

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	JOSEPH & MARION LEONHARDT, 6520 Cherry Lane, Rio Linda, CA 95673				
OWNER	JOSEPH & MARION LEONHARDT, 6520 Cherry Lane, Rio Linda, CA 95673				
PLANS BY	JOSEPH & MARION LEONHARDT, 6520 Cherry Lane, Rio Linda, CA 95673				
FILING DATE	6/16/87	ENVIR. DET.	Ex 15303 a	REPORT	BYEG/vf
ASSESSOR'S-PCL. NO.	226-190-26				

APPLICATION: Variance to allow a mobile home with a garage to be constructed on a land-locked lot.

LOCATION: 4915-5th Street (South side of Santa Ana, east of Sully Street)

PROPOSAL: The applicant is requesting the necessary entitlements to construct a mobile home with garage on a land-locked lot.

PROJECT INFORMATION:

1974 General Plan Designation:	Low Density Residential
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1	Front:	25'	64'
South: Vacant; R-1	Side(Int):	5'	10'
East : Residential; R-1			
West : Residential; R-1	Rear:	15'	54'

Parking Required:	1 space
Parking Provided:	1 space
Property Dimensions:	165' x 330'
Property Area:	1.26+ acres
Density of Development:	0.79 d.u. per acre
Square Footage of Building:	1,104 sq. ft.
Height of Building:	One Story
Topography:	Flat
Street Improvements:	Unimproved
Utilities:	Available to Site
Roof Material:	Wood shingle/shakes

PROJECT EVALUATION: Staff has the following comments regarding this project:

- A. The subject site is a vacant 1.26+ acre lot which is zoned single family (R-1). The lot is designated for residential (4-8 du/na) uses by the 1984 North Sacramento Community Plan. The site is surrounded by vacant lots and other single family residential uses.

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003185

- B. The applicant is requesting a variance to allow a mobile home with a detached garage to be placed on a land-locked lot. The lot is located approximately 330 feet south of the nearest public road (Santa Ana Avenue). Access to the site is via an unimproved private easement (5th Street). The 20 foot wide easement also provides access for 10 other lots.

A review of the parcel books for the North Sacramento area shows a number of land-locked lots located on similar undedicated access easements. Planning Division files also indicate similar variance requests have been made by owners of other land-locked lots in the area. The Planning Commission has approved the majority of the variances to allow residences on land-locked lots in this area.

- C. The applicant is proposing to place a mobile home on the lot and construct a detached garage. The development will comply with minimum City standards for setbacks, height, area, and parking regulations. The mobile home and garage elevations must comply with Section 2-E-26 of the zoning ordinance which specifies the various mobile home development standards (see Exhibit A). As long as the applicant's development meets or exceeds these standards, staff has no objection to the variance request.
- D. There are special circumstances which would justify the granting of a variance. The area is already subdivided and developed with residences and it is nearly impossible to construct a full public street from Santa Ana Avenue to the site. No right-of-way has been reserved for a future street. The variance request is not a special privilege since other landlocked lots in the area have been granted variances to utilize access easements.
- E. The project was reviewed by the City Traffic Engineer, Public Works, Building Division and Fire Department. The following comments were received.

Building Division

Owner must provide proof of dedicated easement at time of applying for building permit.

Traffic

1. The driveway should be constructed with a hard surface (asphalt concrete).
2. The applicant must acquire a reciprocal access easement from the owners of other parcels between subject site and Santa Ana Avenue.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(a)).

