

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 10, 1999, the Zoning Administrator approved with conditions variances to increase the allowable lot coverage from 40% to 46% for 66 out of 165 single family lots within the Laguna Vega North subdivision (P97-117) for the project known as Z99-126. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: Zoning Administrator Variance to increase lot coverage from 40 percent to 46 percent for 66 of the 165 single family lots within the Laguna Vega North subdivision. The Laguna Vega North subdivision includes approximately 20± acres zoned Single Family Alternative (R-1A).

Location: East of Bruceville Road at Damascas Drive, south of Jacinto Road in the Jacinto Creek Planning Area (JCPA)

Assessor's Parcel Numbers: 117-01350-001 through 083 and 117-0212-041

Applicant/Property Owner: D.R. Horton, Inc. Sacramento
c/o Tom Harding, Division President
110 Blue Ravine, Suite 209
Folsom, CA 95630

Project Planner: Dawn T. Holm

General Plan Designation: Low Density Residential (4-20 dwelling units per net acre [du/na])

South Sacramento
Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Single Family Residences and Vacant

Existing Zoning of Site: Single Family Alternative (R-1A)

Surrounding Land Use and Zoning:

North: Vacant and Single Family; R-2B (PUD), R-1 (PUD) and RE ½
South: Jacinto Creek, future parkway and Vacant; AOS, F and R-1A
East: Vacant; RE½ and R-1
West: Vacant; R-2B (PUD)

<u>Setbacks</u>	<u>Required</u>	<u>Proposed</u>
Front:	15' / 20' to garage	15' / 20' to garage
Side(E.):	5'	5'
Side(W):	5'	5'
Rear:	20'	20'
Property Dimensions:	45' x 100' typical	
Property Area:	0.22+ acres	
Parking Provided	2 car garage (shown as 19 feet in depth)	
Parking Required	1 car garage (required to be 20 feet in depth)	
Square Footage of Proposed Homes:	2,072 square feet	
Topography:	Flat	
Street Improvements:	Existing and to be provided	
Utilities:	Existing and to be provided	

Project Plans: See Exhibits 1 (floor plan), 2 (typical site layout) and 3 (tentative map)

Previous Files: P97-117

Additional Information: The Laguna Vega North Subdivision (P97-117) was approved as a 241-lot single family subdivision by the City Planning Commission in 1998. The applicant is requesting to obtain a variance on 66 of the 165 single family lots approved in Villages 1 and 2 of the Laguna Vega North Subdivision. Village 3 is being modified to allow for a future elementary school. The 84 parcels involved in this request include 83 single family lots and the unrecorded land known as Village 2.

The Zoning Ordinance allows a maximum of 40 percent lot coverage for the R-1A zone. The applicant is requesting to be allowed to exceed the maximum lot coverage on 66 of the total 165 single family lots within the Laguna Vega North subdivision. With 4,500 square foot lots, it is necessary for the applicant to obtain a variance to exceed lot coverage in order to provide a larger single story home within the proposed subdivision. As proposed the residences will be single story units and will meet the required building setbacks.

The site is located within the North Laguna Creek Neighborhood Association area. The project plans were sent to the association. Staff received no comments. The project has been noticed and staff has not received any calls.

Agency Comments: The proposed project has been reviewed by the Building Division and Fire Division. As the proposed single family residences will meet the minimum building setbacks, no comments were submitted.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15305(a)}.

Conditions of Approval

1. The single family residences shall conform to the minimum setbacks as indicated within this staff report.
2. The maximum lot coverage including all structures shall not exceed 46 percent.
3. The single family residences that exceed the allowable 40 percent lot coverage shall be single story units.
4. The final building elevations shall be submitted to Planning Staff for review and approval prior to issuance of any building permits.
5. The garage depth shall be modified to provide a minimum garage depth of 20 feet.
6. The applicant shall submit a master plan for the 165 lot subdivision indicating the 66 parcels to be developed with 46 percent lot coverage. This master plan shall be submitted with the first building permits requesting the additional lot coverage and shall be modified with subsequent submittals.
7. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact- Variances:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed lot coverage will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variance request does not constitute a use variance in that single family residences are permitted in the Single Family Alternative (R-1A) zone.

