

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Stanley Jimenez, 5000 Kenmar Road, Sacramento, CA 95835		
OWNER	Francisco & Bernice Jimenez, 5000 Kenmar Road, Sacramento, CA 95835		
PLANS BY	Stanley Jimenez, 5000 Kenmar Road, Sacramento, CA 95835		
FILING DATE	8/10/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	EX. 15303(a)	EIR	ASSESSOR'S PCL NO. 237-081-28

APPLICATION: Variance to construct a single family residence on a land-locked parcel.

LOCATION: 1117 Bell Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to construct a new single family residence on a land-locked parcel.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential (11-21 du/ac.)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Vacant; R-1
East:	Single Family; R-1
West:	Single Family; R-1

Parking Required:	One space
Parking Provided:	One space
Property Dimensions:	165' x 86'
Property Area:	0.34+ acre
Density of Development:	2.9 du/ac.
Square Footage of Lot:	14,810
Square Footage of Building:	1,578
Height of Structure:	14 feet
Topography:	Flat
Street Improvements:	None
Utilities:	Available to site
Exterior Building Colors:	Earth tone
Exterior Building Materials:	T 1-11 siding, composition shingles

PROJECT EVALUATION: Staff has the following comments:

A. The subject parcel is designated for residential use on both the General Plan and North Sacramento Community Plan. The site is presently vacant and is zoned Single Family Residential (R-1). The proposed residential use of the property would be compatible with the applicable Community Plan and the surrounding land uses.

APPLC. NO. P84-311

MEETING DATE September 13, 1984

CPC ITEM NO. 23

000559

- B. The subject parcel is land-locked i.e. the parcel does not abut a public street although the property owner does have a non-exclusive easement for ingress/egress to the parcel (Exhibit F). Per City Ordinance, no building permit may be issued to construct a residence on any parcel which does not abut a minimum distance of 20 feet directly upon a public street.

A review of this department's records and a discussion with the applicant indicates that a residence was previously located on the site. It is unknown as to the date of construction or when the structure was destroyed. Portions of the old foundation, plumbing and a water well are still visible on site.

Review of existing development surrounding the subject site indicates a predominance of single family residential uses on both large and small lots. In addition, other land-locked parcels do exist in the general vicinity of the subject property and it is unlikely that any of these parcels will be served by a public street.

- C. The request has been reviewed by the City Engineer, City Traffic Engineering and Building Inspections. The following comments were received:

Engineering

1. No existing sewer; applicant must obtain approval from Health Department for septic system;
2. Existing well(s) must be capped per Health Department standards;
3. Need easement from Bell Avenue for water service;
4. Prepare grading plan for approval by City to assure that property and home site will drain properly.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15303(a)).

STAFF RECOMMENDATION: Staff recommends the following action:

Approval of the Variance, subject to conditions and based upon the Findings of Fact which follow.

