

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

APPLICANT Christopher Ellsworth, 5314 Ehrhardt Avenue, Sacramento, CA 95823		
OWNER Richard Ellsworth, 5314 Ehrhardt Avenue, Sacramento, CA 95823		
PLANS BY Christopher Ellsworth, 5314 Ehrhardt Avenue, Sacramento, CA 95823		
FILING DATE 10-25-90	ENVIR DET Negative Declaration	REPORT BY DTH
ASSESSOR'S PCL. NO. 117-0132-021-0000		

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone .80± partially developed acres from Agriculture (A) to Standard Single Family (R-1) zone.
 - C. Special Permit to locate a 2,100± square foot mobile home on an existing deep lot currently developed with a single family residence.
 - D. Variance to locate a second residential unit on a parcel which does not have public street frontage.

LOCATION: 5314 Ehrhardt Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 2,100± square foot second residential unit on an existing deep lot in the Agriculture (A) zone.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
South Sacramento Community Plan Designation:	Low Density Residential (4-8 du/na)
Existing Zoning of Site:	Agriculture (A)
Existing Land Use of Site:	Single Family Residence

Surrounding Land Use and Zoning:

- North: Single Family; A
- South: Single Family & Two Family; R-1 & R-1A
- East: Single Family & Two Family; R-1 & R-1A
- West: Vacant & Church; A

Property Dimensions:	208' x 168'
Property Area:	.80± acres
Existing Density:	1.25 du/na
Proposed Density:	2.5 du/na

Height of Existing Residence:	Single Story
Height of Proposed Residence:	Single Story
Square Footage of Proposed Residence:	2,100± sq. ft.
Topography:	Flat
Street Improvements:	N/A
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of .80± partially developed acres located in the Agriculture (A) zone. The site is designated for low density residential uses (4-15 du/na) by the General Plan and for low density residential (4-8 du/na) by the South Sacramento Community Plan. Surrounding land uses and zoning include single family residences to the north zoned Agriculture (A); single family and two family residences zoned Standard Single Family (R-1) and Single Family Alternative (R-1A) to the south and east and vacant land and a church zoned Agriculture (A) to the west.

B. Applicant's Proposal

The applicant is proposing to rezone an existing 208' x 168' partially developed parcel, located in the Agriculture (A) zone to Standard Single Family (R-1), in order to develop a second single family residence on the subject site. The existing lot is over 160' in depth, therefore the applicant is also requesting a special permit to develop a deep lot and a variance in order to locate a second unit on a parcel which does not have public street frontage.

C. Policy Considerations

The requested rezone to R-1 makes the zoning consistent with both the General Plan and South Sacramento Community Plan designations. The development as proposed will not preclude further development of the surrounding area. The proposed density of the proposal is consistent with the plan designations and will add to the affordable housing mix in the community plan area.

D. Site Plan Design

The site plan consists of two single family residences. The subject site is located off of a private easement which has access off of Ehrhardt Avenue. The adjacent properties to the north have been developed with large single family residences which are located in the center of the parcels. The existing single family residence on the subject site is located 24 feet south of the northern property line which leaves a large vacant area to the south of the existing residence. The applicant is proposing to locate the second residential unit 15 feet north of the southern property line. As proposed there will be approximately 50 feet between the two residences. Staff has reviewed the applicants proposal and finds that adequate yard areas and setbacks are being provided between the existing and proposed unit.

The site plan indicates a proposed detached garage to be constructed approximately 20 feet east of the proposed second residential unit. The applicant has stated that he plans to construct a garage in the future but is requesting that the existing two car garage on the subject site be considered as satisfying the parking requirements for the two units. Staff recommends that when the proposed garage is constructed that the applicant use materials that are compatible with the existing and proposed residences and that a metal roll up garage door be used.

There is currently a large vacant parcel to the west of the subject site. Staff has reviewed the project with the City's Transportation Division and has determined that the development as proposed will not preclude further development of this area. Staff has informed the applicant that in the future a development on the adjacent property could result in a cul-de-sac being developed along the western portion of the subject site. The applicant has revised the site plan to show a minimum 65 foot front yard setback for the proposed second unit in order to accommodate a future cul-de-sac development and the required 25 foot front yard setback. Staff has no objections to the location of the second residential unit on the subject site.

