

**COUNTY OF SACRAMENTO
CALIFORNIA**

ZONING ADMINISTRATOR REPORT

Control No.: PLNP2012-00128
Type: UPZ

TO: ZONING ADMINISTRATOR

FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT

CONTACT: *Charity Gold, Assistant Environmental Analyst, 874-7529; goldc@sacounty.net*

PROJECT DESCRIPTION

PLNP2012-00128. Cervantes Residential Accessory Dwelling. Request for a Use Permit to allow a residential accessory dwelling of 1,200 square feet on approximately 5.4 acres in the A-5 zone and a Use Permit to exceed the maximum height requirement of 16 feet as stated in Section 305-82(a) of the Zoning Code at 9123 Dillard Road in the Cosumnes community. Applicant: Julian Cervantes; APN: 126-0490-002; Environmental Document: Exempt. District 5: Don Nottoli

APPLICANT/OWNER:

Julian Cervantes
9123 Dillard Road
Wilton, CA 95693

OWNER:

Rudy C. Garcia
1730 53rd Street
Sacramento, CA 95819

**DETAILED
REQUEST:**

1. A **Use Permit** to allow a 1,200-square-foot residential accessory dwelling on approximately 5.4 acres in the A-5 (*Interim Agricultural*) and A-5(F) zones and to allow a residential accessory dwelling to exceed the 16-foot maximum height requirement.

Overview:

The proposed project consists of a Use Permit to allow a 1,200-square-foot accessory dwelling and to allow the dwelling to exceed the maximum height requirement of 16 feet, at 9123 Dillard Road in the Cosumnes community.

Summary of Significant Issues:

No significant issues have been identified at the time of this writing.

CPAC Recommendation:

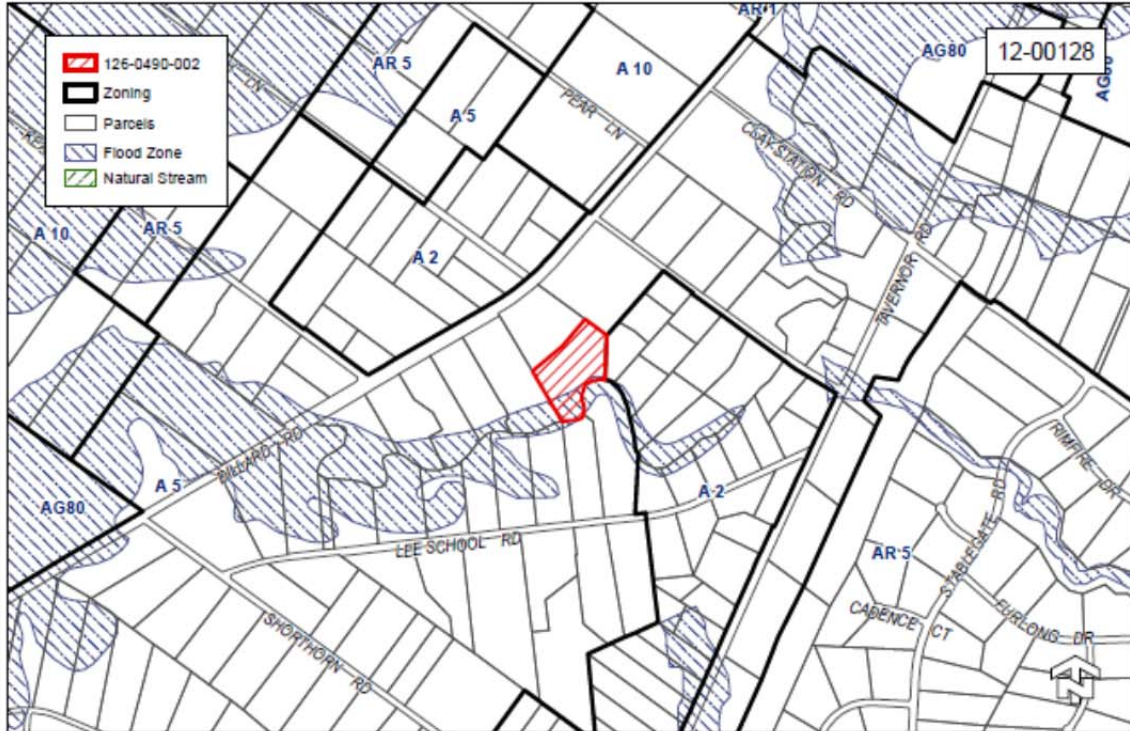
The Cosumnes Community Planning Advisory Council (CPAC) met on October 24, 2012 and recommended **APPROVAL** (5-0) of the proposed project.

