

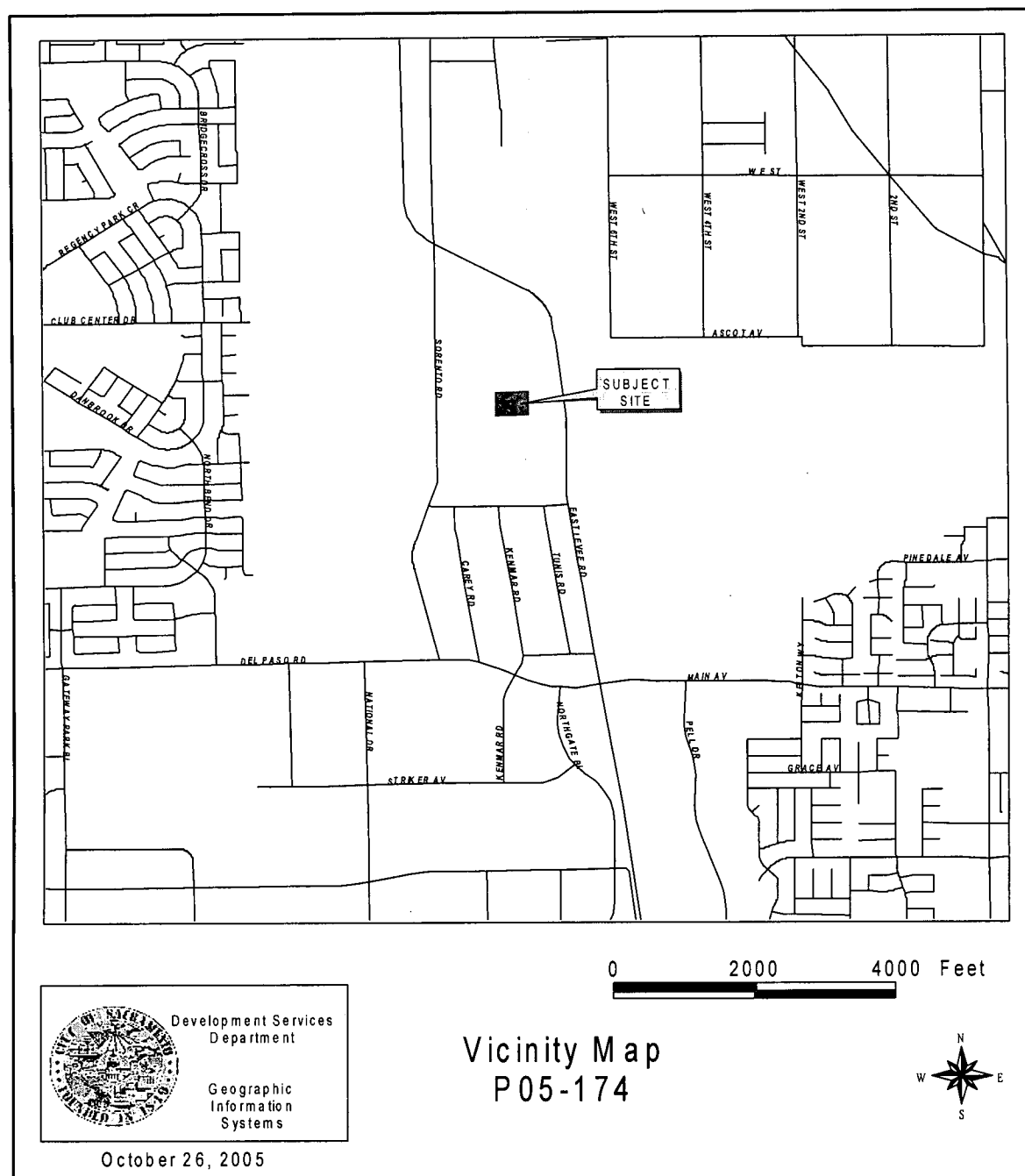
P05-174 – 5510 SORENTO ROAD/5449 EAST LEVEE ROAD VARIANCE

- REQUEST:
- A. Environmental Determination: Categorical Exemption (Section 15303)
 - B. Variance to allow building permits to be issued for a property without twenty (20) feet of street frontage on 4.2± acres in the Agriculture (A) zone.