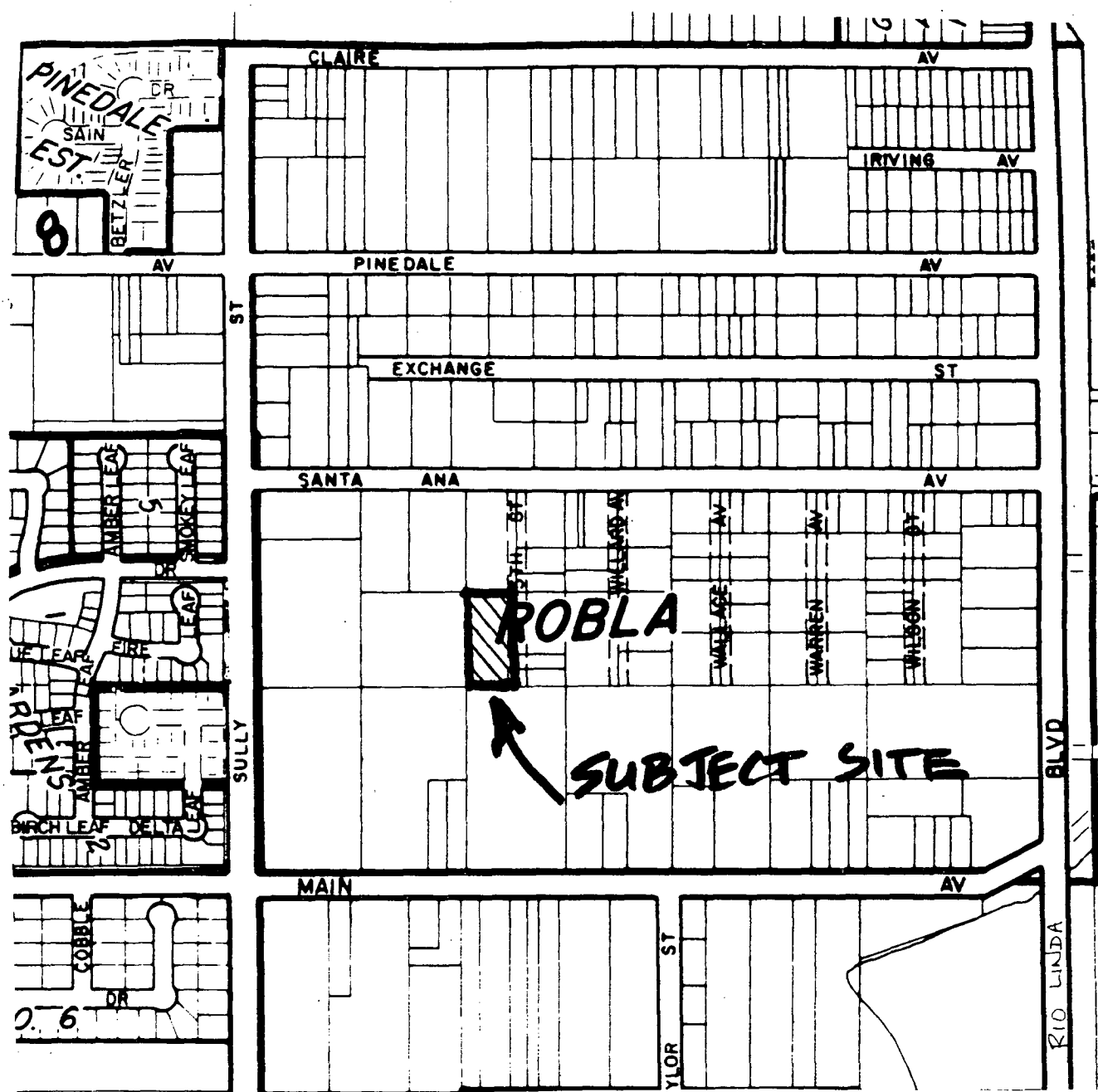
RECOMMENDATION: Staff recommends approval of the variance subject to conditions and based on the findings of fact which follow:

Conditions

1. The applicant shall satisfy the requirements of the City Traffic Engineer.
2. The applicant shall obtain a building permit to locate and construct the mobile home and garage on the subject site.
3. The applicant shall comply with Section 2-E-26 of the Zoning Ordinance (see Exhibit A) which designates development standards for mobile homes.

