

**CITY PLANNING COMMISSION**  
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	Lon McPherson/Julie Biolo, 2521 Fulton Square Ln #20, Sacramento, CA 95821
<b>OWNER</b>	Dee Harkness, 3075 Marysville Boulevard, Sacramento, CA 95825
<b>PLANS BY</b>	Lon McPherson, 2521 Fulton Square Lane #20, Sacramento, CA 95821
<b>FILING DATE</b>	May 22, 1992
<b>ENVIR. DET.</b>	Exempt 15303 (a) & 15305 (a)
<b>REPORT BY:</b>	D. Holm
<b>ASSESSOR'S PCL. NO.</b>	265-0093-015-0000

**APPLICATION:** Variance to construct a 1,400± square foot single family residence on an existing parcel totaling 0.10± vacant acres that does not have public street frontage (land-locked) located in the Standard Single Family (R-1) zone.

**LOCATION:** 1378 Sonoma Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a single family home on a parcel that does not have frontage onto a public street.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento	
Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Single Family; R-1	North (side):	5'	5'
South: Vacant & Two Family; R-1 & R-2B	South (side):	5'	13'
East: Commercial & Single Family; R-1 & R-2B	East (rear):	15'	15'
West: Single Family; R-1	West (front):	25'	25'

Parking Required:	One Car Garage
Parking Provided:	One Car Garage
Property Dimensions:	Irregular
Property Area:	0.10± acres
Square Footage of Proposed Residence:	1,400 square feet
Square Footage of Attached Garage:	238 square feet
Height of Building:	Two Story
Exterior Building Materials:	Vertical Grooved Plywood & Horizontal lap siding
Roof Material:	Composition shingles
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Existing

APPLC. NO. P92-162

MEETING DATE August 27, 1992

**001186**

ITEM NO. 7

PROJECT EVALUATION: Staff has the following comments:A. Land Use and Zoning

The subject site is a vacant lot totaling 0.10± acres (4,340 square feet), in the Standard Single Family (R-1) zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site as Residential (4-8 du/na). Surrounding land uses and zoning include: single family residences, zoned Standard Single Family (R-1), to the north and west; vacant land, zoned Standard Single Family (R-1) and two family residences, zoned Multiple Family (R-2B), to the south; and commercial, zoned General Commercial (C-2) and single family residences, zoned Multiple Family (R-2B), to the east.

B. Applicant's Proposal

The applicant is proposing to construct a single family residence on a lot that does not have frontage on a public street. A parcel that does not front onto a street is considered land-locked. The applicant is proposing to construct an eight foot wide paved driveway with a 10 foot wide easement in order to provide access to the subject parcel. The proposed house will be a two bedroom, one and a half bath unit with an enclosed single car garage (See Exhibits A, C, and D).

C. Staff AnalysisSite Plan

The subject site is approximately 50 foot by 80 foot and does not have public street frontage. The Zoning Ordinance requires a residential lot have a minimum of 20 feet of public street frontage in order to be developed. The applicant is requesting a variance to allow the development of the subject site with a single family residence.

The applicant is in the process of purchasing the subject lot, Lot 1, which has an existing easement recorded allowing access through Lot 2 as shown on Exhibit A. The proposed site plan indicates a 10 foot wide driveway from Sonoma Avenue to the proposed single family residence. The applicant will be required to submit copies of the ingress/egress easement agreements in order to insure that access is provided from the public street to the homes prior to obtaining a building permit. The subject site has several trees which the City Arborist has recommended preserving as indicated on Exhibit B. If during construction one of the trees is damaged or needs to be removed the applicant should work with Planning staff and the City Arborist in order to determine the necessary replacement value of the impacted trees. As the Zoning Ordinance only requires an eight foot wide driveway the applicant should consider decreasing the size of the driveway near the existing trees along the western property line in order to reduce the impact on those trees. Planning staff also recommends that the applicant submit a detailed site plan indicating the types of paving that will be utilized adjacent to the existing trees.

