

CITY OF SACRAMENTO

16

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration

Room 300 449-5571

Building Inspections

Room 200 449-5716

Planning

Room 200 449-5604

August 6, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Tentative Map (P85-229)
2. Subdivision Modification to allow substandard lot widths in the R-1 zone

LOCATION: 7580 and 7585 18th Street

APPROVED
BY THE CITY COUNCIL

AUG 13 1985

OFFICE OF THE
CITY CLERK

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
AUG 9 10 49 AM '85

SUMMARY

The Tentative Map proposes to divide an existing corner lot developed with a duplex into two lots, thereby creating halfplex units. The Subdivision Modification is to allow a lot with less than 52 feet of lot width in the R-1 zone. The Planning Commission and staff recommend approval of the project with conditions.

BACKGROUND INFORMATION

The subject site is a corner lot developed with a duplex. The applicant is proposing to divide the lot into two parcels thereby creating halfplex units. Conditions for approval of the map require individual water & sewer hookups as well as compliance with building codes.

The Subdivision Modification is to allow a lot width of less than 52 feet in the R-1 zone. The proposed lots are larger than most lots created for new halfplex units.

VOTE OF THE PLANNING COMMISSION

On June 27, 1985, the Commission voted six ayes, three absent to recommend approval of the map.

16

City Council

-2-

August 6, 1985

RECOMMENDATION

The Planning Commission and staff recommend the City Council adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:pkb
attachment
P85-229

August 13, 1985
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

16

MEETING DATE June 27, 1985
 ITEM NO. 15A FILE P. 85-229
 M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER _____

Location: Northeast corner of 18th Street + Kirk Way

Recommendation:

- Favorable w/conds.
- Unfavorable Petition Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	✓			✓
Fong	<u>absent</u>			
Goodin	✓		✓	
Holloway	<u>absent</u>			
Hunter	✓			
Ishmael	✓			
Ramirez	✓			
Simpson	<u>absent</u>			
Augusta	✓			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

RESOLUTION No. 85-604

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED AT 7580 AND 7585 18TH STREET

APPROVED
BY THE CITY COUNCIL

(P 85-229) (APN:048-083-01)

AUG 13 1985

WHEREAS, the City Council, on August 13, 1985, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at 7580 and 7585 18th Street

OFFICE OF THE

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. 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 1984 Airport/Meadowview Community Plan designate the subject site for residential use(s).

- 4. The discharge of waste from 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 6. In the matter of the hereby approved requested subdivision modification to create a lot with less than 52' of width _____ :
 - a. The City Council determines _____
 that it is _____, undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that halfplex units are allowed on corner lots and do not require the standard lot size _____.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that similar lot sizes for halfplex units in the R-1A zone have been approved _____.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the units are existing _____.
 - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the development is consistent with low density residential designation _____.
- 7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide street lights pursuant to Section 40.811 of the City Code;
 - b. Comply with Building Code requirements;
 - c. Provide separate sewer and water services to each lot and hook up;

- d. Place the following note on the final map: "Parcel 2 shall be restricted to single family (halfplex) development only and no additional units may be constructed";
- e. Water service to Parcel 1 may not cross Parcel 2.

MAYOR

ATTEST:

CITY CLERK

P85-229

TENTATIVE PARCEL MAP

LOT 1 "AYRES ESTATES" 77 BM 25

CITY OF SACRAMENTO

CALIFORNIA

MAY 1985

SCALE 1"=10'

OWNER/DEVELOPER

JOHN I. AYRES & DAUGHTERS
7009 BOLD LANE
SACRAMENTO, CALIFORNIA 95822

ENGINEER

GW CONSULTING ENGINEERS
8700 ARDEN BLVD
CITRUS HEIGHTS, CALIFORNIA 95621
(916) 844-0210

APN

048-080-01

CURRENT USE

PARCEL 1 - DUPLEX
PARCEL 2 - DUPLEX

PROPOSED USE

PARCEL 1 - SINGLE-FAMILY
PARCEL 2 - SINGLE-FAMILY

AREA

TOTAL: 11,446 SQ. FT.
PARCEL 1: 5,399 SQ. FT.
PARCEL 2: 6,047 SQ. FT.