Findings of Fact

1. Granting the request does not constitute a special privilege, in that other single family residences on landlocked parcels in the area have access from private easements and for any property owner facing similar circumstances, a variance would also be appropriate.
2. Approval of the request does not constitute a use variance, in that one single-family residence is permitted on an R-1 zoned parcel.
3. The project will not be injurious to the public welfare, in that adequate access will be provided to the site.
4. the proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for four to eight dwelling units per acre residential use by the 1984 North Sacramento Community Plan and the proposed single family residence conforms with the plan designation.

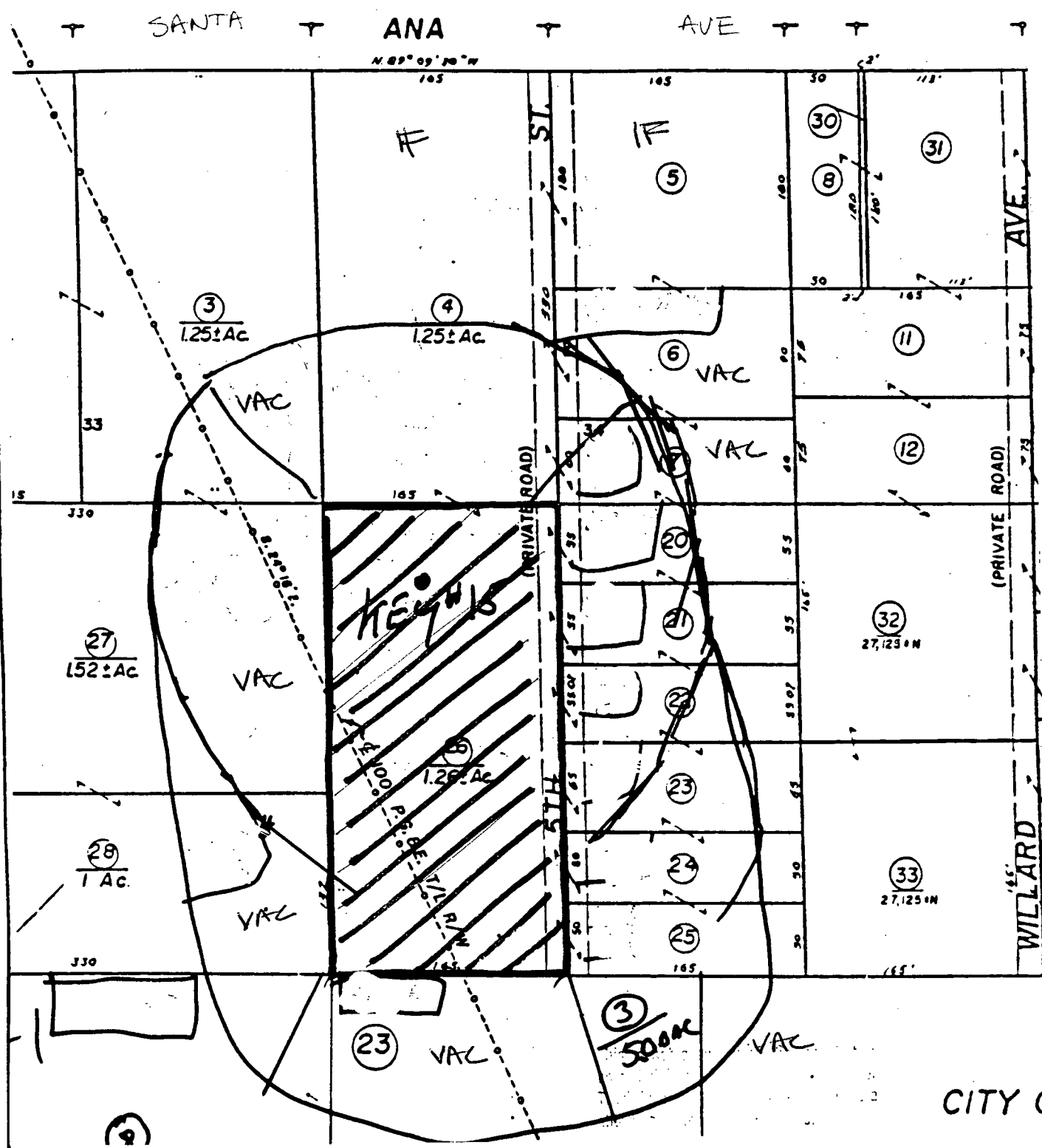


VICINITY MAP

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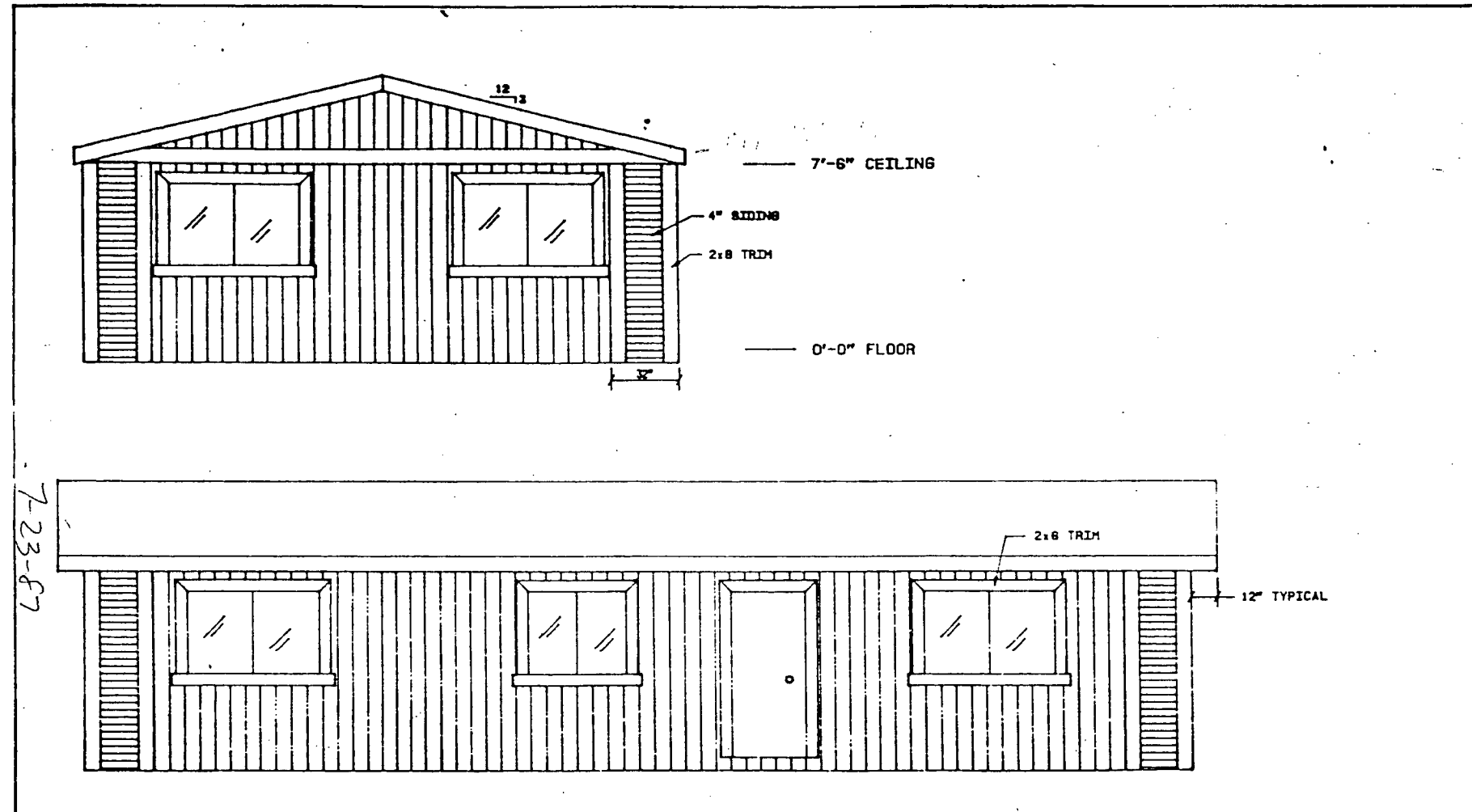
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All lots are zoned R-1