In order to provide adequate fire service to the proposed dwelling unit Planning staff contacted the Fire Department to verify whether or not an eight foot wide driveway would create a potential hazard in case of a fire. Planning staff has been informed that provided that the proposed residence was not located more than 150 feet from a paved road that fire department would be able to provide adequate fire protection to the subject site. Planning staff has determined that the overall length of Lot 1 and 2 is 150 feet and that the farthest end of the proposed residence will be less than 150 feet from Sonoma Avenue. The applicant should be aware that a fire hydrant will be required within 300 vehicular feet of a proposed single family residence. If there is not a fire hydrant within the required 300 feet at the time of construction the applicant will be required to provide one. The applicant should verify with the police department as to whether or not a fire hydrant will be required.

The proposed residence will have a 25 foot setback from the paved portion of the driveway which staff recommends to be considered the front yard setback area for the subject site. The residence as proposed will meet all of the required front, rear and side yard setbacks as measured from the proposed driveway. Staff has no objection to the site design. The residence will be consistent with others in the area.

Planning staff also recommends that the applicant provide a lawn with an irrigation system for the front yard. As the subject site will be located between vacant land, a proposed single family residence and a commercial establishment Planning staff recommends that the applicant construct a six foot high wooden fence to enclose the sides and rear of the proposed single family residence. Staff recommends that the applicant also provide a lawn and irrigation system for the rear of the property.

#### Building Materials and Design:

The applicant is proposing to construct a two story residence that will be 1,638 square feet which includes the attached garage. The residence will have two bedrooms and one and a half baths. The exterior building materials include grooved vertical plywood siding and horizontal wood siding with a composition shingle roof. The elevations which were submitted did not indicate the type of doors or windows that would be utilized. Planning staff recommends that the applicant incorporate the following into the building design prior to submitting for a building permit:

1. The applicant should utilize horizontal wood siding on the front elevation (west side) with a minimum of a two foot wrap around on the side elevations in order to form a two foot vertical column on each side elevation. The remainder of the elevations can consist of a mix of vertical and horizontal wood siding as indicated on the submitted plans;
2. The applicant should utilize a metal sectional garage door and a metal or solid wood raised six panel front door for the residence;

3. The elevations indicate that a 25 year composition shingle will be utilized on the roof. Staff recommends that the applicant utilize a 25 year laminated dimensional composition shingle on the roof.

Staff supports the approval of the variance to develop a single family residence on the land-locked parcel in that the private driveway will be paved in order to allow adequate access for the single family residence to a public street, and easements will be provided.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development, Building Inspections, Flood Control and Sewer, Waste Removal and the Fire Department. The following comments were received:

Waste Removal Division

The property owner of the parcel will be required to bring the City issued 90 gallon garbage cans to Sonoma Avenue for pickup.

Development Services Division

1. Note: The proposed driveway in private easement is adjacent to trees which should be protected;
2. No utility trenching shall be allowed within 5 feet of the existing oak trees;
3. Private easements for access and drainage are required; and
4. Private easements are required for sewer service and metered water service.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15303 (a) and 15305 (a)).

**RECOMMENDATION:** Staff recommends that the Planning Commission approve the Variance to develop a parcel without public street frontage subject to conditions and based upon findings of fact which follow:

Conditions:

1. The applicant shall provide a lawn and irrigation system adjacent to the proposed driveway in front of the proposed single family residence. In addition the applicant shall install a six foot high wooden fence to enclose the sides (north and south) and rear of the property (eastern property line) in order to provide a useable yard area with adequate privacy.

