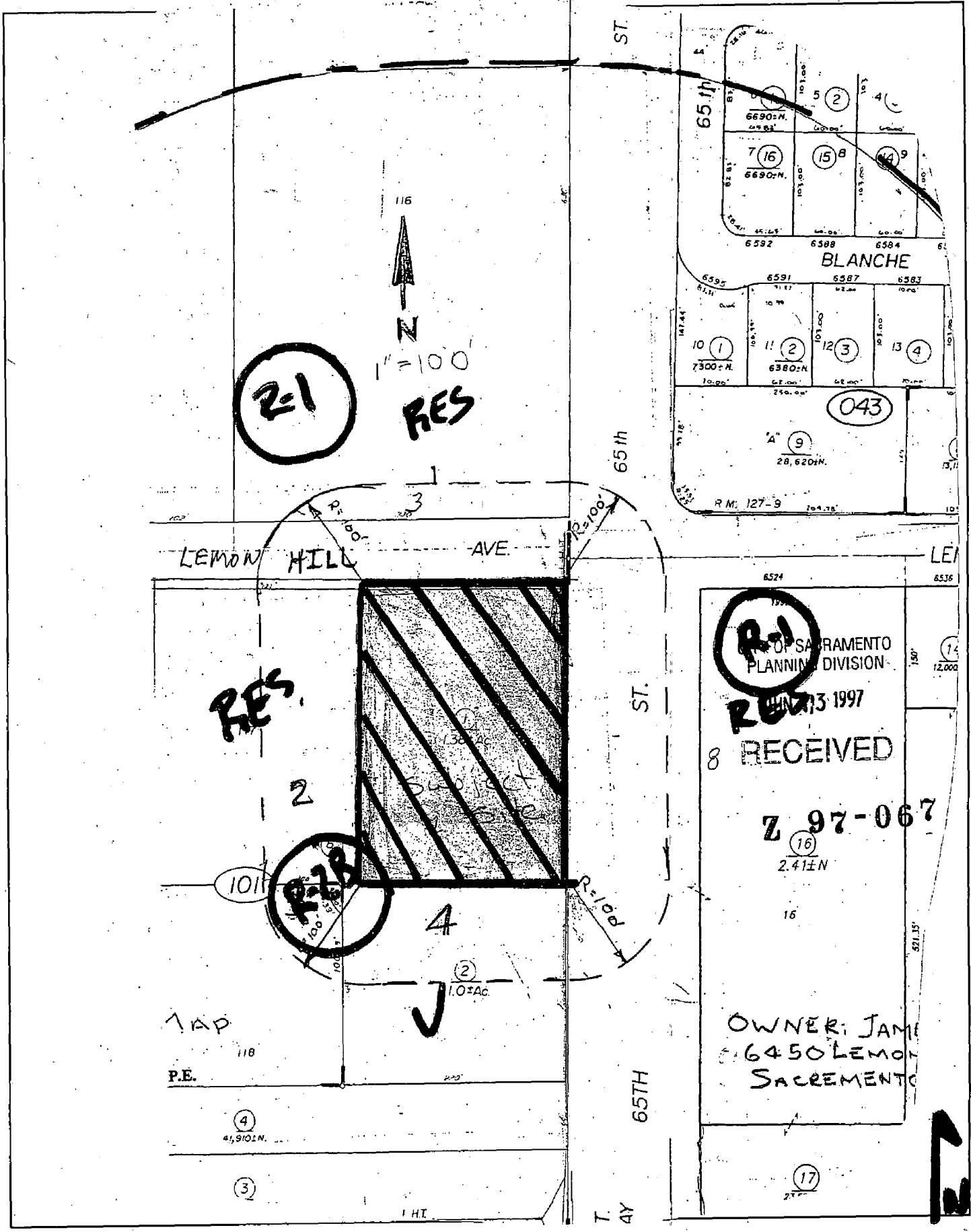
Joy D. Patterson
Zoning Administrator

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
Willie Harris, Substandard Housing and Dangerous Buildings



SUBJECT SITE



2-1

1" = 100'
RES

RES.