Building Design

The applicant is proposing to use a 2,100± square foot mobile home as the second residential unit. Staff has reviewed the proposed project with the Design Review staff and after visiting the subject site, staff recommends that the following design criteria be incorporated into the project in order for the proposed unit to be compatible with the existing residence:

1. Horizontal lap siding should be used on the front (west) elevation of the proposed unit with horizontal or vertical siding on the side and rear elevations.
2. A minimum six panel solid wood or metal door should be used for the front entrance door.
3. The proposed unit should be painted to be compatible with the existing residence which is white with blue trim.
4. A minimum 25 year laminated dimensional shingle should be used on the roof of the proposed unit. The applicant should consider a grey color shingle if the blue/grey color schemes are used on the residence.
5. The applicant should design the wheelchair ramps as shown on Exhibit E and should paint the ramps to match the residence.
6. The applicant should use a metal roll up garage door with panels on the proposed garage when constructed.

Variance

The subject site is existing without public street frontage. The applicant has provided a legal description indicating that there is a recorded easement granting access to the subject site from Ehrhardt Avenue (Exhibit F). As the parcel was existing prior to the annexation of this area into the City of Sacramento, staff has no objections to the location of an additional unit on the subject site. The applicant has met with the City's Fire Marshall and in regards to access in the event of a fire, the applicant has agreed to put in a sprinkler system and will be providing an asphaltic concrete driveway with two hammerhead turnarounds as depicted on Exhibit D. The Fire Marshall has no objections to the location of the second unit provided that these conditions are met.

E. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Development Services, Fire and Building Departments. The following comments were received:

Fire Department

1. Asphaltic Concrete (A.C.) paving is required for the driveway in front of the new house and should be continued north to the property line as shown on Exhibit D.
2. Two (2) "hammer-head" emergency vehicle turn arounds with a 30 foot depth are required as shown on Exhibit D.
3. The new house should be equipped with an automatic fire sprinkler system. An "N.F.P.A. 13 D" system is acceptable.

Engineering Development Division

1. The project is within the jurisdiction of the County Sanitation District, applicant should coordinate with them. Verify that there are no existing septic systems on the site that will conflict with the proposed development.

Transportation Division

1. The applicant shall provide a minimum 65 foot building setback off of the western property line in order to accommodate a future cul-de-sac development along the western property line and the required minimum 25 foot front yard setback.

F. Neighborhood - Association Comments

The subject site is within the boundaries of the South Sacramento Planning Council Neighborhood organization. Staff routed the proposed project to the council for comments and the following comment was received:

Comment: Since ramps are shown it appears that the second residential unit is for a disabled relative. Recommend conditional permit, not transferrable to any future owner or tenant. No problem with rezone. I can speak for council that we object to "flag lots" or any land locked parcel. If this includes a parcel map or split we recommend denial of the map.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the rezone of .80± partially developed acres from Agriculture (A) to Standard Single Family (R-1) zone and forward to the City Council.
- C. Approve the Special Permit to locate a 2,100± square foot mobile home on an existing deep lot currently developed with a single family residence subject to conditions and based upon findings of fact which follow.
- D. Approve the Variance to locate a second residential unit on a parcel which does not have public street frontage subject to conditions and based upon findings of fact which follow.