4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the lot is substandard in width; and
 - b. the proposed project will not substantially alter the characteristics of the surrounding neighborhood.
5. The project is consistent with the General Plan which designates the site as Low Density Residential (4-20 du/na) and with the South Sacramento Community Plan which designates the site as Residential (4-8 du/na).

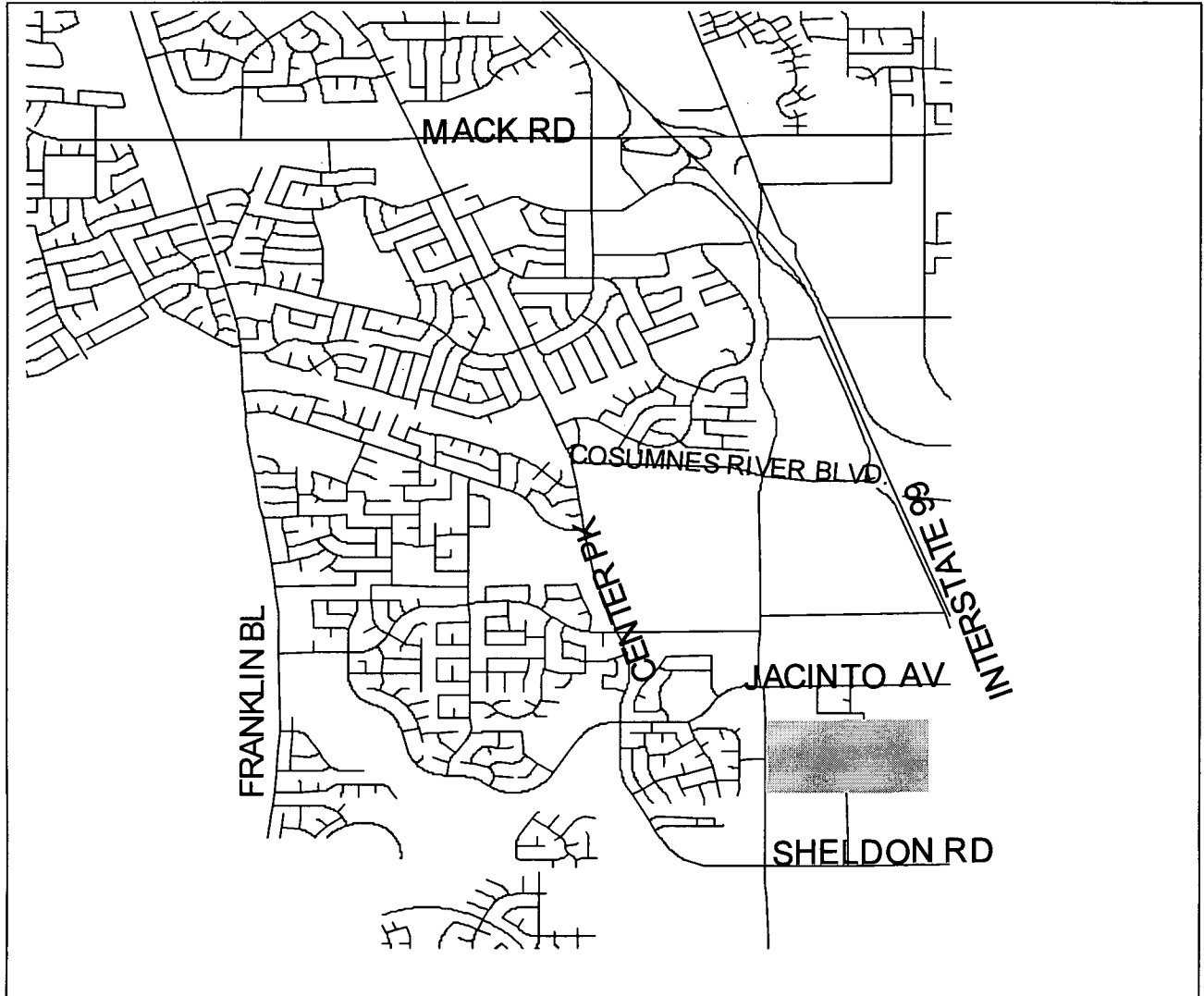


Joy D. Patterson
Zoning Administrator

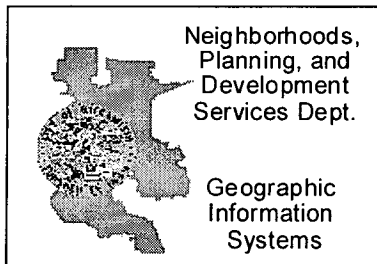
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