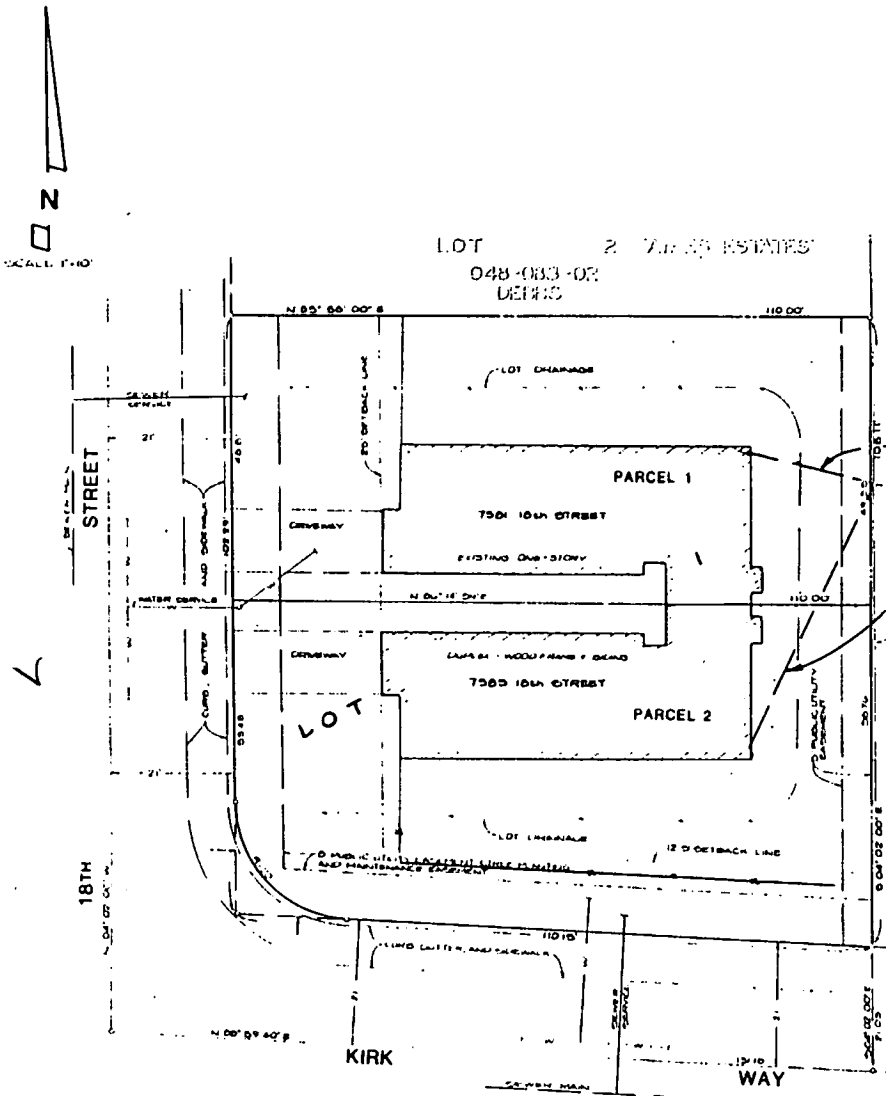
CURRENT ZONING: R-1
PROPOSED ZONING: R-1
WATER: CITY OF SACRAMENTO
SEWER: CITY OF SACRAMENTO
ELECTRIC: S&D
GAS: P&S
TELEPHONE: PACIFIC BELL
FIRE DEPARTMENT: CITY OF SACRAMENTO
SCHOOL DISTRICT: CITY OF SACRAMENTO
PARK DISTRICT: CITY OF SACRAMENTO

NOTES

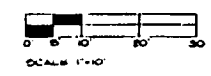
- 1 SEPARATE SEWER, WATER, AND ELECTRICAL SERVICES HAVE BEEN INSTALLED FOR EACH SIDE OF BUILDING
- 2 NO GAS SERVICE TO THIS BUILDING - NONE REQUIRED
- 3 BUILDING WAS CONSTRUCTED TO BUILDING CODE FOR SINGLE-FAMILY