Conditions

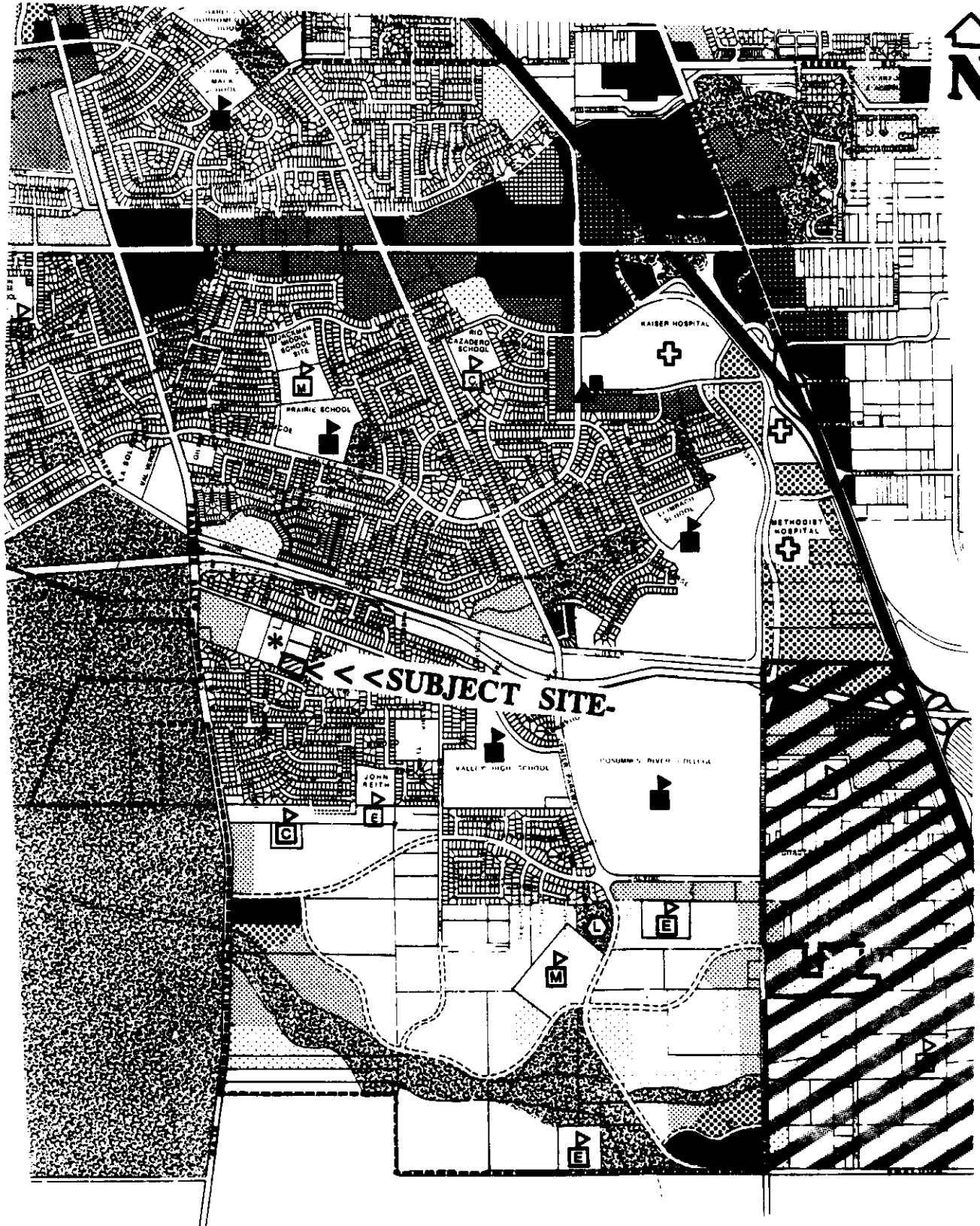
1. The applicant shall obtain all necessary building permits prior to construction of the second unit;
2. Prior to issuance of building permits the applicant shall submit revised plans to the Planning Director for review and approval indicating compliance with the following:
 - a. Horizontal lap siding shall be used on the front (west) elevation of the proposed unit with horizontal or vertical siding on the side and rear elevations;
 - b. A minimum six panel solid wood or metal door shall be used for the front entrance door;
 - c. A minimum 25 year laminated dimensional shingle shall be used on the roof of the proposed unit;
 - d. The applicant shall design the wheelchair ramps as shown on Exhibit E and shall paint the ramps to match the residence;

