

APPLICANT	Harry Stathos, 961 Piedmont Drive, Sacramento, CA 95822		
OWNER	Harry Stathos, 961 Piedmont Drive, Sacramento, CA 95822		
PLANS BY	German Engineering, 3000 Franklin Boulevard, Sacramento, CA 95818		
FILING DATE	4/7/89	ENVIR. DET.	Cat. Ex. 15315
ASSESSOR'S PCL. NO.	030-0750-018	REPORT BY	DH/kjr

- APPLICATION:**
- A. Tentative Map to divide 0.3+ vacant acres into two lots in the Standard Single Family (R-1) Zone
 - B. Subdivision Modification to create a lot with less than 100 feet of depth
 - C. Variance to reduce the minimum lot depth from 100 feet to 88 feet

LOCATION: 6490 Granger's Dairy Drive

PROPOSAL: The applicant is requesting the necessary entitlements to divide a corner lot in the R-1 Zone to construct two detached Single Family dwellings

PROJECT INFORMATION:

1988 General Plan Designation:	Low Density Residential (4/15 du/net acre)
1988 Pocket Community Plan Designation:	Low Density Residential (3-6 du/acre)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Single Family; R-1	Front:	25'	25'
South: Single Family; R-1	Side(Int):	5'	5'
East: Single Family & Church; R-1 & A	Side(St):	12 1/2'	12 1/2'
West: Single Family; R-1	Rear:	15'	15'

Parking Required:	2 spaces
Parking Provided:	4 spaces
Property Dimensions:	Irregular
Property Area:	0.3+ acres
Density of Development:	3 d.u. per acre
Square Footage of Building:	Unit A = 2,116 sq. ft.; Unit B = 2,423 sq. ft.
Height of Building:	Two stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick, stucco, wood trim
Roof Material:	Wood shake

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 23, 1989, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which are attached.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is designated for three to six residential units per acre in the General Plan and three to six units per acre in the 1988 Revised Pocket Plan. The site is surrounded by standard single family development on the north, west, and south. A church is located to the east. The proposal is consistent with these designations.

B. Design:

The applicant proposes to split an existing corner lot into two pieces for detached standard single family development. Single family dwellings are allowed by right on corner lots in the R-1 zone. The applicant proposed two units, Unit A with 2,116 square feet and Unit B with 2,423 square feet. Elevations are compatible with single family development in the area. Lot A is proposed to contain 6,572 square feet of lot area. Lot B will contain 7,096 square feet. Staff recommends that Lot B be further restricted to a single family dwelling. Several easements and utility lines bisect the lot since Riverside Boulevard formerly ran through the site. The proposed dwellings will observe the utility easements.

C. Variance and Subdivision Modification:

Since the resulting two detached dwellings are in the R-1 zone, establishing lots with less than the minimum lot depth require a variance and subdivision modification. Staff notes that Lot B will be 88 feet deep but will have adequate rear yard area and adequate front yard, side yard, and rear yard setbacks. Lot B also consists of 7,096 square feet which is well over the minimum 6,200 square feet required for corner lots.

Lot A proposes to have 5 foot side yards with a 15 foot rear yard. Due to the large area of the corner lot, over 13,000 square feet, staff supports the proposed variance and subdivision modification to reduce the minimum lot depth from 100 feet to 88 feet for Lot B.

D. Parkland Dedication:

Planning and Parks and Community Services have determined that parkland dedication in lieu fees are appropriate. Fees will be based upon .0298 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15315).

RECOMMENDATION: Staff recommends the following action:

- A. Recommend approval of the tentative map by adopting the attached resolution and findings of fact
- B. Recommend approval of the subdivision modification
- C. Approve the variance subject to conditions and based upon findings of fact which follow

Conditions - Tentative Map: The applicant shall complete the following at the Public Works Department prior to a corner lot split being recorded:

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels. These services must be paid for and installed at the time of obtaining building permits.
2. Pay off 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 (0.0298 fee acres).
4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director or comply with Title 24 requirements of the Uniform Building Code.
6. Show all existing easements.
7. *The applicant may file a waiver of Parcel Map and file a certificate of compliance. (staff amended)*
8. Pay Pocket Bridge fees.
9. A portion of the easement extends through house on Lot A. A portion of the easement shall be abandoned or the proposed house shall be relocated outside the easement.
10. Place the following note on the final map: Lot B shall only be developed with a single family dwelling.

11. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

Conditions - Variance

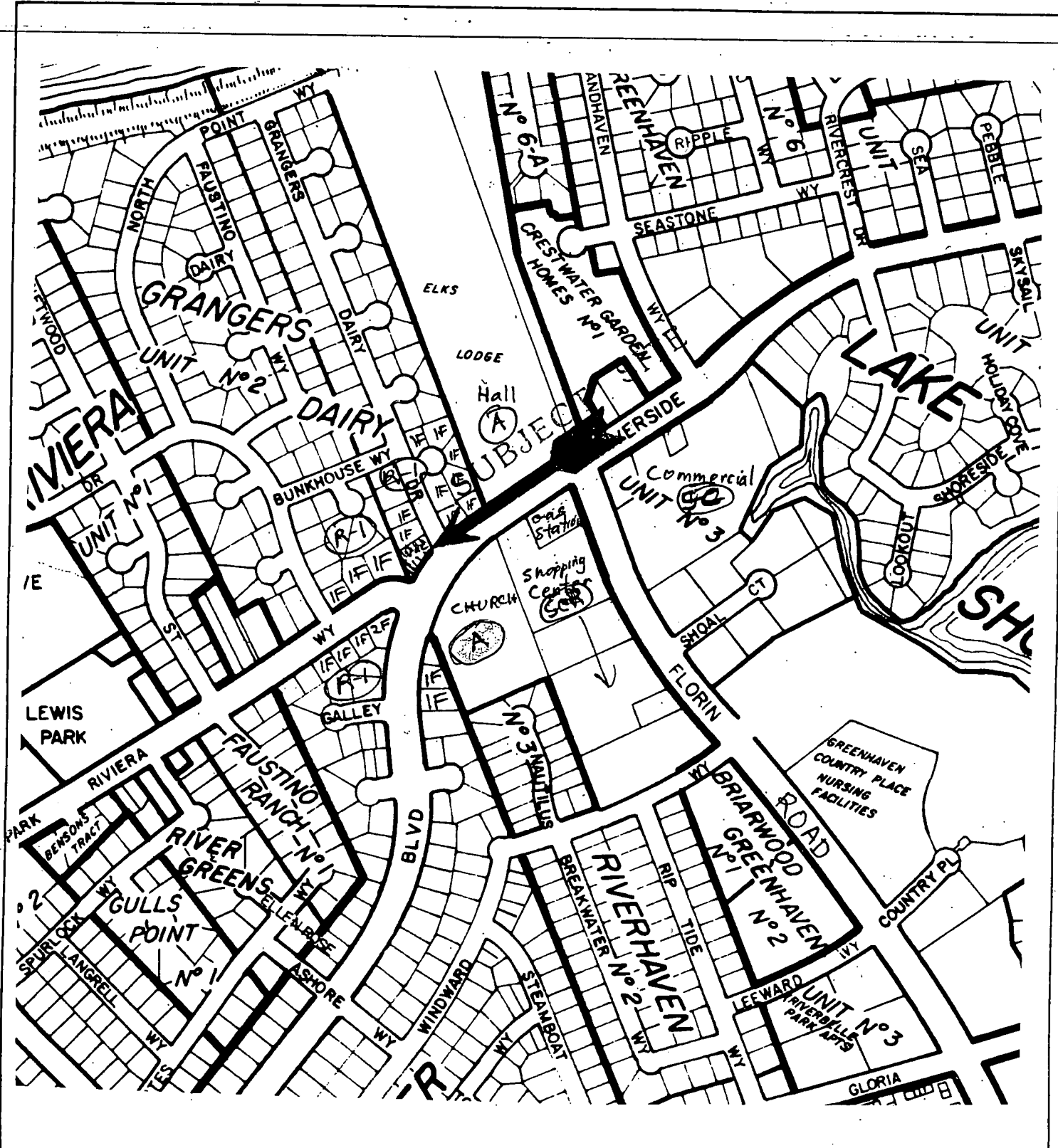
1. The applicant shall fence rear yard areas as a condition of building permit with a 6 foot high solid board fence.
2. Front yard areas are to be landscaped and irrigated as part of building construction. The Planning Director shall review and approve detailed landscaping and irrigation plans for the front and street side yard areas prior to issuance of building permits. No more than 40 percent of the front yard area can be paved or concreted.

