

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Morton and Pitalo Inc., 1430 Alhambra Blvd., Sacramento, CA 95816				
OWNER	State Capital Investment Inc., 720 Howe Ave., Suite 104, Sac, CA 95825				
PLANS BY	Morton & Pitalo Inc., 1430 Alhambra Blvd., Sacramento, CA 95816				
FILING DATE	2/15/89	ENVIR. DET.	Negative Declaration	REPORT BY	DH:kjr
ASSESSOR'S PCL. NO.	027-0231-002,005; 027-0311-008,009				

APPLICATION: A. Negative Declaration

B. Tentative Map to divide 4 existing lots into 32 Standard Single Family Lots in two subdivisions totaling 5.9_± vacant acres in the Standard Single Family (R-1) Zone.

C. Variance to create substandard lots.

D. Subdivision modifications to:

1. Create a lot in excess of 160 feet deep (Sec. 40.322 (c) Subdivision Ordinance)
2. Create lots less than 100 feet deep (Sec. 40.322 (c) Subdivision Ordinance)
3. Create a corner lot less than 82 feet wide (Sec. 40.322 (b) Subdivision Ordinance)

LOCATION: West side of 71st Street 600_± feet north of Lemon Hill Avenue (Unit #2). 1,000_± feet north of Lemon Hill Avenue (Unit #1).

PROPOSAL: The applicant is requesting the necessary encroachments to divide 5.9 vacant acres zoned Single Family: R-1, currently consisting of 4 parcels into 32 single family residential sites.

PROJECT INFORMATION:

1988 General Plan Designation:	Low Density Residential 4-15 du/net acre
1984 South Sacramento Community Plan Designation:	Residential 4-8 du/net acre
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions:	Unit 1=440' x 380'	Unit 2=290' x 440'
Property Area:	Unit 1=3.0 acres	Unit 2=2.9+ acres
Density of Development:	Unit 1=5.6 d.u. per acre;	Unit 2=5.2 d.u. per acre
Topography:	Flat	
Street Improvements:	To be extended	
Utilities:	To be extended	

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 22, 1989, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map, subject to the attached conditions.

BACKGROUND INFORMATION: On December 26, 1979, the City Council approved two separate requests to subdivide the subject sites. (P-8811 Unit 1, and P-8812 Unit 2). These maps were never recorded. On May 31, 1983, the City Council approved the necessary entitlements to subdivide the combined parcels into 29 lots (P83-099). This map has expired.

On July 23, 1985, the City Council approved the necessary entitlements to reestablish the previously approved map of 29 lots. The approval expired. The current request has redesigned the subdivision by increasing the lot count by 3 lots to 32 lots (P85-193).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The project consists of redividing 4 parcels into two subdivisions, Country Lane Unit 1, containing 17 lots on 3.0+ vacant acres, and Country Lane Unit 2, containing 15 lots on 2.9+ vacant acres fronting on 71st Street. The 1988 General Plan and 1986 South Sacramento Community Plan designate the area for Low Density Residential development. Surrounding land uses include a mix of single family and vacant lots. 71st Street is fully improved with curbs, gutters, and sidewalks, with the exception of the temporary bulb turning area located at the end of 71st Street adjacent to Unit Number 2. Both proposed subdivision sites are zoned Standard Single Family (R-1) Zone.

B. Design

1. Unit 1, the 3.0 acres parcel, is irregularly shaped. This configuration places constraints on the standard development of the site. Staff has no objection to the Variance/Subdivision Modifications to create a corner lot, Lot 17, that is less than 62 feet wide and more than 160 feet deep. The area of the lot is well in excess of the minimum required for corner lots. In addition, a residence can be constructed which meets standard setback requirements. Staff, therefore, supports the variance/subdivision modification request.
2. There is an additional variance/subdivision modification request to create 11 interior lots less than 100 feet deep in Unit 1. Again the parcel configuration places constraints on standard design. These lots will also have adequate area for standard residential construction. Staff also supports this variance/subdivision modification request.

3. The Planning and Community Services Departments have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .432 acres of land multiplied by the per acre value established by the applicant's appraiser.

