

CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Robert Grant, Grant Civil Engineering Co., 820 Watt Avenue, Sacramento, CA 95864
OWNER The Mary A. Denny Living Trust, 360 Harding Avenue, Sacramento, CA 95833
PLANS BY Grant Civil Engineering Co., 820 Watt Avenue, Sacramento, CA 95864
FILING DATE 11-07-90 ENVIR. DET. Exempt 15305(a) & 15315 REPORT BY: DTH
ASSESSOR'S PCL. NO. 274-0162-001-0000

- APPLICATION:**
- A. Tentative Map to subdivide .39± developed acres into two parcels located in the Standard Single Family (R-1) zone.
 - B. Variance to reduce the required front yard setback from 25 feet to 17 feet for an existing single family residence.

LOCATION: 360 Harding Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide an existing 112±' x 155±' parcel into two parcels in order to create a separate parcel for each of the existing single family residences.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
South Natomas Community Plan Designation:	Low Density Residential (4-8 du/na)
Existing Zoning of Site:	Standard Single Family (R-1)
Existing Land Use of Site:	Two Single Family Residences & a Detached Garage

Surrounding Land Use and Zoning:

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

<u>Required Setbacks:</u>	<u>Parcel 1</u>	<u>Parcel 2</u>	<u>Provided Setbacks:</u>	<u>Parcel 1</u>	<u>Parcel 2</u>
Front:	25'	25'	Front:	17'	59'
Side:	5'	5'	Side:	16'2"	5' +
Street Side:	12 1/2'	N/A	Street Side:	23'	N/A
Rear:	15'	15'	Rear:	26'	25'

Property Dimensions: 112' x 155'
 Property Area: .39± acres

Required Area of Parcels:	Parcel 1: 6,200 sq. ft.
	Parcel 2: 5,200 sq. ft.
Proposed Area of Parcels:	Parcel 1: 8,176± sq. ft.
	Parcel 2: 9,184± sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 9, 1991, by a vote of 6 ayes and 3 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Parcel Map and Subdivision Modification subject to conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of .39± developed acres located in the Standard Single Family (R-1) zone. The site is developed with two single family residences. The site is designated for low density residential uses (4-15 du/na) by the General Plan and for low density residential (4-8 du/na) by the South Natomas Community Plan. Surrounding land uses and zoning include single family residences and vacant land to the north zoned Standard Single Family (R-1); single family zoned Standard Single Family (R-1) to the east; single family, vacant land, and multiple family zoned Standard Single Family (R-1) to the south and single family, vacant land and multiple family zoned Standard Single Family (R-1) and Single Family Alternative (R-1A) to the west.

B. Applicant's Proposal

The applicant is proposing to divide an existing 112' x 155' developed parcel into two parcels. By splitting the parcel the existing house which is located on the proposed parcel 1 will not meet the City's front yard setback requirement of 25 feet. Therefore, the applicant is also requesting a variance to reduce the required front yard setback from 25 feet to 17 feet.

C. Staff Analysis

Tentative Map Design

The tentative map proposes to divide the existing 17,360 square foot lot into two lots resulting in Lot 1 being 8,176± square feet and Lot 2 being 9,184± square feet in area. The lots as proposed will meet the City's minimum width and depth requirements. The lot is currently developed with a two single family residences which are oriented towards opposite streets. The applicant is not proposing any additional development of either lot as a part of this tentative map. The subject site is located in South Natomas which currently has a building moratorium due to the flooding problems in the Natomas area. The applicant should be aware that further development of the new lots will not be possible until the moratorium is lifted. The project as proposed is consistent with the City's General Plan and the South Natomas Community Plan. Planning staff is, therefore, not opposed to the applicant's request to subdivide the one lot into two lots.