Findings of Fact - Variance

1. The granting of the variance does not constitute granting a special privilege in that:

- a. adequate yard areas will be provided for each lot
 - b. the original lot is of adequate area, 13,000 square feet to provide lot area
 - c. the irregular configuration of the existing lot precludes reaching a 100 foot depth for one lot
 - d. under similar circumstances, variances have been granted to other property owners
2. The granting of the variance will not be injurious to the welfare nor properties in the vicinity in that:
- a. it will not interfere with the privacy of adjacent property owners
 - b. adequate yard and building setbacks will be provided to each lot
3. The granting of the proposed variance does not constitute a use variance in that single family dwellings are allowed in the R-1 zone.
4. The project is consistent with the 1988 Pocket Community Plan and 1988 General Plan in that the site is designated for Low Density Residential uses and the use conforms with the designation.

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Scale: 1" = 500'

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VICINITY - LAND USE - ZONING

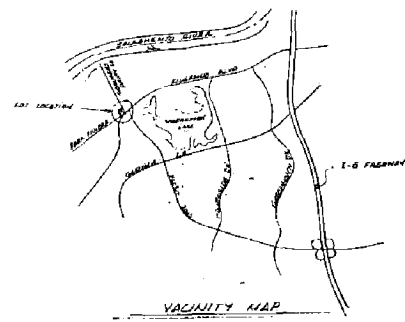
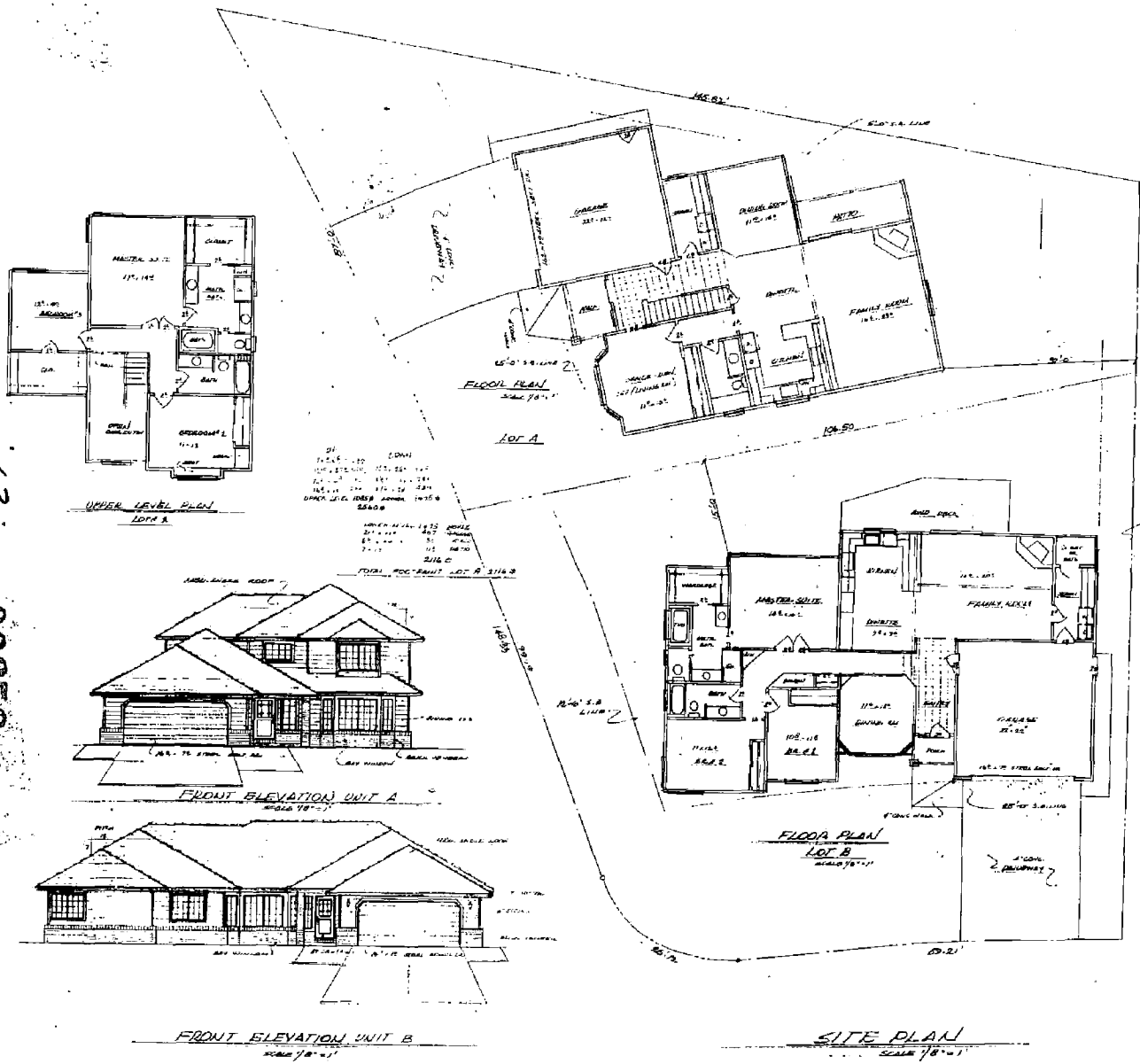
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Item 15



