COUNTY OF SACRAMENTO
CALIFORNIA

PLANNING COMMISSION REPORT

For the Agenda of:
January 9, 2017

To: County Planning Commission

From: Department Of Community Development

Subject: PLNP2016-00076. Vong Residential Accessory Dwelling. Request For A Use Permit For A Property Located At 8200 Daisy Hill Drive, Approximately 500 Feet South Of Wildhawk Drive, In The Vineyard Community. Applicant: Huy Vo. APN.: 122-0470-001. Environmental Determination: Exempt

Supervisorial District(s): Kennedy

Contact: Ciara Atilano, Assistant Planner, (916) 874-1628, atilanoc@saccounty.net

Details of Request:
A Use Permit to allow a 1,190 square-foot accessory dwelling unit on approximately 0.92 acres in the AR-1 zone.

Applicant:
Huy Vo
P.O. Box 163686
Sacramento, CA 95829
916-752-2022

Owner:
Eric Vong
8200 Daisy Hill Drive
Sacramento, CA 95829
916-837-8658

Summary of Key Points:

- The applicant proposes installation of an accessory dwelling on the property.
- The accessory dwelling will be accessed from the existing driveway off of Daisy Hill Drive.
- Prior to the revised site plans, the applicant requested a Special Development Permit to deviate from the setback standards from the primary dwelling. With the revised site plans, the applicant no longer needs a Special Development Permit.
- The Vineyard Community Planning Advisory Council (CPAC) met on June 7, 2016 and recommended to "Continue" the proposed project to the August 2, 2016 meeting.
- The Vineyard Community Planning Advisory Council (CPAC) met on August 2, 2016 and recommended "Denial" (5-0-2 absent) of the proposed project.
- Concerns were raised at the Vineyard CPAC meeting related to potential impacts to the neighbor's drainage ditch, Zoning Code development standards and setback requirements, the size of the accessory dwelling, and neighborhood concerns. Impacts

were analyzed by the Department of Water Resources (DWR) and County Staff and found to be negligible.

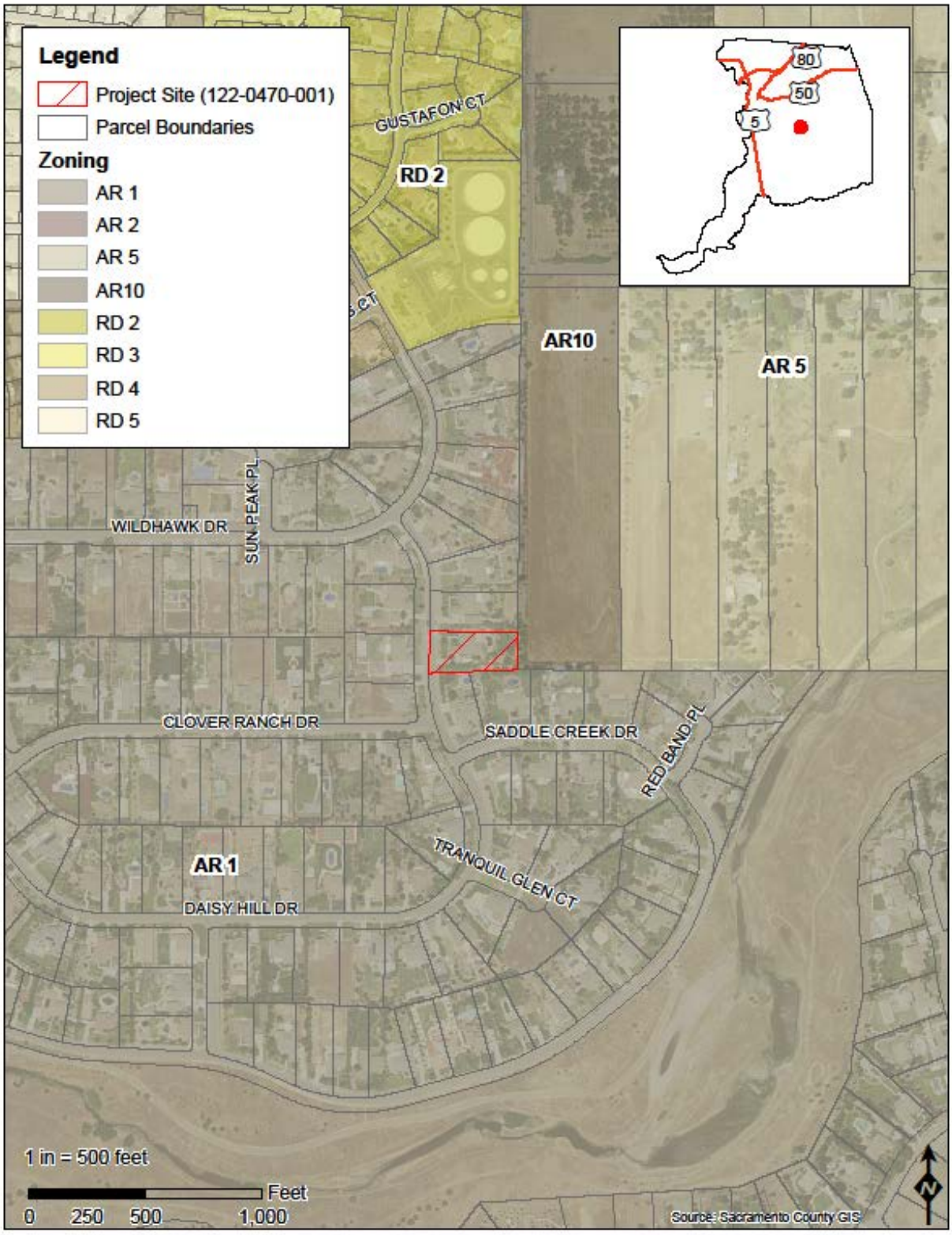
Recommendation:

- Recognize the exempt status of the request under Section 15303 (a) of the California Environmental Quality Act (CEQA).
- Approve the requested entitlement for Use Permit as requested, subject to the findings and the conditions listed in Attachment 2 of this report.
- Mitigation Monitoring and Reporting Program: None

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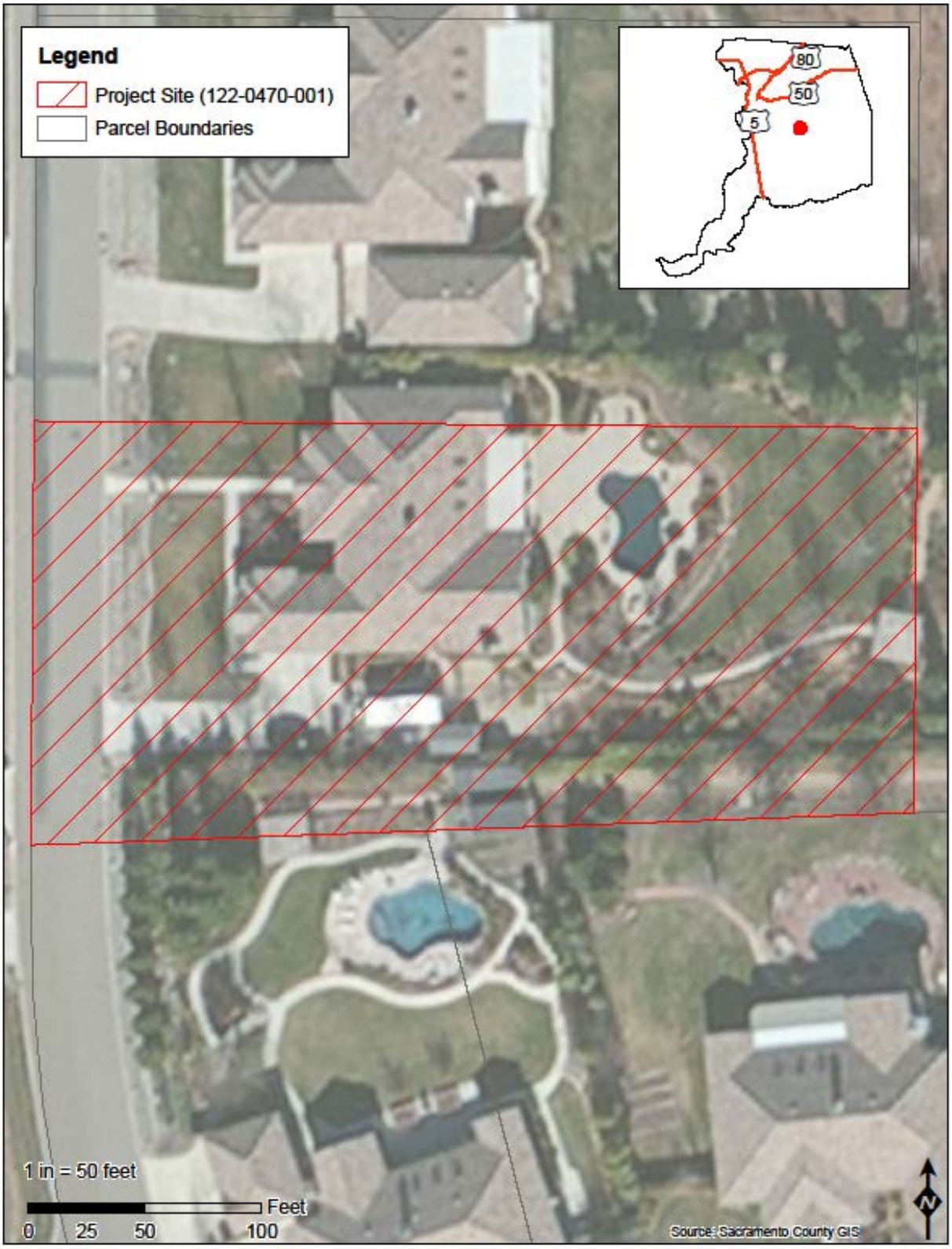
MAPS