Variance

The Zoning Ordinance requires a 25 foot front yard setback for single family residences. The subject site consists of one lot with two separate single family residences and currently fronts on Harding Avenue (see Exhibit A). The tentative map as proposed will create two separate lots out of the existing 112' x 155' lot. In order to split the parcel and maintain the required minimum frontages and lot area the new lots will be fronting onto American Avenue. As the existing single family residence at the corner of the parcel was previously fronting on Harding Avenue with a street side yard of American Avenue the new lot will not meet the required front yard setback. As the residences are existing and the lots being proposed meet the City's minimum lot area and size requirements staff has no objections to the variance to reduce the required front yard setback from 25 feet to 17 feet.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines {CEQA, Section 15305 [a] & 15315}.

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

- A. Recommend approval of the Tentative Map to subdivide .39± developed acres into two lots in the Standard Single Family (R-1) zone subject to conditions which follow.
- B. Approve the Variance to reduce the required front yard setback from 25 ft. to 17 ft. for an existing single family residence based upon findings of fact which follow.

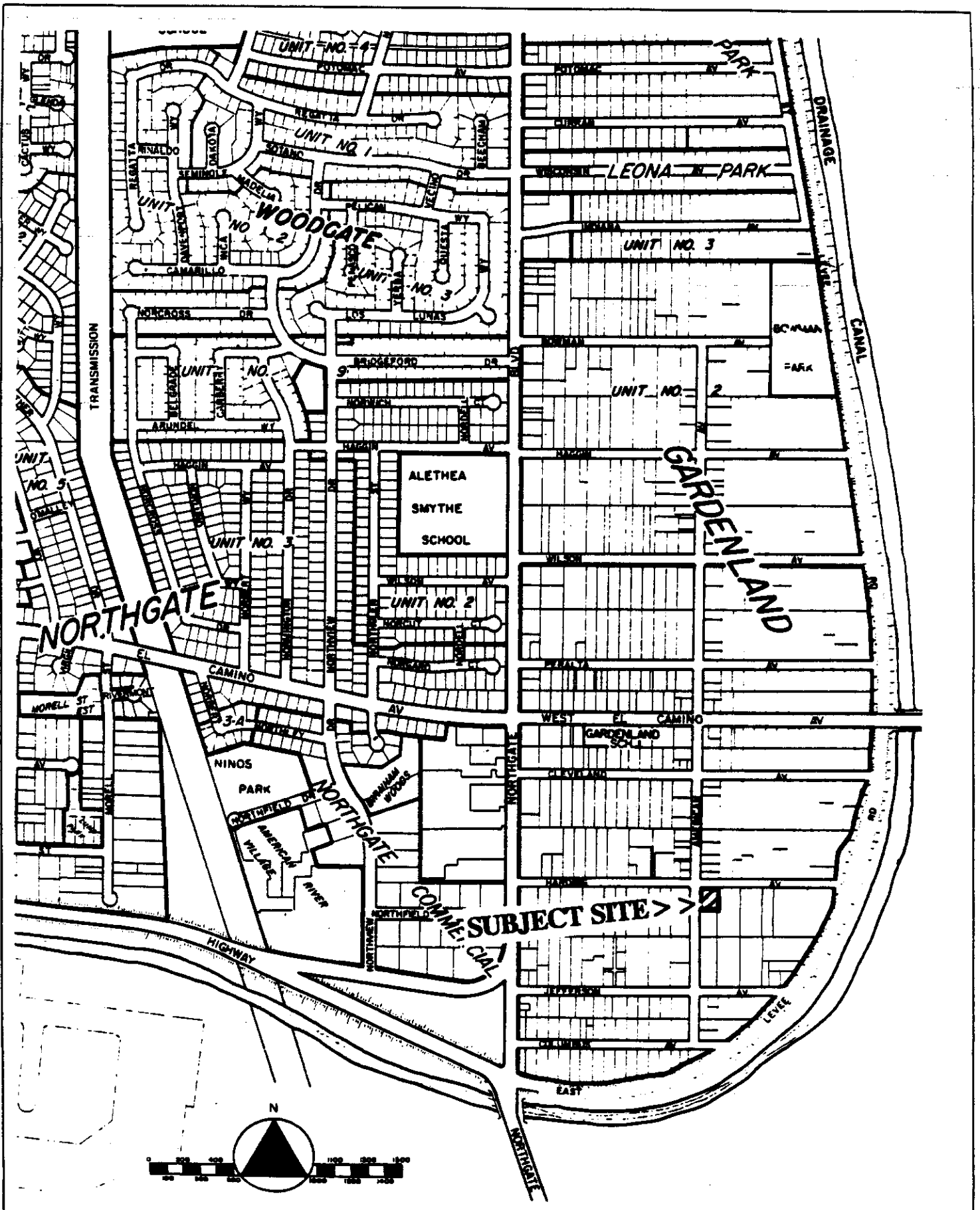
Conditions - Tentative Map

1. The applicant shall meet all of the County Sanitation District requirements;
2. The applicant shall provide separate sewer and water services to each lot prior to filing a final map;
3. The applicant may file a certificate of compliance and a waiver of parcel map in lieu of a final map; and
4. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

