

PLANNING DIRECTOR'S FLOOD VARIANCE
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	William and Karen Ferguson, 1843 C Street, Rio Linda, CA 95673				
OWNER	William and Karen Ferguson, 1843 C Street, Rio Linda, CA 95673				
PLANS BY	William and Karen Ferguson, 1843 C Street, Rio Linda, CA 95673				
FILING DATE	12-21-92	ENVIR. DET.	Negative Declaration	REPORT BY	CAS
ASSESSOR'S PCL. NO.	226-0034-001				

- APPLICATION:
- A. Negative Declaration
 - B. Planning Director's Flood Variance to replace a fire-destroyed dwelling with a new 1,575 square foot single family dwelling on 1+ acres in the Standard Single Family (R-1) and A99 Flood zones.

LOCATION: 5120 Carey Road

PROPOSAL: The applicant is requesting the necessary entitlements to replace a fire-damaged, single family dwelling with a new single family residence located within the Rural Estates neighborhood of the North Natomas Community Plan area and the A99 Flood zone.

PROJECT INFORMATION:

General Plan Designation:	Rural Estates (1 du/.5-4 ac)
1986 North Natomas	
Community Plan Designation:	Rural Estates (1 du/ac)
Existing Zoning of Site:	Standard Single Family, R-1
Existing Land Use of Site:	Fire damaged dwelling and existing pump house

Surrounding Land Use and Zoning:

North:	Single Family Residence, R-1
South:	Single Family Residence, R-1
East:	Single Family Residence, R-1
West:	Vacant, R-1

Parking Required:	1 car garage
Parking Provided:	2 car garage
Property Dimensions:	Irregular
Property Area:	1.0+ acres
Proposed Building Square Footage:	1,575 square feet
Height of Building:	16 feet (one story)
Topography:	Flat
Street Improvements:	Existing street, no curbs, gutters, and sidewalks
Utilities:	Existing
Exterior Building Materials:	Masonite lap siding
Roof Material:	Composition shingle
Building Colors:	Gray and white

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PROJECT EVALUATION: Staff has the following comments:

A. Background Information

On February 1, 1990, the City Planning Commission recommended adoption of a City ordinance establishing a Land Use Planning Policy for areas of the City with less than 100 year flood protection. On February 6, 1990, the City Council adopted the policy. One component of the policy imposes a temporary moratorium on residential development in North and South Natomas Community Plan areas until the Natomas levees are stabilized. The anticipated date for completion of the levee stabilization is in the spring of 1993. The moratorium has not been lifted. Because of this moratorium, the applicant is required to obtain a Flood Variance from the City of Sacramento in order to develop a residential use on the subject site.

B. Land Use and Zoning

The subject site consists of 1.0± partially developed acres in the Standard Single Family (R-1) and A99 Flood zones. The General Plan designates the site as Rural Estates (1 du/.5-4 ac) and the 1986 North Natomas Community Plan designates the site as Rural Estates (1 du/ac). The surrounding land use and zoning for the site is single family, zoned R-1 within the A99 Flood zone to the north, south, and east and vacant, zoned R-1 in the A99 Flood zone to the west.

C. Applicant's Proposal

The existing dwelling unit was severely damaged by fire on September 21, 1992. The applicant is proposing to replace the 1,375± square foot fire-damaged dwelling with a new 1,575 square foot, three bedroom residence. A pump house and septic tank survived the fire and will be retained on the site. A two car garage will be included in the new residence. The proposed residence is consistent with the City Zoning Ordinance concerning density, height, area, lot coverage, and setbacks.

D. Policy Considerations

Replacing a damaged residence in the A99 Flood zone when the proposal complies with the stated qualifying criteria is consistent with the City's Flood Policy adopted February 6, 1990.

E. Staff Analysis

Flood Policy: The City's Flood Policy language outlines two types of variance procedures for project applications requesting to develop residential uses in North or South Natomas. The two types of variances are: Planning Director's Flood Variance and Planning Commission Flood Variance. The qualifying criteria for each type are as follows:

Planning Director's Flood Variance - Qualifying Criteria

Intended for applicants who: 1) propose to construct one new single family structure 2) that will be occupied by the applicant 3) on a parcel that was owned by the applicant prior to January 1, 1990.