- e. The proposed residence shall be located a minimum of 65 feet behind the western property line;
3. Asphaltic Concrete (A.C.) paving is required for the driveway in front of the new house and shall be continued north to the property line as shown on Exhibit D;
4. Two (2) "hammer-head" emergency vehicle turn arounds with a 30 foot depth are required as shown on Exhibit D;
5. The new house shall be equipped with an automatic fire sprinkler system. An "N.F.P.A. 13 D" system is acceptable;
6. The project is within the jurisdiction of the County Sanitation District, applicant shall coordinate with them. Verify that there are no existing septic systems on the site that will conflict with the proposed development;
7. The applicant shall meet all of the requirements of section 2-E-26 of the Zoning Ordinance in regards to the location of a mobile home on a single family lot; and
8. The applicant shall use a metal roll up garage door with panels on the proposed garage when constructed.
9. Note: A building permit must be pulled and construction started within one year from the date of approval of the requested variance in order to establish the use. The applicant can file for a one year time extension 30 days prior to expiration of the variance if additional time is needed to obtain a building permit and commence construction. The special permit will expire in two years from the date of approval of the proposed project by the Planning Commission.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed second residential unit is compatible with the surrounding residential land uses.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that other property owners facing similar circumstances have been granted variances to develop parcels that do not have public street frontage.
3. The project, as conditioned, will not be detrimental to the public health or welfare, nor result in the creation of a public nuisance in that:
 - a. adequate parking and landscaping is provided on the site;

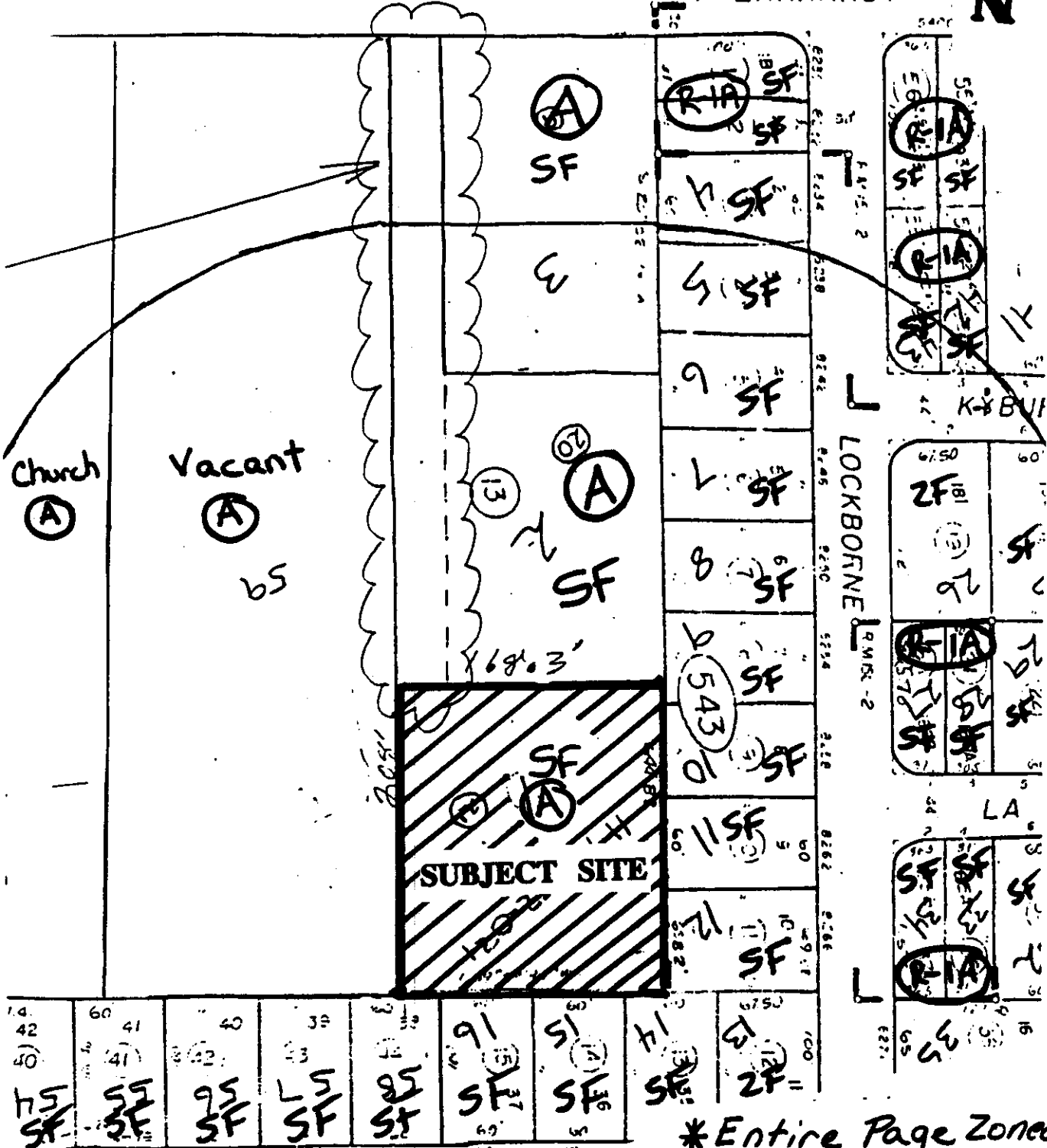
- b. the use is compatible with the surrounding single family residences; and
 - c. adequate on site paving will be provided in order to assure emergency vehicle access.
4. Granting the variance does not constitute a use variance in that a second unit is permitted on a lot which exceeds 160 feet in depth with the approval of a special permit.
 5. The proposal is consistent with the General Plan and the 1986 South Sacramento Community Plan which designate the site for low density residential uses.



