

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT Spink Corp., P. O. Box 2511, Sacramento, CA 95811		
OWNER Phillip Fraser, P. O. Box 505, Rio Linda, CA		
PLANS BY Applicant		
FILING DATE 3/23/84	50 DAY CPC ACTION DATE	REPORT BY: RL :lr
NEGATIVE DEC. Ex. 15315	EIR	ASSESSOR'S PCL. NO. 226-132-30

- APPLICATION:
1. Tentative Map to divide 3.2+ acres into 4 lots (Subdivision Ordinance).
  2. Variance to create a substandard width lot (Section 3E-19).
  3. Subdivision Modification to create a substandard lot in width and in excess of 160 feet in depth (Section 40.322(a), (c)).
  4. Subdivision Modification to defer Parkland Dedication on Parcel 4 (Section 40.1302).

LOCATION: Northside of Pinedale Avenue, 330+ feet east of Marysville Boulevard.

PROPOSAL: The applicant is requesting the necessary entitlements to create 3 single family lots and a fourth lot for possible future subdivision into single family lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Single family; R-1  
 South: Vacant; R-1  
 East: Single family; R-1  
 West: Single family; R-1

Property Dimensions:	310' x 450'
Property Area:	3.2 acres
Topography:	Property is in a swale drainage to Magpie Creek
Street Improvements:	Pinedale is 2-lanes with no curbs, gutters, or sidewalks
Utilities:	Available to site

SUBDIVISION REVIEW COMMITTEE RECOMMENDATIONS: On April 11, 1984, the Subdivision Review Committee, by a vote of 7 ayes and 2 absent, voted to recommend approval of the tentative map and subdivision modifications subject to the following conditions which shall be satisfied prior to filing the final map unless a different time for compliance is specifically noted:

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1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; will require off-site drain extension and oversizing to Magpie Creek a distance of 1,500+ feet. Existing site is a swale; will have to provide for through drainage. Possible grading required into Magpie Creek.
3. Pay off existing assessments or file necessary segregation requests and fees.
4. 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.
5. Place the following note on the final map: Parkland Dedication requirements are deferred on Parcel 4 until further subdivision or the issuance of a building permit, whichever occurs first.

STAFF EVALUATION: Staff has the following comments regarding the proposed project:

1. Three of the proposed parcels will be comparable residential lots in the neighborhood. They meet the minimum parcel dimensions and area requirements, and are large enough to accommodate a dwelling.
2. Parcel 4 will be substandard in width, with 44 feet to accommodate a future street. It will also exceed 160 feet in depth, retaining the full 450 feet of depth of the subject site. Its design is intended to facilitate further subdivision. A possible future subdivision design is provided as Exhibit B.
3. In that Parcel 4 is intended for future subdivision, staff has no objection to deferring Parkland Dedication Requirements.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15303).

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Tentative Map subject to the conditions to follow.
3. Approval of the Variance to create a lot substandard in width subject to conditions and based on the Finding of Fact to follow.
4. Approval of the Subdivision Modification to create a substandard lot in width and in excess of 160 feet in depth.

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5. Approval of the Subdivision Modification to defer Parkland Dedication on Parcel 4.

