

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT JOSEPH & MARION LEONHARDT, 6520 Cherry Lane, Rio Linda, CA 95673
OWNER JOSEPH & MARION LEONHARDT, 6520 Cherry Lane, Rio Linda, CA 95673
PLANS BY JOSEPH & MARION LEONHARDT, 6520 Cherry Lane, Rio Linda, CA 95673
FILING DATE 6/16/87 **ENVIR. DET.** Ex 15303 a **REPORT BY** EG/vf
ASSESSOR'S-PCL. NO. 226-190-26

APPLICATION: Variance to allow a mobile home with a garage to be constructed on a land-locked lot.

LOCATION: 4915-5th Street (South side of Santa Ana, east of Sully Street)

PROPOSAL: The applicant is requesting the necessary entitlements to construct a mobile home with garage on a land-locked lot.

PROJECT INFORMATION:

1974 General Plan Designation: Low Density Residential
1984 North Sacramento Community Plan Designation: Residential (4-8 du/ac)
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'	64'
South: Vacant; R-1	Side(Int):	5'	10'
East : Residential; R-1	Rear:	15'	54'
West : Residential; R-1			

Parking Required: 1 space
Parking Provided: 1 space
Property Dimensions: 165' x 330'
Property Area: 1.26+ acres
Density of Development: 0.79 d.u. per acre
Square Footage of Building: 1,104 sq. ft.
Height of Building: One Story
Topography: Flat
Street Improvements: Unimproved
Utilities: Available to Site
Roof Material: Wood shingle/shakes

PROJECT EVALUATION: Staff has the following comments regarding this project:

- A. The subject site is a vacant 1.26+ acre lot which is zoned single family (R-1). The lot is designated for residential (4-8 du/na) uses by the 1984 North Sacramento Community Plan. The site is surrounded by vacant lots and other single family residential uses.

- B. The applicant is requesting a variance to allow a mobile home with a detached garage to be placed on a land-locked lot. The lot is located approximately 330 feet south of the nearest public road (Santa Ana Avenue). Access to the site is via an unimproved private easement (5th Street). The 20 foot wide easement also provides access for 10 other lots.

A review of the parcel books for the North Sacramento area shows a number of land-locked lots located on similar undedicated access easements. Planning Division files also indicate similar variance requests have been made by owners of other land-locked lots in the area. The Planning Commission has approved the majority of the variances to allow residences on land-locked lots in this area.

- C. The applicant is proposing to place a mobile home on the lot and construct a detached garage. The development will comply with minimum City standards for setbacks, height, area, and parking regulations. The mobile home and garage elevations must comply with Section 2-E-26 of the zoning ordinance which specifies the various mobile home development standards (see Exhibit A). As long as the applicant's development meets or exceeds these standards, staff has no objection to the variance request.
- D. There are special circumstances which would justify the granting of a variance. The area is already subdivided and developed with residences and it is nearly impossible to construct a full public street from Santa Ana Avenue to the site. No right-of-way has been reserved for a future street. The variance request is not a special privilege since other landlocked lots in the area have been granted variances to utilize access easements.
- E. The project was reviewed by the City Traffic Engineer, Public Works, Building Division and Fire Department. The following comments were received.

Building Division

Owner must provide proof of dedicated easement at time of applying for building permit.

Traffic

1. The driveway should be constructed with a hard surface (asphalt concrete).
2. The applicant must acquire a reciprocal access easement from the owners of other parcels between subject site and Santa Ana Avenue.

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

RECOMMENDATION: Staff recommends approval of the variance subject to conditions and based on the findings of fact which follow:

Conditions

1. The applicant shall satisfy the requirements of the City Traffic Engineer.
2. The applicant shall obtain a building permit to locate and construct the mobile home and garage on the subject site.
3. The applicant shall comply with Section 2-E-26 of the Zoning Ordinance (see Exhibit A) which designates development standards for mobile homes.