2. The applicant shall submit final elevations to the Planning Director for review and approval prior to issuance of building permits. The design of the units shall include the following:
  - a) The front elevation of the proposed unit (west side) shall be sided with horizontal lap siding with a minimum of a two foot wrap around onto each side and the remaining elevations shall be a mix of horizontal and vertical siding as indicated on the attached elevations;
  - b) The front door shall be a panelled metal or a solid wood door with a minimum of six panels and the garage door shall be a metal sectional roll up door; and
  - c) The roofing material shall be 25 year laminated dimensional composition shingles;
3. Size, design, and location of the proposed unit shall conform to the plans submitted.
4. The applicant shall retain the trees specified on Exhibit B, as recommended by the City Arborist. If during construction any of these trees need to be removed the applicant shall work with the Planning Director and the City Arborist to determine how to relocate the trees or replace them on the subject site. Prior to issuance of a building permit the applicant shall submit a detailed site plan and paving plan to the Planning Director for review and approval. The paving plan shall indicate what type of paving treatment will be utilized adjacent to the existing oak trees on the west side of the property;
5. The applicant shall provide evidence of reciprocal access easements between the subject parcel and the parcel directly north of the subject site and a copy placed in the file, prior to issuance of building permits;
6. No utility trenching shall be allowed within 5 feet of the existing oak trees;
7. Private easements for access and drainage are required to be provided to the satisfaction of the Public Works Department, Development Services Division;
8. Private easements are required for sewer service and metered water service;
9. The applicant shall obtain all necessary building permits prior to commencing construction; and
10. The applicant shall comply with all applicable ordinances pertaining to hours of operation for on-going construction. All equipment and debris shall remain on the subject parcel.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that:

- a. the variance would be and has been granted to other property owner facing a similar circumstance;
  - b. there are other single family homes which have their access off of private easements; and
  - c. adequate access will be provided to the subject site.
2. Granting the variance request does not constitute a use variance in that a single family residence is allowed in the R-1 zone.
  3. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
    - a. the private driveway is of an adequate size for a single family development;
    - b. the proposed residence is compatible with the surrounding residences; and
    - c. adequate setbacks and landscaping will be provided.
  4. The proposed use is consistent with the General Plan and the 1984 North Sacramento Community Plan which designate the subject site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na), respectively.



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MAY 22 1992

CITY OF S. MARIETTA  
CITY PLANNING DIVISION



ENGINEERING A PORTION OF LOT 4, BLOCK 33  
NORTH SACRAMENTO SUBDIVISION NO 8  
MAY 1992 SCALE 1" = 20'  
OF SACRAMENTO STATE OF CALIFORNIA  
WARNEY LAND SURVEYS

● Pink Highlighting - Trees to be preserved

Yellow Highlighting  
save or remove at developer's discretion.

Stay 5ft away  
from trunks for  
proposed driveway

dominant  
Valley Oak (save)

← Trees to be saved

← Trees that can be removed

Trees to be saved

15" Valley Oak  
← Tree to be saved

← Tree to be saved

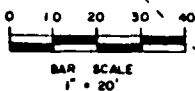
OWNER

LON McPHERSEN  
2521 FULTON SQ. LANE  
SACRAMENTO, CA. 95821  
(916) 972-1925

SURVEYS  
VAN... 2285 - 66th AVENUE  
SACRAMENTO, CA 95822  
(916) 395-2822

EXHIBIT B  
TREE PRESERVATION PLAN

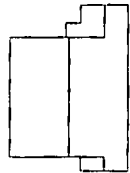
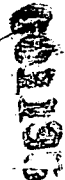
AUGUST 27, 1992



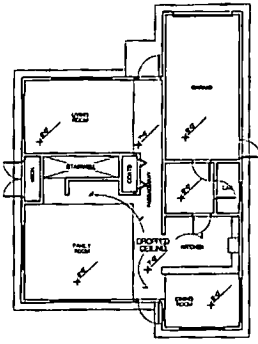
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ITEM NO. 7