Project Site and Area Zoning



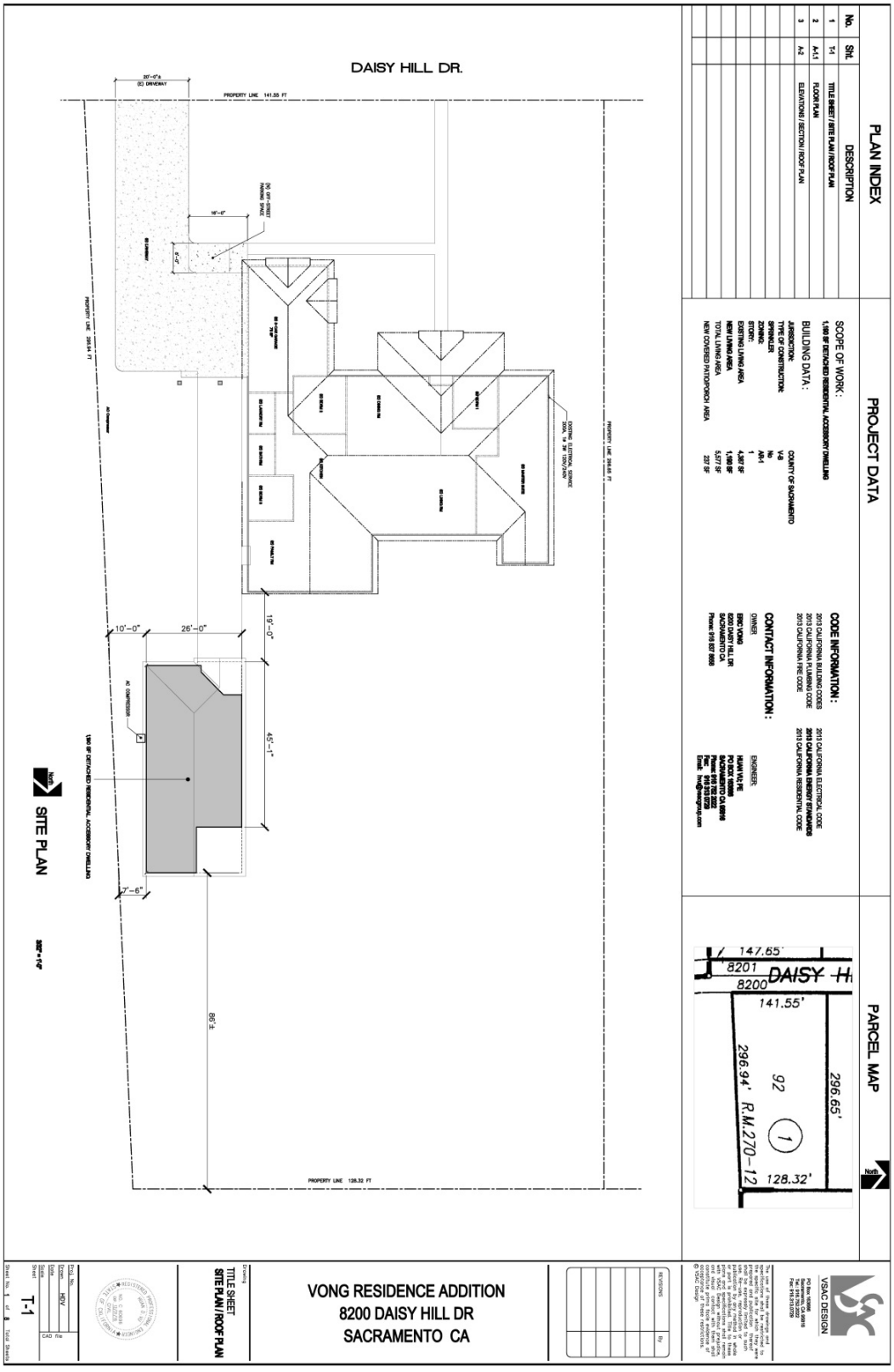
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Aerial View of Project Site



PLNP2016-00076. Vong Residential Accessory Dwelling. Request For A Use Permit For A Property Located At 8200 Daisy Hill Drive, Approximately 500 Feet South Of Wildhawk Drive In The Vineyard Community.

Revised Site Plan – Submitted October 19, 2016



PLNP2016-00076. Vong Residential Accessory Dwelling. Request For A Use Permit For A Property Located At 8200 Daisy Hill Drive, Approximately 500 Feet South Of Wildhawk Drive In The Vineyard Community.

PROJECT HISTORY

County record states that the property was originally established in April 1985 through a Survey Map (No. 039-033) and further divided into its current configuration in 2000 through the Silver Springs North Unit No. 2 Final Map (No. 270-012). The property is zoned AR-1, an agricultural residential zone. The property is located in the Vineyard Community and the Vineyard Springs Comprehensive Plan. The parcel is .92 acres with an existing 4,387 square foot single-story primary home and 711 square foot attached garage. The primary home was built in June 2001 (PHC2001-00189), a patio cover was installed in July 2001 (CBN2001-01763), and the pool and spa were built in August 2001 (SPC2001-00533). The current property owners bought the residence in June 2014. The applicant is requesting to build a 1,190 square foot residential accessory dwelling near the primary home. The application for this residential accessory dwelling was submitted on March 8, 2016.

The Vineyard Community Planning Advisory Council (CPAC) voted to recommend Denial of the project. Pursuant to Section 6.1.2, this requires referral of the project directly to the County Planning Commission, with appeal to the Board of Supervisors. Therefore this project has not been heard by the Zoning Administrator. Furthermore, due the CPAC meeting and community response, the applicant and owner submitted revised site plans on October 19, 2016 moving the residential accessory dwelling farther away from the main dwelling and the side yard property line. Therefore, the project no longer necessitates the Special Development Permit to reduce the distance between the primary dwelling and the accessory dwelling.

PROJECT DESCRIPTION

The applicant is requesting a Use Permit to allow a 1,190 square foot residential accessory dwelling on a .92 acre lot. The accessory dwelling will feature a covered patio and porch, a large dining and living area, a kitchen, a bedroom, a bathroom, and a walk in closet.

The revised residential accessory dwelling, submitted on October 19, 2016, is approximately 162 feet from Daisy Hill Drive (the nearest public street), 19 feet from the main house, and ten and seven feet from the neighboring property line due to the angled nature of this property line. The primary structure and proposed accessory dwelling are accessed from Daisy Hill Drive by an existing 20 foot wide driveway. Per section 5.4.5.C. of the SZC, this residential accessory dwelling requires one parking space. The existing driveway will accommodate the required parking space.

GENERAL PLAN AND COMPREHENSIVE PLAN CONSISTENCY

General Plan Consistency

The General Plan is a set of policies, programs, and maps that form a blueprint for physical development in the unincorporated County. The plan addresses important community issues such as new growth, housing needs, and environmental protection. Its policies are instrumental in planning infrastructure to accommodate future growth. The General Plan designation for the project site is Agricultural-Residential.

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No General Plan policies address this type of request. The project as proposed is consistent with the General Plan in that no policy conflicts have been identified.

Comprehensive Plan Consistency

The subject property is located in the Vineyard Springs Comprehensive Plan. This Plan designates the subject property as AR-1 (Agricultural Residential 1 acre minimum). The Comprehensive Plan has specific Ancillary Dwelling Unit design standards (Page 5-9); however they do not apply to the project because only the first 25 percent of project units within the Vineyard Springs Comprehensive Plan area are subject to those design standards. Ancillary units beyond this 25 percent are subject to the approval of a Conditional Use Permit and are therefore subject to Sacramento County's development standards. For these reasons, the proposed project does not conflict with the Vineyard Springs Comprehensive Plan.

ZONING CODE USE AND DEVELOPMENT STANDARD CONSISTENCY

Zoning Code Use Regulations

Sacramento County Zoning Code Table 3.2, Allowed Accessory Uses, states that residential accessory dwellings are allowed by right in AR-1 zones. Moreover, Sacramento County Zoning Code Section 3.9, Accessory Use Standards, allows accessory dwellings ranging between 600 square-feet and 1,200 square-feet with the attainment of a Conditional Use Permit. The applicant is requesting a 1,190 square foot residential accessory dwelling through the Use Permit process.

Zoning Code Development Standards

Sacramento County Zoning Code Chapter 5, Development Standards, Section 5.4.5, is the development standards for residential accessory dwellings. Table I illustrates the applicable Zoning Code development standards for the proposed project.

Table I
Residential Accessory Dwelling Standards

Standard	Zoning Code Section	Required/Maximum/ Minimum	Proposed
Maximum Height	5.4.5.B (Table 5.10)	16 feet maximum	Complies: 15 feet
Maximum Area	5.4.5.D.6	1,200 square feet maximum (with Conditional Use Permit)	Complies: 1,190 square feet
Setback from public street	5.4.2.B. (Table 5.7)	20 feet minimum	Complies: 162 feet
Setback from primary residence	5.4.5.B. (Table 5.10)	10 feet minimum	Complies: 19 feet
Side yard setback	5.4.2.B. (Table 5.7)	5 feet minimum	Complies: 10 and 7.6 feet
Rear yard setbacks	5.4.2.B. (Table 5.7)	25 feet/10 feet minimum	Complies: 86 feet

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Due to the size of the accessory dwelling, the project necessitates a Conditional Use Permit. With the approval of the Conditional Use Permit the proposed residential accessory dwelling will meet all Zoning Code Development Standards identified in the SZC Section 5.4.5.

DESIGN GUIDELINES CONSISTENCY

The project does not require review under the Countywide Design Guidelines because it is located in a Residential-Agricultural Zoning District (AR-1), which is specifically excluded from Design Review (SZC section 6.3.2.A).

LAND USE AND NEIGHBORHOOD COMPATIBILITY

Table II outlines the existing land uses, zoning, and community plan designations for the subject property and surrounding parcels.

Table II
Existing Land Uses, Zoning, and Community Plan Designations

	Existing Land Use	Zoning Designations	General Plan Designations
Subject Property	Single Family	AR-1	AG-RES
North	Single Family	AR-1	AG-RES
South	Single Family	AR-1	AG-RES
East	Large Dry Pasture and Single Family Home	AR-10 and AR-5	AG-RES
West	Single Family	AR-1	AG-RES

Land Use Compatibility

The surrounding area has Agricultural Residential zoning. The project site and surrounding area to the north, west, east, and south is agricultural-residential in nature, mainly consisting of one acre parcels with single family homes and casitas or detached garages. The surrounding area is developed with numerous accessory structures, due to the Silver Springs North Unit No. 1 Accessory Dwelling Use Permit (Control No.: 000553), which allowed the construction of accessory dwelling units (1,000 square foot maximum) on approximately 35 lots in the Silver Springs North Unit No. 1 Subdivision. The project is located within Silver Springs North Unit No. 2 Subdivision, located directly next to the Silver Springs North Unit No. 1 Subdivision. Due to this, the proposed 1,190 square foot residential accessory dwelling is fairly compatible with the surrounding neighborhood. Moreover, the proposed dwelling will be set back from Daisy Hill Drive a significant distance behind the primary home. It will be approximately seven and ten feet away from the nearest property line to the south. Parking for both dwellings is accommodated by the current driveway.

The neighboring property owner to the south has stated a concern that the proximity of the accessory dwelling to their property line would impinge on privacy. In addition, the neighbor stated that the casitas/accessory dwellings in the neighborhood are typically out of prime view and are smaller in size. The original plans for the accessory dwelling included a Special

Development so it could be in closer proximity to the main home to allow a family member close access. However, due to this neighbor's concern and the concern of the Vineyard CPAC, the applicant has submitted a revised site plan, on October 19, 2016, with the accessory dwelling approximately ten and seven feet away from the property line rather than five feet away. Staff has reviewed the placement and size of the accessory dwelling and has determined that the accessory dwelling meets all required setbacks from property lines and the main home. In addition, as previously mentioned, the size of the dwelling is fairly consistent with the surrounding neighborhood. Due to this, staff supports the revised location of the accessory dwelling.