R-2B

R-1

SACRAMENTO
PLANNING DIVISION

APR 13 1997

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Z 97-067

(16)
2.41± AC

OWNER: JAMES
6450 LEMON
SACRAMENTO

LAND USE & ZONING MAP

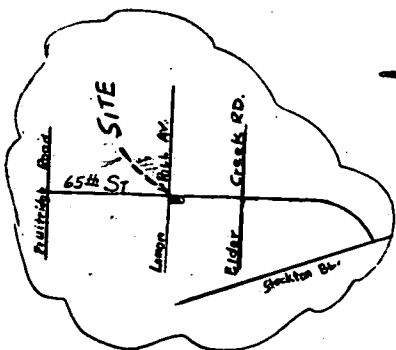
EXHIBIT A

CITY OF SACRAMENTO
PLANNING DIVISION

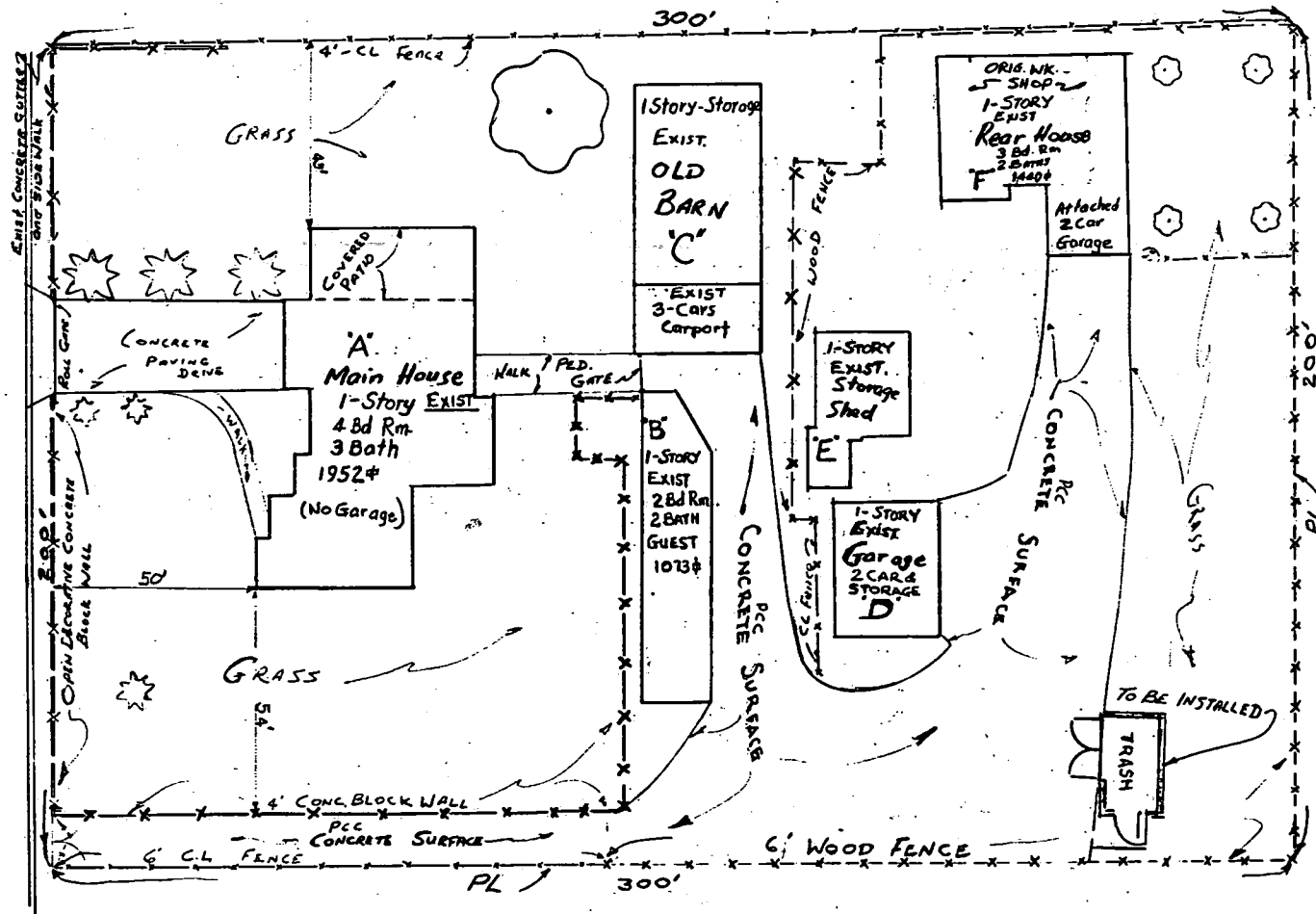
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LEMON HILL AV.