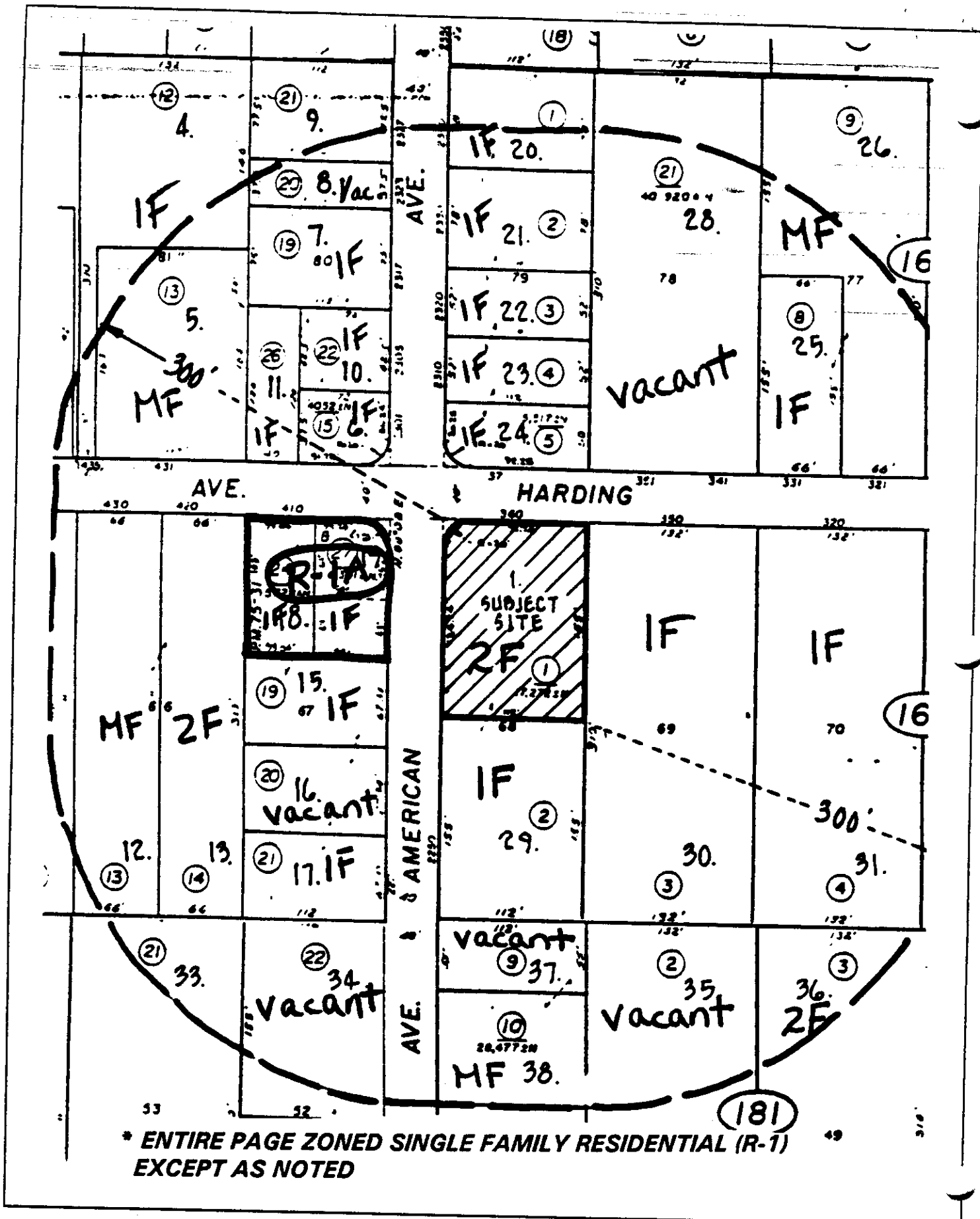
Findings of Fact - Variance

1. Granting the variances does not constitute a special privilege extended to an individual applicant in that a variance would be granted to other property owners facing similar circumstances.
2. Granting the variance does not constitute a use variance in that residential uses are allowed in the Standard Single Family (R-1) zone.

3. Granting the request will not be injurious to public welfare nor to property in the vicinity in that adequate parking and open space will be provided.
4. The proposed project is consistent with the General Plan which designates the site as residential.

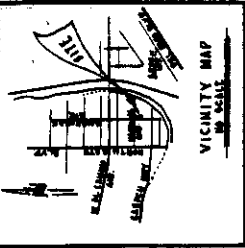


VICINITY MAP



* ENTIRE PAGE ZONED SINGLE FAMILY RESIDENTIAL (R-1)
EXCEPT AS NOTED

LAND USE & ZONING MAP



SITE PLAN AND TENTATIVE PARCEL MAP
 NORTH ONE-HALF OF LOT 60, MAP OF GARDENLAND, IS BM 55
 CITY OF SACRAMENTO, CALIFORNIA

