

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	GW Consulting Engineers - 2400 Glendale Lane, Suite G, Sacramento, CA 95825		
OWNER	J & L Properties - 3434 Marconi Avenue, Suite A, Sacramento, CA 95821		
PLANS BY	GW consulting Engineers - 2400 Glendale Lane, Suite G, Sacramento, CA 95825		
FILING DATE	2-27-84	50 DAY CPC ACTION DATE	REPORT BY: JP:sq
NEGATIVE DEC.	4-2-84	EIR	ASSESSOR'S PCL. NO. 117-132-30

- APPLICATION:
1. Environmental Determination
  2. Tentative Map
  3. Variance to create two lots less than 100 feet in depth (lots 1 and 6)
  4. Subdivision Modification to create two lots less than 100 feet in depth (lots 1 and 6)

LOCATION: East end of Graeagle Way

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.16± acres into six single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1968 Valley Hi Community Plan  
Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions: 207' x 244'  
Property Area: 1.16± acres  
Density of Development: 5.2± units per acre  
Topography: Flat  
Street Improvements: To be provided  
Utilities: Available to site

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 28, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification, subject to the following conditions. 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. 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. The applicant shall check with the County Sanitation District and meet all requirements.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site is a 1.16± acre parcel located at the eastern terminus of Graeagle Way and in the Single Family (R-1) zone. The applicant proposes to subdivide the property into six single family parcels and cul-de-sac the east terminus of Graeagle Way.
2. Two of the parcels to be created will be substandard in depth (Lots 1 and 6). Staff has no objection to the proposed depth as the lot sizes do not fall below the minimum required 5,200 square feet.
3. The Planning and Community Services Departments have determined that .0894 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to the filing of the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to the following conditions:
3. Approval of the Variance to create two lots less than 100 feet in depth, based on findings of fact to follow;
4. Approval of the Subdivision Modification to create two lots less than 100 feet in depth;

