

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc. - 1767-J Tribute Road, Sacramento, CA 95815				
OWNER	Shepard Johnson - P.O. Box 1406, Roseville, CA 95661				
PLANS BY	Morton & Pitalo, Inc. - 1767-J Tribute Road, Sacramento, CA 95815				
FILING DATE	10-12-83	50 DAY CPC ACTION DATE		REPORT BY:	SD:sg
NEGATIVE DEC.	11-21-83	EIR		ASSESSOR'S PCL NO.	003-075-03, 25

- APPLICATION:**
1. Environmental Determination
 2. Tentative Map (P83-345)
 3. Variance to create lots substandard in width, depth and area (Sec. 3-E-19)
 4. Subdivision Modification to create substandard lots for one and two family uses (Sec. 40.322 a, c, d & e)

LOCATION: Southeast corner of 20th and C Streets

PROPOSAL: The applicant is requesting the entitlements necessary to subdivide .2± acres developed with two residences into three lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community Plan Designation: Low Density Residential
Existing Zoning of Site: R-1B
Existing Land Use of Site: Two residential structures

Surrounding Land Use and Zoning:
North: Single family; R-3A
South: Single family; R-1B
East: Single family; R-1B
West: Commercial; M-1

Property Dimensions: 80' x 120'
Property Area: .2± acres
Density of Development: 15 du/acre
Topography: Flat
Street Improvements: Existing
Utilities: To be provided

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Subdivision Review Committee Recommendation: On November 16, 1983, by a vote of eight ayes and one absent, the Subdivision Review Committee voted to recommend approval of the 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:

1. 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.
2. Locate existing sewer and water services.

3. Comply with all building code requirements.
4. Extend sewer and water lines to serve each lot and connect new services to existing buildings to the satisfaction of the City Sewer and Water Division.

Staff Evaluation: Staff has the following comments with regard to this project:

1. The subject site is located in the Central City. Property to the north, east and south is zoned R-1B which allows for one and two family development. The lots in the surrounding vicinity are primarily 40' x 80' or 40' x 160' in size and developed with single and two family units. The applicant proposes to subdivide two 40' x 120' parcels into three 40' x 80' parcels. One resulting parcel is vacant and intended for future residential development. The proposed parcels are, therefore, common lot sizes for the Central City. Staff has no objection to the request in that it is compatible with surrounding land uses and lot patterning.
2. The R-1B zone allows one-family units by right and two-family units by special permit. In order to comply with the Zoning and Subdivision Ordinance, a variance and subdivision modification are necessary since the proposed lots are substandard for one and two family development. As previously stated, since the proposal is compatible with surrounding residential uses and lot configurations, staff has no objection to the variance/subdivision modification request.
3. The Planning and Community Services Departments have determined that .009 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

Staff Recommendation: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Variance to create substandard single - two family lots based upon findings of fact which follow;
3. Approval of the Subdivision Modification;
4. Approval of the Tentative Map based upon the following conditions.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions unless a different time for compliance is specifically noted:

- a. 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.

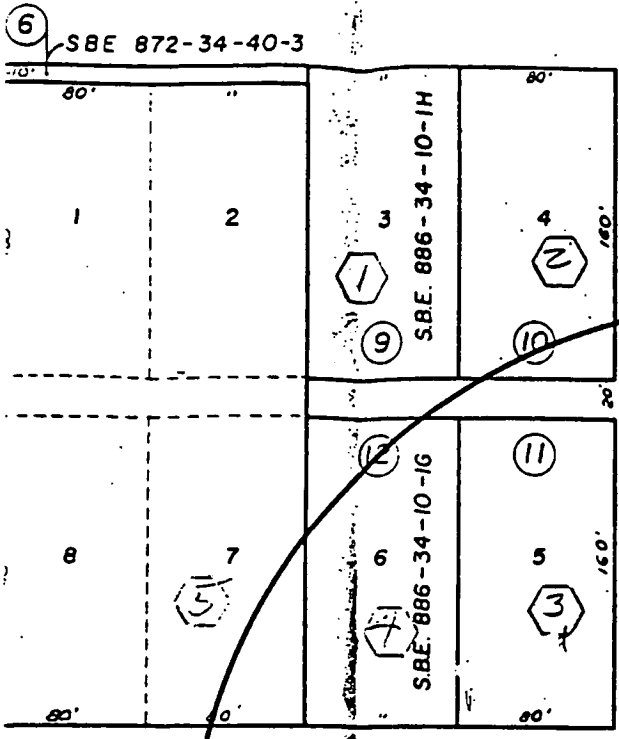
- b. Locate existing sewer and water services.
- c. Comply with all building code requirements.
- d. Extend sewer and water lines to serve each lot and connect new services to existing buildings to the satisfaction of the City Sewer and Water Division.

