

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering, 811 'J' Street, Sacramento, CA 95814				
OWNER	Royal Oak Associates, Inc., P.O. Box 26508, Sacramento, CA 95826				
PLANS BY	JTS Engineering, 811 'J' Street, Sacramento, CA 95814				
FILING DATE	2-17-84	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC.	4-2-84	EIR		ASSESSOR'S PCL. NO.	038-261-05

- APPLICATION:
1. Negative Declaration
  2. Tentative Map (P84-084)
  3. Variance to reduce front yard setback from 25 feet to 15 feet for parcel 6 (Sec. 3-B-1)
  4. Variance to create lots less than 200 feet in depth (Sec. 3-D-19)
  5. Subdivision Modification to create lots less than 100 feet in depth (Sec. 40.322(c) Sub. Mod. Ord.)

LOCATION: 6331 Logan Street

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.3± acres into six single family lots for future development.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	One single family residence

Surrounding Land Use and Zoning:

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

Property Dimensions:	230' x 240'
Property Area:	1.3± acres
Density of Development:	4.6 du/ac.
Topography:	Flat
Street Improvements/Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 11, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map and subdivision modification. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

3. 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;
4. Locate existing sewer and water services for parcel 6.

BACKGROUND INFORMATION: On October 6, 1981, the City Council approved an identical map known as Netherton Estates. This map has subsequently expired. The current application is a resubmittal of the Netherton Estates tentative map.

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. Maralee Estates is a recorded subdivision which is already constructed and located northeast of the subject site. The future lotting pattern for Maralee Estates designates a stub street to this site. (See Exhibit A.) Therefore, alignment of Netherton Lane is dictated by Maralee Estates. Staff supports the variance/subdivision modification request to create all lots with a depth of 97 feet because the stub street to the east makes it impossible to meet the 100 foot minimum lot depth requirement. All lots will meet width and area requirements. In addition, the width of the subject site makes standard single family development infeasible.
2. A variance has been requested to reduce front yard setback from 25 feet to 15 feet for the existing residence. The front yard is currently on Logan Street. When Kraemer Lane is constructed, the front yard will be along that frontage. Again, because street alignment was previously determined by Maralee Estates, staff supports the request.
3. The proposal is consistent with the surrounding land uses, zoning and adopted plans.
4. The Planning and Community Service Departments have calculated that 0.075 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be submitted and dated within 90 days of filing the final map with the City Council.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative map, subject to conditions which follow;
3. Approval of the Variance to reduce the front yard setback for an existing structure from 25 feet to 15 feet, based on Findings of Fact to follow;
4. Approval of the Variance to create lots less than the 100 feet in depth, based upon Findings of Fact which follow;
5. Approval of the Subdivision Modification.

Conditions - Tentative Map: The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;