LAND USE & ZONING MAP

7-23-87



BAYSHORE HOMES of CALIFORNIA, INC

P.O. BOX 1427 - 11 N. COUNTY ROAD 101 - WOODLAND, CA. 95695 - PHONE 916-662-9621

TITLE: EXTERIOR ELEVATIONS
FRONT & LEFT SIDE
2444

PREPARED BY:
SESSA CORPORATION
SACRAMENTO, CALIF.

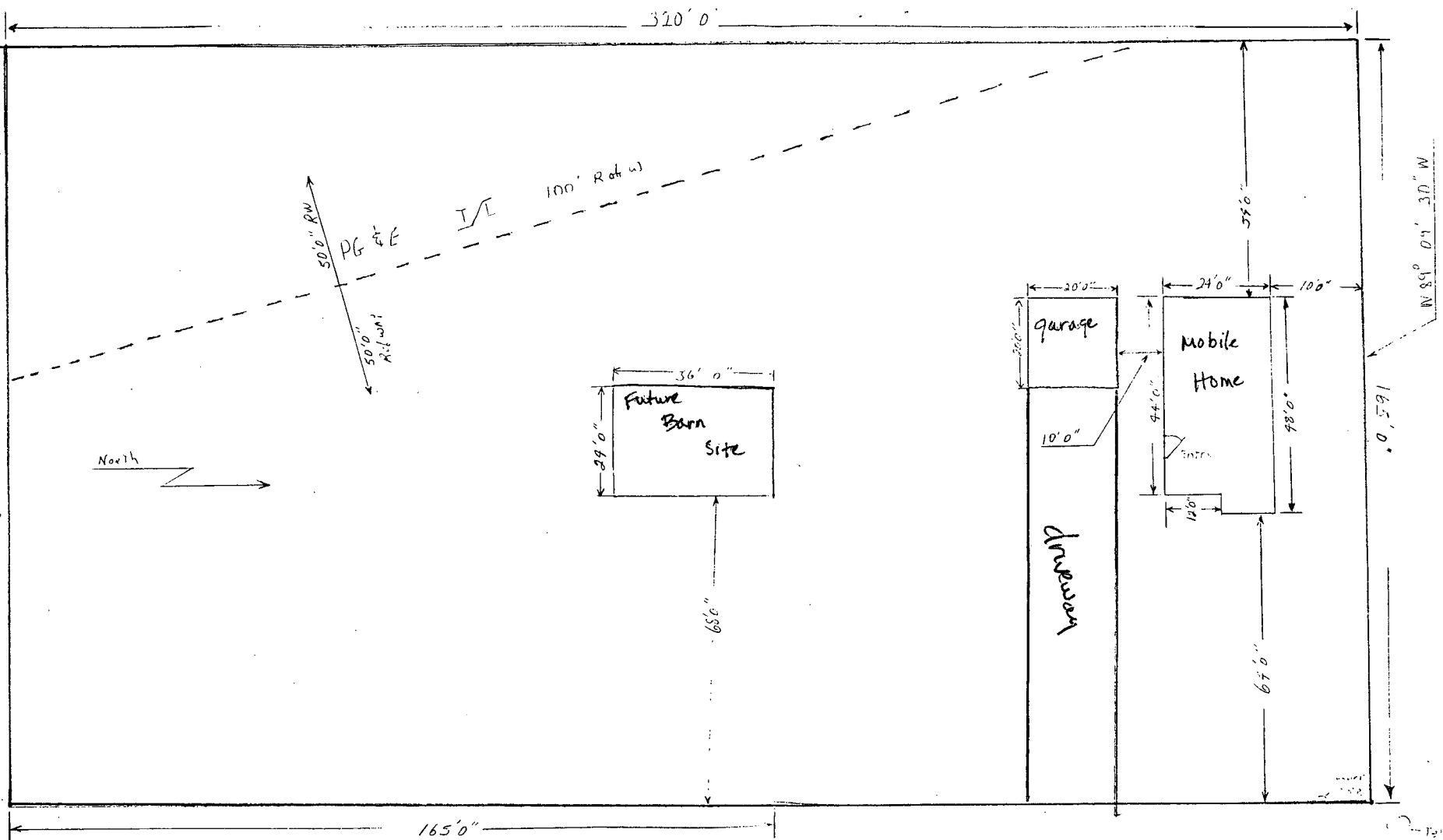
DATE	DESCRIPTION	REV NO	SCALE	DATE	DWG. NO.	SHT
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			DWG	APPR BY		OF