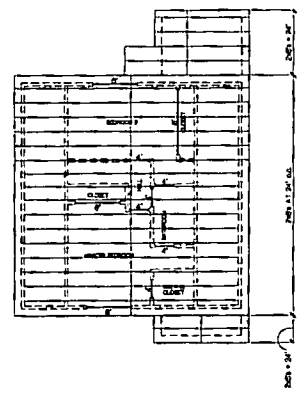




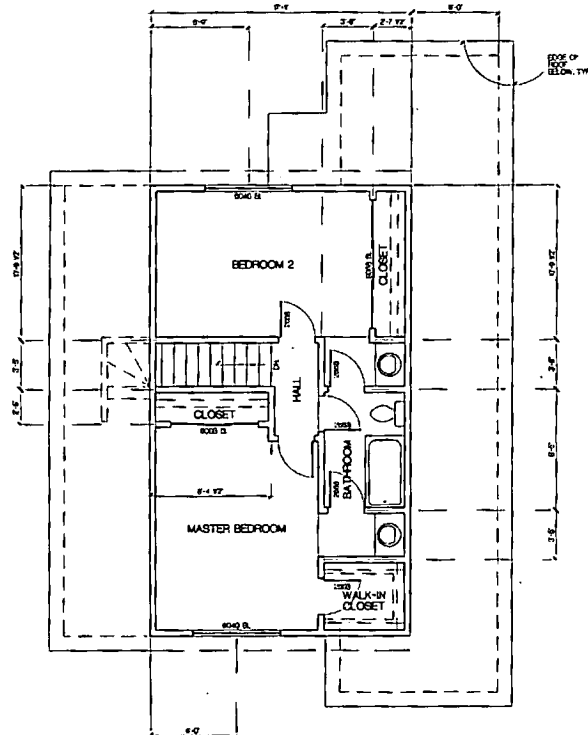
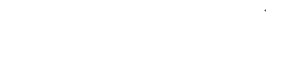
21 ROOF PLAN  
1/16"=1'-0"



23 FIRST FLR. REFLECTED CEILING PLAN  
1/8"=1'-0"

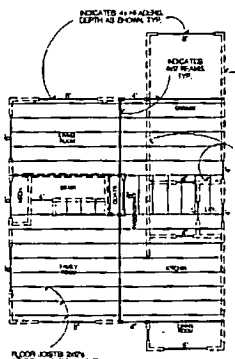


25 ROOF FRAMING PLAN  
1/8"=1'-0"

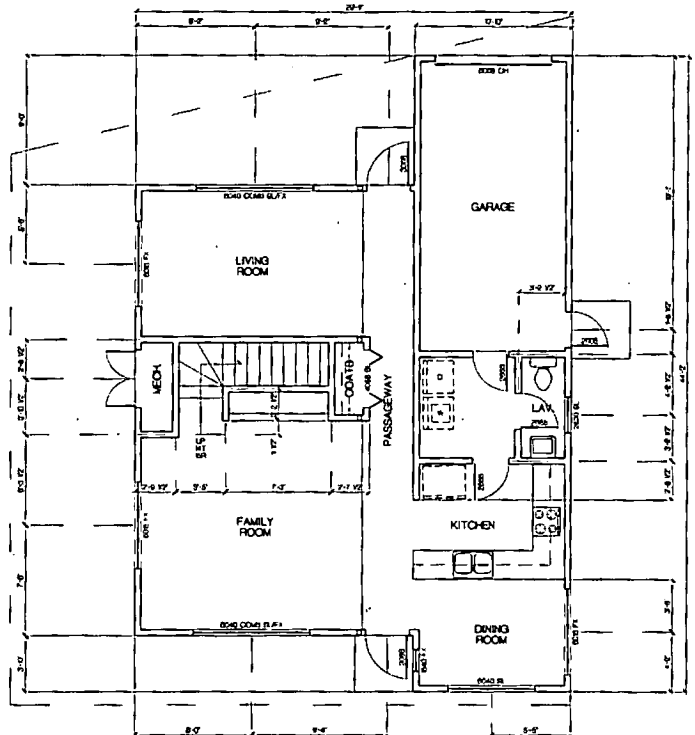
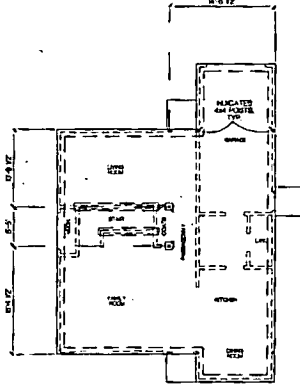