Recommendations:

Staff is recommending **APPROVAL** of the proposed project with conditions.

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I. LOCATION MAPS



II. PROJECT ANALYSIS

- A. General Plan Designation: Agricultural Residential
- B. Community Plan Designation: A-5
- C. Applicable Regulations: Section 305-82(a) and Section 305-83
- D. History/Background: County records dating back to June 1961 indicate that the property was zoned A-2, an Agricultural-Residential zone. On October 13, 1976 the property was rezoned to A-5 by SZC 76-130.
- E. Adjacent land Uses and Zoning:

	Existing Land Use	Zoning and Community Plan Designations
Subject Property	Single-family Residential	A-5 and A-5(F)
North	Agricultural Residential	A-5
South	Single-family Residential	A-5 and A-5(F)
East	Single-family Residential	A-2
West	Agricultural Residential	A-5 and A-5(F)

- F. Project Description: The applicant requests a Use Permit in order to allow an approximately 1,200-square-foot two-story residential accessory dwelling on an approximately 5.4-acre parcel in the A-5 and A-5(F) zone. The height of the residential accessory dwelling measures approximately 22 feet 5/8 inches. The accessory dwelling consists of two (2) bedrooms, two (2) bathrooms, a kitchen, a living room, and a two-car garage. The applicant is requesting a Use Permit to exceed the maximum height requirement of 16 feet.

The proposed accessory dwelling is existing on the project site. The applicant proposes to build a larger primary residence in the future and under a separate permit. An approximately 8,125-square-foot conceptual building envelop for the future primary residence is shown on the site plans submitted for the accessory dwelling Use Permit. The existing 1,200-square-foot structure comprises approximately 0.005 percent of the total property area. Once the primary residence is constructed the site will have a total structure coverage of approximately 0.04 percent of the total property area.

The accessory dwelling fronts the western property line where the driveway is located. All required setbacks have been met. The accessory dwelling is located 24 feet south of the northern property line, 160 feet east of the western property line, and 385 feet west of the eastern property line. The accessory dwelling is situated approximately 85 feet north of the proposed location of the future primary residence. The entire parcel is set back 490 feet from Dillard Road and separated from Dillard

Road by another developed parcel. The majority of the accessory dwelling is obstructed from street view by the structures on this parcel.

- G. Community Outreach: It is Sacramento County policy to encourage applicants to conduct community outreach for projects prior to or concurrent with the filing of a planning application, and to provide a written description of the outreach.

At the Cosumnes Community Planning Advisory Council (CPAC) meeting on October 24, 2012, no neighbors attended in opposition to the project, and no correspondence in opposition has been received.

III. STAFF RECOMMENDATIONS

The project is consistent with the County General Plan, the Southeast Community Plan, and the County Zoning Code regulations for accessory dwellings (Sections 305-82 and 305-83). For these reasons, staff recommends **APPROVAL** of this proposal.

A. Recommended Actions:

1. Environmental Documentation: Recognize the **EXEMPT** status of the request under Section 15303, Class 3; and Section 15305, Class 5 of the California Environmental Quality Act (CEQA).
2. Use Permit: **APPROVE** the requested entitlement for the residential accessory dwelling, and for the accessory structure to exceed the maximum height requirement of 16 feet, subject to the findings listed in Section III.B and the conditions listed in Section III.C of this report.

B. Recommended Findings: The staff recommendations are based upon the following considerations:

1. The request is consistent with the County General Plan Map (General Plan Designation) and Text in that there are no policies that conflict with the request.
2. The request is consistent with the Southeast Community Plan Map.
3. The proposed development will conform to applicable Zoning Code regulations Sections 305-82(a) and 305-83.
4. Staff has identified no effects from the proposal which would result in a significant detrimental impact on adjoining or neighboring properties if the conditions, as recommended by staff, are adopted.
5. The granting of the Use Permit will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County in that:
 - a. The proposal complies with provisions of the Zoning Code.
 - b. The proposal will not adversely affect adjoining neighbors.