ENVIRONMENTAL DETERMINATION

The project has received a Categorical Exemption under the New Construction or Conversion of Small Structures, Section 15303(a), of the California Environmental Quality Act (CEQA). The project consists of the placement of a residential accessory dwelling on the property, not exceeding the maximum allowable number of structures on any legal parcel, and is therefore exempt from the provisions of CEQA.

DRAINAGE AND FLOOD CONCERNS

A concern regarding the accessory dwelling's potential impact to the local drainage swale on the neighboring property to the south was raised on May 9, 2016 in a letter submitted by the neighboring property owner, Jim Lichtenberg, and in a presentation at the June 7, 2016 Vineyard CPAC meeting. Specifically, Jim Lichtenberg raised concerns that the proposed accessory dwelling's location will block the flow of water to the street or push potential flood water onto his property.

In response to the concerns raised, the County has received comments from the Department of Water Resources stating they do not have any conditions or concerns regarding the project. The Department of Water Resources was made aware of the neighbor's concern and their Staff has stated that the accessory dwelling will not affect the drainage, since the swale and easement are entirely on the properties south of the applicant. In addition, Water Resources Staff notes that the drainage swale was sized to accommodate the drainage based on the zoning for all the parcels in the watershed, which include the AR-1 zoning for this parcel.

COMMUNITY RESPONSE AND COMMUNITY PLANNING ADVISORY COUNCIL (CPAC) REVIEW

Community Planning Advisory Council (CPAC) Review

Vineyard Community Planning Advisory Council (CPAC) met on both June 7, 2016 and August 2, 2016. At the June 7, 2016 meeting, the project was continued to the August 2, 2016 meeting due to the concerns brought to light by the immediate neighbor to the south of the project property, Jim Lichtenberg. Mr. Lichtenberg opposed the location of the proposed accessory dwelling and provided a substantial letter (Attachment 8, Letter B) reiterating his concerns for the project. More detail regarding these concerns can be found in the "Community Response" section. With this in mind, Mr. Lichtenberg did not oppose the accessory dwelling, but wanted it

to be in a better location. As a result of Mr. Lichtenberg's concerns, the CPAC did not appear inclined to recommend approval and continued the item to the August 2, 2016 meeting; advising the applicant he had more work to do and to work with the neighbor. They also requested additional clarification from the Planning and Environmental Review (PER) Department for the next meeting (Attachment 5).

As previously mentioned, the Vineyard CPAC met again on August 2, 2016 where they were presented with several neighbors, in addition to Jim and Linda Lichtenberg, who all voiced their concerns regarding the project. Specifically, Jim and Linda Lichtenberg continued to voice concerns about the proximity (five feet) from their yard which is developed with a pool, cabana, and etc. Approximately six other neighbors spoke with concerns about the size and placement of the accessory unit. All noted that it is common to have Casitas in this Silver Springs neighborhood, that they appreciated that the applicant is building this for their parents, and don't inherently oppose a unit. However, they all felt it should be smaller and/or located in a different place on the lot or, at a minimum, follow the CC&R's which require a 10-foot setback from the side fence.

Due to the concerns raised by the community, the Vineyard CPAC recommended denial 5-0 with 2 absent; however, gave specific direction about modifications that could be made that the CPAC would support. They do not oppose construction of an accessory unit, but oppose the size, the specific location, and the design as proposed by the applicant. They chose in part to recommend denial so that the item could be heard by the Planning Commission rather than at the ZA level given the number of residents and concerns expressed. They did not vote for an appeal. Conditions recommended by the Vineyard CPAC include:

- Mirror the floor plan so that the narrower portion of the building is on the neighbor's side.
- Reduce the size of the unit to no more than 1,000 square feet.
- Consider moving the unit to a different location on the lot.
- Increase the fence height to 7 feet to mitigate for privacy.
- The unit must be a minimum of 10 feet from the side yard.
- The unit should be consistent with other Casitas/accessory units in the Silver Springs community.
- Do not charge additional fees for moving this from the ZA to Planning Commission level.

The August 2, 2016 Vineyard CPAC Referral are attached to this report as well (Attachment 6).

Community Response

It is Sacramento 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. With this in mind, the county provided a written notice to all residents within a 500-foot radius for both the June 7, 2016 and August 2, 2016 Vineyard Community Planning Advisory Council (CPAC) meetings.

Through this outreach, one public comment letter has been received, from Jim and Linda Lichtenberg, owner of the residential property to the south of the subject property. Concerns raised in their letter included:

1. Deviations from zoning setback requirements
2. Orientation of home to the construction property
3. Drainage and flood concerns
4. Accessory dwellings typically out of prime view
5. Removal of tree screen
6. Earlier room addition
7. Greenery screening the new building
8. Private impact
9. Added privacy concerns
10. Neighborhood property tax impact
11. Possible alternatives

The letter was received on May 5, 2016 and is attached to the report (Attachment 8, Letter A). Jim and Linda Lichtenberg also presented another letter (Attachment 8, Letter B) to the Vineyard CPAC on June 7, 2016 reiterating similar concerns as the first letter. Overall, the immediate neighbors were unpleased with the original site plans for the proposed accessory dwelling.

PROJECT ANALYSIS

The proposal is consistent with relevant County plans and ordinances, including the Sacramento County Zoning Code development standards for accessory structures. The project, as proposed, is compatible with the surrounding land uses. Moreover, the revised site plan for the accessory dwelling follows some of the recommendations made by the Vineyard CPAC. Specifically, the applicant has moved the location of the dwelling farther behind the primary dwelling, so it no longer necessitates a Special Development Permit, and the dwelling is 10 and 7.6 feet away from the neighboring property line. The new location and setbacks mitigate the neighbor's privacy concerns, since it will no longer be directly behind their property, and it will no longer be visible from Daisy Hill Drive. Furthermore, it was determined that the proposed dwelling would not impact the local drainage swale or contribute to increased issues. Therefore, several of the issues raised at the Vineyard CPAC meeting have been addressed. For these reasons, staff recommends approval of this proposal, with findings and conditions as listed in Attachment 2.

Attachments

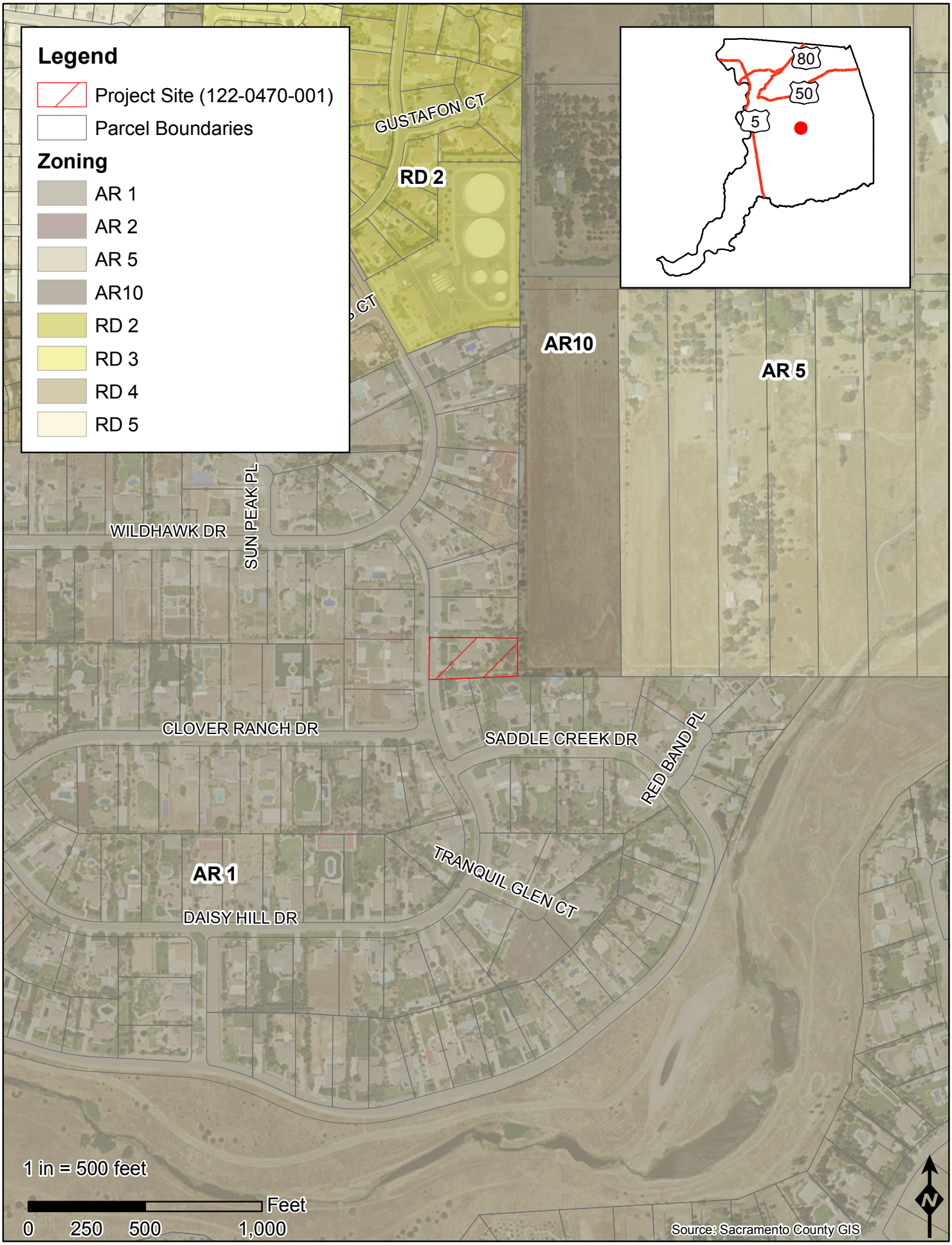
ATT 1 - Vicinity Map
ATT 2 - Findings and Conditions
ATT 3 - Draft Conditional Use Permit

PLNP2016-00076. Vong Residential Accessory Dwelling. Request For A Use Permit For A Property Located At 8200 Daisy Hill Drive, Approximately 500 Feet South Of Wildhawk Drive In The Vineyard Community.

