

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: <u>Westwood Concepts, Inc.; P.O. Box 163718, Sacramento, CA 95816</u>
OWNER: <u>Westwood Concepts, Inc.; P.O. Box 163718, Sacramento, CA 95816</u>
PLANS BY: <u>Westwood Concepts, Inc.; P.O. Box 163718, Sacramento, CA 95816</u>
FILING DATE: <u>July 14, 1992</u> ENVIR DET: <u>Exempt</u> REPORT BY: <u>Doug Holmen</u>
ASSESSOR'S PCL. NO. <u>252-0041-022</u>

APPLICATION: A. Variance to construct a single family residence on a vacant parcel consisting of 0.16 acres without public street access in the Standard Single Family (R-1) zone.

LOCATION: 2336 Piercy Way

PROPOSAL: The applicant is requesting the variance to be able to construct a single family residence for sale.

PROJECT INFORMATION:

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

North:	Single family residence; R-1
South:	Vacant; R-1
East:	Single family residence; R-1
West:	Vacant; R-1

Parking Required:	One space
Parking Provided:	One space
Property Dimensions:	50' x 141'
Property Area:	0.16± acre
Density of Development:	7 units per acre
Square Footage of Units:	1,040 sq. ft.
Height of Building:	12 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood
Roof Material:	Composition

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site consists of one vacant lot totaling 0.14 net acres and is zoned Standard Single Family (R-1). The lot fronts onto Piercy Way which is not a public street at this time. Piercy Way is between North Ave. on the north and Harris Ave. on the south. There are presently nineteen single family residences which front onto

Piercy Way. The General Plan designates the site Low Density Residential (4- 15 du/na). The North Sacramento Community Plan designates the site Residential (4- 8 du/na). The area is characterized by older single family residences on lots averaging 50' x 120'.

B. Applicant's Proposal

The applicant is proposing it build a single family house on a vacant lot which fronts onto Piercy Way which is not a public street. A variance is required because the lot does not have public street frontage. Piercy Way, however, is a paved street measuring approximately 38 feet wide.

C. Policy Considerations

The proposed project site is an existing buildable lot in an area with similar R-1 lots. The objective of the North Sacramento Community Plan which addresses this circumstance is: "Encourage development north of I-880 in a manner which emphasizes neighborhood cohesiveness and variety of housing types." The proposed project meets the density requirements of the Sacramento General Plan and North Sacramento Community Plan.

D. Site Plan Design

The proposed single family residence meets the required setbacks. Piercy Way is wide enough to allow two way traffic as well as fire fighting equipment to reach the site without difficulty. There is a single family residence to the west of the site. There is a vacant lot to the east of the site at the corner of Piercy Way and Winters Street.

E. Building Design

The proposed project would be a single family dwelling consisting of 1,480 sq. ft. which includes a two car garage. Staff has the following comments regarding the design of the house:

1. The garage is too dominant. It should be moved five feet over which would then enhance the porch/ entry area.
2. The bay window should be larger- two feet side windows and five foot main window.
3. The roof should have a pitch of five in twelve and have 25 year composition shingles with a complimenting color.
4. The landscaping should consist of sod, sprinklers and at least two trees in the front yard. There should be a six foot fence around the side and rear property lines.
5. The windows should be single hung or multi paned.
6. The porch should be at least six feet deep.
7. The HVAC system shall not be placed on the roof.
8. The siding shall be lap siding.

F. Agency Comments

The proposed project was routed to the City's Transportation Division, and Engineering Development Division. The following comments were received:

Engineering Development

1. Piercy Way is a private street, with a paved access to Winters Street and Ripley Street. A public sewer is located within Piercy Way and a public water main is located near the rear of the lot. No drainage system exists, and the applicant shall not block any drainage which currently flows across the lot, nor create additional drainage which impacts adjacent lots.
2. The house should be set back at least 25' from any future street right-of-way line which would be 22' from the center of any existing roadway easement. Existing records do not show where the existing easement is located.

