

33



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

APPROVED
BY THE CITY COUNCIL

MAY 12 1987

OFFICE OF THE
CITY CLERK

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

May 7, 1987

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Tentative Map (P87-112)
 2. Subdivision Modification to reduce single family lots below 52 feet in width

Location: East side of Presidio Street; 250 feet north of Grand Avenue

SUMMARY

This is a request to subdivide .3± vacant acres located in the Single Family (R-1) zone into two single family lots. The Planning Commission and staff recommend approval of the project subject to the attached conditions.

BACKGROUND INFORMATION

The subject site is 100 feet in width. This necessitates a subdivision modification in order to create 2 lots less than 52 feet wide. The proposed lots have sufficient depth and area to erect standard single family residences with no further variance subdivision modification approvals. In addition, other lots in the area are 50 feet in width. Staff has no objection to the requested tentative map.

VOTE OF THE PLANNING COMMISSION

On April 9, 1987, the Planning Commission voted 5 ayes, 4 absent to recommend approval of the tentative map subject to conditions. On that date, the Commission also voted to approve a variance to create lots substandard in width.

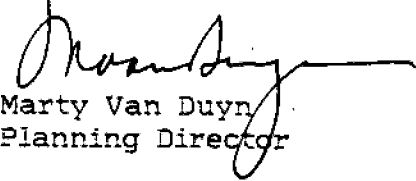
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RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modification subject to conditions

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SD:rt
attachments

May 12, 1987
District No. 2

987-112

33

RESOLUTION No. 87-363

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

MAY 12 1987

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED ON THE EAST SIDE OF PRESIDIO STREET, 250± FEET NORTH OF GRAND AVENUE

(P87-112) (APN: 252-0074-017)

WHEREAS, the City Council on May 12, 1987, held a public hearing on the request for approval of a subdivision modification and tentative map for property located on the east side of Presidio Street, 250± feet north of Grand Avenue;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA Section 15315);

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsections (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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the Discretionary Interim Land Use Policy of the City in that the site is designated for residential land uses in the 1984 North Sacramento Community Plan and the proposed map conforms to the plan.
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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. In the matter of the hereby approved requested subdivision modification to create lots substandard in width:
 - a. that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the original lot is only 100 feet in width.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that other lots in the area are of similar width.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that it will not alter the residential character of the neighborhood.
 - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the Discretionary Interim Land Use Policy of the City in that the site is designated for residential uses in the 1984 North Sacramento Community Plan.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - a. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

33

- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
- c. Place the following note on the final map: "Water and sewer service connections must be paid for and installed prior to obtaining building permits.
- d. Grade lots to drain to street.

MAYOR

ATTEST:

CITY CLERK

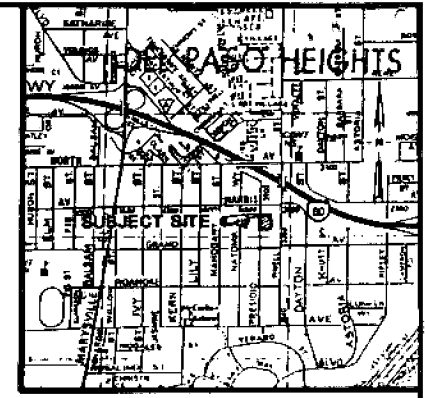
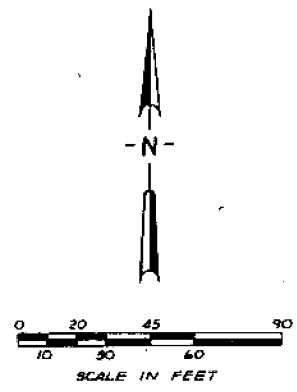
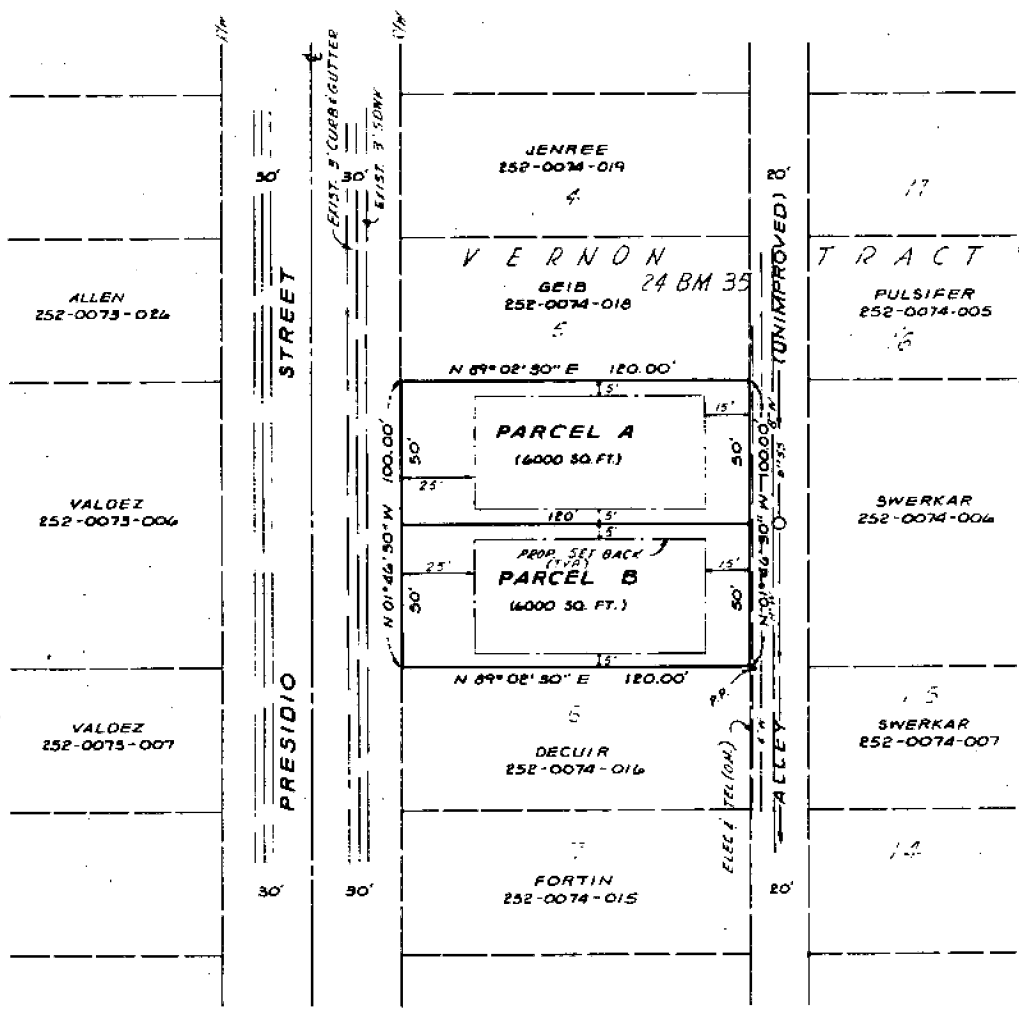
P87-112

5

087-112

48-67

6
19



LOCATION MAP
NO SCALE

OWNER/DEVELOPER:	J & L PROPERTIES 3434 MARCONI AVENUE, SUITE A SACRAMENTO, CALIFORNIA 95821 PHONE: (916) 971-9820
ENGINEER:	KARL CONSULTING ENGINEERS, INC. 4200 NORTH FREEWAY BOULEVARD, #1 SACRAMENTO, CALIFORNIA 95834
ASSASSOR PARCEL NUMBER:	252-0074-017
EXISTING ZONING:	R-1
PROPOSER ZONING:	M-1
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PARK DISTRICT:	CITY OF SACRAMENTO
FIRE DISTRICT:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	NORTH SACRAMENTO
WATER SUPPLY:	CITY OF SACRAMENTO
SEWAGE TREATMENT:	CITY OF SACRAMENTO
STORM DRAINAGE:	CITY OF SACRAMENTO
AREA:	12,000 SQUARE FEET NET
LOT SIZE:	AS SHOWN
NUMBER OF PARCELS:	2

TENTATIVE PARCEL MAP

PORTION BLOCK 9, EAST DEL PASO HEIGHTS ADDITION No. 1
CITY OF SACRAMENTO, CALIFORNIA

J & L Properties

MARCH, 1987

KASL
CONSULTING ENGINEERS, INC.
Civil-Environmental 916-629-6127
4200 North Freeway Blvd, Suite 1
Sacramento, Ca. 95834

13

Sacramento City Planning Commission VOTING RECORD

MEETING DATE <u>April 9, 1987</u>
ITEM NUMBER <u>19A</u>
PERMIT NUMBER <u>P 87-112</u>

