

P99-047 - Habitat for Humanity Tentative Map

- REQUEST:
- A. **Environmental Determination:** Categorical Exemption (Section 15315- minor land divisions);
  2. **Tentative Map** to subdivide 0.14 $\pm$  developed acres into 2 halfplex lots in the Standard Single Family Residential (R-1) Zone.

LOCATION: Northwest corner of Clay St. and Harris Ave.  
APN: 251-0023-013  
North Sacramento Community Plan Area  
Grant Joint Union School District  
Council District 2

APPLICANT:	Habitat for Humanity 3227 2 <sup>nd</sup> Avenue Sacramento, CA 95817
OWNER:	Archie Milligan ((916) 456-9543 Habitat for Humanity 3227 2 <sup>nd</sup> Avenue Sacramento, CA 95817
APPLICATION FILED:	April 13, 1999
STAFF CONTACT:	Scot Mende, 264-5894

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to subdivide a developed 0.14 $\pm$  acre site into 2 lots in the Standard Single Family (R-1) zone. Habitat for Humanity has already constructed a duplex on the project site. The proposed project will result in the creation of two halfplex lots. The proposed project is consistent with the 1984 North Sacramento Community Plan and with the General Plan designation for the site.

**Staff recommends approval of the project.** This recommendation is based on the fact that the proposed use is compatible with the existing residential land uses that are in the project vicinity. Furthermore, the site is already developed with two duplex units, and the proposed project will

result in the creation of two halfplexes, thereby promoting an affordable ownership opportunity.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 dwelling units per net acre)
Community Plan Designation:	Residential (4-8 dwelling units per net acre)
Existing Land Use of Site:	Duplex
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:

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

Parking Provided:	1 space per unit
Parking Required:	1 space per unit
Property Dimensions:	50' X 120'
Property Area:	0.14 $\pm$ gross acres 0.14 $\pm$ net acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services
	<b>OR</b>
Certificate of Compliance	Public Works, Development Services

BACKGROUND INFORMATION:

The project site is within the Del Paso Heights Design Review District. On November 19, 1993, the Design Review Staff approved design for the existing structure on the project site (DR93-293). Habitat for Humanity, the project proponent, would like to split the existing lot into 2 lots in order to provide an affordable ownership housing opportunity. On the date of March 19, 1995, the Planning Commission approved P95-001 which was a parcel map and variance for the

site. However, the applicant did not obtain a final map or certificate of compliance and the tentative map expired. Therefore, the applicant has re-applied for the tentative map.

This application does not include the variance because it was previously approved and the structure and driveway have since been built in conformance with the conditions of P95-001.

#### STAFF EVALUATION:

##### A. Policy Considerations

The General Plan and the North Sacramento Community Plan designate the subject site for Residential development. The proposed tentative map is consistent with the General Plan and the North Sacramento Community Plan. The General Plan encourages the development of residential land uses in a manner which is efficient and utilizes existing and planned urban resources. The General Plan also states that residential development can only be approved where City services are provided in a manner which meets the needs of the proposed development. The North Sacramento Community Plan similarly encourages the provision of adequate housing opportunities and an increase in the supply of decent and safe ownership housing. Also, the proposed subdivision is consistent with the goals and policies of the General Plan and Community Plan in that it will provide additional housing on standard size lots that are easily served by City infrastructure.

Furthermore, the existing structure and the proposed halfplex lots are consistent with the City of Sacramento Zoning Ordinance for the following reasons:

- The project site is a corner lot.
- Each halfplex unit has its entrance and driveways off of different streets.
- The lots (combined) meet the minimum setback requirements for the Standard Single Family Residential (R-1) zone.
- Each unit has an enclosed garage and a driveway.

##### B. Tentative Map Design

The proposed project site is already developed with two duplex units. Parcel A would encompass 2,704 square feet with a 1,147 square foot structure. Parcel B would encompass 3,232 square feet with a 1,123 square foot structure. Parcel A has access onto Harris Avenue via an alley. This alley has been paved to the end of the lot to the satisfaction of the City Public Works Department, Streets Division. Parcel B has driveway access onto Clay Street. City services are readily available to serve the two proposed parcels, and standard subdivision improvements (i.e., curbs, gutters, sidewalks, etc.) are already provided to the project site.