Conditions

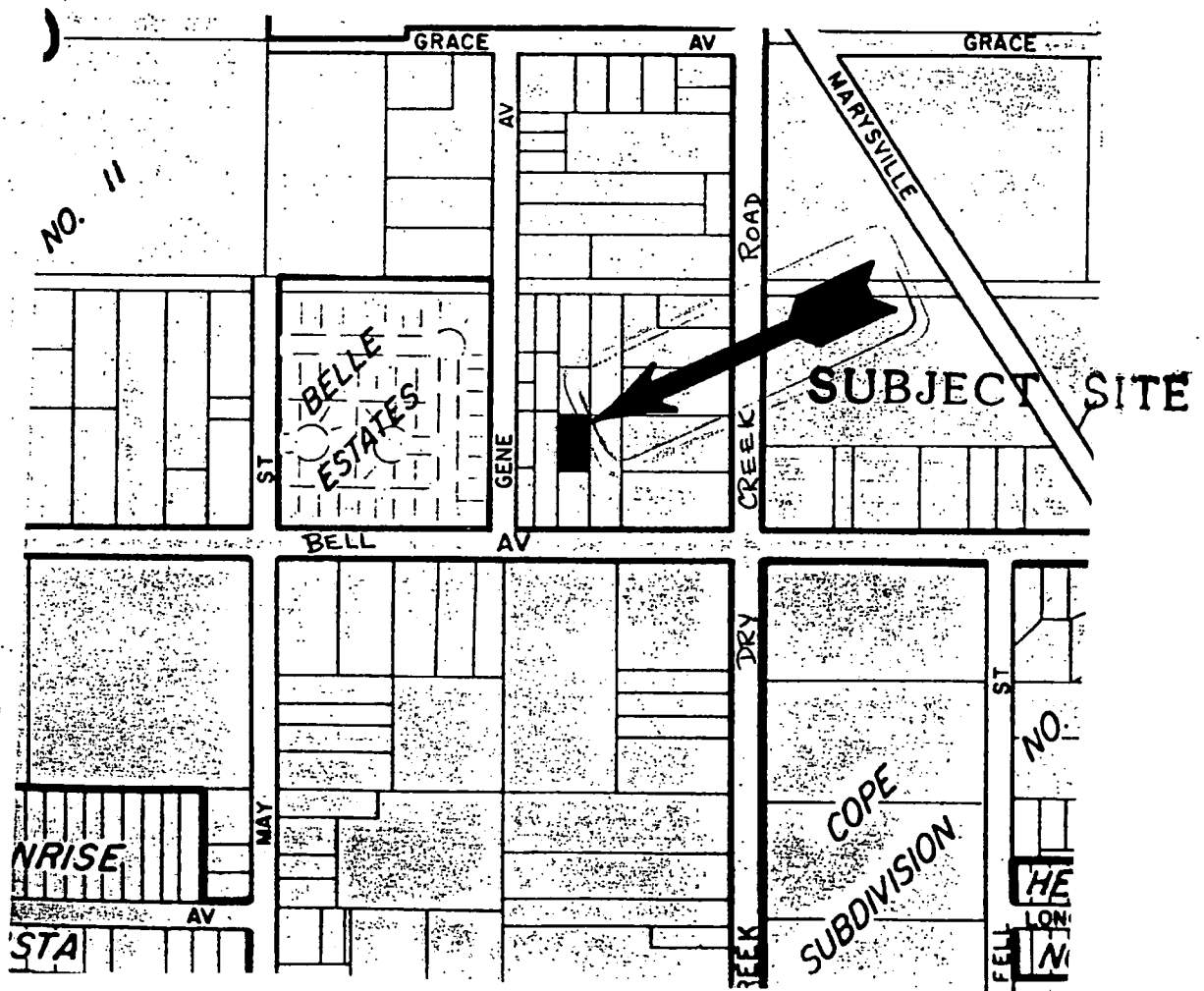
1. The applicant shall obtain approval from the Health Department for the installation of a septic system on site;
2. The applicant shall cap the existing on-site well(s) per Health Department standards;

3. An easement shall be provided from Bell Avenue to the subject property for extension of water lines;
4. The applicant shall prepare a grading plan for approval by the City prior to issuance of a buiding permit.

Findings of Fact-Variance

1. The variance does not constitute a special privilege extended to an individual applicant, in that the subject site was previously developed with a residential structure;
2. The request does not constitute a use variance, in that the residential uses are allowed in the R-1 zone;
3. Granting the variance would not be detrimental to surrounding property, in that the proposed residential use is compatible with adjacent residential development;
4. The variance is consistent with the General Plan and the North Sacramento Community Plan which designate the site for residential uses.

