

**CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DEPARTMENT  
ZONING ADMINISTRATOR  
915 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, November 3, 2005, the Zoning Administrator approved with conditions a Special Permit for a second home to be constructed on a deep lot in the Standard Single Family (R-1) zone for the project known as (File Z05-273). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

**Project Information**

Request: **Zoning Administrator Special Permit** for deep lot development to construct a 2,600 square foot home behind an existing 1,800 square foot single family dwelling on 1.25± partially developed acres in the Standard Single Family (R-1) zone.

Location: 452 Santa Ana Avenue (D2, Area 4)

Assessor's Parcel Number: 226-0190-003

Applicant: The Grove Architects and Designers  
9075 Elk Grove Blvd. #140  
Elk Grove, CA 95624

Property Owner: Steven and Virginia Holmes  
452 Santa Ana Avenue  
Sacramento, CA 95838

Project Planner: Evan Compton

General Plan Designation: Low Density Residential 4-15 du/na  
North Sacramento  
Community Plan Designation: Residential 4-8 du/na  
Existing Land Use of Site: Single Family Residence  
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:  
North: R-1; Residential, Single Family  
South: R-1; Residential, Vacant  
East: R-1; Residential, Single Family  
West: R-1; Residential, Vacant

Property Dimensions: 165 feet by 330 feet  
Property Area: 1.25+ acres  
Square Footage of Proposed Residences: 2,600 square feet  
Height of Proposed Building: One Story, 18 feet  
Exterior Building Materials (Proposed Res.): Horizontal Lap Siding

Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Project Plans: See Exhibit A.1 through A.3

Previous Files: IR05-195 (Deep Lot Preliminary Review)

Additional Information The applicant is requesting to construct one single family dwelling behind an existing single family residence on a deep lot in the Standard Single Family (R-1) zone. The lot qualifies as a deep lot development because the depth of the lot exceeds 160 feet, at 330 feet. According to the Zoning Ordinance, a Zoning Administrator Special Permit is required for deep lot development. The existing home is 1,800 square feet and the proposed new home will be 2,600 square feet. A twelve foot wide driveway will extend from Santa Ana Avenue to new home, providing access to the rear dwelling. The placement of the homes on this site will enable the property to be further subdivided in the future. Since the property has transmission towers crossing the parcel, there is a recorded public utility easement of 100 feet across most of the lot. No structures may be built in this area so the placement of dwellings is a challenge.

The proposed new home meets the criteria for the Minimum Single and Two-Family Design Review Checklist except the three car garage does project more than 5 feet from the main façade of the home. The location of the easement makes a side loading or detached garage difficult to design for the new home. After considering the requirements of the Fire Department and the building restrictions of the easement, it was determined that the home design was appropriate for this site.

Property owners within 100 feet of the subject property and neighborhood associations were notified of the request and one comment was received from Robla Park Neighborhood Association. The concern was about the placement of the new home under the power lines but there was no objection to the proposed project. Staff received no phone calls regarding the project.

Agency Comments The proposed project has been reviewed by the Department of Utilities, Development Engineering, Fire, and the Building Division. The comments received pertaining to the project have been included as conditions of approval.

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, Section 15303 (a), New Construction or Conversion of Small Structures.

### **Conditions of Approval:**

#### **PLANNING**

##### **New Home on Rear of Lot**

1. Size and location of the new residential unit shall conform to the plans submitted.
2. The applicant shall obtain the necessary building permits prior to commencing construction.
3. Roofing material shall be a minimum 30-year dimensional, laminated composition shingle with heavy ridge caps. The roof pitch will be a minimum of 5 in 12.
4. All windows shall be single or double hung with trim provided.

5. All windows located on the front facade shall be grided with trim and sills provided.
6. No mechanical equipment shall be mounted on the roof. Any necessary vents located on the roof shall be painted to match the roof color.
7. All woodwork shall be smooth finish.
8. Decorative front door shall be provided.
9. Exterior doors will have a raised panel design.
10. Decorative sectional garage doors with raised panel design and decorative trim will be provided.
11. The exterior will be finished with horizontal siding. (Wood, composite, or cementious.)
12. Painted or prefinished gutters/downspouts shall be provided.
13. If a new street is constructed to extend Dry Dock Way, the property owner will remove the 12 foot driveway and replace with landscaping.