ENTITLEMENTS

<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input checked="" type="checkbox"/> TENTATIVE MAP
<input type="checkbox"/> COMMUNITY PLAN AMENDMENT	<input type="checkbox"/> SUBDIVISION MODIFICATION
<input type="checkbox"/> REZONING	<input type="checkbox"/> LOT LINE ADJUSTMENT
<input type="checkbox"/> SPECIAL PERMIT	<input type="checkbox"/> ENVIRONMENTAL DET.
<input type="checkbox"/> VARIANCE	<input type="checkbox"/> OTHER _____

STAFF RECOMENDATION <input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable <i>Recommend</i> <input type="checkbox"/> Correspondence <input type="checkbox"/> Petition

LOCATION <u>President Street, 250±' N of Strand Avenue.</u>
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P O N E S	NAME	ADDRESS

O P O S S	NAME	ADDRESS

	MOTION#		MOTION SECOND
	YES	NO	
Chinn	✓		
Ferris	<i>absent</i>		
Goodin	✓		✓
Hollick	<i>absent</i>		
Holloway	<i>absent</i>		
Ishmael	✓		
Otto	✓		✓
Walton	<i>absent</i>		
Ramirez	✓		

MOTION

<input type="checkbox"/> TO APPROVE	<input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
<input type="checkbox"/> TO DENY	<input checked="" type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
<input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT	<input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION
<input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT	<input type="checkbox"/> TO CONTINUE TO _____ MEETING
<input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE	<input type="checkbox"/> OTHER _____

33

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	KASL Consulting Engineers, 3434 Marconi Avenue, Sacramento, CA 95821		
OWNER	J & L Properties, 4200 N. Freeway Blvd., Sacramento, CA 95834		
PLANS BY	KASL Consulting Engineers, 3434 Marconi Avenue, Sacramento, CA 95821		
FILING DATE	3-3-87	ENVIR. DET.	Ex 15315
ASSESSOR'S-PCL. NO.	252-0074-017		
		REPORT BY	SD:tc

- APPLICATION:**
- A. Tentative Map (P87-112)
 - B. Variance to reduce single family lots below 52 feet in width (Section 3-E-19)
 - C. Subdivision Modification to reduce single family lots below 52 feet in width (Section 40.322)

LOCATION: East side of Presidio Street, 250± feet north of Grand Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide .3± vacant acres located in the R-1 zone into two single family lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family;	R-1
South:	Single Family;	R-1
East:	Vacant;	R-1
West:	Vacant;	R-1

Property Dimensions:	100' x 120'
Property Area:	.3± acres
Density of Development:	7 d.u. per acre gross
Significant Feature of Site:	Existing 100 foot width
Topography:	Flat
Street Improvements/Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE: On March 25, 1987, by a vote of five ayes and four absent, the Subdivision Review Committee recommended approval of the tentative map and subdivision modification, subject to the attached conditions.

8

PROJECT EVALUATION: Staff has made the following findings:

- A. Land Use: The subject site is located in the North Sacramento Community Plan area in a neighborhood developed primarily with standard single family residences on lots 50' x 120' in size. The site is designated for residential uses in the General Plan and four to eight dwelling units per acre in the North Sacramento Community Plan. The applicant proposes to subdivide the subject site, which is 100' x 120' into two lots. The site is vacant.
- B. Design: The subject site is only 100 feet wide, which necessitates the requested subdivision modification/variance to create lots less than 52 feet wide. Surrounding lots are also 50 feet wide. In addition, there is sufficient depth and area to construct a standard single family residence without the need for additional variance approvals. Staff, therefore, supports the subdivision modification/variance.
- C. Parkland Dedication: The Planning and Community Services Departments have determined that .0298 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required land dedication. The applicant shall submit an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA Section 15315).

STAFF RECOMMENDATION:

Staff recommends the Commission take the following actions:

- 1. Recommend approval of the Tentative Map, subject to conditions;
- 2. Approve the Variance subject to conditions and based upon Findings of Fact which follow;
- 3. Recommend approval of the Subdivision Modification.