ATT 4 - Exhibits
- EXH A - Site Plan
- EXH B - Floor Plan
- EXH C - Elevations

ATT 5 - CPAC Referral, June 7, 2016
ATT 6 - CPAC Referral, August 2, 2016
ATT 7 - Context Photos (4)
ATT 8 - Public Comments
- Letter A - Jim Lichtenberg (May 9, 2016)
- Letter B - Jim Lichtenberg CPAC Letter (June 7, 2016)

ENV DOC – Notice of Exemption



PC ATTACHMENT 1

ATTACHMENT 2
Findings and Conditions of Approval
Control Number PLNP2016-00076
UPZ (Use Permit)

Project Findings
The entitlement that the finding is for is denoted at the end of the finding as an abbreviation (i.e. ***SDP***) or if the finding is for all entitlements then it will be indicated by "***All***".

1. The request is consistent with the County General Plan Map Agricultural-Residential Designation and Text in that no policy conflicts have been identified. "***All***"
2. The request is consistent with the Vineyard Community Plan Text and Map. "***All***"
3. The proposed development will conform to applicable Zoning Code regulations, including Sections 3.9.3.D (Accessory Use Standards) and 5.4.5 (Accessory Use Development Standards). "***All***"
4. The project has exempt status under Section 15303(a) of the California Environmental Quality Act (CEQA). "***All***"
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 the 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. No land use impacts have been identified.
    b. Neighborhood concerns have been identified with the request related to potential impacts to the neighbor's drainage ditch, Zoning Code development standards and setback requirements, and the size and visibility of the accessory dwelling. Impacts were analyzed by the Department of Water Resources (DWR) and County Staff and found to be negligible. Therefore, several of the issues raised at the Vineyard CPAC meeting have been addressed. "***All***"

Condition/Mitigation Measure and Responsible Agency
The conditions are formatted with the Responsible Agency as headings. The timing or implementation of the condition is at the beginning of the condition in ALL CAPITAL LETTERS. The entitlement that the condition is for is denoted at the end of the condition as an abbreviation (i.e. SDP) or if the condition is for all entitlements then it will be indicated by "***All***".

Sacramento County Department of Planning and Environmental Review (PER)
1. 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. "***All***"
2. PRIOR TO ISSUANCE OF FINAL BUILDING PERMIT: The final development plans shall be found to be in substantial compliance with Attachment 4 – Exhibits: Site Plan (EXH A), Floor Plan (EXH B), and Elevations (EXH C). "***All***"

Sacramento County Department of Transportation (DOT)
3. ONGOING: Any proposed project not incorporating an entry design that will accommodate

access control gates pursuant to Sacramento County Code 17.04, Section 503.6.1 shall not be approved for future access control gates. Any proposed access gates need to meet the setback and visibility requirements. Note: Gate plan submittal is a separate submittal process. "***All***"

4. ONGOING: All building, fence, and gate setbacks shall be based on the ultimate right-of-way, all of which must be shown on the project site exhibit and the building plans. "***All***"

Sacramento County Environmental Management Department (EMD)

5. PRIOR TO ISSUANCE OF A FINAL BUILDING PERMIT: The accessory dwelling must be connected to the public water system. "***All***"
6. PRIOR TO ISSUANCE OF A FINAL BUILDING PERMIT: The accessory dwelling must be connected to the public sewer system. "***All***"

Sacramento County Engineering Division – Special Districts Section

7. PRIOR TO ISSUANCE OF A FINAL BUILDING PERMIT: The property owner shall comply with Chapter 16.83 of the Sacramento County Code and shall follow the development fee payment procedures outlined in the Vineyard Fee Program, including any amendments and revisions adopted by the Board of Supervisors. "***All***"

Sacramento Area Sewer District (SASD)

8. PRIOR TO ISSUANCE OF A BUILDING PERMIT: Expansion of this property may require payment of sewer impact fees to both SASD and Regional San, in accordance with each District's Ordinances. Applicant should contact Permit Services Unit at (916) 876-6100 for sewer impact fee information. "***All***"

Advisory Notices

Sacramento Area Sewer District (SASD)

1. The existing building is currently connected to public sewer. Sewer service shall continue to be provided by SASD infrastructure to the existing sewer service lateral. Required modifications, if any, shall be to the satisfaction of SASD. SASD Design Standards apply to any sewer construction and/or modification.
2. Each lot and each building with a sewage source shall have a separate connection to the SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or SASD public sewer line.

Acronyms and Abbreviations

Hearing Bodies and Advisory Committees

COPC Planning Commission

Entitlements

UPZ Use Permit - ZA

THE FOLLOWING IS A COMPLETE SET OF CONDITIONS, INCLUDING APPLICABLE AMENDMENTS, APPROVED BY THE COUNTY PLANNING COMMISSION ON (1-9-17).

USE PERMIT

Sacramento County
County Planning Commission

Hearing January 9, 2017

Control No.: PLNP2016-00076
Assessor's Parcel No.: 122-0470-001
Zoning: AR-1(Agricultural Residential – 1 Acre Minimum)
Property Location: The property is located at 8200 Daisy Hill Drive, in the Vineyard community.

APPLICANT:

Huy Vo
P.O. Box 163686
Sacramento, CA 95829
916-752-2022

OWNER:

Eric Vong
8200 Daisy Hill Drive
Sacramento, CA 95829
916-837-8658

1. **PERMISSION IS GRANTED TO USE THE SUBJECT LOCATION FOR THE FOLLOWING DESCRIBED USE:** A Use Permit to allow a 1,190 square-foot accessory dwelling unit on approximately 0.92 acres in the AR-1 zone.

ENVIRONMENTAL DETERMINATION: The County Planning Commission recognized the EXEMPT status of the request under Section 15303 (a) of the California Environmental Quality Act (CEQA).

CONDITIONS:

1. Specific conditions will be listed here **(FINAL CONDITIONS TO BE ADDED AFTER THE HEARINGS ARE COMPLETE – SEE ATTACHMENT 2 FOR DRAFT CONDITONS PRIOR TO THE HEARING.)**

FINDINGS:

1. **(FINAL FINDINGS TO BE ADDED AFTER THE HEARINGS ARE COMPLETE – SEE ATTACHMENT 2 FOR DRAFT FINDINGS PRIOR TO THE HEARING)**

<u>CAUTION:</u> THIS USE PERMIT IS OF NO FORCE AND EFFECT UNTIL THE EXPIRATION OF A 10-DAY APPEAL PERIOD FROM AND AFTER THE DATE OF THE HEARING ON THE USE PERMIT.

This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures. All costs incurred by the County to enforce the conditions listed in this permit shall be the responsibility of the permit holder and/or property owner. The above use will not be conducted to constitute either a public or private nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any construction is planned.

A use permit, if not used for the purpose for which it was granted, shall lapse and shall become void three years following the date on which the permit became effective, unless by condition of the permit a greater time is allowed, or upon the expiration date of a valid building permit obtained after the grant of the use permit, whichever date is last to occur.

SACRAMENTO COUNTY PLANNING COMMISSION

BY:_____

FLORENCE EVANS, *Secretary*

PLAN INDEX

No.	Sht.	DESCRIPTION
1	T-1	TITLE SHEET / SITE PLAN / ROOF PLAN
2	A-1.1	FLOOR PLAN
3	A-2	ELEVATIONS / SECTION / ROOF PLAN

PROJECT DATA

SCOPE OF WORK :

1,190 SF DETACHED RESIDENTIAL ACCESSORY DWELLING

BUILDING DATA :

JURISDICTION:	**COUNTY OF SACRAMENTO**
TYPE OF CONSTRUCTION:	**V-B**
SPRINKLER	**No**
ZONING:	**AR-1**
STORY:	**1**
EXISTING LIVING AREA	**4,387 SF**
NEW LIVING AREA	**1,190 SF**
TOTAL LIVING AREA	5,577 SF
NEW COVERED PATIO/PORCH AREA	237 SF

CODE INFORMATION :

2013 CALIFORNIA BUILDING CODES	2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE	**2013 CALIFORNIA ENERGY STANDARDS**
2013 CALIFORNIA FIRE CODE	2013 CALIFORNIA RESIDENTIAL CODE

CONTACT INFORMATION :

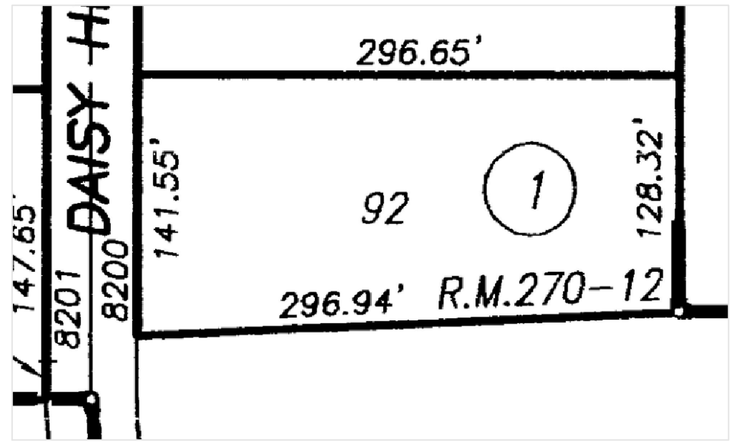
OWNER

ERIC VONG
8200 DAISY HILL DR
SACRAMENTO CA
Phone: 916 837 8658

ENGINEER:

HUAN VU; PE
PO BOX 163686
SACRAMENTO CA 95816
Phone: 916 752 2022
Fax: 916 313 0729
Email: hvu@vsacgroup.com