#### **Existing Home on the Front of the Lot**

1. Reside the front façade of the home and detached garage which fronts Santa Ana Avenue with horizontal siding. (Wood, composite, or cementious.)
2. Paint entire house, paint all trim and exposed wood a complimentary accent color.
3. Remove the paved driveway in front of the converted garage and replace with landscape.
4. Pave the driveway for the existing detached 2 car garage.
5. The chain link fence in front of the detached garage must be removed. Any gates in front of the driveway must be 20 feet behind the public right of way and can not swing out into the street. The chain link fence in front of the home may remain however the applicant is encouraged to entertain the option of replacing it with a 6 ft tubular steel fence or 4 ft tall wood fence.
6. Obtain demo permits before demolishing any structures on site. If the structure is over 50 years old, this will require Preservation review.
7. Conditions requiring modifications to the main home must be completed before the final inspection of the second home.

#### **FIRE**

1. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)

2. Roads used for Fire Department access shall have an unobstructed paved width of **not less than 20'** and unobstructed vertical clearance of 13'6" or more and be able to support the imposed loads of fire apparatus.
3. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
4. Provide a water flow test. (Make arrangements at the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834)
5. Provide a fire hydrant, if required based on results of the flow test, in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

## UTILITIES

1. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered. Section 13.04.060 of the City Water Code states that for a single-family domestic service connection, the maximum size shall be one (1) inch, or one and one half (1-1/2) inches if residential fire sprinkler systems are present, unless otherwise authorized by the Director of the Department of Utilities. Prior to submitting plans to the Building Department the applicant should contact the Chief Plumbing Inspector with the Building Division to determine the size of the domestic water tap required for this project. If the required size is greater than one and one half inches, then the applicant must submit a request to the Department of Utilities for approval of a larger tap size. Approvals need to be obtained prior to issuing the building permit.
2. Provide separate sanitary sewer service to the satisfaction of the Department of Utilities.
3. A grading plan showing existing and proposed elevations is required. The lot shall be graded to surface drain to Santa Ana Avenue where possible. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. The grading plan shall identify all existing off-site flows that are blocked by the proposed project and shall propose drainage facilities to convey these flows. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
4. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest proposed back of sidewalk or centerline of street elevation. Finished lot pad elevations shall be accepted by the Department of Utilities.
5. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
6. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.

## Advisory Notes:

1. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
2. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

### **Findings of Fact**

1. Granting the Special Permit is based upon sound principles of land use in that:
  - a. the proposed project does not prohibit the possible future subdivision of this site; and
  - b. the project will further develop a large undeveloped land area with additional housing opportunities; and
  - c. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood; and
  - d. the proposed project meets the requirements of the Zoning Ordinance for deep lot development.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. adequate parking will be provided; and
  - b. there will be adequate yard area and setbacks for both residences; and
  - c. the use will not generate significant impacts to the nearby residential properties.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designates the site as Low Density Residential 4-15 du/na and Residential 4-8 du/na, respectively.



Joy D. Patterson  
Zoning Administrator

A use for which a Special Permit is granted must be established within three 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 use 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 (original)  
ZA Log Book  
Applicant

**Z05-273**

**November 3, 2005**

**Item 7**

# DEEP LOT APPLICATION

APN # 226-0190-003  
 452 SANTA ANA AVENUE  
 SACRAMENTO, CA

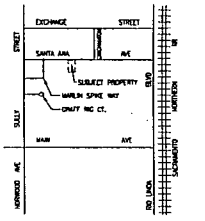
**OWNER**  
 STEVEN E & VIRGINIA HOLMES  
 452 SANTA ANA AVE.  
 SACRAMENTO, CA 95838  
 (916) 924-0407

**ARCHITECT**  
 THE GROVE ARCHITECTS & DESIGNERS INC.  
 8076 ELK GROVE BLVD., SUITE 140  
 ELK GROVE, CA 95624  
 (916) 683-8000 Fax: 685-8995  
 PROJECT ARCHITECT: CHRIS DAVIS (C27.234)

