

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

<b>APPLICANT</b> <u>Michael Schiele, 6356 Navion Drive, Citrus Heights, CA 95621</u>
<b>OWNER</b> <u>Michael Schiele and Guy Everest, PO Box 131 Brodrick, CA 95605</u>
<b>PLANS BY</b> <u>Michael Schiele, 6356 Navion Drive, Citrus Heights, CA 95621</u>
<b>FILING DATE</b> <u>June 10, 1991</u> <b>ENVIR. DET.</b> <u>Exempt 15303(a) and 15305(a)</u> <b>REPORT BY</b> <u>SLY</u>
<b>ASSESSOR'S PCL. NO.</b> <u>226-019-022, 023</u>

- APPLICATION:**
- A. Variance to develop a single family home on one land-locked parcel totaling 0.25± vacant acres in the Standard Single Family (R-1) zone.
  - B. Variance to develop a single family home on one land-locked parcel totaling 0.21± vacant acres.

**LOCATION:** 4940 5th Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct two single family homes on separate lots that are located off an unpaved private road.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
1985 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: Vacant, R-1	Front:	25'	30'
South: Single Family, R-1	Side(North):	5'	7'/8'
East: Single Family, R-1	Side(South):	5'	21'/7'
West: Single Family, R-1	Rear:	15'	57'/51'

Parking Required	(2) 1 car garage
Parking Provided	(2) 2 car garage
Property Dimensions:	North lot-55 feet x 165 feet South lot-65 feet x 165 feet
Property Area:	0.46± acres
Square Footage of Building:	North lot- 1,700 square feet South lot- 1,900 square feet
Height of Building:	14 feet (both)
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Existing
Exterior Building Materials:	T-1-11 vertical siding and horizontal lap siding
Roof Material:	Composition shingles

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is two vacant lots totaling 0.46± acres in the R-1 zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1985 North Sacramento Community Plan designates the site as Residential (4-8 du/na). The surrounding land use and zoning for the subject site are vacant zoned, R-1 to the north; and single family residential zoned, R-1 to the south, east, and west.

B. Applicant's Proposal

The applicant is proposing to construct two single family homes on separate lots that are located off an unpaved private road. The parcels are land-locked because they do not have public street frontage. The private road is accessed off of Santa Ana Avenue. Each house will be a three bedroom unit with an enclosed two car garage (See Exhibits A, B, C, D, E, F, and G).

C. Staff Analysis

1. Site Plan:

The proposed two lots for development front an unpaved private street (5th Street). 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 seeking to vary this requirement in order to develop these two lots with single family homes. There are other single family homes which have their access off of 5th Street.

The site plan indicates each lot will surrender approximately ten feet to the private street improvements. The proposed structures will be set back 30 feet from the paved portion. The applicant will pave 5th Street from Santa Ana Avenue to a minimum of 30 feet past the second lot's driveway. This will provide adequate access for emergency vehicles and others to the subject site as well additional lots along 5th Street. The applicant has recorded utility easements for the private street. The applicant will also need to record reciprocal access agreements to insure that access is provided from the public street to the homes.

Each house on each lot exceeds the minimum required rear and side yard setback requirements. Staff has no objection to the site design. The residences will be consistent with others in the area.

The applicant proposes to provide a lawn with an irrigation system for the front yard of the north lot. The site plan also indicates a six foot high wooden fence to enclose the north property. Staff recommends that the applicant also provide a lawn, irrigation system, and six foot high wooden fence to enclose the rear of the property for the south lot.

2. Building Materials and Design:

The applicant is proposing to construct two single story residences that are 1,700 and 1,900 square feet including a 500 square foot garage for each unit. Each house will have three bedrooms and two baths. The exterior building materials include horizontal lap siding on the front elevation wrapped around to form a two foot vertical column on each side elevation. The remainder of the elevations are T-1-11 vertical wood siding.

The applicant proposes a metal sectional garage door and a metal raised six panel front door for each unit. The elevations indicate the roofs will be made of 25 year composition shingles. Staff recommends the roofing material be 25 year laminated dimensional composition shingles.

in that the private street will be paved to a point beyond the second house providing adequate access for emergency vehicles, adequate access for the single family residences to a public street, and easements will be provided.

D. Agency Comments

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

1. Traffic Engineering and Engineering Development staff comments:

- a. Provide reciprocal access easements for parcels along 5th Street.
- b. Waive frontage improvements along 5th Street. Owners shall agree to participate in any future assessment district to provide street improvements and public drainage.
- c. Provide building setbacks to allow 20 feet long driveways behind an ultimate 22 foot wide half street.
- d. Provide paved access to the satisfaction of the Fire Department.