Traffic Engineering

1. Recommend basing set-backs on possible 44' right-of-way along Piercy Way.

ENVIRONMENTAL DETERMINATION: The proposed project has been determined to be exempt from environmental review pursuant to State Guidelines (CEQA Section 15303 (a) and 15305).

RECOMMENDATION: Staff recommends the City Planning Commission approve the Variance to allow the construction of a single family residence on a lot without public street frontage subject to conditions and based on findings of fact which follow.

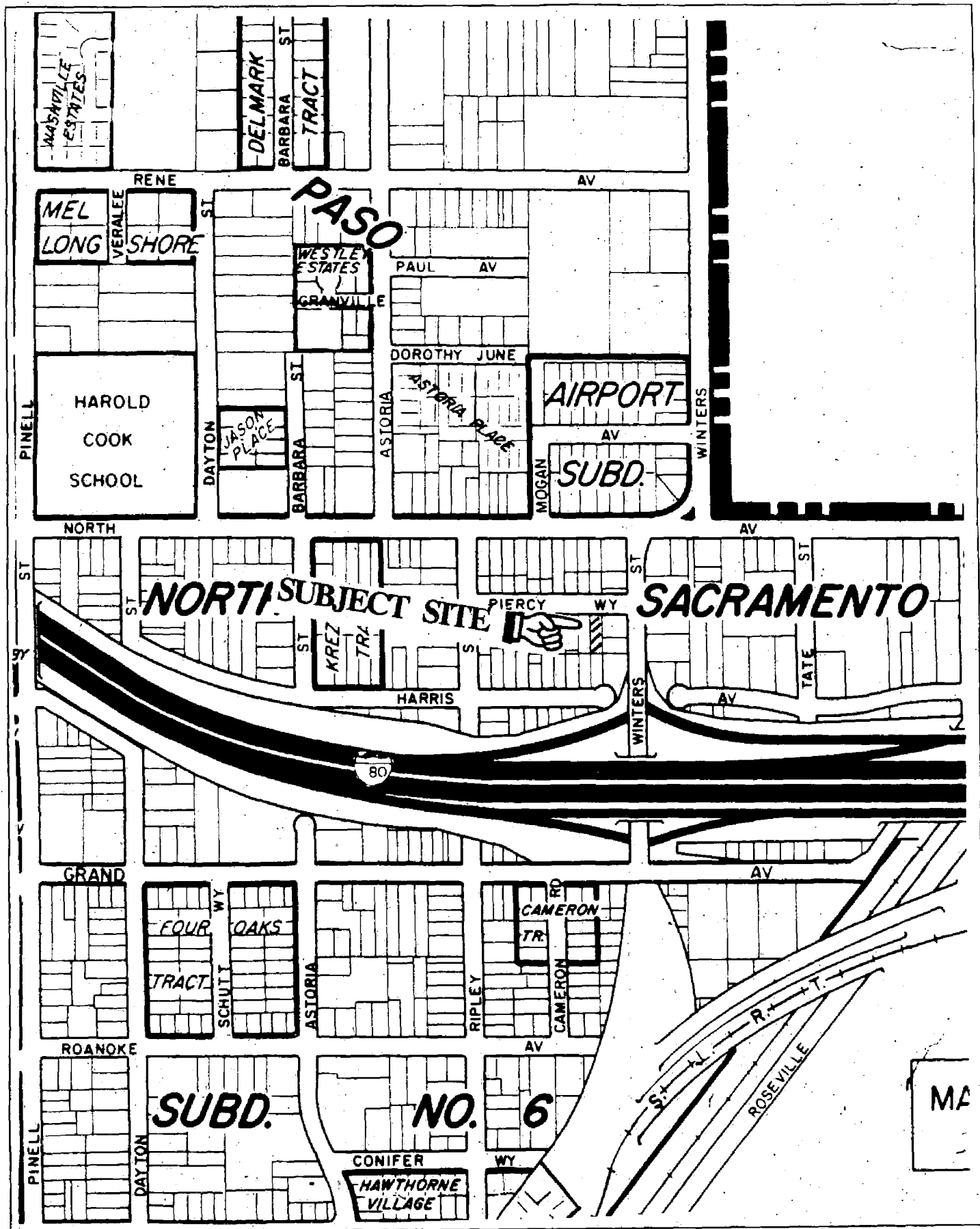
Conditions

1. Provide proof of recorded access easement to the Planning Director prior to issuance of building permits.
2. Move the house back to allow a minimum of 22 feet from the center line of the Piercy Way right-of-way to the front property line and a house set back of 25 feet with a minimum 20 foot driveway.
3. The garage is too dominant. It should be moved five feet over which would then enhance the porch/ entry area.
4. The bay window should be larger- two feet side windows and five foot main window.
5. The roof should have a pitch of five in twelve and have 25 year composition shingles with a complimenting color.
6. The landscaping should consist of sod, sprinklers and at least two trees in the front yard. There should be a six foot fence around the side and rear property lines.
7. The windows should be single hung or multi paned.
8. The porch should be at least six feet deep.
9. The HVAC system shall not be placed on the roof.
10. The siding shall be lap siding.

Findings of Fact

1. The project, as conditioned, is based on sound principles of land use in that the residential use is compatible with surrounding residential uses.

2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that the easement has adequate width to allow fire fighting apparatus to pass.
3. 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. The subject site is the only vacant parcel on Piercy Way.
4. Granting the variance does not constitute a use variance in that residential uses are allowed in the R-1 zone.
5. The project is consistent with the General Plan which designates the site Low Density Residential (4- 15 du/na).