C. Recommended Conditions: Any approval of the Use Permit shall be subject to the following conditions:

1. The final development plans shall be in substantial compliance with Exhibit 1 (Site Plan), Exhibit 2 (Floor Plan), and Exhibit 3 (Site Elevations).
2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective or this action shall automatically be null and void. Unless otherwise indicated, all conditions of approval shall be implemented prior to or concurrent with the issuance of building permits or approval of improvement plans, whichever occurs first.
3. Obtain all necessary permits for installation from the Municipal Services Agency.

(Conditions 1-3 Sacramento County Planning and Environmental Review)

4. Environmental Management Department approval will be required for the on-site waste disposal facilities, if necessary.

(Condition 4 Sacramento Area Sewer District and Sacramento Regional County Sanitation District)

IV. ATTACHMENTS

- A. Context Photos (6)
- B. CPAC Referral

V. EXHIBITS

1. Site Plan
2. Floor Plan
3. Site Elevations

This staff report was prepared on January 16, 2013.



1. Dillard Road facing south. Project site view obstructed by existing residence on APN 126-0490-001.



2. From Dillard Road facing south down private driveway toward project site.

CONTEXT
PHOTO
NOS.: 1 & 2

CONTROL #: PLNP2012-UPZ-00128
PROJECT NAME: Cervantes Residential
Accessory Dwelling Use Permit

PARCEL NO.: 126-0490-002
DATE: 01-16-13

ZA ATTACHMENT A
Page 1 of 3



3. Facing east from private drive toward the existing accessory dwelling.



4. Facing southeast from existing accessory dwelling toward the location of the future primary residence.

<p>CONTEXT PHOTO NOS.: 3 & 4</p>	<p>CONTROL #: PLNP2012-UPZ-00128 PROJECT NAME: Cervantes Residential Accessory Dwelling Use Permit</p>	<p>PARCEL NO.: 126-0490-002 DATE: 01-16-13 ZA ATTACHMENT A Page 2 of 3</p>
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5. Facing south from existing accessory dwelling.



6. From project site facing north down private driveway toward Dillard Road.

CONTEXT
PHOTO
NOS.: 5 & 6

CONTROL #: PLNP2012-UPZ-00128
PROJECT NAME: Cervantes Residential
Accessory Dwelling Use Permit

PARCEL NO.: 126-0490-002
DATE: 01-16-13

ZA ATTACHMENT A
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HRG. DATE:	
PLANNER	
NOTICES	

CPAC REFERRAL

CPAC COMMUNITY		
DERA RELEASE	Y <input type="checkbox"/>	N <input type="checkbox"/>

CERVANTES RESIDENTIAL ACCESSORY DWELLING USE PERMIT

PLNP2012-UPP-00128

Date

PROJECT NAME

CONTROL NO.

APPLICANT: Julian Cervantes A.P.N.: 126-0490-002 ZONING: A-5
 ADDRESS: 9123 Dillard Road CONTACT PERSON: Julian Cervantes COM. PLAN: _____
Wilton, CA 95693 TELEPHONE: 916-381-3600 GEN. PLAN: AR

REQUEST:

1. A **Use Permit** to allow a 1,200 square foot residential accessory dwelling on approximately 5.4 acres in the A-5 and A-5(F) zones.
2. A **Use Permit** to allow a residential accessory dwelling over 16 feet in overall height.