18 SECOND FLOOR PLAN

20 FIRST FLOOR FRAMING PLAN  
1/8"=1'-0"

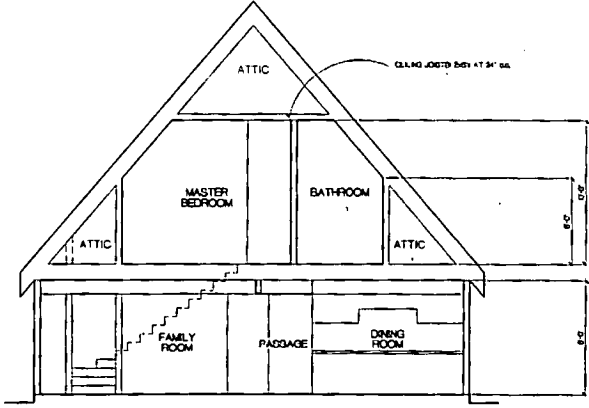


15 FOUNDATION PLAN  
1/8"=1'-0"



8 FIRST FLOOR PLAN

10 SECTION



Lon  
McPherson  
OWNER-BUILDER  
2521 Fulton Sq. Ln.  
Number 20  
Sacramento, CA 95821  
(916) 972-1925

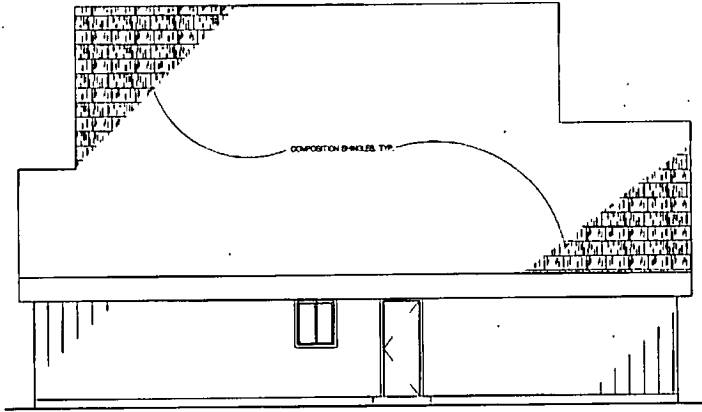
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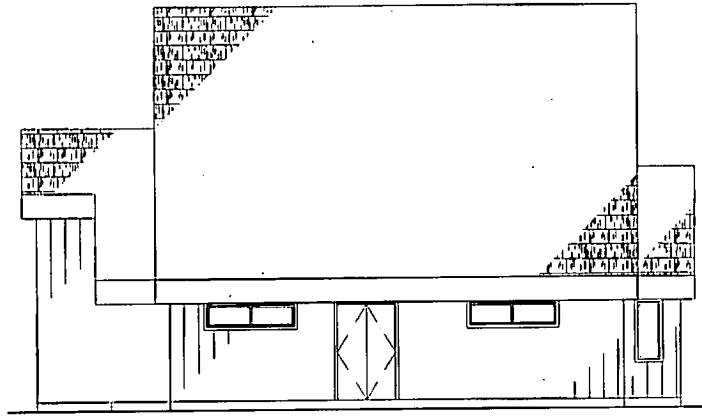
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EXHIBIT C  
FLOOR PLANS

