



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

PLANNING DIRECTOR'S SPECIAL PERMIT MODIFICATION
(P88-424)

APPLICATION: Planning Director's Special Permit Modification to allow a ten foot rear yard setback for Lot 6 of Lemon Hill Estates and a twelve foot rear yard setback for Lot 8 of Lemon Hill Estates in the R-1A zone.

LOCATION: Lemon View Way

BACKGROUND: On January 31, 1989 the City Council approved a Tentative Map to divide 8.19± acres into 59 single family lots, 11 landscape lots and one driveway in the R-1A zone. On December 15, 1988 the Planning Commission approved a Special Permit construct 59 zero lot line single family units in the R-1A zone.

SUMMARY: The applicant is requesting a modification of the special permit to allow a reduction in the rear yard area previously approved. Lot 8 was approved with a 15 foot rear yard and Lot 6 was approved with a 12 foot rear yard.

Staff Evaluation: Staff has no objections to the special permit modification allowing the reduction in the rear yard setback. Many of the rear yards already established in this subdivision are between 15^{1/2} feet and 20 feet. The applicant is proposing to construct a masonry wall adjacent to the commercial use and the apartment site. Lot 6, which will be reduced to a 10 foot rear yard setback, will have adequate open space (14 feet) side yard to compensate for the reduced rear yard. Lot 8 will be reduced to a 12 foot rear yard will not be smaller than previously approved in this subdivision. Lot 8, also has adequate side yard to compensate for the rear yard reduction.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification allowing the reduction in rear yard setbacks for Lot 6 and Lot 8 of Lemon Hill Estates subject to the following conditions.

Condition:

1. No accessory structures or further encroachments shall be allowed in the rear yard setback.

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Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the setbacks are compatible with the previously approved setbacks.
2. The project, as conditioned, will not be detrimental to the public safety or welfare in that adequate setbacks are provided.
3. The project is consistent with the General Plan and the 1986 South Sacramento Community Plan which designates the site as residential.

Report Prepared By:

Jeanne Corcoran
Jeanne Corcoran, Junior Planner

12-6-90
Date

Recommendation Approved By:

Marty Van Duyn
Marty Van Duyn, Planning Director

12-10-90
Date