STAFF RECOMMENDATION: Staff recommends the following:

- A. Ratification of the negative declaration
- B. Approval of the tentative map subject to conditions which follow.
- C. Approval of the variance to create substandard lots based on findings of fact to follow.
- D. Approval of the subdivision modification to:
 1. Create a lot in excess of 160 feet deep.
 2. Create 11 lots less than 100 feet deep.
 3. Create a corner lot less than 62 feet wide.

Conditions - Tentative Map:

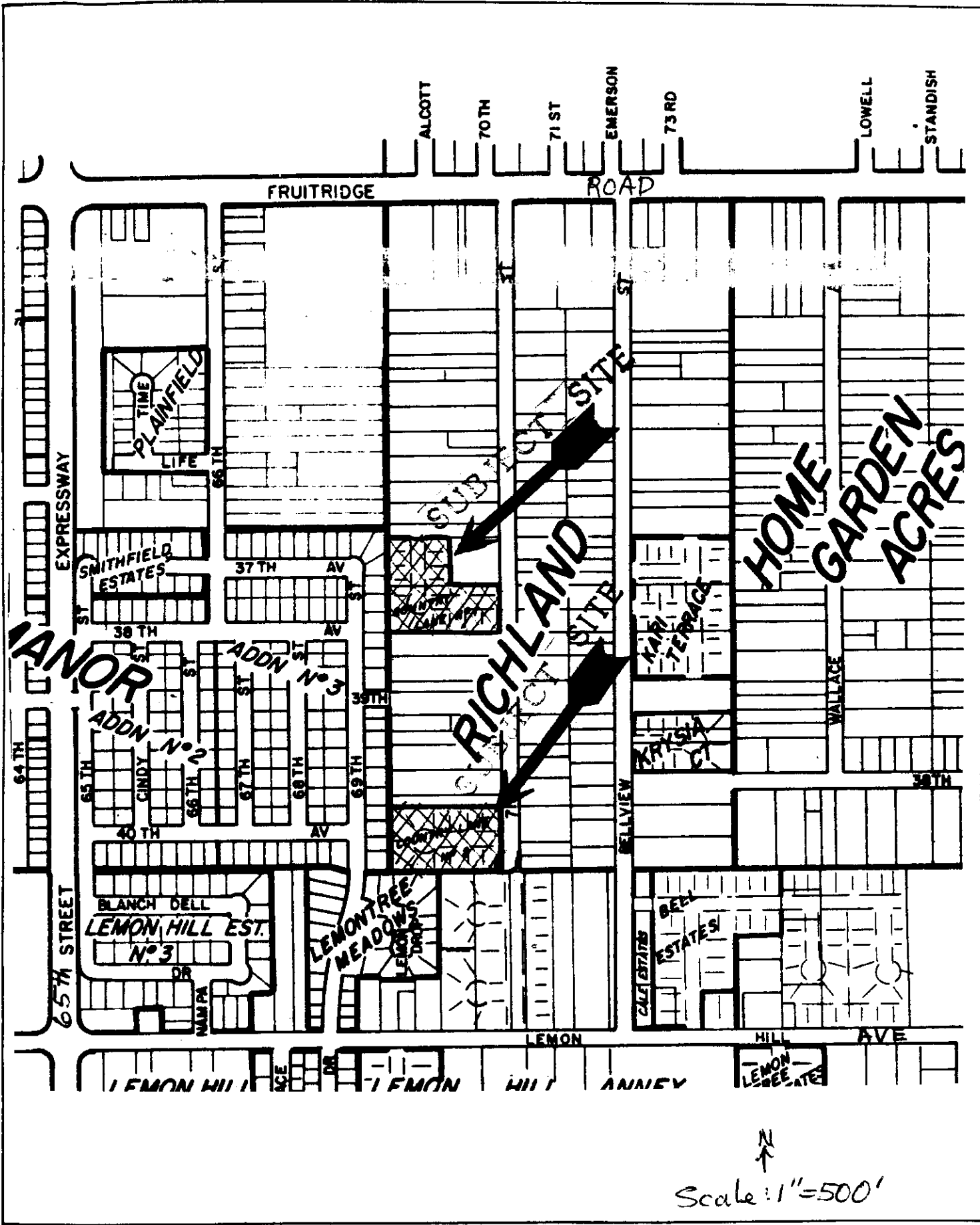
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

