

P93-176 - Scobee Way

REQUEST: A. Variance to develop a vacant 0.35 acre land locked parcel in the Standard Single Family (R-1) zone.

LOCATION: 3336 Scobee Way
APN:250-0230-021
North Sacramento Community Plan Area
Grant Joint Union School District
Council District 2

APPLICANT:	Robert Montoya (916) 922-6981 2512 Norbert Way Sacramento, CA 95833
OWNER:	Robert Montoya 2512 Norbert Way Sacramento, CA 95833
APPLICATION FILED:	December 13, 1994
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION: The applicant is requesting the necessary entitlements to allow a single family dwelling on a parcel that does not have public street frontage. It is the intention of the applicant to move an existing 888 square foot house to the subject site and construct a 1,358 square foot addition and a 552 square foot garage. Access to the site will be provided off of Scobee Way which is a privately maintained street.

Staff recommends approval of the project. This recommendation is based upon the project's consistency with the General Plan and the Zoning Ordinance regarding residential development. Granting of the Variance does not constitute a special privilege extended to an individual property owner, and will not be detrimental to the public health, safety, or welfare. Furthermore, the proposed use is compatible with the existing residential land uses that are in the project vicinity.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Residential; R-1
 South: Residential; R-1
 East: Residential; R-1
 West: Residential; R-1

Setbacks:	Required	Provided
Front:	25'	41' ±
Side(Int):	5'	5' ±
Side(St):	5'	64'
Rear:	15'	20' ±

Property Dimensions:	115' x 134'
Property Area:	0.35 gross acres 0.35 net acres
Height of Structure:	18' (1 story)
Exterior Building Materials:	Stucco/wood siding
Roof Material:	Asphalt shingle
Parking Provided:	2 spaces
Parking Required:	1 space
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Design Review (Staff Level)	Design Review
Building Permit	Building Division

BACKGROUND INFORMATION:

The project site has been vacant for approximately three years. Prior to that, the project site was developed with two single family residences that were removed after a fire occurred on the site. The subject site does not have public street frontage. Therefore, the project proponent has requested a Variance to allow a single family dwelling to be located on a land locked piece of property in the Standard Single Family (R-1) zone. The applicant intends to access the lot from Scobee Way which is a private access easement off of Ford Road. The existing easement is 20 feet wide and 330 feet deep. The easement is currently being used by adjacent property owners. The applicant intends to move an existing 888 square foot house to the site and add a 1,358 square foot house addition and a 552 square foot garage. The proposed dwelling will be 2,436 square feet once completed.

STAFF EVALUATION:

The subject site consists of 0.35 ± vacant acres in the Standard Single Family (R-1) zone. The subject site is designated for Low Density Residential use (4-15 du/na) in the General Plan and Residential (4-15 du/na) in the 1984 North Sacramento Community Plan. Surrounding land uses and zoning for the parcels adjacent to the subject site include single family residences, zoned Standard Single Family (R-1).

A. Policy Considerations

The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the North Sacramento Community Plan designates the site as Residential (4-15 du/na). The subject site is also within the Del Paso Heights Design Review District. The project as proposed, supports the goals and policies of Section 3 of the General Plan in regards to housing. Policy 1 of the General Plan recommends maximizing housing development on vacant urban properties. The proposed project is consistent with the land use designations.

The subject site is in an area that is developed with predominantly detached single family residences. The subject site is zoned for single family residential development. Keeping the R-1 zoning designation and developing the site as proposed will maintain and improve the quality and character of the surrounding neighborhood.

B. Building Design

One of the conditions of the Tentative Map is that the design of the proposed dwelling unit shall be subject to staff level design review. This review would examine, but not be

limited to, the following:

- Exterior building and roof materials
- Building height
- Compatibility of design with surrounding area
- Landscaping

C. Zoning Requirements

1. Variance

The Zoning Ordinance requires a residential lot to 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 the subject lot with a single family residence. A proposed, the subject parcel will be landlocked and therefore a variance is required in order to develop the lot with a single family residence. This variance is justified in that the driveway with the proposed turn around is considered by the Fire Department to be adequate access to serve the site in the event of a fire.

2. Setbacks

The proposed project will not result in an encroachment upon the required from setbacks, rearyard setbacks, or lot coverage.