PRIMARY CPAC Cosumnes ADJACENT CPAC (If Applicable)

HEARING BODY: Planning Commission REVISED APPLICATION: DATE: _____

Planning Department Project Manager: Corinna Sandmeier RETURN BY: _____ (Date)

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT OR TYPE

1. Meeting date(s) at which proposal discussed: 10-24-12

2. Number of council members present: 5 Quorum: YES NO

3. Is the proposal compatible with the area or neighborhood in which proposed: YES NO

4. Summarize neighborhood response or reaction: POSITIVE

5. Motion by: EVAN WINN Seconded by: HURTER

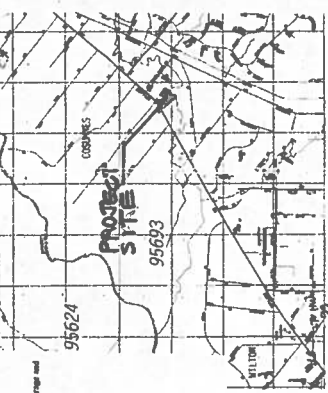
6. Council recommendation: APPROVAL DENIAL CONTINUE Date: _____

7. Council vote on motion to reflect recommendation
 YES: 5 NO: 0 ABSTAIN: _____ ABSENT: 1

8. Comments/conditions on recommendation: _____

Winn Investigating Member Fredrick M. Heege Chairperson or Secretary 10-24-12 Date

FOR ADDITIONAL SPACE PLEASE USE REVERSE SIDE



PROJECT SUMMARY

Order Used: 204 (CIC, CMC, CDC)
 Jurisdiction: Sacramento County Code (Title 9)
 Site Address: 912 Dillard Road, Wilton, CA 95693
 Project Name: CERVAÑES RESIDENCE
 Conditions of Approval File No. 07408-0332
 Zoning: A-3
 Occupancy Group: 10 - Single Family Residential (R-1)
 Communications Type: N/A
 Number of Stories: Two
 Fire Sprinklers: Yes

Home Share Act: 231091.1 (1/3/10 Act)
 Fire Alarm: No
 Fire Alarm Transfer Station: No
 Fire Alarm Transfer Station: No
 Fire Alarm Transfer Station: No

New Building Footprint: 2209 S.F. (0.51%)
 Fire Alarm: No
 Fire Alarm Transfer Station: No
 Fire Alarm Transfer Station: No
 Fire Alarm Transfer Station: No

Owner:
 Julian Cervantes
 912 Dillard Road
 Wilton, CA, 95693

Architect:
 Rudy C. Garcia, Architect (1197)
 730 East Street
 Sacramento, CA 95819
 Phone (916) 715-7119
 Fax (916) 452-8665

DETAILED PLAN SUBMITTALS

1. Fire Sprinkler and Calculations
2. Permit Test Installation
3. Water Main
4. Fire Alarm
5. Site Grading and Private Access Easement