2. Building Inspections staff comments:

Verify that permanent access easements to the parcels are recorded.

3. Fire Department staff comments:

The Fire Department is satisfied with the applicant's proposed paving plan for this project.

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 the following actions:

- A. Approve the Variance to develop a single family home on one land-locked parcel totaling 0.25 $\pm$  vacant acres subject to the conditions and based upon the findings of fact which follow.
- B. Approve the Variance to develop a single family home on one land-locked parcel totaling 0.21 $\pm$  vacant acres subject to the conditions and based upon the findings of fact which follow.

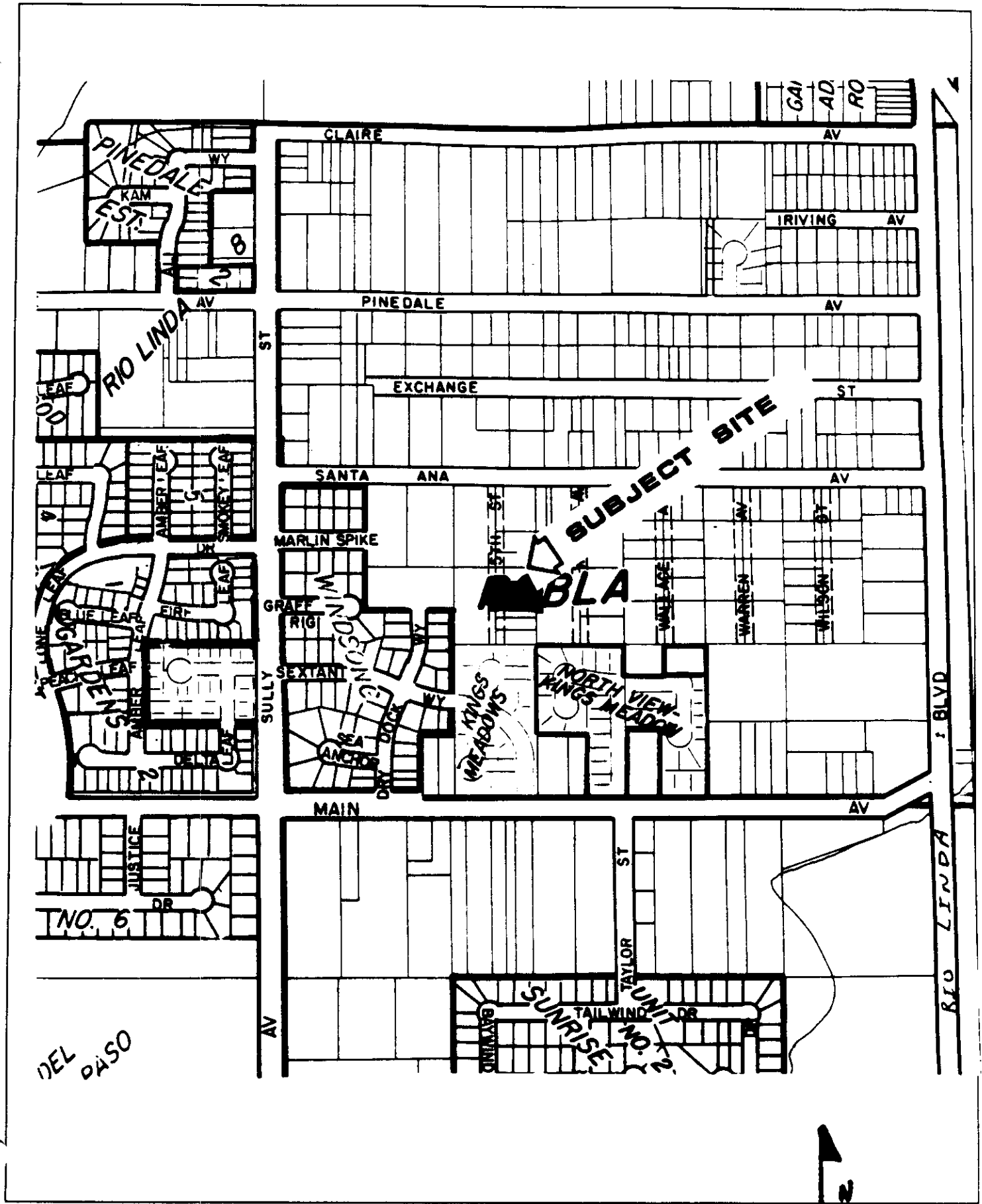
Conditions:

1. The applicant shall provide a lawn, irrigation system, and six foot high wooden fence to enclose the rear of the property for the south lot. The applicant shall submit revised site plans for Planning Director review and approval prior to the issuance of building permits.
2. The roofing material for both units shall be 25 year laminated dimensional composition shingles which shall be indicated on revised site plans submitted for Planning Director review and approval prior to the issuance of building permits.
3. 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.