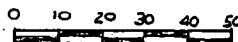


65 STREET



LEGEND

- x---x---x--- CHAIN LINK FENCE
- x---x---x--- PLAIN CONCRETE BLOCK WALL
- x---x---x--- WOOD FENCE
- x---x---x--- OPEN CONCRETE BLOCK WALL



SITE PLAN

OWNER: JAMES LEACH		
SCALE: 1" = 20'	APPROVED BY: SHELLY N. BAILEY PE (216) 444-3137	DRAWN BY: SDB
DATE:		REVIEWED: SDB
6450 LEMON HILL AV.		
APN 038 10 01		DRAWING NUMBER:

290-267

JULY 30, 1997

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ITEM 2

S-1

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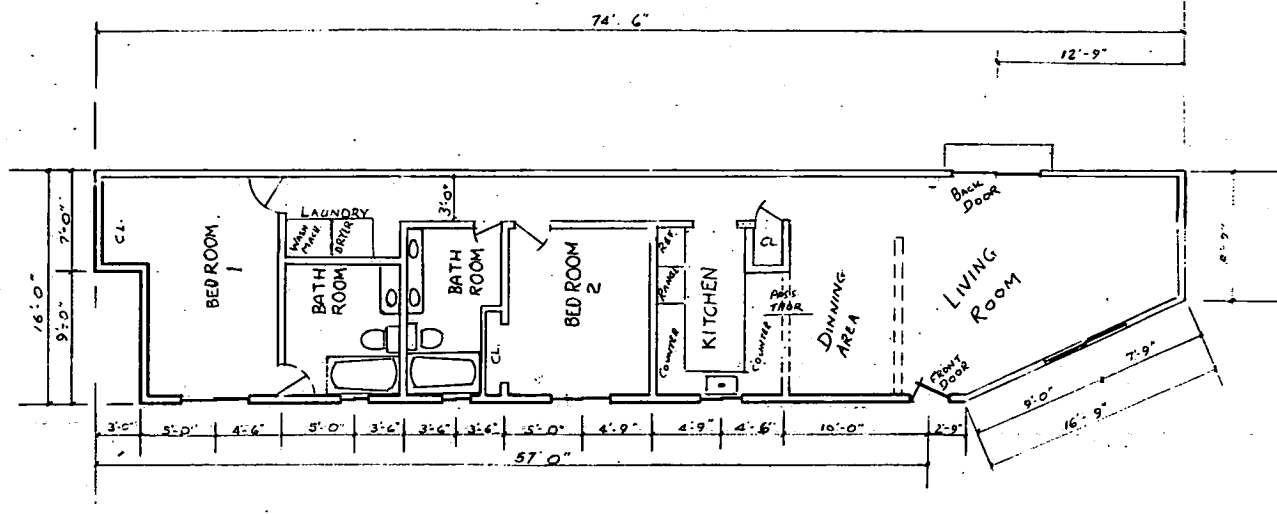
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ITEM 2

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0 2 4 6'

FLOOR PLAN
SCALE 1/4" = 1'

GUEST HOUSE - 2 BDRM "B"