A1.1 SITE PLAN  
 A2.1 FLOOR PLAN  
 A3.1 EXTERIOR ELEVATIONS

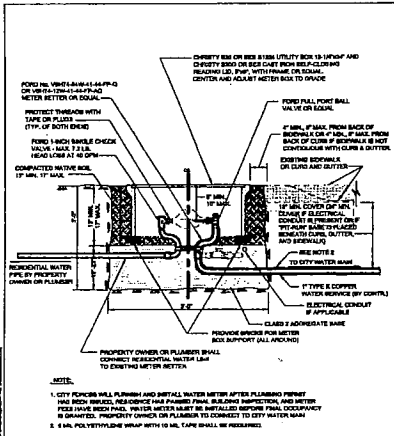
**STATISTICS:**

LOT "A" = 1.35 ACRES ZONED R-1  
 Lot No. 3 as recorded in Book 226, pg. 19 located within a portion of Block 14 of Map No. 22 on the "DEEP LOTS" recorded in Book 14 of Map No. 22 City of Sacramento, County of Sacramento, CA



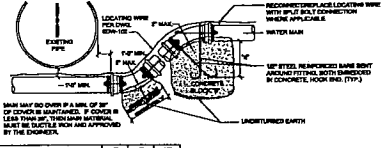
VICINITY MAP  
 SCALE: 1" = 80'

H1 SHEET INDEX



**INSTALLATION OF RESIDENTIAL WATER METER SETTER AND METER BOX**

NOTE:  
 1. CITY ENGINEER WILL FLUSH AND INITIAL WATER METER AFTER PLUMBING PERMIT HAS BEEN ISSUED. RESIDENTS ARE PLUMBING FROM BUILDING INSPECTION AND METER. PILES HAVE BEEN PAID. WATER METER MUST BE INSTALLED BEFORE FINAL OCCUPANCY IS GRANTED. PROPERTY OWNER OR PLUMBER TO CONNECT TO CITY WATER MAIN.  
 2. 4 MIL POLYETHYLENE WRAP WITH 10 MIL TAPE SHALL BE REQUIRED.