PROJECT REVIEW PROCESS:A. Environmental Determination

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315). The project is considered a minor land division that is in conformance with the General Plan and Zoning Ordinance designations. Utility service and access is provided to the subject site. The proposal is not anticipated to result in a significant physical impact upon the environment.

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the Heights Residents Working Together Neighborhood Association, North Hagginwood Neighborhood Alliance, and Del Paso Heights Improvement Association. The surrounding land owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received from the neighborhood associations or the surrounding land owners.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. The following summarizes the comments received:

## 1. Public Works-Engineering Development Services

The comments which are specifically listed as conditions in the Notice of Decision/ Findings of Fact address alley improvements, and infrastructure.

## 2. PG&amp;E

The comments which are specifically listed as conditions in the Notice of Decision/ Findings of Fact address dedication of an easement for underground facilities.

## 3. Neighborhood Services

The project is supported by the North Sacramento Community Plan policies regarding stabilizing and improving residential housing opportunities.

## 4. Building Division

- Two one-hour-fire-resistive walls shall be separated with air space in between along the common property line.
- All the utility gas, electricity, water and sewage shall not cross proposed

property lines.

5. Utilities Division

- Only one domestic water service per parcel is allowed. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities.
- Dedicate sewer easement on Parcel A to Parcel B for sewer service.

D. Subdivision Review Committee Recommendation

On May 5, 1999, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Habitat for Humanity Tentative Map subject to the conditions in the attached Notice of Decision/ Findings of Fact.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following action:

Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Tentative Map to subdivide 0.14 $\pm$  acres into two halfplex lots.

Report Prepared By,



Scot Mende  
Senior Planner

Attachments

- Attachment A      Notice of Decision / Findings of Fact Approving Tentative Map  
                    Exhibit 1      Tentative Map  
Attachment B Vicinity Map  
Attachment C Land Use and Zoning Map

## ATTACHMENT A

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
Habitat for Humanity Halfplexes  
LOCATED ON THE NORTHWEST CORNER OF CLAY AND HARRIS AVENUES  
SACRAMENTO, CALIFORNIA  
IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONE.  
(APN:251-0023-013) (P99-047)**

At the regular meeting of May 13, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

These actions were made based upon the following findings of fact and subject to the following conditions:

**FINDINGS OF FACT**

- A. The project is exempt from environmental review pursuant to CEQA Guidelines Section 15315- Minor land divisions.
- B. The Tentative Map is hereby approved based upon the following findings of fact:
  - 1. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
  - 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for residential use(s).
  - 3. The discharge of waste form the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central valley Region in that existing treatment plans have a design capacity adequate to serve the proposed subdivision.

**CONDITIONS OF APPROVAL**

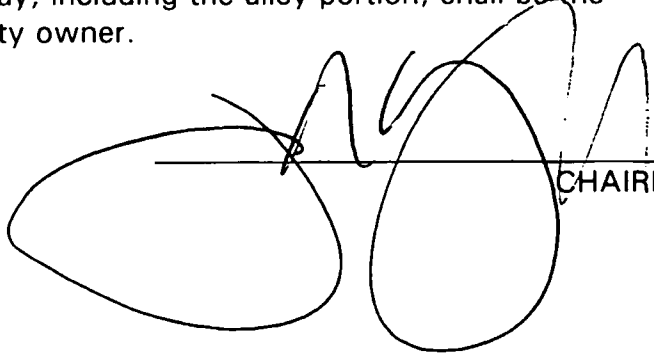
- B. The Tentative Map for the proposed Habitat for Humanity subdivision is hereby approved subject to the following conditions which must be satisfied prior to filing the final map unless a different time for compliance is specifically noted in the condition:
1. Pay off existing assessments;
  2. Pursuant to City Code Section 40.16.1601 (parkland dedication), submit to the City an appraisal, or request the City Real Property Section for 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. Construct a concrete driveway in the alley to the north property line of Parcel A to provide access to the private driveway. The driveway must be constructed to the satisfaction of the Public Works Department. The required width is contingent upon the drainage study associated with the drainage plan. The driveway width shall be 10 to 14 feet and the required thickness of the concrete shall be a minimum of 3½ inches;
  4. Provide a grading plan which assures lot drainage is adequately provided, and off-site drainage is not blocked. An on-site drainage system or alley drainage system may be required;
  5. Dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to Clay Street and Harris Avenue;
  6. Only one domestic water service per parcel is allowed. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities.
  7. Dedicate sewer easement on Parcel A to Parcel B for sewer service.