VICINITY MAP

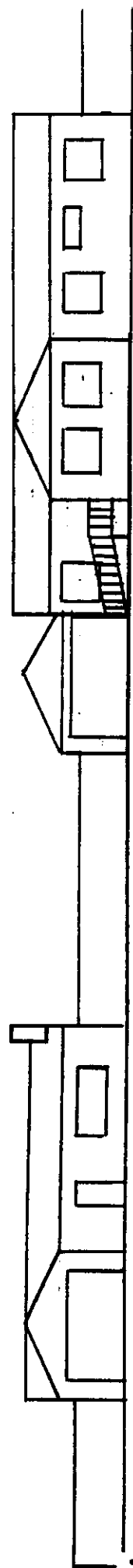


EHRHARDT



LAND USE & ZONING MAP

EXHIBIT - B
ELEVATIONS

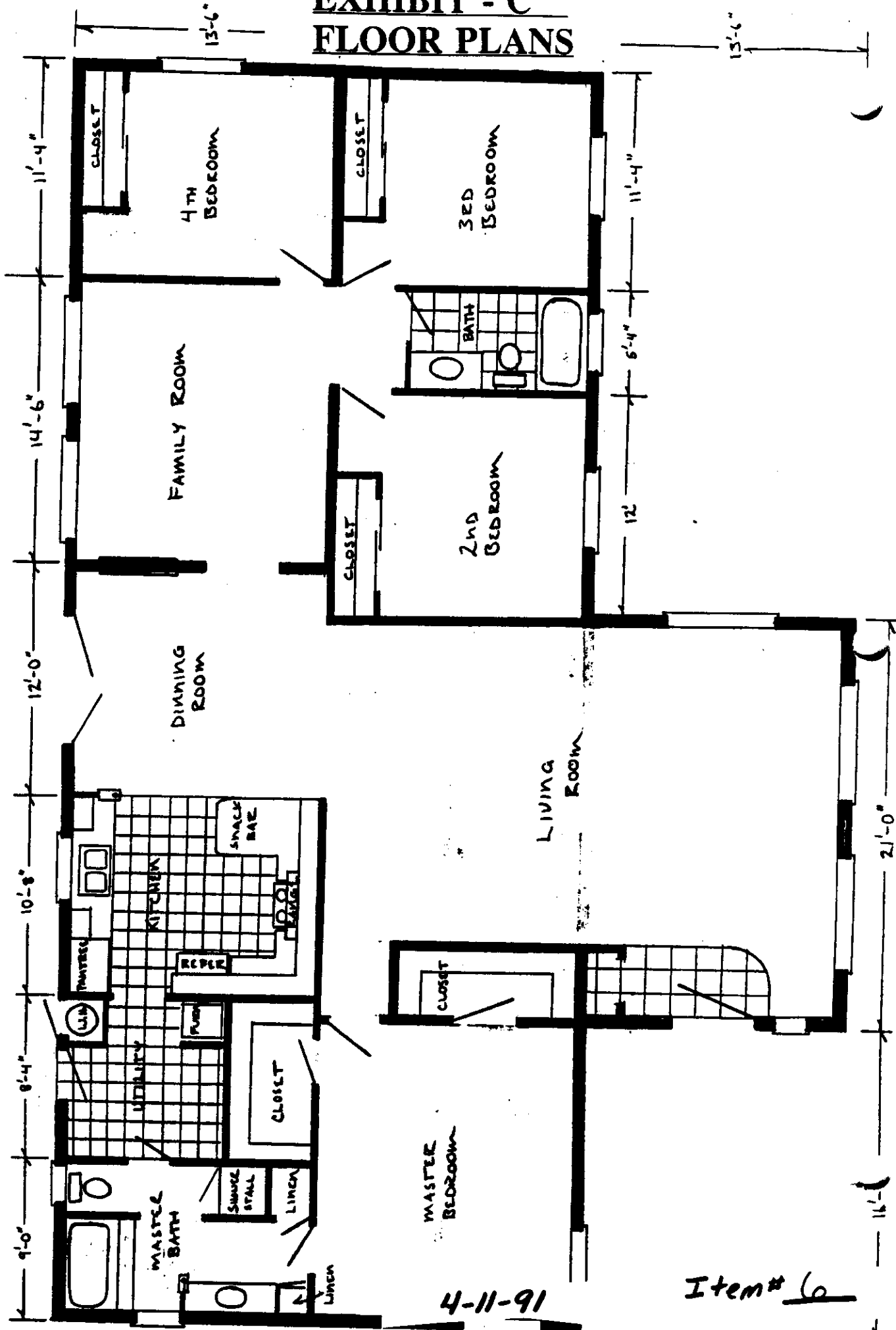


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EXHIBIT - C FLOOR PLANS



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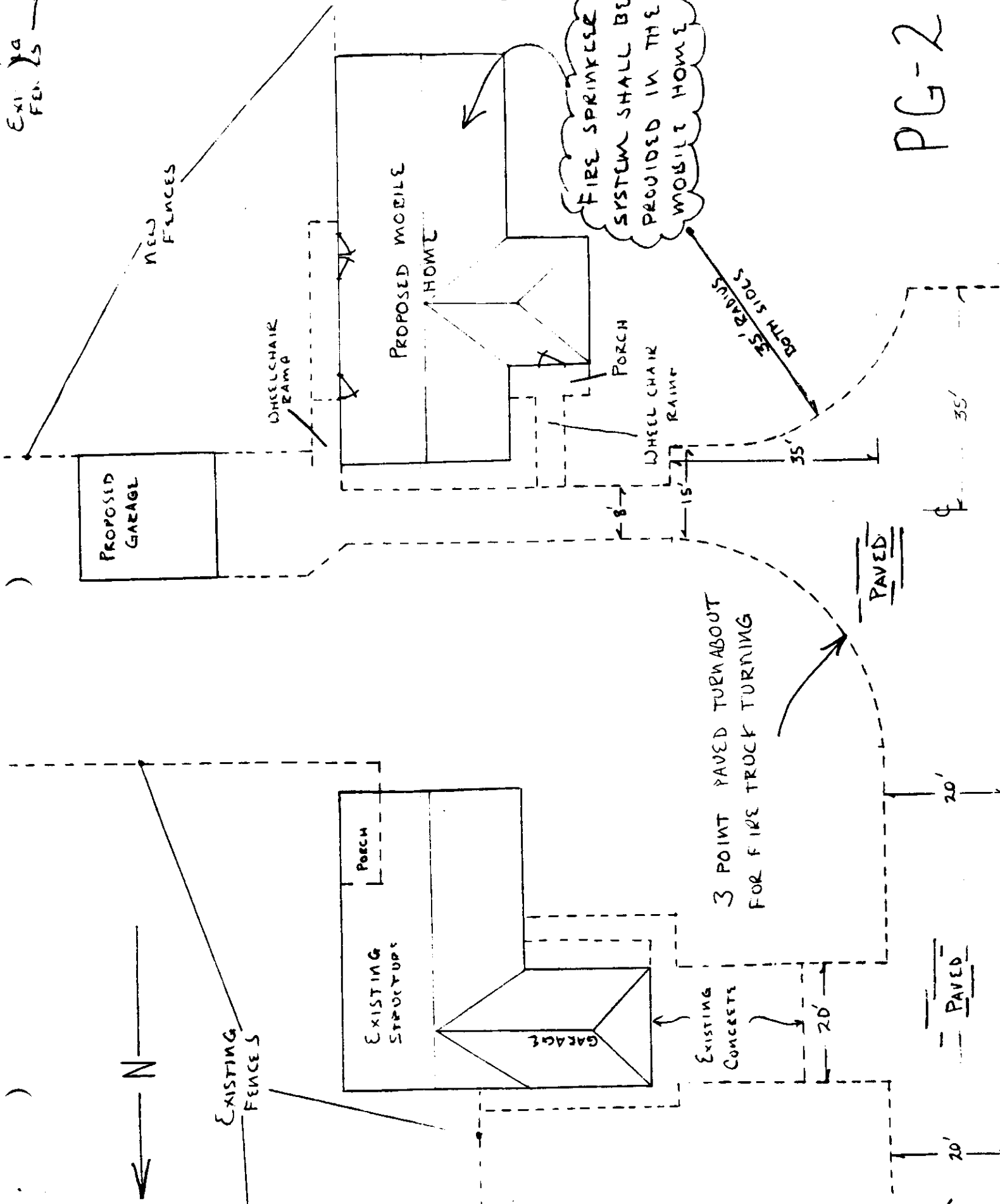
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EXHIBIT -D