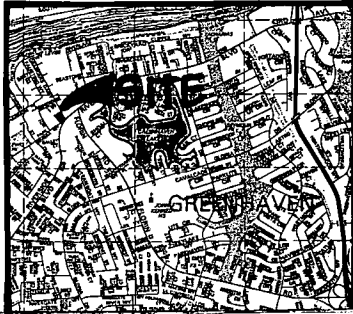
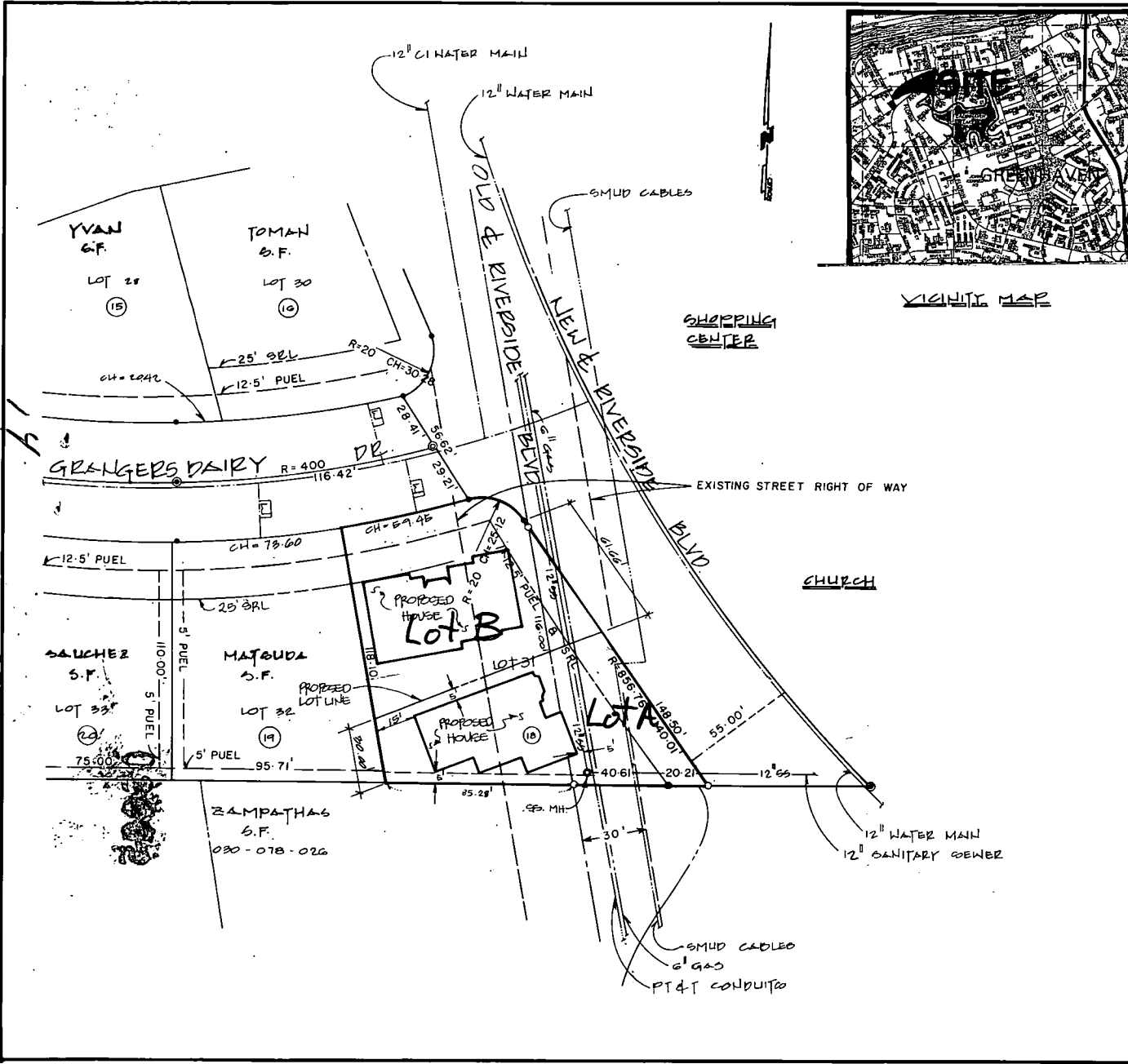
LOT SIZE A	106'-0" x 72' = 3096 sq ft
LOT SIZE B	76'-0" x 72' = 5472 sq ft
TOTAL SQUARE FOOTAGE: 8568 sq ft	
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LOT SPLIT (RE-SUBDIVISION) OF LOT 31
 GRANDEAS DAIRY UNIT #1
 CITY OF SACRAMENTO, CA
 EXISTING SQUARE FEET (100 SQUARE)
 LOT SIZES AS SHOWN
 APPROX. 3+ ACRES APPROX ONLY
 LOT SIZE 7096 + 6572 = 13668 APPROX