**NOTE:**  
 1. CONCRETE THREAT BLOCKING OF WATER MAINS IS APPROVED BY THE ENGINEER AND ALL LINES.

SIZE IN PIPE	12"	10"	8"	6"
MINIMUM DEPTH "F"	48"	42"	36"	30"
12\"/>				

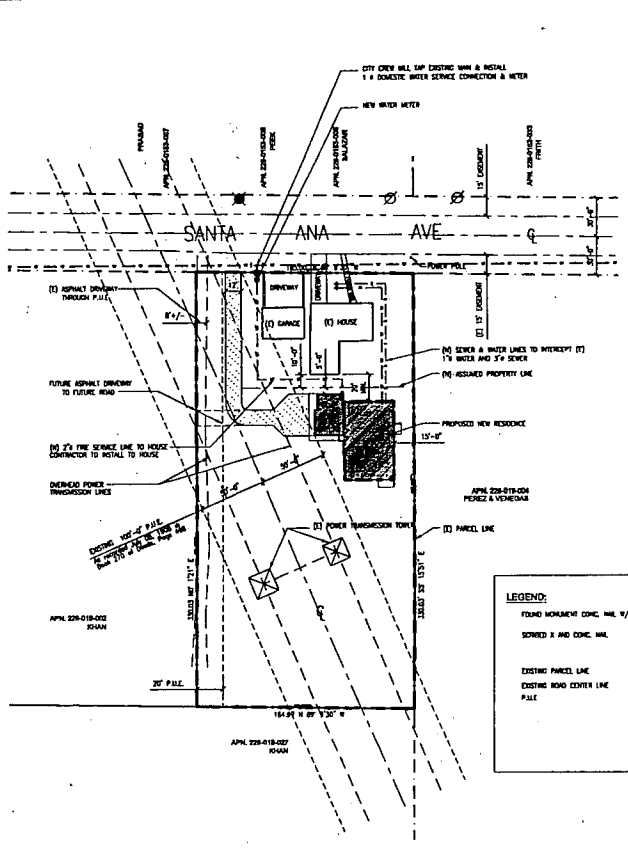
**CHANGES IN MAIN ELEVATION, 6" - 12"**

TYPE OF FITTING		90° ELBOW		45° ELBOW		22 1/2° ELBOW		COCKS AND PLUGS		TEE AND FLUG	
MAIN SIZE	BRANCH SIZE	MAIN SIZE	BRANCH SIZE	MAIN SIZE	BRANCH SIZE	MAIN SIZE	BRANCH SIZE	MAIN SIZE	BRANCH SIZE	MAIN SIZE	BRANCH SIZE
12"	8"	12"	8"	12"	6"	12"	3"	12"	8"	12"	8"
12"	6"	12"	6"	12"	4"	12"	2"	12"	6"	12"	6"
12"	4"	12"	4"	12"	3"	12"	1 1/2"	12"	4"	12"	4"
12"	3"	12"	3"	12"	2"	12"	1"	12"	3"	12"	3"

**NOTE:**  
 1. HOLES BEARING ABOVE GROUND OR IN THE REAR OF FOUNDATION AND MAIN PIPE SHALL BE SEALED. UNDER NO CIRCUMSTANCES SHALL A HOLE BE MADE IN THE SIDE OF THE FOUNDATION. ALL HOLES SHALL BE REINFORCED WITH CONCRETE OR STEEL. ALL HOLES SHALL BE REINFORCED WITH CONCRETE OR STEEL. ALL HOLES SHALL BE REINFORCED WITH CONCRETE OR STEEL.

**THRUST BLOCKING FOR WATER MAINS 6" THROUGH 12"**

CHANGES IN MAIN ELEVATION 6" THROUGH 12" THREAT BLOCKING FOR WATER MAINS



**LEGEND:**

- FOUND MONUMENT CONC. HOLE 4" / 12" DIA
- SEALED 2" AND CONC. HOLE
- EXISTING PARCEL LINE
- EXISTING ROAD CENTER LINE
- PAVE

CITY OF SACRAMENTO DEPARTMENT OF UTILITIES

CITY OF SACRAMENTO DEPARTMENT OF UTILITIES

A9 SITE PLAN

**SITE PLAN**

DATE: 01/13/05

SCALE: 1" = 80'

PROJECT NO: 05254-03

DATE: 01/13/05

SCALE: 1" = 80'

PROJECT NO: 05254-03

DATE: 01/13/05

SCALE: 1" = 80'

