

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

APPLICANT	Train & Sening Surveying, Ltd, 2604 21st Street, Sacramento, California 95818			
OWNER	Som Sharma, et al, 6212 25th Street, Sacramento, California 95822			
PLANS BY	Train & Sening Surveying, Ltd, 2604 21st Street, Sacramento, California 95818			
FILING DATE	May 4, 1990	ENVIR. DET.	Negative Declaration	REPORT BY CG
ASSESSOR'S PCL. NO.	022-0300-024			

APPLICATION:

- A. Negative Declaration.
- B. Tentative Map to subdivide 1.58± partially developed acres into 3 single family lots in the Standard Single Family (R-1) zone.
- C. Variance to create a 44 foot street frontage for one parcel.
- D. Subdivision Modification to allow a parcel with 44 feet of street frontage.
- E. Subdivision Modification to create a flag-shaped lot.
- F. Subdivision Modification to allow a parcel to exceed 160 feet in depth.

LOCATION: 3930 26th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide the subject site into three parcels.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Two Single Family Residences

Surrounding Land Use and Zoning:

North:	Single Family Residential; R-1
South:	Mini-storage facility; R-1 and C-2
East:	Vacant; R-1
West:	Single and Multi-Family Residential; R-1 & R-2B

Property Dimensions:	Irregular
Property Area:	1.58± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 20, 1991, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions of approval listed below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 1.58± partially developed acres in the Standard Single Family (R-1) zone. The site is developed with a 1,104 square foot single family residence and a 408 square foot second residential unit. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding land use and zoning includes single family residential, zoned R-1, to the north; mini-storage facility, zoned R-2 and C-2, to the south; vacant property, zoned R-1, to the east; and single and multi-family residential, zoned R-1 and R-2B, to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide the partially developed 5.58± acres into three parcels. The applicant is requesting a variance and subdivision modifications because one parcel is proposed to have less than 52 feet of street frontage (44 feet deep), is greater than 160 feet deep, and is a flag lot. The applicant wishes to have this large parcel and create two standard single family parcels for sale and single family development.

C. Tentative Map

The tentative map is laid out such that all three parcels have street frontage on 26th Avenue. Two parcels are standard single family lots and one parcel is a 1.25± acre parcel with two single family dwellings on the site. Staff was concerned with the future development of the area. The applicant provided an exhibit (Exhibit B) which indicates the possible future development of the 1.25 acre parcel as well as the large adjacent parcel. This future proposal includes the extension of Warwick Avenue south. If this is to occur, Parcel B will become a corner lot and would require a setback of 12.5 feet from the eastern property line. Staff recommends this 12.5 foot setback be provided for any development of Parcel B.

The subject site is within the Oak Park Redevelopment Area. Any development of the site requires review and approval by the Design Review staff.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. These mitigation measures are listed below.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map to subdivide 1.58± partially developed acres into 3 single family lots subject to conditions and forward to City Council;
- C. Approve the Variance to create a 44 foot street frontage for one parcel subject to conditions and based upon findings of fact which follow;
- D. Recommend approval of the Subdivision Modification to allow a parcel with 44 feet of street frontage and forward to City Council;
- E. Recommend approval of the Subdivision Modification to create a flag-shaped lot and forward to City Council; and

- F. Recommend approval of the Subdivision Modification to allow a parcel to exceed 160 feet in depth and forward to City Council.

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 for Parcel A and B. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
3. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities adjacent to 26th Avenue and along the east side of Parcel B;
4. Provide a separate water and sewer service for each lot prior to filing final map;
5. Dedicate right-of-way along 26th Avenue to 22 foot half street;
6. Provide a 20 foot radius irrevocable offer of dedication (I.O.D.) on the northwest corner of Parcel A;
7. Record on the map a 12.5 foot building setback along the east property line on Parcel B for future extension of Warwick Avenue; and
8. Place a note on the final map: The applicant shall comply with the mandatory mitigation measures of the Negative Declaration on file with the City Planning Department (P90-209) relating to preservation of trees. The following trees shall be saved:
 - a. Two 36" Pines on Parcel 1
 - b. 6" tree on Parcel 1
 - c. 18" Pine on Parcel A
 - d. 14" Honey Locust on Parcel A
 - e. 14" Pine on Parcel B