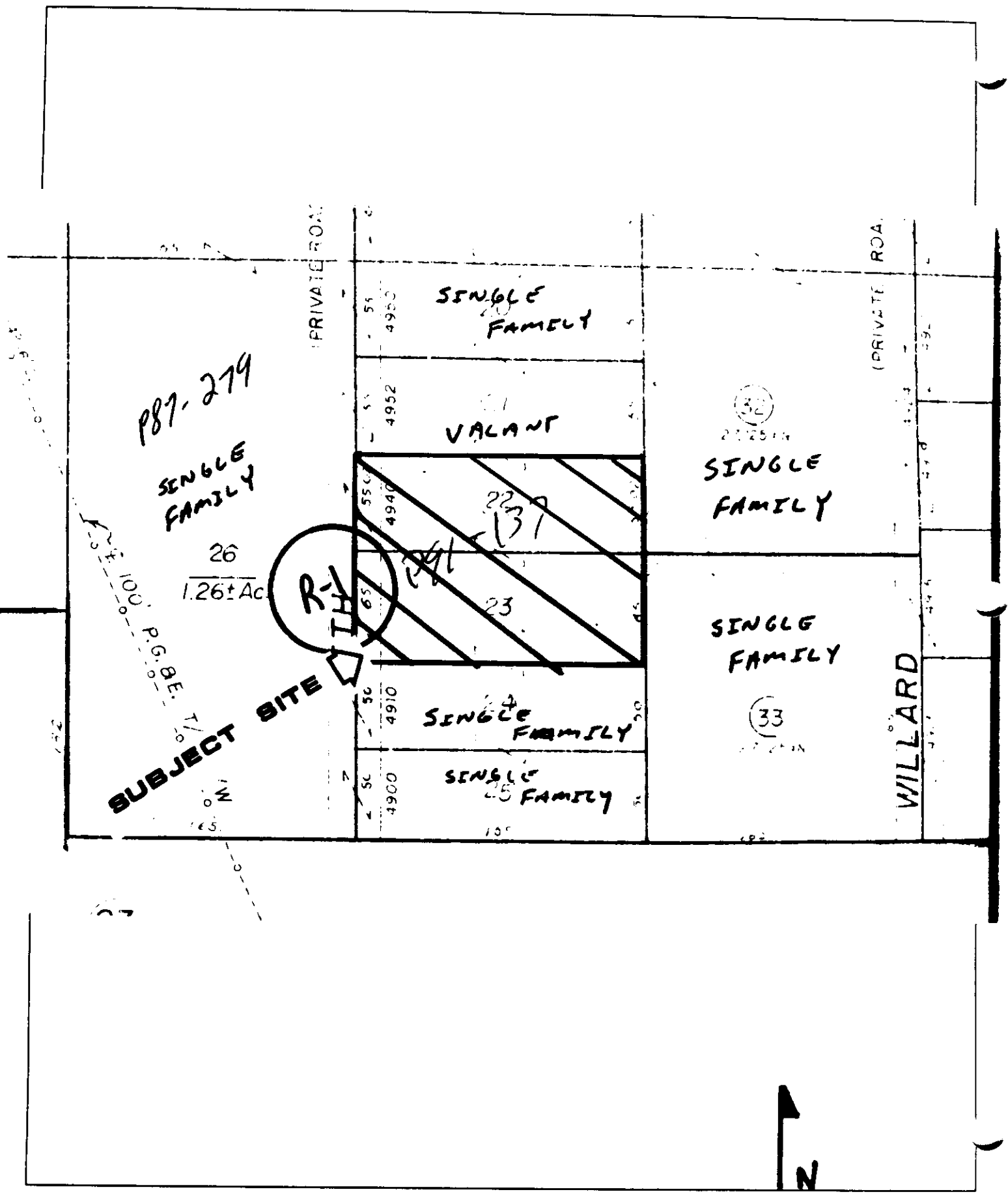
4. Size, design, and location of each proposed unit shall conform to the plans submitted.
5. The applicant shall obtain all necessary building permits prior to commencing construction.
6. The applicant shall provide reciprocal access easements for parcels along 5th Street and these easements shall be recorded prior to the issuance of building permits.
7. The owners shall agree to participate in any future assessment district to provide street improvements and public drainage.
8. The applicant shall provide building setbacks to allow 20 feet long driveways behind an ultimate 22 foot wide half street.
9. The applicant shall provide paved access to the satisfaction of the Fire Department. The paving shall be completed prior to issuance of the final building inspection for the houses.

