

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 5
FEBRUARY 25, 1999
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P98-106 - Putnam Parcel Map

REQUEST:

A. Environmental Determination: Categorical
Exemption (CEQA Section 15315);

R Tentative Map to split one 0.19± acre parcel in to two

existing detached residential structures. The basic issues include consistency with the general and community plans, and the character of surrounding development.

RECOMMENDATION: Staff recommends approval of the project, subject to conditions.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential
Existing Land Use of Site: Single Family and Two story duplex
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: Single Family; Standard Single Family (R-1) SPD
South: Single Family; Standard Single Family (R-1) SPD
East: Single Family; Standard Single Family (R-1) SPD
West: Single Family; Standard Single Family (R-1) SPD

Setbacks:	Required	Parcel A Existing	Parcel B Existing
Front:	25'	63'	Zero"
Side(St):	12½'	N/A	N/A
Side(North Int):	5'	6"	2'4"
(South Int):	5'	3'	1'3"
Rear:	15'	2'	2'6"

Property Dimensions: 62' x 135'
Property Area: 0.19± gross acres
Square Footage of Buildings: 1,100 & 2,600 square feet
Height of Buildings: 30 feet, 2 story
Exterior Building Materials: Brick, wood lap, shingle
Roof Material: Tin & Composition
Parking Provided: 3 spaces
Parking Required: 2 spaces
Topography: Flat
Street Improvements: Existing
Utilities: Existing

¹The minimum front yard setback shall be the average of the two nearest buildings on the same side of the street on the same block. In no event shall the required front yard setback be greater than 25 feet.

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION: A review of the entitlement history for the project site revealed no activity. Building permits were reviewed to determine a construction history for the property. The original building (Parcel B) was constructed prior to 1919 while the second building (Parcel A) was constructed prior to 1943.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan

GP Sec. 3-49 - Goal Provide affordable housing for all income groups.

GP Sec 3-51 - Goal Provide a mixture of housing types and styles throughout the city.

Alhambra Corridor Special Planning District (SPD)

The Alhambra Corridor SPD was adopted by the City Council in July 1992. The goals of the SPD which are relevant to this project are identified below.

Goal 1. Maintain and improve the character, quality and vitality of individual neighborhoods.

Goal 2. Maintain the diverse character and housing opportunities provided in these urban neighborhoods

Staff supports the project on the basis that it is in furtherance of these General Plan and SPD goals and policies. The lot split and separation of the two dwelling units will help diversify the city's housing stock while providing an opportunity for affordable single family home ownership.

B. Tentative Map Design

The proposed Tentative Map (Exhibit 1A) subdivides the property into two parcels. The purpose of the subdivision is to create single family homes on separate parcels. The existing parcel contains one two story duplex, a detached garage with alley access, and a detached single family residential with an attached garage on a total of 0.19± net acres. After the lot split, Parcel A will total 0.093± net acres (4,060 sq.ft.) and contain one 1,100 square foot residential unit with an attached 420 sq.ft. garage with access from 33rd Street. Parcel B will total 0.099± net acres (4,310 sq.ft.) and contain one 2,600 square foot two story duplex and a detached 960 sq.ft. garage with access off an alley to the rear.

The applicant was required to make changes to the original plan for compliance with building code regulations. On the original plan a 24 inch overhanging trellis on the existing building on Parcel B encroached more than 12 inches into the proposed three foot sideyard. Moreover, an existing exterior stairway also encroached into this three foot sideyard. To alleviate these structural encroachments, the applicant agreed to move 88 feet of the proposed property line 2 feet north. Finally, the applicant must ensure that there are no openings on the north wall of the existing garage located on Parcel B. This has been included as a condition of approval. Conditions of approval related to drainage, sewer service, water service, and utilities easements were also placed on the map. However, no significant issues were raised at the Subdivision Review Committee (SRC) meeting. Staff and the SRC recommends approval of the Tentative Map.

C. Subdivision Modification Requirements

Subsection 40.1022 of the City's Subdivision Regulations specifies minimum lot width and area for all single and two family residential uses. It requires that interior lots shall have an area of not less than 5,200 square feet and be at least 52 feet wide. Neither interior or corner lots shall be less than 100 feet deep or greater than 160 feet deep. The existing parcel is currently 62 feet wide and 135 feet deep.

After subdivision neither lot will meet the minimum standards specified above. Parcel A will be only 4,060 square feet and have a width of 28 feet 8 inches. Parcel B will be only 4,310 square feet and have a width of 33 feet 2 inches. These discrepancies from the subdivision regulations require that Subdivision Modifications be approved. These modifications have been combined into a single entitlement because one cannot exist without the other.