Findings of Fact - Variance

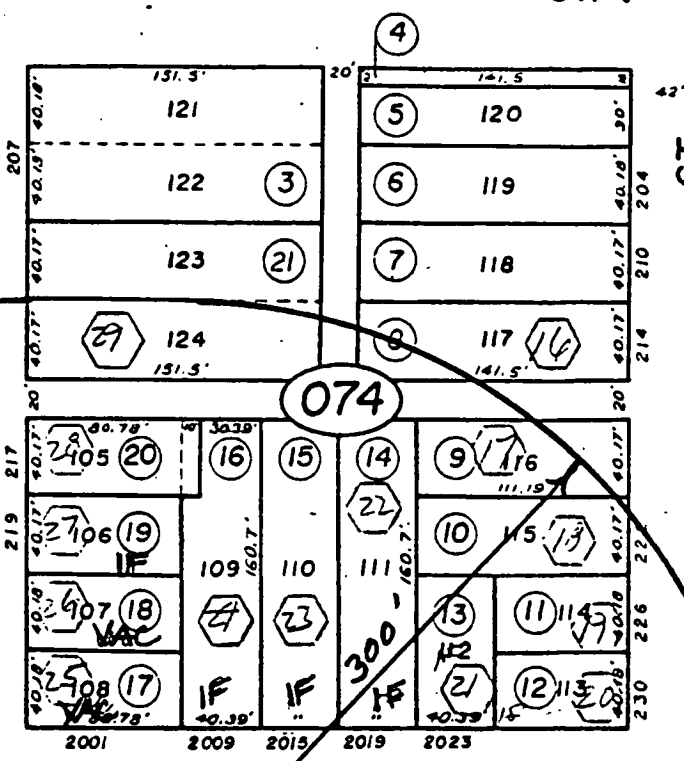
- a. Granting the variance does not constitute a special privilege extended an individual applicant in that there are many residential lots of similar dimensions in the area.
- b. The request is not considered a use variance in that residential uses are allowed in the R-1B zone.
- c. The request does not constitute a disservice to surrounding property in that the residential character of the area is not altered.
- d. The request is in compliance with the 1980 Central City Plan and the 1974 General Plan which designate the site for residential uses.