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, and
  - b. there are other single family homes which have their access off of 5th street.
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 road to the two units will be paved to the standards required to allow access for emergency vehicles;
  - b. the private road is of an adequate size for single family development;
  - c. the proposed residences are compatible with the surrounding residences; and
  - d. adequate setbacks and landscaping will be provided.
4. The proposed use is consistent with the General Plan and the 1985 North Sacramento Community Plan which designate the subject site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na), respectively.



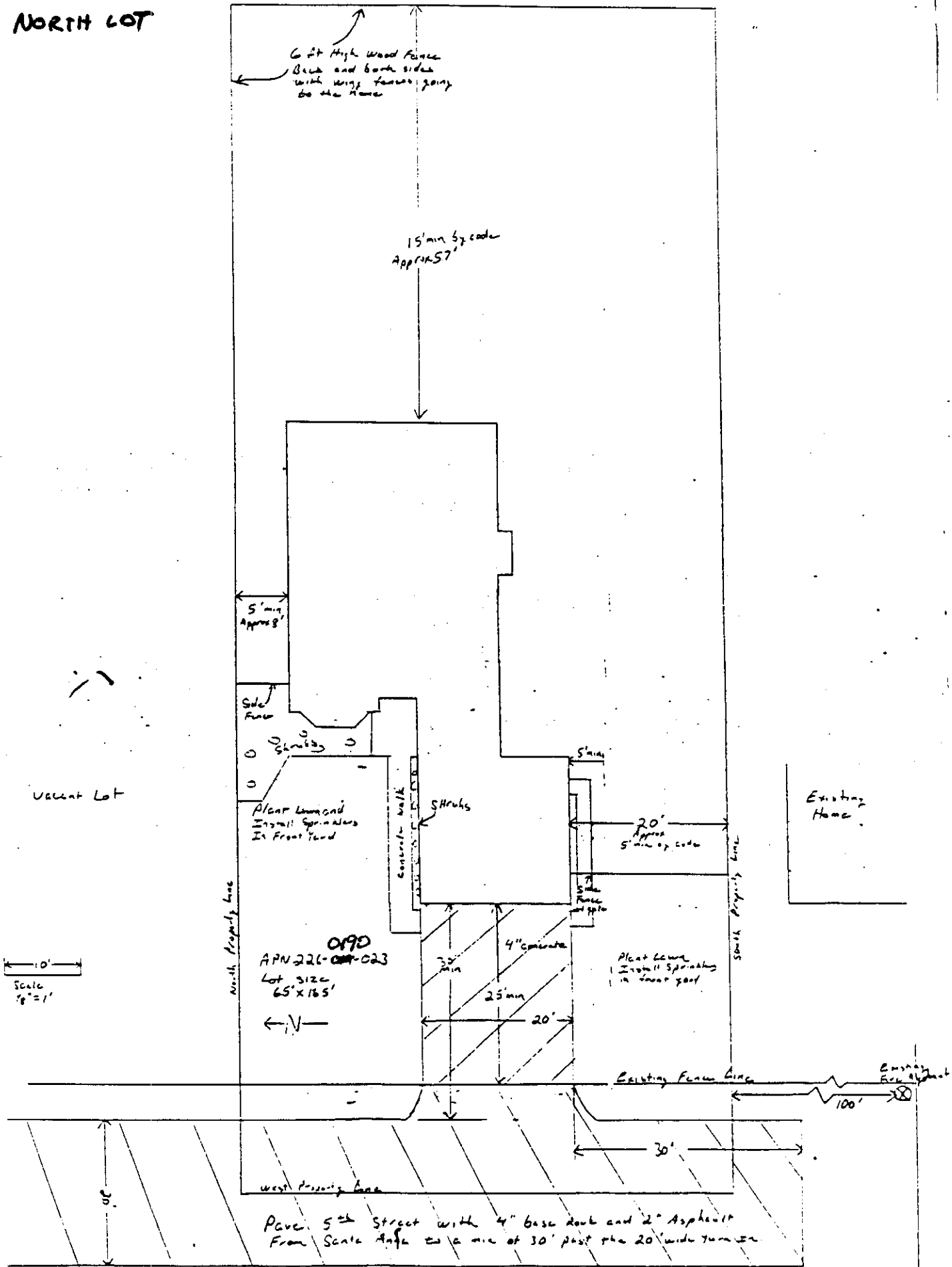
VICINITY MAP



**LAND USE & ZONING MAP**

# EXHIBIT - A

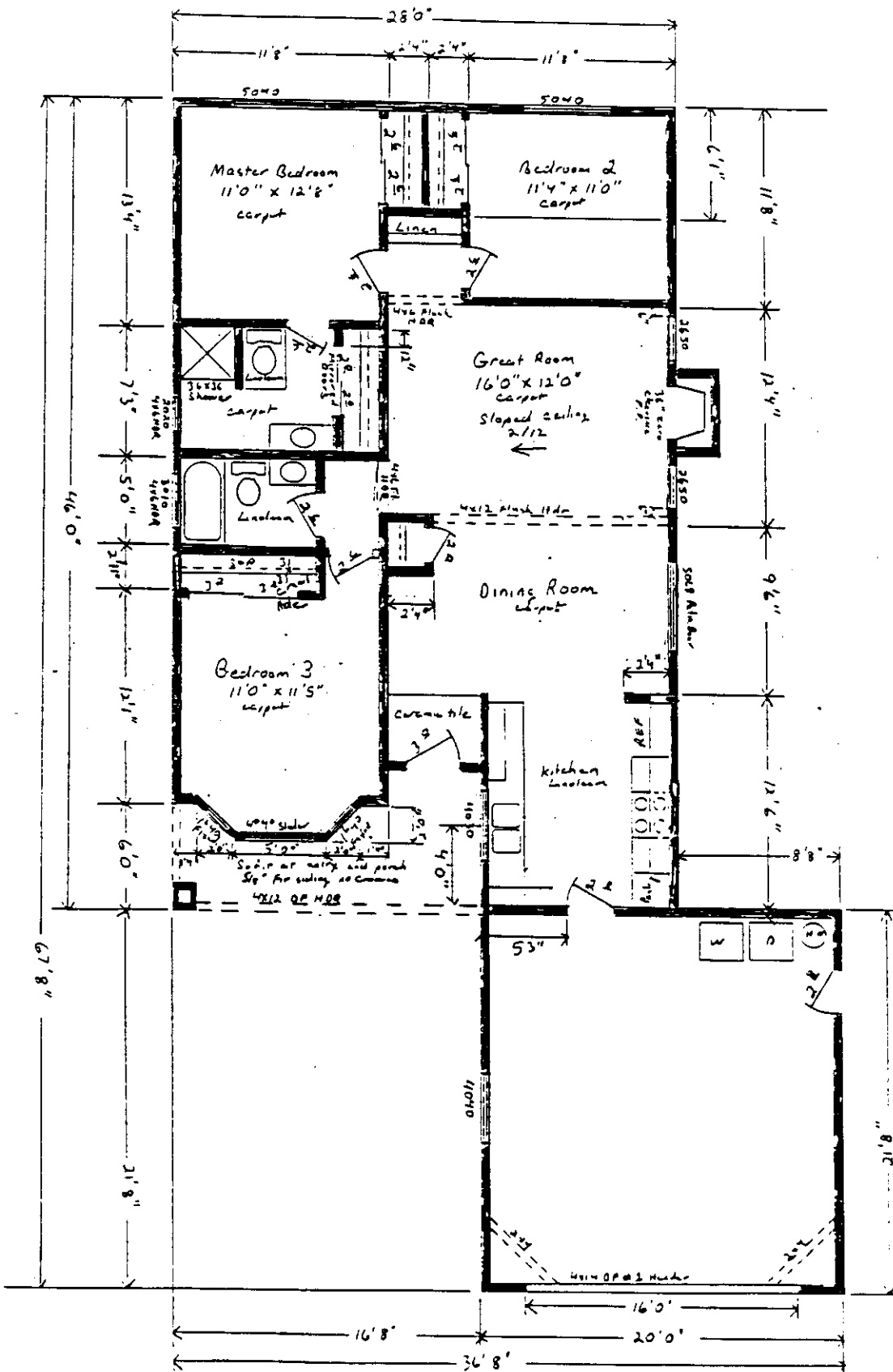
NORTH LOT



5th Street

# EXHIBIT - B

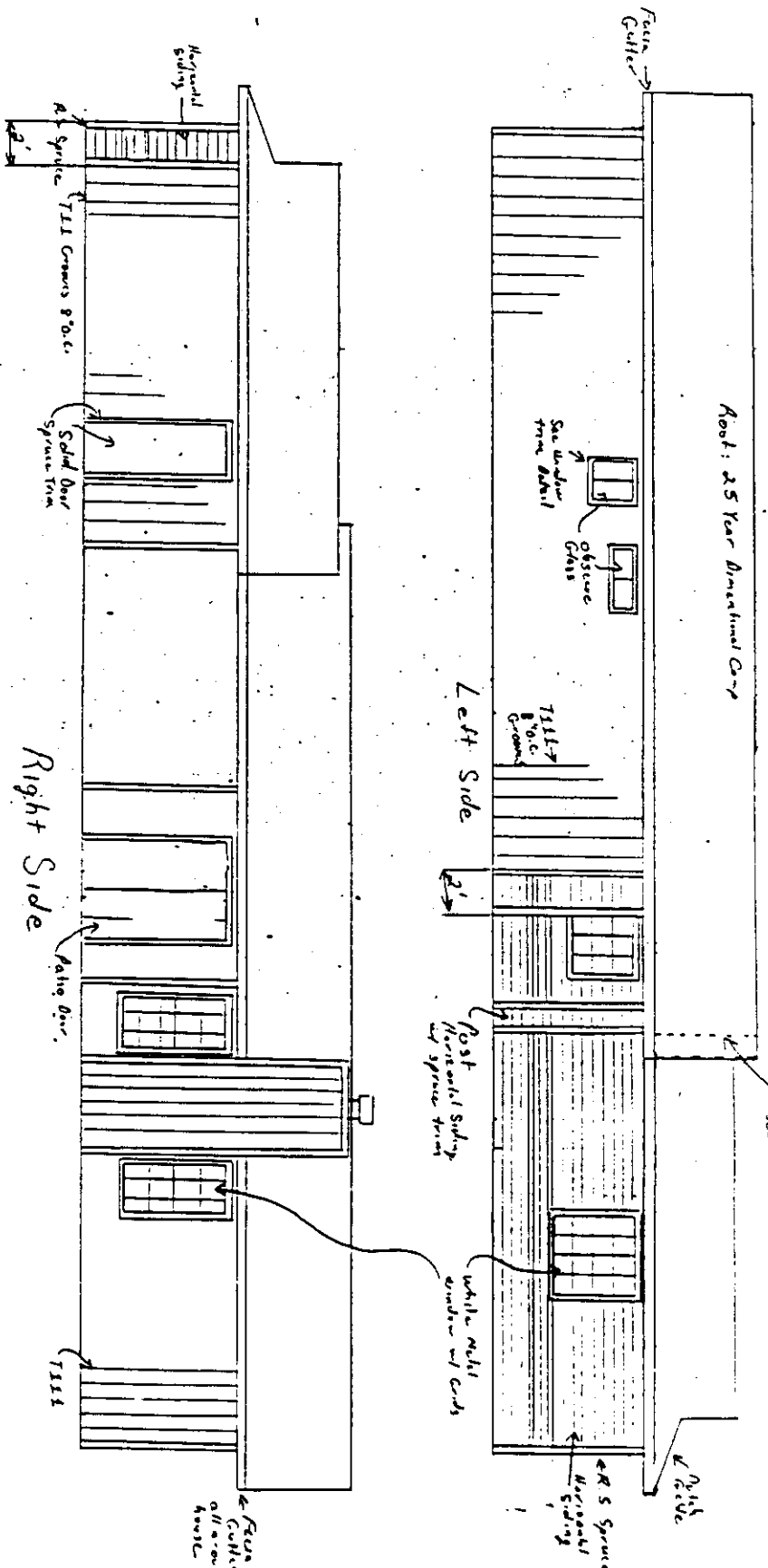
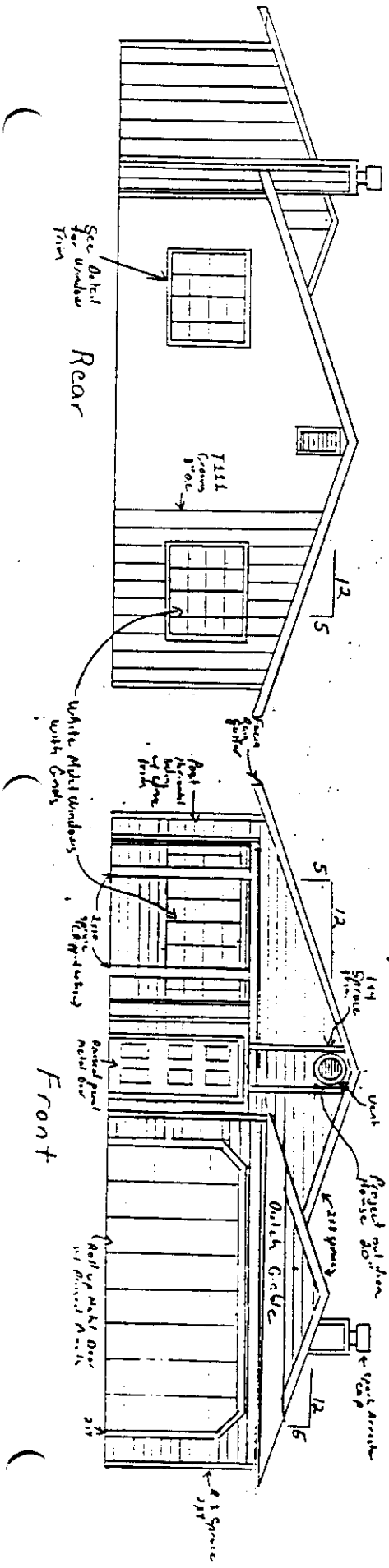
## NORTH LOT