3. Parking/Circulation

Access to the site will be provided from Scobee Way which is an access easement that feeds off of Ford Road. Scobee way is approximately 20 feet wide from Ford Road to the south end of the proposed driveway. The Public Works Department has indicated to staff that Scobee Way may eventually become a standard 44 foot side public easement once future subdivisions occur. The applicant will, therefore, be required to dedicate an additional five feet of right-of-way in front of the subject site for a future 22 foot half street for the widening of Scobee Way. The applicant will also be required to provide a 22 foot wide Irrevocable Offer of Dedication along the southern boundary of the site in order to provide space for a future roadway that may be established at this location.

C. Building Design

The applicant is proposing to construct a single story dwelling on the subject site. The proposed exterior building materials will be stucco and wood and the roof material will consist of asphalt shingle. The exterior colors will be light brown

with dark brown trim. Because the subject site is located in the Del Paso Heights Design Review District, the proposed dwelling will require review and approval by the Design Review staff prior to issuance of building permits.

PROJECT REVIEW PROCESS:

A. Environmental Determination

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(a)).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the Del Paso PAC and no comments were received. The proposed project application packet was also sent to the surrounding land owners within a 500 foot radius of the project site and no comments were received.

C. Summary of Agency Comments

The proposal was routed to the City's Traffic Engineer, Arborist, Engineering Development Services Section, Building Division, Police Department, Fire Department and Utility Department. The following summarizes the comments received:

1. Engineering Development Services

The comments which are specifically listed as conditions in the resolution addressed required Irrevocable Offer of Dedications (I.O.Ds) for future roadways, dedication of easements for and extension of sewer and water services, and providing a grading plan.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Special Permit. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends approval of the proposed variance for the following reasons:

- The proposed project will be consistent with the General Plan and the North Sacramento Community Plan and policies.
- The proposed project will provide adequate setbacks, and is compatible with adjacent land uses and development.
- The proposed project meets the density for the site.


Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Resolution approving the Variance to allow the development of a land locked parcel in the Standard Single Family (R-1) Zone.

Report Prepared By,


Hilary Perry
Assistant Planner

Report Reviewed By,


Scot Mende
Senior Planner

Attachments

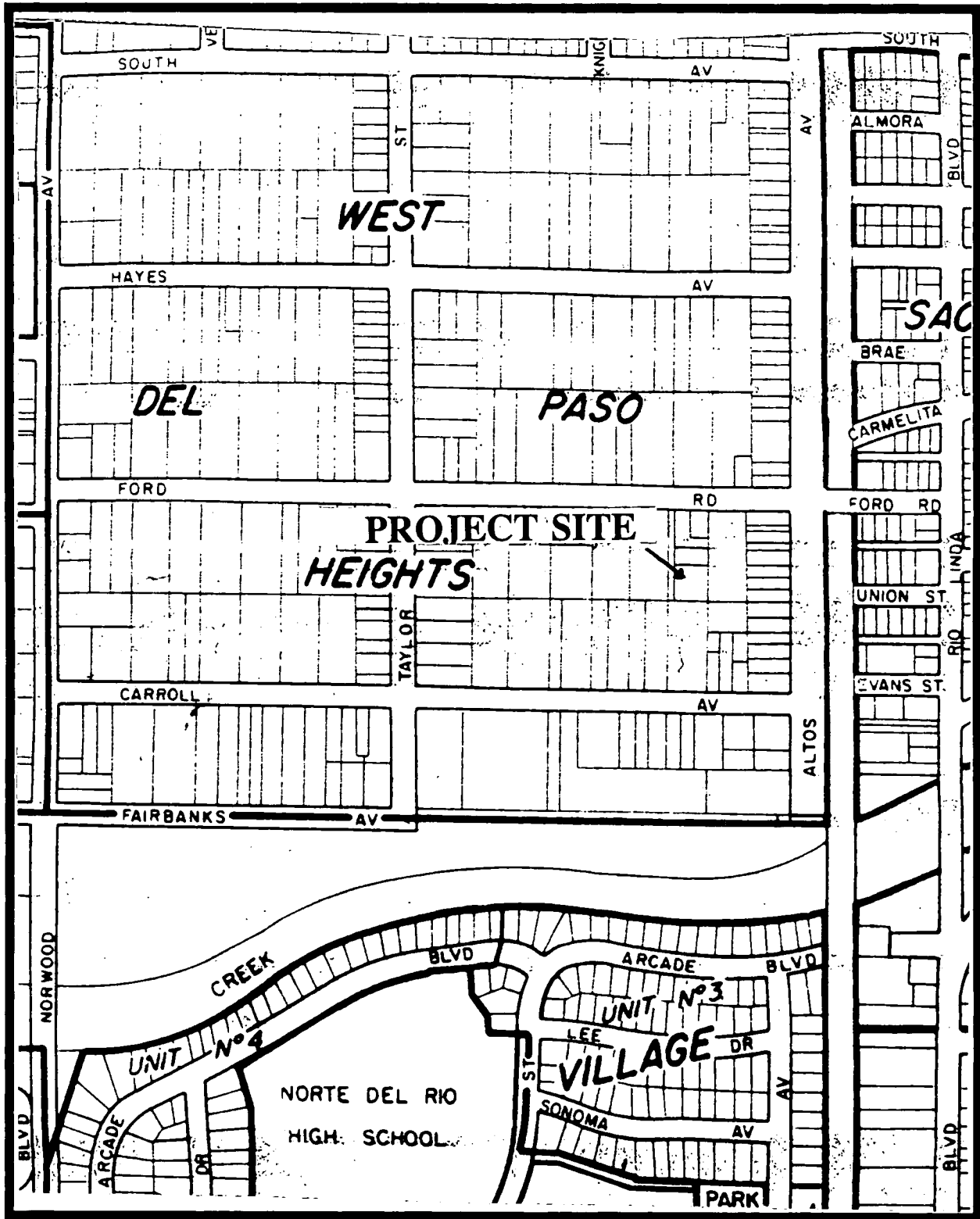
Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolutions
Exhibit 3-A	Site Plan
Exhibit 3-B	Floor Plan