# EXHIBIT A



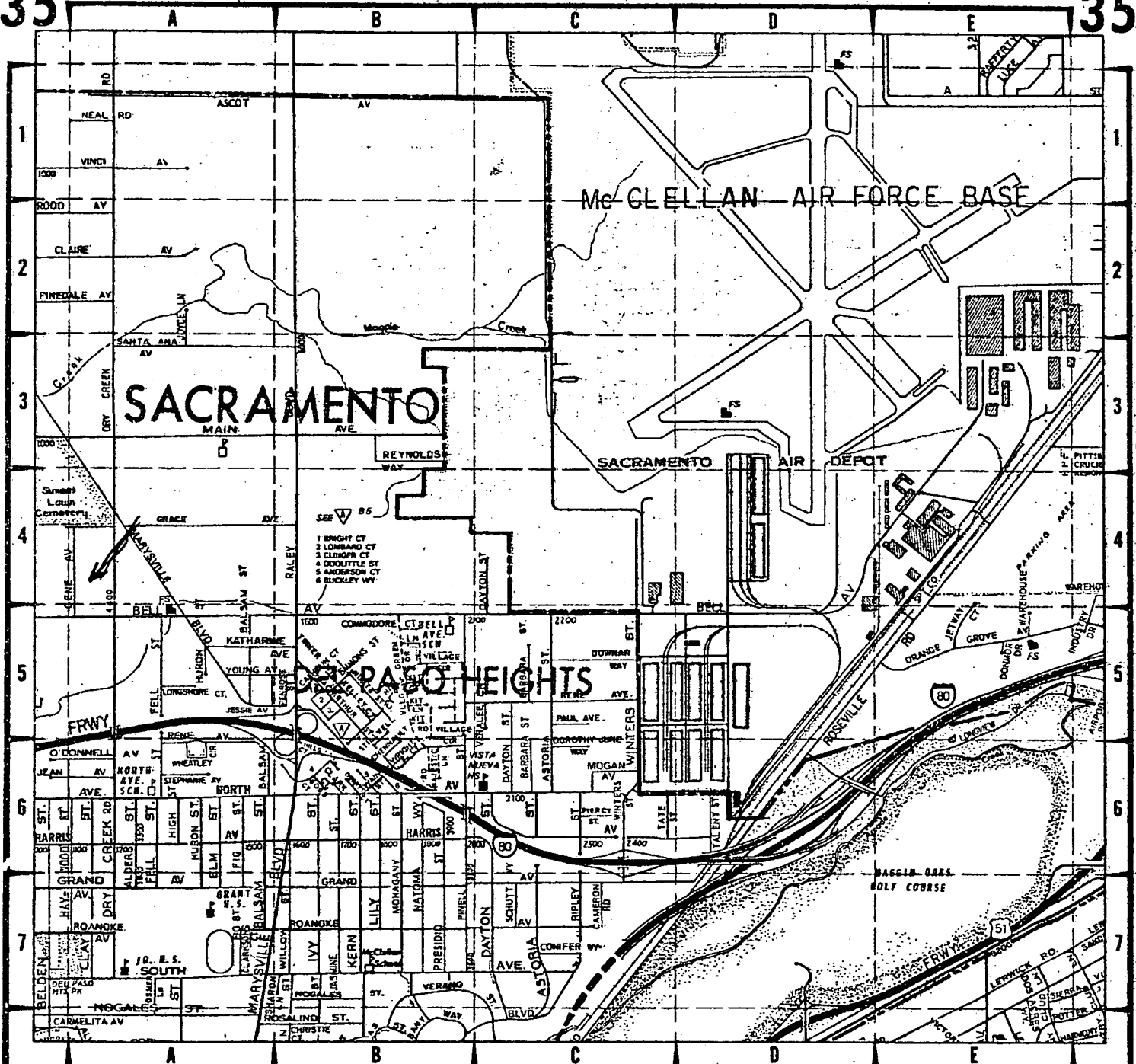
## VICINITY MAP

35

FOR CONTINUATION SEE MAP 11

35

366,000'  
364,000'  
362,000'  
360,000'  
358,000'  
356,000'  
354,000'  
352,000'