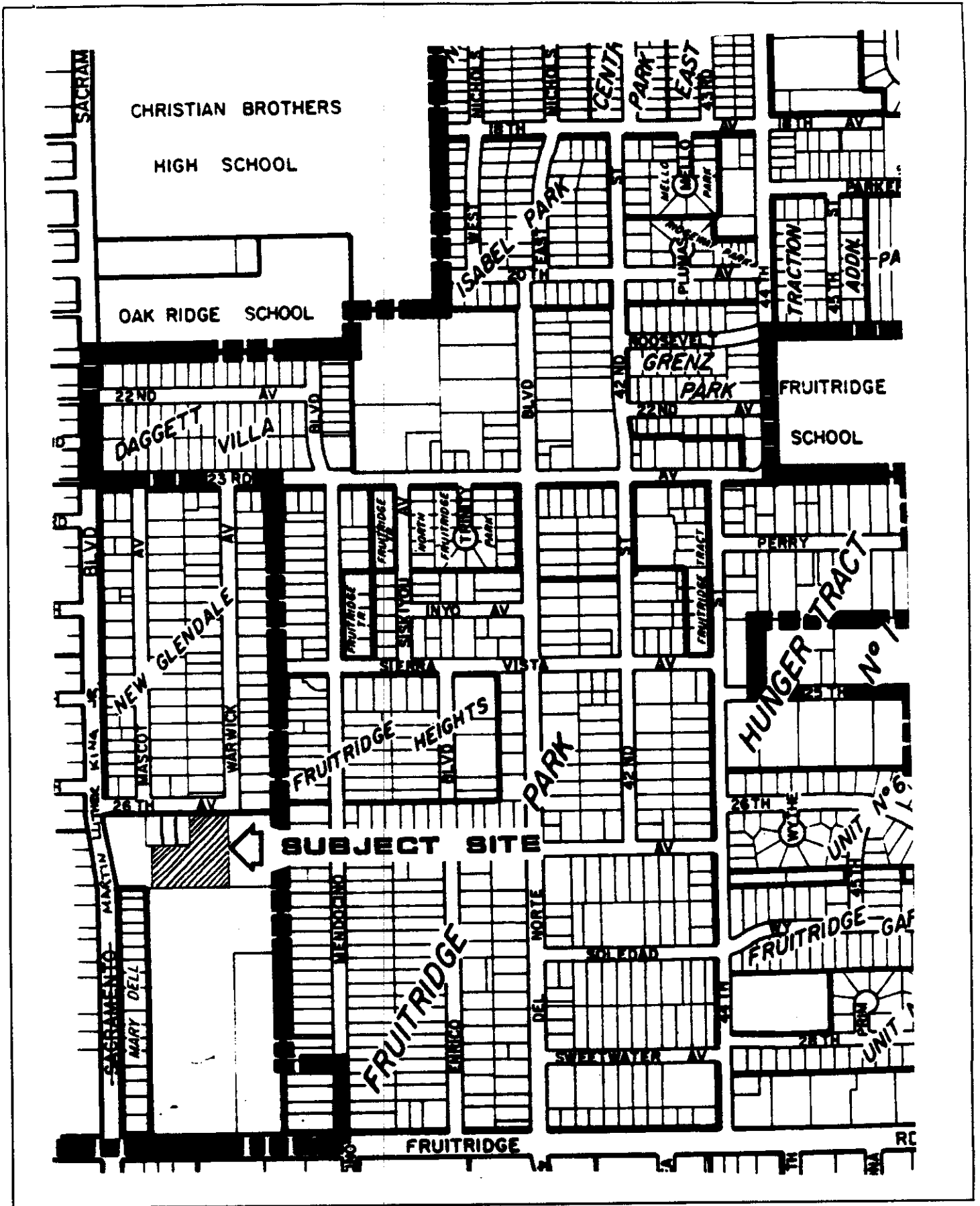
Mandatory Mitigation Measures

1. Only the following trees are acceptable for removal:
 - a. 18" Live Oak located at the northeast property corner.
 - b. 6" Tree of Heaven located just below the northwest property corner.
 - c. 9" Honey Locust located just below and east of the northwest property corner.
2. A chain link construction barrier fence shall be installed around the dripline of each tree prior to commencement of grading on the site.
3. No surface or grade changes and no trenching shall be made within the driplines of the trees.
4. No parking of vehicles or storage of materials shall occur within the driplines of the trees.
5. The fences may be removed after construction is complete.
6. Grading and construction plans for the proposed project shall include a note of the aforementioned mitigation measures (1 through 5).