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;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. Meet all County Sanitation District requirements;
8. Submit a soils test prepared by a registered engineer to be used in street design;

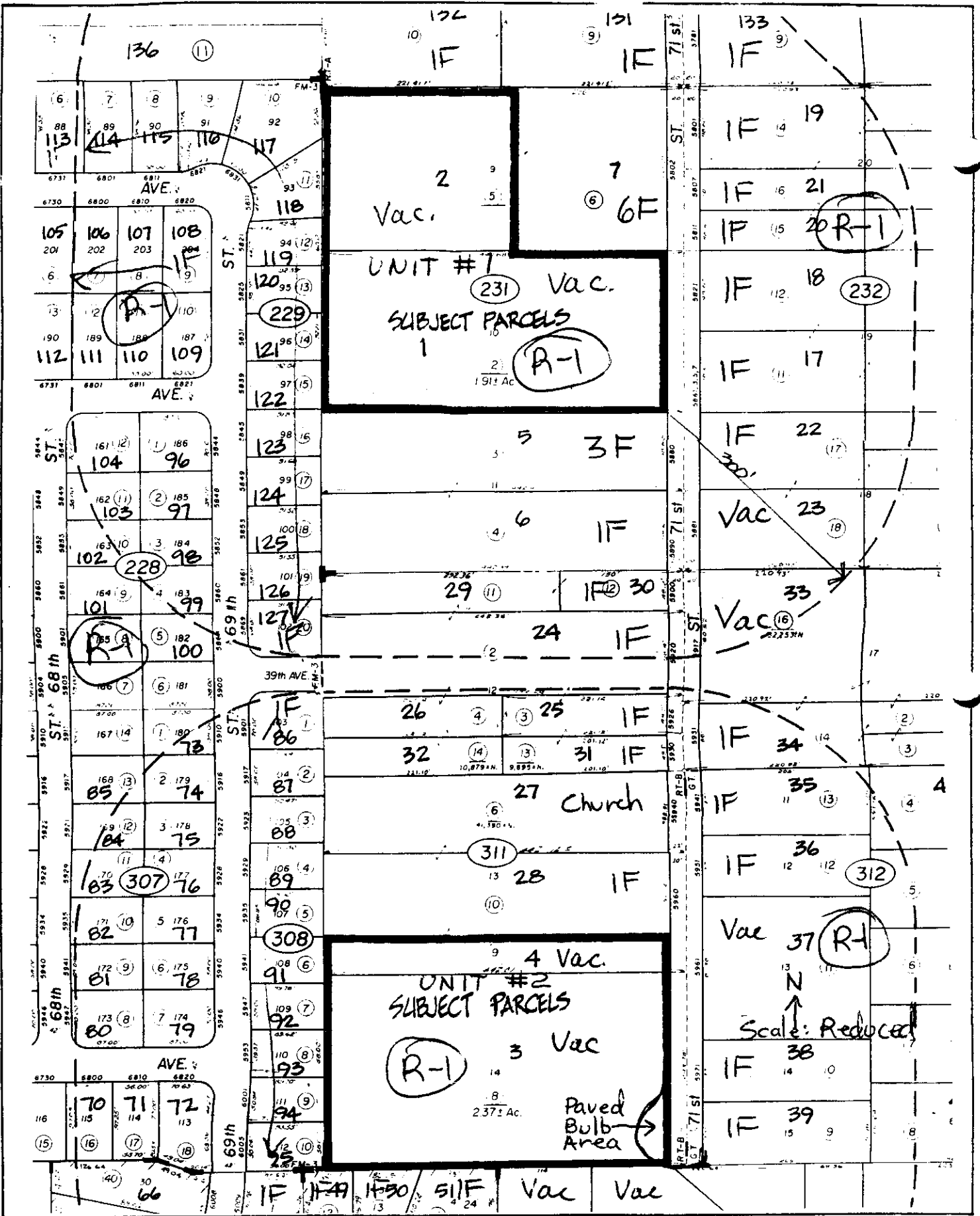
9. Dedicate right-of-way along 71st Street to a 44 foot right-of-way and construct standard improvements. (Requires additional 2 feet for right-of-way.);
10. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
11. Dedicate the west 5 feet of lots 6 to 12, Unit 1, and Lots 7 to 10, Unit 2, as a Public Utility Easement for underground and overhead public utility and electrical facilities and appurtenances;
12. Construct fire hydrant for Unit No. 2 at location approved by the City Fire Marshall's Office;
13. Remove all refuse and dispose in an approved manner prior to recordation of the final map;
14. Existing deteriorated curb, gutter, and sidewalk shall be removed and reconstructed per City Standards on 71st Street;
15. Provide 10 foot wide water easements along north property lines of Lot #12 of Unit #1 and Lot #10 of Unit 2. (May require lots 10 and 12 to be wider and other lots to be adjusted.);