Findings of Fact

1. Granting the request does not constitute a special privilege, in that other single family residences on landlocked parcels in the area have access from private easements and for any property owner facing similar circumstances, a variance would also be appropriate.
2. Approval of the request does not constitute a use variance, in that one single-family residence is permitted on an R-1 zoned parcel.
3. The project will not be injurious to the public welfare, in that adequate access will be provided to the site.
4. the proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for four to eight dwelling units per acre residential use by the 1984 North Sacramento Community Plan and the proposed single family residence conforms with the plan designation.

CERTIFIED AS TRUE COPY OF Ordinance No. 81-081/4th Series

DATE CERTIFIED

AUG 25 1981

Deputy City Clerk, City of Sacramento

ORDINANCE NO. 81-081

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF AUG 25 1981

AN ORDINANCE AMENDING SECTION 2-E-26 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, RELATING TO MOBILE-HOMES ON APPROVED FOUNDATIONS

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

SECTION 2-E-26 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

26. A single family dwelling and a certified mobilehome on an approved foundation are permitted in the indicated zones subject to the following development standards:

(a) Minimum width and depth of structure: The distance between outermost parallel exterior walls shall be at least twenty (20) feet.

(b) Driveway: The dwelling or mobilehome shall have at least one driveway. All driveways shall be at least eight feet (8') wide, at least twenty feet (20') long, and be surfaced in accordance with Section 6-D-3 of this Ordinance.

(c) Height of finish floor: The finish floor shall be a maximum of 24" above the exterior grade of the lot. If the dwelling or mobilehome is multi-leveled, the lowest finish floor above exterior grade shall meet this requirement.

(d) Roofing material: No dwelling or mobilehome shall have a roof covered with continuous rolled metal.

(e) Roof overhang: The dwelling or mobilehome shall have eave and gable overhangs of not less than one foot measured from the vertical exterior side of the structure, unless such overhangs would be incompatible with the overall architectural style of the structure, as determined by the Planning Director.

(f) Exterior siding material: No dwelling or mobilehome shall have exterior perimeter walls covered with metal siding materials which are corrugated or reflective.

(g) Exterior appearance of foundation: The covering material used on a substantial portion of each exterior perimeter wall of the dwelling or mobilehome shall touch or overlap either:

(i) the foundation, if the dwelling or mobilehome has a solid or perimeter foundation, or

(ii) a solid perimeter curb or skirt, if the dwelling or mobilehome has a foundation other than as specified in (i) of this subsection (for example, a pier or interior foundation). The perimeter curb or skirt shall be concrete, masonry, or other solid nonmetal all-weather material.

(h) Porch: If the dwelling or mobilehome has steps leading to any entry visible from any street, the steps and any enclosure surrounding the steps shall be

(i) attached to a permanent foundation, and

(ii) designed and constructed as an integral part of the exterior of the dwelling or mobilehome.

(i) Enclosed garage: The dwelling or mobilehome must have an enclosed garage (either attached or detached) if more than 50% of other dwellings or mobilehomes located within one thousand (1000) feet, measured structure to structure, have enclosed garages. The same roofing material shall be used on the garage and the dwelling or mobilehome. The exterior covering material used on the garage shall be the same as an exterior covering material used on a substantial portion of the dwelling or mobilehome.

(j) The Planning Director shall have the authority to vary one or more of the requirements set forth in paragraph (a) through (i) above, in accordance with Section 14 of this Ordinance.

(k) Notwithstanding the above, a mobilehome on an approved foundation is not permitted anywhere within the Old City.

SECTION 2:

This ordinance is to be published in full in the official newspaper of the City within 10 days after adoption.

