

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday August 30, 1994, the Zoning Administrator approved with conditions a special permit to allow a four inch thick required masonry wall for the project known as Z94-089. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Special Permit to allow a masonry wall to be constructed out of four inch thick bricks instead of six inch thick bricks on 19.21± acres in the Single Family Alternative (R-1A) zone.

Location: East side of Franklin Boulevard, 900 feet South of Calvine Road

Assessor's Parcel Number: 117-0160-019

Applicant: Pan Pacific Development (Beazer Homes) Property Same as Applicant
2260 Douglas Blvd., Ste. 110 Owner:
Roseville, CA 95661

General Plan Designation: Low Density Residential (4-15 du/na)
South Sacramento

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Vacant

Existing Zoning of Site: Single Family Alternative (R-1A) (PUD)

Surrounding Land Use and Zoning:

North: F-OS; Vacant

South: R-1; Single Family Residence and Vacant

East: F-OS; Vacant

West: County; Regional Sanitation

Property Dimensions: Irregular
Property Area: 19.21± acres
Topography: Flat
Street Improvements: Will be provided
Utilities: Will be provided

Project Plans: See Exhibits A and B

Previous Files: P93-150, P90-259, P88-429

Background Information: On July 23, 1991, the City Council approved numerous entitlements for the subject site to allow for a single family subdivision and the creation of the Arlington Park Creekside Planned Unit Development (PUD) (P90-259). The Planning Commission recommended approval of the entitlements on June 13, 1991. The Tentative Map associated with the project expired on July 23, 1993. A new Tentative Map was submitted and approved by the Planning Commission on November 18, 1993 (P93-150). An original condition of the project that was again included in the newly approved Tentative Map included constructing an eight foot high noise barrier along the western property line adjacent to Franklin Boulevard, south of Laguna Creek. The total height of the barrier was to be eight feet measured from curb height and the decorative masonry portion was not to exceed six feet. The design and type of wall was to be reviewed and approved by the Planning Director.

Additional Information: The applicant is requesting to be allowed to use four inch bricks in width for the masonry portion of the required sound wall. The Zoning Ordinance requires a six inch thickness (brick width) for walls required as conditions of entitlements or mitigation measures. The walls are also to be constructed in the same character, scale, and style of the surrounding neighborhood. A Zoning Administrator Special Permit is required if the proposed wall is to be different from the Zoning Ordinance requirements.

The site is located in the Arlington Park Creekside Planned Unit Development which also requires a decorative masonry wall along the proposed location. Additionally, there will be a 25 foot landscaped setback between the wall and the street which is also a PUD and Zoning Ordinance requirement.

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(e)}.

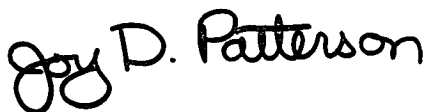
Conditions of Approval

1. The sound wall shall comply with all other previous conditions (P93-150 and P90-259) relating to size and location.
2. The style and design shall be reviewed and approved by Planning staff prior to issuance of building permits.
3. The wall shall meet all other Zoning Ordinance requirements relating to required sound barriers.

4. The applicant shall coordinate with the Engineering Services Section about the construction of the wall as part of the subdivision improvement plans (Jon Blank, 264-7493).

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed variation of brick size will better match the other walls in materials, style, and design found in the surrounding area.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed brick replacement will be structurally sound; and
 - b. the proposed brick size is compatible in size and style with the other sound walls in the area.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