FOR CONTINUATION SEE MAP 36

FOR CONTINUATION SEE MAP 37

2,160,000'      2,163,000'      2,166,000'      2,169,000'      2,172,000'      2,175,000'

Vacinity Map P 84311

000563

REVISIONS BY	

PLAT MAP & VICINITY MAP

Date	
Scale	1" = 20'
Drawn	STAY
Checked	STANLEY
By	HIP BELL & C.
Sheet	
Of	1
Block	

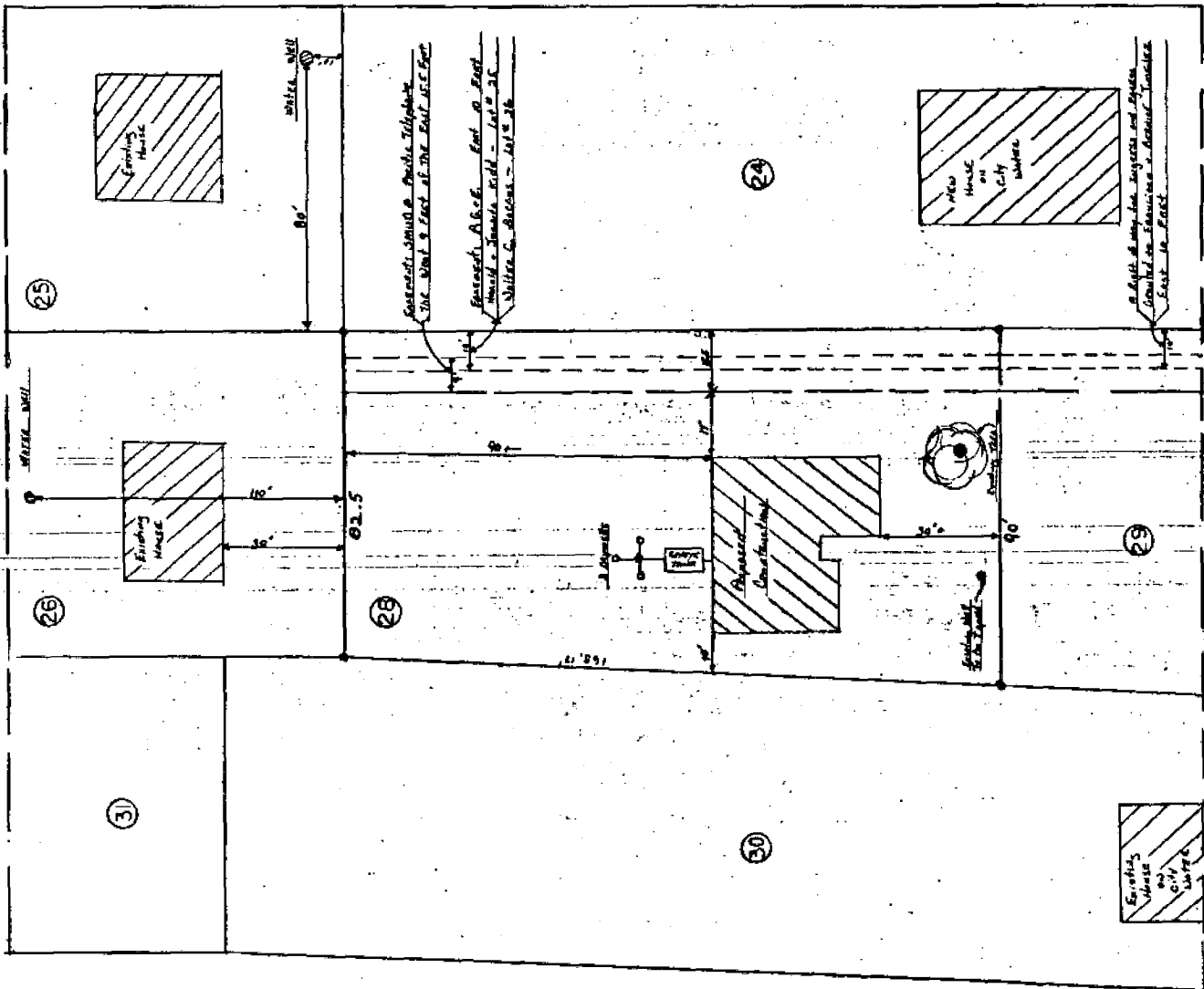
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# EXHIBIT C