ATTACHMENT 1

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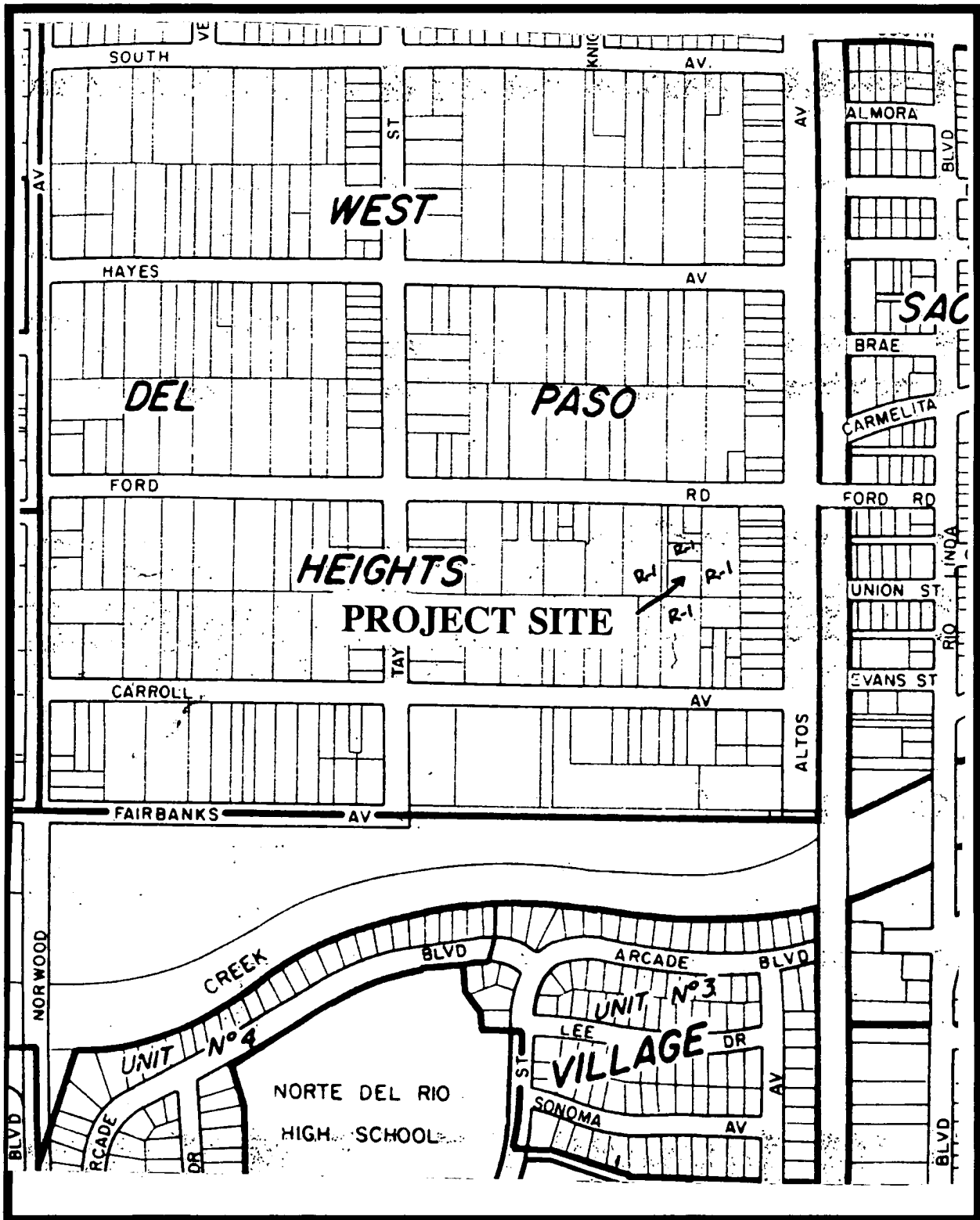
VICINITY MAP