ENACTED: AUG 25 1981
EFFECTIVE: AUG 25 1981

PHILLIP L. ISENBERG

MAYOR

ATTEST:

MICHAEL A. MILLER
DEPUTY CITY CLERK

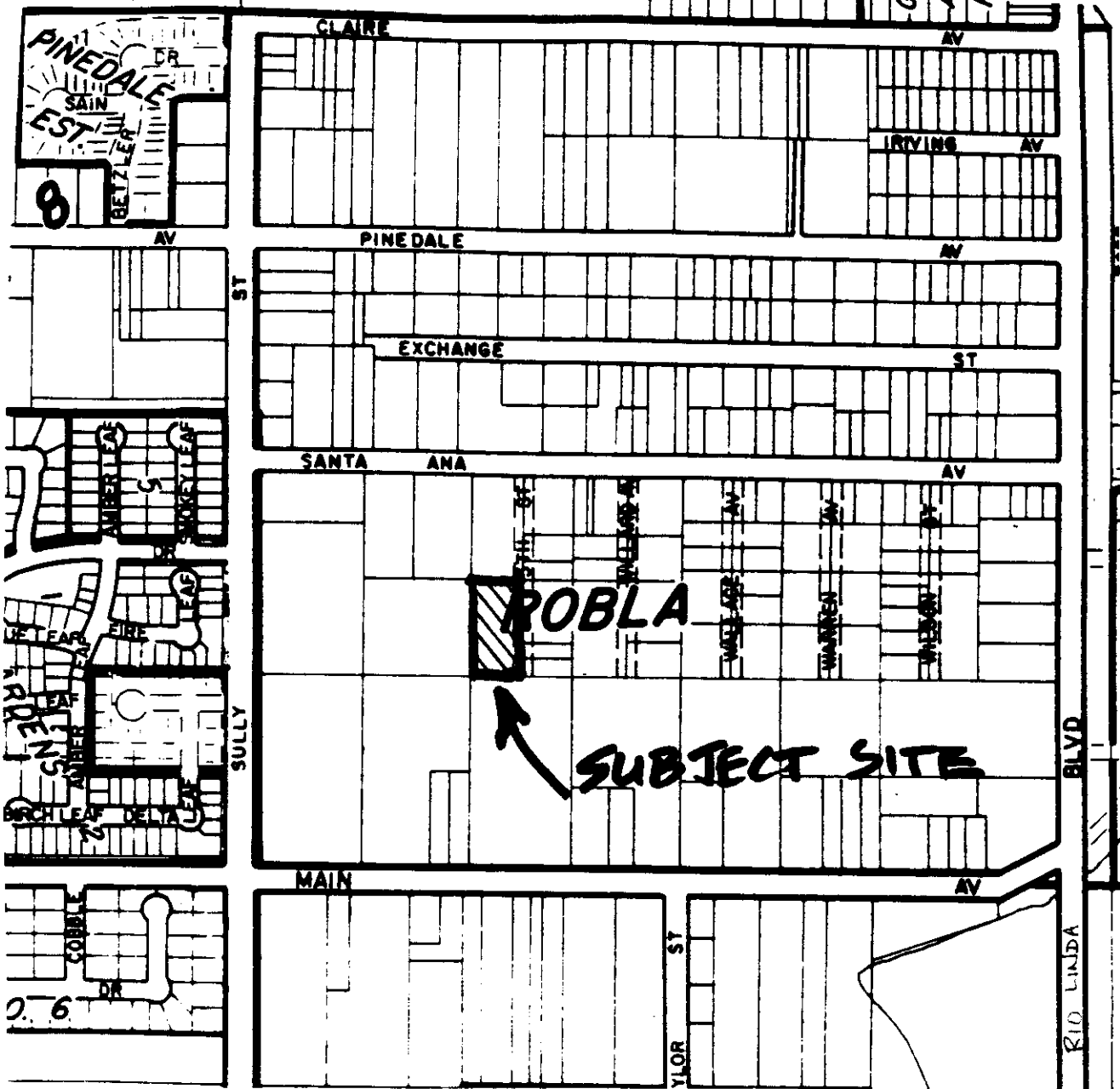
ORDINANCE No. 81-081

AUG 25 1981

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July ⁻²⁻ 23, 1987