PARCEL MAP

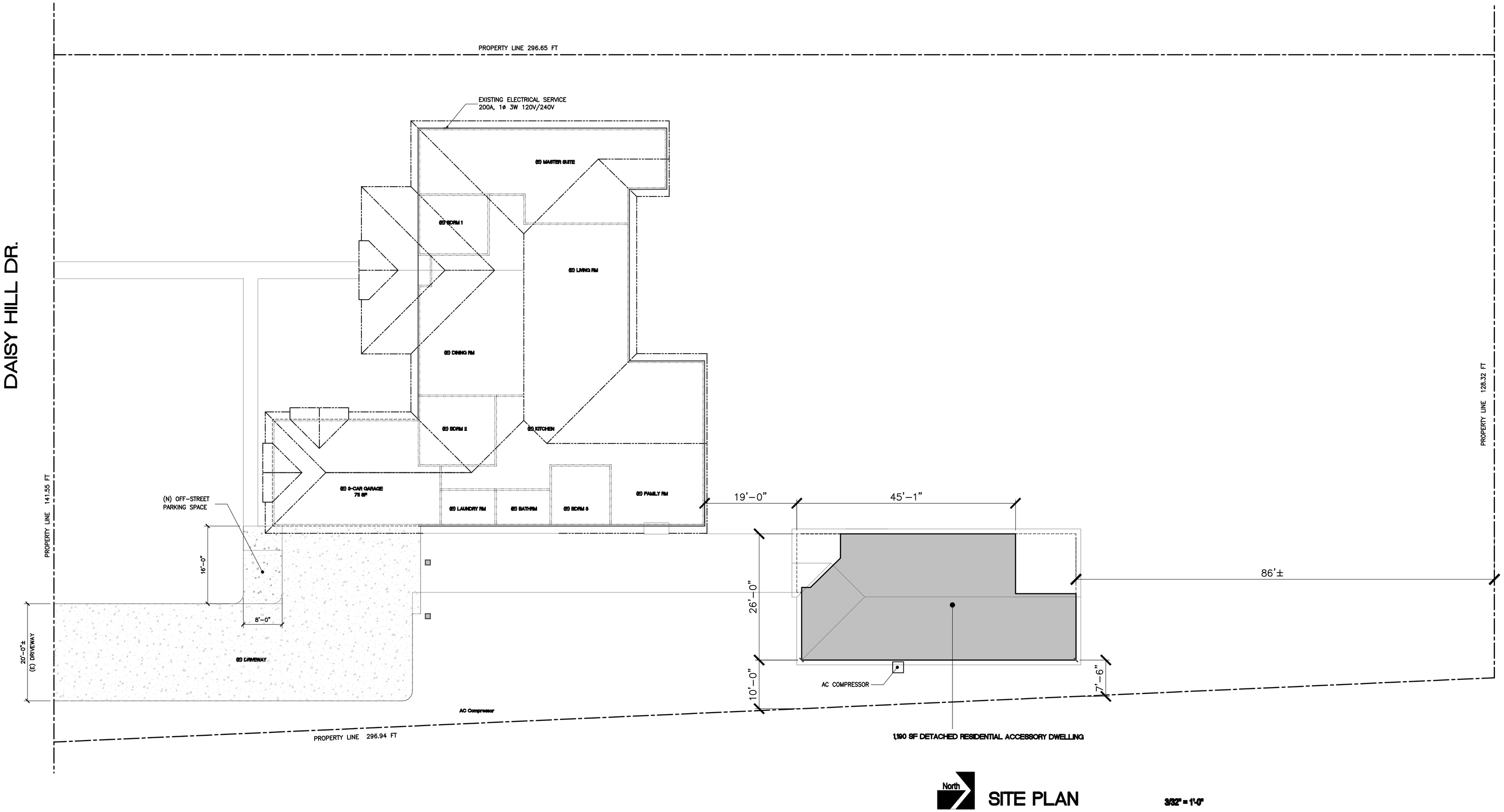


VSAC DESIGN
PO Box 163686
Sacramento, CA 95816
Tel.: 916.752.2022
Fax: 916.313.0729

The use of these drawings and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Re-use, reproduction or publication by any method in whole or part is prohibited. Title to these plans and specifications shall remain with VSAC Design without prejudice, and visual contact with them shall constitute prima facie evidence of acceptance of these restrictions.
© VSAC Design

PC ATTACHMENT 4

REVISIONS	By



North **SITE PLAN** 3/32" = 1'-0"

VONG RESIDENCE ADDITION
8200 DAISY HILL DR
SACRAMENTO CA

Drawing

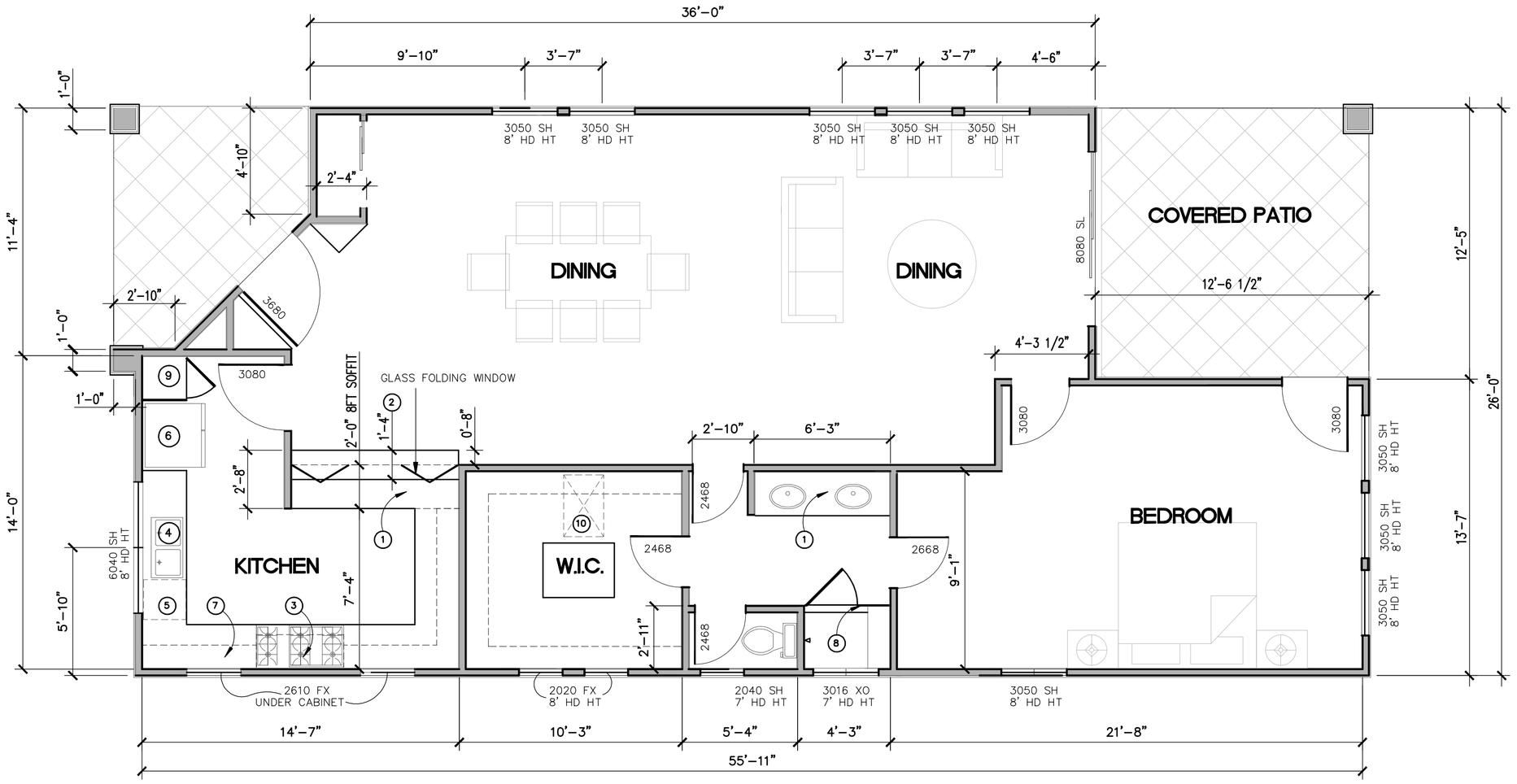
TITLE SHEET
SITE PLAN / ROOF PLAN

REGISTERED PROFESSIONAL ENGINEER
HUAN D. VU
NO. C 60696
EXP. 12/31/16
CIVIL
STATE OF CALIFORNIA

Proj. No.	
Drawn	HDV
Date	
Scale	
Sheet	T-1

CAD file

Sheet No. 1 of 8 Total Sheets



1 FLOOR PLAN

1/4" = 1'-0"

1,190 SF ADDITION

North

(#) FLOOR PLAN NOTES:

1. 36" HIGH COUNTER/CABINET
2. 42" HIGH COUNTER/CABINET
3. 36" GAS RANGE/OVEN W/ HOOD
4. DOUBLE SINK W/ ELEC. GARBAGE DISPOSAL
5. DISHWASHER
6. 39" REFRIG. SPACE W/ HOSE BIB
7. OVERHEAD CABINET
8. TEMPERED GLASS SHOWER SURROUND
9. PANTRY
10. 22"x34" ATTIC ACCESS

DOORS + WINDOWS NOTES:

1. ALL EXTERIOR DOORS ARE 1 3/4" THICK SOLID CORE
2. ALL INTERIOR DOORS ARE 1 3/8" THICK
3. GLASS SLIDING DOOR AND GLAZING WITHIN 24" OF A DOOR SHALL BE TEMPERED.

BF	Bifold	SC	Solid Core
BP	Bipass	SCL	Self-Closed
CSMT	Casement	SECT	Sectional
DA	Double Action	SH	Single Hung
DBL	Double	SL	Slider
FX	Fixed	STL	Steel
FBGL	Fiberglass	T	Tempered
GL	Glass	V	Viewer
HC	Hollow Core	XO	Cross Opening
MTL	Metal	WS	Weather Strip

VSAC DESIGN

PO Box 163686
Sacramento, CA 95816
Tel.: 916.752.2022
Fax: 916.313.0729

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REVISIONS	By

PC ATTACHMENT 4

VONG RESIDENCE ADDITION
8200 DAISY HILL DR
SACRAMENTO CA

Drawing

FLOOR PLAN

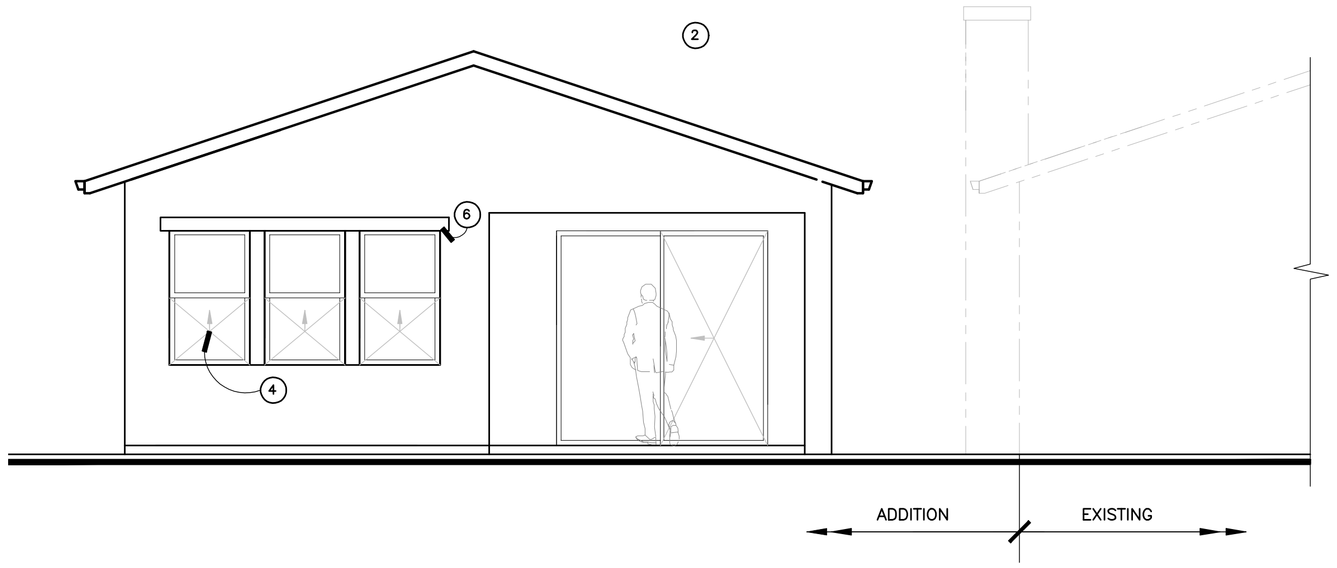
REGISTERED PROFESSIONAL ENGINEER
HUAN D. VU
NO. C 60696
EXP. 12/31/16
CIVIL
STATE OF CALIFORNIA