Conditions - Tentative Map

- 1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

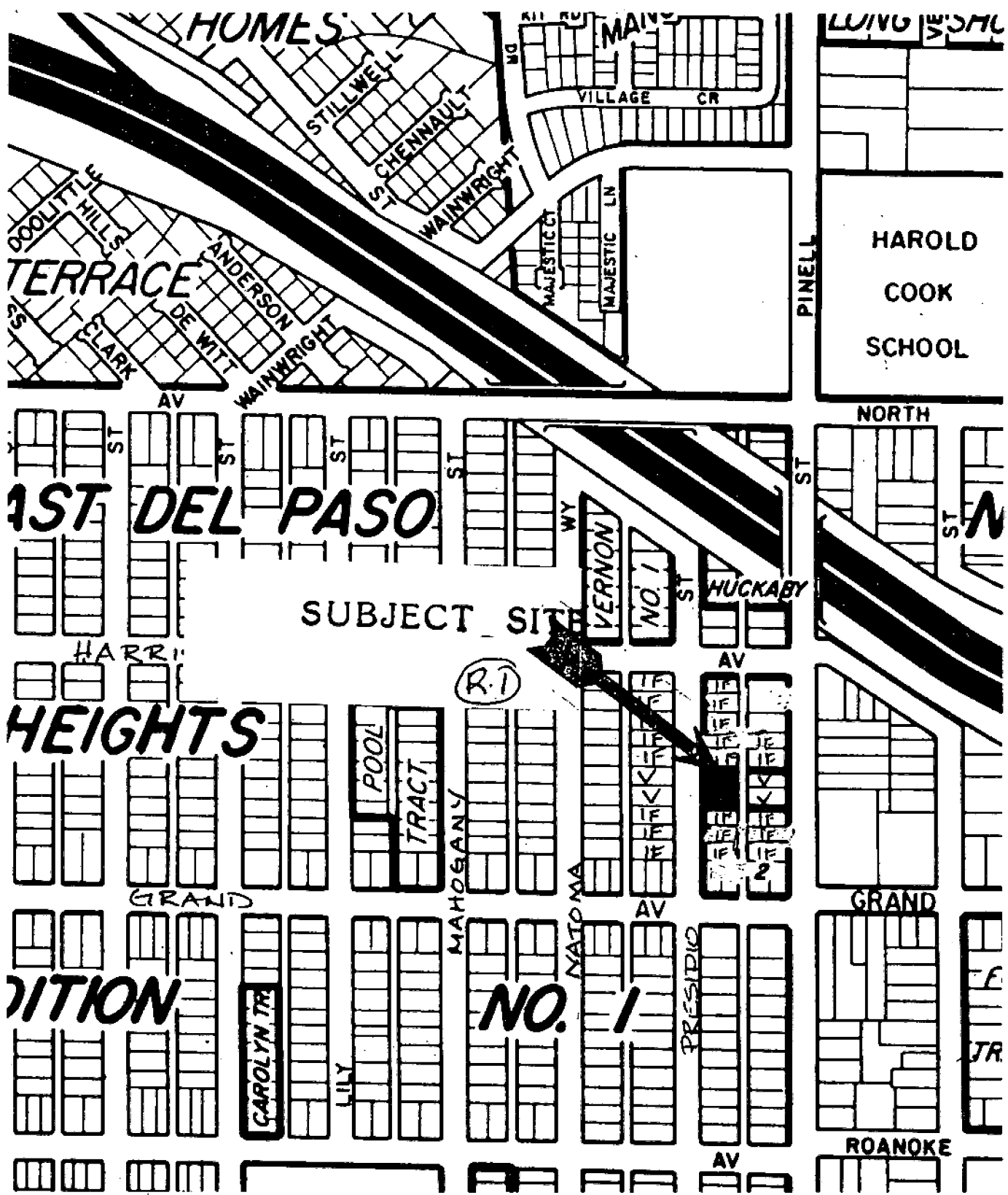
- 2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
- 3. Place the following note on the final map: "Water and sewer service connections must be paid for and installed prior to obtaining building permits.
- 4. Grade lots to drain to street.

Conditions - Variance

No further variances for height, area or setbacks shall be approved.

Findings of Fact - Variance

- 1. Granting the variance does not constitute a special privilege extended an individual applicant, in that other lots in the area are 50 feet wide.
- 2. The variance is not a use variance, in that residential uses are allowed in the R-1 zone.
- 3. Granting the variance will not constitute a disservice to surrounding property, in that:
 - a. it will not alter the residential character of the neighborhood.
 - b. other lots in the area are 50 feet wide.
- 4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1984 North Sacramento Community Plan and the proposed map conforms with the plan designation.



VICINITY - LAND USE - ZONING

May 18, 1987

J & L Properties
4200 N. Freeway Boulevard
Sacramento CA 95834

Dear Sirs:

On May 12, 1987, the Sacramento City Council took the following action(s) for property located at Presidio Street, 250± feet north of Grand Avenue:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to subdivide 0.28± acres into two lots in the R-1 zone and approving Subdivision Modification to create lots less than 52 feet wide. (D2) (P-87112)

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Lorraine Magana
City Clerk

LM/lmh/#33

Enclosure

cc: Planning Department
KASL Consulting Engineers, 3434 Marconi Avenue, Sacramento, CA, 95821