

FINAL

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 9
February 10, 1994
PAGE 1

P93-161 - Lampasas Avenue Project

- REQUEST:
- A. **Tentative Map** to subdivide 0.90 \pm developed acres into 2 single family lots in the Standard Single Family Residential (R-1) Zone.
 - B. **Variance** to reduce the required 5 foot sideyard setback to four feet for an existing Single Family Residence.

LOCATION: 490 and 498 Lampasas Avenue
APN: 263-0190-080 & -081
North Sacramento Community Plan Area
Grant Joint Union School District
Council District 2

APPLICANT:	Michael Williams (916) 331-4336 6020 Rutland Drive #19 Carmichael, CA 95608
OWNER:	Estate of Elsie M. Olson c/o Linda Dankman Sacramento CA 95814
APPLICATION FILED:	October 29, 1993
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to subdivide 0.90 developed acres into 2 single family residential lots in the Standard Single Family (R-1) zone. At present, three single family residences are located on one lot. **Staff recommends approval of the project.** This recommendation is based on the fact that the proposed use is compatible with the surrounding residential land uses and the General Plan policies. Also, the subject proposal provides ownership housing.

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:	Developed - two single family residences
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

Property Dimensions:	372' X 125'
Property Area:	0.90 \pm gross acres
Density of Development:	3.3 dwelling units per net acre
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

BACKGROUND INFORMATION:

The applicant is requesting a Tentative Map to subdivide the subject site into two separate parcels, each with a single family residence located on it and the front lot also has a second unit on it. According to certain records there are two Assessor Parcel Numbers (APNs). The City only recognizes the subject site as one parcel.

STAFF EVALUATION:

A. Policy Considerations

The 2 lots proposed will result in a density of 3.3 dwelling units per net acre. The General Plan designates the subject site as Single Family Residential (4-15 dwelling units per net acre) and the North Sacramento Community Plan designates the site as Residential (4-8 dwelling units per net acre). However, the North Sacramento Community Plan provides density flexibility for residential project with under three acres in developed or

semi-developed areas. Therefore, the proposed subdivision 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 and affordable housing opportunities.

The proposed subdivision will be 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. The subject proposal is consistent with the General Plan density.

B. Tentative Map Design

The Tentative Map subdivides one lot into two lots. One lot (Parcel 1) is 229' by 125' (28,625 sq. ft.) while Parcel 2 is 73' by 150' (10,950 sq. ft.). Parcel 1 is developed with a single family residence and Parcel 2 is developed with two single family residences. The density for Parcel 1 is 1.5 dwelling units per net acre and the density for Parcel 2 is 8 dwelling units per net acre. The following table reflects the above referenced information:

PARCEL #	DIMENSIONS	SQUARE FEET	ACRES	DWELLINGS
1	229 x 125	28,625	0.65	1
2	73 x 150	10,950	0.25	2
TOTAL			0.90	3

The existing building at the rear of Parcel 2 does not meet the required setbacks for the Standard Single Family (R-1) zone (front - 25', rear - 15', interior site 5'). By subdividing the project site the sideyard setback for Parcel 2 will need to be reduced from 5 feet to 4 feet. The lots will meet or exceed the minimum standard lot size of 52' by 100' (5,200 square feet). City services are readily available.

Staff supports the proposed Tentative Map and Variance provided the conditions listed in the Resolution are satisfied.

C. Variance

The applicant is requesting a Variance to reduce the minimum required 5 foot sideyard setback to 4 feet. The proposed subdivision would create a 4 foot wide

sideyard setback for an existing residential dwelling. Staff visited the subject site and noticed that the 4 foot sideyard is existing for the residential structure located at the rear of Parcel 2. The requested variance from a five foot to a four foot setback is considered a minor change. The proposed sideyard reduction is consistent with the sideyards of other residential structures in the project vicinity. Furthermore, the proposed parcel alignment follows the existing informal property line. Staff, therefore, supports the applicant's request to reduce the minimum sideyard setback from five feet to four feet.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the Noralto Technical Advisory Committee (TAC). 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 Noralto TAC 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 resolution sewer and water services and a drainage easement as listed in the resolution.

D. Subdivision Review Committee Recommendation

On January 19, 1994, the Subdivision Review Committee voted unanimously to recommend approval of the proposed project subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS:

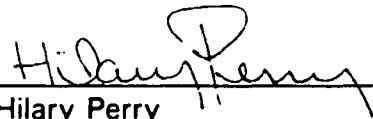
The Planning Commission has the authority to approve or deny the Tentative Map and Variance. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:


Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution (Attachment 3) approving the Tentative Map to subdivide 0.90 acres into 2 single family lots.
- C. Adopt the attached Resolution (Attachment 4) approving a Variance to reduce the side yard setback from five feet to four feet.