Proj. No.	
Drawn	HDV
Date	9/1/15
Scale	
Sheet	

CAD file

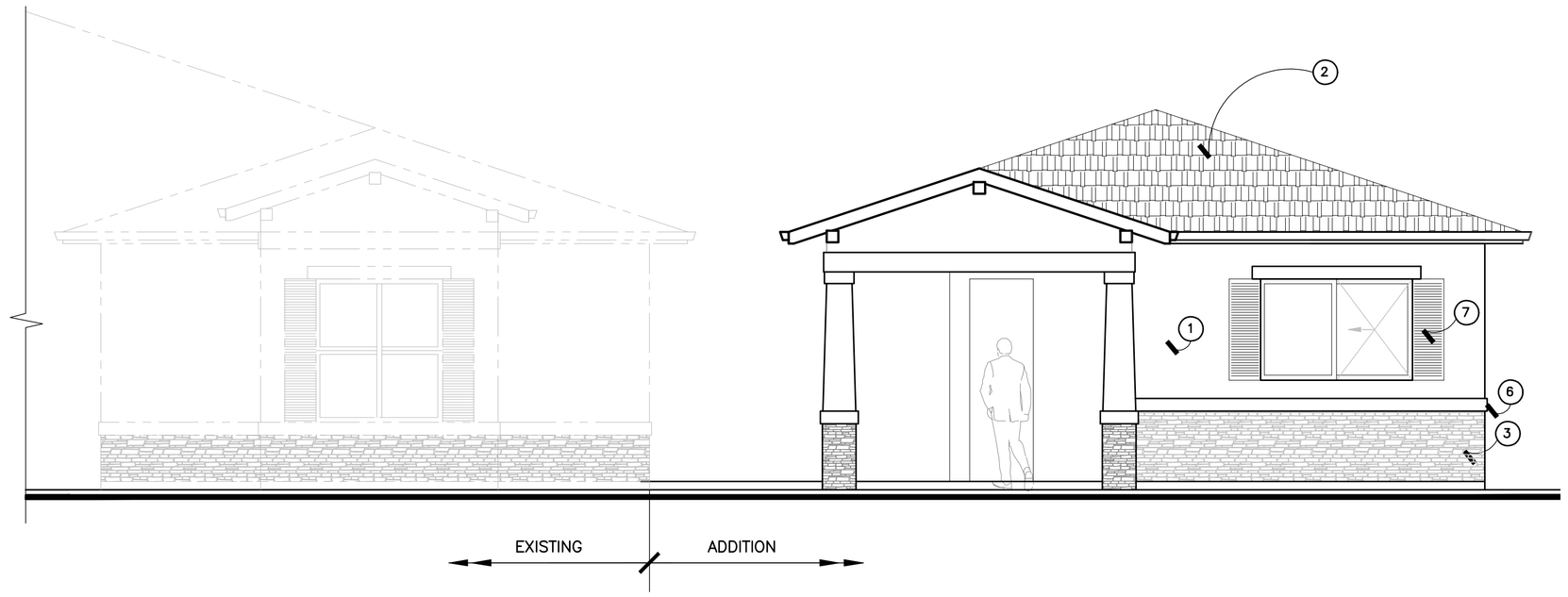
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Sheet No. 2 of 8 Total Sheets



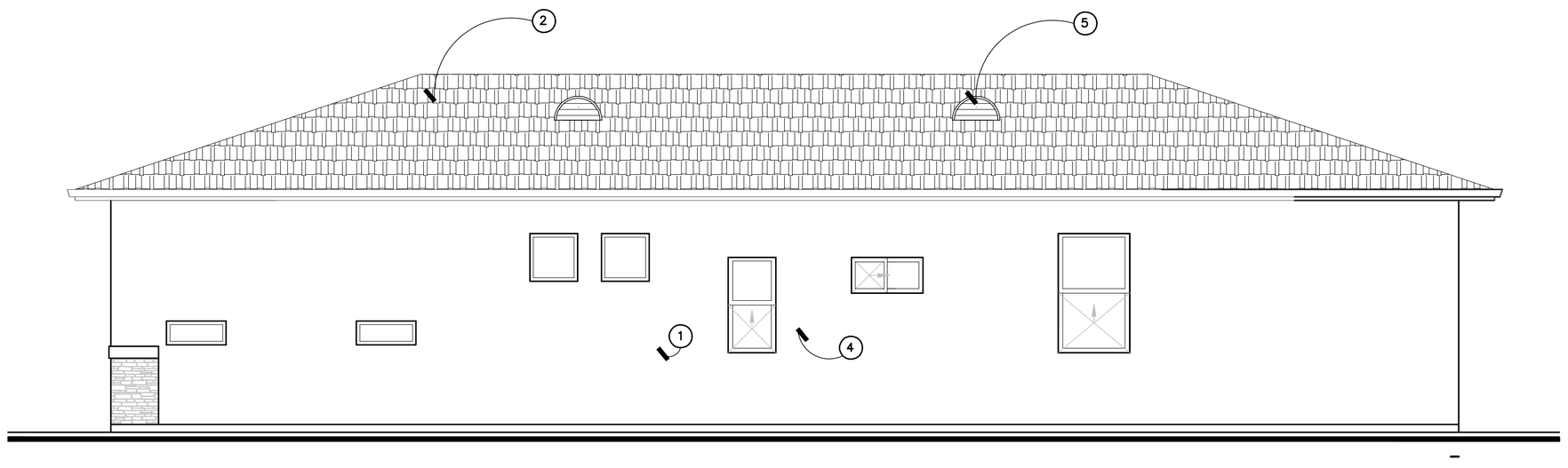
2 REAR/EAST ELEVATION

1/4" = 1'-0"



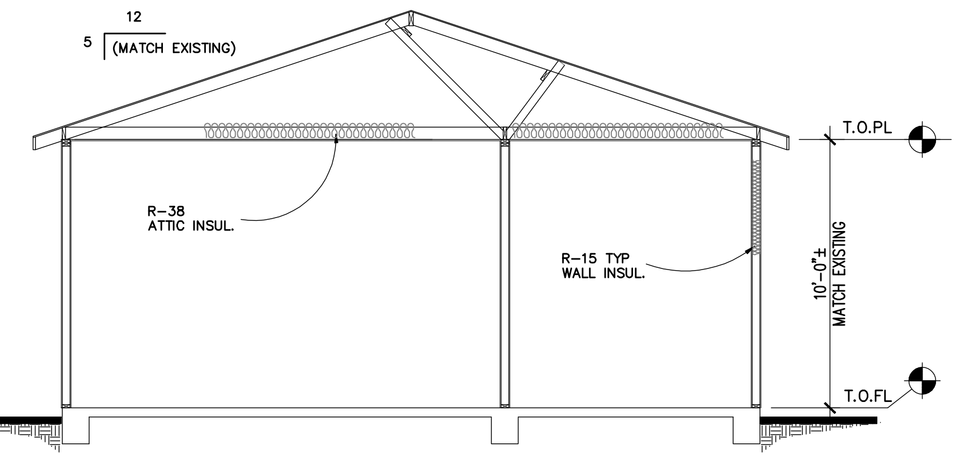
1 FRONT/WEST ELEVATION

1/4" = 1'-0"



3 LEFT/SOUTH ELEVATION

1/4" = 1'-0"



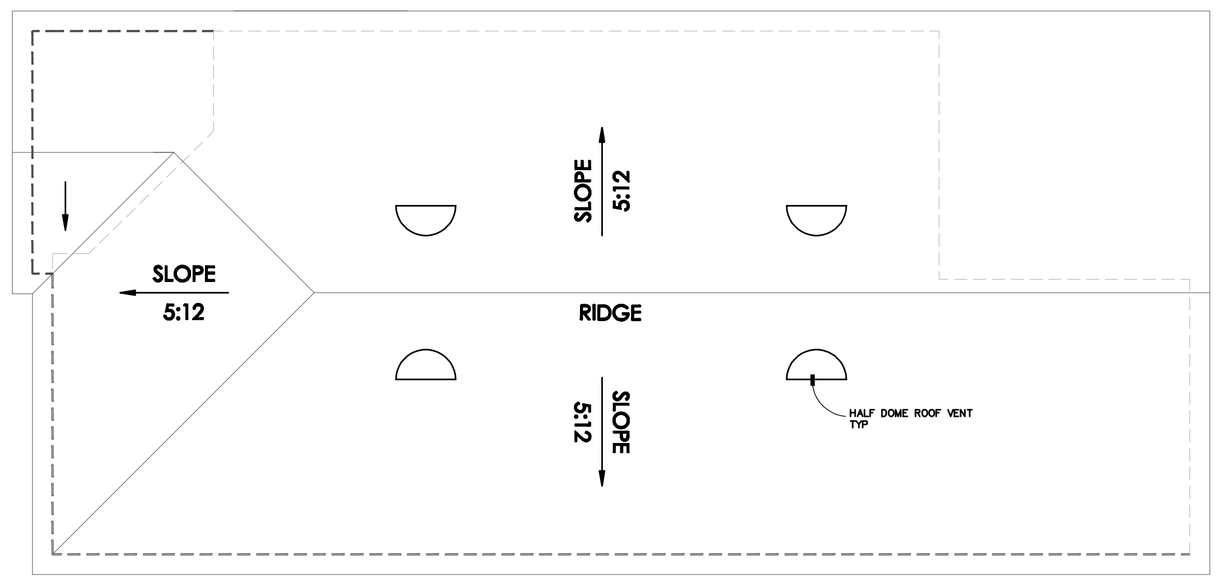
4 SECTION

1/4" = 1'-0"



5 ROOF PLAN

3/16" = 1'-0"



ⓐ ELEVATION NOTES:

1. 2-COATS STUCCO OV/ 1" RIGID INSULATION PROVIDE 2 LAYERS OF GRADE "D" BLDG PAPER WHERE WOOD SHTG. OCCURS. PROVIDE 26 GA WEEP SCREED AT ℄ LINE
2. CONCRETE TILE OV/ 1 LAYER OF 30# FELT
3. VINYL FRAME DUAL PANE WINDOWS
4. 1x4 EIFS TRIM
5. GABLE LOUVER VENT 18"x24"
6. HALF DOME ATTIC VENT 0.69 SQ. FT. NFVA

TYPICAL ROOF NOTES

1. ROOF SLOPES: 5:12 (MATCH EXISTING)
2. EAVES & RAKE ARE TO MATCH EXISTING
3. PROVIDE 26 GA. G.I. VALLEY FLASHING AT ALL ROOF VALLEYS.
4. PROVIDE 5" GUTTER TROUGH W/ 3"ø DOWNSPOUT
5. PROVIDE APPROVED DAMS OR BAFFLES BETWEEN ROOF/CLG FRAMING MEMBERS TO PREVENT EAVE VENT FROM BEING BLOCK. MAINTAIN 2" MIN. CLR BETWEEN ROOF SHTG. AND INSULATION

ROOF VENT CALCULATIONS:

ATTIC VENT IS PROVIDED BY FULL BAY EAVE VENT EVERY 3 BAYS & HALF-DOME DORMER VENTS

ATTIC AREA: 1,630 SF

VENTING REQUIRED : 1,630/300 = 5.43 SF
VENTILATION IS TO BE PROVIDED BY:

1. 4 DORMER VENTS @ 0.69 SF EA = 2.76 SF
2. (8) FULL SCREENED VENT @ 0.34 SF/EA
   TOTAL = 8x0.34 SQ.FT. = 2.72 SF

   TOTAL ROOF ATTIC VENT PROVIDED
   (2.76+2.72) = 5.48 SF

VSAC DESIGN
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Fax: 916.313.0729

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REVISIONS	By

PC ATTACHMENT 4

VONG RESIDENCE ADDITION
8200 DAISY HILL DR
SACRAMENTO CA

Drawing
ELEVATIONS

HUAN D. VO
NO. C 60696
EXP. 12/31/16
CIVIL
STATE OF CALIFORNIA

Proj. No.	
Drawn	HDV
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Sheet	A-2

Sheet No. 4 of 8 Total Sheets

HEARING DATE:	
PLANNER	
NOTICES	

CPAC REFERRAL

UPZ, SPP-add		
CPAC COMMUNITY		
ER RELEASE	Y ☐	N ☐

04/18/2016 (DATE) | Vong Residential Accessory Dwelling (PROJECT NAME) | **PLNP2016-00076** (CONTROL NO.)

APPLICANT:	Huy Vo	APN:	122-0470-001	ZONING:	AR-1
ADDRESS:	P.O. Box 163686	CONTACT:	Huy Vo	COM. PLAN:	AR-1
CITY/STATE:	Sacramento, CA 95829	TELEPHONE:	(916) 752 2022	GEN. PLAN:	AG-RES

REQUEST:
1. A **Use Permit** to allow a 1,175 square-foot attached accessory dwelling unit on approximately 0.92 acres in the AR-1 zone.
2. A **Special Development Permit** to deviate from setback requirements from primary residences. The proposed residential accessory dwelling unit will be connected to the primary residence. (5.4.5.B.)

☒ PRIMARY CPAC **Vineyard** ☐ ADJACENT CPAC (If Applicable) _____

HEARING BODY: Zoning Administrator REVISED APPLICATION: ☐ DATE: _____

Planning Division Project Manager:	**Thomas Vogt**	RETURN BY: _____ DATE:

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT OR TYPE

1. Meeting date(s) at which proposal discussed: _____
2. Number of council members present: _____ Quorum: YES ☐ NO ☐
3. Is the proposal compatible with the area or neighborhood in which proposed: YES ☐ NO ☐
4. Summarize neighborhood response or reaction: See attachment

Motion to table issue until Aug. 2nd 2016
Please see back.

5. Motion by: Tim Seconded by: Jay
6. Council recommendation: **APPROVAL** ☐ **DENIAL** ☐ **CONTINUE** ☐ Date: _____
7. Council vote on motion to reflect recommendation
   YES: 5 **NO:** _____ **ABSTAIN:** _____ **ABSENT:** _____
8. Comments/conditions on recommendation: _____

Investigating Member	Chairperson or Secretary	Date
	SH Trotter Goetze	

Return to: SACRAMENTO COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
827 - 7th Street, Room 225, Sacramento, CA 95814
ATTENTION: CPAC Secretary

ADDITIONAL SPACE

Need clarification from County

(1) Is this a duplex or an accessory dwelling?

(2) Will this dwelling interfere with neighbors drainage ditch.

(3) What are set backs to property line.

(4) What are staff responses to Jim Lichtenberg's concerns?

HEARING DATE:	
PLANNER	
NOTICES	

CPAC REFERRAL

UPZ, SPP-add		
CPAC COMMUNITY		
ER RELEASE	Y ☐	N ☐

08/02/2016 (DATE) | Vong Residential Accessory Dwelling (PROJECT NAME) | **PLNP2016-00076** (CONTROL NO.)

APPLICANT:	Huy Vo	APN:	122-0470-001	ZONING:	AR-1
ADDRESS:	P.O. Box 163686	CONTACT:	Huy Vo	COM. PLAN:	AR-1
CITY/STATE:	Sacramento, CA 95829	TELEPHONE:	(916) 752 2022	GEN. PLAN:	AG-RES

REQUEST:

1. A **Use Permit** to allow a 1,190 square-foot accessory dwelling unit on approximately 0.92 acres in the AR-1 zone.
2. A **Special Development Permit** to deviate from setback requirements from primary residences. (5.4.5.B.)

☒ PRIMARY CPAC **Vineyard** ☐ ADJACENT CPAC (If Applicable)

HEARING BODY: Zoning Administrator

REVISED APPLICATION: ☒ DATE: 06/17/2016

Planning Division Project Manager:	**Ciara Atilano**	RETURN BY: DATE:

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT OR TYPE

1. Meeting date(s) at which proposal discussed: 8/2/16
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: neighbors are concerned that it is not consistant with the neighborhood and they will lose their privacy and their property value will go down.
5. Motion by: Tammy Trujillo Seconded by: Jag Nagendra
6. Council recommendation: **APPROVAL** ☐ **DENIAL** ☒ **CONTINUE** ☐ Date:
7. Council vote on motion to reflect recommendation
   YES: 5 **NO:** _____ **ABSTAIN:** _____ **ABSENT:** 2
8. Comments/conditions on recommendation: The CPAC would approve if any of the 4 recommendations made by Ciara Atilanos are made along with the dwelling 10 ft from fence to be constant with the neighborhood and the Dwelling be no larger than 1,000 S/F.

Tim Murphy — **Investigating Member** | Sophia Voetze — **Chairperson or Secretary** | 8/2/16 — **Date**

Return to: SACRAMENTO COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
827 - 7th Street, Room 225, Sacramento, CA 95814
ATTENTION: CPAC Secretary

also CPAC would like to request fees to applicant due to Denial.

REVISED 11/23/2015



1. Existing driveway entrance from Daisy Hill Drive, facing north towards the proposed accessory dwelling location.



2. View of Daisy Hill Drive from existing driveway, facing south.

CONTEXT PHOTO NOS.: 1 & 2	CONTROL #: PLNP2016-00076 PROJECT NAME: VONG RESIDENTIAL ACCESSORY DWELLING	PARCEL NO.: 122-0470-001 DATE: 7-22-16 Page 1 of 2 PC Attachment 7



2. View of the backyard towards the proposed accessory dwelling, facing north.



6. View of the drainage ditch located on the neighbor's property (APN:122-0480-012).

CONTEXT PHOTO NO.: 5 & 6	CONTROL #: PLNP2016-00076 PROJECT NAME: VONG RESIDENTIAL ACCESSORY DWELLING	PARCEL NO.: 122-0470-001 DATE: 7-22-16 Page 2 of 2 PC Attachment 7

Attachment 8

Public Comments:

Letter A - Jim Lichtenberg (May 9, 2016)

Letter B - Jim Lichtenberg CPAC Letter (June 7, 2016)

May 9, 2016

Dear County Representative,

Re: County Control Number PLNP2016-00076

Hello, my name is Jim Lichtenberg. My wife Linda and I own the property next door to 8200 Daisy Hill Drive which is adjacent and to the south of this proposed development expansion. Our property is [redacted] on the corner of Saddle Creek Drive and Daisy Hill Drive with my home facing south and my rear yard property line on the south-facing side of our neighbor's house where the development is proposed. The proposed addition will be right over the rear fence as I stand in my backyard looking north at the current side of my neighbor's primary residence. In other words the expansion of my neighbor's home as proposed will be extending out closer to the rear of my home and right along my rear property line.

I certainly respect my new neighbor's desire to add additional living quarters onto the property that he owns, but I only ask that he and approving authorities at the County take the time to understand the impact his addition will have on the property that I own which is adjacent to his. My neighbor is new to the home in the past 2 years and I've been in my home for the past 15 years. Hopefully, we can work together to mitigate the negative impacts that this newly proposed development presents to me.

My neighbor, who is planning this construction, has not talked to me or mentioned his plans for construction. I only found out about this by a sign planted in my neighbor's front yard by the County of Sacramento.

These are some of my concerns and objections to the proposed development and the exceptions thereto:

1. Deviations from Zoning Setback Requirements. This proposed development with its requested exemptions and deviations really appears to be a "Squeeze-in" and apparently not honoring long-standing set-back requirements, zoning laws and drainage right-of-way easements which really seems unnecessary on a one acre lot and somewhat inconsiderate of the surrounding properties, particularly mine.
2. Orientation of my Home to the Construction Project. A neighborhood development of one-acre residential properties has the appeal of open space with views of the sky and trees on surrounding properties. That's why we moved out here – open spaces, blue sky and trees. This new proposed building pushes much closer to my rear property line (within 5') and it encroaches on those open spaces and the view from my backyard. I

realize this is not unusual, except that my residence is on a corner lot making this new building directly behind my home rather than alongside where it would not be so encroachingly visible. I'm pretty sure that the original developer (JTS homes) did not put a casitas on this lot initially, because of the orientation of my home on the corner with the drainage ditch on my side of the fence and the drainage easements.