Planning Commission Flood Variance - Qualifying Criteria

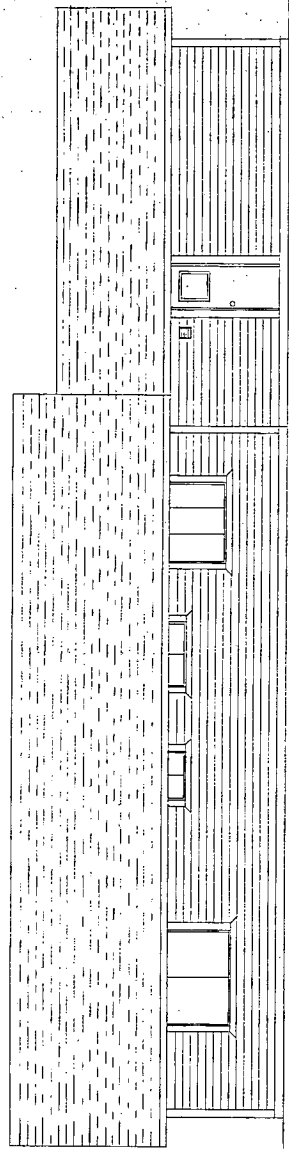
Intended for applicants who: 1) propose to construct one or more new residential structure and 2) do not meet the criteria of the Planning Director's Flood Variance.

The applicant is proposing to construct one new single family dwelling; purchased the property on January 22, 1979, therefore prior to January 1, 1990; and proposes to live in the residence once constructed. Therefore, a Planning Director's Flood Variance is required.

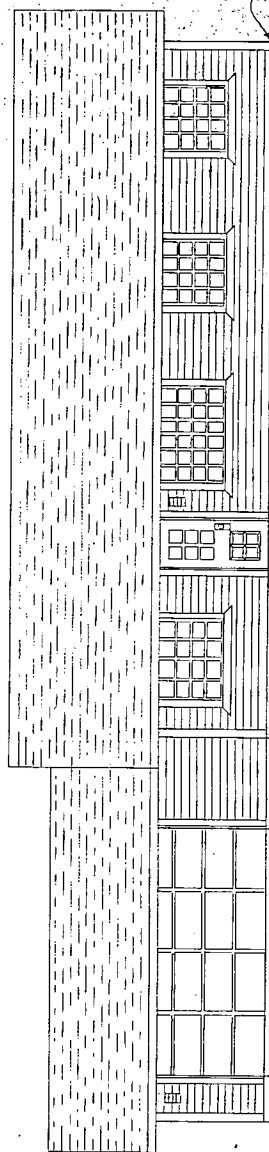
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EXHIBIT B - ELEVATIONS