Report Prepared By,


Hilary Perry
Assistant Planner

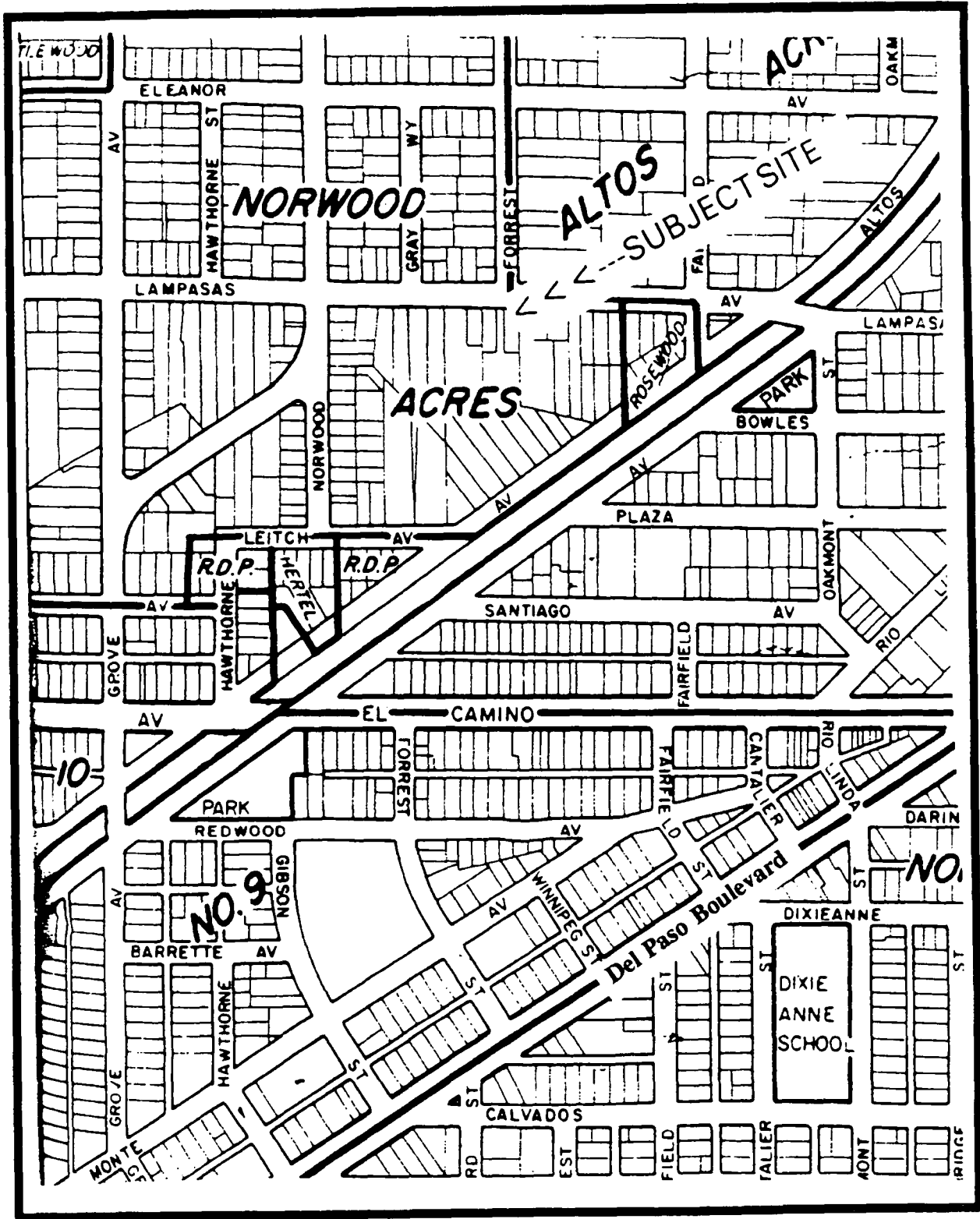
Report Reviewed By,


Scot Mende
Senior Planner

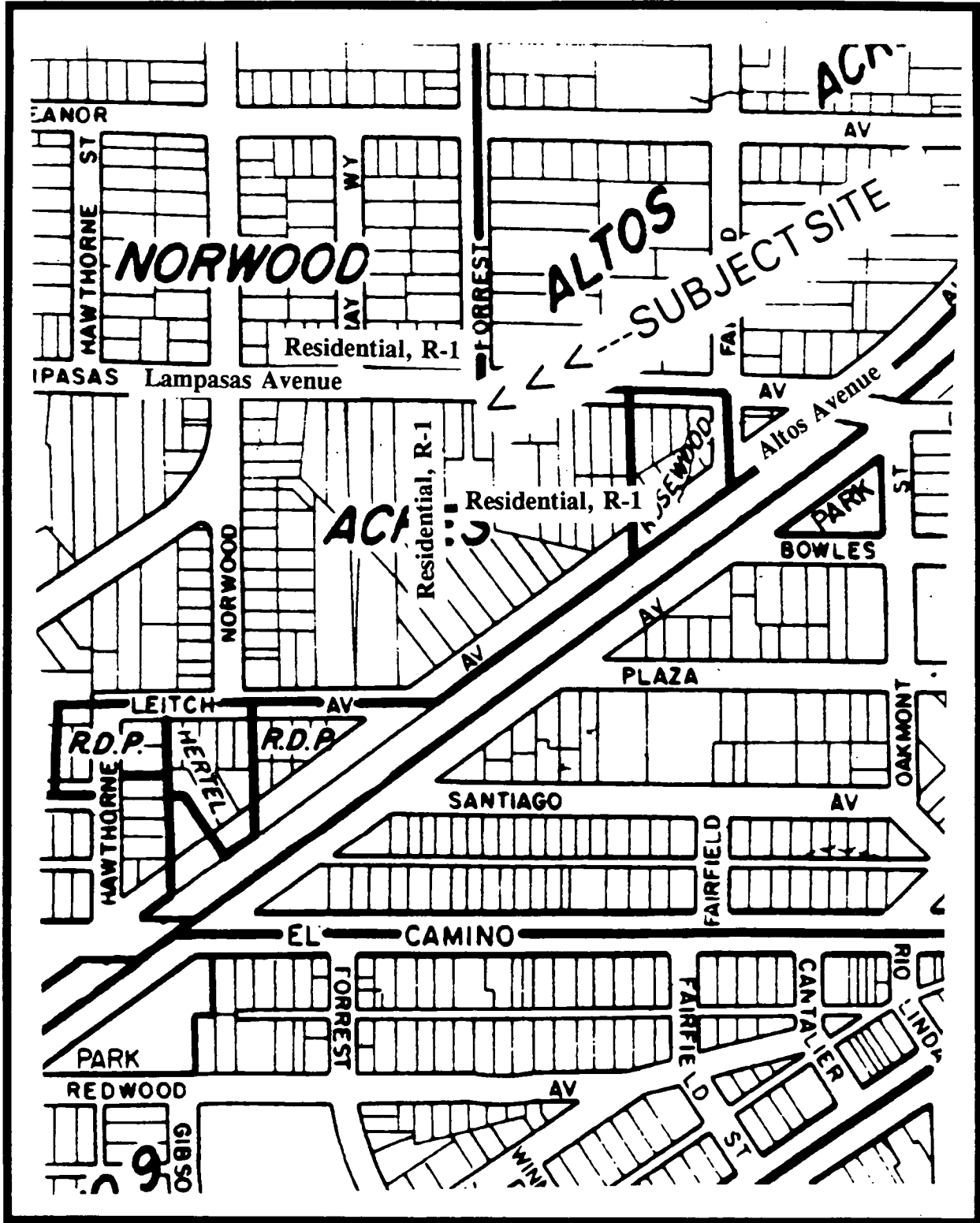
Attachments

Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolution Approving Tentative Map
Attachment 4	Resolution Approving Variance
Exhibit 4-A	Site Plan

P93-161



VICINITY MAP



LAND USE AND ZONING MAP

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF FEBRUARY 10, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A TENTATIVE MAP FOR
PROPERTY LOCATED AT 490 AND 498
LAMPASAS AVENUE (P93-161) (APN: 263-0190-
080 & -081)

WHEREAS, the City Planning Commission on February 10, 1994, held a public hearing on the request for approval of a Tentative Map at property located at the above described location;

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 Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

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

1. The Tentative Map is hereby approved based upon the following findings of fact:
 - A. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
 - B. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