Findings of Fact - Variance:

1. Granting the variances does not constitute a special privilege extended an individual property owner in that:
 - a. The configuration of the parcel makes standard development a hardship to the applicant.
 - b. The lots will have adequate area for standard single family construction
2. The request does not constitute a use variance in that residential uses are permitted in the R-1 zone.
3. The request is in conformance with the 1986 South Sacramento Community Plan and the 1988 General Plan which designate the sites for residential uses.
4. Granting the variance will not be injurious to public welfare nor to property in the vicinity of the applicant in that it will not alter the residential character of the neighborhood.



VICINITY MAP

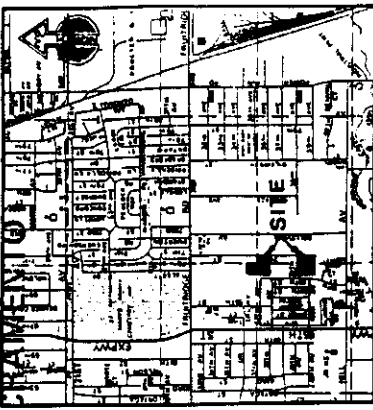


LAND USE & ZONING MAP

TENTATIVE SUBDIVISION MAP
COUNTRY LANE UNIT 1 & 2



CITY OF SACRAMENTO JAN. 1989



VICINITY MAP
 NO SCALE

OWNER

STATE CAPITOL BLDG. TRUSTEE
 720 WAKE AVENUE, SUITE 104
 SACRAMENTO, CA 95825

APPLICANT/ENGINEER

MORTON & PITALO, INC.
 1430 ALHAMBRA BLVD., SUITE 200
 SACRAMENTO, CA 95816

ASSESSOR'S PARCEL NO.'S

27-231-02 & 05
 27-311-08 & 09

AREA

S. 914C

ZONING

R-1

STORM DRAINAGE

()

SEWERS

()

WATER

()

PARKS & RECREATION

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FIRE PROTECTION

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POLICE PROTECTION

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ELECTRICITY

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S.H.U.D.

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GAS

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P.G. & E.

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SCHOOL DISTRICT

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CITY UNIFIED SCHOOL DISTRICT