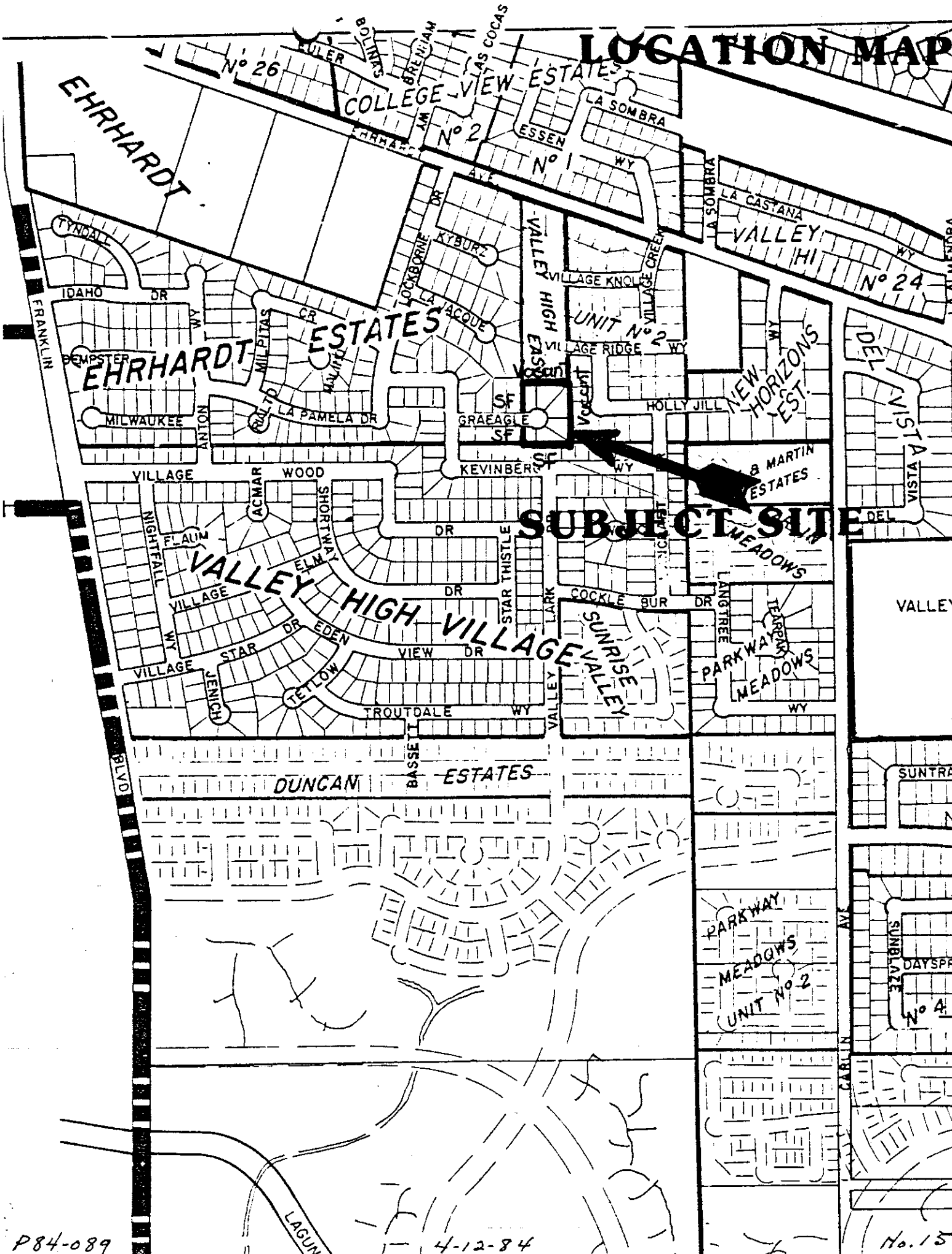
Conditions - Tentative Map

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 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. The applicant shall check with the County Sanitation District and meet all requirements.

Findings of Fact - Variance

- a. The granting of the variance will not constitute a special privilege in that the lots will meet the minimum interior lot size of 5,200 square feet;
- b. The variance is not a use variance in that single family dwellings are allowed in the R-1 zone;
- c. The project will not be injurious to the public welfare nor to neighboring properties in that it will not significantly alter the characteristics of the area;
- d. The project is consistent with the 1974 General Plan and the 1968 Valley Hi Community Plan which designate the site for residential uses.

# LOCATION MAP



# EXHIBIT A

LEGAL DESCRIPTION: PARCEL A OF DUND IS OF PARISH WYLA.  
AT PAGE 21.

