



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
JAN 11 1980

CITY PLANNING DEPARTMENT
915 "I" STREET
CITY HALL - ROOM 308
SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

ETHAN BROWNING, JR.
PLANNING DIRECTOR
January 9, 1980

APPROVED
BY THE CITY COUNCIL

JAN 15 1979

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Subdivision Modification to create deep lots
2. Tentative Map (P-8850)

LOCATION: 4450 - 73rd Street

SUMMARY

This is a request for entitlements necessary to divide a 1+ acre into two residential lots. The purpose of the division is to locate two existing dwellings on separate lots. The staff and Planning Commission recommended approval of the requests.

BACKGROUND INFORMATION

The subject site is located in an area that is developed with single family dwellings. The applicant's proposal is compatible with surrounding land uses and consistent with the 1974 General Plan and Colonial Community Plan.

In reference to the subdivision modification to create deep lots, staff has no objection to this request because the site is in an area where deep lots are common. Also, it appears that this is the most logical way to divide the site.

VOTE OF PLANNING COMMISSION

On December 13, 1979 the Planning Commission, by a vote of nine ayes, recommended approval of the request subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend approval of the requests subject to the conditions on the attached tentative map resolution. If the City Council concurs with the recommendation, the proper action would be to adopt the attached tentative map resolution.

Respectfully submitted,


Ethan Browning, Jr.,
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slipe, City Manager

January 15, 1980
District No. 6

EBj:HY:bw

Attachments
P-8850

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 13, 1979
 ITEM NO. 366 FILE NO. P-8650
M-

REZONING TENTATIVE MAP
 SPECIAL PERMIT EIR DETERMINATION:
 VARIANCE EXT. OF PERMIT
 SUBD. MOD. OTHER
 LOCATION: H450 23rd St

Recommendation:

- Favorable
 Unfavorable Petition Correspondence

<u>PROPOSENTS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSENTS</u>	
<u>NAME</u>	<u>ADDRESS</u>

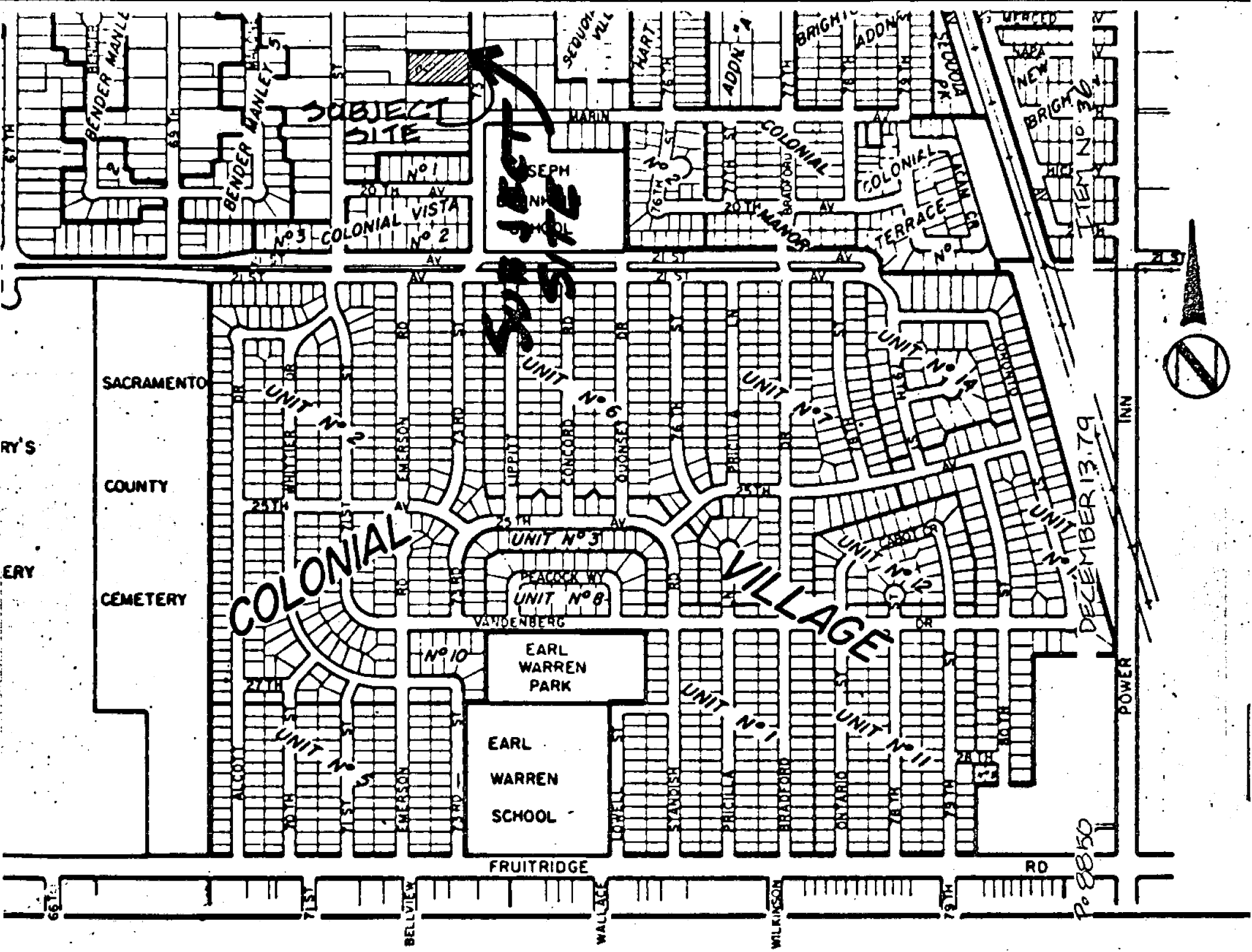
MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			
Fong	✓			
Goodin	✓			
Hunter	✓			
Muraki	✓			
Simpson P	✓		✓	
Simpson S	✓			✓
Silva	✓			