PROJECT SCOPE

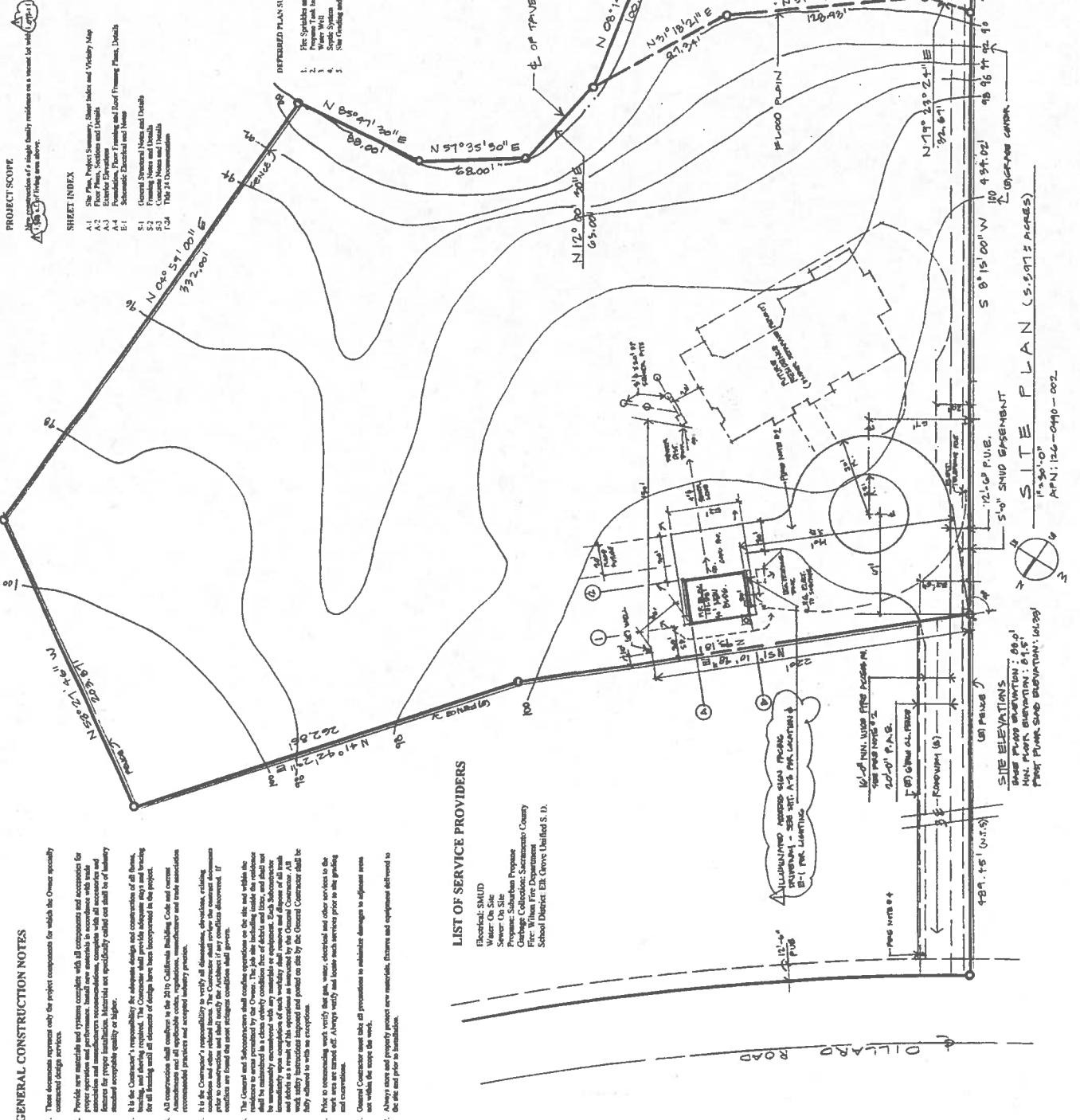
Design of a single family residence on a vacant lot (APN 120-049-002) located on the east side of Dillard Road, Wilton, California.

SHEET INDEX

Site Plan, Project Summary, Sheet Index and Utility Map
 A-1 Floor Plans, Sections and Details
 A-2 Exterior Elevations
 A-3 Foundation, Foundation and Roof Framing Plans, Details
 B-1 Structural Electrical and Mechanical
 S-1 General Structural Notes and Details
 S-2 Foundation Notes and Details
 S-3 Concrete Notes and Details
 T-2A Table 21 Documentation

FIRE SPRINKLER GENERAL NOTES

1. The fire sprinkler design shall be submitted to the Wilton Fire Protection District for approval prior to the fire sprinkler system installation. The fire sprinkler system shall be installed in accordance with the Fire Protection District's Fire Sprinkler System Installation Manual (2009) and the California Fire Sprinkler Code (2007).
2. The fire sprinkler system shall be installed in accordance with the Fire Protection District's Fire Sprinkler System Installation Manual (2009) and the California Fire Sprinkler Code (2007).
3. The fire sprinkler system shall be installed in accordance with the Fire Protection District's Fire Sprinkler System Installation Manual (2009) and the California Fire Sprinkler Code (2007).
4. The fire sprinkler system shall be installed in accordance with the Fire Protection District's Fire Sprinkler System Installation Manual (2009) and the California Fire Sprinkler Code (2007).
5. The fire sprinkler system shall be installed in accordance with the Fire Protection District's Fire Sprinkler System Installation Manual (2009) and the California Fire Sprinkler Code (2007).