VICINITY MAP
NO SCALE



BAR SCALE



TENTATIVE MAP

P85-2219

16

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CITY PLANNING COMMISSION

1231 "I" STREET, ROOM 200 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	G.W. Consulting Engineers, 5910 Auburn Blvd., Ste. 17, Citrus Heights, CA		
OWNER	John L. Debbs & Patsy R. Debbs, 7589 Eddy Lee Way, Sacramento, CA 95822		
PLANS BY	G. W. Consulting Engineers, 5910 Auburn Blvd., Ste. 17, Citrus Heights, CA		
FILING DATE	5-20-85	50 DAY CPC ACTION DATE	REPORT BY: CV:bw
NEGATIVE DEC	Ex.15315	EIR	ASSESSOR'S PCL. NO. 048-083-01

APPLICATION: A. Tentative Map to divide 0.26+ developed acres into two lots
B. Subdivision Modification to allow substandard widths for parcels 1 and 2

LOCATION: 7580 and 7585-18th Street, northeast corner of Kirk Way and 18th Street

PROPOSAL: The applicant is requesting the necessary entitlements to divide 0.26+ developed acres into two lots for halfplexes.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 Airport/Meadowview Community Plan Designation: 4-8 du/net ac
Existing Zoning of Site: R-1
Existing Land Use of Site: One story duplex

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

Setbacks:	<u>Required</u>	<u>Provided</u>
Front:	25 ft.	25 ft.
Side (Int):	5 ft.	22 ft.
Side(St.):	12.5 ft.	29 ft.
Rear:	15 ft.	19 ft.

Parking Required: 2 spaces
Parking Provided: 2 spaces
Property Dimensions: 108' x 110'
Property Area: 0.26+ acre
Density of Development: 7.3 du/ac
Square Footage of Building: 1,259+ per unit; total 2 bldgs. 2,518
Height of Building: One story
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Materials: Douglas Fir wood siding
Roof Material: Composition roof shingles

SUBDIVISION REVIEW COMMITTEE: The Subdivision Review Committee reviewed and approved the tentative map and subdivision modification on June 12, 1985, subject to tentative map conditions which follow.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a developed 0.26+ acre corner lot zoned Single Family Residential (R-1) and located on the northeast corner of Kirk Way and 18th Street. Surrounding land uses include single family residential.
- B. The applicant proposes to subdivide the lot by bisecting the existing duplex forming two halfplex lots. Lot dimensions for parcel one would be approximately 49+ feet wide and 110+ feet deep; and lot dimensions for parcel two would be approximately 58+ feet wide and 110+ feet deep. Both of these lots created would be substandard in width and a subdivision modification is requested for parcels one and two. Staff has no objection to the tentative map or subdivision modification since the duplex is existing and staff is preparing an amendment to the Subdivision Ordinance to allow reduced dimensions for corner lots with halfplexes.