ATTACHMENT 2

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LAND USE AND ZONING MAP

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 17, 1994

**A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A VARIANCE FOR PROPERTY
LOCATED AT 3336 SCOBEE WAY
(P93-176)(APN:250-0230-021)**

WHEREAS, the City Planning Commission on March 17, 1994, held a public hearing on the request for approval of a Variance to allow development of a land locked parcel at the property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA Section 15303(a).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Variance is hereby approved based upon the following findings of fact:
 - a. The project, as conditioned, is based upon sound principles of land use in that the proposed project will result in a single family development that is similar in size to that of other single family developments in the area.
 - b. Granting the request will not be injurious to public welfare nor to property in the vicinity in that adequate setbacks and lot coverage will be provided and a garage will be constructed in order to provide off street parking.
 - c. Granting the variance does not constitute a use variance in that lots for single family development are allowed in the Standard Single Family (R-1) zone.
 - d. The project is consistent with the General Plan and the 1984 North Sacramento Community Plan which designate the site for residential land use.

March 17, 1994

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2. The Variance for development of the land locked parcel is hereby approved subject to the following conditions:
- A. The applicant shall submit an application to Design Review staff for approval prior to issuance of a building permit.
 - B. Provide an Irrevocable Offer of Dedication (I.O.D) for an additional five feet adjacent to Scobee Way. The applicant shall enter into an agreement with the City's Public Works Department to provide the I.O.D. prior to issuance of a building permit.
 - C. Provide minimum required 25 foot front yard setback from the required I.O.D..
 - D. Provide a 22 foot wide I.O.D along the south side of the lot. The applicant shall enter into an agreement with the City's Public Works Department to provide the I.O.D. prior to issuance of a building permit.
 - E. Dedicate the necessary easements for sewer and water services.
 - F. Provide a grading plan consistent with the Grading Ordinance, This may require a drainage easement in Scobee Way or across adjacent parcels.
 - G. Water service shall be extended to Ford Road within Scobee Way with a meter at Ford Road.
 - H. Sewer service shall extend to the existing main in Scobee Way.