VICINITY MAP

766

LAND USE & ZONING MAP

767

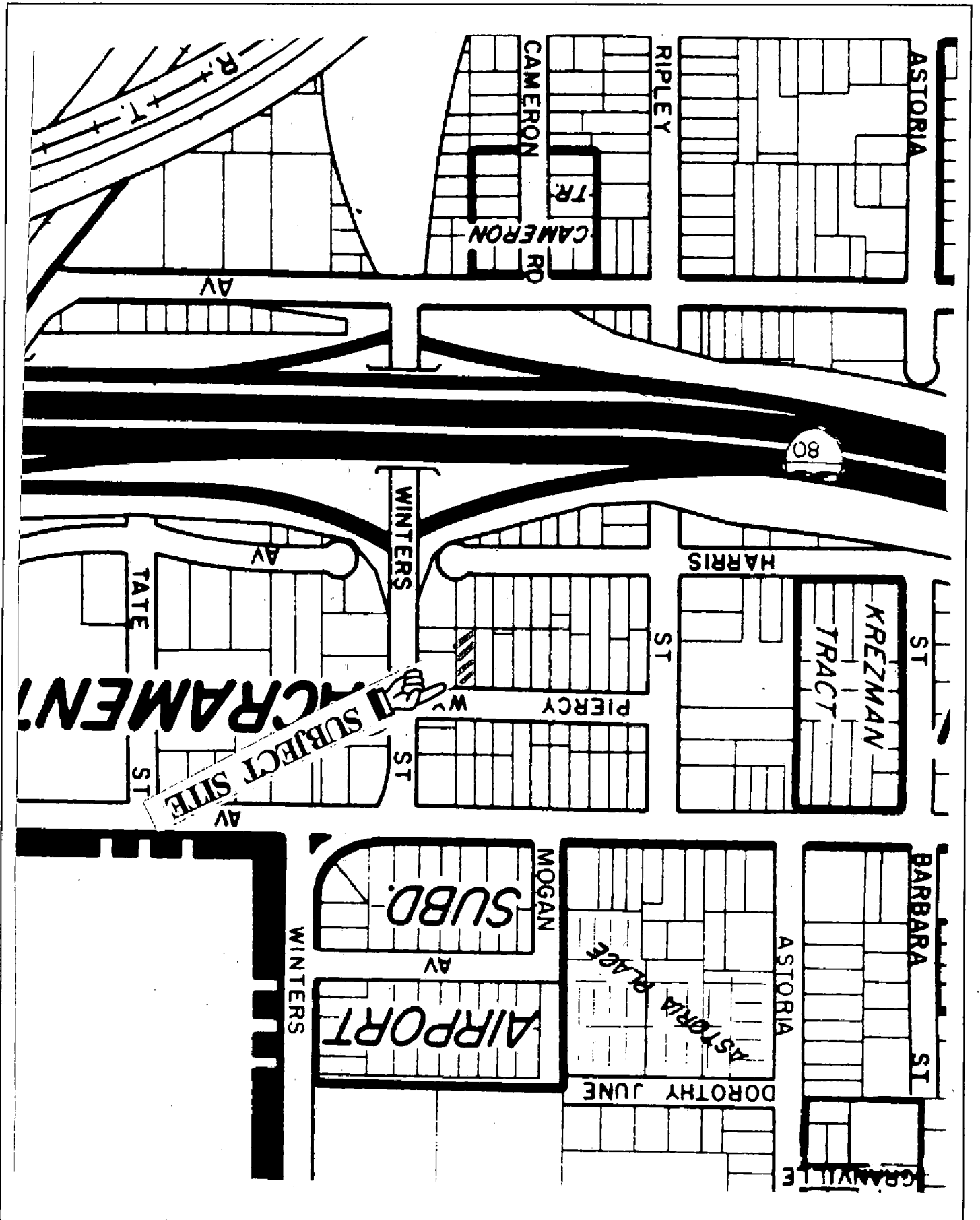
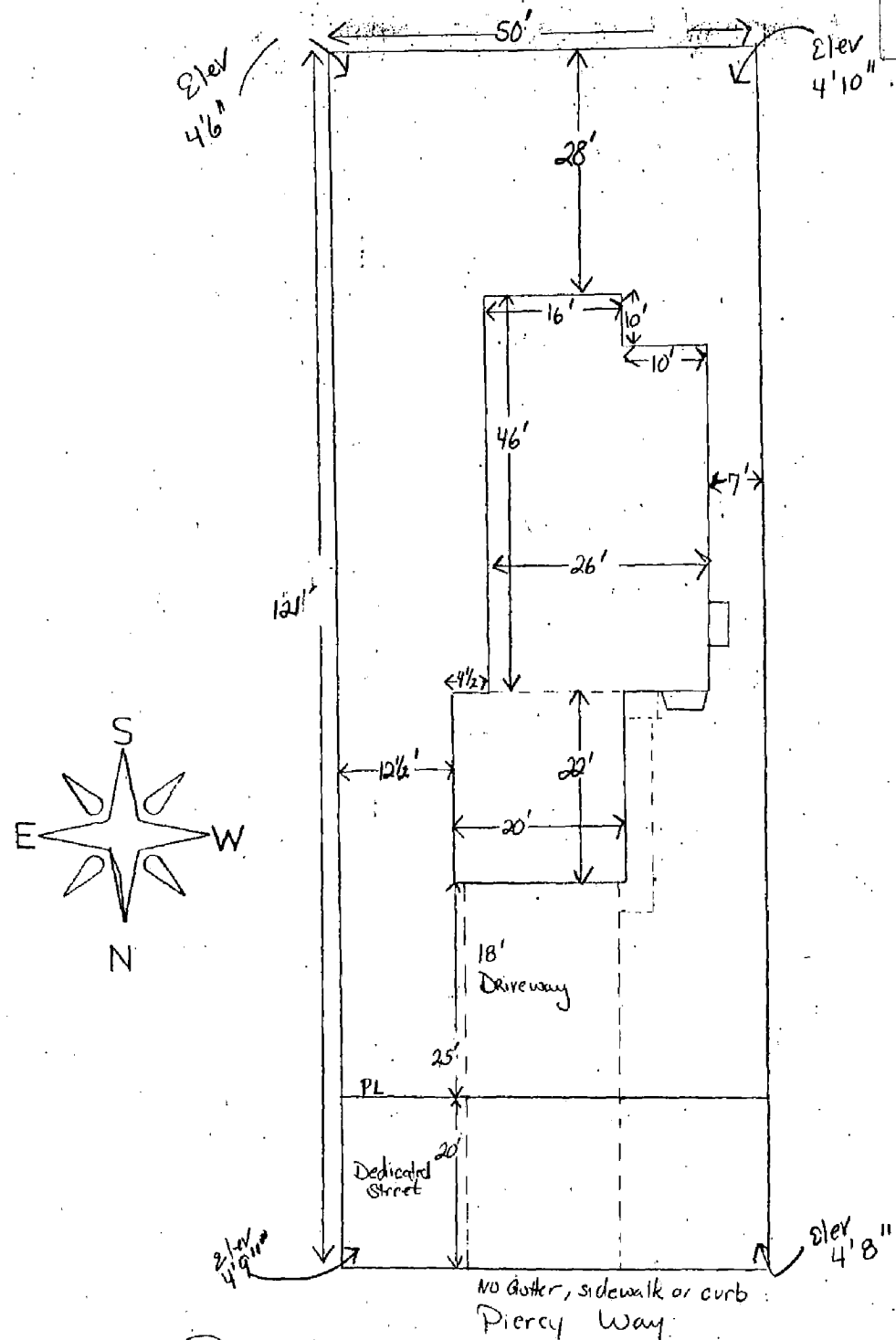