MOTION:

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND APPROVAL subject to condition: & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping



SUBJECT SITE

NO 1
20th AV
NO 2
COLONIAL VISTA

JOSEPH
SCHOOL

UNIT No 6

UNIT No 7

UNIT No 14

UNIT No 3
UNIT No 8
PEACOCK WY
VANDENBERG

VILLAGE

NO 10
EARL WARREN
PARK

EARL
WARREN
SCHOOL

UNIT No 1

UNIT No 11

UNIT No 12

UNIT No 13

UNIT No 14

DECEMBER 13, 79

PO 8850



POWER LINE

RD

FRUITRIDGE

SACRAMENTO
COUNTY
CEMETERY

BENDER MANLY

BENDER MANLY

BENDER MANLY

SEVON HILL

MART

BRIGHT

SEVON PK

BRIGHT

COLONIAL

UNIT No 5

UNIT No 9

UNIT No 10

UNIT No 11

UNIT No 12

UNIT No 13

UNIT No 14

UNIT No 15

UNIT No 16

66TH

75TH

BELLEVUE

WALLACE

WILKINSON

78TH

RD

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	T. S. Train, 2604 - 21st Street, Sacramento, CA 95818				
OWNER	Wataru Tsugawa, 4450-73rd Street, Sacramento, CA 95820				
PLANS BY	T. S. Train, 2604 - 21st Street, Sacramento, CA 95818				
FILING DATE	11-6-79	50 DAY CPC ACTION DATE	1-24-80	REPORT BY	DP:bw
NEGATIVE DEC.	12-3-79	EIR		ASSESSOR'S PCL. NO.	021-261-04

APPLICATION:

1. Environmental Determination
2. Variance/Subdivision Modification to create deep lots
3. Tentative Map (P-8850)

LOCATION: 4450 - 73rd Street

PROPOSAL: The applicant requests the necessary entitlements to divide one developed acre into two residential lots.

PROJECT INFORMATION:

General Plan Designation:	Residential
Colonial Community Plan Designation:	Light Density Residential
Existing Land Use of Site:	Residential
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1

Property Dimensions:	One acre		
Density of Development:	2 du/ac		
Significant Features of Site:	Structures		
Topography:	Flat		
Street Improvements:	Existing	Utilities:	Existing
School District:	Sacramento City Unified School District		

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 28, 1979, by a vote of 7 ayes, 1 abstention and 1 absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall verify separate water and sewer services. If they do not exist, the applicant must hook up separate services prior to the filing of the final map.
2. The applicant shall dedicate easements as necessary to give each owner access to each service pipeline for maintenance and/or replacement.
3. The applicant shall file the necessary segregation request and fees on existing assessments.

The Committee recommended granting of the subdivision modification to create deep lots.

APPLC. NO. P-8850

MEETING DATE December 13, 1979

CPC ITEM NO. 36

STAFF EVALUATION: The subject site is located in an area developed with residences. The applicant is requesting the division of the developed parcel in order to make the single family structure available for sale.

Staff concurs with the recommendation of the Subdivision Review Committee that the variance to create deep lots be granted. The neighborhood consists of many deep lots.

Staff has no problems with the tentative map. The dwellings exist and setback requirements are being met. The applicant has indicated verbally that there are no plans to remove the trees.

Regional transit has reviewed the proposed project and has no comments or requirements.