OTHER AND SUPPLIER:
 MARY A. DEWEY
 340 HARPING AVE., SACRAMENTO, CA. 95835
 (916) 265-2651

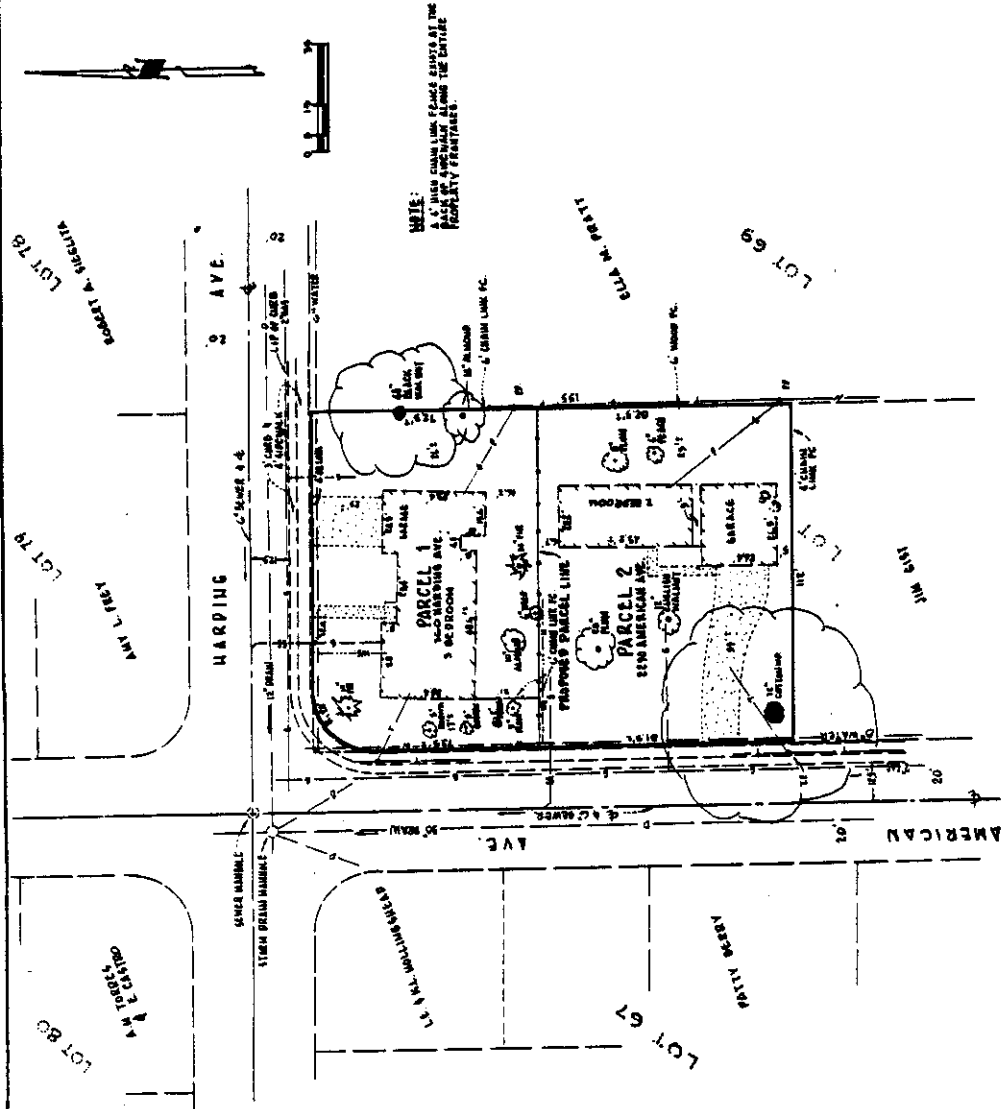
ENGINEER:
 ROBERT U. GRANT - GRANT CIVIL ENGINEERING CO.
 870 WATT AVE., SACRAMENTO, CA. 95844

PRESENT AND PROPOSED ZONING & USE:
 R1 - SINGLE FAMILY

USE OF LOTS AND AREA OF LOTS:
 TWO (2) LOTS.
 NORTH 1/2 LOTS, (AREA OF 11,340 SQ. FT.)
 SOUTH 1/2 LOTS, (AREA OF 11,340 SQ. FT.)

SCHOOL DISTRICT:
 GRANT UNIFIED SCHOOL DIST.

WATER, SANITARY, STORM DRAINAGE:
 EXISTING FACILITIES (SUEFT SANITARY) - CITY & COUNTY OF SACRAMENTO
 SANITARY SEWERS - COUNTY OF SACRAMENTO



NOTE:
 THIS MAP IS A TENTATIVE PARCEL MAP AND DOES NOT CONSTITUTE A FINAL SUBDIVISION MAP. THE PROPERTY BOUNDARIES ARE SHOWN AS APPROXIMATE.

EXHIBIT - A TENTATIVE MAP

PLANS SUBMITTED: ROBERT U. GRANT CIVIL ENGINEERING CO. 870 WATT AVE., SACRAMENTO, CA. 95844 CHECKED: Robert U. Grant	TENTATIVE PARCEL MAP NORTH 1/2 OF LOT 60, MAP OF GARDENLAND, IS BM 55 340 HARPING AVE. CITY OF SACRAMENTO, CALIFORNIA ASSESSOR'S PARCEL NO. 134-0062-000	DATE: OCT. 1979 SHEET: 1 OF 1
PROJECT NO. 71875	SCALE: 1" = 20'	SHEET NO. 1 OF 1
PROJECT NO. 71875	SHEET NO. 1 OF 1	SHEET NO. 1 OF 1