EXHIBIT - A SITE PLAN

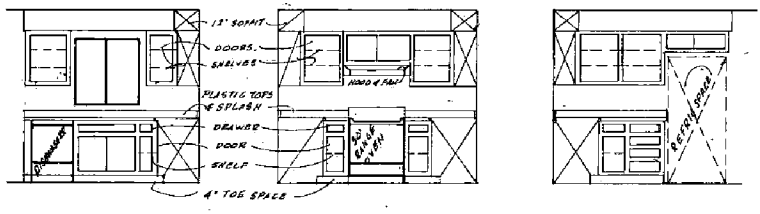


Address: 2336 Piercy Way
 APN: 252-0041-022
 Plan #: 7 Rev. Facing: North
 TB: _____ Flop: Yes No
 Lot #: 3
 Subdivision: No. 6 North Sacramento
 Scale 1/8" = 2'
 Westwood Concepts, Inc.
 PO Box 163718
 Sacramento, CA 95816
 (916) 448-4583
 Form 224
 Rev: 2-19-91
 Site Plan Worksheet

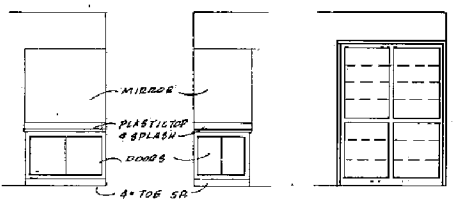
Name of Street	Dedicated Street
Corner Elevations	Sidewalk
Lot Width & Depth	Greenbelt
Footprint Measurements	Gutter
Setbacks - F - R - S	Driveway & Walks
Street Width	North Arrow
Street Measurement	Fireplace
Property Line	A/C Location
Approach - Existing	

Sub: _____ Date: _____
 Sub: _____ Date: _____
 Sub: _____ Date: _____
 WCI: _____ Date: _____