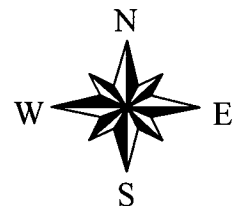
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Applicant/Owner
ZA Log Book

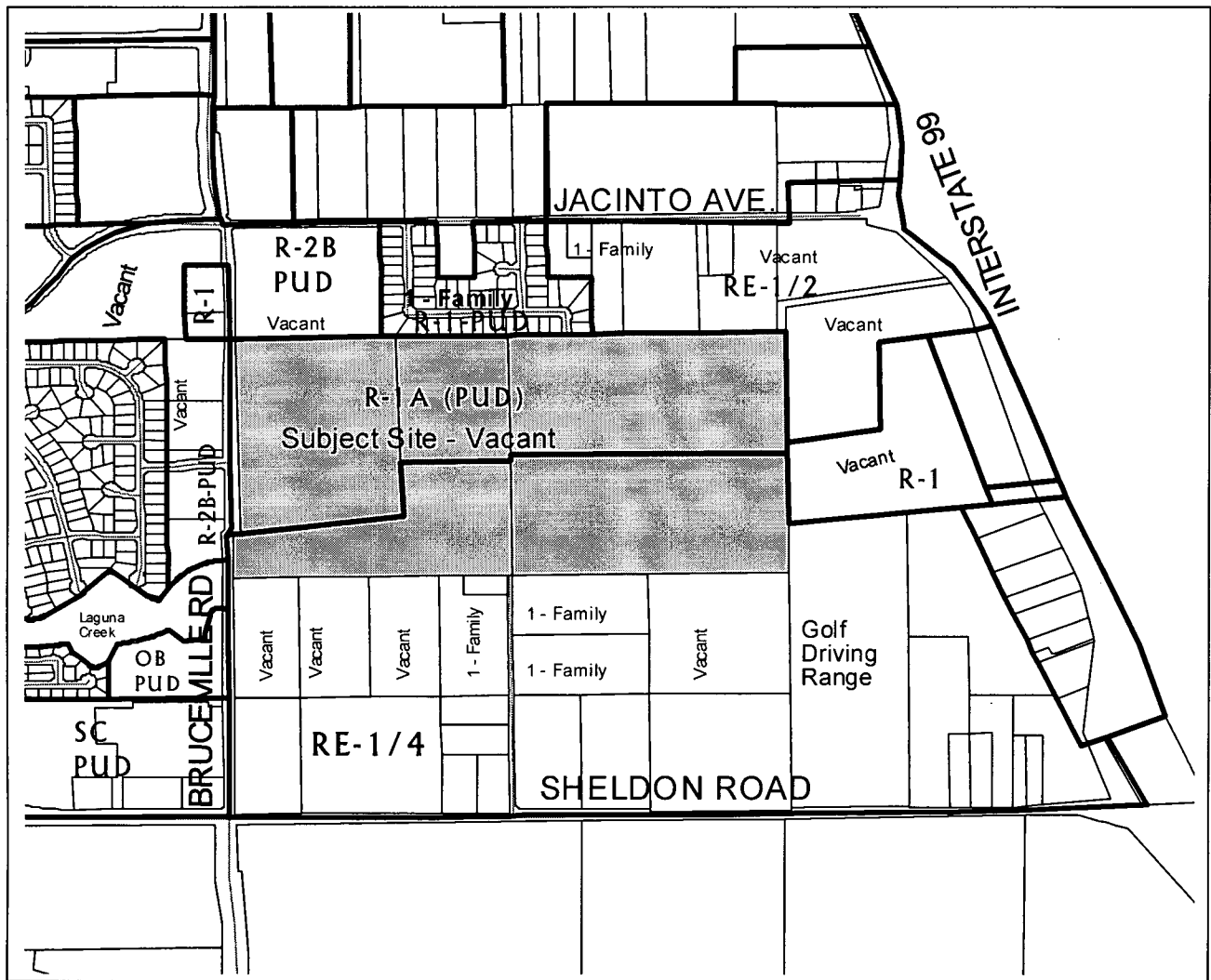


VICINITY MAP