-
- C. 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).
- D. 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 Water Quality Control Board, Central valley Region in that existing treatment plans have a design capacity adequate to serve the proposed subdivision.
2. The Tentative Map for the proposed church use is hereby approved subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in the condition:
- A. Provide separate sewer and water services to each parcel;
- B. New domestic water services will be metered;
- C. Provide 10 foot drainage easement on southern portion of Parcel 1 to the satisfaction of the Department of Utilities;
- D. Provide an ingress, egress easement for Parcel 2 over Parcel 1 to allow access to the rear house on Parcel 2;
- E. Show all existing easements;
- F. Reciprocal drainage easements may be required if drainage crosses parcel lines;

ADVISORY NOTES:

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

- A. 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;

-
- B. Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P93-161

ATTACHMENT 4

P93-161

FEBRUARY 10, 1994

ITEM #
PAGE 11

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF FEBRUARY 10, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A VARIANCE FOR PROPERTY
LOCATED AT 490 AND 498 LAMPASAS
AVENUE (P93-161)(APN:263-0190-080 & -081)

WHEREAS, the City Planning Commission on February 10, 1994, held a public hearing on the request for approval of a Variance for property located at the above described location;

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 Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

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

1. The Variance to allow the sideyard setback to be reduced from 5 feet to four feet is hereby approved based upon the following findings of fact:
 - A. Granting of the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.

-
- B. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the subject setback is existing.
 - C. The requested variance from a five foot to a four foot setback is considered a minor change.
 - D. The proposed sideyard reduction is consistent with the sideyards of other residential structures in the project vicinity and it follows the existing informal property line.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

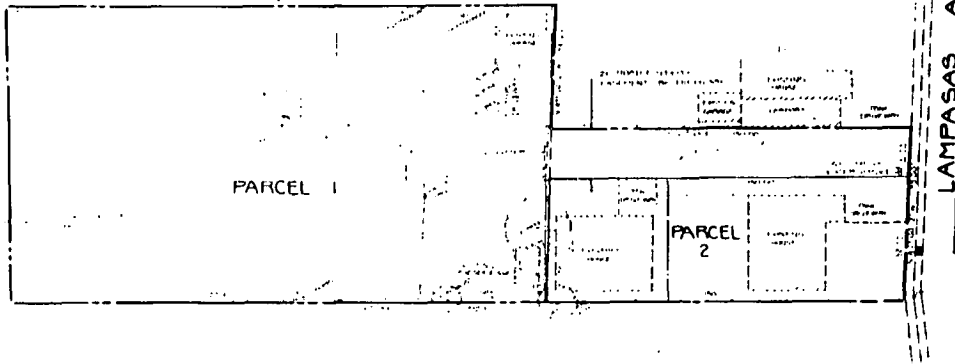
P93-161

VARIANCE, SPECIAL PERMIT, AND TENTATIVE PARCEL MAP

A PORTION OF LOT 38 AS SHOWN ON THE OFFICIAL
"MAP OF NORWOOD ACRES" IN BOOK 20 OF MAPS PAGE 44
CITY OF SACRAMENTO CALIFORNIA
JULY, 1993
SCALE: 1" = 20'



VICINITY MAP
NO SCALE



FORREST ST.

LAMPASAS AVE

GENERAL NOTES

ASSESSOR'S PARCEL NO. 263 090 090 B 001
AREA 19,126 ± SQ FT NET
EXISTING USE 1 SINGLE FAMILY RESIDENCES
PROPOSED USE SAME
ZONING R-1
WATER SUPPLY CITY OF SACRAMENTO
SEWAGE DISPOSAL CITY OF SACRAMENTO
FIRE PROTECTION SACRAMENTO FIRE DEPT
ELECTRICAL SERVICE S.M.U.D.
TELEPHONE SERVICE PACIFIC BELL
GAS SUPPLY PG & E
SCHOOL DISTRICT SACRAMENTO UNIFIED
FIRE DISTRICT CITY OF SACRAMENTO

OWNER / SUBDIVIDER

A.P.N. 263-090-090
THE ESTATE OF ELSIE M. OLSEN
WILLIAM H. OLSEN - EXECUTOR
50 LINDA DANKMAN - ATTORNEY AT LAW
129 'D' STREET, SUITE 1000
SACRAMENTO, CA 95814 - PH (916) 442-1155

A.P.N. 263 090 081
CHRISTOPHER L. B. NAOMI E. COMPTON
490 LAMPASAS AVENUE
SACRAMENTO, CA 95805

ASSESSOR'S PARCEL NO.