

CITY PLANNING COMMISSION

918 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	V1 Petersen/Charles Fredell, 2312 Via Camino, Carmichael, CA				
OWNER	Charles A. Fredell, 2704 Los Amigos Drive, Rancho Cordova, CA				
PLANS BY	Steven W. Hosac, 2717 Cottage Way, Suite "8", Sacto., CA 95825				
FILING DATE	3/2/76	30 DAY CPC ACTION DATE	Waived	REPORT BY:	REH:bw
NEGATIVE DEC	3/29/76	EIR	-----	ASSESSOR'S PCL NO.	021-083-05

- APPLICATION:**
1. Variance from Section 3-B-1 of Ordinance #2550-^{4th} Series (Minimum rear yard setback) (P-7115)
 2. Environmental Impact Determination
 3. Request for Subdivision Modification from Sections 40.322(c) (d) of Ordinance 3483-4th Series (Minimum lot depth and size for single-family residential lots).
 4. Tentative map for Lot 151 Colonial Acres (P-7114)

LOCATION: 3931 - 69th Street (69th Street and Marsalla Court, South of 14th Avenue)

PROPOSAL: This is a proposal to divide 1.0+ acres of R-1 zoned property into three parcels. The proposed Parcel A would contain five existing dwelling units. The proposed Parcels B and C are vacant and would be utilized for future single-family residential development.

A variance has been requested to reduce the minimum rear yard setback for an existing structure on proposed Lot A from the required 15 feet to five feet. A subdivision modification has also been requested in order to allow a lot substandard in area and depth on proposed Parcel C.

Surrounding land use and zoning are as follows:

North: Duplexes and Single Family Residential & R-1
South: Single Family Residential & R-1
East: Single Family Residential & R-1
West: Single Family Residential & R-1

STAFF EVALUATION: The staff has no objection to the creation of the proposed three parcels. Proposed Parcel C would be 5,146 square feet, which is less than the minimum 5,200 square foot lot size. In addition, the lot would be 83 feet deep, which is 17 feet less than the required minimum lot depth of 100 square feet for residential lots. The creation of Parcel C also would require a 10 foot rear yard setback variance for proposed Lot A. This is because it would leave a five foot rear yard setback for an existing dwelling on Parcel C rather than the required 15 foot setback.

ENVIRONMENTAL IMPACT DETERMINATION: On March 29, 1976, the Environmental Coordinator filed a Negative Declaration on the proposed project.

APPLIC. NO. P-7114 & P-7115

MEETING DATE April 8, 1976

CPC ITEM NO. 12

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STAFF RECOMMENDATION: The staff recommends:

1. Approval of the 10 foot rear yard variance based on the following findings of fact:
 - a. The property is affected by the circumstance of containing existing residential structures.
 - b. The 25 foot rear yard setback required as part of the tentative map on Parcel C would provide a total of 30 feet between structures on Parcels A and C; this is the equivalent of 15 foot setbacks for each lot.
 - c. The Variance does not constitute a use variance.
 - d. The low density residential development of the site is in conformance with the 1974 General Plan and 1965 Colonial Area Community Plan.
2. The Negative Declaration be ratified
3. The Subdivision Modifications be approved
4. Approval of the subdivision map is subject to the following conditions:
 - a. Prepay the 1976-77 installments on existing City assessment and file the necessary segregation requests and fees.
 - b. Provide a separate water service from the water main in 69th Street to each existing structure on proposed Parcel A.
 - c. Provide a 20 foot rear yard setback on Parcel C.
Record

The staff recommendation on the tentative map is based on the following findings required on Section 66467 and 66474.6 of the Government Code:

1. The proposed map is consistent with applicable general and specific plans.

Fact: The 1974 General Plan and the 1965 Colonial Area Community Plan indicate the site for light density residential development.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Fact: Section 40.102 of the subdivision regulations designates said regulations as a specific plan for the City of Sacramento.

Fact: Required site improvements will be accomplished under the provisions of the subdivision regulations.

3. The site is physically suitable for the type of development.

Fact: The site is physically suitable for the type of development as evidenced by the surrounding residential development.

4. The site is physically suitable for the proposed density of development.

Fact: Proposed Lot "C" is substandard in terms of lot area and depth.

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5. The design of the subdivision and proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

Fact: The Environmental Coordinator has assessed the project and filed a Negative Declaration with the County Recorder.

6. The design of the subdivision and type of improvements are not likely to cause serious public health problems.

Fact: The County Environmental Health Agency has reviewed the proposal and recommends no conditions of approval for the tentative map.

7. The design of the subdivision and/or type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision.

Fact: Other than public utility easements and required dedicated rights-of-way, no easements for access through or use of property are within the proposed subdivision.

8. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

Fact: The City of Sacramento Water and Sewer Division, on behalf of the California Regional Water Quality Control Board, Central Valley Region, has reviewed the proposal and has no conditions of approval for the tentative map.

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