

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

ACTION OF THE ZONING ADMINISTRATOR

On February 16, 2006, the Zoning Administrator approved with conditions a plan review, to construct a new single family residence for the project known as Z05-310. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

Project Information

Request: **Zoning Administrator Plan Review** for a new 2,590 square foot single family residence on 0.13+ developed acres in the Multi-Family Review (R-2BR) zone.

Location: 3208 Martin Luther King Blvd (D5, Area 3)

Assessor's Parcel Number: 013-0354-007

Applicant: Reginald B. Wilson and Bill Watson
2016 Sutterville Road
Sacramento, CA 95817

Property Owner: Same as Applicant

Project Planner: Sandra Yope

General Plan Designation: Medium Density Residential (16-29 du/na)
Existing Land Use of Site: Vacant
Existing Zoning of Site: Multi-Family Review (R-2BR)

Surrounding Land Use and Zoning:	Setbacks	Required	Proposed
North: R-2BR; Vacant	Front:	20'	20'
South: R-2BR; Commercial	Side (N):	3'	5'
East: R-1; Single Family Residential	Side (S):	3'	5'
West: R-1; Single Family Residential	Rear:	15'	15'

Property Dimensions: 50' x 117'
Parking Provided: 1 space
Parking Required: 1 space
Square Footage of Buildings: House: 2,160 square feet
Garage: 200 square feet
Total: 2,360 square feet
Height of Building: One Story, 25 feet
Exterior Building Materials: Stucco
Roof Materials: Composition Shingles
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant proposes to construct a new single story 2,160 square foot single family residence. The house will have four bedrooms and three baths. There will be a single car garage to the rear of the structure with the driveway along the south side of the property. The site has an "R" suffix in the zoning that means all new development requires review and approval.

The Zoning Ordinance requires that Zoning Administrator consider the following items when reviewing the Plan review application:

- a. the site layout, the orientation and location of buildings, signs, other structures, open space, landscaping and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties;
- b. traffic safety and traffic congestion, including the effect of the site development plan on traffic conditions on abutting streets, and pedestrian entrances, exits, driveways, and walkways, the adequacy of off-street parking facilities to prevent traffic congestion, and the circulation patterns within the boundaries of the development;
- c. insure that the proposed development is consistent with the General Plan, and all applicable community and specific plans;
- d. energy conservation, including, but not limited to the presence and orientation of structures, vegetation and other objects, both on and off the site to provide shading and protection from the wind on the lot and nearby sites; the presence of adequate structure orientation to maximize south wall solar access; and
- e. the availability of City services, including but not limited to water, sewer, drainage, police and fire, and parks and community services; and whether such services are adequate based upon City standards.

The Zoning Administrator must also be able to make the following findings for the project:

- a. the proposed development is consistent with the General Plan and any applicable community or specific plan;
- b. facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with City standards, and the proposed improvements are properly related to existing and proposed streets and highways;
- c. the property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of the Zoning Ordinance; and
- d. approval of the Plan Review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

The proposed site plan indicates the site will have adequate setbacks, open area, and an enclosed garage with access from Martin Luther King Boulevard. A single family residence is required to have one ten foot by twenty foot enclosed garage. The commercial property to the south is very close to the front property line so the applicant's proposed 20 foot front setback exceeds the front setback requirement.

The site is located within the Oak Park Design Review District and the applicant has already been approved by Design Review staff. The site is located within the Oak Park PAC area. The project plans were sent to the

association and staff received no comments. The project has been noticed and staff received no calls concerning the project.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Police Department. The comments received pertaining to the project are listed as conditions.

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 15303(a) and 15332.

Conditions of Approval- Plan Review

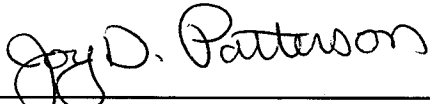
1. The proposed house shall conform to submitted plans. Any changes or modifications will require Planning review and approval.
2. The applicant shall obtain a building permit.
3. The applicant shall meet all Design Review conditions.

Utilities:

4. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities.
5. Per Sacramento City Code, water meters shall be located at the point of service which is the back of walk for connected sidewalks.
6. Only one sanitary sewer service is allowed per parcel. Excess sanitary sewer services must be abandoned to the satisfaction of the Department of Utilities. (Note: Sanitary sewer service connection should be to the 6" combined sanitary sewer main in Martin Luther King Blvd.)
7. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of any building permit. The impact to the CSS due to one single-family dwelling is estimated to be 1 ESD. The Combined Sewer System fee at time of building permit is estimated to be \$105 per unit plus any increases to the fee due to inflation and credit for existing sanitary sewer flows from the site. The fee will be used for improvements to the CSS.
8. **Advisory Note:** 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.
9. **Advisory Note:** The lot shall be graded so that drainage does not cross property lines.
10. **Advisory Note:** Finished floor elevations shall be a minimum of 1.8 feet above the controlling overland release elevation and a minimum of 1.5 feet above the highest adjoining back of walk of sidewalk elevation.
11. **Advisory Note:** The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.

Findings of Fact- Plan Review:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed single family residence is compatible with the surrounding mixed uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. adequate landscaping, parking and setbacks will be provided; and
 - b. the proposed design and use will be compatible with the mixed uses in the area.
3. The project, as conditioned, meets the requirements of the Zoning Ordinance for land use and site design requirements.
4. The project is consistent with the General Plan which designates the site as Medium Density Residential (16-29 du/na).



Joy D. Patterson
Zoning Administrator

A use for which a Plan Review is granted must be established within three years after such permit is approved. If such use is not so established the Plan Review shall be deemed to have expired and shall be null and void. A Plan Review use that 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



Development Services
Department

Geographic
Information
System

Land Use & Zoning