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B Land Use Map ST. 00



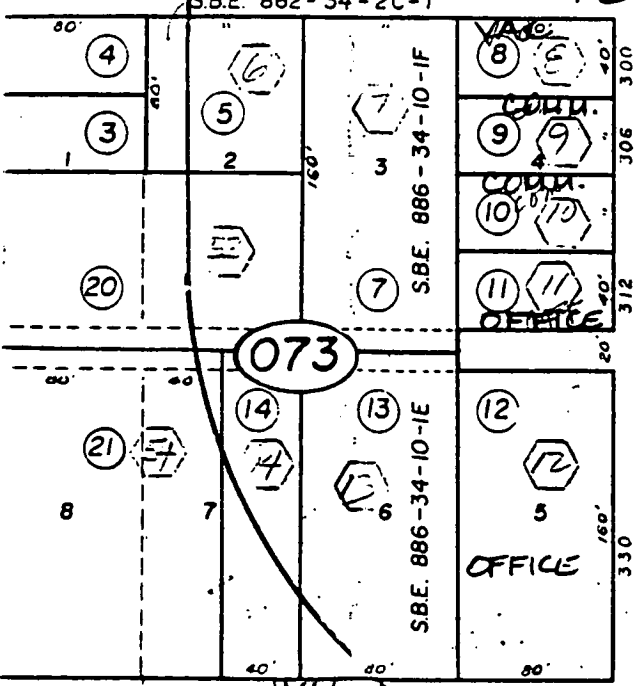
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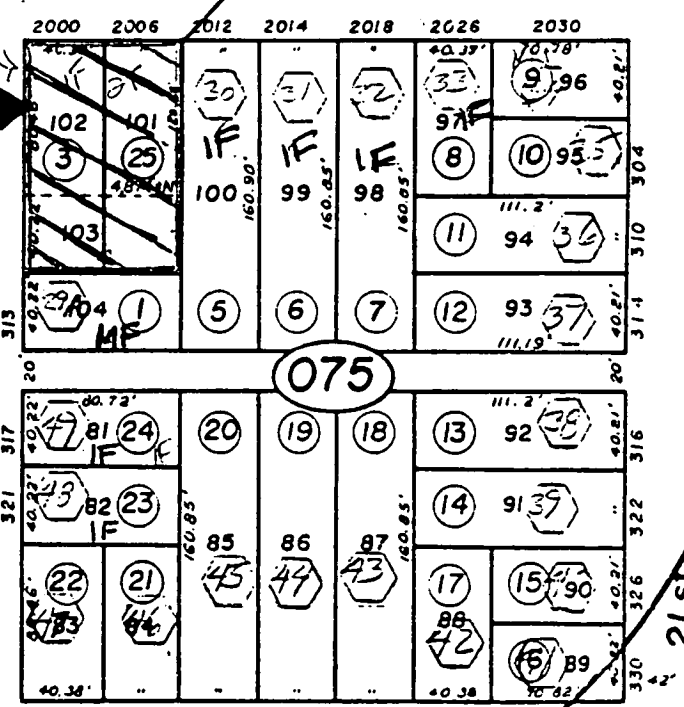
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SUBJECT SITE

S.B.E. 862-34-2C-1



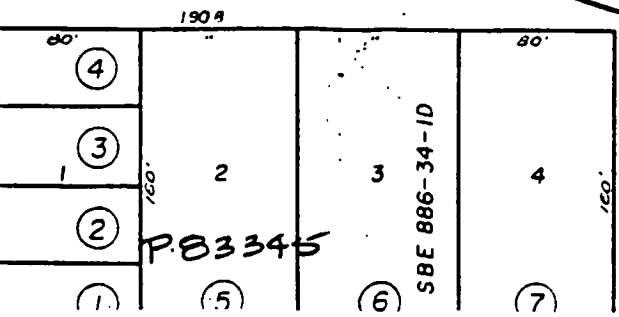
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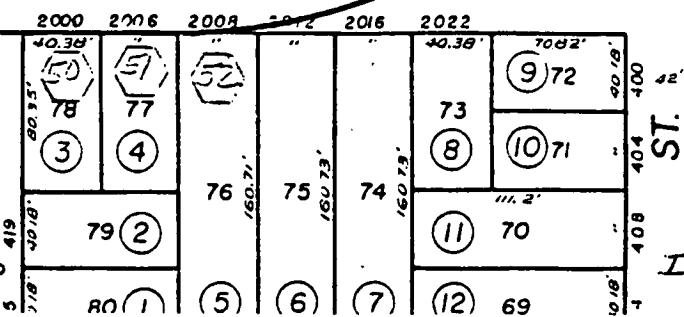
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D ST. 00