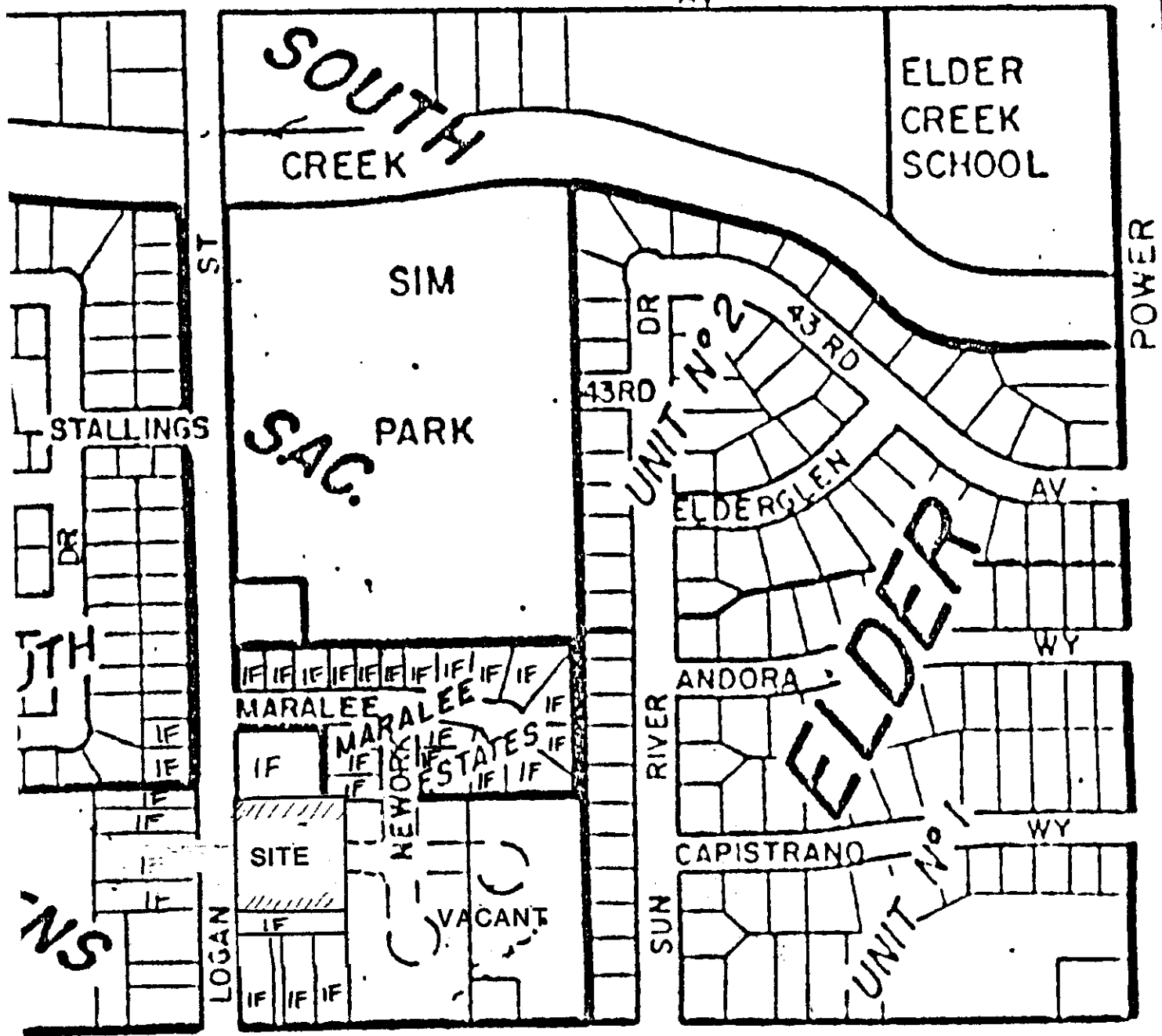
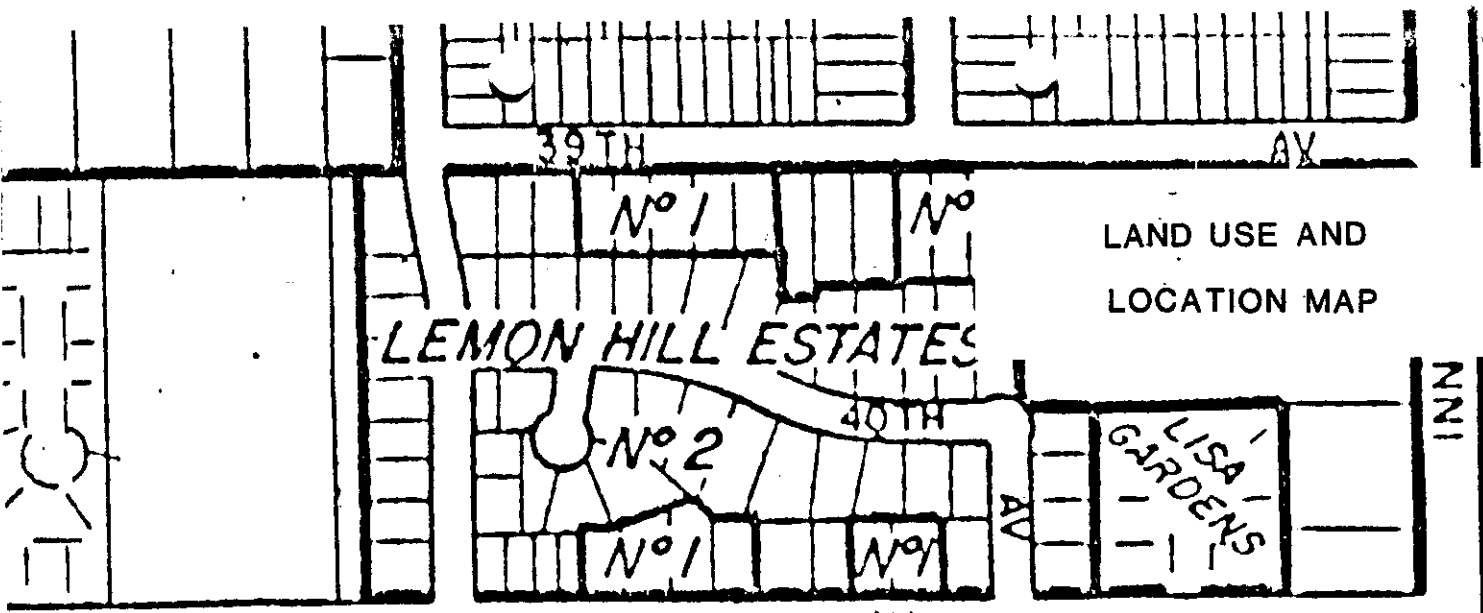
- b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- c. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- d. Locate existing sewer and water services for parcel 6.

