

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	GW Consulting Engineers - 2400 Glendale Lane, Suite G, Sacramento, CA 95825		
OWNER	J & L Properties - 3434 Marconi Avenue, Suite A, Sacramento, CA 95821		
PLANS BY	GW consulting Engineers - 2400 Glendale Lane, Suite G, Sacramento, CA 95825		
FILING DATE	2-27-84	50 DAY CPC ACTION DATE	REPORT BY: JP:sg
NEGATIVE DEC.	4-2-84	EIR	ASSESSOR'S PCL. NO. 117-132-30

- APPLICATION:
1. Environmental Determination
 2. Tentative Map
 3. Variance to create two lots less than 100 feet in depth (lots 1 and 6)
 4. Subdivision Modification to create two lots less than 100 feet in depth (lots 1 and 6)

LOCATION: East end of Graeagle Way

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.16± acres into six single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1968 Valley Hi Community Plan
Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions: 207' x 244'
Property Area: 1.16± acres
Density of Development: 5.2± units per acre
Topography: Flat
Street Improvements: To be provided
Utilities: Available to site

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 28, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification, subject to the following conditions. 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;

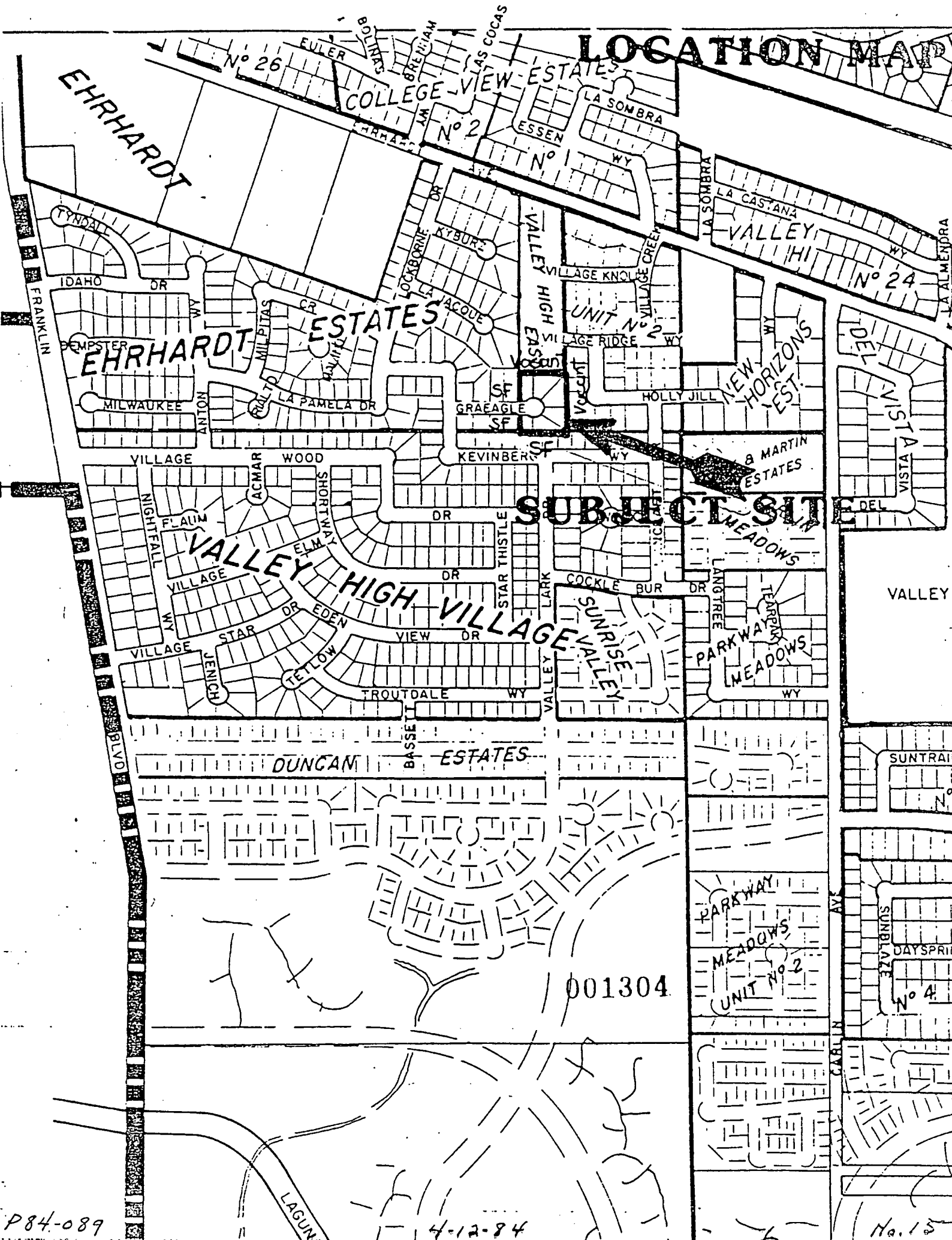
001299

Findings of Fact - Variance

- a. The granting of the variance will not constitute a special privilege in that the lots will meet the minimum interior lot size of 5,200 square feet;
- b. The variance is not a use variance in that single family dwellings are allowed in the R-1 zone;
- c. The project will not be injurious to the public welfare nor to neighboring properties in that it will not significantly alter the characteristics of the area;
- d. The project is consistent with the 1974 General Plan and the 1968 Valley Hi Community Plan which designate the site for residential uses.