Staff supports the modifications as conditioned because the lot split will allow separate ownership of the single family unit separate from the duplex unit; similar non-standard lots already exist nearby (see Attachment 3); and the applicant has

accepted a condition restricting the parcels from having any additional residential units constructed thereon.

D. Site Plan Design/Zoning Requirements

1. Setbacks

The required setbacks in the Standard Single Family zone are as follows.

Front	no greater than 25 feet can be required
Rear	15 feet minimum
Interior Side	5 feet minimum
Street Side	12½ feet minimum

Parcel A

After the lot split the building on Parcel A will have a front yard setback of 63 feet. The rear yard setback will be 2 feet. The northern interior sideyard will be 6 inches and the southern interior sideyard setback will be 3 feet. None of these will change from current conditions as a result of the lot split. However, the southern interior yard setback will be "created" as a result of the parcel split. Exhibit 1A delineates the "new" southern interior side yard setback.

Parcel B

After the lot split the building on Parcel B will have a front yard setback of zero feet. The rear yard setback will be 2 feet, 6 inches. The northern interior sideyard will be 2 feet 4 inches and the southern interior sideyard setback will be 1 foot 3 inches. None of these will change from current conditions as a result of the lot split. However, the northern interior yard setback will be "created" as a result of the parcel split. Exhibit 1A delineates the "new" northern interior side yard setback.

All of these setbacks represent existing conditions. However, the new lot line that will bisect the existing parcel will create new non-standard setbacks. The Parcel A southern sideyard will only be 3 feet wide. The northern sideyard for Parcel B will only be 2 feet 4 inches. The minimum standard required by Section 3 of the zoning ordinance is 5 feet. As such, a Variance to the setback requirements in the Zoning Ordinance is required.

Staff supports the requested variance given that: redefining the adjoining interior side yards will be "invisible" to surrounding property owners and, therefore, won't create a nuisance; the proposed setbacks are consistent with the existing non-standard setbacks; and similar variances could be granted to other property owners.

2. Lot Coverage

The Alhambra Corridor SPD section of the Zoning Ordinance prohibits any more than 225 square feet of land area in the rear yard setback area from being covered by a detached accessory structure. The detached garage on Parcel B exceeds this maximum but is allowed as a non-conforming structure due to its existence prior to adoption of the SPD ordinance in 1992.

Section 3 of the Zoning Ordinance requires 40 percent maximum lot coverage for residential land uses in the Standard Single Family (R-1) zone. The existing parcel has approximately 45 percent lot coverage, thereby exceeding the maximum allowed. Upon completion of the lot split, Parcel A will have 37 percent lot coverage. Parcel B will have 52 percent coverage, thereby exceeding the maximum allowed, and requiring a Variance. Staff supports the requested Variance as conditioned given that the existing parcel exceeds the Zoning Ordinance standard, and given that the applicant has agreed to the condition prohibiting the construction of additional residential units or accessory structures.

3. Parking/Circulation

Section 6 of the City Zoning Ordinance requires that each residential unit provide at least one on-site parking space. Upon subdivision, each unit will meet or exceed this requirement.

E. Building Design

No changes to the existing structures have been proposed, other than removing the openings on the north wall of the garage on Parcel B.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).

B. Public/Neighborhood/Business Association Comments

Staff requested comments from the East Sacramento Improvement Association. Staff confirmed by phone that they had no comments.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Department of Utilities

Utilities stated that drainage shall not be allowed to cross property lines, and that a new sewer and water connection would be required for the new parcel. Conditions of approval have been incorporated.

2. Department of Public Works

Remove and reconstruct any existing deteriorated curb, gutter, and sidewalk. Conditions of approval have been incorporated.

3. Building Division

The Building Division stated that overhanging structures or building openings must be a sufficient distance from any proposed property lines. The applicant responded to this request by altering the location of the proposed property line, and by agreeing to permanently close existing openings that don't meet requirements of the Uniform Building Code. Conditions of approval have been incorporated.

D. Subdivision Review Committee Recommendation

On February 3, 1998 the Subdivision Review Committee, by a vote of five ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS: Of the entitlements below, the Planning Commission has the authority to approve or deny each entitlement. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section (Section 15315).


- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to split one 0.19± acre parcel in to two in the Standard Single Family (R-1) zone of the Alhambra Corridor Special Planning District;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Subdivision Modification to create interior parcels less than 5,200 square feet and less than 52 feet wide.
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to decrease the interior sideyard setback from 5 feet to a minimum of 2 feet 4 inches;
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to increase the total lot coverage from 40 percent to 54 percent.