OWNER/DEVELOPER: J.S. PROPERTIES  
2541 WASHINGTON, SUITE A  
SACRAMENTO, CA 95811 PHONE 971 9820

ENGINEER: J.S. CONSULTING ENGINEERS  
1000 UNIVERSITY AVENUE  
SACRAMENTO, CA 95811 PHONE 488 1128

ASSessor'S PARCEL NO.: 117-132-18

NUMBER OF LOTS: 6

TOTAL AREA: 1.16 AC GROSS 1.01 AC NET

CURRENT AND PROPOSED ZONING: R1

UNITS PER ACRE: 20

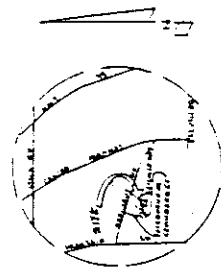
UNITS PER ACRE: 20

STANDARD: CITY OF SACRAMENTO

FIRM DISTRICT: CITY OF SACRAMENTO

PURPOSE USE: RESIDENTIAL

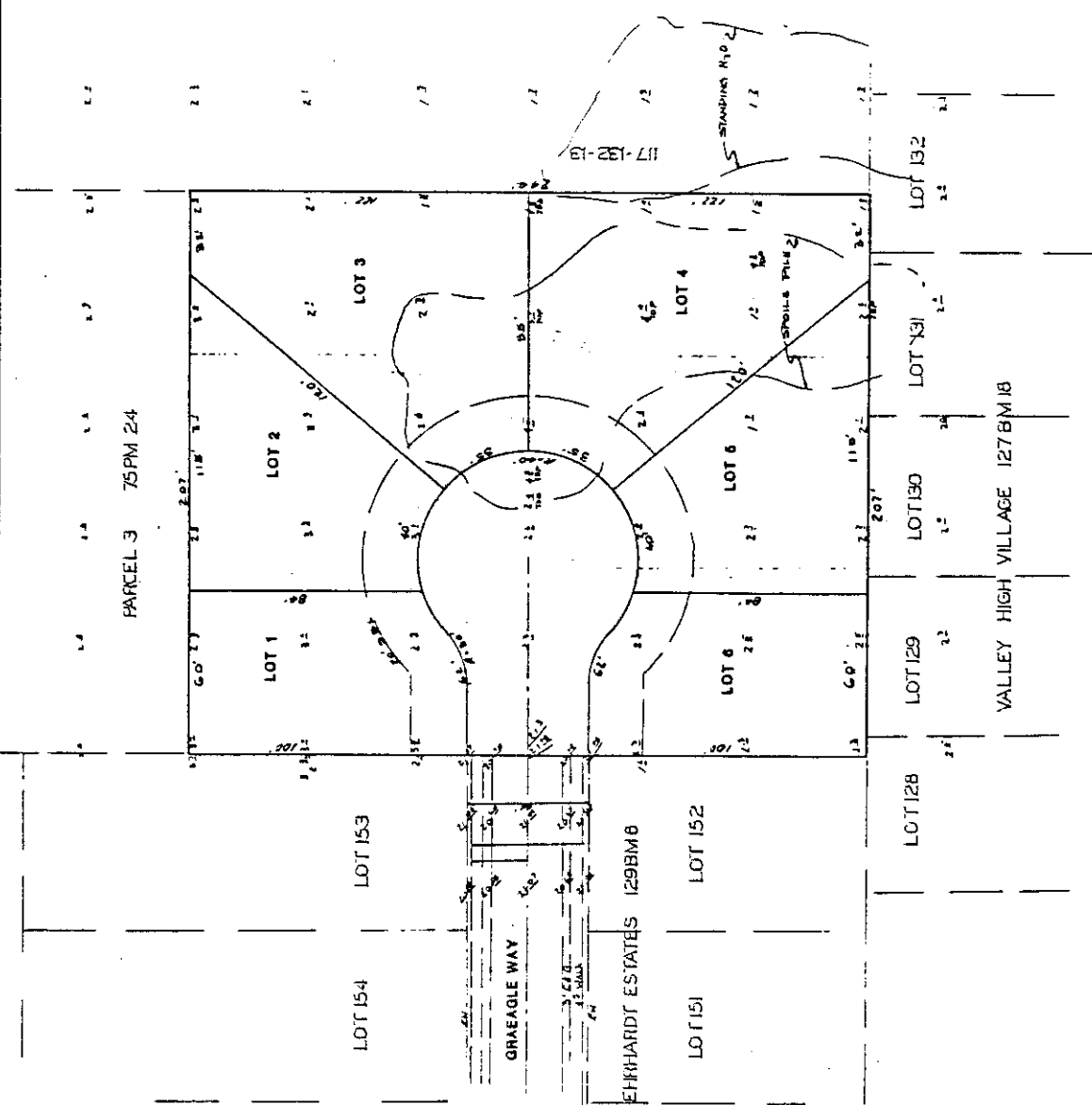
NOTES: THIS IS A TENTATIVE SUBDIVISION.  
IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE SACRAMENTO COUNTY PLANNING DEPARTMENT.  
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LOCATION MAP  
NO. 10-10-84



## GRAEAGLE COURT TENTATIVE MAP



DATE	11/1/84
SCALE	AS SHOWN
PROJECT NO.	84-089
DATE OF ISSUE	11/1/84

J. W. CONKLING ENGINEER  
1000 UNIVERSITY AVENUE  
SACRAMENTO, CALIFORNIA 95811  
PHONE 488-1128



APPLICANT	J.S. PROPERTIES
ENGINEER	J.W. CONKLING ENGINEER
DATE	11/1/84

NO. 15	4-12-84
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