

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Site Consultants, P.O. Box 160300, Sacramento, CA 95816		
OWNER	Robert L. & Gladys Standard, 2346 Cork Circle, Sacramento, CA 95822		
PLANS BY			
FILING DATE	5/31/83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	7/1/82	EIR	ASSESSOR'S PCL. NO. 035-131-10

APPLICATION: 1. Environmental Determination
2. Variance to reduce rear yard setback from 15 feet to 0 feet and interior side yard from five feet to 0 feet in order to erect an airplane parking structure in the R-1 zone.

LOCATION: 2346 Cork Circle

PROPOSAL: The applicant is requesting the necessary entitlements to construct an airplane port (garage) in the rear yard setback area.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Airport Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residential

Surrounding Land Use and Zoning:

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

Property Dimensions: 66' x 101'
Property Area: 6,666 square feet
Square Footage of Building: 30' x 36'
Significant Feature of Site: Adjacent to Executive Airport
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Earth tone
Exterior Building Materials: Wood, stucco block

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BACKGROUND INFORMATION: The subject site is located in the Fullertown Tract Subdivision which is adjacent to the Sacramento Executive Airport. On November 26, 1958, the City Council adopted Resolution 1105 (see attached Exhibit A) which permits property owners within the Fullertown Tract adjoining the Executive Airport access to the airport from the private properties and storage of private airplanes on the individual lots, subject to conditions. Since the adoption of this resolution, numerous variances have been granted to individual property owners in the Fullertown Tract permitting construction of airplane parking structures within the rear yard setback areas.

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

1. The subject site is a 66' x 101' (6,666 sq. ft.) R-1 lot developed with a single family residence.

APPLC. NO. P83-178

MEETING DATE July 14, 1983

CPC ITEM NO. 27

1. (cont'd.)

The applicant proposes to construct an open airplane storage structure approximately 30' x 36' in size in the rear yard adjoining the airport property. The structure will be located in the east portion of the back yard, resulting in 0 foot setbacks along the east and south property lines. The height of the structure is 13 feet. The two adjacent lots to the east are developed with fully enclosed airplane garage structures with 0 foot setbacks along both the side and rear property lines.

2. Staff requests that parking space be limited to one aircraft only. No fuel storage above or below ground, inside or outside of the structure be permitted. The structure shall meet all applicable City building codes and comply with provisions of City Council Resolution No. 1105, adopted November 26, 1958.
3. The Airport Land Use Commission has reviewed the applicant's project and has no objections to the proposed project.

RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Variance request, subject to conditions and based upon the Findings of Fact which follow.

Conditions

- a. The applicant shall limit the parking space to one aircraft only;
- b. No fuel storage, above or below ground, inside or outside of the structure shall be permitted;
- c. The building shall comply with all applicable City building codes and regulations;
- d. The applicant shall comply with provisions of City Council Resolution No. 1105, adopted November 26, 1958.