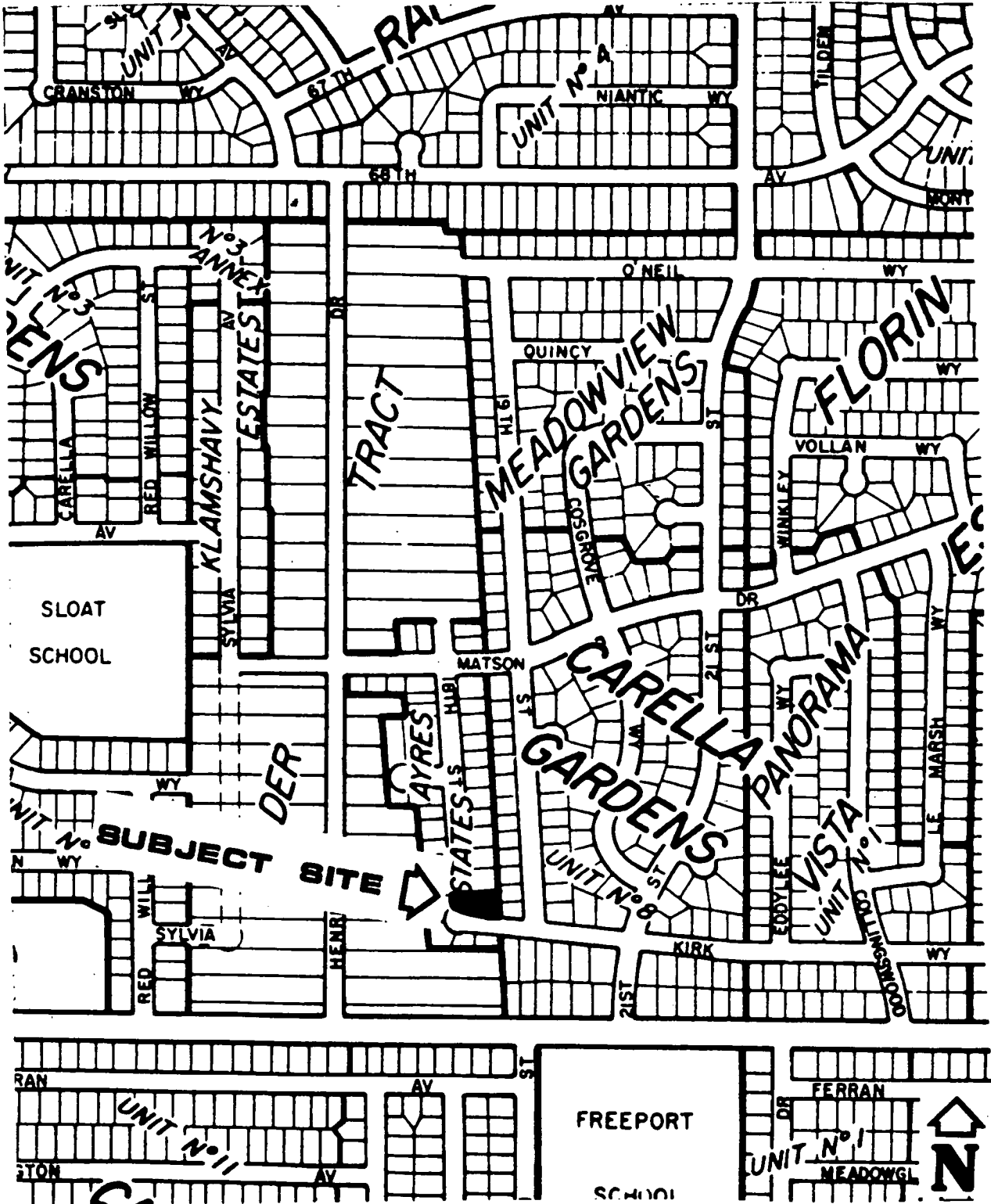
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION: Staff recommends the following:

- A. Approval of the Tentative Map, subject to conditions which follow;
- B. Approval of the Subdivision Modification to allow substandard widths for Parcels one and two.