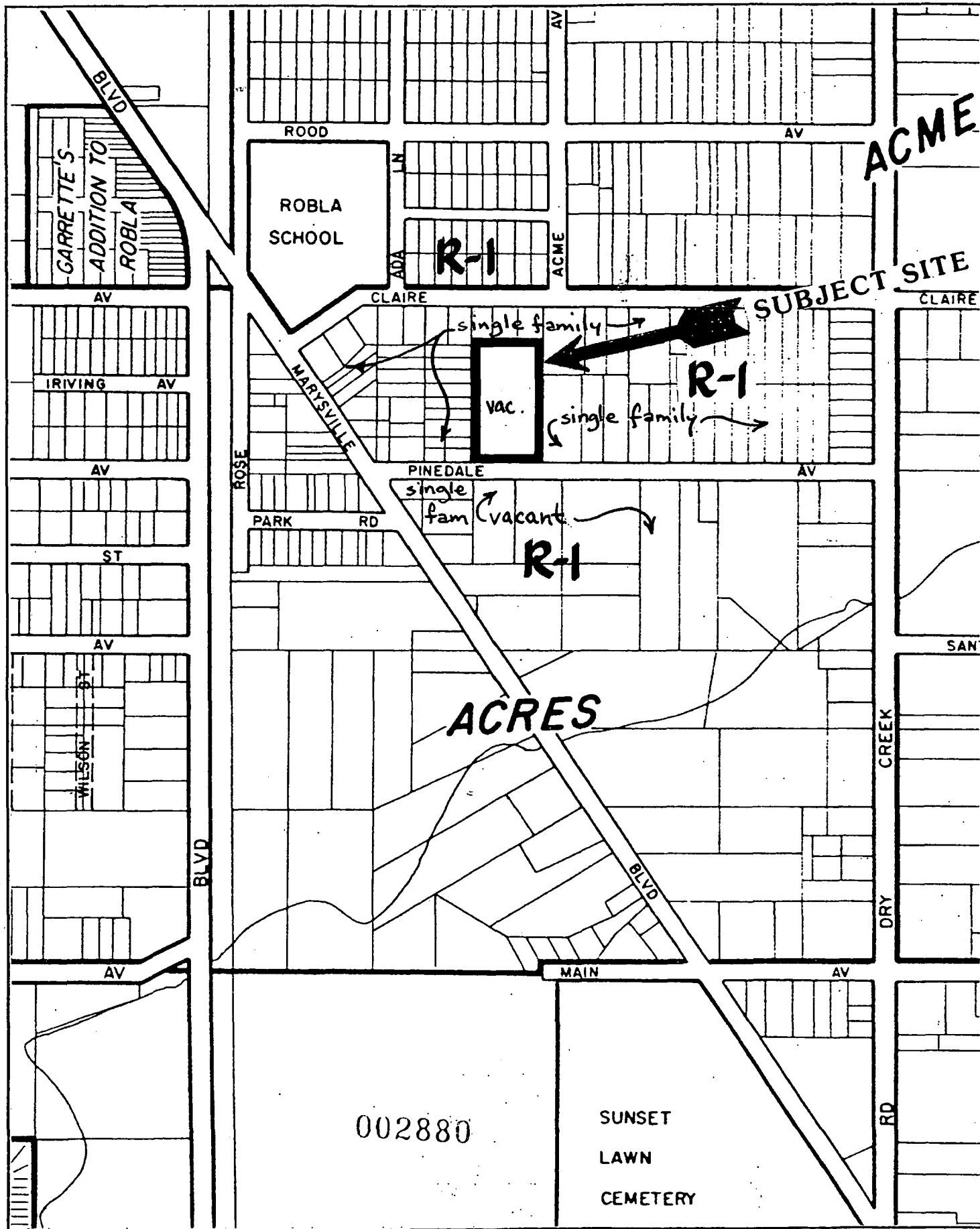
CONDITIONS-TENTATIVE MAP: The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; will require off-site drain extension and oversizing to Magpie Creek a distance of 1,500+ feet. Existing site is a swale; will have to provide for through drainage. Possible grading required into Magpie Creek.
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5. Place the following note on the final map: Parkland Dedication requirements are deferred on Parcel 4 until further subdivision or the issuance of a building permit, whichever occurs first.

CONDITION-VARIANCE: Should development with a single residence occur on Parcel 4, siting shall be such that further subdivision (such as provided in Exhibit B) will be possible.

FINDINGS OF FACT-VARIANCE:

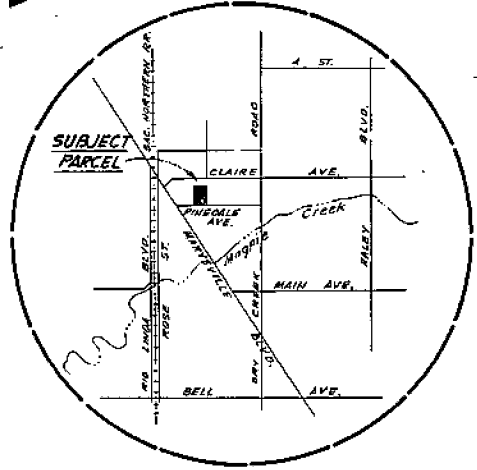
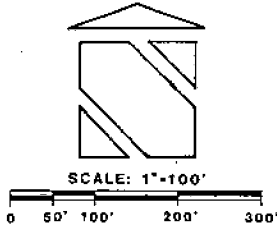
1. The proposed variance does not constitute a special privilege extended to one property owner in that other property owners under similar circumstances would be granted a variance to create a lot of substandard width where the parcel is designed to permit future subdivision.
2. The proposed variance is not a use variance in that single family development is permitted in the Single Family (R-1) zone.
3. The variance, as conditioned, will not be injurious to the public welfare or other properties in the vicinity in that Parcel 4 will be developable with a culdesac street.
4. The variance, as conditioned, is consistent with the General Plan and the 1984 North Sacramento Community Plan which provide for residential use of the site.