001301

LOCATION MAP



P84-089

4-12-84

No. 15

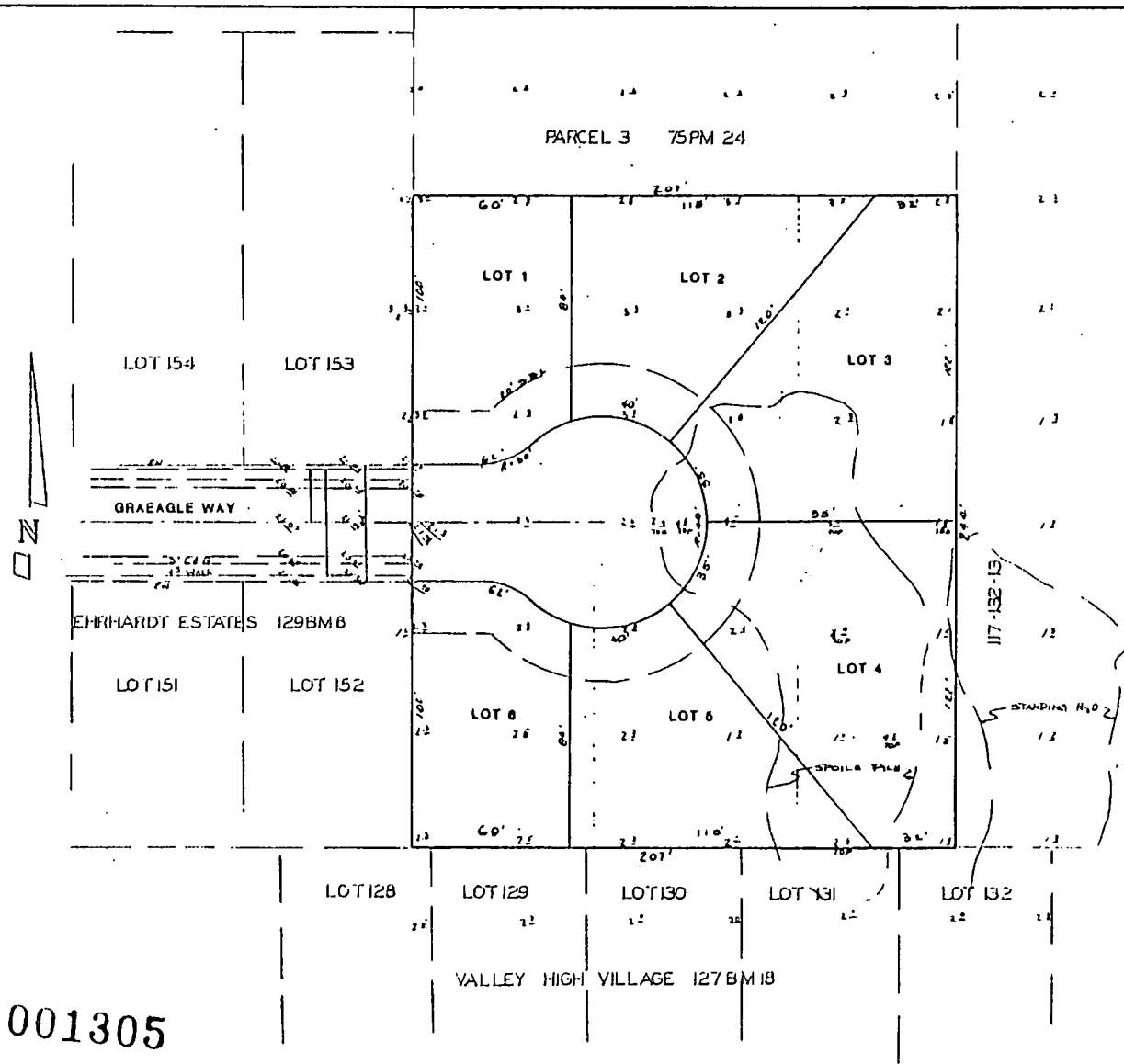
P84-089

4-12-84

No. 15

001305

PARCEL 3 75PM 24



LEGAL DESCRIPTION: PARCEL 3 OF SUBD. 23 OF PARCEL 144, AT PAGE 24.

OWNER/DEVELOPER: J. J. PROPRIETORS
3434 MARKET AVENUE, SUITE 2
SACRAMENTO, CA 95821 PHONE 432-1220

ENGINEER: G. W. CONSULTING ENGINEERS
2800 CRENSHAW BLVD., SUITE 6
SACRAMENTO, CA 95825 PHONE 432-0728

ASSESSOR'S PARCEL NO.: 117-132-10

NUMBER OF LOTS: 6

TOTAL AREA: 3.16 AC GRADE 1.05 AC NET

LAND USE AND PROPOSED ZONING: R1

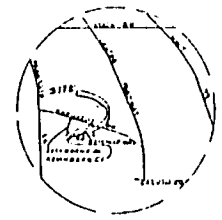
WATER SEWER & STORM DRAINAGE: LIST OF SACRAMENTO

SCHEDULE: CITY OF SACRAMENTO UNIFORM ZONING DISTRICTS

FILE DISTRICT: CITY OF SACRAMENTO

PARENT USE: VACANT

NOTES
1. THIS IS A SHORER PROFILE SURVEY.
2. THERE ARE NO DEEDS ON FILE.
3. ALL UTILITIES SHOWN IN GRAEAGLE WAY AND ARE
BASED ON THE "IMPROVEMENT" PLANS FOR
A WARDEN'S QUARTERS ON FILE WITH THE CITY
ENGINEER.



LOCATION MAP
1/10 SCALE

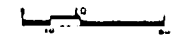


EXHIBIT A

GRAEAGLE COURT
TENTATIVE MAP



G. W. CONSULTING ENGINEERS
PLANNING & SURVEYING & DESIGN
2800 CRENSHAW BLVD., SUITE 6
SACRAMENTO, CA 95825
PHONE 432-0728

DATE: 4/12/84	SCALE: AS SHOWN	PROJECT: GRAEAGLE COURT	CLIENT: J. J. PROPRIETORS
DRAWN BY: JCL	CHECKED BY: JCL	DATE: 4/12/84	PROJECT: GRAEAGLE COURT
DATE: 4/12/84	SCALE: AS SHOWN	PROJECT: GRAEAGLE COURT	CLIENT: J. J. PROPRIETORS