## SITE PLAN



ASSESSOR'S MAP  
BOOK 237-PAGE 08



BELL AVE.



1st fl.

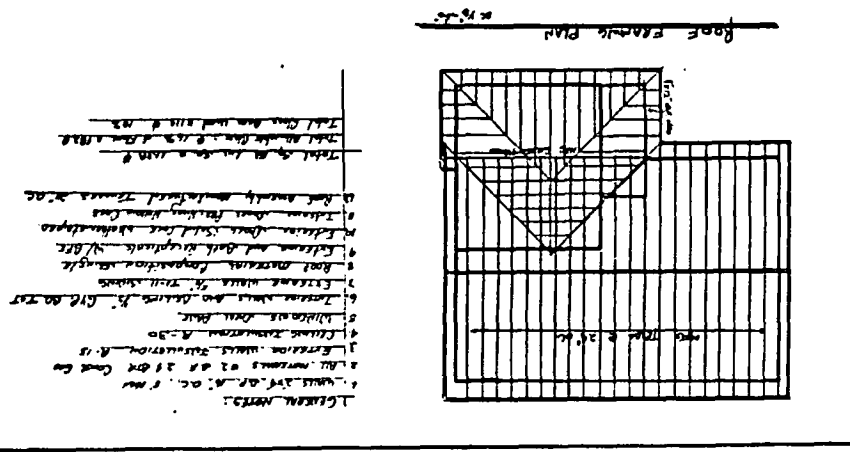
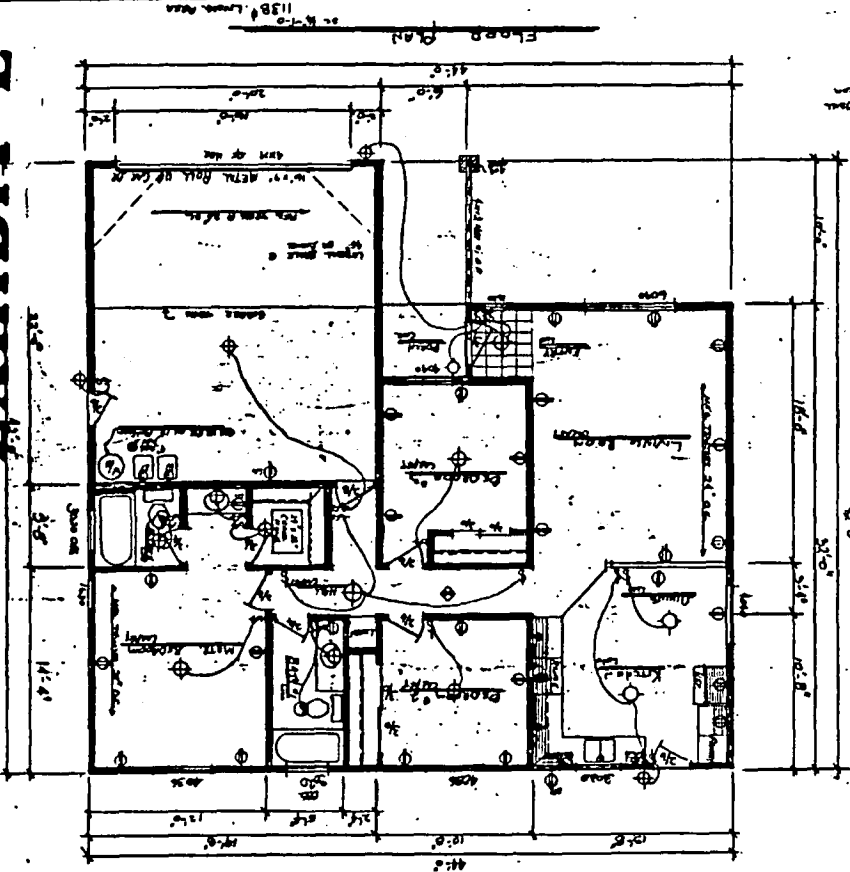
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