Findings of Fact - Variance

- a. The proposed variances are not special privileges extended to an individual property owner in that the stub street to the east dictates the location of the proposed street for the subject site;
- b. The project will not be injurious to the public welfare, nor to properties in the vicinity of the applicant in that it will not alter the residential characteristics of the area;
- c. The granting of the variance is not a use variance, in that single family dwellings are allowed in the R-1 zone;
- d. The project is consistent with the 1974 General Plan and the 1965 Colonial Community Plan in that both plans designate the site for residential uses.

LAND USE AND  
LOCATION MAP

LEMON HILL ESTATES



INDUS

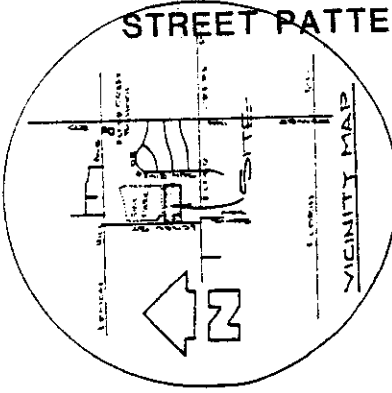
POWER

5





STREET PATTERN APPROVED WITH MARALEE ESTATES



OWNER: (SB-26A-12)  
 P&B CLAYTON  
 2937 ALTOS AVE  
 SACRAMENTO, CA 95815

DEVELOPER:  
 MARALEE, INC.  
 9520 ROBIN LN  
 NEWCASTLE, CA 95658  
 TEL 928-7165

PLANNING CONSULTANT:  
 REINERS & HAYES  
 1800 VALLEY RD SUITE 200  
 SACRAMENTO, CA 95811  
 TEL 482-1144

ENGINEER: (SB-1994)  
 STEVE P. THOMAS  
 205 VERNON ST  
 P.O. BOX 989  
 DOSEVILLE, CA 95626  
 TEL. 182-4300

AREA: 3 ACRES  
 AMBROSE'S PARCEL NO.:  
 SB-26A-12

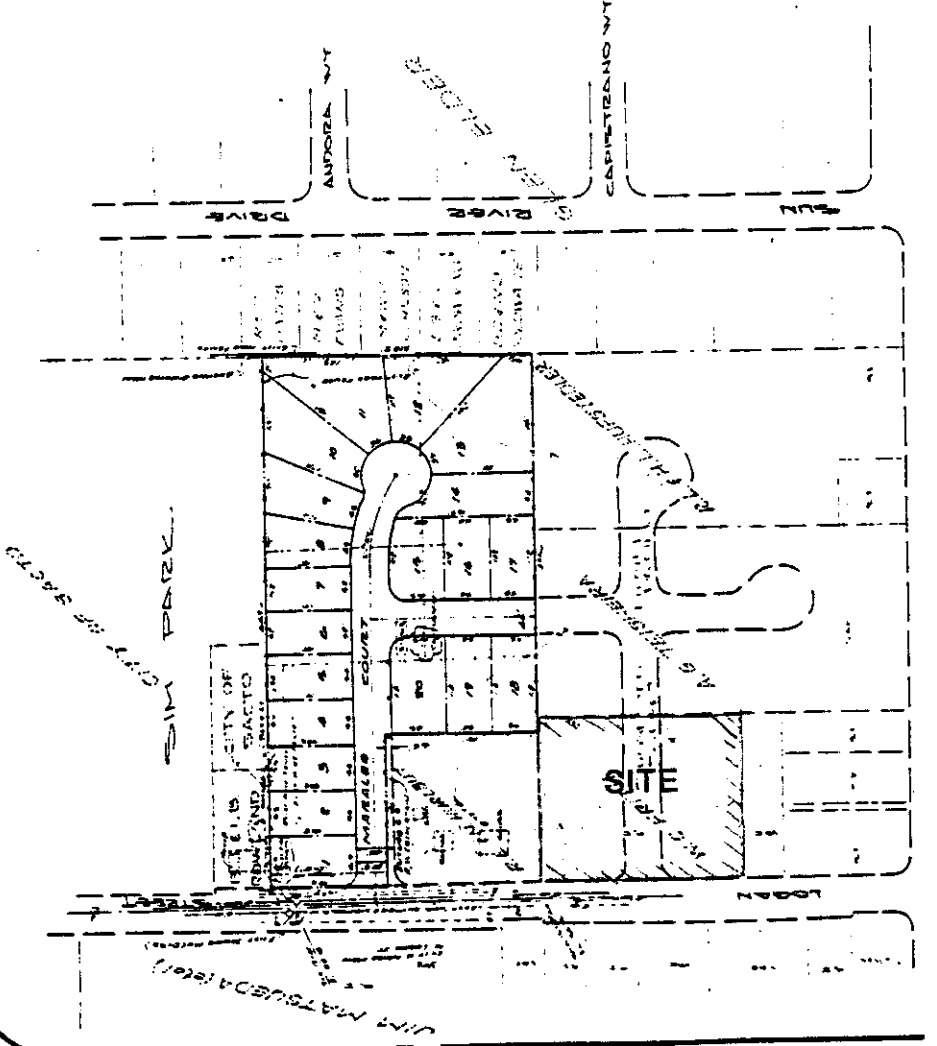
EXISTING USE:  
 VACANT

PROPOSED USE:  
 SINGLE FAMILY RESIDENTIAL

NO. OF LOTS:  
 20

LOT SIZE:  
 2,100 MIN. - 7,000 MAX.

PROPOSED IMPROVEMENTS:  
 SACRAMENTO CITY STANDARDS  
 BUILDING SET BACKS  
 STREET LIGHTS, ETC. IS  
 CONSTRUCTION PHASES:  
 ONE (1)



TENTATIVE MAP  
 MARALEE ESTATES

CITY OF SACRAMENTO, CALIFORNIA  
 MARCH 17, 1977 SCALE: 1"=100'

NOTE:  
 THE WEST HALF OF MARALEE COURT  
 IS PART OF THE FULL INDEPENDENT SECTION  
 WITH CURB, BUTTER (SUCRALOSE) SPACER  
 SIDE, CURB, CUTTER, COURTESY DRIVE,  
 NO SIDEWALK, SUBMITTAL TO BE MADE  
 AND ENCLOSED WITH ENVIRONMENTAL TABLE  
 DESCRIBING THE CURB AND SIDEWALK  
 COURSE TO BE INSTALLED TO BE MADE  
 CITY OF SACRAMENTO