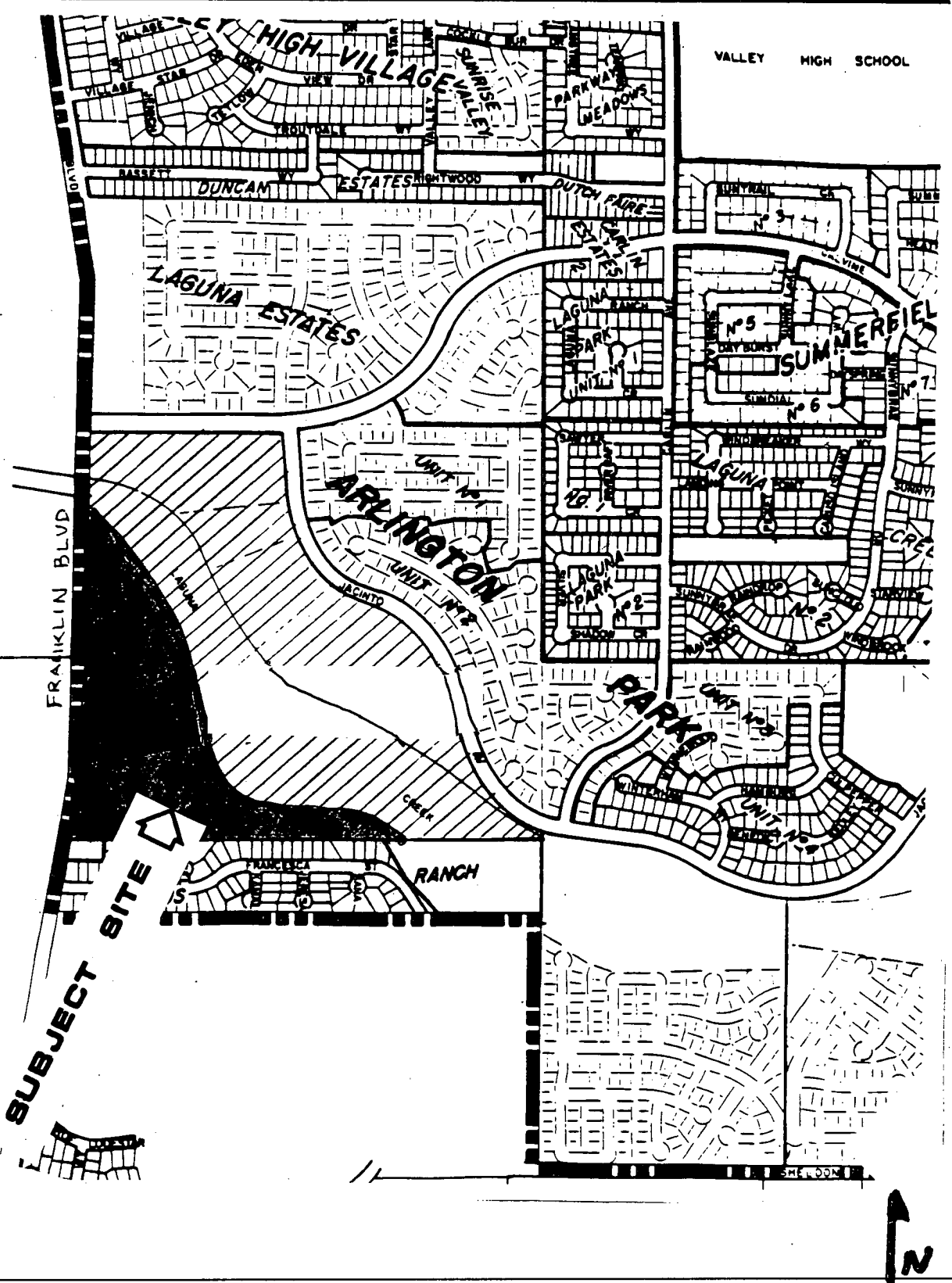


Joy D. Patterson
Zoning Administrator

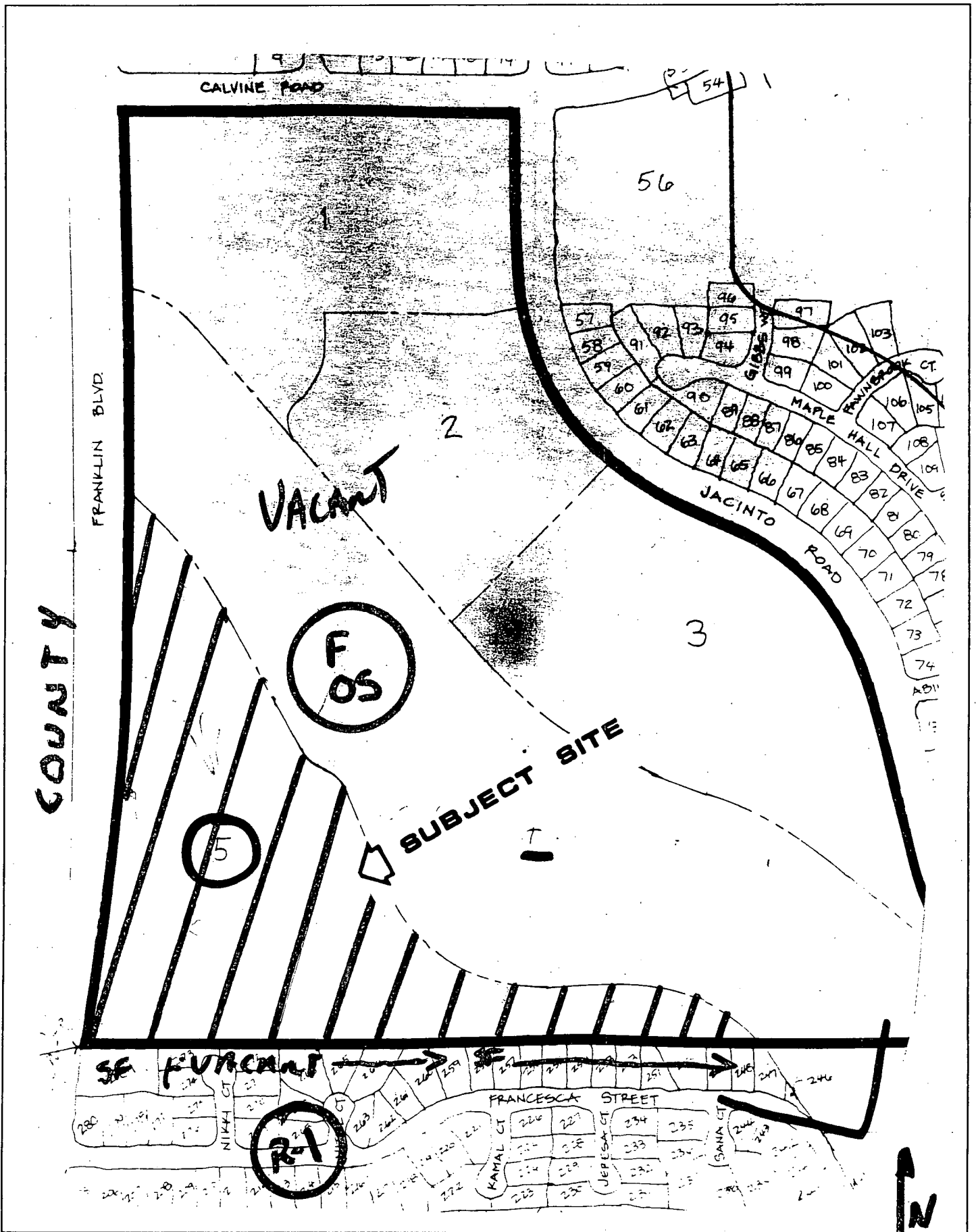
A use for which a Special Permit or Variance is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit or Variance shall be deemed to have expired and shall be null and void. A Special Permit or Variance use which requires a Building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



