

CITY PLANNING COMMISSION

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

APPLICANT	Gardner-Feusi Company, 2532 Garfield Ave., Carmichael, CA 95608		
OWNER	Tino Cuevas & Oscar Kienzle, P.O. Box 318, Carmichael, CA 95608		
PLANS BY	Gardner-Feusi Company, 2532 Garfield Ave., Carmichael, CA 95608		
FILING DATE	12/9/83	50 DAY CPC ACTION DATE	REPORT BY:SD:bw
NEGATIVE DEC.	12/29/83	EIR	ASSESSOR'S PCL. NO. 023-161-29,34

- APPLICATION:
1. Environmental Determination
 2. Tentative Map
 3. Variance to create lots less than 100 feet deep (Zoning Ord. Sec. 3-D-19)
 4. Subdivision Modification to create lots less than 100 feet deep (Sub. Ord. Sec. 40.322)

LOCATION: Southeast corner of 63rd Street and 25th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 2.3± vacant acres into 10 Single Family (R-1) lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Colonial Community Plan
Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions: 285' x 355'
Property Area: 2.3± acres
Density of Development: 4.3 du/gross acre
Topography: Flat
Street Improvements/Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 28, 1983, by a vote of six ayes, three absent, the Subdivision Review Committee recommended approval of the tentative map and subdivision modification. 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;

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3. 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.

BACKGROUND INFORMATION: On April 1, 1980 the City Council approved an identical request to subdivide the subject site. The map was never recorded and the approval has expired.

STAFF EVALUATION: Staff has the following comments:

1. The subject site is located in an area developed with single family residences. It consists of two of the few remaining unsubdivided parcels in the area. Staff has no objection to the requested map. The proposed lots are compatible with the single family development in the area and with the R-1 zoning.
2. There is a variance/subdivision modification request to create two lots (Lots 6 and 7) less than 100 feet in depth. Staff has no objection to this request since it results from a slight irregularity in the shape of the parcel being subdivided. Furthermore, Nelson Street already stubs at the southern property line. Both lots will have adequate area for standard development without additional variance approvals.
3. The Planning and Community Services Departments have determined that .149 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 Tentative Map, subject to the conditions which follow;
3. Approval of the Variance to create lots less than 100 feet in depth, based upon Findings of Fact which follow;
4. Approval of the Subdivision Modification to create lots less than 100 feet in depth.

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:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineers;
- c. 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.

Findings of Fact - Variance

- a. Granting the variance does not constitute a special privilege extended an individual property owner. Under the following conditions, any applicant would be granted a variance:
 - 1) there is an irregularity in the eastern property line;
 - 2) alignment of the proposed street is dictated by the location of the existing stub street terminating at the southern property line.
- b. Granting the request does not constitute a use variance in that residential uses are allowed in the R-1 zone;
- c. Granting the variance does not constitute a disservice to the surrounding property in that adequate area exists on the proposed lots for standard residential development;
- d. The request is in compliance with the 1974 General Plan and the 1965 Colonial Community Plan which designate the site for residential purposes.

P-83-413

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No. 33

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TENTATIVE SUBDIVISION MAP
MEADOWLARK MANOR

A PORTION OF LOT 6 AND LOT 7 AS SHOWN ON "PLAT OF COLONIAL ACRES NO. 2" BK. 15 OF MAPS, MAP NO. 22

CITY OF SACRAMENTO, CALIFORNIA
 OCTOBER, 1980 SCALE: 1"=50'