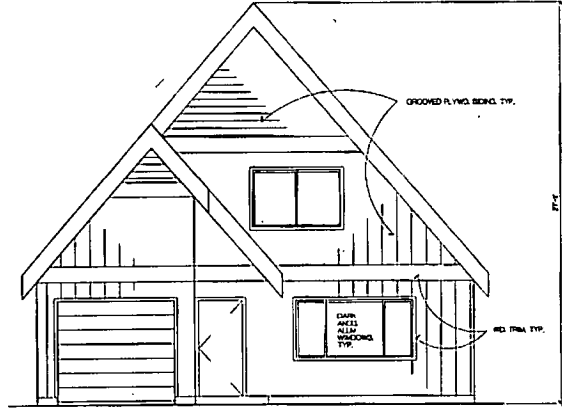
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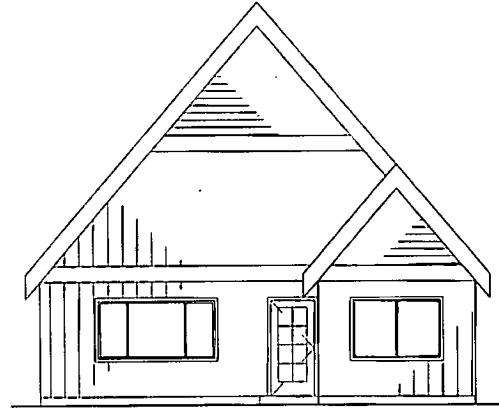
1 WEST ELEVATION