# EXHIBIT - C

## NORTH LOT

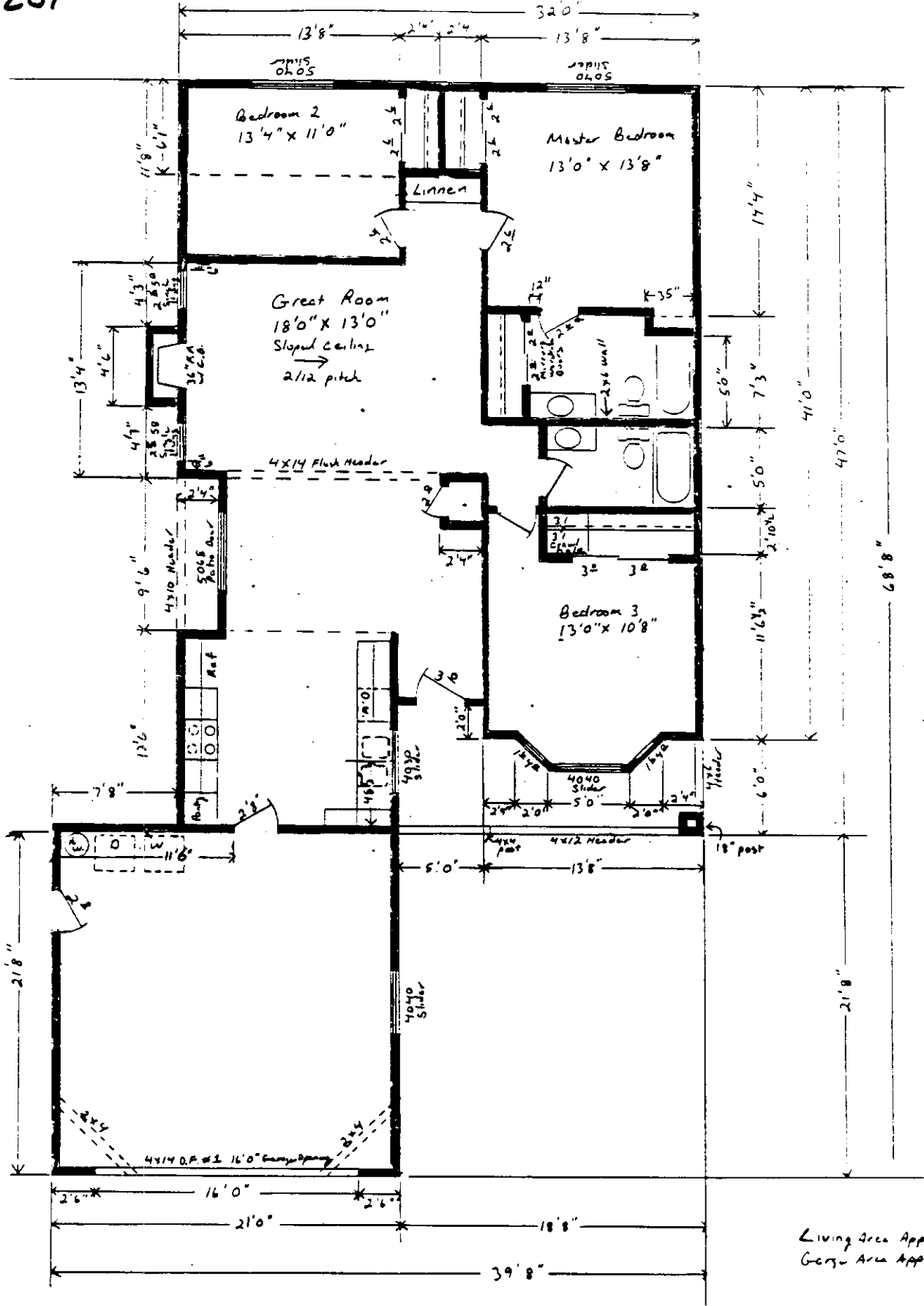


central knee wall projects 20" see front detail



# EXHIBIT - E