3. Drainage and Flood Concerns. A significant drainage ditch is close to the fence and on my side of the fence and runs the full length of the property line to a large drain box. I'm not sure that my neighbor is even aware that this ditch exists so close to his addition. Did anyone check the utility or right-of-way easement on this drainage ditch? This permanent construction would be parallel to and within 10 feet of this drainage ditch which drains 40+ acres of bare land run-off which also contains a dammed lake. This drainage ditch has flooded in the past 15 years with water overflowing the ditch and running through this proposed development site. This new building could be in the path of high waters from the drainage ditch or could be the cause of high water being diverted toward my pool and instead possibly flooding my home. With the high cost of flood insurance, this is not an additional expense I should have to incur to normally protect my property.
4. Accessory Dwellings Typically out of Prime View. There are several casitas (accessory dwellings) in the neighborhood and they are on the side of the primary dwelling, where it also places the accessory dwelling on the side of any adjoining property typically out of eye's view from the adjoining property. In this case, the accessory dwelling is being added on the side of a primary residence, but because I am on the corner with my house facing a different street, this puts the new building right on my rear property line in prime direct view from my back yard. This is highly undesirable for me after waiting years for the trees and bushes that have now matured to provide a screen. I am also concerned that this added structure might have negative impact on my property value as you stand in the back yard and see the wall of a building.
5. Removal of Tree Screen. As it pertains to trees, this building will require removal of some nicely matured trees (granted, on the neighbor's property) but these trees do add to the ambience, to the view and they do currently screen most of the existing walls of the neighbor's primary residence as viewed from my property. It would be nice if this tree screen did not have to be removed.
6. Earlier Room Addition. The existing wall of the primary residence proposed to be expanded closer to my property is already 14' closer to my rear property line than the architect designing the neighborhood and spacing the homes envisioned on these one-acre lots. This attached addition further exacerbates the placement of buildings in relation to lot boundaries. This past expansion resulted from the original owner

enlarging the family room during construction pushing the wall out 14' closer to my property but still leaving adequate space for trees and screening bushes and drainage.

7. Greenery Screening the New Building. I have a swimming pool that is heated with solar. My pool is closest to the rear of my lot so my solar heating panels for the pool are racked out on the ground to be close to the pool in the back corner of my property (adjacent to the fence-line where the new building is proposed). Taking down the existing screen of trees and replacing it with a building that will now be just 5' from the property line gives me no viable option to reestablish a new greenery screen between my existing solar panels and the fence line. I will have no choice but to see the wall of this building with its windows facing my yard for about 30' in length over the fence near my existing solar panel racks.
8. Privacy Impact. In addition to no greenery screen, the elevation drawings show five windows on the south side of the new building right over the fence within 5 feet of my rear property line. Individuals with one-acre lots expect more backyard privacy than this. There is no easy way that I could screen those windows from viewing my yard and my pool without building a higher fence or having to remove my solar panels to replace it with a greenery screen. This is an expense that I would prefer not to have and I certainly do not want to eliminate my pool solar panels.
9. Added Fire Concerns. With this new building being added and attached to the existing primary residence there is a concern for added fire hazard. Stand-alone buildings with proper setbacks from the primary residences would seem to pose lesser fire risk than one large home if it were to catch fire. The possibility of a much larger fire could be cause for concern for surrounding residences.
10. Neighborhood Property Tax Impact? As proposed this will be one much larger primary residence in our neighborhood. Is one much larger home in our development going to impact adjoining home property values with higher property taxes than would be the case if the accessory dwelling were a stand-alone addition and the primary dwelling not growing in size as proposed in this project.
11. Are There Possible Alternatives? Was any consideration given to a design that might more appropriately add additional living space in a more centralized location on the neighbor's acre lot thereby possibly avoiding this "squeezed in" approach? Is there an alternative that would have less impact on others while respecting additional high water concerns with the existing drainage ditch? Other homes in this neighborhood have stand-alone casitas' that respect proper building setbacks and are not in direct view from neighbor's homes or in potential conflict with drainage swales.

Conclusion -- Zoning requirements, building codes and utility right-of-ways exist for a reason. There are certain expectations that buildings won't be right on property lines when a person purchases a home in a development with one-acre lots with plenty of room for buildings and

proper setbacks. I don't really agree with code exceptions and exemptions because it seems to negate the whole reason we have long-standing building codes and zoning codes in the first place. I had to comply with existing building setback codes when I added a stand-alone garage on my lot.

You are welcome to, and I encourage you to visit my property to see first-hand what this project impact would be and possibly help develop mitigating solutions to eliminate or help to minimize my objections before approving this project.

I appreciate your time and simply ask that you give these objections fair consideration as you view the project from my perspective and honor the existing zoning standards and long-standing building setback codes.

Sincerely,

Jim Lichtenberg

[redacted]

[redacted]

[redacted]

Summary Presentation -- Objections to PLNP 2016-00076 June 7,2016

Hello my name is Jim Lichtenberg and my wife is Linda. I have a written copy of our objections to this project for the record. I also emailed a copy to this Council about a month ago. Hopefully you all received it.

My wife and I own the property [redacted] on the corner of Saddle Creek and Daisy Hill Drive. We are the property immediately adjacent to this proposed development. Our home faces south. That places this new building directly behind us on our rear property line. This proposed development will mean a building coming even closer to the rear of our home.

We certainly respect our New neighbor's desire to add a dwelling to his property. He is relatively new to the neighborhood. We have been in our home now close to 15 years. We have a neighborhood of one-acre lots with plenty of land space to build but still respect the CCR's and building codes. My neighbor has not spoken to me about this project.

---Linda and I have several concerns with this project as Proposed and **we don't want to see it approved as is.**

---We simply request that you consider our objections and we have several.

_____First **Deviating from the required setbacks** and therefore "squeezing" this building into a space where it does not fit legally, without many exceptions, most certainly is objectionable to us as adjacent neighbors. It is our opinion that the original architect and builder never intended for a building to be in this location due to drainage easements, CCR's, building setback codes, and lot premiums being charged for adjacent lots.

_____**Proper Drainage and High Water flooding is a significant concern.** This building is proposed to be placed right in an area that has had high water flow and flooding in the past. It could block the flow of water to the street. A significant drainage ditch with utility easements and a large drain box which has over flowed in the past is on our side of the fence. I'm not sure our new neighbor

even knows that it is there. This new building is so close to this ditch that it has the potential of pushing flood waters onto our property possibly flooding our pool and home. This is a significant ditch that drains 40+ acres of bare land which also contains a dammed lake and has flooded before. I don't want to be forced into buying flood insurance because of this building.

Another concern-- **This Building Placement will have Negative Impact on our Property Value.** The project as proposed will be in **prime direct view** from our home and backyard. This is not what one expects when purchasing a one acre lot. Most of the accessory dwellings in our neighborhood are "Between" primary residences NOT encroaching on open space views. With the orientation of our home on a corner lot and this building directly behind our home rather than "alongside" makes it visually objectionable and encroachingly visible. Our lot carried a $40,000 premium for the space it gave us on the corner. There is no doubt in our minds that this is project is going to have a **negative impact on our properties' value.**

We also have Privacy Concerns—The elevation drawings for this building shows five (5) windows on the south facing side looking into our backyard five (5) feet from the fence on a one acre lot. Who could be happy about that!!!! With our pool at the rear of our yard and this building 5' from the fence, and the drainage ditch on our side the full width of our property, there is no way to properly screen for privacy. **This is totally unacceptable to us as proposed.**

We have Added Fire Hazard Concerns— This building is proposed as an addition to the primary residence right on the property line, so there is a real increased fire hazard concern to neighboring homes. A true Stand-Alone building with a kitchen inside and with proper setbacks from the primary residence would seem to pose a far less fire risk than one huge home right on the property line if it were to catch fire.

Possible Property Tax Consequences – I suspect that one much larger home in our neighborhood, the way this project is designed attached to the residence, rather than a true "standalone" dwelling added to the property will

result in higher property taxes for all of us on our primary residences. I would really like an answer to this issue.

Our final concern with This Project – It does not appear to have been properly thought out -- There are CCR's and utility easements in our neighborhood that don't appear to have been considered. There is not room for a building of this size in the proposed location. The CCR's require structures over 3' high, where you could stand and see over the fence, a 10 foot setbackfrom the property line, not 5'. Also, accessory dwellings should be setback 10' from the primary residence. Other neighbors have had to meet these requirements. We had to meet setback requirements when we built our garage. Our builder, JTS, built several casitas in our neighborhood but would not have built where this building is proposed -=-- Not enough space, improper easements for drainage, the CCR's and they could have never **justified** a 40K lot premium for our lot. The builder did however; already push a wall 14' out closer to us on this neighbor's primary residence. This was done for the previous owner during construction but it left room for trees and screening on his property.

So in Conclusion,

We would hope that this Planning Council **would not** approve a project with so many Defensible Objections and Potential Negative Impacts on an adjacent neighbor who wants to maintain the value and aesthetics of the property that we purchased 15 years ago.

Are there possible alternatives that our neighbor could consider rather than this "squeezed in" approach that has so many objections? I believe there is.

I'm a reasonable guy and we want our neighbor to have the dwelling he wants but would hope for some mitigating solutions to our objections.

I believe that zoning requirements, building codes, CCR's and right of way easements exist for a good reason. There are certain expectations when you purchase a one-acre lot that buildings won't be right on your property line and other folks will respect proper setbacks.

I don't really agree with building code exceptions in this case or exemptions because it seems to negate the whole reason these codes exist in the first place. We had to comply with setback codes when we added our garage and so did many of our other long-time neighbors. We would like to see those same requirements upheld for this project.

RECORDING REQUESTED
WHEN RECORDED MAIL TO:

County of Sacramento
Department of Community Development
Planning and Environmental Review Division
827 Seventh Street, Room 225
Sacramento, CA 95814

CONTACT PERSON: Catherine Hack
TELEPHONE: (916) 874-7914

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
VONG RESIDENTIAL ACCESSORY DWELLING

Control Number:
PLNP2016-00076

Project Location:
The property is located at 8200 Daisy Hill Drive, approximately 500 feet south of Wildhawk Drive in the Vineyard community.

APN:
122-0470-001

Description of Project:
1. A Use Permit to allow a 1,175 square-foot attached accessory dwelling unit on approximately 0.92 acres in the AR-1 zone.
2. A Special Development Permit to deviate from setback requirements from primary residences. The proposed residential accessory dwelling unit will be connected to the primary residence. (5.4.5.B.).

Name of public agency approving project:
Sacramento County

Name of person or agency carrying out project:
Hu Vo
P.O. Box 163686
Sacramento, CA 95829
hvu@vsacgroup.com

Exempt Status:
Categorical Exemption 15303 (a) New Construction or Conversion of Small Structures

Reasons why project is exempt:
The project consists of the construction of a 1,175 square-foot accessory dwelling unit. The project will not exceed the legally allowable amount of structures on the property, and is therefore exempt from the provisions of CEQA.

[Original Signature on File]
Catherine Hack
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

☒**Copy To:**
County of Sacramento
County Clerk
600 Eighth Street, Room 101
Sacramento, CA 95814

☐**OPR:**
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Document Released 4/21/16