EXHIBIT - C FLOOR PLANS

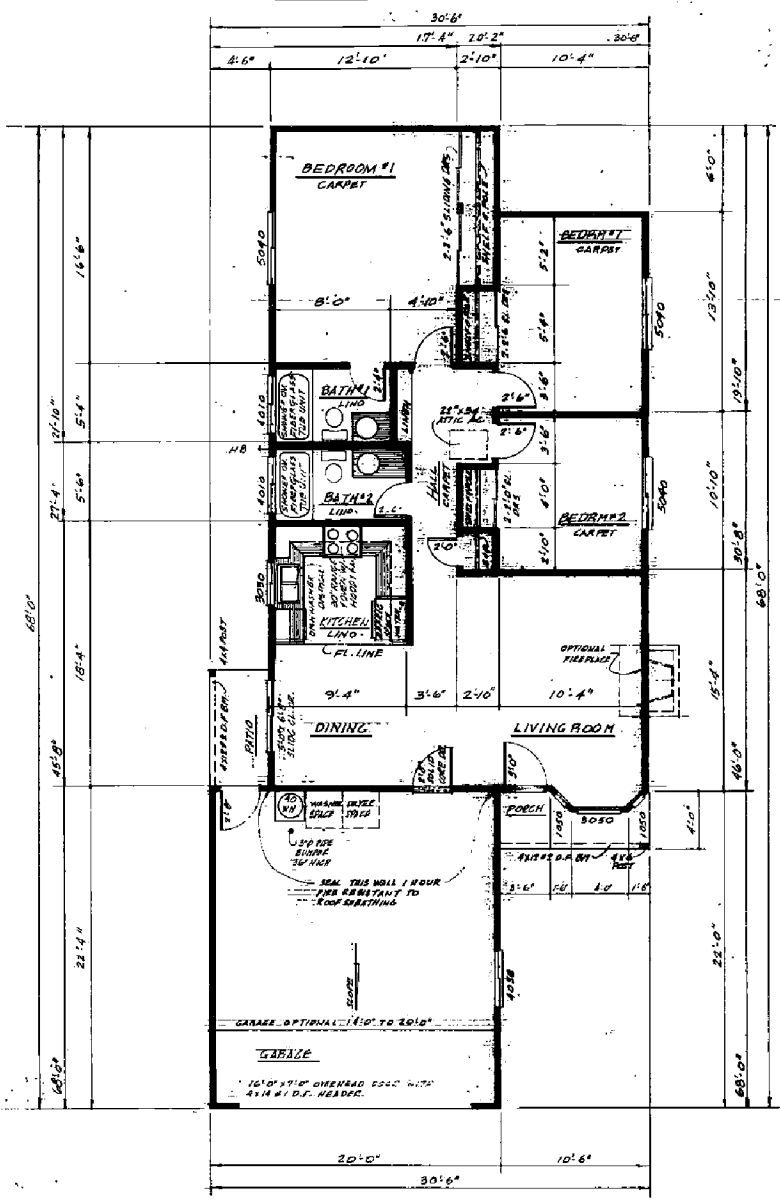


KITCHEN CABINETS
SCALE 3/8" = 1'-0"



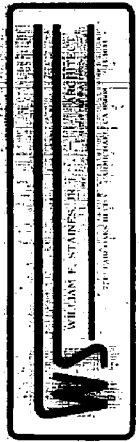
BATH #2 BATH #1 LINEN

- GENERAL NOTE
- Contractor shall verify all dimensions prior to commencing construction.
 - All construction shall conform to the Uniform Building Code, latest approved edition, and requirements of the local governing agency.
 - All electrical services, wiring and fixture shall conform to the current approved edition of the National Electric Code, and the specific requirements of Pacific Gas & Electric, or G.E., as applicable.
 - All structural steel items shall be A36 - 36 (30ksi) unless otherwise noted. All bolts shall be A307 - A-307. All nut washers or nuts bearing on steel shall have nut lock washers.
 - Window sashes, stops and hardware shall be manufactured to Standard Sizing Co. or approved equal.
 - All exposed steel items shall be galvanized whether painted or not.
 - Framing lumber shall be Douglas Fir/Larch graded as follows:
 - Sheds - Shed grade or better as noted
 - Planks, Joists & Rafters - No. 1 or better as noted
 - Beams & Joists - Select or better as noted
 - Members - No. 2 or better as noted
 - Posts - No. 1 or better as noted
 - All windows shall be equal glazed and conform to the minimum requirements of State of WA Construction and Administration.
 - All doors shall conform with the latest edition of the Standard Code and Test Method and dimensional requirements for Weathering and Corrosion Resistant published by the Government and the American Institute of Architects, Inc.
 - Check for foundation and slope shall include a minimum 10' x 10' x 10' test pits at 20' intervals.
 - All exterior wall panels (brick) shall be ASTM mill grade 48 mesh, attached type. Lay back windows to eliminate, stronger options 1.
 - All retaining walls shall be securely fastened prior to placing concrete.
 - Close bottom of footing trenches of brick, girder, and loose pipe prior to pouring concrete.



