

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, November 6, 2003, the Zoning Administrator approved with conditions a special permit to allow a lot to remain vacant after demolishing a house for the project known as Z03-331. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: **Zoning Administrator Special Permit** to demolish a residential structure in a state of disrepair and leave the site vacant on 0.37 \pm developed acres in the Agriculture (A) zone.

Location: 6564 Park Riviera Way (D7, Area 2)

Assessor's Parcel Number: 030-0241-002

Applicant: Judith Anderson
8940 Aerobee Ave.
Fair Oaks, CA 95628

Property Owner: Same as applicant

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
Pocket Sacramento
Community Plan Designation: Residential (3-6 du/na)
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Agriculture (A)

Surrounding Land Use and Zoning:

North: A and R-1; Park and Single Family Residences
South: R-1; Single Family Residences
East: R-1; Single Family Residences
West: A; Park

Property Dimensions: 80 feet x 200 feet
Property Area: 0.37 \pm acres
Square Footage of Building: House: 900 square feet
Height of Building: House: 1 Story, 12 feet
Exterior Building Materials: Wood Siding
Roof Materials: Wood Shingles

Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant is requesting to demolish a residential structure that is in a state of disrepair and not habitable and leave the lot vacant. The Zoning Code requires a Special Permit to demolish a residential structure and leave the lot vacant. The unit is more than 50 years old and is vacant. The cost to repair and refurbish the unit to make it livable exceeds the house's value. The applicant also proposes to demolish all four accessory buildings as well. The demolition of the unit, as conditioned, will not cause blight or decline in the nature and quality of the surrounding neighborhood. The applicant eventually plans to build a new single family residence.

The project was noticed and staff received no calls. Historic Preservation has also reviewed the proposed demolition and has approved the demolition of the structure.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines 15301(l)(1)}.

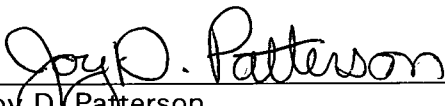
Conditions of Approval

1. There shall be no parking or storage of any materials, vehicles, etc. on the site.
2. The property owner shall make weekly visits to the site to inspect for debris, trash, etc dumped on the site and see that it is removed. The property owner shall also maintain a weed abatement program for the site with at a minimum a monthly maintenance visit to the site.
3. The applicant shall obtain all necessary building permits prior to commencing demolition. All buildings shall be demolished on the site.
4. Applicant is required to properly disconnect water and sewer from the subject premises before demolition commences.
5. Any fencing used shall be placed at the same location as the current residence's front setback. The existing chain link fence may remain.
6. The applicant shall maintain the grass on the site until a new residence is constructed.
5. **Advisory Note:** The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:

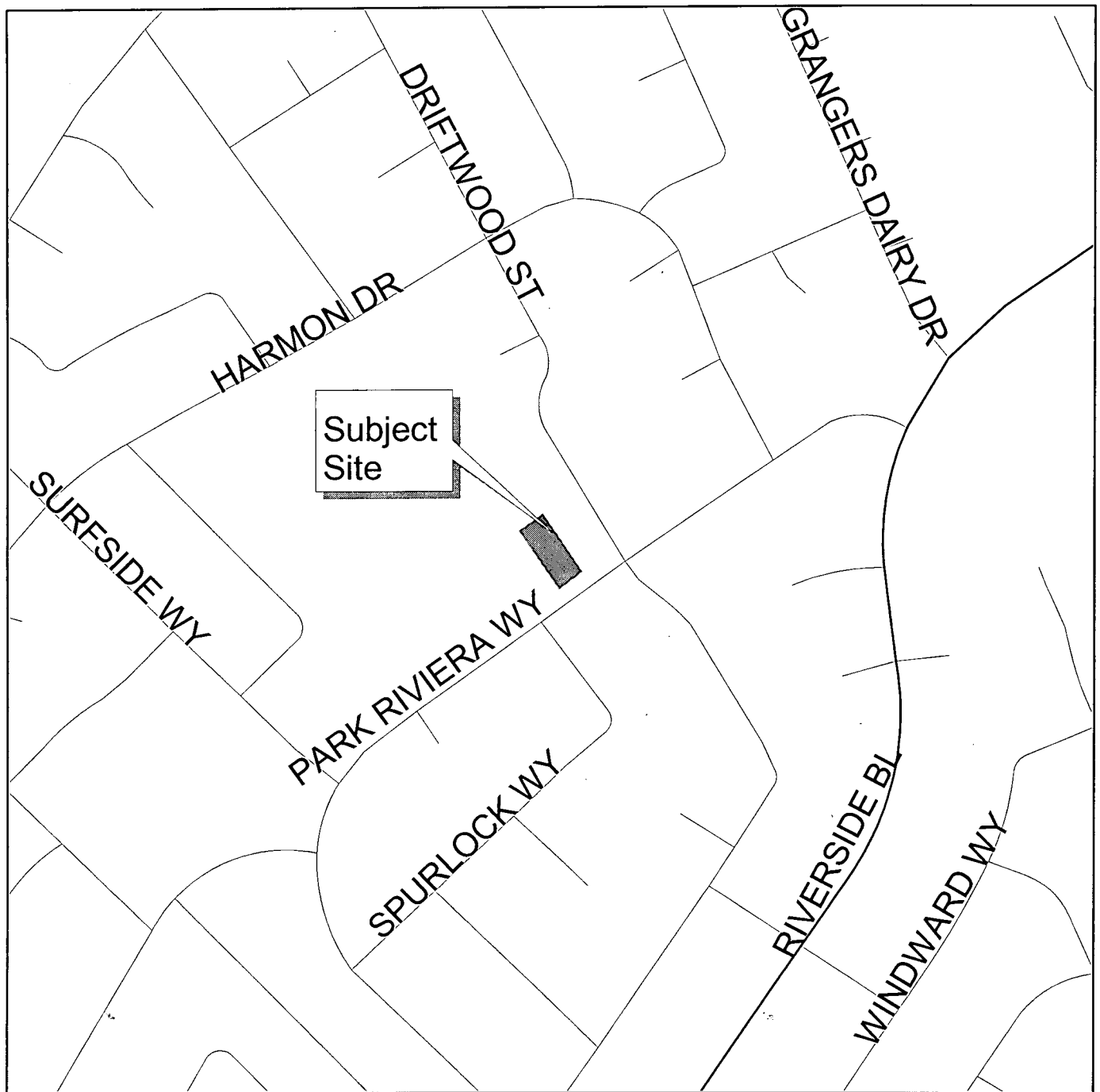
- a. Based upon sufficient evidence, the property retains no reasonable economic use;
 - b. The approval of the permit and subsequent demolition or removal of the residential structure will not cause further blight in the neighborhood or otherwise cause a decline in the nature and quality of the neighborhood; and
 - c. The benefits of demolition or removal of the residential structure outweigh any negative impacts or potential impacts associated with its demolition or removal.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. The demolition will be undertaken safely with minimal noise and debris impacts to adjacent residences and structures; and
 - b. The vacant lot will have a fence around the perimeter and landscaping along the front setback.
 3. The project is consistent with the General Plan and the Pocket Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (3-6 du/na) respectively.


Joy D. Patterson
Zoning Administrator

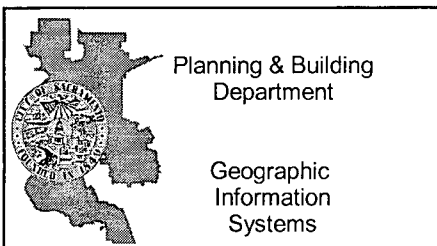
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit which requires a Building Permit shall be deemed established 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.

cc: File
Applicant
ZA Log Book



0 300 600 Feet

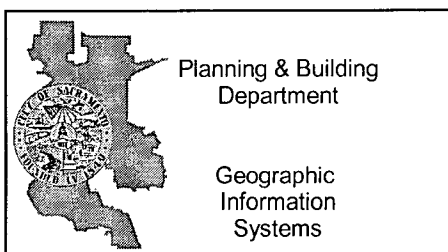


Vicinity Map

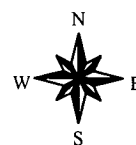




0 300 Feet



Land Use & Zoning



80'-0"

PROPERTY
LINE _____

DIRT

WOODEN
FENCE—

16'-0"

CHAIN LINK
FENCE ———

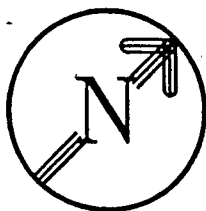
DRIVEWAY

-CHAIN LINK
FENCE

200'-0"

45'-0"

53'-0"



ISSUES:		REVISIONS:	
NO.	DATE	BY	DESCRIPTION
(1)	26AUG03	SMA	ISSUE FOR PERMIT
	Z03-331		

CONSULTANTS:

AIRCO
MECHANICAL, INC.
CONTRACTORS
AND ENGINEERS

8730 ALDEN AVENUE
DANFORTH, CALIFORNIA 92626
TEL. (714) 941-2828
LUGGAGE # 111-66

PROJECT:

PARCEL NUMBER:
030-0241-002-0000
6564 PARK RIVIERA WAY
SACRAMENTO, CA 95831

SHEET DESCRIPTION:

SITE PLAN

SCALE: 1" = 30'-0"

DRAWN BY S. M. ANDERSON

CHECKED BY S. M. ANDERSON

JOB NUMBER: -

DATE: 26AUG03 SHEET 1 OF 1 SHEETS

DRAWING NO: S M 8