P-89-185

9-14-89

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VICINITY MAP

TENTATIVE PARCEL MAP
for
HARRY STATHOS

CITY OF SACRAMENTO CALIFORNIA
SCALE: 1" = 50' AUG. 1989

OWNER / DEVELOPER

HARRY STATHOS
161 PLEDMONT DR.
SACRAMENTO, CA 95822

ENGINEER

GERMAN ENGINEERING
3000 FRANKLIN BLD.
SACRAMENTO, CA 95818

ASSESSOR'S PARCEL NO.

030-075-018

NUMBER OF LOTS:

EXISTING: 1 LOT
PROPOSED: 2 LOTS

USE:

PRESENT: SINGLE FAMILY RESIDENTIAL
PROPOSED: SINGLE FAMILY RESIDENTIAL
IMPROVEMENTS
EXISTING:

UTILITIES

WATER: CITY OF SACRAMENTO
GAS: PG & E
ELECTRIC: SMUD
SEWER: CITY OF SACRAMENTO
DRAINAGE: CITY OF SACRAMENTO
FIRE: CITY OF SACR. FIRE DISTRICT
PARKS: CITY OF SACR. PARKS DISTRICT
SCHOOLS: SACRAMENTO UNIFIED
TELEPHONE: PACIFIC BELL
CABLE: SACRAMENTO CABLE TV

DESCRIPTION:

DESCRIPTION OF PARCEL EXISTING TO BE SUBDIVIDED

All that real property situate in the City of Sacramento, in the State of California, more particularly described as follows:

Lot 31 as shown on the Official Plat of "GRANGERS DAIRY SUBDIVISION", recorded in Book 114 on Page 2, in the office the County Recorders of the County of Sacramento. END OF DESCRIPTION