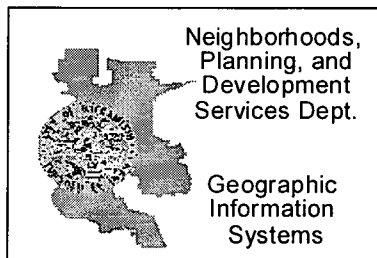


2000 0 2000 4000 Feet





LAND USE AND ZONING MAP



500 0 500 1000 1500 Feet

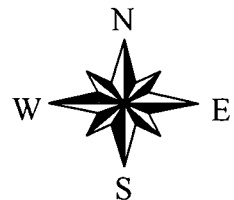
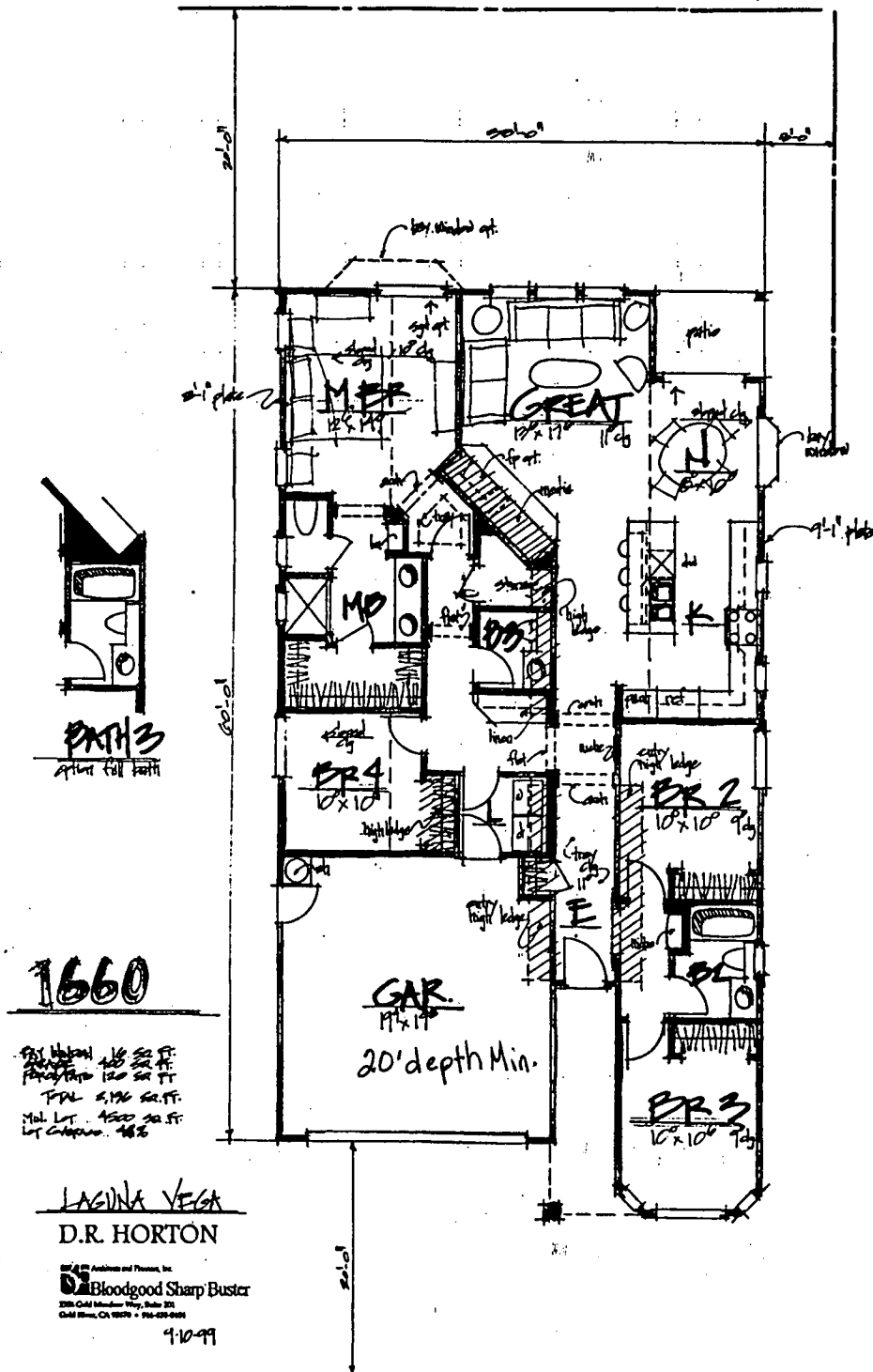