Report Prepared By,



Brad Shirhall Associate Planner

Report Reviewed By,



Steve Peterson, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
PUTNAM PARCEL MAP, LOCATED AT 1251 33RD STREET SACRAMENTO,
CALIFORNIA IN THE STANDARD SINGLE FAMILY (R-1) ZONE. (P98-106)**

At the regular meeting of February 25, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination:** Categorical Exemption (CEQA Section 15301);
- B. **Tentative Map** to split one 0.19± acre parcel in to two in the Standard Single Family (R-1) zone of the Alhambra Corridor Special Planning District;
- C. **Subdivision Modification** to create interior parcels less than 5,200 square feet and less than 52 feet wide;
- D. **Variance** to decrease the interior sideyard setback from 5 feet to a minimum of 2 feet 4 inches;
- E. **Variance** to increase the total lot coverage from 40 percent to 54 percent.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Categorical Exemption:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines.
- B. The Tentative Map to subdivide one partially developed 0.19± acre parcel into two in the Standard Single Family (R-1) zone is hereby approved based on the following findings of fact:
 - 1. none of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision;
 - 2. the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City;

3. the discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that the subdivision will not result in an increase of land density over that which currently exists;
 4. the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- C. The Subdivision Modification to create interior parcels less than 5,200 square feet and less than 52 feet wide is hereby approved based on the following findings of fact:
1. 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, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
 2. that the cost to the sub-divider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
 3. that the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
 4. that granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.
- D. The Variances to reduce the side yard setbacks and to increase the lot coverage are hereby approved based on the following findings of fact:
1. granting the variances does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances;
 2. granting the variances would not be detrimental to the public welfare and not result in the creation of a public nuisance in that the structures and lot coverages currently exist on the lot and have not created a nuisance or been detrimental to the public welfare;
 3. granting the variances does not constitute a use variance in that the land use is allowed in the Standard Single Family (R-1) zone.

CONDITIONS OF APPROVAL

- A. The Tentative Map to subdivide one partially developed 0.19± acre parcel into two in the Standard Single Family (R-1) zone is hereby approved subject to the following conditions of approval:

These conditions shall supersede any conflicting information shown on the tentative map or supporting documents. The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in the condition.

- A1. Show all existing easements.
- A2. Remove and reconstruct existing deteriorated curb, gutter and sidewalk per City standards.
- A3. Drainage across parcel lines is not permitted. Either the lots must be graded so that drainage does not occur across parcel lines, or a reciprocal drainage easement must be recorded.
- A4. The tentative map shall show all existing utilities in the street and alley and all utility services to the buildings.
- A5. Within each parcel, separate water and sewer services are required. If the parcels do not have separate water and sewer services, the applicant shall purchase additional services from the Department of Utilities and reconstruct the plumbing to the satisfaction of the Department of Utilities to provide separate services. If any existing water or sewer service is not within the parcel, the applicant shall provide easements or reconstruct to the satisfaction of the Department of Utilities. The applicant should be advised that the water and sewer tap record research and verification of tap location by the field crews may take a considerable amount of time; therefore, all requests should be submitted in a timely manner. Service tap record research and verification request shall be made to Department of Utilities Customer Service, telephone number (916) 264-5371.
- A6. Applicant and/or any future property owners shall be prohibited from constructing additional residential units or accessory structures on either parcel.
- A7. Applicant and/or future owner(s) shall ensure that any window, door, or other openings along the north wall of the garage on Parcel B are permanently eliminated and that none are constructed in the future.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required;

Gas service may be available to this project if desired. The developer should contact PG&E's Service Planning Department at (916) 386-5067 as soon as possible to coordinate construction so as not to delay the project.

- B. The Subdivision Modification to create interior parcels less than 5,200 square feet and less than 52 feet wide is hereby approved subject to the following conditions of approval:
- B1. Any modification to the project shall be subject to review and approval by Planning Department staff prior to issuance of any Certificate of Compliance.
 - B2. Applicant and/or any future property owners shall be prohibited from constructing additional residential units or accessory structures on either parcel.
 - B3. Applicant and/or future owner(s) shall ensure that any window, door, or other openings along the north wall of the garage on Parcel B are permanently eliminated and that none are constructed in the future.
- C. The Variance to decrease the interior sideyard setback from 5 feet to a minimum of 2 feet 4 inches is hereby approved subject to the following conditions of approval:
- C1. Any modification to the project shall be subject to review and approval by Planning Department staff prior to issuance of any Certificate of Compliance.
 - C2. Applicant and/or any future property owners shall be prohibited from constructing additional residential units or accessory structures on either parcel.
 - C3. Applicant and/or future owner(s) shall ensure that any window, door, or