Z 97-067

WHEAT NATHAN BAILEY P.E.
320 U Street #1
Sacramento, CA 95819
(916) 444-3331

OWNER: JAMES LEACH
8450 LEMON HILL AV.
SACRAMENTO, CA 95824
APN 038 001

DRAWN BY: JEFF BAILEY

EXHIBIT B

1944

1944

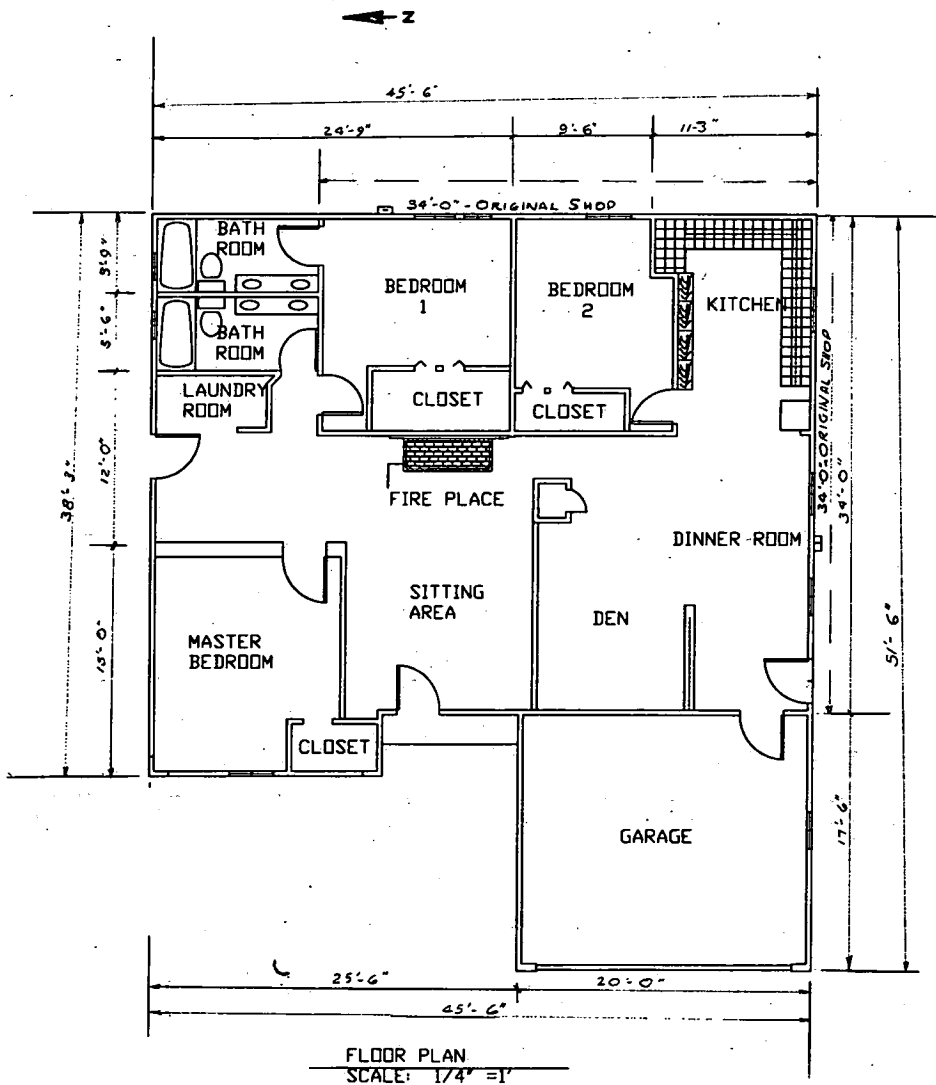
1944

1944

297-067

JULY 30, 1997

ITEM 2



SHERRY HAYMAN BARLEY P.L.L.C.
 300 U Street # 1
 Sacramento, CA 95828
 (916) 444 3137

REAR HOUSE DWELLING "F"

FLOOR PLAN
 SCALE: 1/4" = 1'

OWNER: JAMES LEACH
 6450 LEMON HILL AV
 SACRAMENTO, CA 95824
 APN 038 10 01

CITY OF SACRAMENTO
 PLANNING DIVISION

JUN 10 1997

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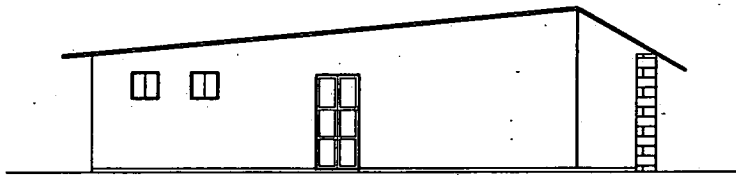
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DRAWN BY: WENDY CLARK

Z 97-067

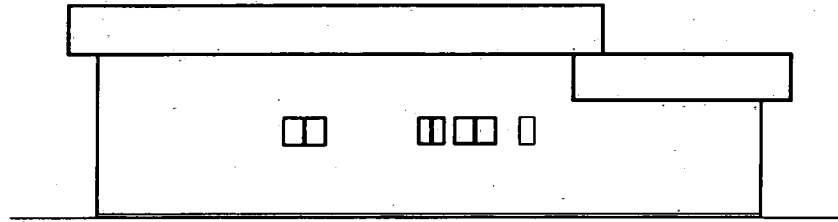
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ITEM 2