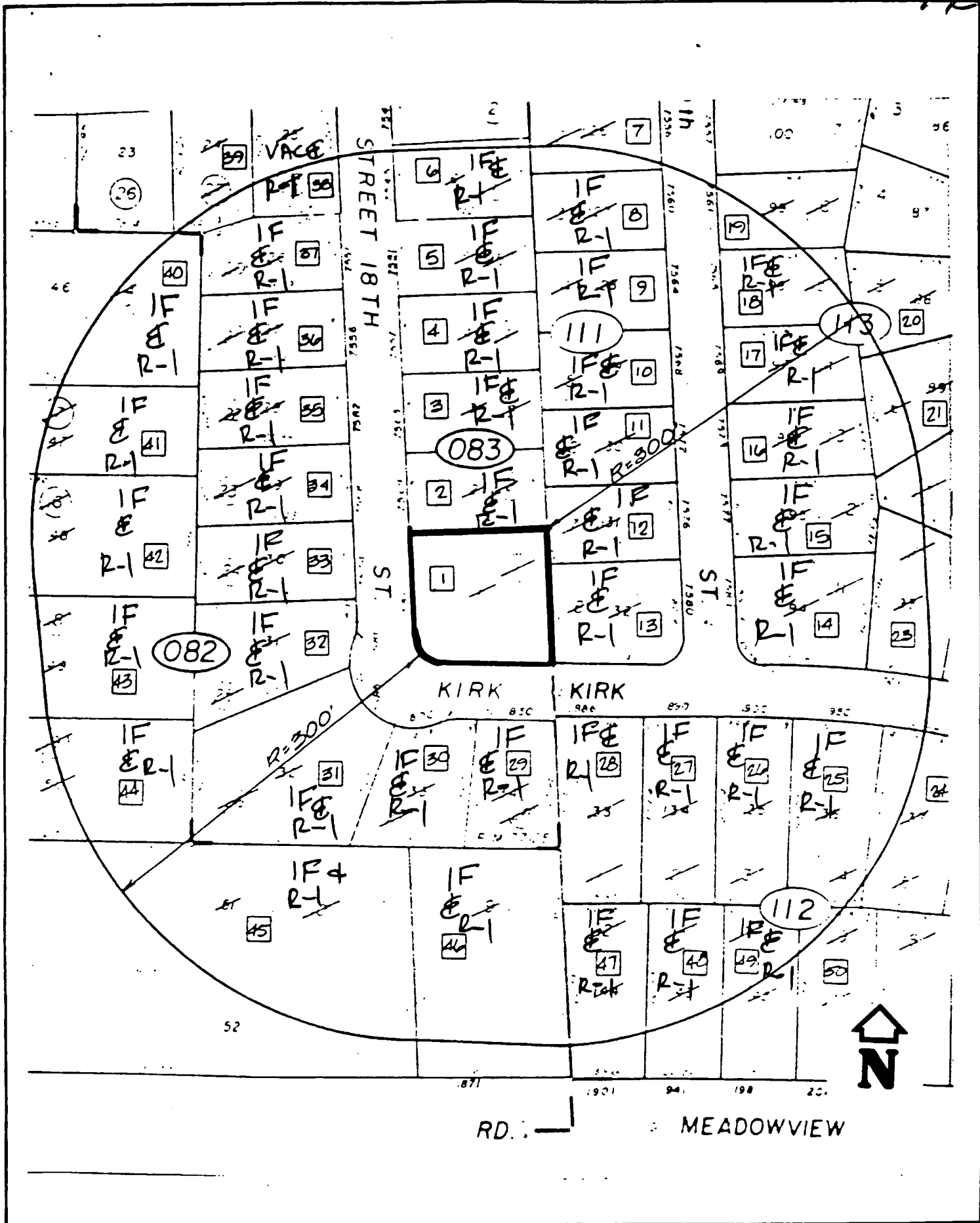
Conditions - Tentative Map

- 1. Provide street lights pursuant to Section 40.811 of the City Code;
- 2. Comply with Building Code requirements;
- 3. Provide separate sewer and water services to each lot and hook up;
- 4. Place the following note on the final map: Parcel 2 shall be restricted to single family (halfplex) development only and no additional units may be constructed;
- 5. Water service to Parcel 1 may not cross Parcel 2.



SCALE: 1" = 500'

VICINITY MAP



LAND USE & ZONING MAP

TENTATIVE PARCEL MAP

LOT 1 "AYRES ESTATES" 77 BM 25

CITY OF SACRAMENTO
MAY 1985

CALIFORNIA
SCALE 1"=10'

OWNER/DEVELOPER

JOHN L. FATEV, JR. DECED
7009 800' LEE WAY
SACRAMENTO, CALIFORNIA 95822

ENGINEER

GW CONSULTING ENGINEERS
820 ALBUQUEN BLVD.
CITRUS HEIGHTS, CALIFORNIA 95621
(916) 544-0200

APN

048-003-01

CURRENT USE

PARCEL 1 - DUPLA
PARCEL 2 - DUPLA

PROPOSED USE

PARCEL 1 - SINGLE-FAM
PARCEL 2 - SINGLE-FAM

AREA

TOTAL: 11,444 SQ. FT.
PARCEL 1: 6,399 SQ. FT.
PARCEL 2: 5,045 SQ. FT.

CURRENT ZONING - R-1
PROPOSED ZONING - R-1
WATER - CITY OF SACRAMENTO
SEWER - CITY OF SACRAMENTO
ELECTRIC - SMO
GAS - PG&E
TELEPHONE - PACIFIC BELL
FIRE DISTRICT - CITY OF SACRAMENTO
SCHOOL DISTRICT - CITY OF SACRAMENTO
PARK DISTRICT - CITY OF SACRAMENTO

NOTES

1. SEPARATE GROUND, WATER, AND ELECTRICAL SERVICES HAVE BEEN INSTALLED FOR EACH SIDE OF BUILDING.
2. NO GAS SERVICE TO THIS BUILDING - NONE REQUIRED.
3. BUILDING HAS CONSTRUCTED TO BUILDING CODE FOR SINGLE-FAMILY.