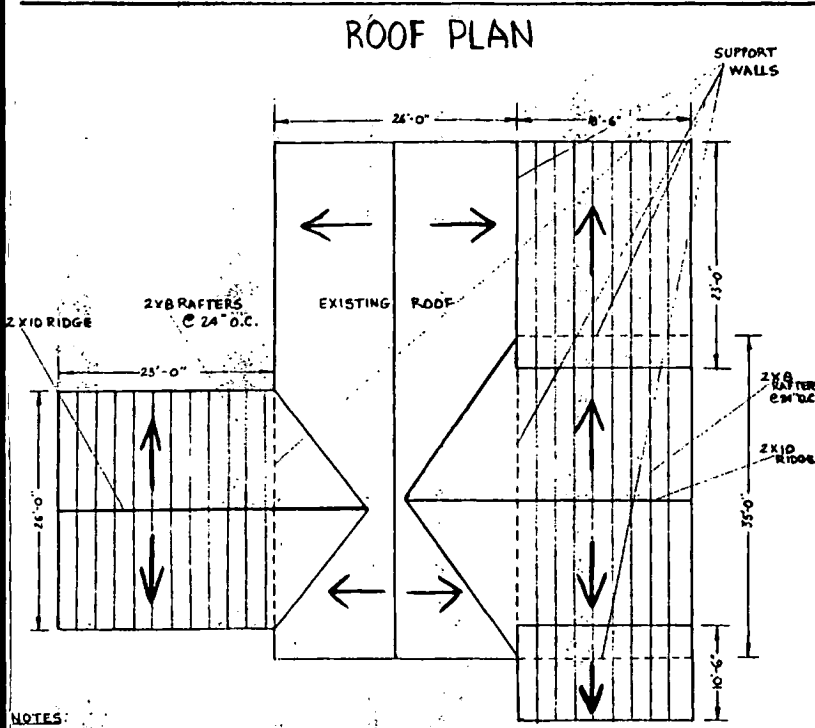
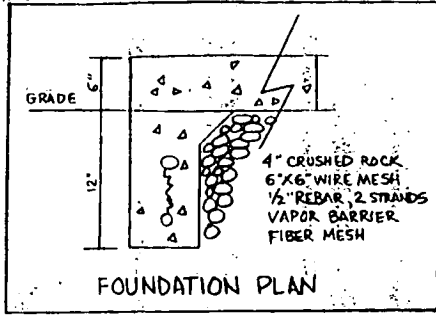
CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

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NOTES:

- 2 X 10 RIDGE
- 2 X 8 @ 24" O.C. RAFTERS
- 1/2" WAFFERBOARD
- 15 LB. FELT PAPER
- 40 YEAR COMP HIP AND RIDGE

- R-13 INSULATION - WALLS
- R-30 INSULATION - CEILING
- 1/2" SHEETROCK
- 2 X 4 STUDS @ 16" O.C.