8/18

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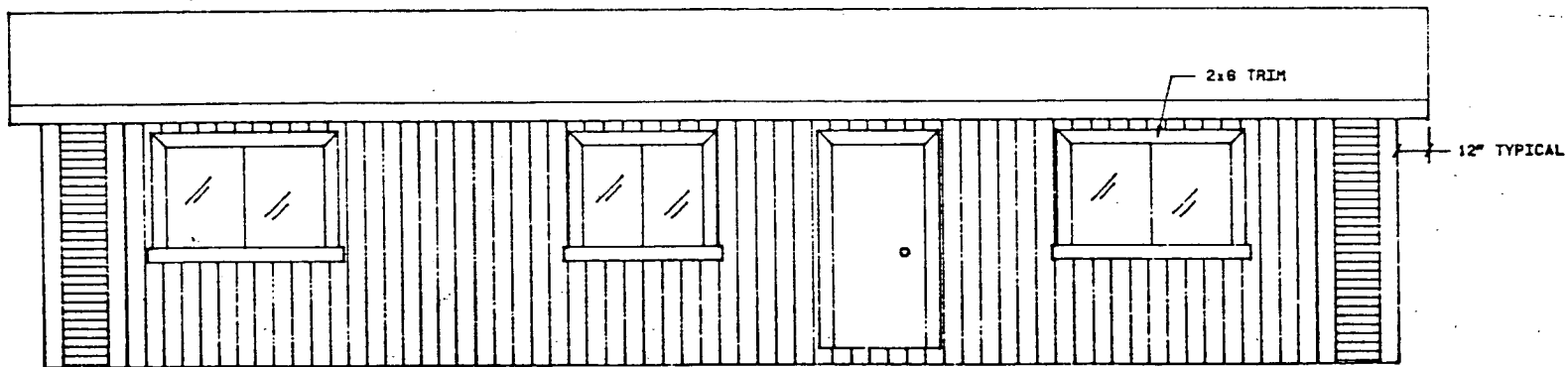
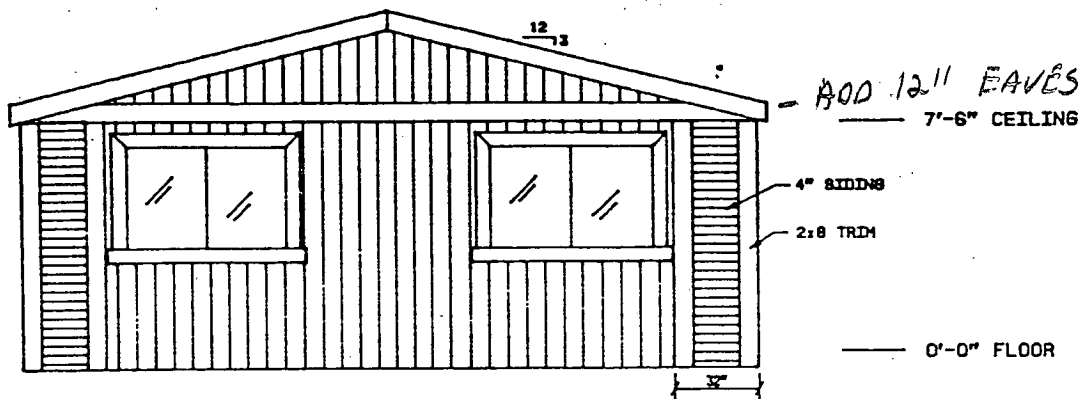