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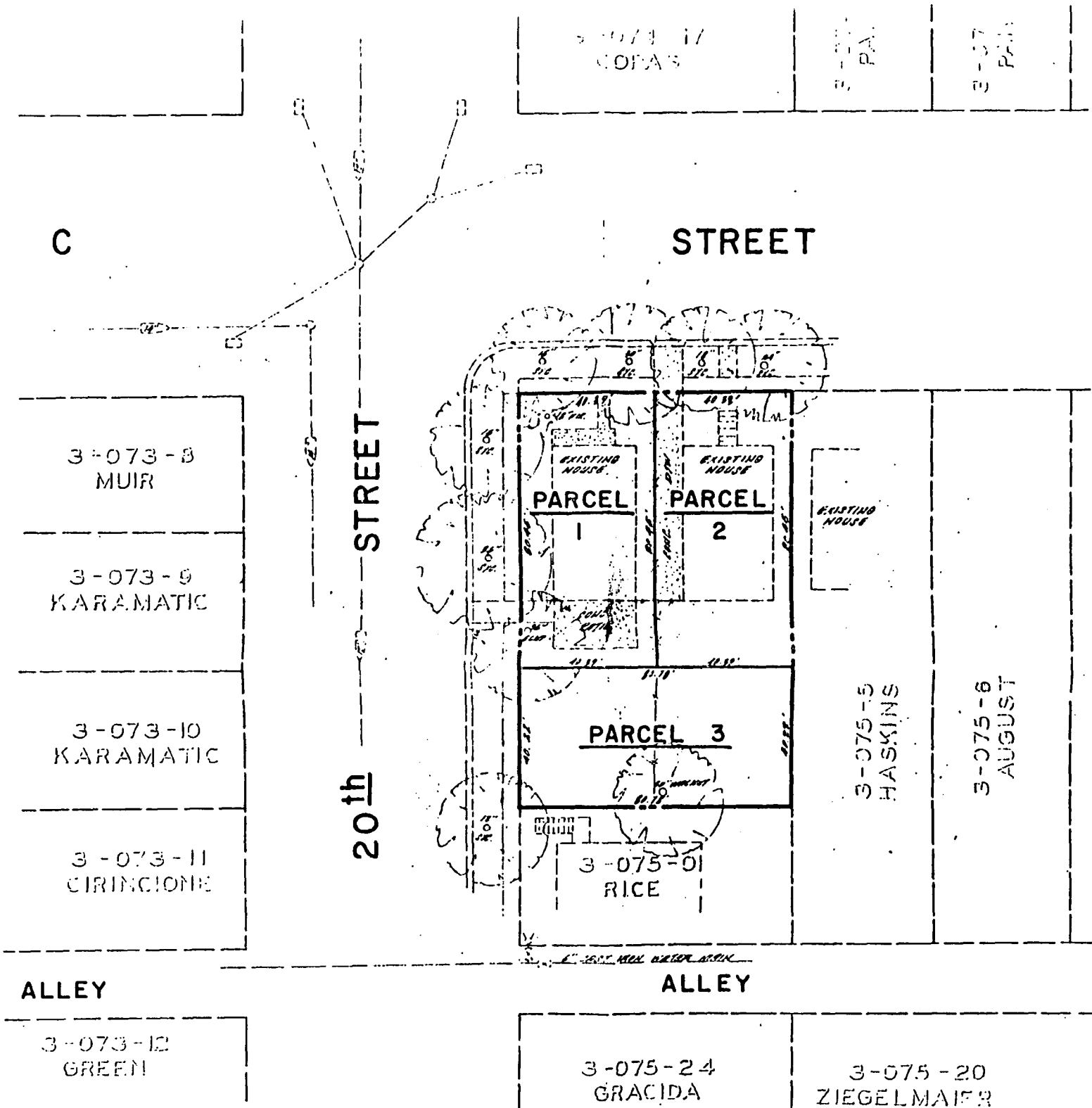
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SCALE: 1" = 20'

P.C.C. 1, 1983

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TEUTATIVE MAP