Item 18

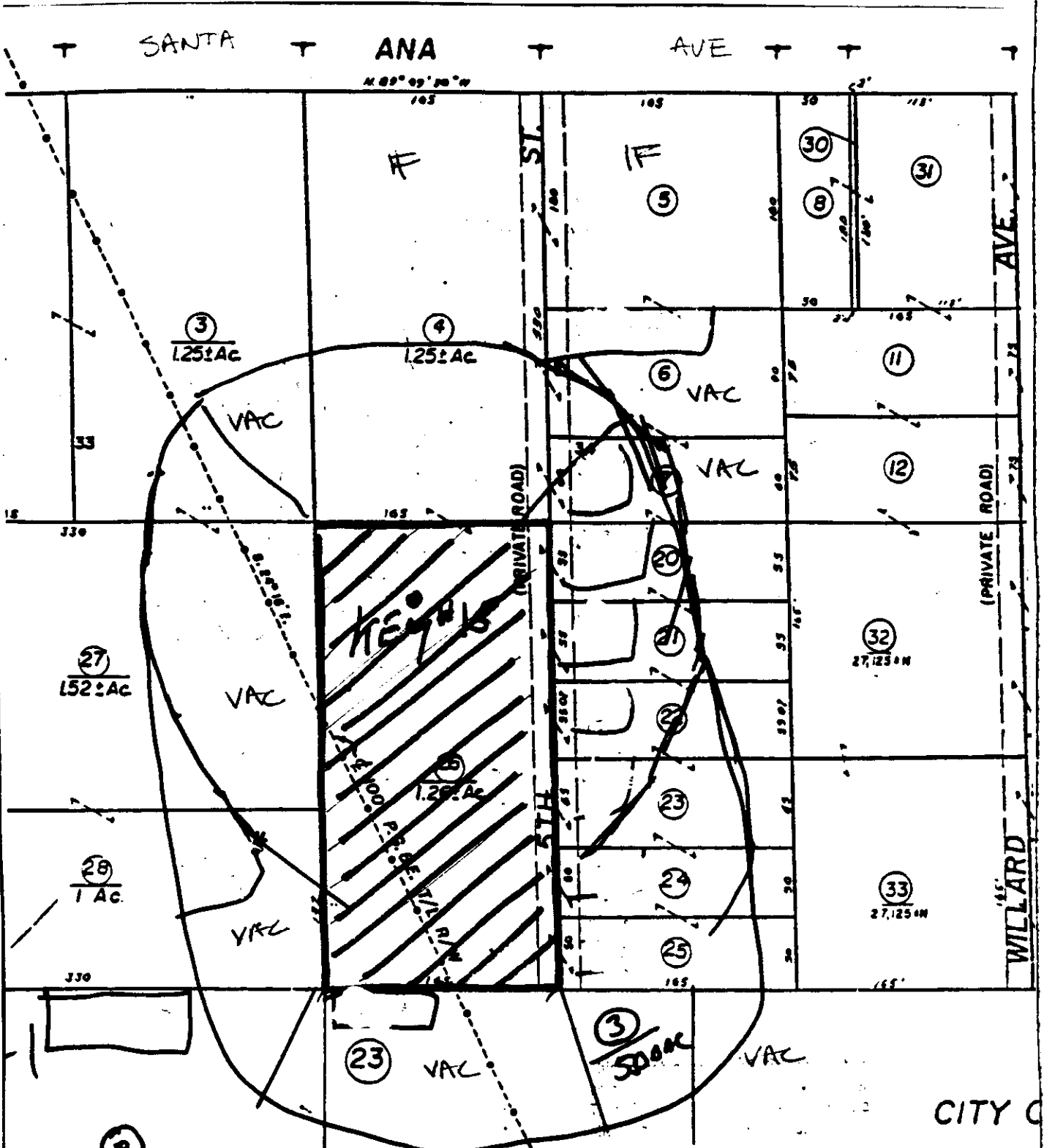


VICINITY MAP

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7-23-87