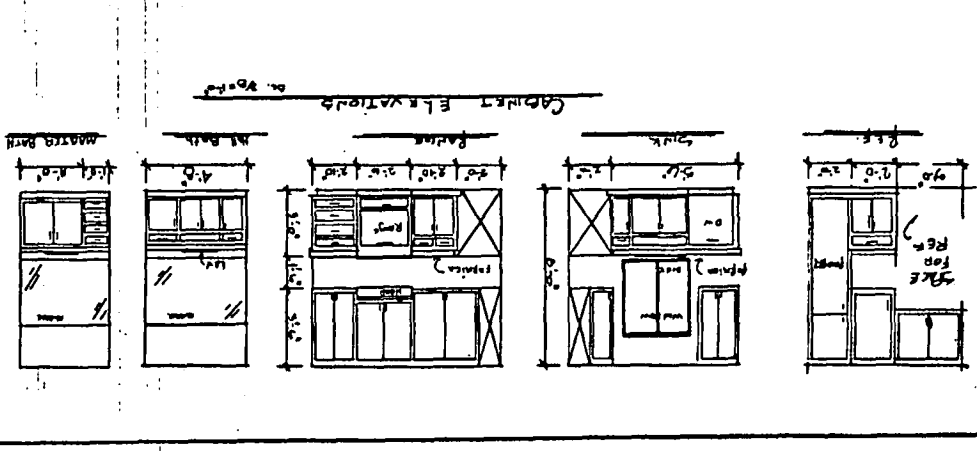
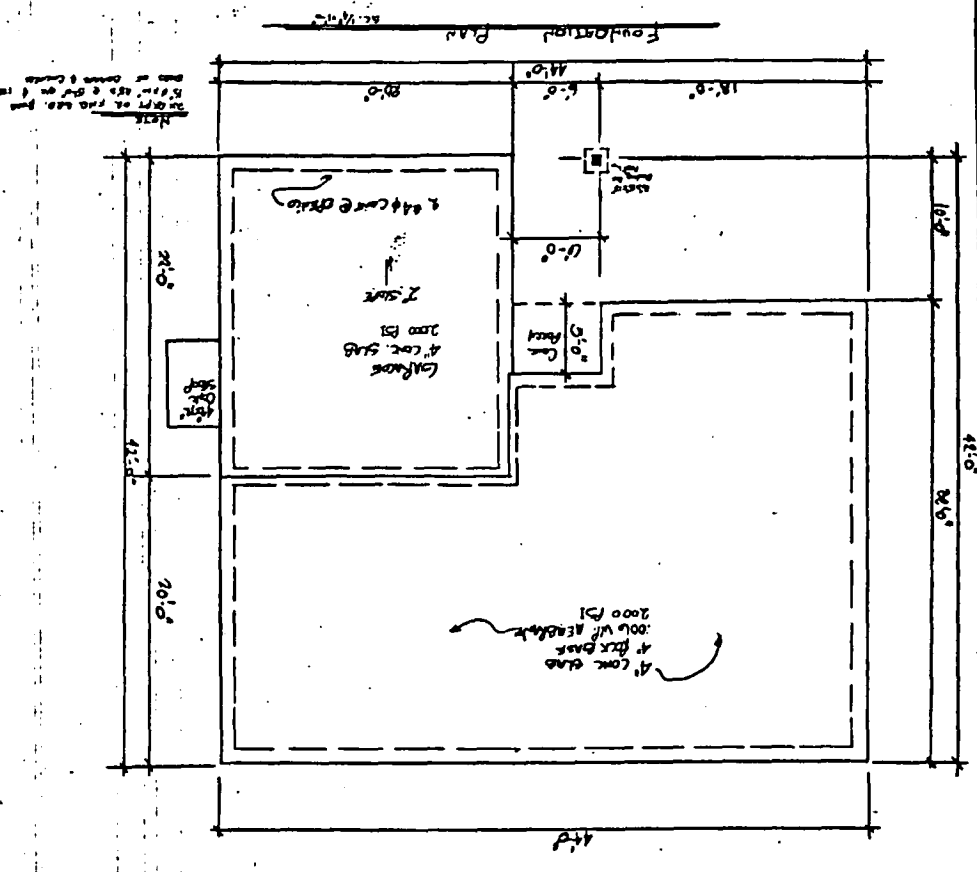
NO.	1
DATE	1/21/51
BY	J. H. ...
CHECKED	...
APPROVED	...
DESCRIPTION	FLOOR PLAN, ELEVATIONS, ROOF PLAN, CABINET PLAN