LOCATION: 5510 Sorento Road/5449 East Levee Road
APN: 226-0020-002
North Natomas Community Plan Area
Robla School District
Council District 1

APPLICANT:	Jeff Devoll (707) 310-2665 1925 Lindsay Drive, Roseville, CA 95678
OWNER:	Same As Above
APPLICATION FILED:	October 18, 2005
STAFF CONTACT:	Arwen Wacht, (916) 808-1964

SUMMARY: The applicant is requesting the necessary entitlements to allow the development of a 3,500± square foot single-family residence on 4.2± acres in the Agriculture (A) zone. The existing parcel has no street frontage and is landlocked between Sorento Road and East Levee Road. Access is provided from the east through a parcel along East Levee Road. A variance is required to allow for building permits to be issued on a parcel with less than twenty (20) feet of street frontage. Land use is not an issue since a single-family residence is consistent with the Agriculture (A) zone. The design of the residence will be consistent with the Single Family Design Principles and the development standards of the Sacramento City Code for single family dwellings (S.C.C. 17.24.050, footnote 26). There are no outstanding issues that staff is aware of and no communication of opposition has been received.



RECOMMENDATION: Staff recommends the approval of the project, subject to conditions. This recommendation is based on the conclusion that the proposed single family residence will not negatively affect this site. The single family residence is designed to positively enhance the existing surrounding residential area. The project is also consistent with the City's adopted policies for promoting appropriate and compatible housing. This recommendation is also based upon the proposal's consistency with the General Plan and North Natomas Community Plan policies regarding rural estate development.

PROJECT INFORMATION:

General Plan Designation:	Rural Estates
Community Plan Designation:	Rural Estates
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Agriculture (A) zone

Surrounding Land Use and Zoning:

North:	Vacant; Agriculture (A) zone
South:	Vacant and Agricultural Uses; Agriculture (A) zone
East:	Single-Family Residence; Agriculture (A) zone
West:	Agricultural Uses; Agriculture (A) zone

*Setbacks:	Required	Proposed
Front:	20'	80'
Side(St):	n/a	n/a
Side(Int):	10'	40' and 205'
Rear:	15'	303'

*Staff has determined as the eastern property line is the front of the lot (for setback purposes).

Property Dimensions:	383' x 478.24'
Property Area:	4.2± gross acres
Square Footage of Building:	3,500± square feet
Height of Building:	18 feet, 2 stories
Exterior Building Materials:	Stucco
Roof Material:	Concrete Tile
Topography:	Flat
Street Improvements:	Existing and to be constructed
Utilities:	Existing and to be constructed

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Design Review	Design Review Staff
Building Permit	Building Division

BACKGROUND INFORMATION: The project site is a landlocked parcel adjacent to a lot that fronts on East Levee Road to the east and another landlocked parcel whose access is provided from a parcel to the west, along Sorento Road. The project site is in an area of single family residences, vacant land, and agriculture type uses. The project site has no street frontage and requires the review and approval of the Planning Commission to determine setbacks and to assure that the site has adequate access and infrastructure. The project site currently houses a barn and was also previously developed with a single family residence.

On November 28, 1962, a previous property owner requested to split this parcel into two 2 acre parcels facing an existing thirty (30) foot easement that continues to the east to East Levee Road (IR4286). On December 19, 1962, the planning division approved the division of this property into two equal parcels. It appears the subdivision was never completed, as the parcel remains as one 4.2± acre parcel.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan

The General Plan designates this site as Rural Estates. The proposed variance will allow for issuance of building permits for a single-family residence, which will result in a density of 0.24± dwelling units per net acre (du/na). This density is within the allowable range of density for Rural Estates, which is zero (0) to four (4) dwelling units per acre.. The proposed variance is supportive of numerous goals and policies of the General Plan, which are listed below:

It is the policy of the City to:

- Improve the quality of residential neighborhoods Citywide by protecting, preserving, and enhancing their character (p. 2-10).
- Develop residential land uses in a manner, which is efficient and utilizes existing and planned urban resources (p. 2-15).
- Revitalize and improve the quality of existing Sacramento neighborhoods (p. 3.10-24).

Staff believes the proposal is consistent with these policies; therefore staff is supportive of the applicant's proposal.

North Natomas Community Plan

The North Natomas Community Plan (NNCP) designates this site as Rural Estates. The proposed density for this site is 0.24± du/na, which is within the average range of Rural Estates, which is one (1) dwelling unit per net acre. The proposed variance is supportive of numerous goals and policies of the North Natomas Community Plan, which are listed below:

- **Rural Estates (RE):** The average density is 1 unit per net acre. This designation pertains to the 260± acres north of Del Paso Road, west of the Natomas East Main Drainage Canal. The intent of this designation is to retain the rural flavor of the existing residential community. The RE designation may also be used in areas where very low residential densities are desirable due to conflicting environmental factors. (p. 6)
- Each neighborhood shall provide a variety of housing densities, types, and prices to enhance a neighborhood identity, serve the wide array of residents, and avoid monotony. (p. 13)
- **Rural/Urban Estates:** Encourage rural/urban estates adjacent to environmentally and culturally sensitive areas to act as a buffer to more urban uses. Rural/urban estates are large lots, up to one acre in size. Examples of such sensitive areas include Fisherman's Lake, the Witter Ranch Historic Farm, and other open space areas. (p. 15)

Staff believes the proposal is consistent with the above policies; therefore staff is supportive of the applicant's proposal.

Zoning Ordinance

The subject parcel is located in the Agriculture (A) zone, which requires a minimum lot area of five (5) acres for every one (1) dwelling unit (S.C.C. 17.60.020). The existing parcel is 4.2 acres, which will allow for one (1) dwelling unit at this location. A single family residence is allowed in the Agriculture (A) zone, as long as it meets Sacramento City Code standards (S.C.C. 17.24.050, footnote 26), regarding development standards for single-family dwellings. The final house plans will be conditioned to meet these standards.

The Sacramento City Code (Section 17.68.030) states that no building permit may be issued for any building or structure on any parcel unless said parcel has at least twenty (20) feet of public street or approved private street frontage. The project site does not have twenty feet of public street or approved private street frontage, therefore the applicant is requesting a Variance to allow building permits to be issued for this site.

B. Variance

The Sacramento City Code (Section 17.68.030) states that no building permit may be issued for any building or structure on any parcel unless said parcel has at least twenty (20) feet of public street or approved private street frontage. Therefore an approval of a Planning Commission variance is required in order to allow the development of a site without public street or approved private street frontage. Development may be permitted if access and necessary infrastructure can be provided to the lot.

With no adjacent public right-of-way, access will be provided by an easement along the northern property line of the adjacent parcel to the west, which has frontage on East Levee Road. This easement allows for vehicle access and access for the necessary utilities to serve the proposed single family residence. No building will be allowed to occur within this easement.

The Sacramento City Code requires the following setbacks in the Agriculture (A) zone: a twenty (20) foot front setback; a ten (10) foot interior side setback; and a fifteen (15) foot rear setback. Normally, the front of the lot is determined as the narrowest part of the lot with public street frontage. In this case, the lot does not have public street frontage, therefore it has no determined front yard setback. However, staff is recommending that the Planning Commission determine that this site has the following setbacks: a twenty (20) foot front setback will be from the eastern property line; a ten (10) foot interior side setbacks will be from the northern and southern property lines; and the a (fifteen) 15 foot rear setback will be from the western property line. Staff will also condition that the proposed single family residence face the eastern property line.

Staff is supportive of the variance to allow building permits to be issued for a property without twenty feet of public street or approved private street frontage, in that it supports policies promoting infill development and rural estates development. The proposal is utilizing an existing partially developed lot, is enhancing an existing neighborhood, and is consistent with existing development. The site also has an easement to providing adequate infrastructure for the proposed use. Staff also believes that development at this site will not inhibit further development in this area.

C. Site Plan Design/Zoning Requirements

The project site is located in the Expanded North Area Design Review District. The single family residence is proposed to be 3,500± square feet with four (4) bedrooms, four (4) bathrooms, and a three (3) car garage. The residence will be two (2) stories and is proposed to be oriented to the northern property line. Staff finds that overall the proposed house plans comply with all applicable General Plan, Community Plan, and Zoning Code requirements, and that the house plans are generally consistent with the Single Family Residential Design Guidelines.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15303). This class 3 exemption allows for the construction and location of limited numbers of new, small facilities or structures, including, but not limited to one single-family residence.

B. Public/Neighborhood/Business Association Comments

This proposal was routed to the following neighborhood groups: Environmental Council of Sacramento (ECOS); Heritage Park; Natomas Community Association (NCA); North Natomas Alliance (NNA); North Natomas Community Association (NNCA); North Natomas Study Group (NNSG); Natomas Park Master Association (NPMA); River Oaks Community Association (ROCA); Valley View Acres Community Association (VVACA); and WalkSacramento.

The Natomas Community Association (NCA) is supportive of this project.

The Natomas Park Master Association (NPMA) had no issues with this project.

The North Natomas Alliance (NNA) had no comments on this project.

The North Natomas Community Association (NNCA) recommended approval of the Variance.

The Valley View Acres Community Association (VVACA) had the following comments: The Valley View Acres Community Association approves of the construction and addition of 4000 sq. ft. home (Project Number: P05-174). Our only concern is will project owner use access road to East Levee Road even though project address number is 5510 Sorento Road? Please call back and explain. Joe Angel = 991-1434.

The project site is actually identified by two addresses: 5510 Sorento Road and 5449 East Levee Road. The property owner will continue to use the easement to East Levee Road for access to the site.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Building:** No comments.
2. **Fire Department:** Comments provided have been incorporated as conditions of approval and/or advisory notes for this project.
3. **Parks Planning, Design & Development Division:** Comments provided have been incorporated as conditions of approval and/or advisory notes for this project.
4. **Sacramento Area Council of Governments/Airport Land Use Commission:** I have reviewed the above referenced project on behalf of the Airport Land Use Commission (ALUC). The project applicant, Jeff Devoll, seeks building permits for a single family residential unit without 20 feet of street frontage. The subject property is located at 5510 Sorento Road in Sacramento.

The project lies outside any noise or safety zones for both the Comprehensive Land Use Plans (CLUP) for Sacramento International Airport and McClellan Field. Therefore, the ALUC does not have any standing in the review of this project.

5. **Transportation – Engineering Services – Electrical Section:** This project does not require street lighting. There is an existing street lighting system in this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.
6. **Utilities:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
7. **Utilities - Solid Waste Division:** Solid Waste staff has reviewed the proposed project. The Solid Waste Division would be able to provide solid waste services to this development without adverse impact. Service occurs on public streets unless waivers are in place to grant access and private drives meet City standards. Single-family homes comply with the City of Sacramento Zoning Ordinance as specified in Title 17, Chapter 17.72 – Recycling and Solid Waste Disposal Regulations by participating in the City of Sacramento's solid waste and recycling programs. However, Solid Waste staff recommends that thought be given to the storage of trash, recycling, and green waste containers. This will

prevent waste containers being left out in public view. Solid Waste staff is available to discuss container sizes and collection locations.

Solid Waste Division staff requests that you pass these comments on to the project developer. If you or the project developer has any questions, please feel free to contact Michael Root at 808-4935. Please transmit a copy of the final conditions of approval to the Solid Waste Division.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the (B) Variance. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15303;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to allow building permits to be issued for a property without twenty (20) feet of street frontage on 4.2± acres in the Agriculture (A) zone.

Report Prepared By,

Report Reviewed By,


Arwen Wacht, Associate Planner


Greg Bitter, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Floor Plan and Landscape Plan
Exhibit 1C	Elevations
Exhibit 1D	Photos of Finished Plan in Menlo Park, CA
Exhibit 1E	Google Aerial Photo
Attachment 3	Vicinity Map

AMENDED BY STAFF ON FEBRUARY 9, 2006

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
5510 SORENTO ROAD/5449 EAST LEVEE ROAD VARIANCE, LOCATED AT 5510
SORENTO ROAD/5449 EAST LEVEE ROAD IN SACRAMENTO, CALIFORNIA IN THE
AGRICULTURE (A) ZONE. (P05-174)**

At the regular meeting of February 9, 2006, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination: Categorical Exemption (Section 15303); and**
- B. **Approved the Variance to allow building permits to be issued for a property without twenty (20) feet of street frontage on 4.2± acres in the Agriculture (A) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section # 15303 of the CEQA Guidelines.
- B. Variance: The Variance to allow building permits to be issued for a property without twenty (20) feet of street frontage on 4.2± acres in the Agriculture (A) zone is approved based upon the following findings of fact:
 - 1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances;
 - 2. Granting the variance would not be detrimental to the public welfare and not result in the creation of a public nuisance in that the property can be developed with a standard single-family residence without setback variances and adequate lot area is provided;
 - 3. Granting the variance does not constitute a use variance in that a single family residence is allowed in the Agriculture (A) zone; and

4. The project on balance is consistent with the General Plan and North Natomas Community Plan, which designate the site for Rural Estates land use.

CONDITIONS OF APPROVAL

- B. The Variance to allow building permits to be issued for a property without twenty (20) feet of street frontage on 4.2± acres in the Agriculture (A) zone is hereby approved subject to the following conditions of approval:

PLANNING

- B1) The front, side, and rear setbacks areas for the project site (APN: 226-0020-002) shall be as follows: The front setback shall be along the southern property line. The interior side setbacks shall be along the eastern and western property lines. The rear setback shall be along the northern property line.
- B2) The front of the proposed residence shall be oriented to the eastern property line.

FIRE DEPARTMENT

- B3) Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or hammerhead with turning radii designed as 35' inside and 55' outside).
- B4) 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.
- B5) Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2
- B6) ~~Provide a fire hydrant in accordance with CFC 903.4.2 and Appendix III-B, Section 5.~~ Provide an approved NFPA 13-D fire sprinkler system for the residence in lieu of a hydrant. (Amended by the Fire Department on February 6, 2006)
- B7) 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.

- B8) ~~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 902.2.4) (Deleted by the Fire Department on February 6, 2006)~~
- B9) Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

PARKS PLANNING, DESIGN & DEVELOPMENT DIVISION:

- B10) The applicant must provide proof that they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to the issuance of any building permit. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the costs will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager)

TRANSPORTATION – ENGINEERING SERVICES – ELECTRICAL SECTION:

- B11) This project does not require street lighting. There is an existing street lighting system in this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

ADVISORY NOTES:

UTILITIES

1. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage which crosses the property.



CHAIRPERSON

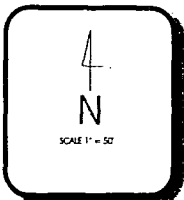
ATTEST:



SECRETARY TO CITY PLANNING COMMISSION

2/9/06
DATE (P05-174)

Exhibit 1A	Site Plan
Exhibit 1B	Floor Plan and Landscape Plan
Exhibit 1C	Elevations
Exhibit 1D	Photos of Finished Plan in Menlo Park, CA
Exhibit 1E	Google Aerial Photo