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

8. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required;
9. No parking will be allowed in the alley portion of the driveway.

10. Maintenance of the driveway, including the alley portion, shall be the responsibility of the property owner.



CHAIRPERSON

ATTEST:



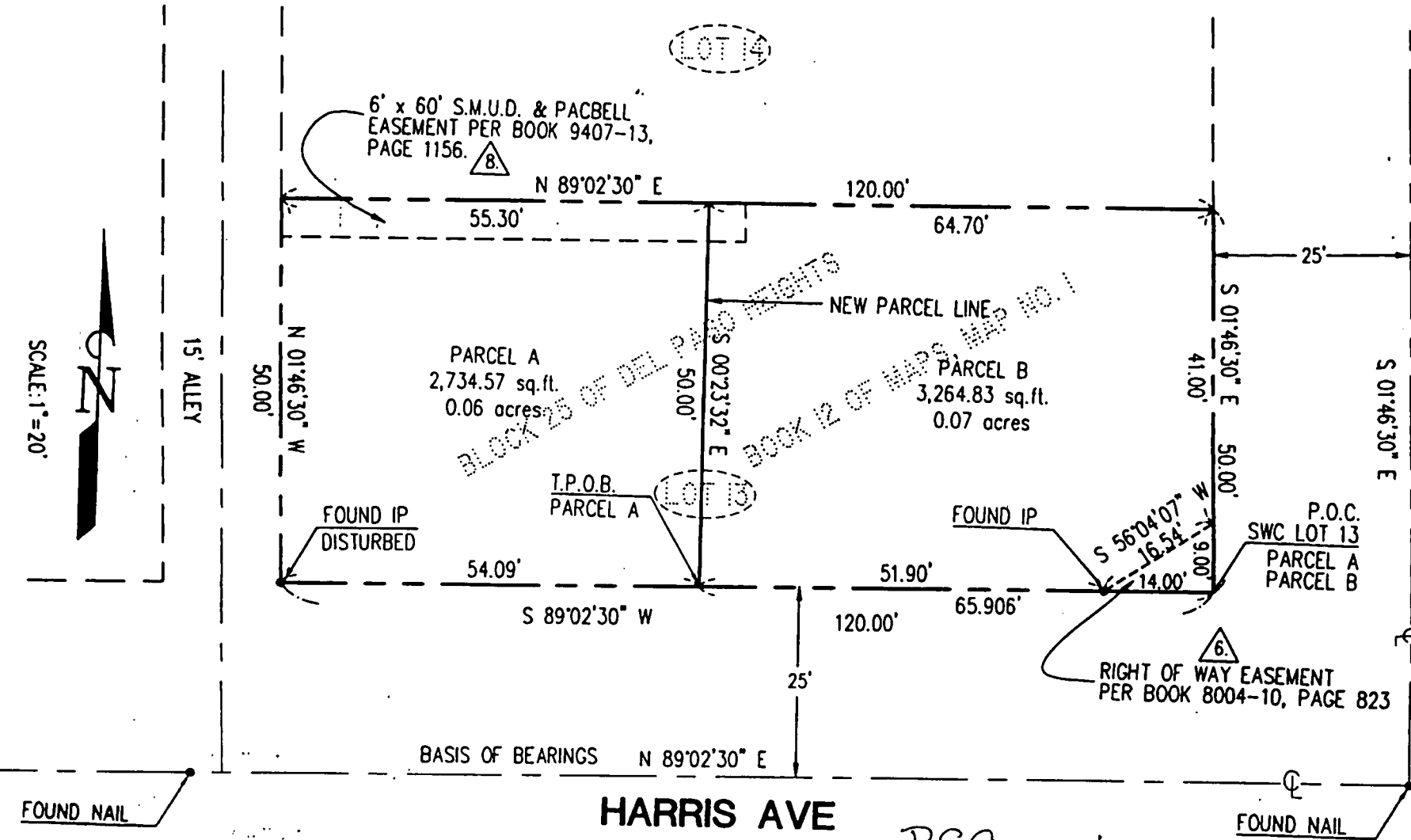
SECRETARY TO PLANNING COMMISSION



May 13, 1999

# CLAY STREET

P99-047 recd 4.13.99



SCALE: 1"=20'