STAFF RECOMMENDATION: Staff recommends that:

1. the Negative Declaration be ratified;
2. the variance to create deep lots be granted;
3. the tentative map be approved subject to the following conditions:
 - a. the applicant shall verify separate water and sewer services. If they do not exist, the applicant must hook up separate services prior to the filing of the final map;
 - b. the applicant shall dedicate easements as necessary to give each owner access to each service pipeline for maintenance and/or replacement;
 - c. the applicant shall file the necessary segregation request and fees on existing assessments.

Findings of Fact - Variance

1. The granting of the variance will not constitute a special privilege in that the subject property is surrounded by similar deep lots.
2. The variance will not be a use variance in that single family dwellings are permitted in the R-1 zone.
3. The project will not be injurious to public welfare or to property in the vicinity because it will not significantly alter the characteristics of the area.
4. The variance is in harmony with the General Plan in that the area is designated for single family dwellings.

TENTATIVE PARCEL MAP OF
THE EAST 1/2 OF LOT 177 OF COLONIAL ACRES
 CITY OF SACRAMENTO, CALIFORNIA

OCTOBER 1979 SCALE 1"=40'

TIMOTHY S. TRAIN ~ LS 2457
 2604 - 21ST STREET
 SACRAMENTO, CALIFORNIA 95818
 PHONE (916) 451-7793

RECORD OWNER & SUBDIVIDER

MARUJI TSUGAOKA
 4150 75 RD STREET
 SACRAMENTO CALIFORNIA 95820

PROPOSED USE

2 R-1 PARCELS

EXISTING ZONING

R-1

PROPOSED SEWAGE & DRAINAGE DISPOSAL

EXISTING PUBLIC SEWER & STORM DRAIN

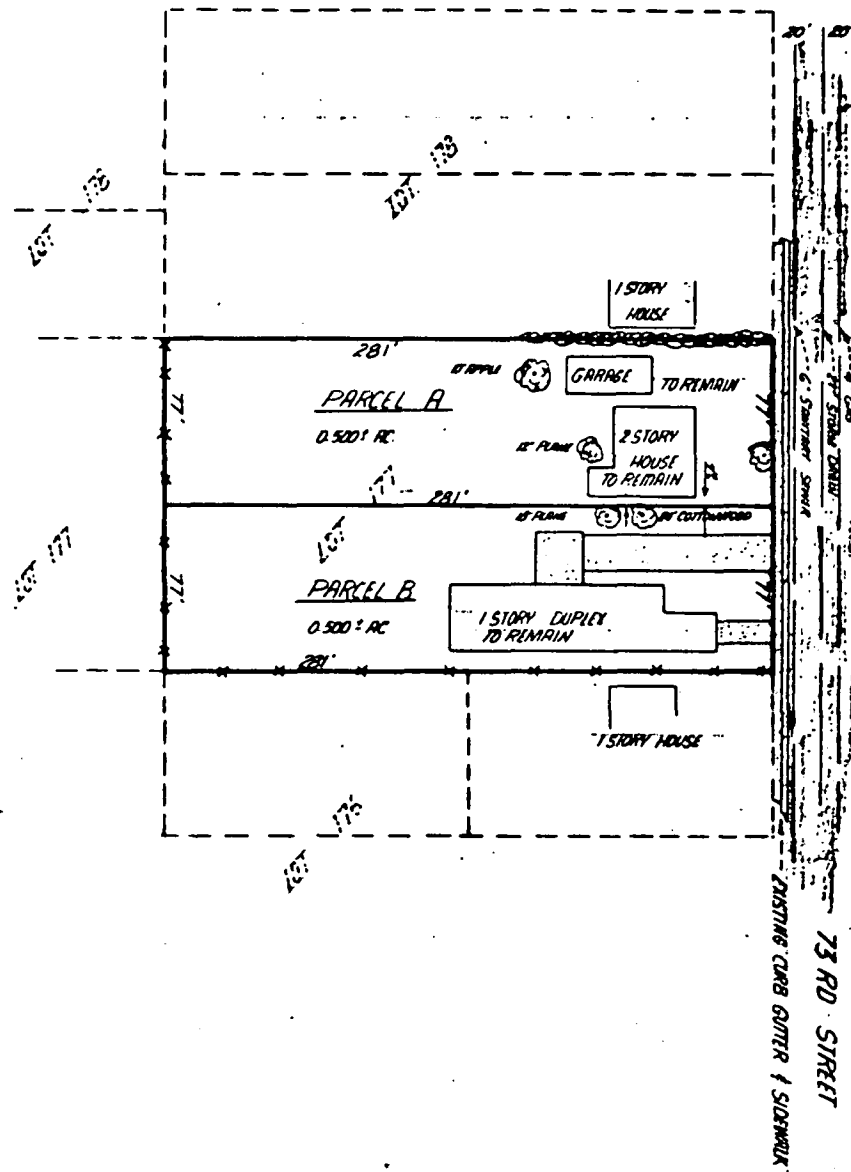
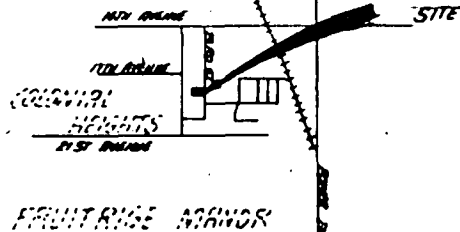
PROPOSED WATER SUPPLY