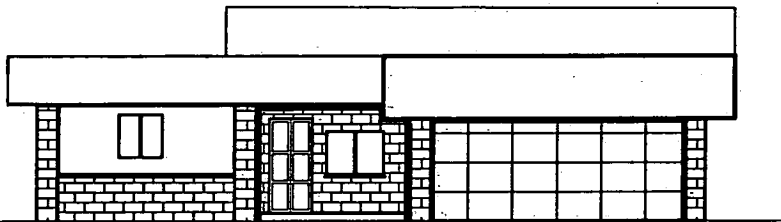
NORTH ELEVATION

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



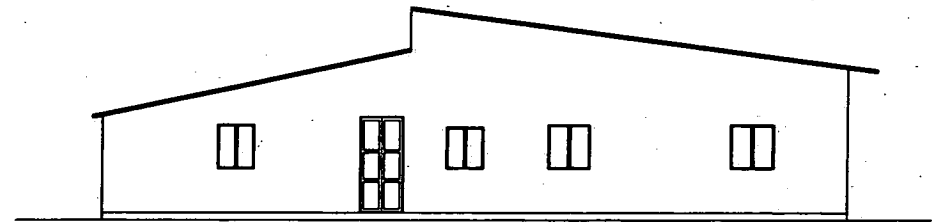
EAST ELEVATION

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



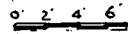
WEST ELEVATION (FRONT)

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



SOUTH ELEVATION

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



REAR HOUSE DWELLING

"F"

DELLY NATHAN BARLEY P.E.
200 O Street # 2
Sacramento, CA 95828
(916) 444-3131

DRAWN: WENDY CLARK

CITY OF SACRAMENTO
PLANNING DIVISION

Z 97-067

JUN 13 1997

OWNER: JAMES LEACH
6450 LEMON HILL AV
SACRAMENTO, CA 95824
APN 038 10 01

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PLANNING DIVISION

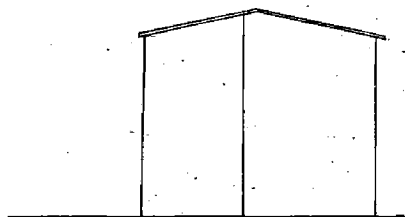
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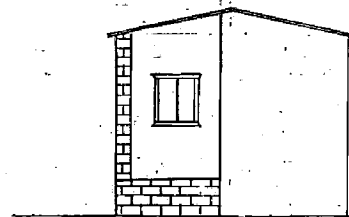
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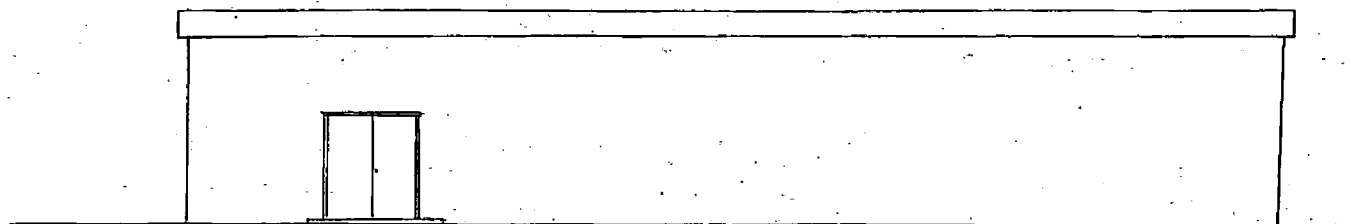
ITEM 2



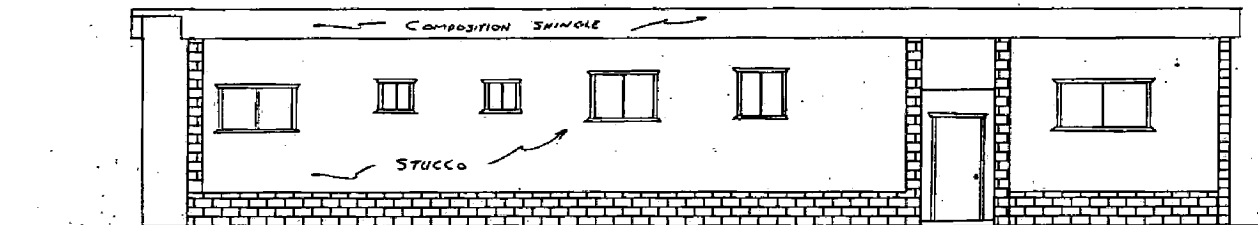
WEST ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

SHELLY NATHAN BAILEY P.E.
200 U Street #2
Sacramento, CA 95819
(916) 444-3137

GUEST HOUSE - 2BD RM B

OWNER: JAMES LEACH
8450 LEMON HILL AV.
SACRAMENTO, CA 95824
APN 03810 01

DRAWN BY: JEFF BAILEY

EXHIBIT-B