VICINITY MAP



COUNTY

VACANT

F
OS

SUBJECT SITE

5

R-1

SE FURCANT

FRANCESCA STREET

LAND USE & ZONING MAP

Z94-089

AUGUST 30, 94

ITEM 1

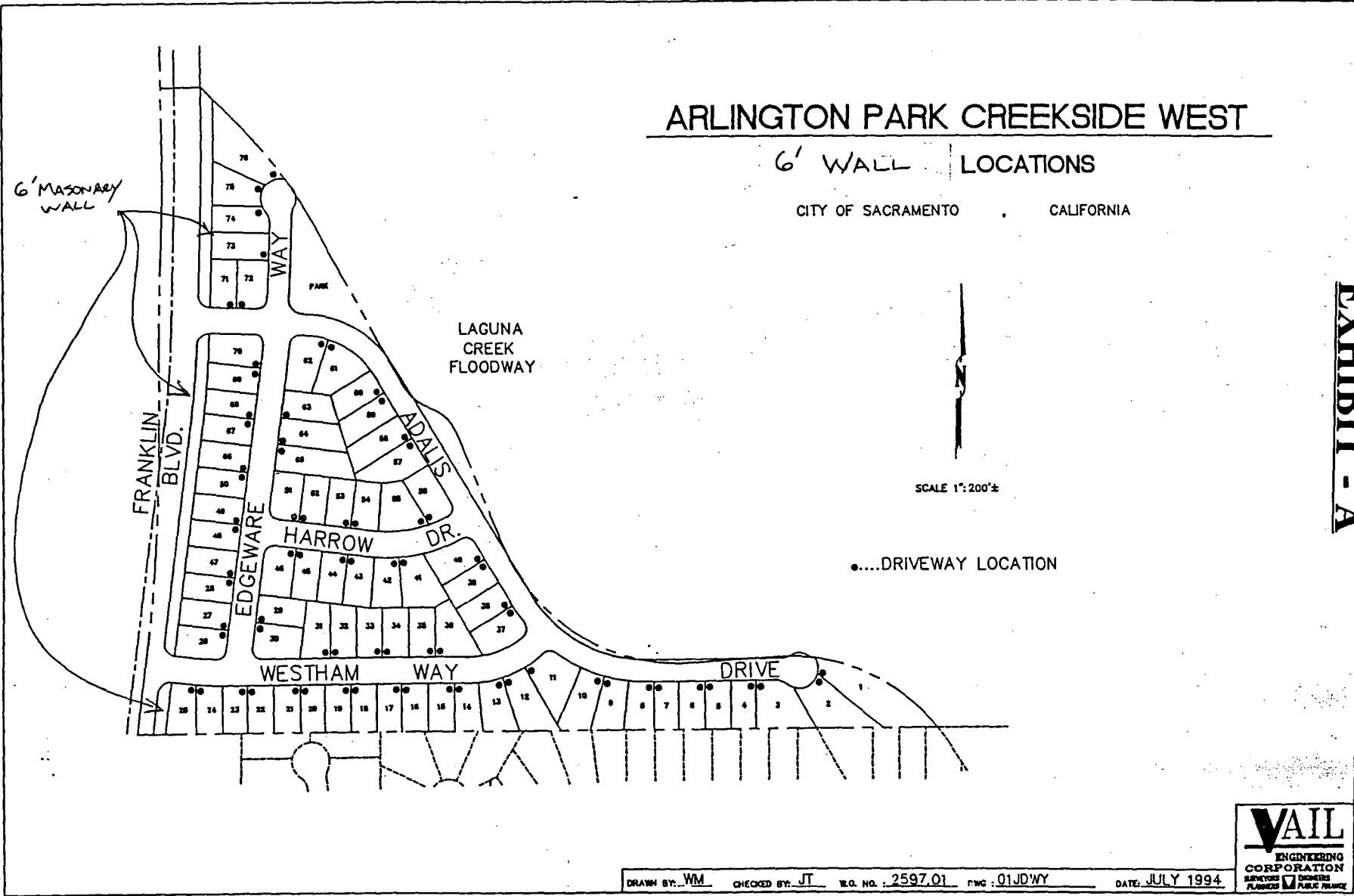


EXHIBIT - A

VAIL
 ENGINEERING CORPORATION
 SURVEYOR ENGINEER
 PLANNED PUBLIC FINANCE

Z94 - 089