Exi 2nd
Feb. 25

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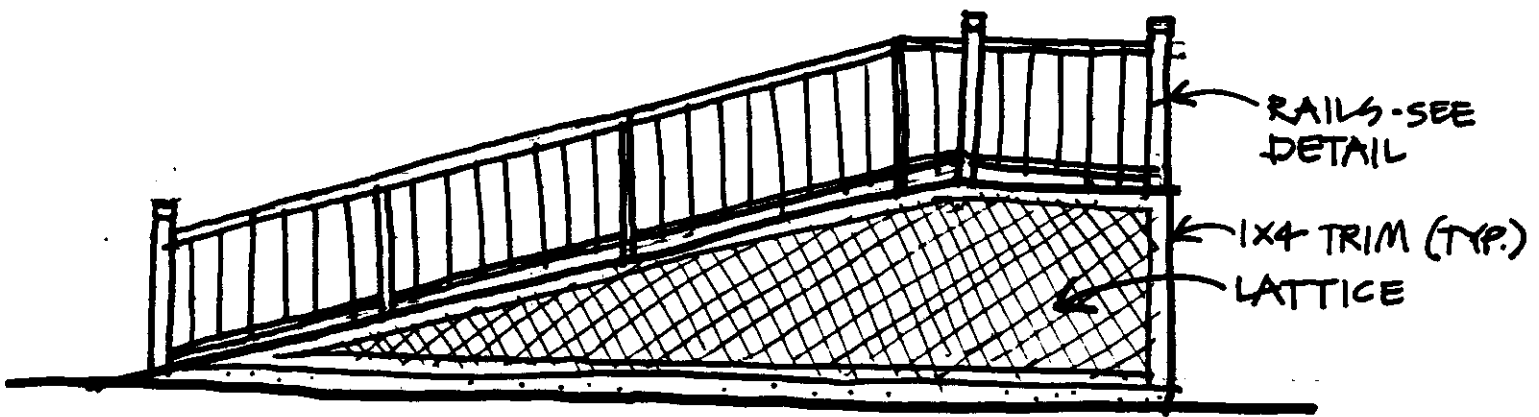
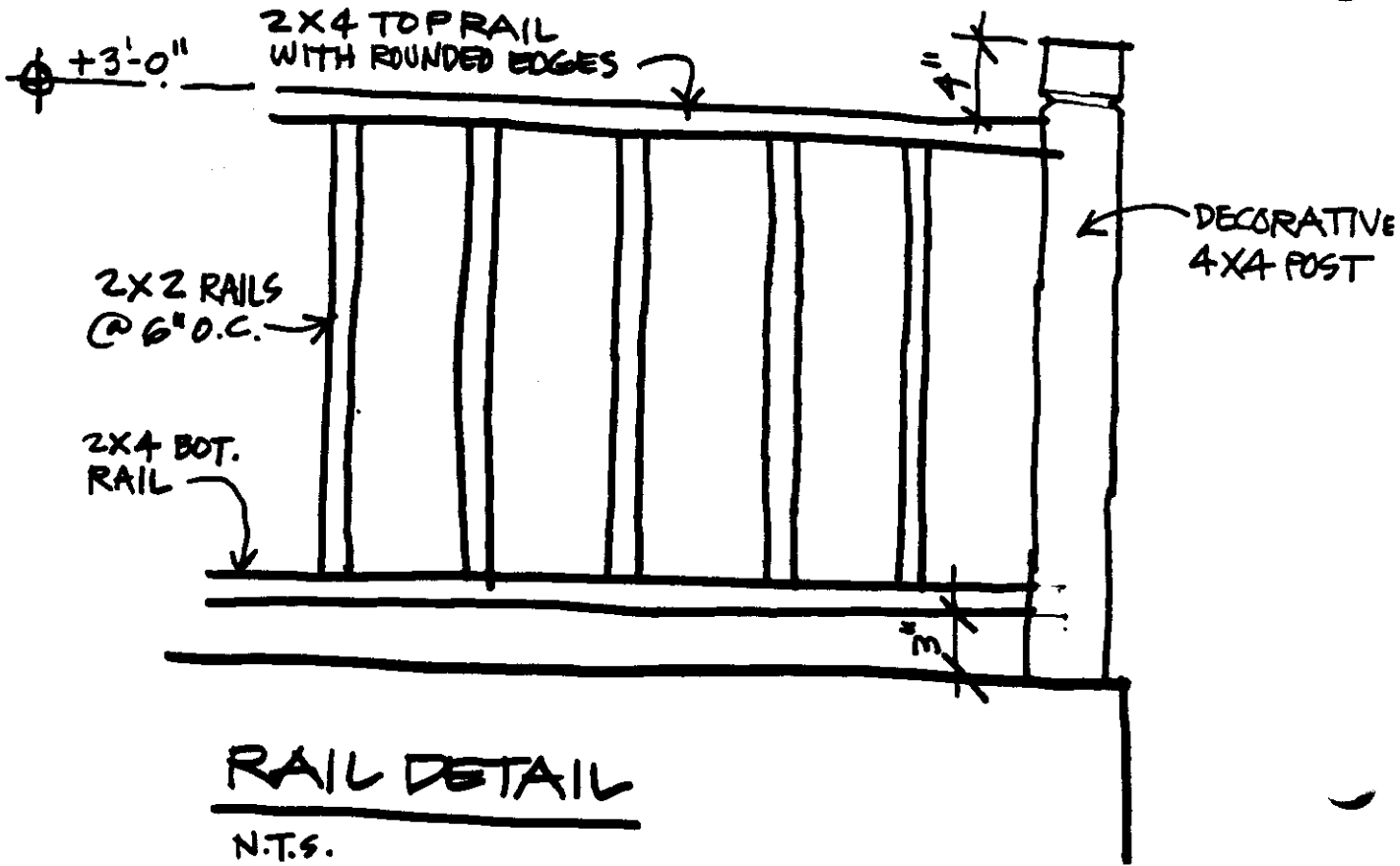


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EXHIBIT - E



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