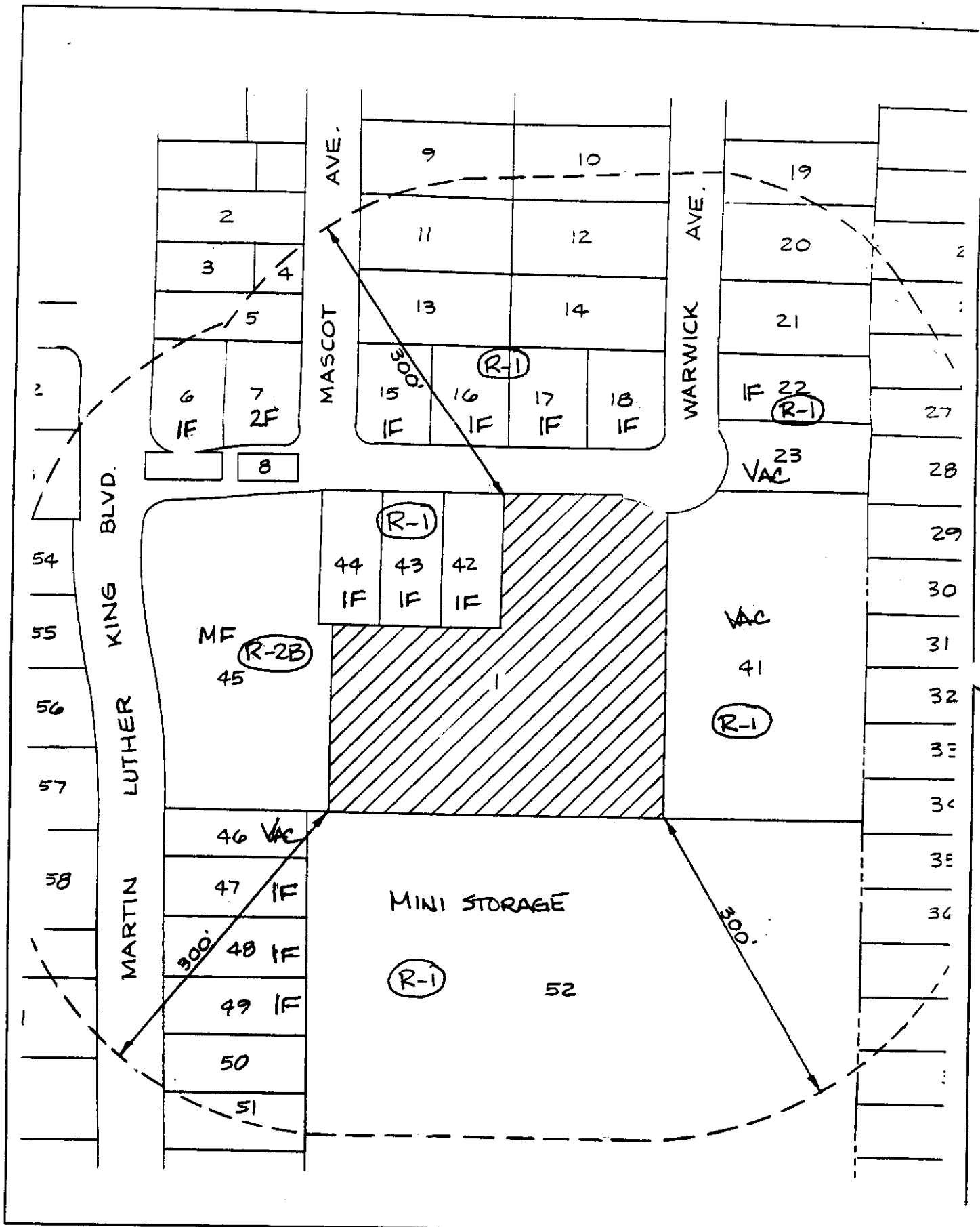
Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility of significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than significant level through mitigation.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the single family subdivision is compatible with the surrounding single family uses.
2. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances have been and would be granted to other property owners facing similar circumstances. The 44 foot wide lot exceeds minimum square footage requirements.
3. Granting the variance does not constitute a use variance in that single family parcels and residences are allowed in the R-1 zone.
4. The project, as conditioned, will not be detrimental to the public health, safety, nor result in the creation of a public nuisance in that the project is compatible with the surrounding uses and does not prohibit future development of the area. The 44 foot wide lot contains adequate yard area and allows adequate access to the existing residential uses.
5. The project, as conditioned, is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).



VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A

TENTATIVE MAP

A PORTION OF THE
W 1/4 OF THE SW 1/4
SECTION 20, T8N, R5E, MDM.
CITY OF SACRAMENTO, CALIFORNIA
APRIL 1990

RECORD OWNER

SOM SHARMA
1001 14TH STREET
SACRAMENTO, CA 95822
(916) 427-7744

SURVEYOR

TRAVIS J. HARRIS SURVEYING, LTD.
1001 14TH STREET
SACRAMENTO, CA 95816
(916) 481-7798

ASSESSOR'S PARCEL NUMBER

APN 022-0800-024

EXISTING ZONING & USE

ZONE R-1, SINGLE FAMILY RESIDENCE

PROPOSED ZONING & USE

ZONE R-1, SINGLE FAMILY RESIDENCE

PROPOSED SEWAGE DISPOSAL

BRITAIN, CITY OF SACRAMENTO

PROPOSED DRAINAGE

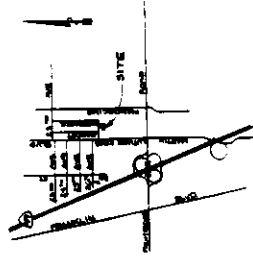
BRITAIN, CITY OF SACRAMENTO

PROPOSED WATER SUPPLY

BRITAIN, CITY OF SACRAMENTO

SCHOOL DISTRICT

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT



VICINITY MAP
N.T.S.