GENERAL CONSTRUCTION NOTES

1. These documents represent only the project components for which the Owner expressly contracted design services.
2. Provide any materials and systems consistent with all component and accessories for installation and construction. The Contractor shall verify the correct dimensions and manufacturer's recommendations, complete with all accessories and finishes for proper installation. Materials not specifically called out shall be of industry standard acceptable quality or higher.
3. It is the Contractor's responsibility to verify the alignment, design and construction of all lines, including utility lines, and to coordinate with the appropriate agencies and utilities for all lines to be installed. The Contractor shall verify the correct dimensions and manufacturer's recommendations, complete with all accessories and finishes for proper installation. Materials not specifically called out shall be of industry standard acceptable quality or higher.
4. All construction shall comply with the 2010 California Building Code and all other applicable codes and regulations. The Contractor shall verify the correct dimensions and manufacturer's recommendations, complete with all accessories and finishes for proper installation. Materials not specifically called out shall be of industry standard acceptable quality or higher.
5. It is the Contractor's responsibility to verify all dimensions, elevations, including conditions and other related items. The Contractor shall verify the correct dimensions and manufacturer's recommendations, complete with all accessories and finishes for proper installation. Materials not specifically called out shall be of industry standard acceptable quality or higher.
6. The Owner and Subcontractor shall coordinate on the site and within the project area. The Contractor shall verify the correct dimensions and manufacturer's recommendations, complete with all accessories and finishes for proper installation. Materials not specifically called out shall be of industry standard acceptable quality or higher.
7. Prior to commencing work, verify the gas, water, electrical and other services to the work area are correct. Always verify and locate such services prior to the grading and construction.
8. General Contractor must take all precautions to minimize damage to adjacent areas and to protect the work.
9. Always store and properly protect any materials, fixtures and equipment delivered to the site and prior to installation.

LIST OF SERVICE PROVIDERS

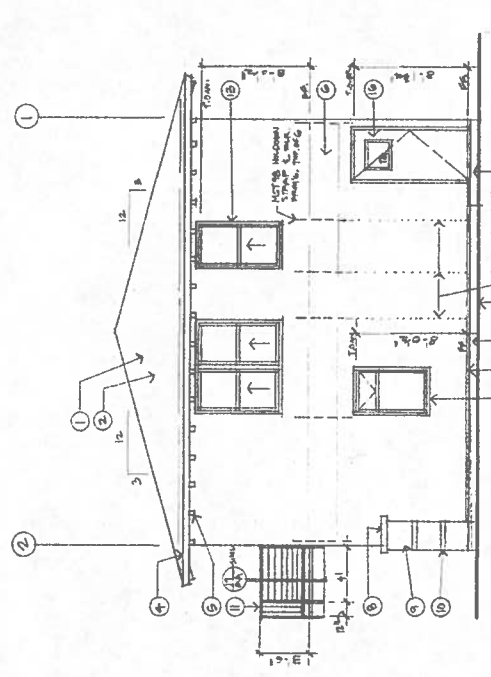
Electrical: SMUD
 Water: On Site
 Sewer: On Site
 Fire: Wilton Fire Department
 Fire: Wilton Fire Department
 School District: ER Grove Unified S.D.

SITE ELEVATIONS

Grade Floor Elevation: 88.0'
 Min. Floor Elevation: 81.5'
 First Floor Sub Elevation: 101.99'

APN: 120-049-002

SITE PLAN (5,597 ± ACRES)



- Material Legend**
- 1. Clear (flat) window systems w/ 2 layers of 3/8" flat glass
 - 2. Paint all roof, eave, and trim with white
 - 3. Integrate the roof system, paint in match roof color
 - 4. 5" Open gable, awnings, w/ 2x4 downspouts
 - 5. Flash beams sloped (4/8) set over 2x4 trim overhangs
 - 6. 2x4 trim overhangs w/ 1/2" gap and (type 1) paper, final coat with integral color and imperfect texture finish
 - 7. Concrete pre-cast stone trim and cap
 - 8. Limestone tile veneer
 - 9. 1/2" x 1/2" x 1/2" square tile
 - 10. Deck framing and trim band
 - 11. Dural pane window w/ vinyl frame
 - 12. High performance low E dual pane window w/ vinyl frame
 - 13. Insulated garage door w/ 2x4 trim and 1/2" gap
 - 14. Pre-bling solid color metal door w/ 1/2" gap and 1/2" gap
 - 15. Insulated garage door w/ arch design and tempered glass upper panels
 - 16. 100 amp electrical panel, recessed
 - 17. Concrete slab on grade
 - 18. Final grading reveal
 - 19. Final grade
 - 20. Street address numbers, 4" high min. w/ contemporary background