OWNER OF RECORDS SUBMITTED:
 TINO CUBIAS AND OSCAR C. NIEMELE
 PO BOX 88
 COLTON, CA 95608

ENGINEER:
 GARDNER-FREI COMPANY
 1504 GARFIELD AVE.
 CARMICHAEL, CA 95608

PRESENT ZONING: R-1
 PRESENT USE: VACANT
 PROPOSED ZONING: R-1
 PROPOSED USE: RESIDENTIAL

NUMBER OF LOTS: 10
 GROSS AREA: 2.90 ACRES
 NET AREA: 1.81 ACRES

SCHOOL DISTRICT: SACRAMENTO UNIFIED
 WATER SUPPLY: CITY OF SACRAMENTO
 SEWER: CITY OF SACRAMENTO

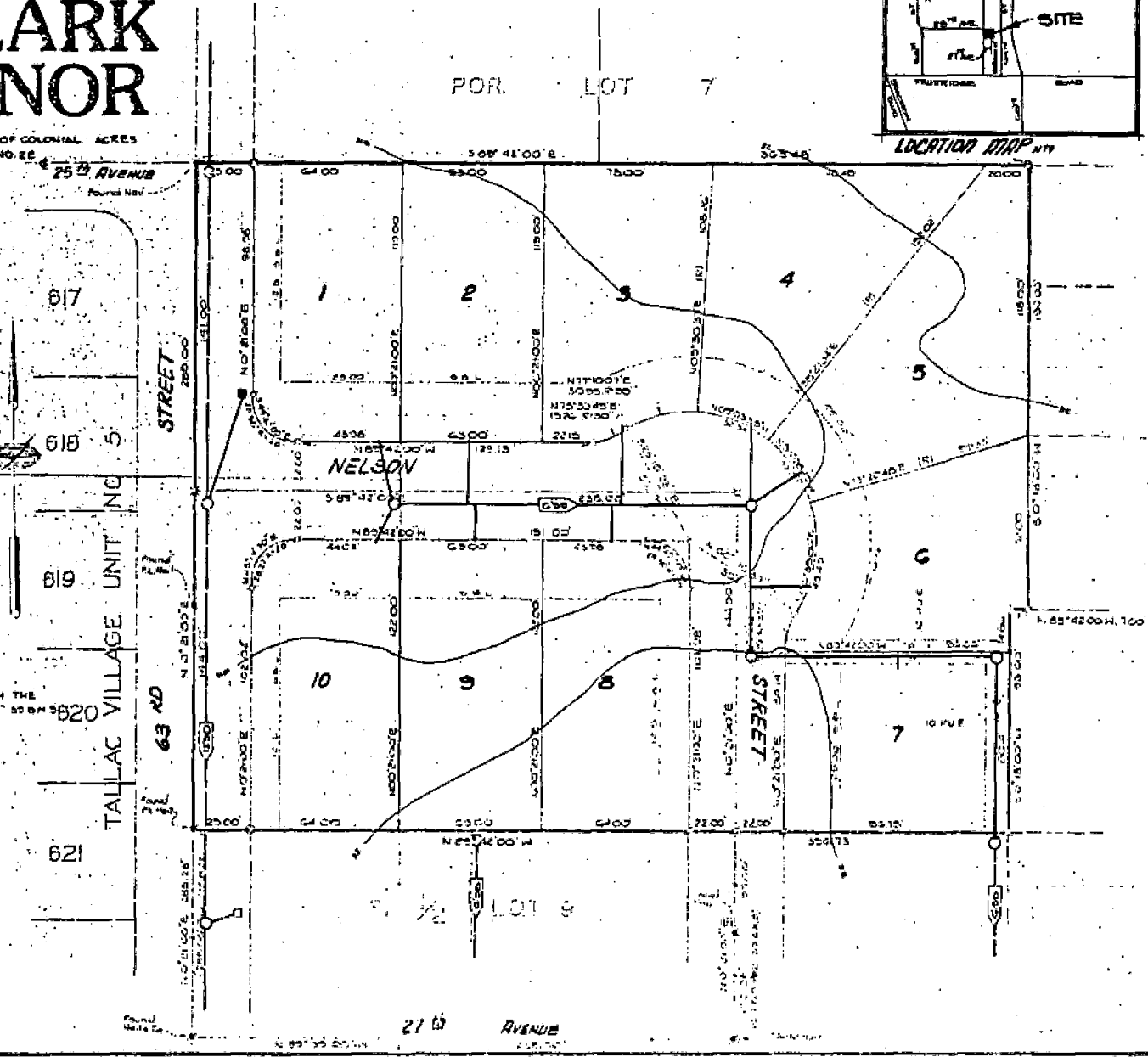
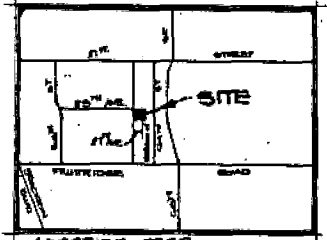
ASSESSOR'S PARCEL NO: 25101420484
 EXTERIOR BLDG. COLORS: BROWN TONES
 EXTERIOR BLDG. MATERIAL: FINISHED GYP. ROOFING



BASIS OF BEARING:
 THE BASIS OF BEARING OF THIS SURVEY IS IDENTICAL WITH THE CENTER LINE OF 63 RD STREET AS SHOWN ON "TALLAC VIEW" 200N 5820