5th Street (UNDEDICATED)

LOT 34 - PLOT RobLA Access
 PARCEL Number -226-0190-026-0000

3/64" = 1.0'

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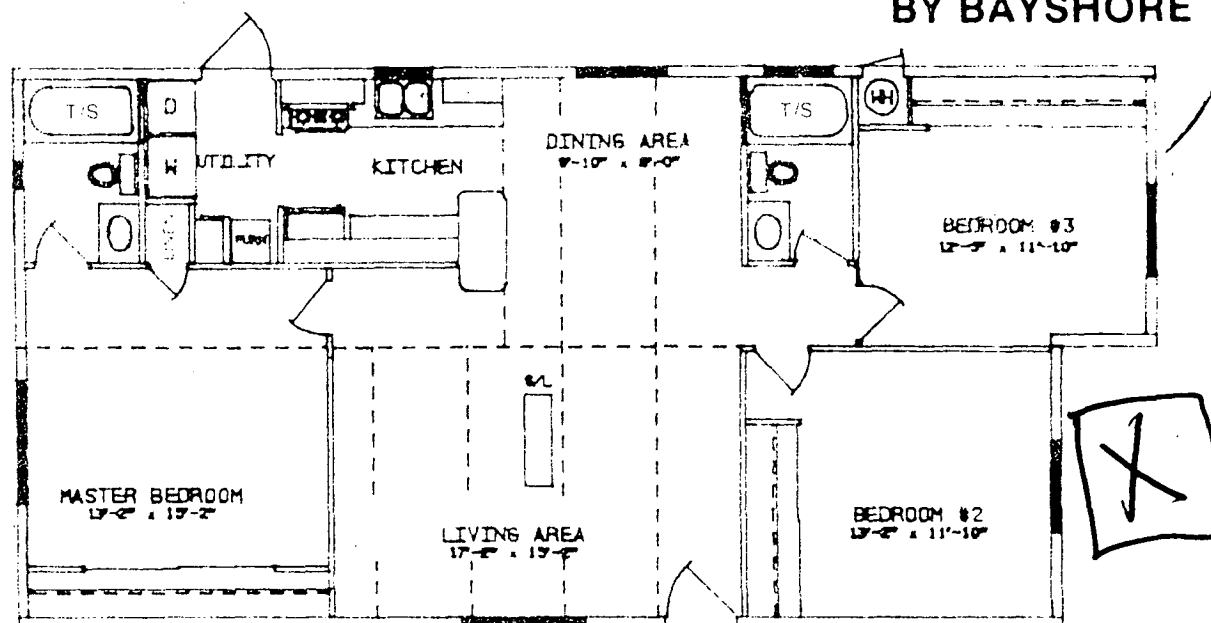
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003189