1 EAST ELEVATION



1 NORTH ELEVATION



1 SOUTH ELEVATION

Lon  
McPherson  
OWNER-BUILDER

2521 Fulton Sq. Ln.  
Number 20  
Sacramento, CA 95821  
(916) 972-1925

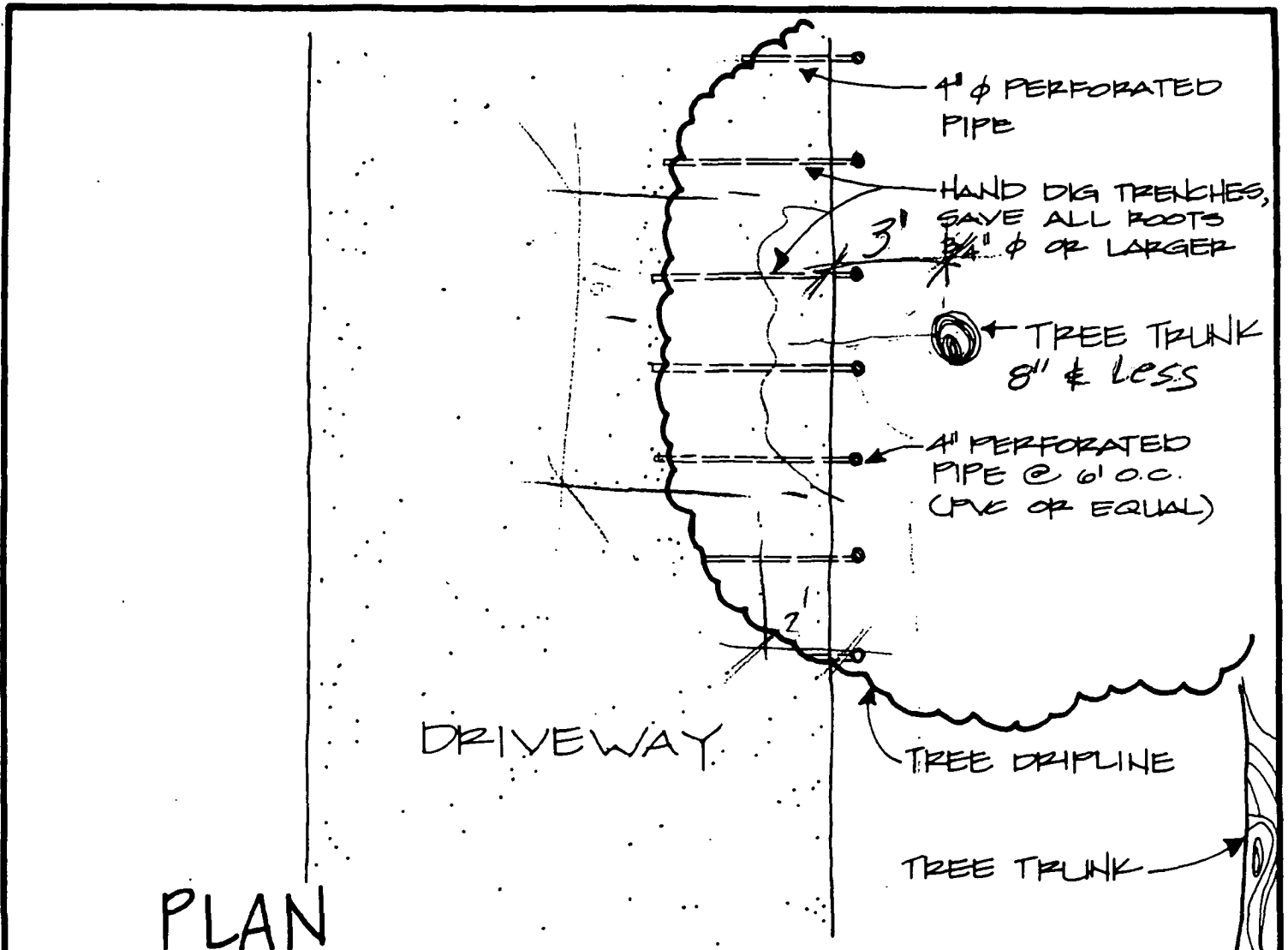
EXHIBIT D  
ELEVATIONS

Date  
Job  
Revl:

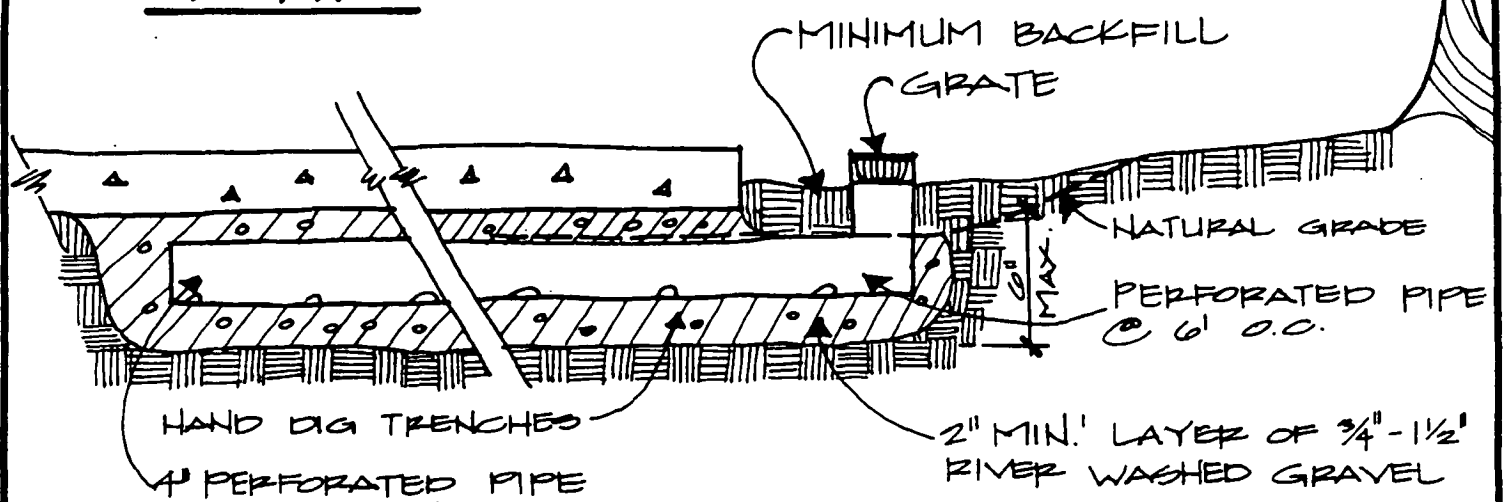


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3  
or



PLAN



NOTE: ANY ROOTS  $\frac{3}{4}$ "  $\phi$  OR LARGER THAT NEED TO BE CUT SHALL BE CLEANLY CUT AND TREATED.

DETAIL

SACRAMENTO COUNTY DEPARTMENT OF PUBLIC WORKS HIGHWAY & BRIDGE DIVISION	
<b>AERATION SYSTEM FOR TREE ROOTS</b>	
SCALE:	DRAWN BY: SN
DATE:	CHECKED BY: