

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 30, 1997, the Zoning Administrator approved with conditions a variance to allow four accessory structures to exceed the plate height limit and a variance to allow one accessory structures to exceed the overall height limit for a residential complex for the project known as Z97-030. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

- Request: 1. Zoning Administrator Variance to increase the allowed wall height for accessory structures from ten feet to a range of 14 to 15 feet for four accessory structures within a residential complex on 2.65± vacant acres in the Heavy Commercial, Special Planning District (C-4)(SPD) zone.
2. Zoning Administrator Variance to increase the allowed total height for accessory structures from 18 feet to 25 feet for one accessory structure within a residential complex.

Location: 1500 North A Street (D1, Area 1)

Assessor's Parcel Number: 002-0041-074

Applicant: Sacramento Cottage Housing, Inc. (Greg Hancock)
 P.O. Box 2906
 Sacramento, CA 85812

Property Owner: Sacramento Housing and Redevelopment Agency (SHRA)
 630 I Street, 2nd Floor
 Sacramento, CA 95814

General Plan Designation: Special Planning District
Central City

Community Plan Designation: Service Commercial

Existing Land Use of Site: Vacant

Existing Zoning of Site: Heavy Commercial, Special Planning District (C-4)(SPD)

Z97-030

April 30, 1997

ITEM 1

Surrounding Land Use and Zoning:

North: C-4(SPD); Warehouse
 South: C-4(SPD); Railroad Levee
 East: C-4(SPD); Vacant
 West: C-4(SPD); Vacant

Property Dimensions:	288 feet x 129 feet
Property Area:	2.65± acres
Square Footage of Buildings:	Office- 584 square feet
	Laundry/Meeting- 584 square feet
	Storage- 448 square feet
	Pavilion- 1,024 square feet
	Total- 2,640 square feet
Heights of Buildings:	Office- 17.5 feet (Plate ht.- 14'1")
	Laundry/Meeting- 17.5 feet (Plate ht.- 14'1")
	Storage- 18 feet (Plate ht.- 15')
	Pavilion- 25 feet (Plate ht.- 14)
Exterior Building Materials:	Prefinished Metal Panels; Cement Plaster; Concrete
Roof Materials:	Metal; Composition Shingles
Topography:	Flat
Street Improvements:	Will be provided
Utilities:	Existing

Project Plans: See Exhibits A-E

Previous Files: P95-070, P94-134, M93-123, M93-121, M93-119, M93-118, M93-117, and M93-108

Background Information: On September 22, 1992, the City Council approved the acquisition of Southern Pacific property for the relocation of the public inebriate facility, development of a social services complex for the homeless and low-cost housing opportunities. On February 23, 1995, the Planning Commission approved a special permit, variance and lot line adjustment to develop 60 cottage units on the proposed site (P94-134). On August 24, 1995, the Planning Commission approved a variance to reduce the court requirements from 10 feet to a minimum of six feet for various units (P95-070).

Additional Information: The applicant is requesting to construct several accessory structures for a the proposed "cottage housing development" that will exceed the allowed plate line height limit and total height limit. Four accessory structures will exceed the allowed 10 foot high plate line. Their plate lines will range from 14 feet to 15 feet. One structure, an open pavilion, will exceed the allowed 18 foot total height limit with an

overall height of 25 feet. The proposed structures have been indicated on many of the previously reviewed and approved plans for the previous entitlements; however, the appropriate variances for the structures were never included as part of the entitlements. All four structures will be located at the entrance and center of the complex and were architecturally designed to be prominent structures for the complex. The applicant is requesting the necessary variances for the structures.

The site is located within the Central City Design Review Area and has been reviewed and approved by the Design Review/Preservation Board. The project has been noticed and staff has not received any calls.

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 15303(e) and 15305(a)}.

Conditions of Approval

1. Size and location of the accessory structures shall conform to the plan submitted.
2. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed accessory structures will not substantially alter the characteristics of the site or the surrounding area.
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 the cottage housing project is residential use that is permitted in the C-4 Special Planning District zone with a special permit.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the structures will be in the center of the complex and the additional heights will not significantly impact the other proposed residential units;
 - b. the proposed accessory structure will not substantially alter the characteristics

of the site or the surrounding neighborhood; and

- c. the proposed structures were designed to be prominent features within the complex.
- 5. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Special Planning District and Service Commercial respectively.

Joy D. Patterson

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.

cc: File ✓
Applicant ✓
ZA Log Book ✓

July 25, 1997

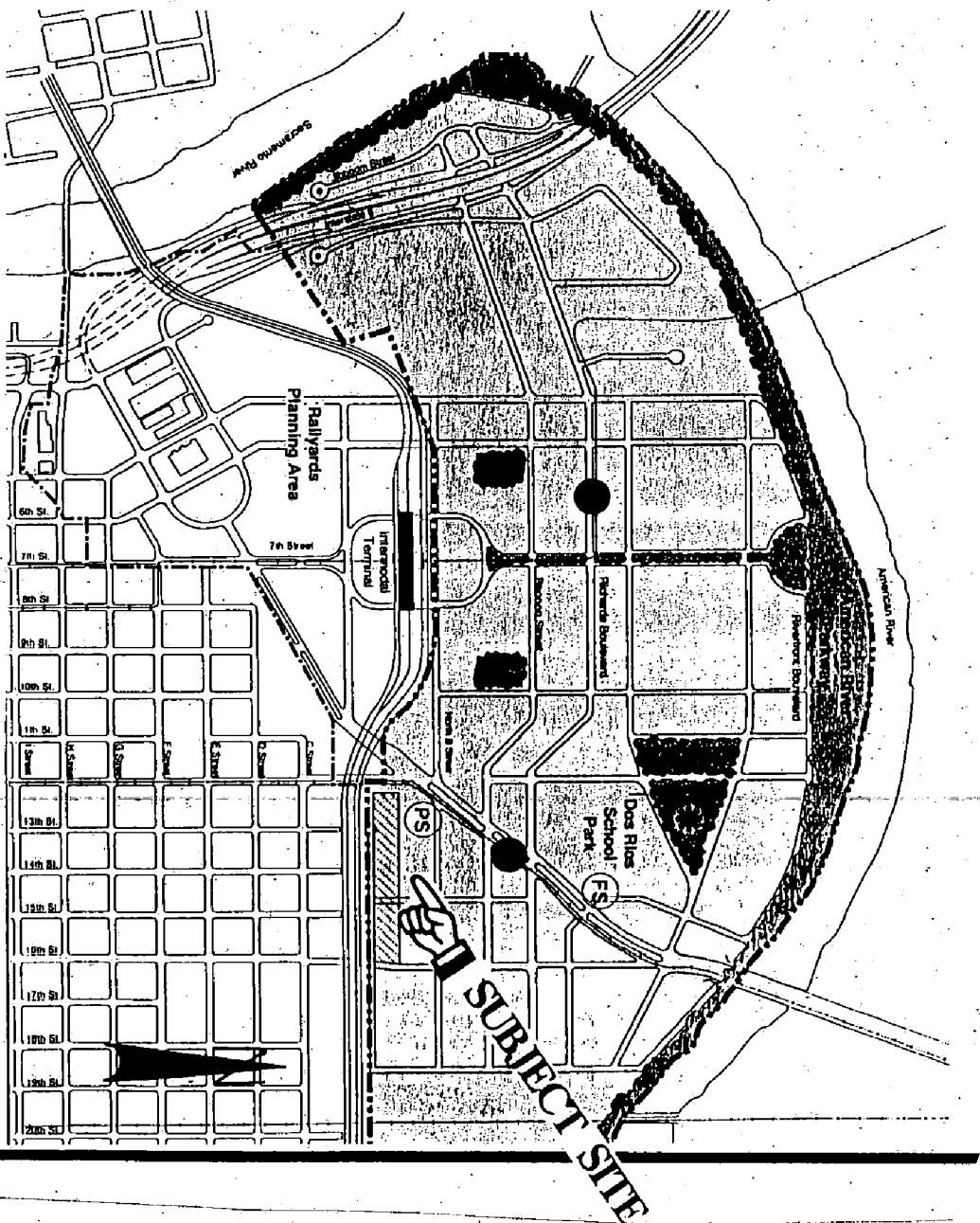
The applicant has requested that the fence be permitted to seven feet in height. The fence product delivered to the site is in seven foot lengths. The original project (P94-132) conditioned the project to a six foot height limit, in keeping with the residential flavor of the housing complex. Staff has no objections to a seven foot fence height, since the site is situated in a predominately warehousing, manufacturing area. The seven foot height will not prohibit a residential feel, since the fence is to be constructed with wood and heavy mesh wire, more in keeping with the residential flavor for the site and consistent with the Richards Boulevard Area Plan guidelines.

297-030

April 30, 1997

Joy Patterson
Joy Patterson

ITEM 1



VICINITY MAP

ADDIT 20, 1007

ITEM NO. 1

001 NORTH B

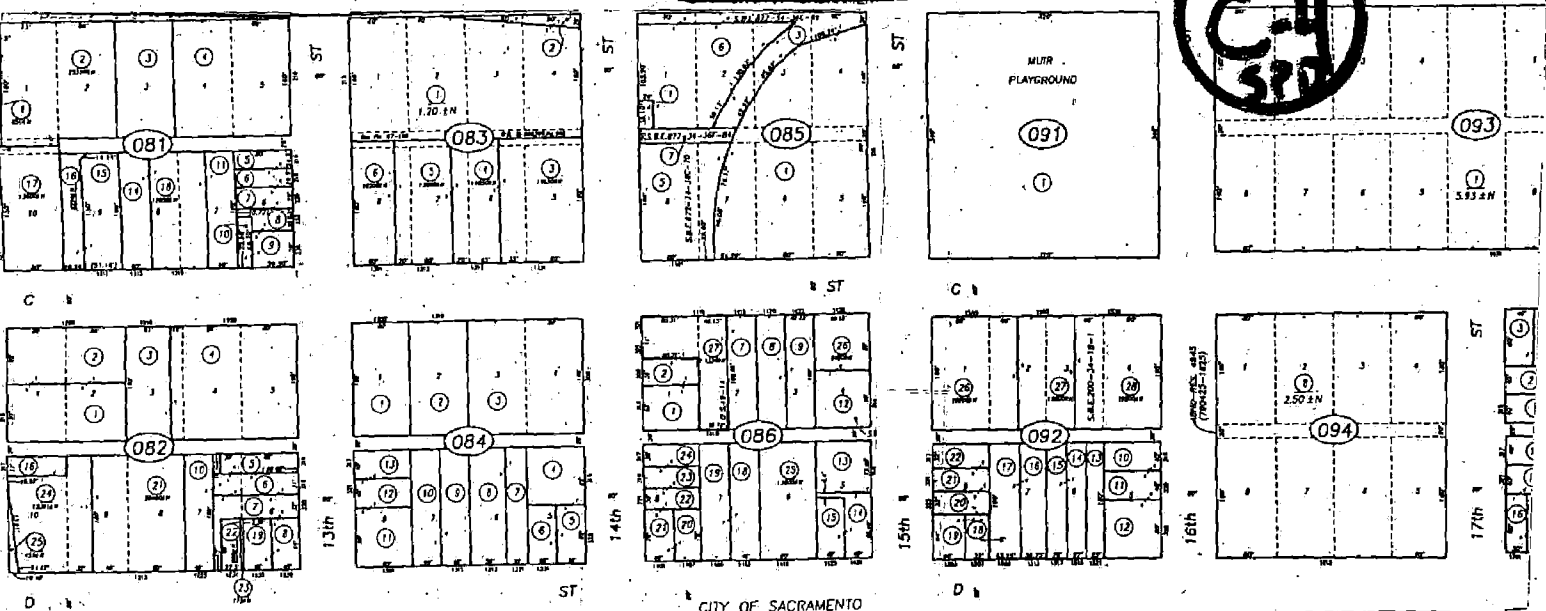
SUBJECT SITE

← I N O →

V

RR

C-4 SPD

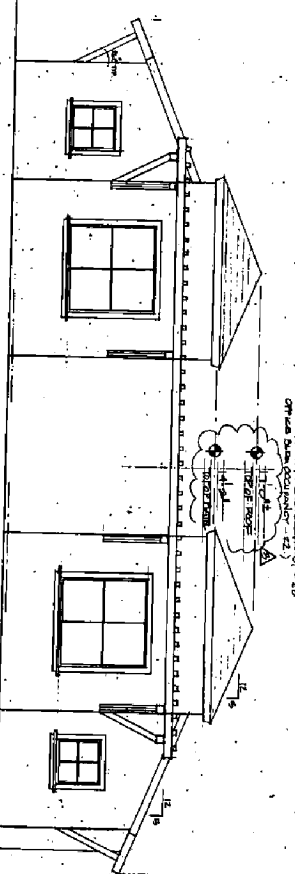
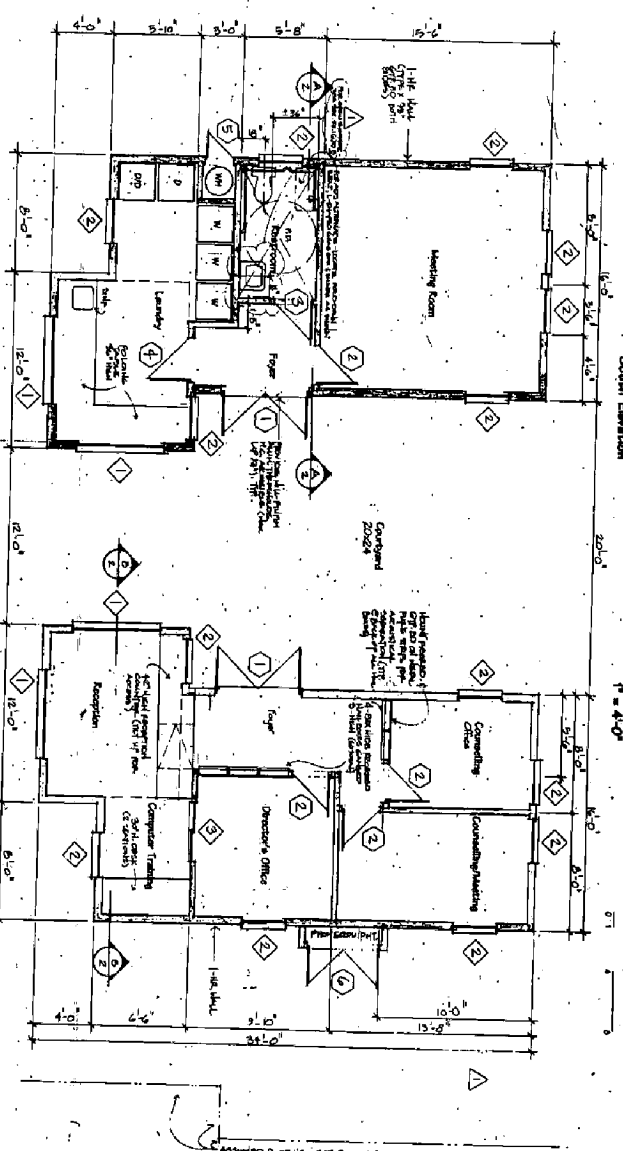
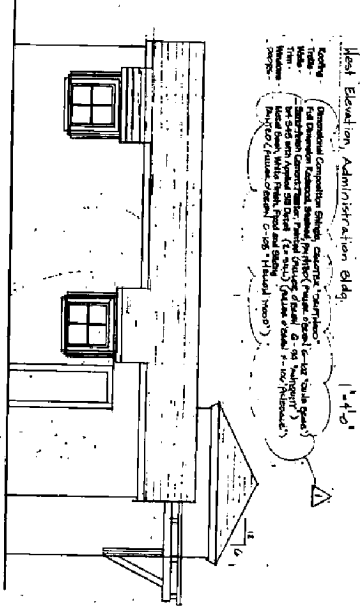
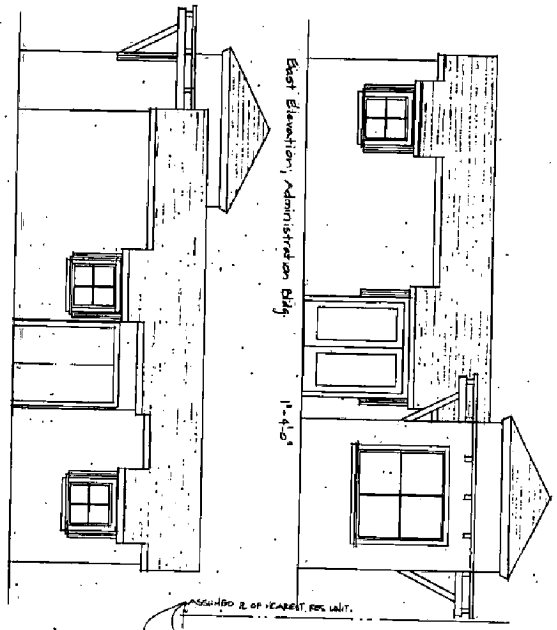
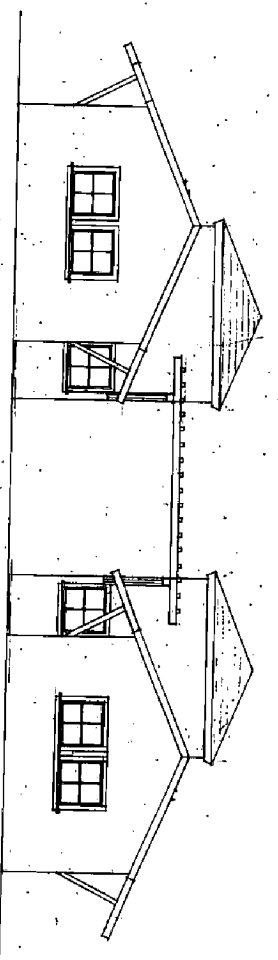
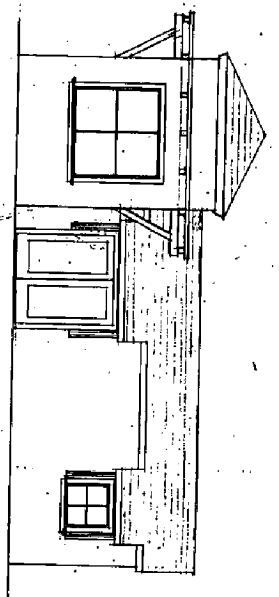


Record of Survey, O.S. Bk.49, Pg.14 (8-5-91)

CITY OF SACRAMENTO
Assessor's Map Bk.002 Pg.1
County of Sacramento, Calif



LAND USE & ZONING MAP



Notes - The Elevation, Type 24-03, C & D and Building

ACANTHUS
 916-444-9000
 1826 Capitol Avenue
 Sacramento, CA 95814
 1-13-77

EXHIBIT B
 916-444-9000
 1826 Capitol Avenue
 Sacramento, CA 95814
 1-13-77

SACRAMENTO COTTAGE HOUSING
ADMINISTRATION and LAUNDRY BUILDINGS
 Sacramento Cottage Housing, Inc.
 P.O. Box 2806, Sacramento, CA 95812

FOR CONSTRUCTION

REVISIONS
9/18/95

PLOT PLAN

COTTAGE DESIGN FOR
SACRAMENTO COTTAGE HOUSING INC.
SACRAMENTO, CA

BRENT M. SMITH
DESIGN
1017 H STREET, SUITE 100
SACRAMENTO, CA 95811
916/441-1111

JOB NO
SHEET
AO
OF

EXHIBIT A

FOR
CONSTRUCTION
JAN 13 1997

COLOR SCHEDULE

COLOR SCHEME #1

- ROOF - FULLER E-58 MAJESTY LILY
- TRIM - FULLER E-77 BLUE SWAP
- DOOR - FULLER E-88 SHADY BROOK
- ROOF - CEILING WEATHERED WOOD

COLOR SCHEME #2

- 2 BODY - FULLER E-100 PINEDALE
- TRIM - FULLER G-14 ANTIQUITY
- DOOR - FULLER E-77 ROMANTIC ISLE
- ROOF - CELOTEX DEPT WOOD

COLOR SCHEME #3

- 3 BODY - FULLER H-31 SANDPOINT
- TRIM - FULLER E-84 OCEAN NIGHT
- DOOR - FULLER E-72 ROMANTIC ISLE
- ROOF - CELOTEX SLATE GREY

COMMONS BUILDINGS - COLOR SCHEME #4

- 4 BODY - FULLER G-14 ANTIQUITY
- TRIM - FULLER F-106 PINEDALE
- DOOR - FULLER C-18 MELLOW MOOD
- ROOF - METAL 24" RICHMENT
- TRELLIS - FULLER G-102 DUNE BEIGE

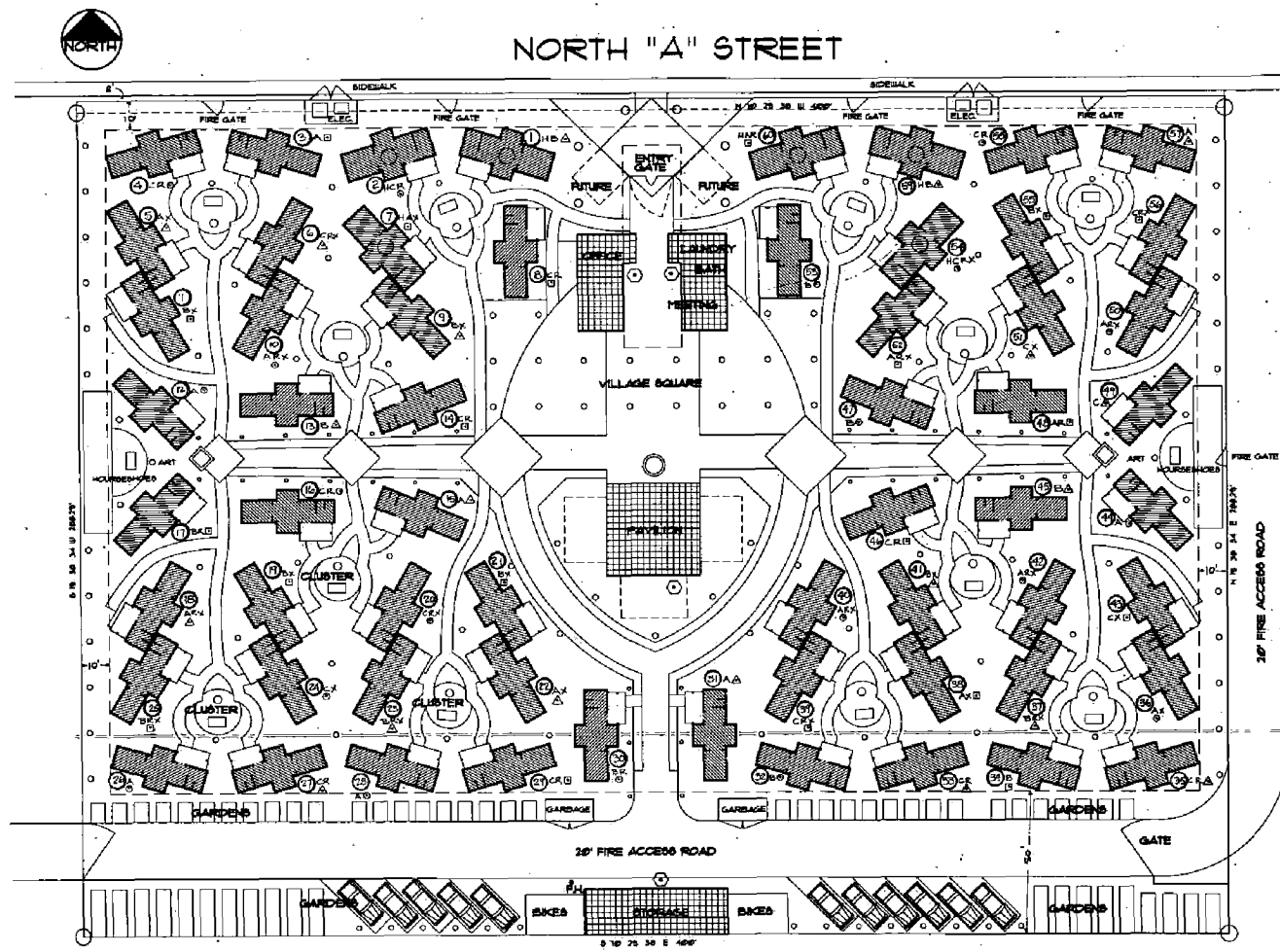
FENCES

- POSTS & RAILS - FULLER G-102 DUNE BEIGE
- WIRE - BLACK

GATES

- FULLER E-72 ROMANTIC ISLE
- FULLER E-71 BLUE SWAP

- TRELLIS & RAILINGS - ALL COTTAGES
- FULLER E-80 EAST LAKE



SITE PLAN SCALE 1"=20'

**SACRAMENTO COTTAGE HOUSING INC.
COTTAGE HOUSING VILLAGE**

○ COTTAGE NUMBER

- H - HANDICAPPED ACCESSIBLE COTTAGE
- A - ROOF #1 - ARCHED
- B - ROOF #2 - GABLED
- C - ROOF #3 - HIP
- R - REVERSE PLAN
- X - DUPLEX UNIT
- - COLOR SCHEME #1
- - COLOR SCHEME #2
- △ - COLOR SCHEME #3
- - COLOR SCHEME #4

247-030

APRIL 30, 1997

ITEM 1

WINDOW SCHEDULE

NUMBER	SIZE	TYPE	OPERATION	GLASS
1000	36" x 48"	DOUBLE GLAZED	UPPER CASE	1/2"
1001	36" x 48"	DOUBLE GLAZED	LOWER CASE	1/2"

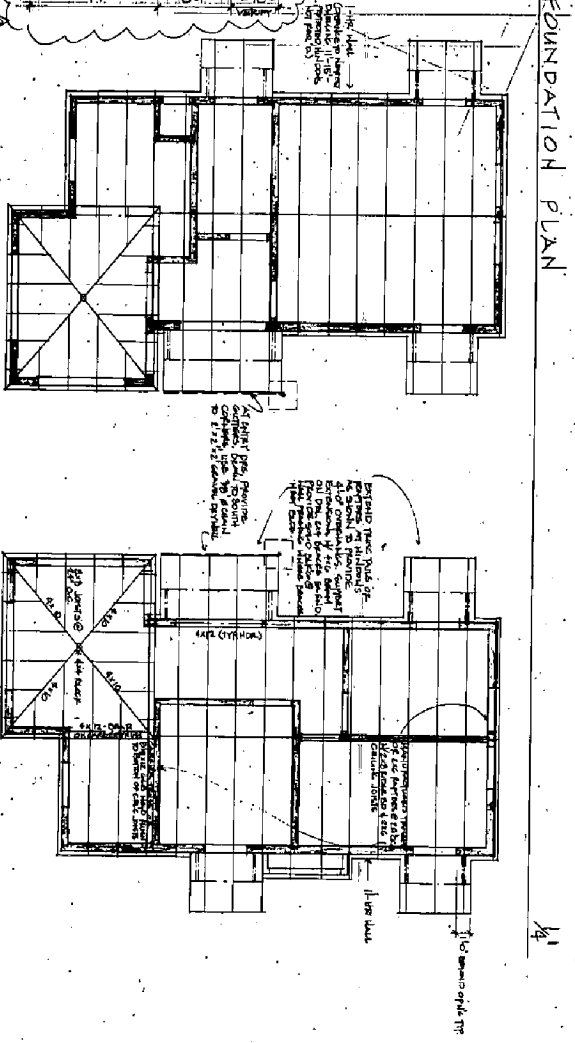
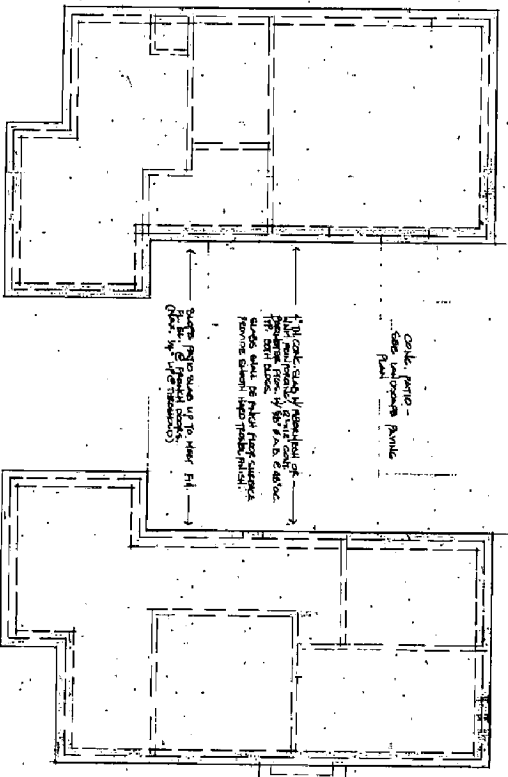
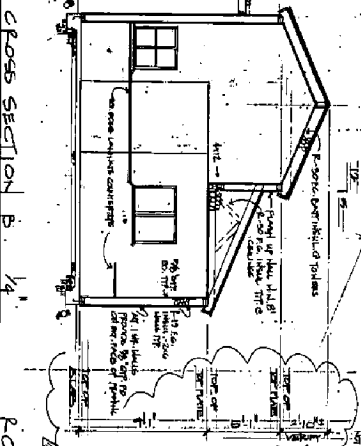
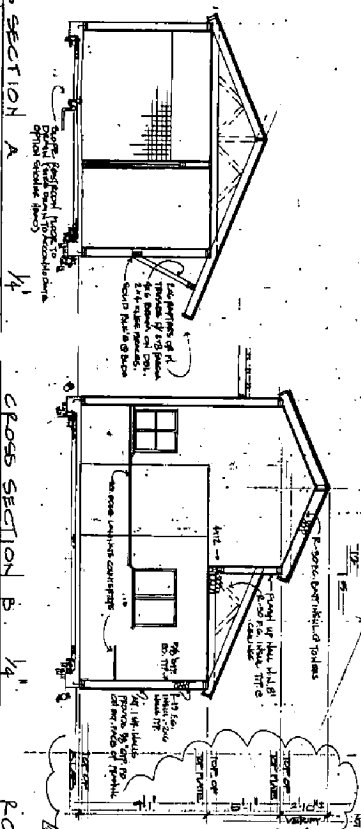
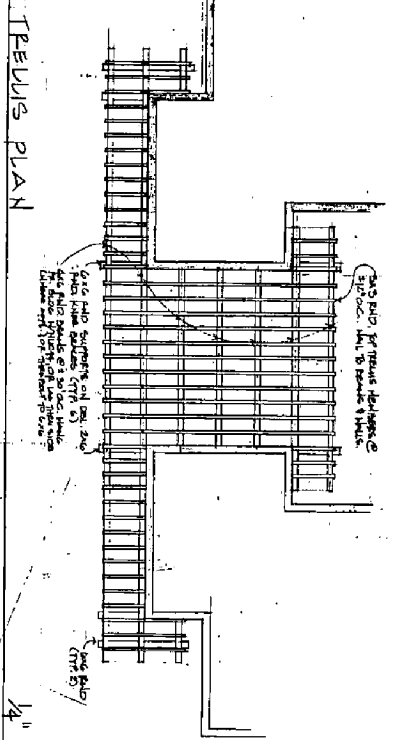
NOTE: MATERIALS OF EQUAL TO MATERIALS LISTED

DOOR SCHEDULE

NUMBER	SIZE	TYPE	OPERATION	GLASS
2000	36" x 80"	DOUBLE GLAZED	UPPER CASE	1/2"
2001	36" x 80"	DOUBLE GLAZED	LOWER CASE	1/2"

FINISH SCHEDULE

FLOOR	WALLS	CEILING
RESTROOM	CONCRETE	CEILING
KITCHEN	CONCRETE	CEILING
BATH	CONCRETE	CEILING
LAUNDRY	CONCRETE	CEILING
ALL OTHER ROOMS	CONCRETE	CEILING



ROOF FRAMING PLAN

FOUNDATION PLAN

CROSS SECTION A

CROSS SECTION B

FOR CONSTRUCTION

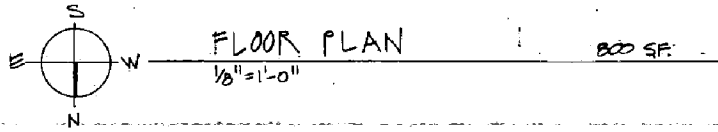
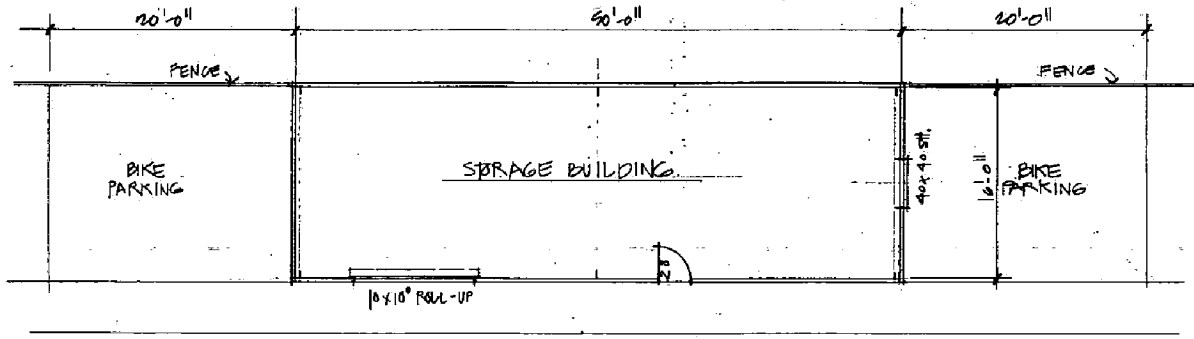
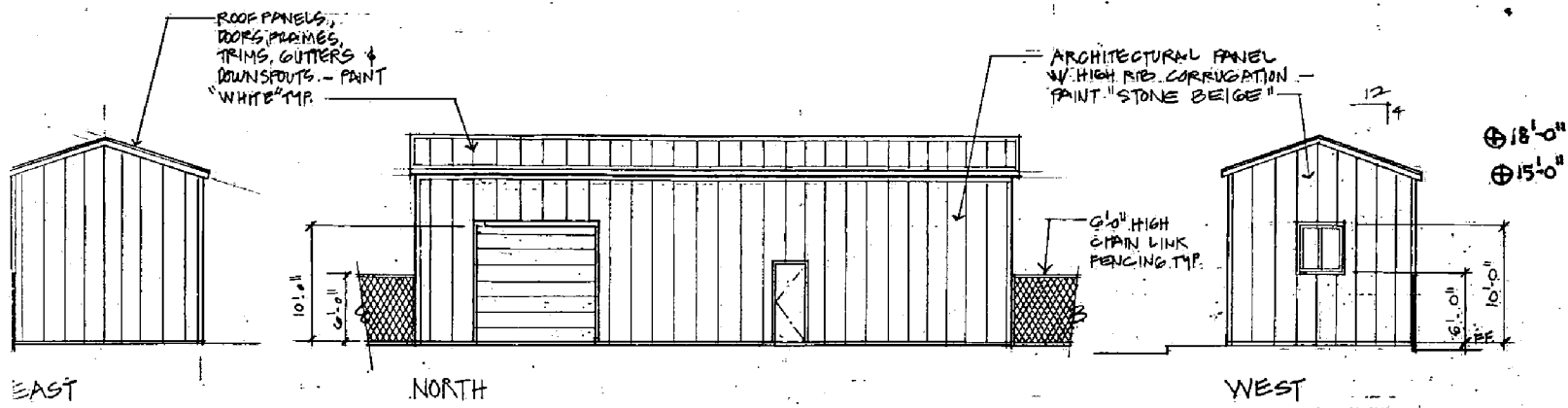
SACRAMENTO COTTAGE HOUSING ADMINISTRATION and LAUNDRY BUILDINGS
 Sacramento Cottage Housing, Inc.
 P.O. Box 2808 Sacramento, CA 95812

EXHIBIT D

ACANTHUS
 916-444-0000
 1722 J STREET
 SACRAMENTO, CA 95814

DATE: 1/15/97
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 IN CHARGE: [Name]

297-030



PROJECT:
 QUINN COTTAGES
 NORTH 'A' STREET
 SACRAMENTO, CA. 95814

**moniz
 garcia
 rusconi**
 architects

1812 J STREET SUITE 4
 SACRAMENTO, CA 95814
 TELEPHONE 916.441.6868
 FACSIMILE 916.441.1259

2-21-91
 J.N. 9654

EXHIBIT E

Apr:1 30, 1997

Item 1