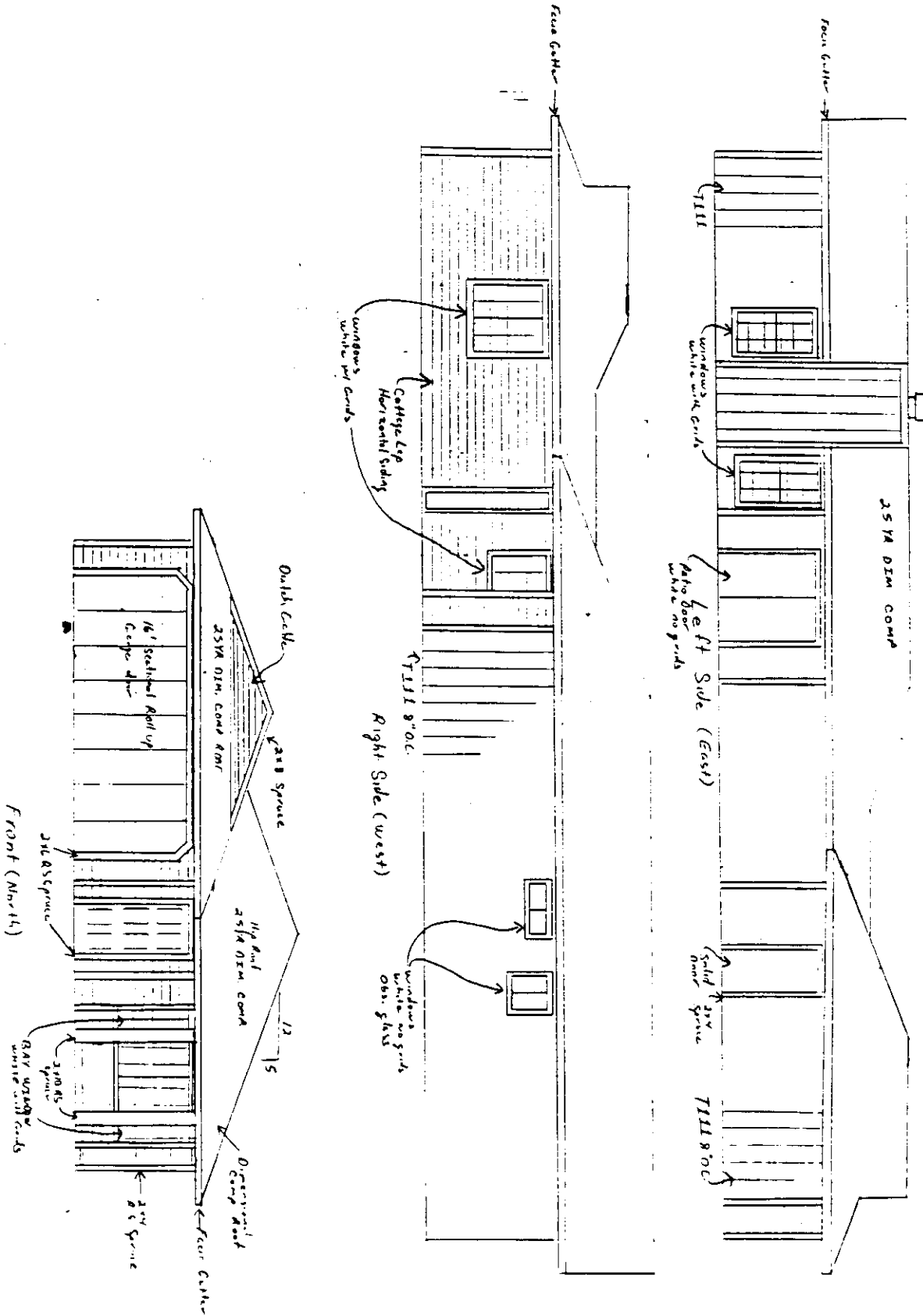
SOUTH LOT



Living Area Approx 13'80 sq ft  
 Garage Area Approx 455 sq ft

SOUTH LOT

EXHIBIT - F



SOUTH LOT

EXHIBIT - G