EXISTING PUBLIC WATER MAIN

ASSESSOR'S PARCEL NUMBER

218-261-04

LOCATION MAP



P8850

MARRIN AVENUE

NO 798-04

December 13, 1979 Item No. 36

APPROVED
BY THE CITY COUNCIL

JAN 15 1979

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 80-036

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR THE EAST 1/2 OF LOT 177 OF COLONIAL ACRES, CITY OF SACRAMENTO, CALIFORNIA (P-8850) (APN: 021-261-04)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at 4450 73rd Street (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on January 15, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Colonial Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED
BY THE CITY COUNCIL

JAN 15 1980

OFFICE OF THE
CITY CLERK

G. In the matter of the requested subdivision modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The subject site is an existing deep lot and it is not possible to meet the minimum design standards.

Fact: The size of the site makes it difficult to divide in any other fashion.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The configuration and size of the site makes it impossible to meet minimum standards of the Subdivision Ordinance.

- c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

Fact: The proposed division will not significantly change the characteristics of the area.

Fact: The proposal is compatible with surrounding land uses.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for residential uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall verify separate water and sewer services. If they do not exist, the applicant must hook up separate services prior to the filing of the final map.
 - 2. The applicant shall dedicate easements as necessary to give each owner access to each service pipeline for maintenance and/or replacement.
 - 3. The applicant shall file the necessary segregation request and fees on existing assessments.

MAYOR

ATTEST:

CITY CLERK

P-8850

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: RM

- Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from _____ to _____
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other EID

Assessors Parcel No. 021 - 261 - 04 Address 4450 73rd St.

Request(s) 1.Environmental Impact Determination 2.Tentative Map to divide 1 developed acre into 2 residential lots 3.Subdivision Modification/Variance to create deep lots

Owner(s) Wataru Tsugawa - 4450 73rd St., Sacramento 95820 Phone No. _____

Applicant T. S. Train - 2604 21st St., Sacramento 95818 Phone No. 451-7793

Signature *Tyuan Mcnally* Filing Fee \$75 + 180 + 180 = \$935 Receipt No. 4917 DP 12/2/79

C.P.C. Meeting Date Dec. 13, 1979

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period Is Ten (10) Consecutive Days From Date of Action).
Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____
Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____
Findings of Fact Approved _____
Copy Sent to Applicant _____
Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period Is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____
Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____
SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____
DATE

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 13, 1979

ITEM NO. 360 FILE NO. P-8850
M-

REZONING TENTATIVE MAP
 SPECIAL PERMIT EIR DETERMINATION
 VARIANCE EXT. OF PERMIT
 SUBD. MOD. OTHER
 LOCATION: 4450 73rd St.

Recommendation:

- Favorable Unfavorable Petition Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			
Fong	✓			
Goodin	✓			
Hunter	✓			
Muraki	✓			
Simpson P	✓		✓	
Simpson S	✓			✓
Silva	✓			

MOTION:

- TO APPROVE
 TO DENY
 TO APPROVE ~~SUBJECT TO COND.~~ & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 13, 1979
 ITEM NO. 364 FILE NO. P-8850
M-

REZONING TENTATIVE MAP
 SPECIAL PERMIT EIR DETERMINATION
 VARIANCE EXT. OF PERMIT
 SUBD. MOD. OTHER
 LOCATION: H450 23rd St.

Recommendation:

Favorable
 Unfavorable Petition Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

<u>OPPOSERS</u>		
<u>NAME</u>	<u>ADDRESS</u>	

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			
Fong	✓			
Goodin	✓			
Hunter	✓			
Muraki	✓			
Simpson P	✓		✓	
Simpson S	✓			✓
Silva	✓			

MOTION:

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- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 13, 1979
ITEM NO. 36C FILE NO. P-8850
M- _____

REZONING TENTATIVE MAP
SPECIAL PERMIT EIR DETERMINATION
VARIANCE EXT. OF PERMIT
SUBD. MOD. OTHER
LOCATION: 4450 79th St.

Recommendation:

Favorable Unfavorable Petition Correspondence

<u>PROPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSERS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flores	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fong	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Goodin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hunter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Muraki	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Simpson P	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Simpson S	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Silva	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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EXHIBITS: A. Site Plan
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