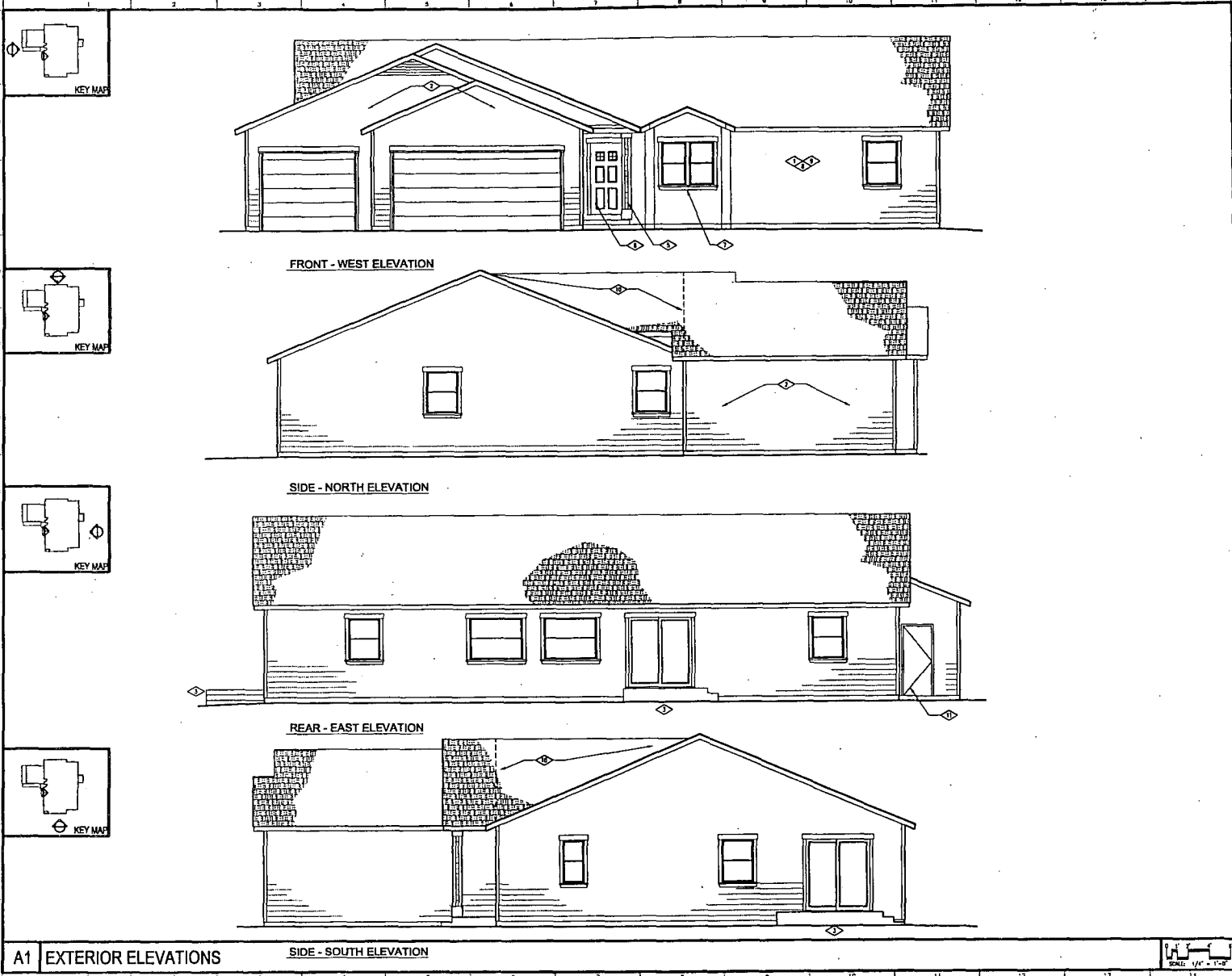
PROJECT NO: 05254-03



Z05-273

November 3, 2005

Item 7



- KEYNOTES**
- ◊ UNPAINTED HOUSE - ST. MARK, GRANITE
  - ◊ NEW SITE BUILT GARAGE & ENTRY
  - ◊ NEW SITE BUILT CONCRETE PAVI
  - ◊ CABLE ATIC VENT
  - ◊ 8" COLUMN WRAP
  - ◊ DECORATIVE FRONT DOOR
  - ◊ WOOD TRIM AROUND EACH WINDOW
  - ◊ HORIZONTAL LAP SIDING
  - ◊ 134 WOOD TRIM
  - ◊ NEW SITE BUILT CALIFORNIA RECOGN OVER HANG, LANE
  - ◊ EXTERIOR DOOR

THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

**THE GROVE ARCHITECTS & DESIGNERS, INC.**  
 1070 24th STREET SUITE 100 SAN FRANCISCO, CA 94134  
 TEL: 415.774.1100 FAX: 415.774.1101

DATE: 04/15/05

**HOLMES/HARVEY DEEP LOT**  
 452 SANTA ANA AVE.

**EXTERIOR ELEVATIONS**

SCALE: 1/4" = 1'-0"

**THE GROVE ARCHITECTS & DESIGNERS, INC.**  
 1070 24th STREET SUITE 100 SAN FRANCISCO, CA 94134  
 TEL: 415.774.1100 FAX: 415.774.1101