FLOOR PLAN SCALE 1/8" = 1'-0"

PLAN
7 REV.



WESTWOOD CONCEPTS, INC.
FLOOR PLAN CABINET DETAILS
A THREE BEDROOM, TWO BATH HOME HAVING
1,197 SQ. FT. OF LIVING AREA.

DRAWN
W.F.S.
CHECKED
DATE
FEB. 11 - 92
1/8" = 1'-0"
SHEET
1

Item No. 11

September 24, 1992

P 92-197

SACRAMENTO CITY PLANNING DIVISION

Application Information

Application taken by/date: LS 7/14/92

Project Location 2336 Piercy Way, §
 Assessor Parcel No. 252-0041-022
 Owners Westwood Concepts, Inc. Phone No. 448-4583
 Address P.O. Box 163718, SACIO, CA 95816
 Applicant Westwood Concepts, Inc. Phone No. 448-4583
 Address P.O. Box 163718, SACIO, CA 95816

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

	Commission date	Council date
<input checked="" type="checkbox"/> Environ. Determination _____	_____	_____
<input type="checkbox"/> General Plan Amend _____	_____	_____
_____	_____	Res. _____
<input type="checkbox"/> Community Plan Amend _____	_____	_____
_____	_____	Res. _____
<input type="checkbox"/> Rezone _____	_____	_____
_____	_____	Ord. _____
<input type="checkbox"/> Tentative Map _____	_____	_____
_____	_____	Res. _____
<input type="checkbox"/> Special Permit _____	_____	_____
_____	_____	_____
<input checked="" type="checkbox"/> Variance <u>To construct a single family residence on a vacant parcel consisting of .16 acre without street access in the Standard Single Family (R-1) zone</u>	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____
_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____
_____	_____	_____
<input type="checkbox"/> Lot Line Adjustment _____	_____	_____
_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____
_____	_____	_____

Sent to Applicant: _____ Date

By: _____ Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|---------------------------------------|---|
| R — Ratified | D — Denied based on Findings of Fact | RMC — Recommend Approval W/amended conditions |
| A — Approved | RD — Recommend Denial | IAF — Intent to Approve based on Findings of Fact |
| AC — Approved W:conditions | RA — Recommend Approval | AFF — Approved based on Findings of Fact |
| AA — Approved W amended conditions | RAC — Recommend Approval W:conditions | PDAC — Planning Director Approved with Conditions |

EXPIRATION

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of one year unless a building permit is obtained within the variance term.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established the Special Permit shall be deemed to have expired.

TENTATIVE MAP: Failure to record a final map within 2 years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

P 92-197

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LETTER OF AGENCY

Date: 6-22-92

City of Sacramento
Department of Planning and Development
1231 I Street, Suite 200
Sacramento, CA 95814

Gentlemen:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: David Shevchenko or Pamela Mize Phone: (916) 448-4583

Applicant's address: PO Box 163718, Sacramento, CA 95816

to apply for the following entitlement(s):

- Plan Amendment
- Rezoning
- PUD Designation
- Tentative Map
- Lot Line Adjustment
- Subdivision Modification
- Special Permit
- Planning Director's Special Permit
- Variance
- Planning Director's Variance
- "R" Review (Development Plan Review)

The subject property is located at 2336 Piercy Way

Assessor's Parcel Number 252-0041-022

Westwood Concepts, Inc.

BY: *Pamela Mize*
Signature of owner of record (must be original)

Westwood Concepts, Inc.
Name of owner of record

PO Box 163718, Sacramento, CA 95816
Address of owner of record

(916) 448-4583
Phone

Application Number P 92 - 197