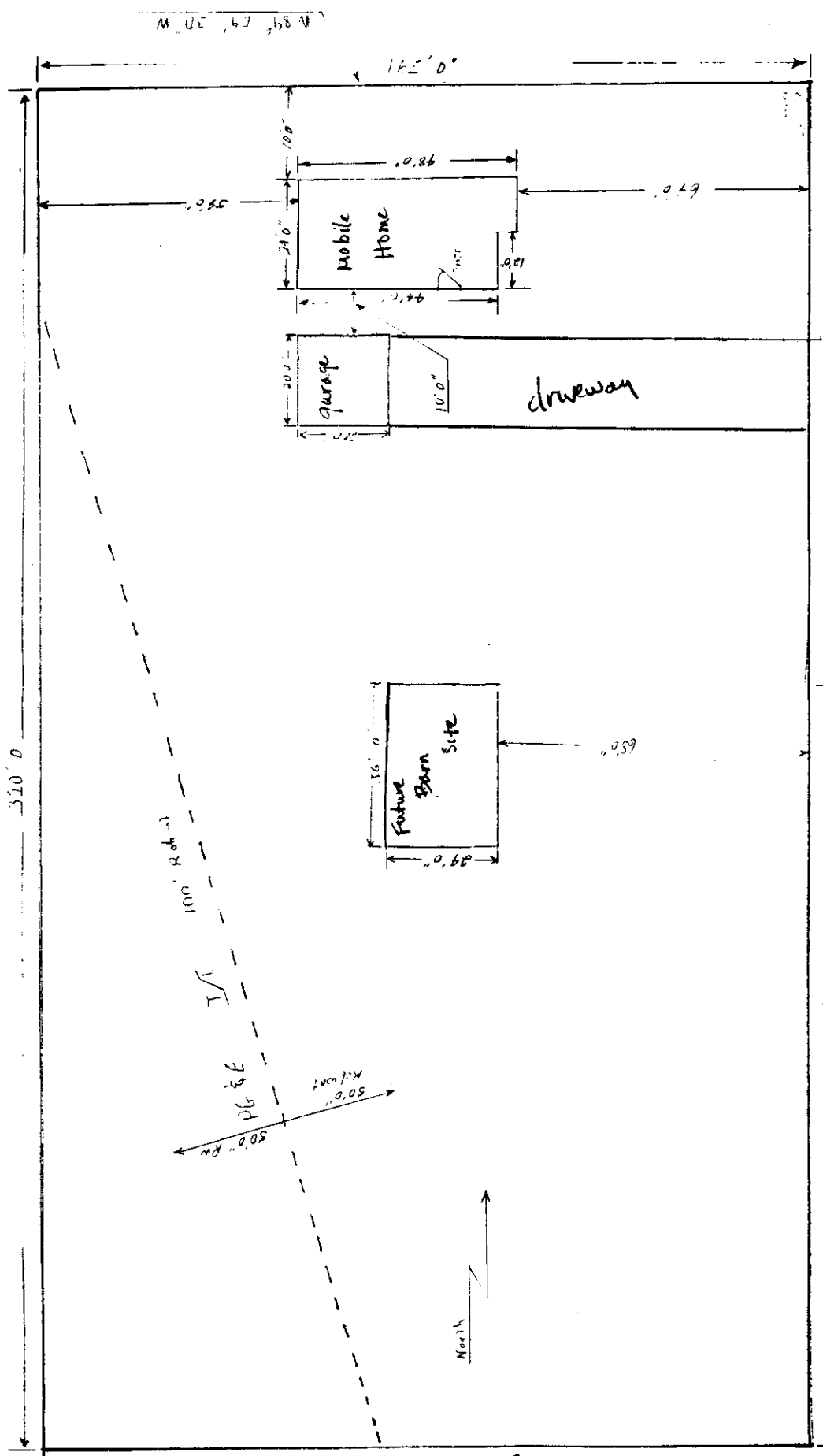
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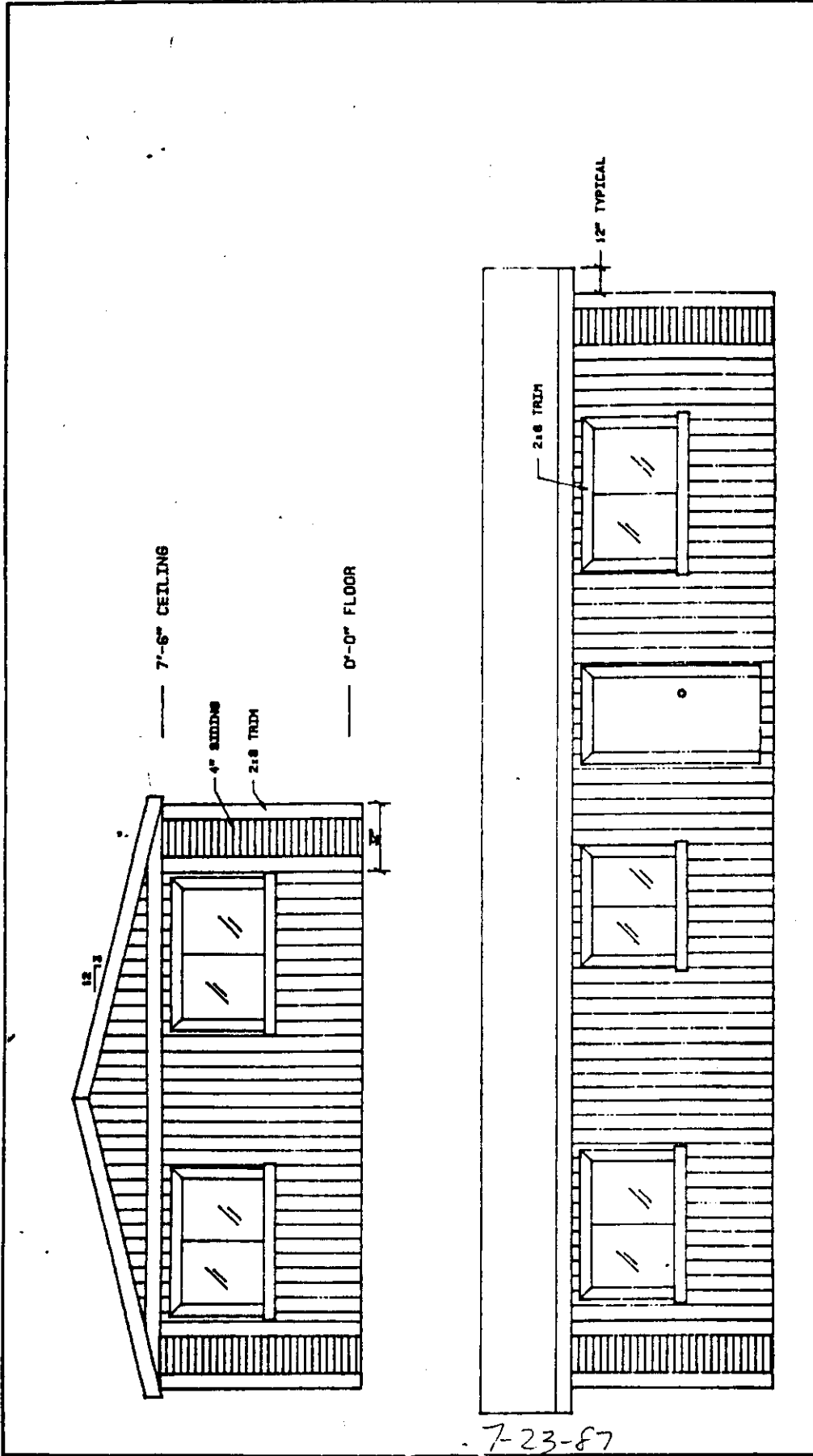