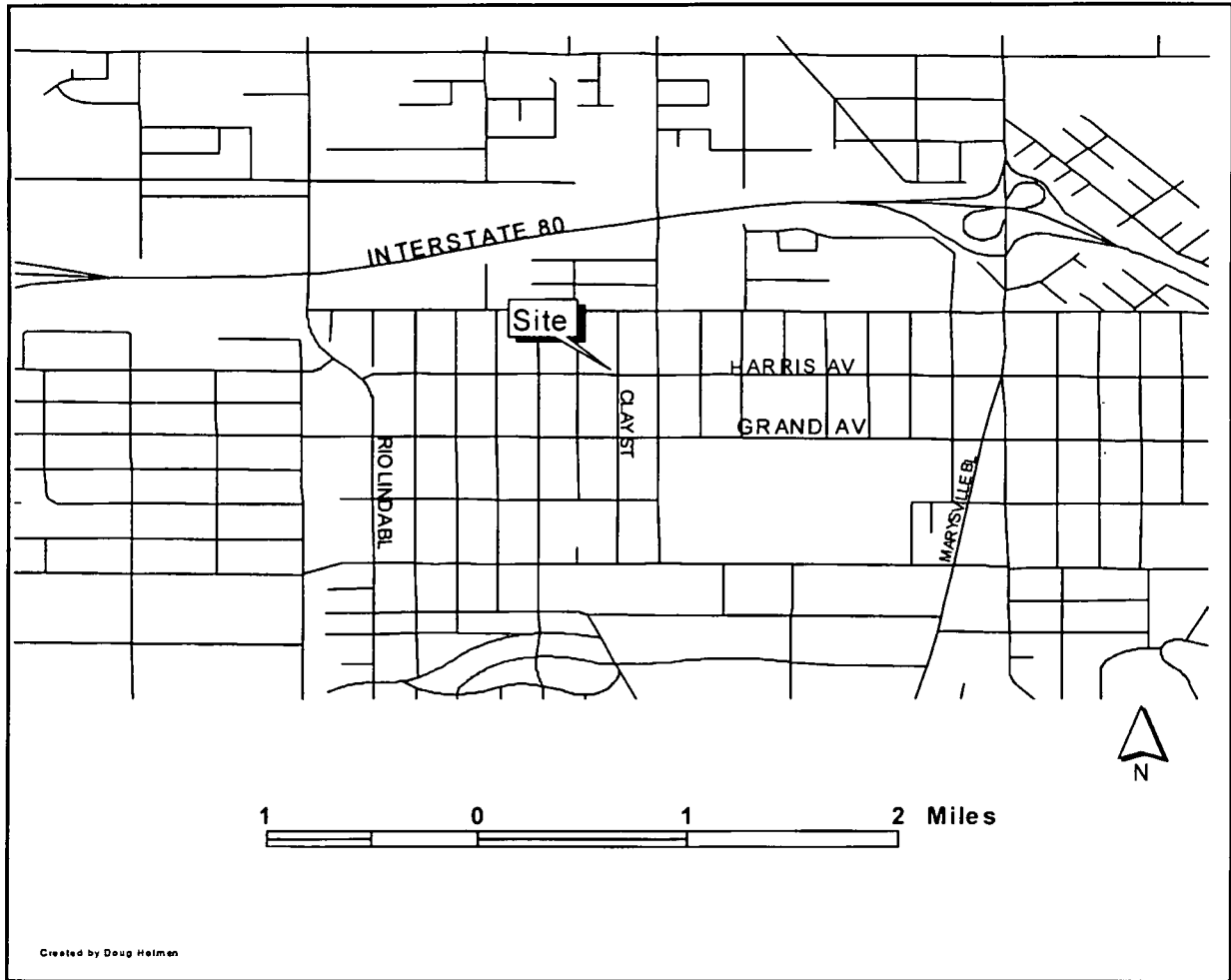


15' ALLEY

FOUND NAIL

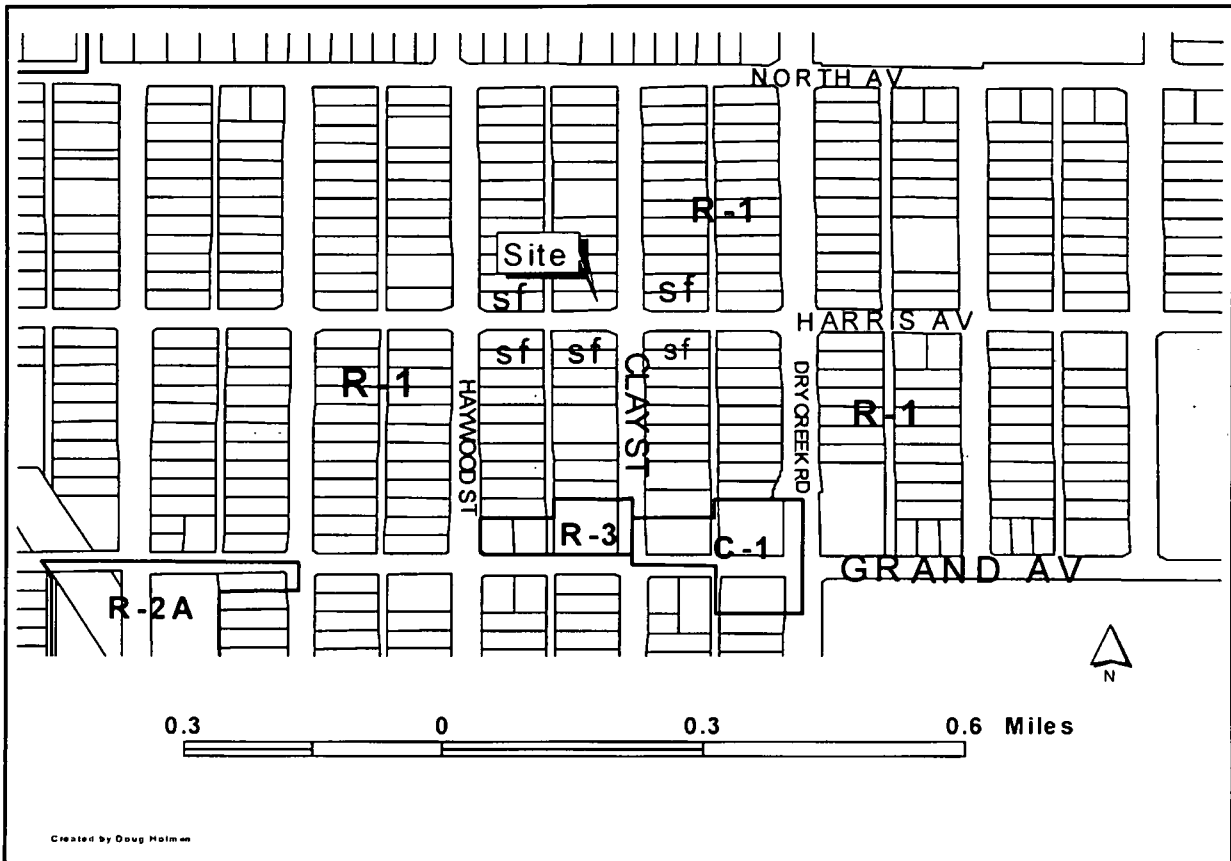
## HARRIS AVE

FOUND NAIL



Created by Doug Helmen

Attachment 3  
Land Use and Zoning Map



**CITY PLANNING COMMISSION  
CONSENT ITEMS**

CPC AGENDA DATE: MAY 13, 1999

Item No.	Project No.	Title/Location	Action: Approved/ Denied
6	P99-014	Stockton Boulevard Walgreen's located at 2900 Stockton Boulevard Brad Shirhall, 264-7483	
7	P99-047	Clay/Harris Tentative Map at NW corner of Clay Street and Harris Avenue Scot Mende, 264-5894	Approved

**VOTE OF THE PLANNING COMMISSION:**

COMMISSIONER	Motion (M)/ Second (S)	YES	NO	ABSTAIN
Donahue		✓		
Harvey	S	✓		
Jacobs		✓		
Kennedy		✓		
Molodanof	M	✓		
Sheedy		✓		
<del>Valencia</del>		—		
<del>Duruisseau (Vice-Chair)</del>		—		
Yee (Chair)		✓		

5	p99-005	Del Paso Blvd Pite Ad 2919 Del Paso Blvd	Approved
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