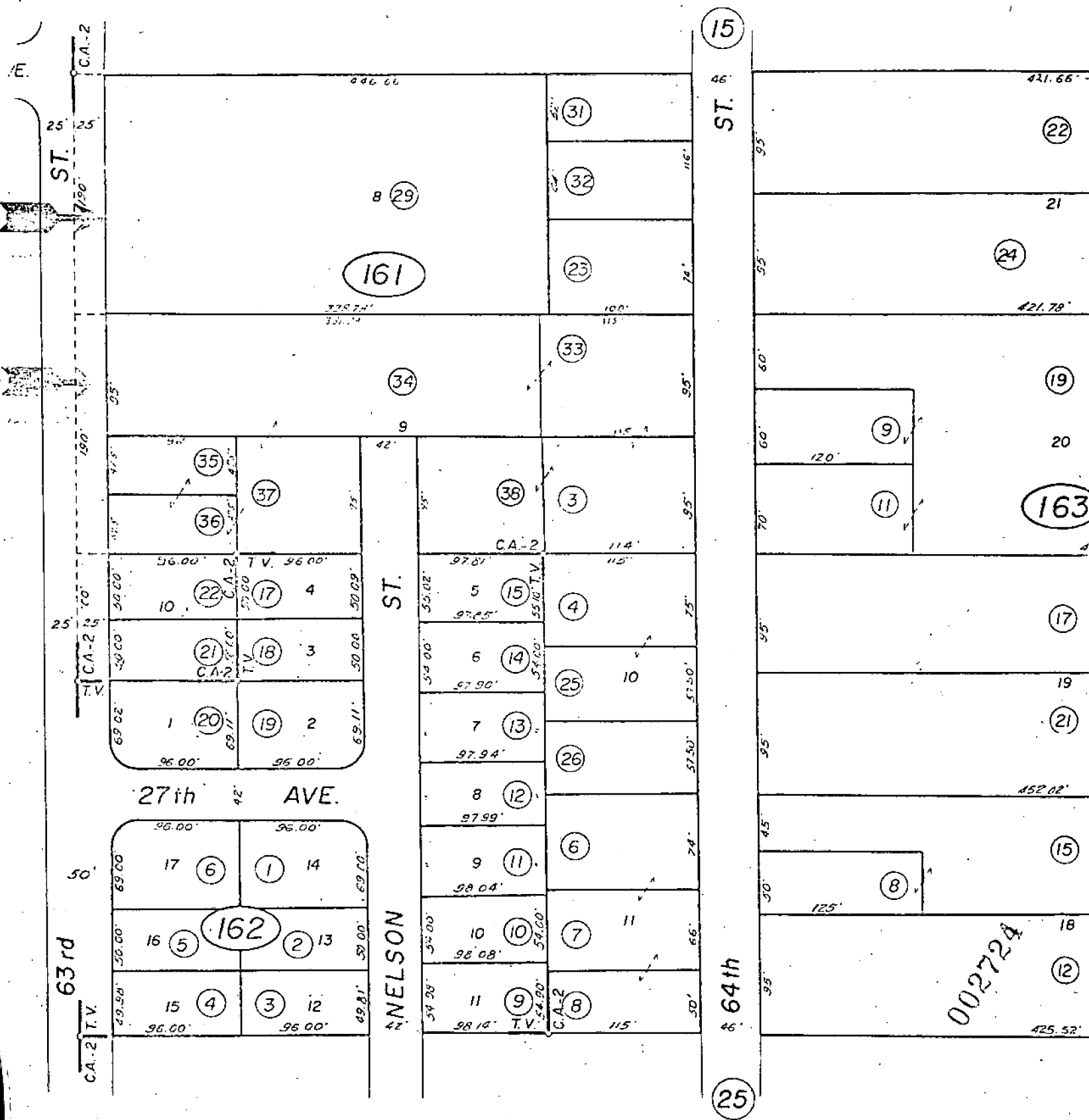
- LEGEND:**
- SET 5/8" REBAR TAGGED L.S. 2701
 - SET 3/4" IRON PIPE TAGGED L.S. 2701
 - SET 1 1/2" IRON PIPE TAGGED L.S. 2701
 - FOUND AS DESCRIBED
 - DIMENSION POINT



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TENTATIVE MAP

TALLAC VIEW & POR. COLONIAL ACRES NO.2



NOTE—Assessor's Block Numbers Shown
Assessor's Parcel Numbers Shown