All lots are zoned R-1

LAND USE & ZONING MAP

LOT 34 - Plot Robln Access
PARCEL Number - 216-0190 1-0000
3/4" = 10'





TITLEB EXTERIOR ELEVATIONS FRONT & LEFT SIDE 2444		PREPARED BY: SESSA CORPORATION SACRAMENTO, CALIF.
DATE _____	REVISION NO. _____	DATE 3/16/87
DESCRIPTION _____	DRAWN BY DPK	DATE 2/20/87
_____	_____	DRAWING NO. 25047
_____	_____	SHEET NO. 1 / 1
_____	_____	OF 1

BAYSHORE HOMES of CALIFORNIA, INC

P.O. BOX 1427 - 11 N. COUNTY ROAD 101 - WOODLAND, CA 95665 - PHONE 916-662-9621

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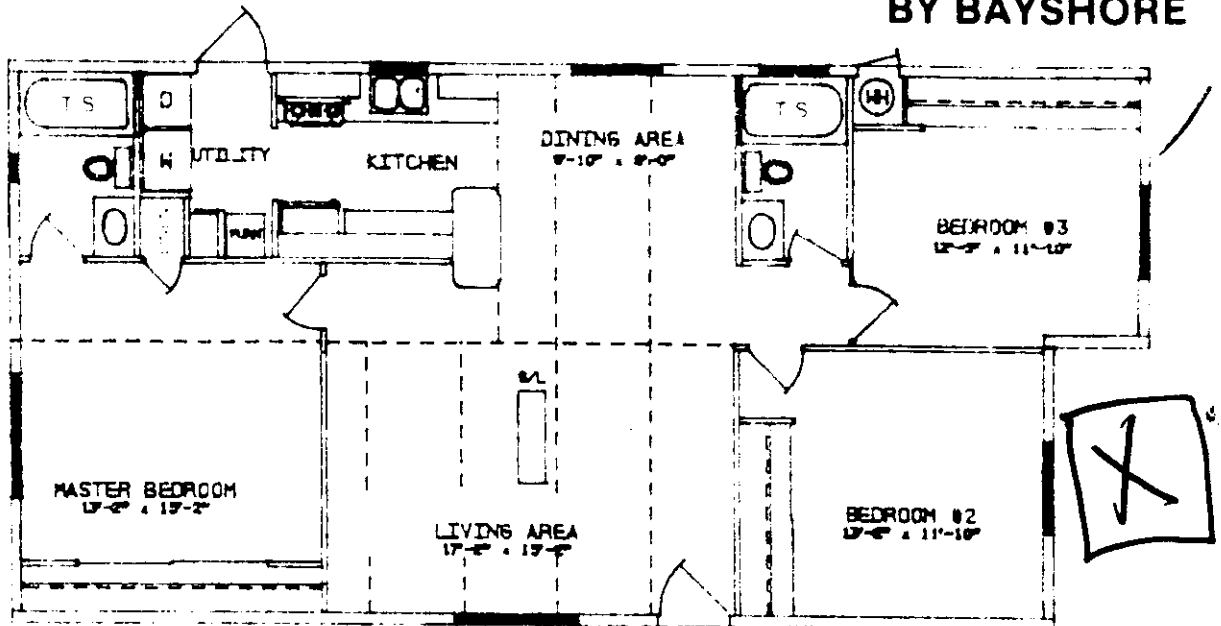
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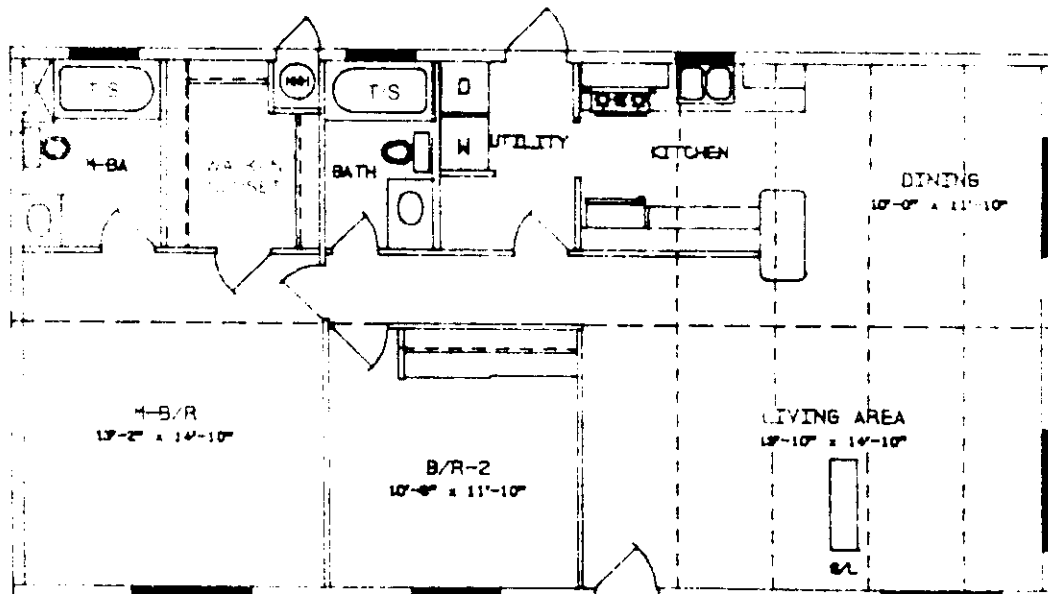
CARMEL