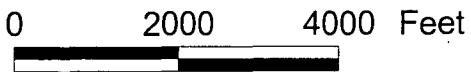
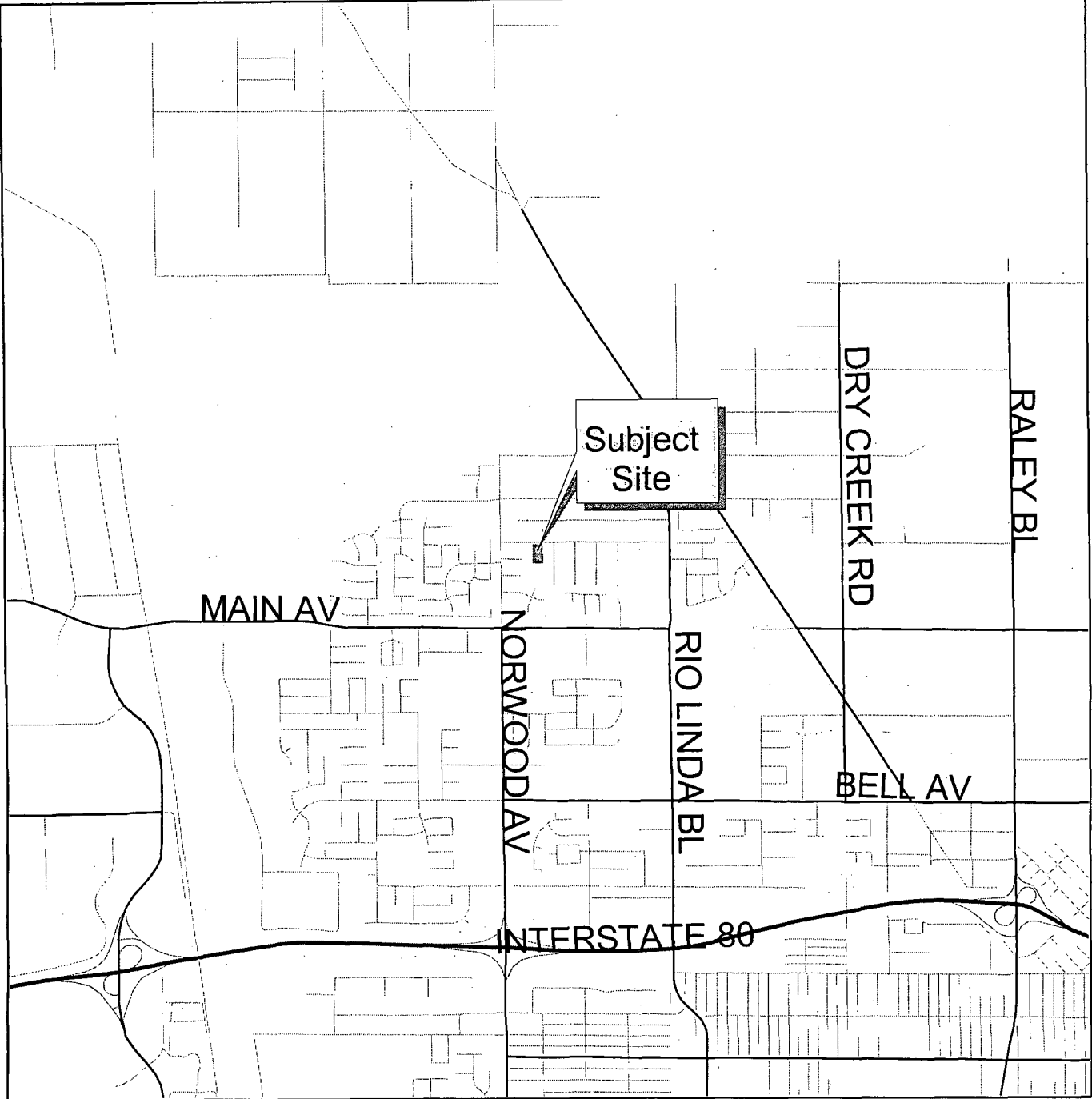

DATE: 04/15/05

PROJECT NO: 003734-00\_A3.1

SCALE: 1/4" = 1'-0"