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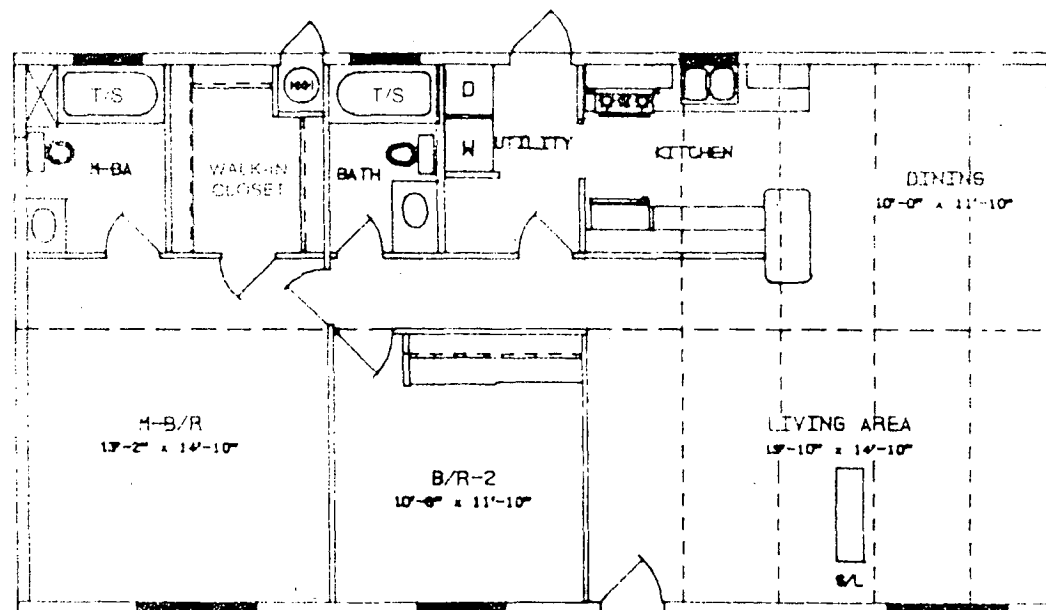
CARMEL

BY BAYSHORE



MODEL NO. 25049

APPROX. 1104 SQ. FT. 24 x 44/48



MODEL NO. 25047

APPROX. 1056 SQ. FT. 24 x 44

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BAYSHORE HOMES

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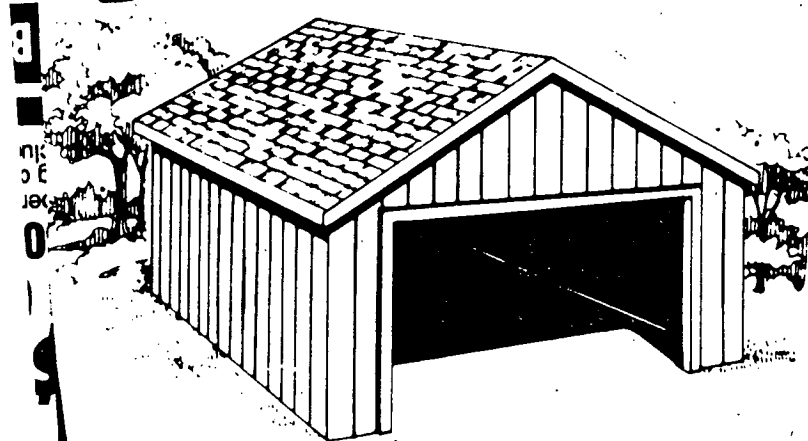
of California, Inc.

7-23-87

ALER, CARPET & CAULK!

PULL OUT!
PAINT
SALE!

DO IT YOURSELF & SAVE!



\$899

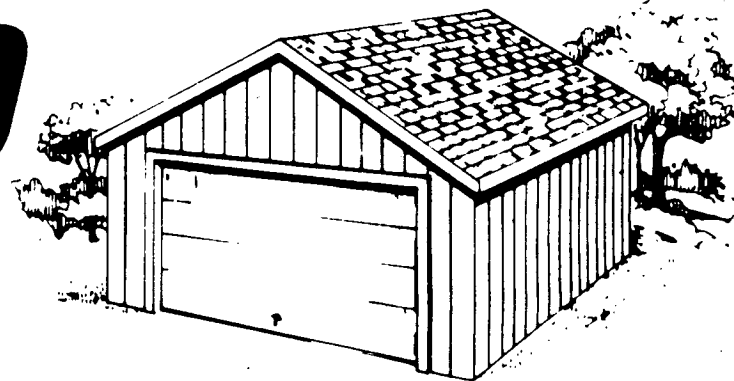
12'x20' SINGLE CAR GARAGE

- Package contains necessary materials for basic construction
- Foundation sold separately
- See materials list for details

\$1299

20'x20' DOUBLE CAR GARAGE

- Do it yourself and save.
- Includes all materials needed for basic construction.
- See store for complete materials list.



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