PROJECT:
5510 SORENTO ROAD

VALEMA FARMS
35 R.M. 30

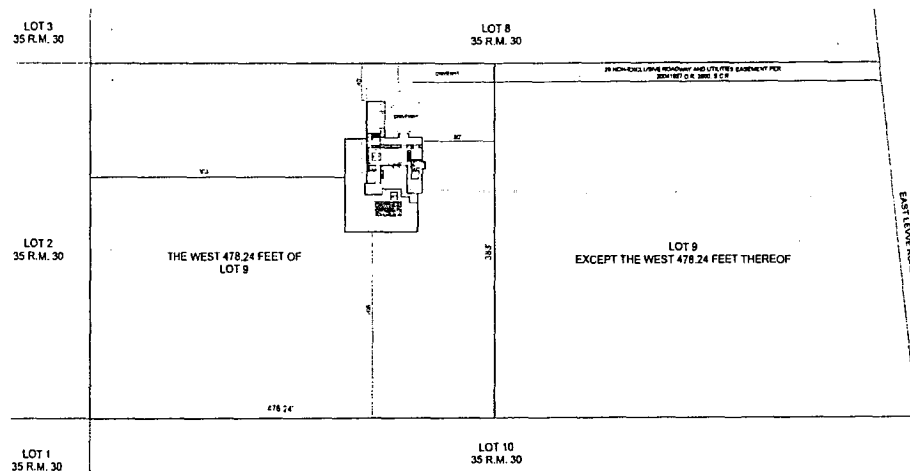
NORTH NATOMAS

SACRAMENTO, CA

BASIS FOR SITE PLAN:
RECORD OF SURVEY
MARCH 22, 2005
DAVID B. KAROLY
LAND SURVEYOR
BOOK 20050322
REG 37

PRESENTED BY:
JEFF DEVOLL
1925 LINDSAY DR
ROSEVILLE, CA 95678
707.310.2665

**SITE PLAN FOR
5510 SORENTO RD, SACRAMENTO, CALIFORNIA**



PROJECT:
5510 SORENTO ROAD

VALEMA FARMS
35 R.M. 30

NORTH NATOMAS

SACRAMENTO, CA

BASIS FOR SITE PLAN:
RECORD OF SURVEY
MARCH 22, 2005
DAVID B. KAROLY
LAND SURVEYOR
BOOK 20050322
REG 37

PRESENTED BY:
JEFF DEVOLL
1925 LINDSAY DR
ROSEVILLE, CA 95678
707.310.2665

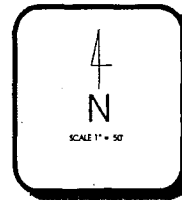
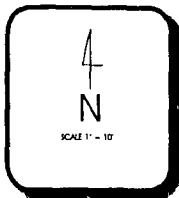


Exhibit 1A - Site Plan

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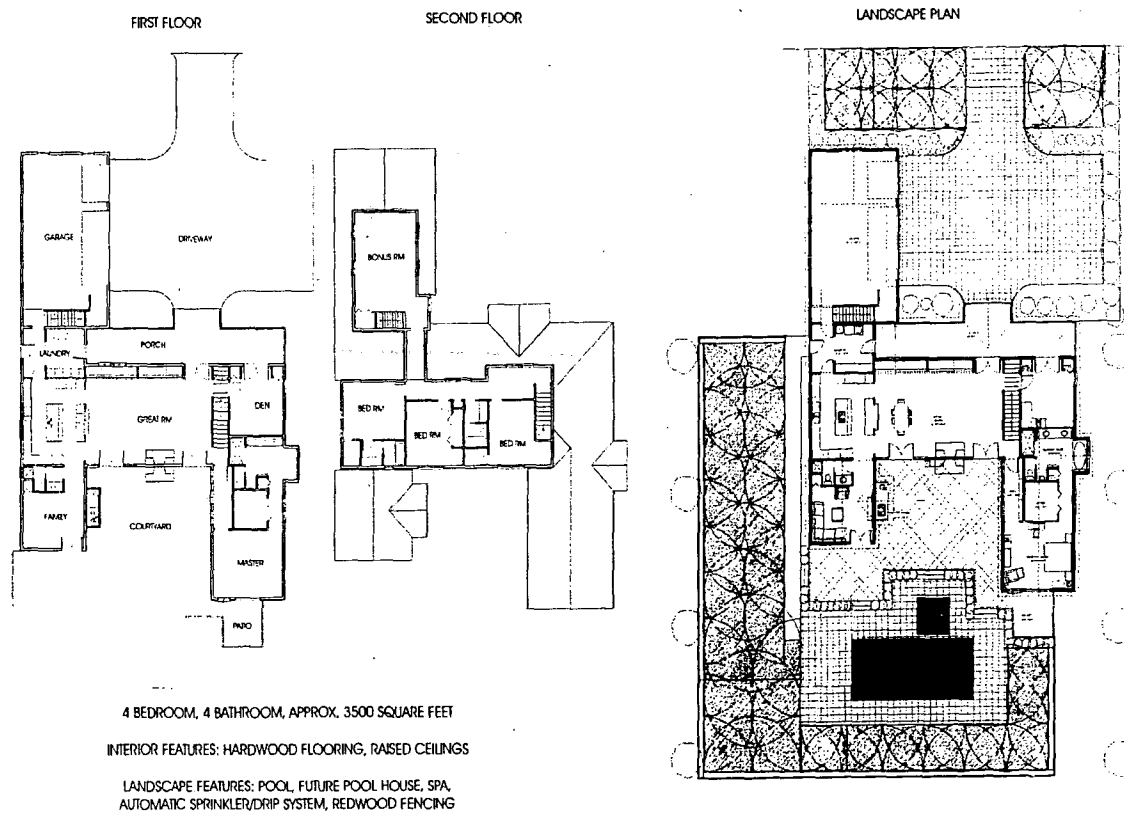