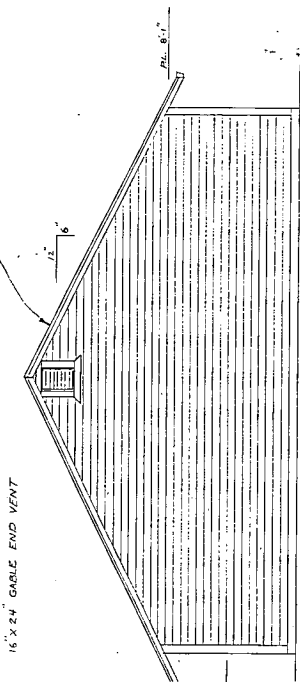


REAR ELEVATION



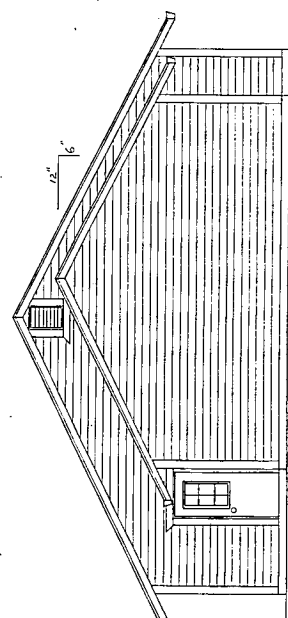
FRONT ELEVATION

2x6 MEM. FIR R.S. VARGES WITH
1x2 SHINGLE MOLD TRIM



RIGHT SIDE

13000



LEFT SIDE

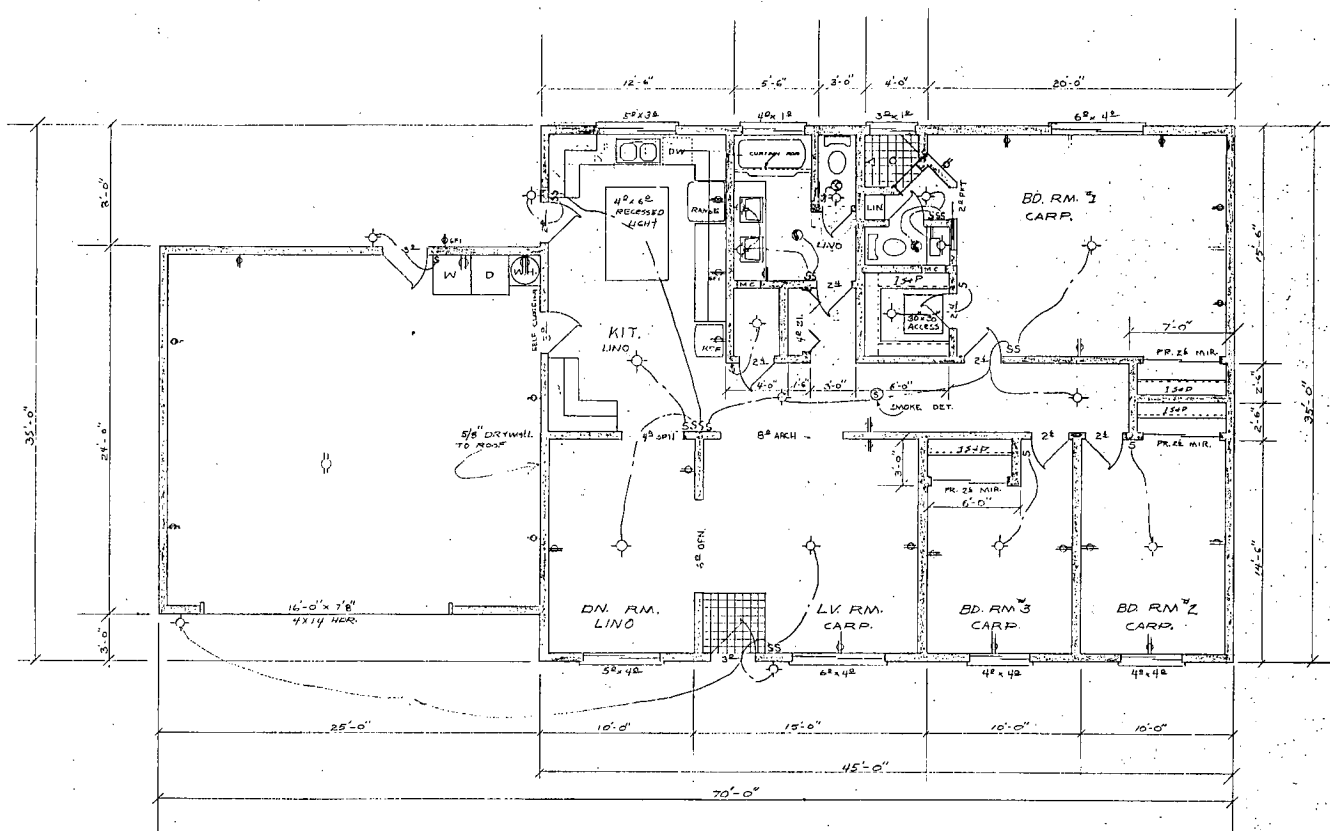
ALL WINDOWS DUAL PANE WHITE VINYL CLAD ALUM.
4" GROOVE 16" MASONITE SIDING TYH
2x6 MEM. FIR R.S. MITERED CORNER TRIM
2x4 MEM. FIR R.S. TRIM, WINDOWS AND DOORS
7" PICA GUTTER
STEEL PANELED ROLL UP GARAGE DOOR
EXT. GRADE RTS. AT ALL OVERHANGS

30 YEAR OR BETTER COMP. SHINGLES OVER 1/2" COV. PLX

FIN. FLOOR
FIN. GRADE

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NOTES
ALL WALLS TO BE 92 1/4" 2x4 STUDS 16" O.C. WITH R-11 INS.
ALL EXT. WALLS TO BE SHEETED WITH 3/8" PLY SHEAR PANEL
UNDER SIDING AND WRAPPED WITH TYAC HOUSEWRAP
CEILING JOISTS 2x10 24" O.C.
ALL DIMENSIONS TO BE VERIFIED BY OWNER
ALL WINDOWS TO BE VINYL CLAD ALUM. FRAME
DUAL PANE GLASS
ALL WINDOW AND DOOR HEADERS 4x12 D.B. #2 OR BETTER



FLOOR PLAN SCALE - 1/4" = 1'-0"
1575 SQ. FT.

EXHIBIT C - FLOOR PLAN

PRIVATE RESIDENCE 1575 CAREY RD.

00612