# EXHIBIT E

## FLOOR PLAN



1. GENERAL NOTES:
1. ALL PARTS OF THIS PLAN TO BE CONFORMED TO THE CITY CODES AND ORDINANCES.
  2. ALL PARTS OF THIS PLAN TO BE CONFORMED TO THE CITY CODES AND ORDINANCES.
  3. ALL PARTS OF THIS PLAN TO BE CONFORMED TO THE CITY CODES AND ORDINANCES.
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  10. ALL PARTS OF THIS PLAN TO BE CONFORMED TO THE CITY CODES AND ORDINANCES.





# EXHIBIT F

The land referred to herein is situated in the State of CALIFORNIA ,  
County of SACRAMENTO , City of SACRAMENTO  
and is described as follows:

**PARCEL 1:**

ALL THAT PORTION OF LOT 32, AS SHOWN ON THE "MAP OF SUBDIVISION OF  
SECTION NO. 11, OF RANCHO DEL PASO", RECORDED IN BOOK 14 OF MAPS, MAP  
NO. 5, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN SAID LOT 32, LOCATED NORTH 0 DEGREES 50 MINUTES  
EAST 165.05 FEET AND NORTH 89 DEGREES 02 MINUTES 30 SECONDS EAST 150.00  
FEET FROM THE SOUTHWEST CORNER OF SAID LOT 32, SAID CORNER BEING ALSO  
LOCATED ON THE CENTER LINE OF THAT 60.00 FOOT COUNTY ROAD KNOWN AS (JEAN  
AVENUE) NOW BELL AVENUE; THENCE FROM SAID POINT OF BEGINNING NORTH 0  
DEGREES 02 MINUTES 30 SECONDS WEST 165.17 FEET; THENCE NORTH 89 DEGREES  
02 MINUTES 30 SECONDS EAST 82.50 FEET; THENCE SOUTH 01 DEGREES 46  
MINUTES 30 SECONDS EAST 165.00 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES  
30 SECONDS WEST 90.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

A RIGHT OF WAY FOR INGRESS AND EGRESS, BUY NOT EXCLUSIVE, OVER AND  
ACROSS A STRIP OF LAND 10.00 FEET IN WIDTH, THE EAST LINE OF WHICH IS  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY AND  
RUNNING THENCE SOUTH 01 DEGREES 46 MINUTES 30 SECONDS EAST 135.00 FEET  
TO THE NORTH LINE OF SAID BELL AVENUE.

ASSESSOR'S PARCEL NUMBER : 237-081-28

P 84311