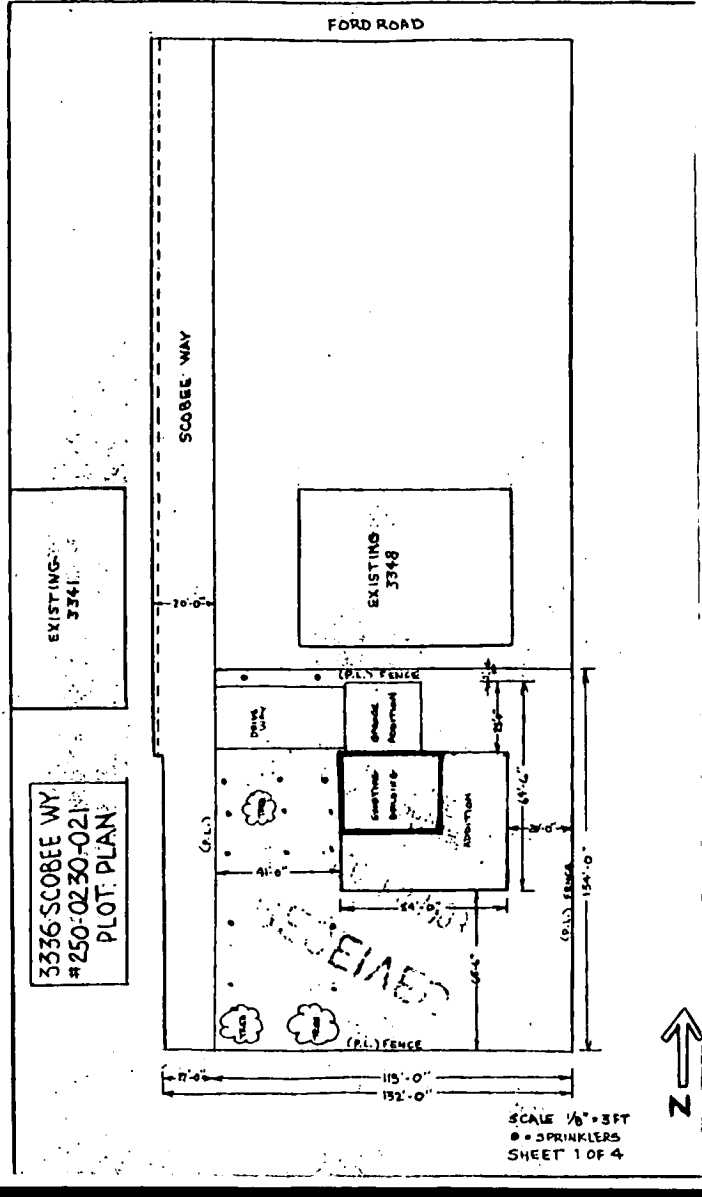
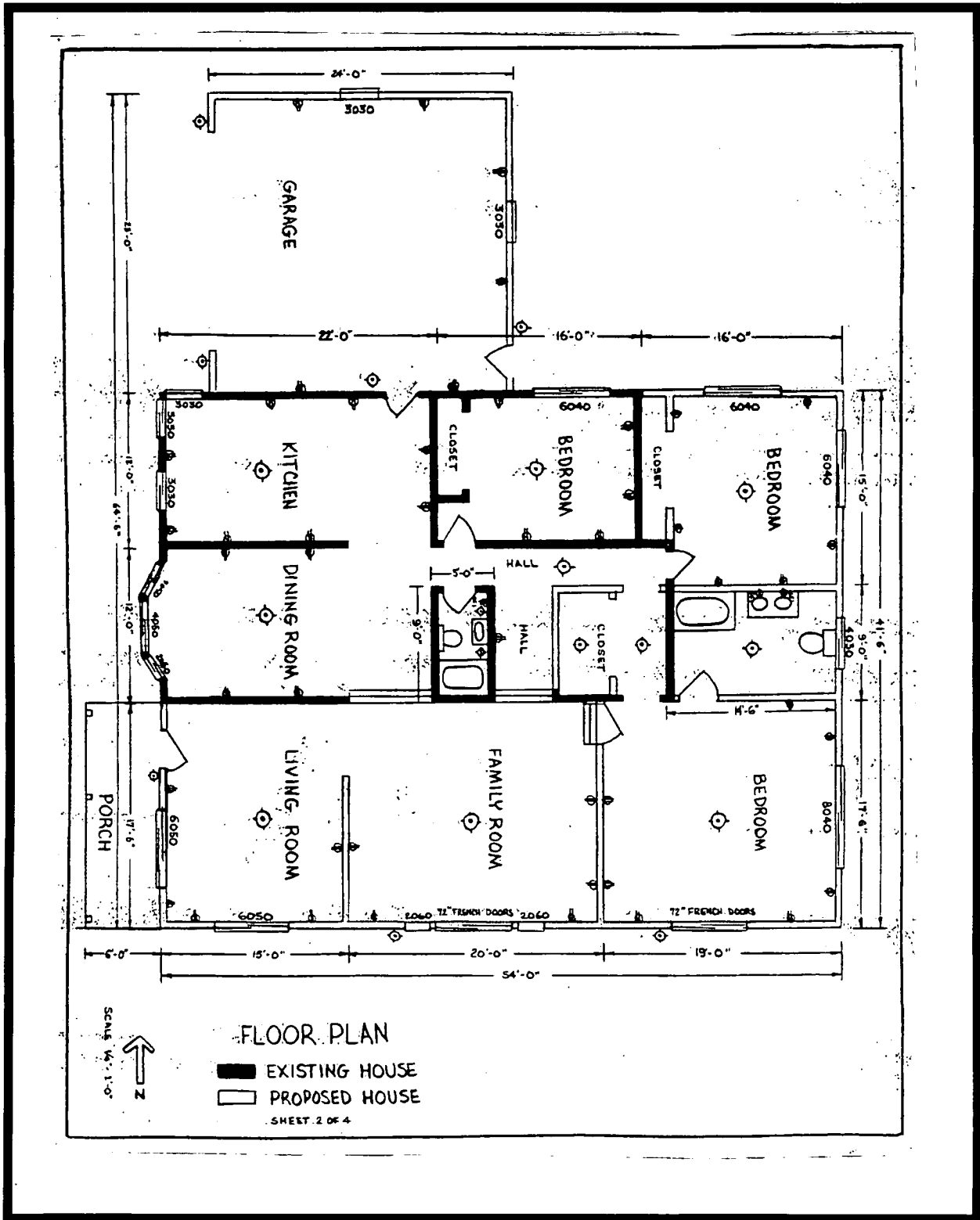


EXHIBIT 3-B

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FLOOR PLAN