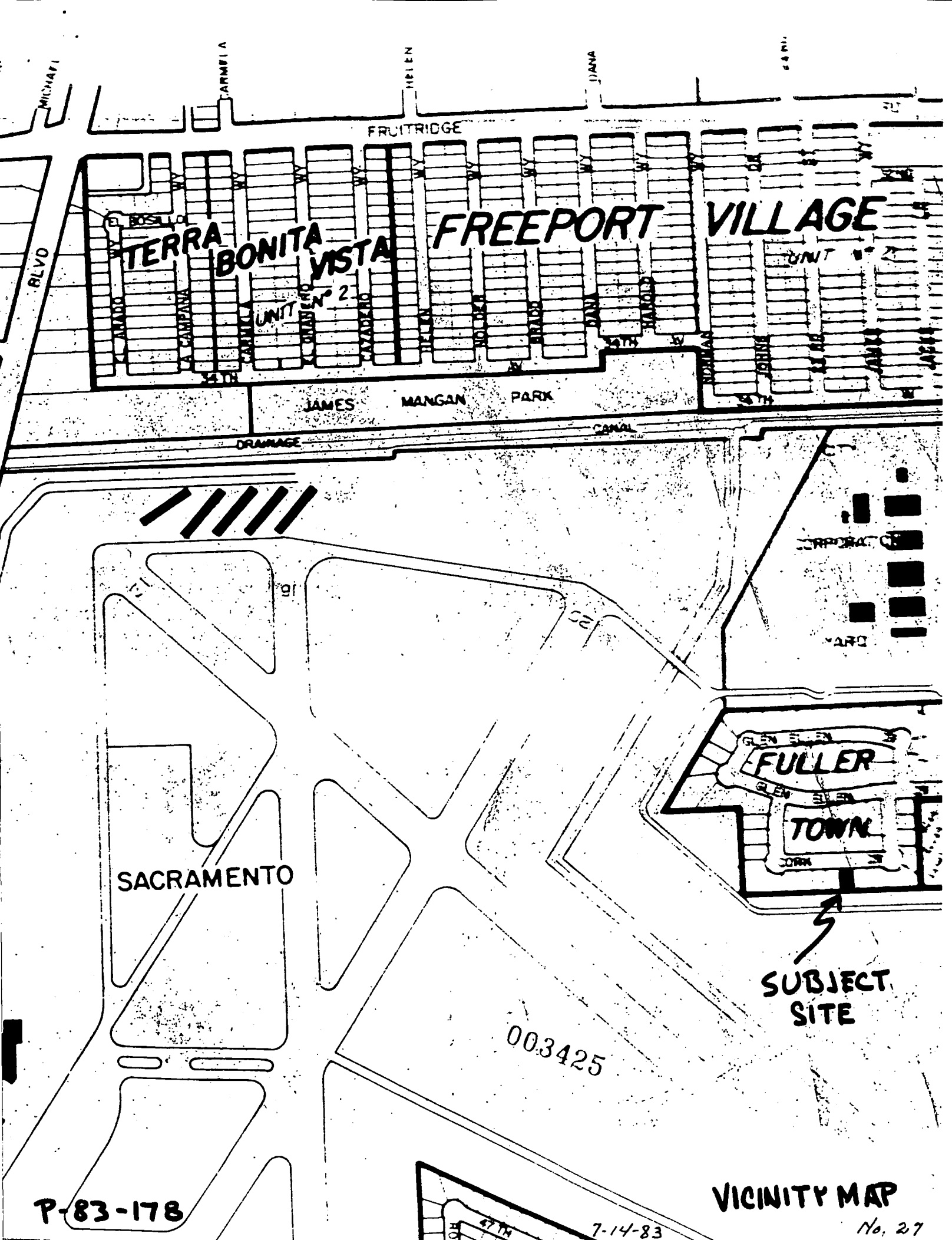
Findings of Fact

- a. The granting of the variance does not constitute a special privilege in that:
 - 1) the Fullertown Tract was designed to allow access to the airport from adjoining private properties;
 - 2) the City Council adopted Resolution No. 1105 specifying operational and safety criteria for the use of private property for aircraft parking;
 - 3) other property owners in the Fullertown Tract adjoining the airport would be granted variances for similar circumstances.
- b. The granting of the variance, as conditioned, will not be injurious to public welfare nor to properties in the area in that:
 - 1) the applicant shall adhere to operational and safety provisions of Resolution No. 1105;

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- 2) the project shall comply with all applicable City building code requirements and conditions (a) through (d).
- c. The variance is compatible with the 1982 Executive Airport Comprehensive Land Use Plan and City Council Resolution No. 1105, adopted November 26, 1958.

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P-83-178

VICINITY MAP

No. 27

7-14-83

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SUBJECT SITE

SACRAMENTO

FULLER TOWN

FREEPORT VILLAGE

TERRA BONITA VISTA

JAMES MANGAN PARK

DRAINAGE

CANAL

BLVD

MICHAEL

CARMEIA

FRUITRIDGE

HELEN

DIANA

6.4 MI.

AMADO

CAMPANA

CARMILLA

UNIT # 2

CAZADERO

NOLDER

BRADU

DIANA

HAROLD

NORMAN

JOHN

UNIT # 27

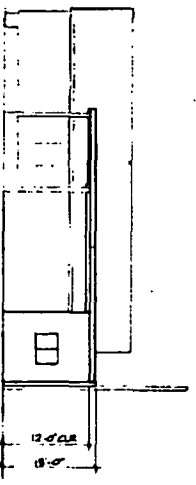
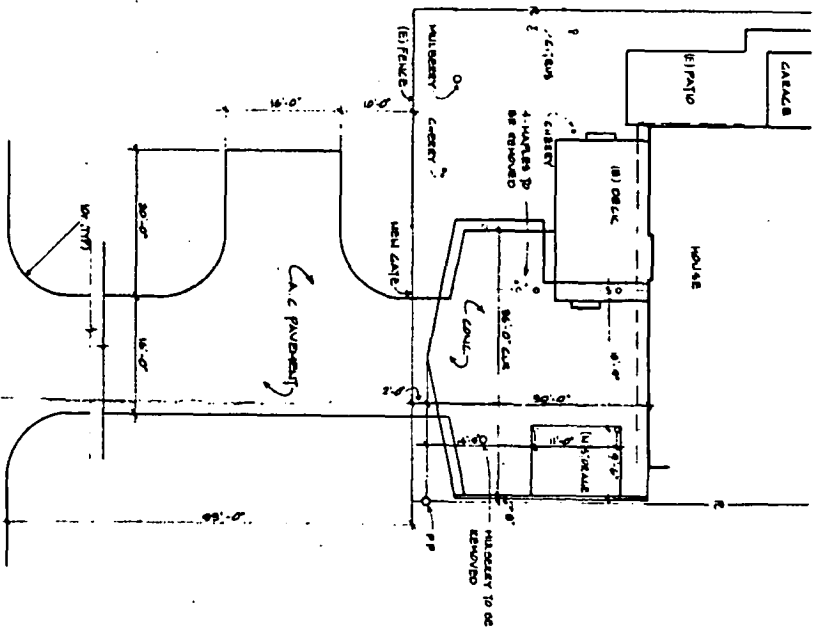
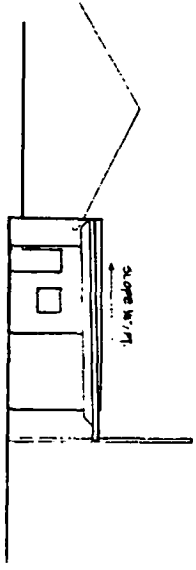
CORPORATION

YARD

HO

47TH

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SCALE 1/8" = 1'-0"

PLANEPORT
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 Sacramento, California

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Sheet contents
 Date: 8/27/88
 Revisions:
 Drawn by: L.S.
 Sheet no: 1

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