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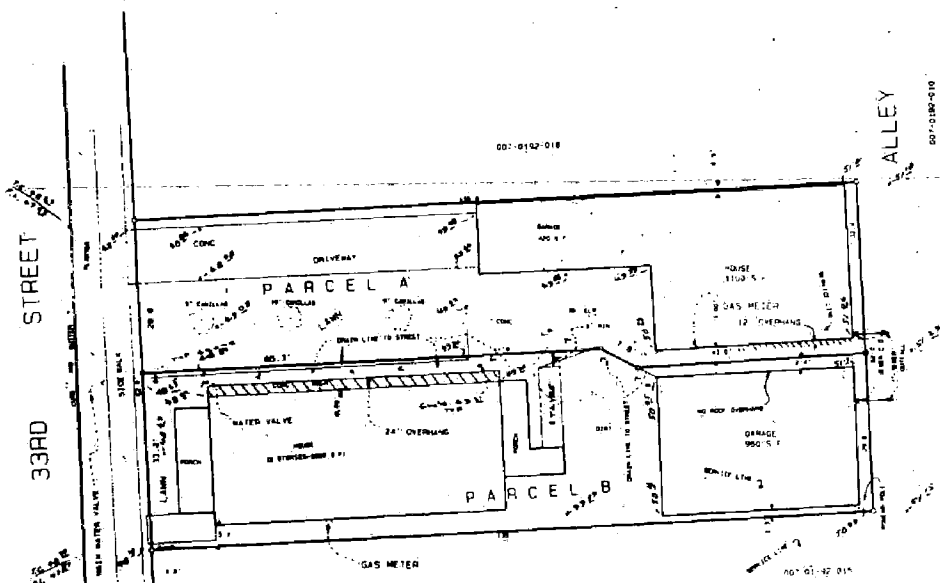
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other openings along the north wall of the garage on Parcel B are permanently eliminated and that none are constructed in the future.

Exhibit 1A - Tentative Map

TENTATIVE PARCEL MAP

FOR
1251 33rd STREET
SACRAMENTO, CA 95816



OWNER
LISA PUTNAM 918-432-8100
1800 HENRIKSTADT LANE
SACRAMENTO, CA 95822

ENGINEER
PETERS-ALTMAN ASSOC. 209-745-1908
EVAN ALTMAN
814 C STREET-SUITE B
DALLAS, CA 95012

ASSESSORS PARCEL NO
007-0182-017

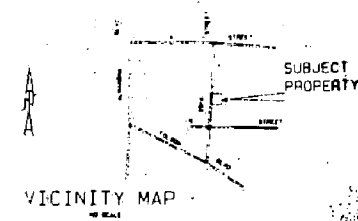
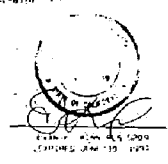
SEWAGE AND WATER
CITY OF SACRAMENTO

FIRE PROTECTION
SACRAMENTO CITY FIRE DISTRICT

SCHOOL
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

UTILITIES
GAS PG & E
ELECTRICAL SMC

LOT SIZES
PARCEL A: 4,007 S.F.
PARCEL B: 4,810 S.F.
TOTAL: 8,817 S.F.



- NOTES:**
1. ELEVATIONS SHOWN ON MAP ARE ASSUMED AND DO NOT REPRESENT TRUE DATA.
 2. CAN NOT DETERMINE LOCATION OF EXISTING GAS LINES LEAVING PROPERTY FROM GAS METER. I AM ASSUMING MAIN LINE TO BE IN ALLEY.
 3. APPEARS TO BE ONE WATER VALVE FROM 33RD STREET - CANNOT DETERMINE LOCATION FROM VALVE BOX.

SCALE 1" = 50'

<p>EXISTING UTILITIES</p> <p>Water Main Gas Main Sewer Main Electric Main</p>	
<p>LISA PUTNAM LISA PUTNAM SACRAMENTO, CA</p>	
<p>DATE: 02/25/99</p>	<p>BY: [Signature]</p>
<p>NO. OF SHEETS: 1</p>	<p>SHEET NO. OF SHEETS: 1</p>
<p>DATE OF PREPARATION 02/25/99</p>	
<p>DATE OF REVISION 02/25/99</p>	
<p>DATE OF RECORDING 02/25/99</p>	

Attachment 2