NO NOTED

**A3.1**

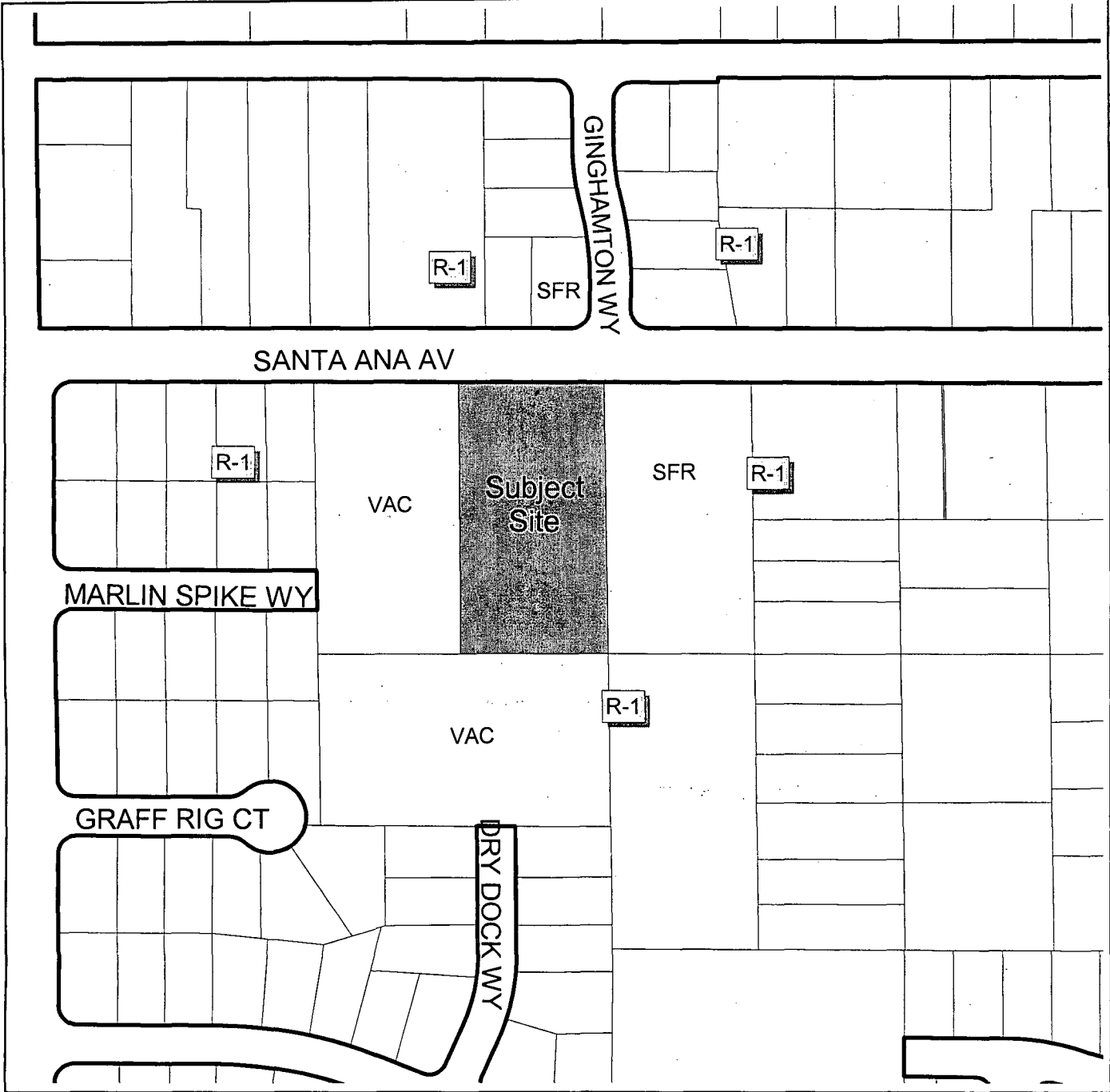



Development Services  
Department

Geographic  
Information  
Systems

# Vicinity Map





0 400 Feet



Development Services  
Department

Geographic  
Information  
System

## Land Use & Zoning