Exhibit 1
Proposed Floor Plan



7.99 - 126

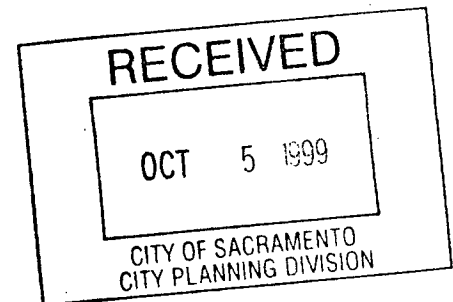
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CITY OF SACRAMENTO
CITY PLANNING DIVISION

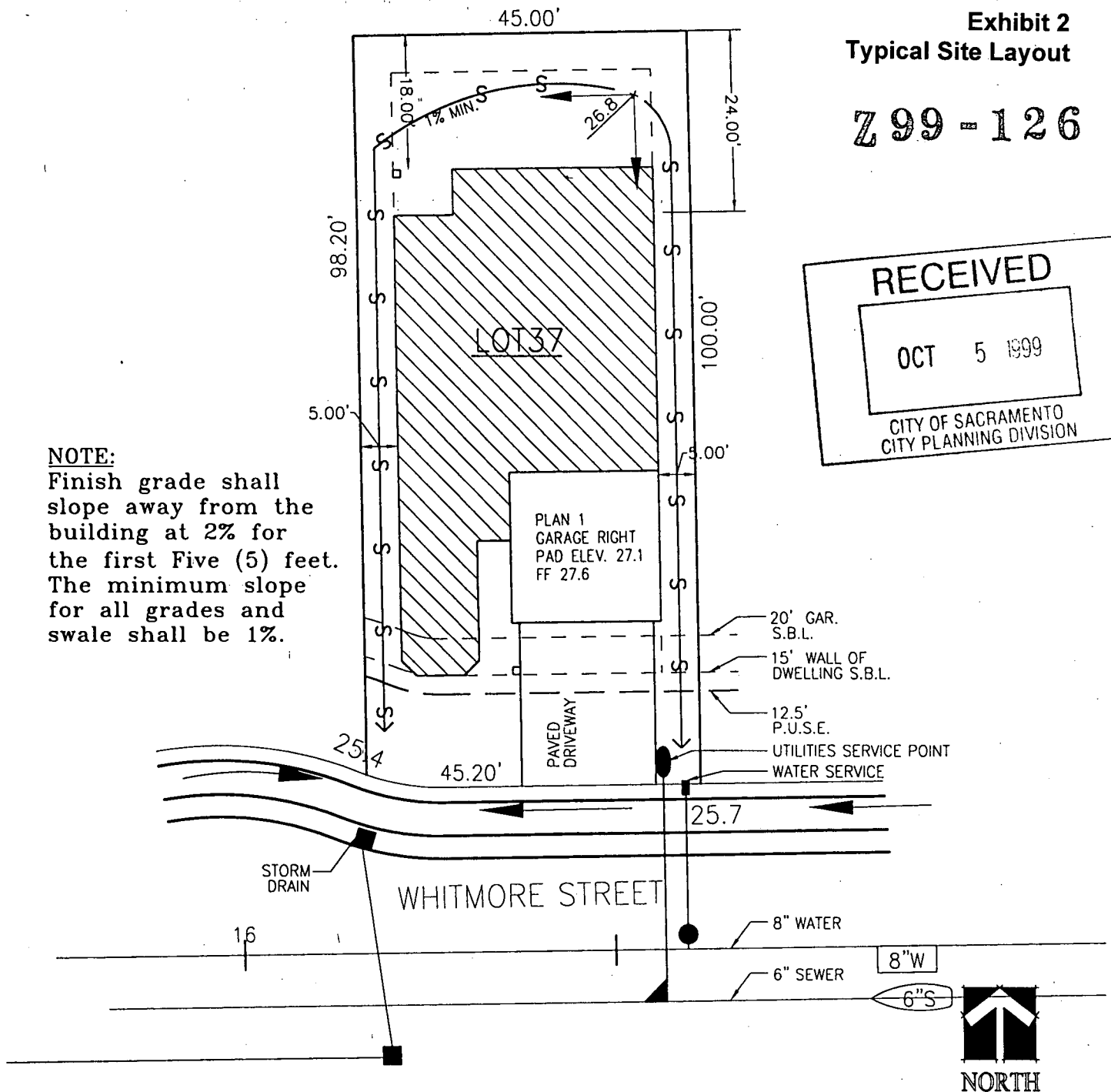
Exhibit 2
Typical Site Layout

Z 99 - 126



NOTE:

Finish grade shall slope away from the building at 2% for the first Five (5) feet. The minimum slope for all grades and swale shall be 1%.



SITE INFORMATION

Scale: 1" = 20'

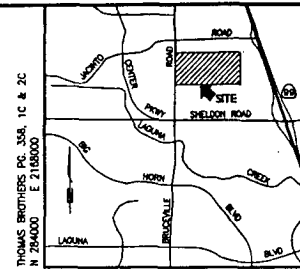
Client: D.R. Horton
Project: Laguna Vega
Plat: Laguna Vega North Village 1
Location: Sacramento County
Lot: 37
Street Name: Whitmore Street
Plan/Elevation: Plan 1660

Pad Elevation: 27.1
Garage: Right
Use Zone: PUD
Min. Front Setback:
Gar. 20 ft.; Wall of Dwelling: 15 ft.
Min. Side Setback: 5 ft.
Min. Rear Setback: 20 ft.

Square Footage:
Garage: 400 SQFT.
Main: 1672 SQFT.
Total: 2072 SQFT.
Lot Coverage:
Lot: 4493 sqft.
Plan: 2072 sqft.
Percent Cov.: 46%