PROJECT:
5510 SORENTO ROAD
VALEMA FARMS
35 R.M. 30
NORTH NAOMAS
SACRAMENTO, CA

BASIS FOR FLOOR PLAN:
PLAN - SSDH-97
1998
Peter Dominick
Architect
URBAN DESIGN GROUP
DENVER, COLORADO

PRESENTED BY:
JEFF DEVOLL
1925 LINDSAY DR
ROSEVILLE, CA 95676
707.310.2665

FLOOR PLAN AND LANDSCAPE PLAN FOR 5510 SORENTO RD, SACRAMENTO, CALIFORNIA

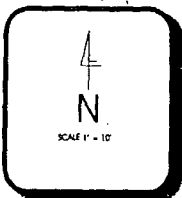


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Exhibit 1B - Floor Plan and Landscape Plan

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PROJECT:
5510 SORENTO ROAD

VALEMA FARMS
35 R.M. 30

NORTH NATOMAS
SACRAMENTO, CA

BASIS FOR FLOOR PLAN:
PLAN - SSDH-97
1998

Peter Dominick
Architect

URBAN DESIGN GROUP
DENVER, COLORADO

PRESENTED BY:
JEFF DEVOLL
1925 LINDSAY DR
ROSEVILLE, CA 95678
707.310.2665

FLOOR PLAN FOR 5510 SORENTO RD, SACRAMENTO, CALIFORNIA



FRONT



EAST



REAR



WEST

STYLE: MEDITERRANIAN
EXTERIOR FINISHING MATERIALS: STUCCO, CONCRETE TILE ROOF

PROJECT:
5510 SORENTO ROAD

VALEMA FARMS
35 R.M. 30

NORTH NATOMAS
SACRAMENTO, CA

BASIS FOR FLOOR PLAN:
PLAN - SSDH-97
1998

Peter Dominick
Architect

URBAN DESIGN GROUP
DENVER, COLORADO

PRESENTED BY:
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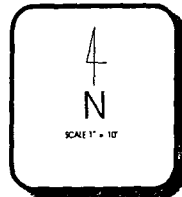


Exhibit 1C - Elevations

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Exhibit 1D - Photos of Finished Plan in Menlo Park, CA

photos of finished plan in
Menlo Park, CA



Exhibit 1E- -Google Aerial Photo

Google Maps - 5510 Sorento Rd, Sacramento, CA

<http://maps.google.com/maps?oi=map&q=5510+Sorento+Rd,+Sacra...>

Google Maps BETA Google Maps
5510 Sorento Rd, Sacramento, CA



5510 Sorento Rd
Sacramento, CA 95835

Attachment 4 – Land Use and Zoning Map