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TELEPHONE

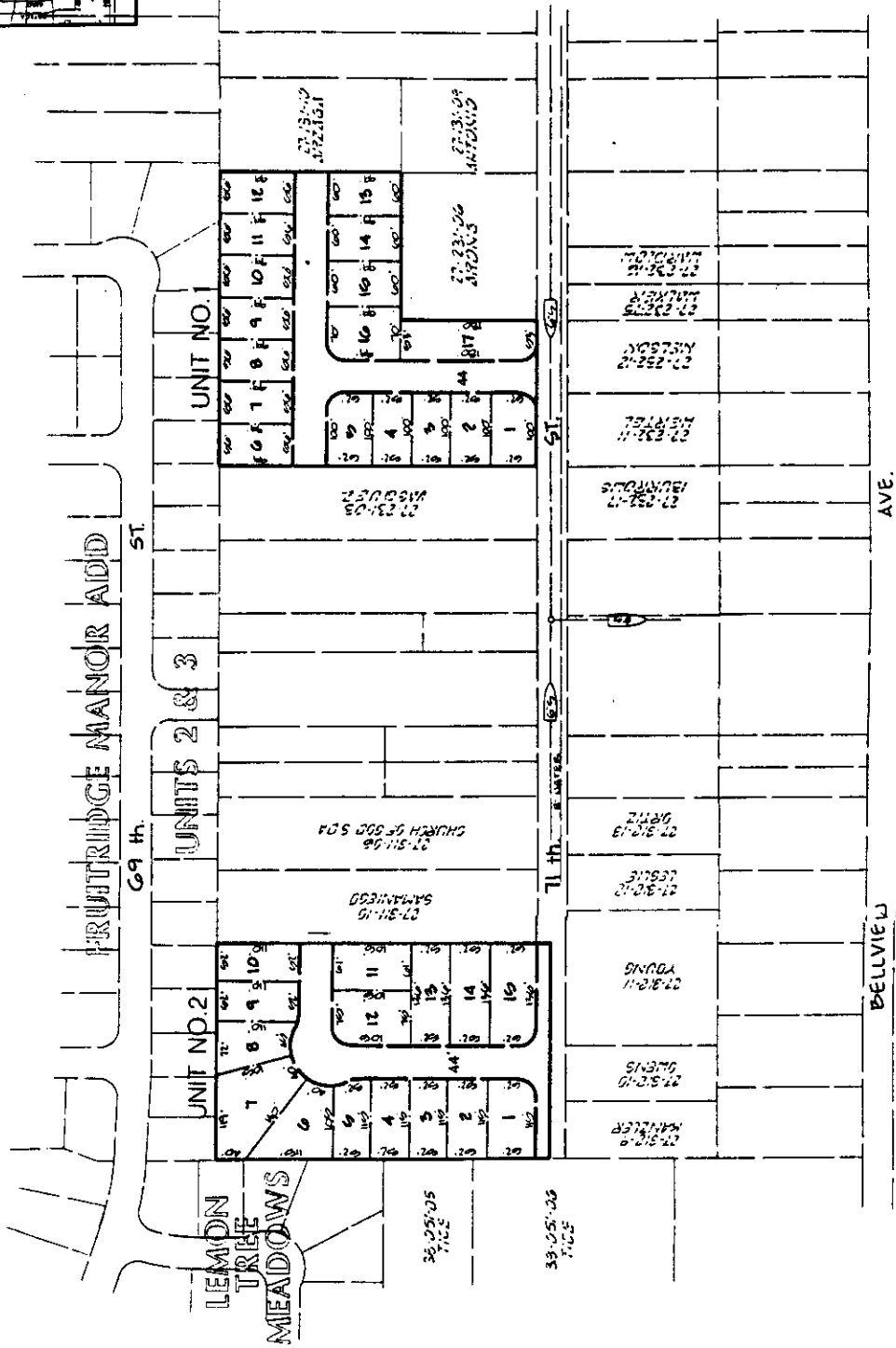
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PACIFIC BELL

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TOTAL NUMBER LOTS

32



PROPERTY DESCRIPTION FOR
APN 27-231-02 & 05

ALL OF LOT 10 AND THE WEST 242.0
FEET OF LOT 9, RICHLAND TRACT B,
AS RECORDED IN THE OFFICE OF THE
RECORDER OF SACRAMENTO COUNTY
IN BOOK 10, PAGE 2.

CONTAINING 3.01 AC. ±

APN 27-311-08 & 09

ALL OF LOT 14 AND THE SOUTH
49.4651 FEET OF LOT 13, RICHLAND
TRACT B, AS RECORDED IN THE
OFFICE OF THE RECORDER OF
SACRAMENTO COUNTY IN BOOK 10, PAGE 2.

CONTAINING 2.87 AC. ±