TENTATIVE SUBDIVISION MAP LAGUNA VEGA NORTH

CITY OF SACRAMENTO CALIFORNIA



OWNER/DEVELOPER
RAYMUS DEVELOPMENT & SALES, INC.
544 EAST YOSEMITE
MANTUA, CALIFORNIA 95336

APPLICANT
ELK GROVE UNIFIED SCHOOL DISTRICT
8510 ELK GROVE-FLOREN RD.
ELK GROVE, CALIFORNIA

ENGINEER
MORTON & PITALO, INC.
1788 TRIBUTE ROAD, SUITE 200
SACRAMENTO, CA 95815

APN
117-212-1, 2, 3, 4 & 16

EXISTING ZONING
R-1A

PROPOSED ZONING
R-1A

WATER
CITY OF SACRAMENTO

SANITARY SEWER
REGIONAL SANITATION DISTRICT

STORM DRAINAGE
METROPOLITAN STORM DRAIN
MAINTENANCE DISTRICT

FIRE
CITY OF SACRAMENTO

POLICE
CITY OF SACRAMENTO

GAS
PG&E

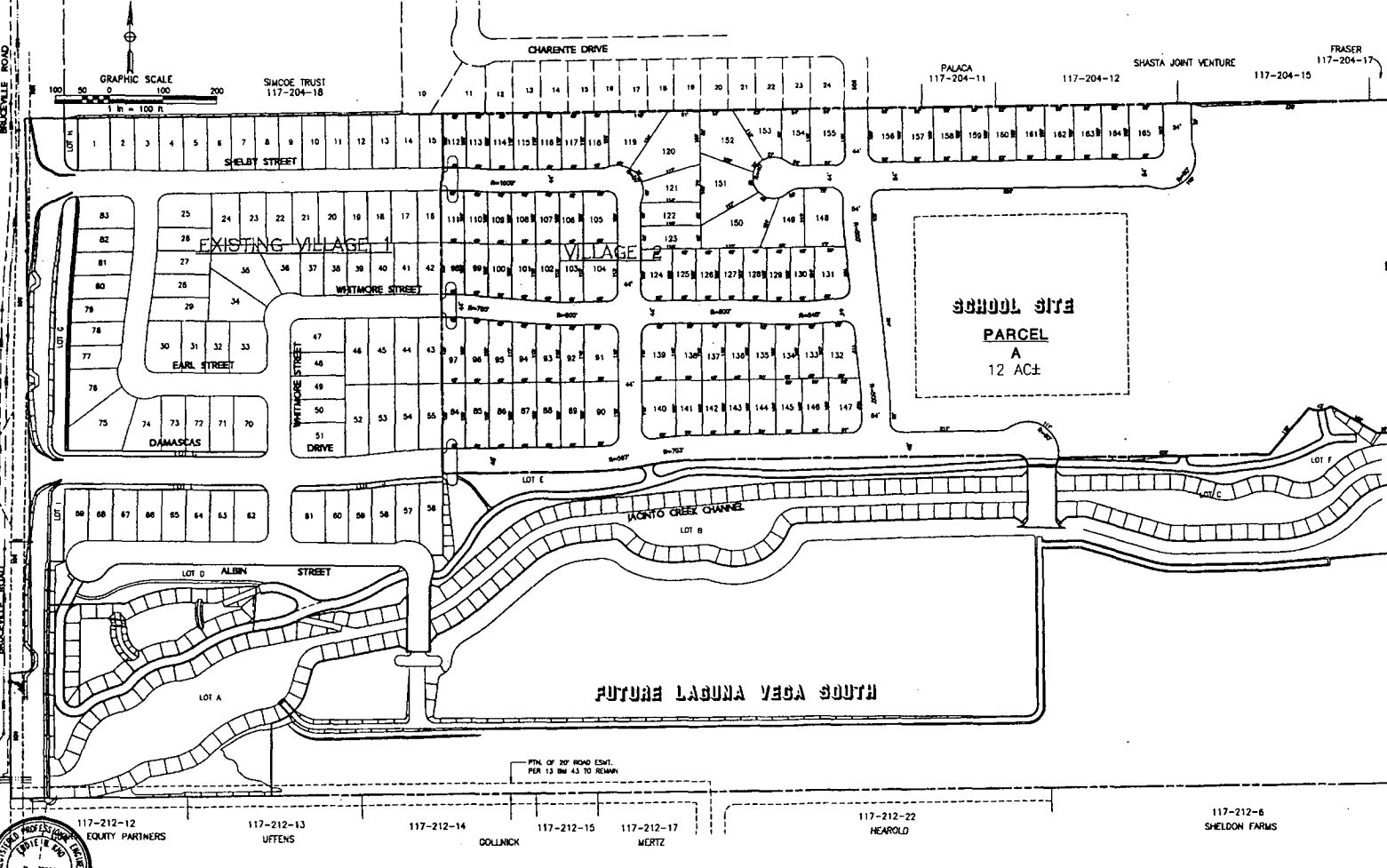
ELECTRICITY
SACRAMENTO MUNICIPAL UTILITY DISTRICT

TELEPHONE
PACIFIC BELL

SCHOOLS
ELK GROVE UNIFIED

PARKS AND RECREATION
CITY OF SACRAMENTO

AREA
14.86 AC. VILLAGE 1
18.8 AC. VILLAGE 2
12.1 AC. PARCEL A



10-08-98 354 354



REVISIONS				BENCH MARK		CITY OF SACRAMENTO		TENTATIVE MAP FOR	
NO.	DESCRIPTION	DATE	BY	DESCRIPTION	ELEV.			LAGUNA VEGA NORTH	
				358 B19	27.254				
				MULTI MARK IN BASE OF EAST TOWER LEG		SCALE:			
				(BRIGHTON-CONTRA COST 8/57) WESTSIDE		1"=100'			
				BRUCEVILLE ROAD 200 LF SOUTH OF					
				CALYPSO ROAD					
				DRAWN BY: B.L.		DESIGNED BY: B.L.		CHECKED BY: E.K.	
				DATE: 10/99		DATE: 10/99		P.E. NO. DATE: 10/99	
								CITY OF SACRAMENTO	

Exhibit 3
Laguna Vega North
Tentative Map

SHEET
1
1
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LAGUNA VEGA NORTH