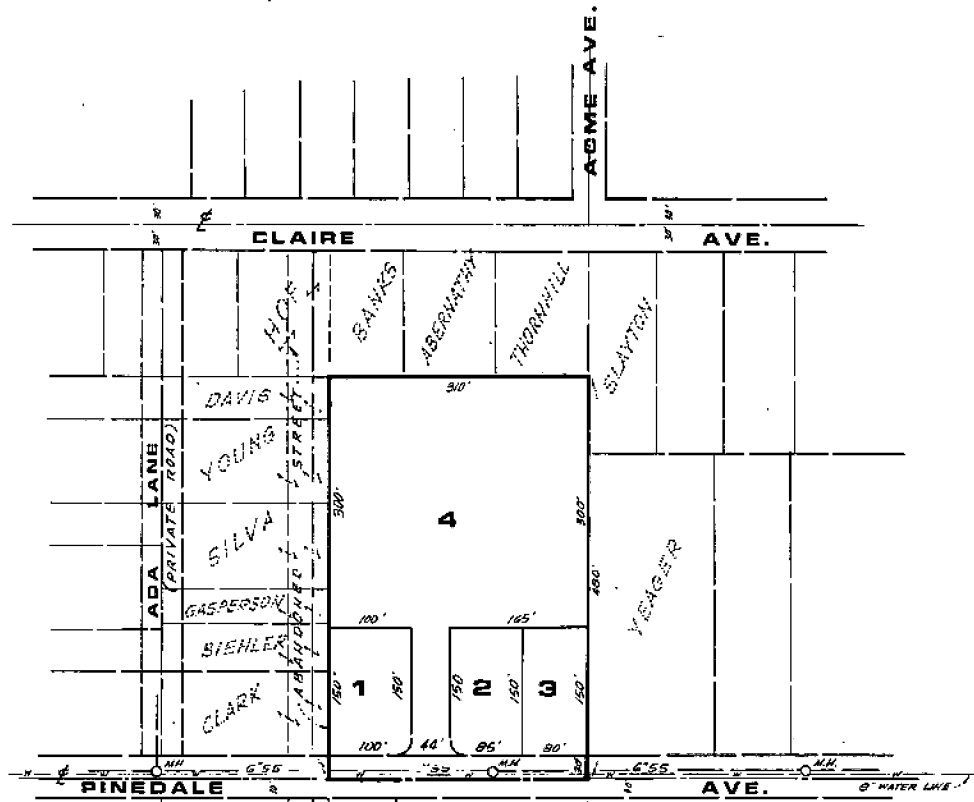
# LAND USE & ZONING MAP



EXHIBIT A



**LOCATION MAP**  
SCALE: 1"=2000'



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**OWNER:**  
 PHILLIP I. FRASER  
 P.O. BOX 505  
 RIO LINDA, CA., 95678

**DEVELOPER:**  
 SUE DAWSON  
 7412 WEST 4<sup>th</sup> ST.  
 RIO LINDA, CA., 95673  
 PHONE · 991-0539

**EXISTING & PROPOSED ZONING:**  
 R-1

**PRESENT USE:**  
 VACANT

**PROPOSED USE:**  
 3 SINGLE FAMILY RESIDENTIAL LOT  
 1 LOT FOR FUTURE DEVELOPMENT (4)

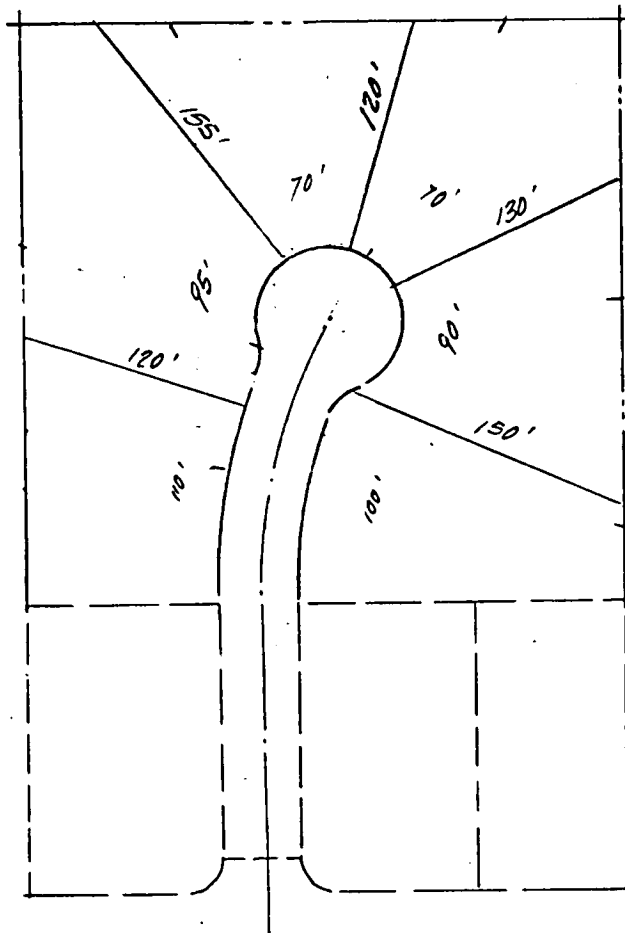
**WATER SUPPLY:**  
 CITY OF SACRAMENTO

**SEWAGE DISPOSAL:**  
 PUBLIC SEWERS

**ACREAGE:**  
 3.57 ± ACRES (net)

**Tentative PARCEL MAP**  
 of Assessors Parcel No. 226-132-30  
 PORTION OF LOT 13 "ROBLA ACRES" BOOK 14 OF MAPS, PAGE 25  
 CITY OF SACRAMENTO, CA.                      MARCH, 1984





002882

**EXHIBIT B**