BAR SCALE



VICINITY MAP
NO SCALE

SCALE 1"=10'

12

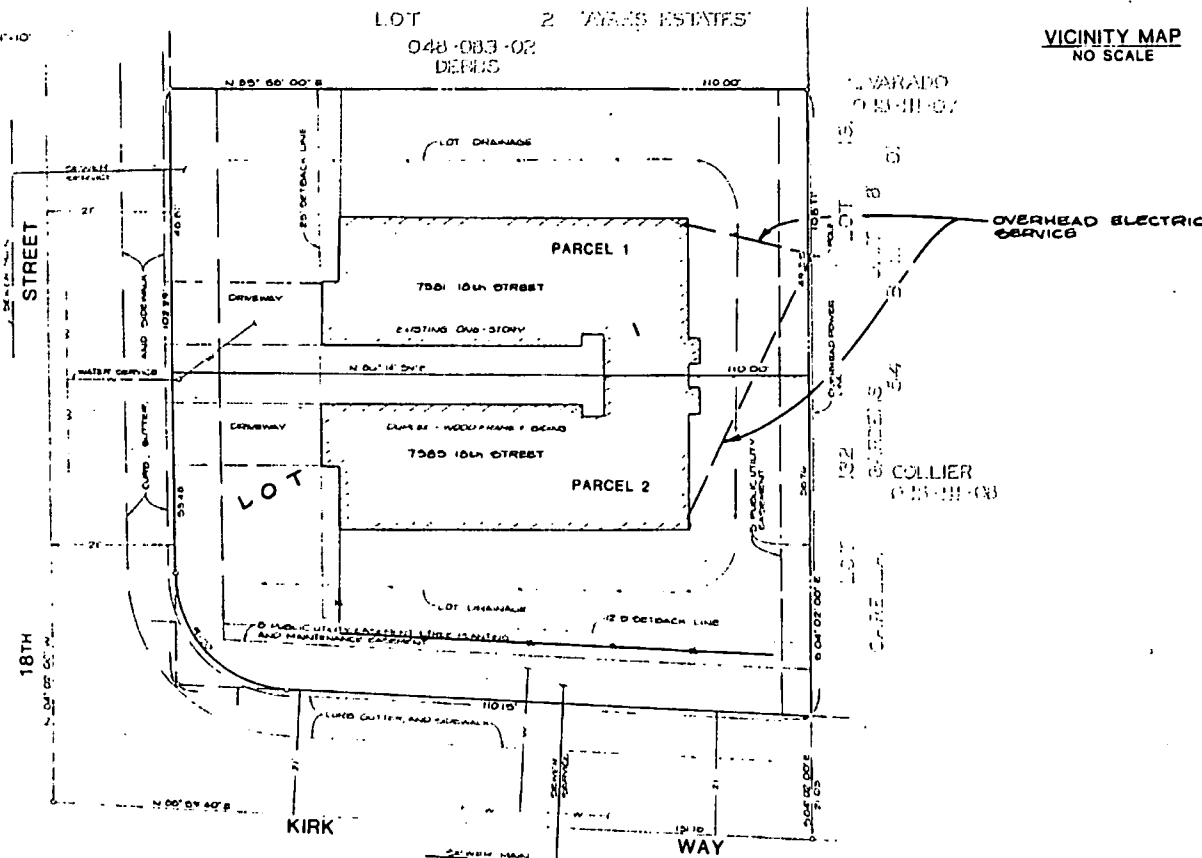


EXHIBIT A
TENTATIVE MAP

12.15

August 15, 1985

John L. Debbs & Patsy R. Debbs
7589 Eddy Lee Way
Sacramento, CA 95822

Dear Mr. & Ms. Debbs:

On August 13, 1985, the Sacramento City Council took the following action(s) for property located at the northeast corner of 18th Street and Kirk Way:

Adopted a Resolution approving Tentative Parcel Map to subdivide 0.26± acres into two halfplex lots in the Single Family zone; and Subdivision Modification to create two lots substandard in width and area. (P-85229)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/16

Enclosure

cc: Planning Department

G.W. Consulting Engineers
5910 Auburn Blvd., Ste. 17
Citrus Heights, CA 95610