BY BAYSHORE



MODEL NO. 25049

APPROX. 1104 SQ. FT. 24 x 44/48



MODEL NO. 25047

APPROX. 1056 SQ. FT. 24 x 44

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BAYSHORE HOMES

of California, Inc.

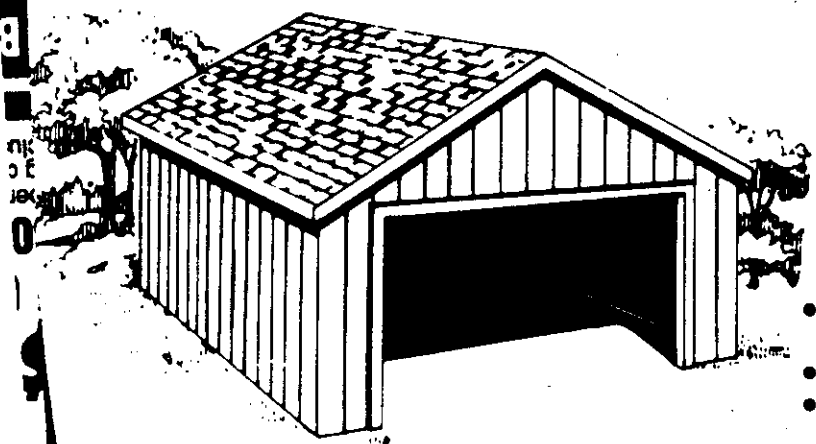
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Item 18

ALER, CARPET & CAULK!

PULL OUT
**PAINT
SALE!**

DO IT YOURSELF & SAVE!



\$899

12'x20' SINGLE CAR GARAGE

- Package contains necessary materials for basic construction
- Foundation sold separately
- See materials list for details

\$1299

20'x20' DOUBLE CAR GARAGE

- Do it yourself and save.
- Includes all materials needed for basic construction.
- See store for complete materials list.

