

\*CORRECTED BY STAFF APRIL 29, 1993  
AMENDED BY STAFF APRIL 21, 1993  
**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: Morton & Pitalo, Inc ; 1788 Tribute Rd , Ste 200; Sacto , CA 95815		
OWNER: Frank Gist Family Trust; 2220 American Ave ; Sacto , CA 95833		
PLANS BY: Morton & Pitalo, Inc		
FILING DATE: February 2, 1993	ENVIR DET: Notice of Exemption 15315	REPORT BY: J McD
ASSESSOR'S PCL. NO.: 274-0181-010		

**APPLICATION:** Tentative Map to subdivide 0.66± partially developed acres with three single family homes into two parcels in the Single Family (R-1) zone.

**LOCATION:** Northeast corner of Jefferson and American Avenue (Council District 1)

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide the site which contains three single family residences into two parcels.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
1988 South Natomas	
Community Plan Designation:	Low Density Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residences
School District:	* <del>Natomas Unified</del> North Sacramento Elementary and Grant Joint Union (Correction by staff April 29, 1993)

**Surrounding Land Use and Zoning:**

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

Property Dimensions:	112' x 255'
Property Area:	0.66±
Density of Development:	4.8 du/na
Height of Existing Buildings:	One Story
Topography:	Flat
Street Improvements:	Existing & To Be Provided
Utilities:	Existing & To Be Provided
Exterior Building Materials:	Varies
Roof Materials:	Composition

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On April 7, 1993, the Subdivision Review Committee, by a vote of four ayes and five absent, recommended approval of the tentative map subject to the conditions in staff report.

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site consists of 0.66± gross acres in the Single Family Residential (R-1) zone. The site is currently developed with a single family residence. The General Plan designates the site Low Density Residential (4-15 du/na) and the Community Plan designates the site Low Density Residential (4-8 du/na). The surrounding land use and zoning includes single family, zoned R-1.

**B. Applicant's Proposal**

The applicant is requesting to subdivide 0.66 acres containing three existing homes into two lots.

**C. Policy Consideration**

The General Plan designates the site Low Density Residential (4-15 du/na). The site is also designated as an infill area. The applicant's proposal is at a density of 4.6 units per acre which is consistent with the General Plan land use designation. The project also supports the following policies in the General Plan:

- ° It is the policy of the City to promote the reuse and rehabilitation of existing urban development as a means to meet projected growth. Some neighborhoods are characterized by vacant land skipped over in the process of development. To more fully utilize this resource, efforts to promote infill and remove development constraints will be necessary. (Sec. 1-34)
- ° Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources. (Sec. 2-13)
- ° Continue to support redevelopment and rehabilitation efforts that add new and reconditioned units to the housing stock while eliminating neighborhood blight and deterioration. (Sec. 2-15)

**D. Tentative Map**

The proposed tentative map subdivides the property into two parcels. One existing home will be located on the Parcel 2, and two existing homes will be located on Parcel 1. No street improvements will be required as access is provided directly from Jefferson and American Avenues. Staff has no objection to the tentative map provided all the conditions of approval are satisfied.

**E. Agency Comments**

The proposed project was reviewed by several City departments and other agencies. Most of the comments have been included in the Tentative Map conditions. No comments were received from any of the noticed neighborhood groups (Natomas Community Association, Gardenland TAC, Gardenland Residents Association).

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Approve the Tentative Map to subdivide 0.66± partially developed acres into two parcels by adopting the attached Resolution which contains development conditions.

Respectfully submitted by:

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Jim McDonald, Associate Planner

Approved by:

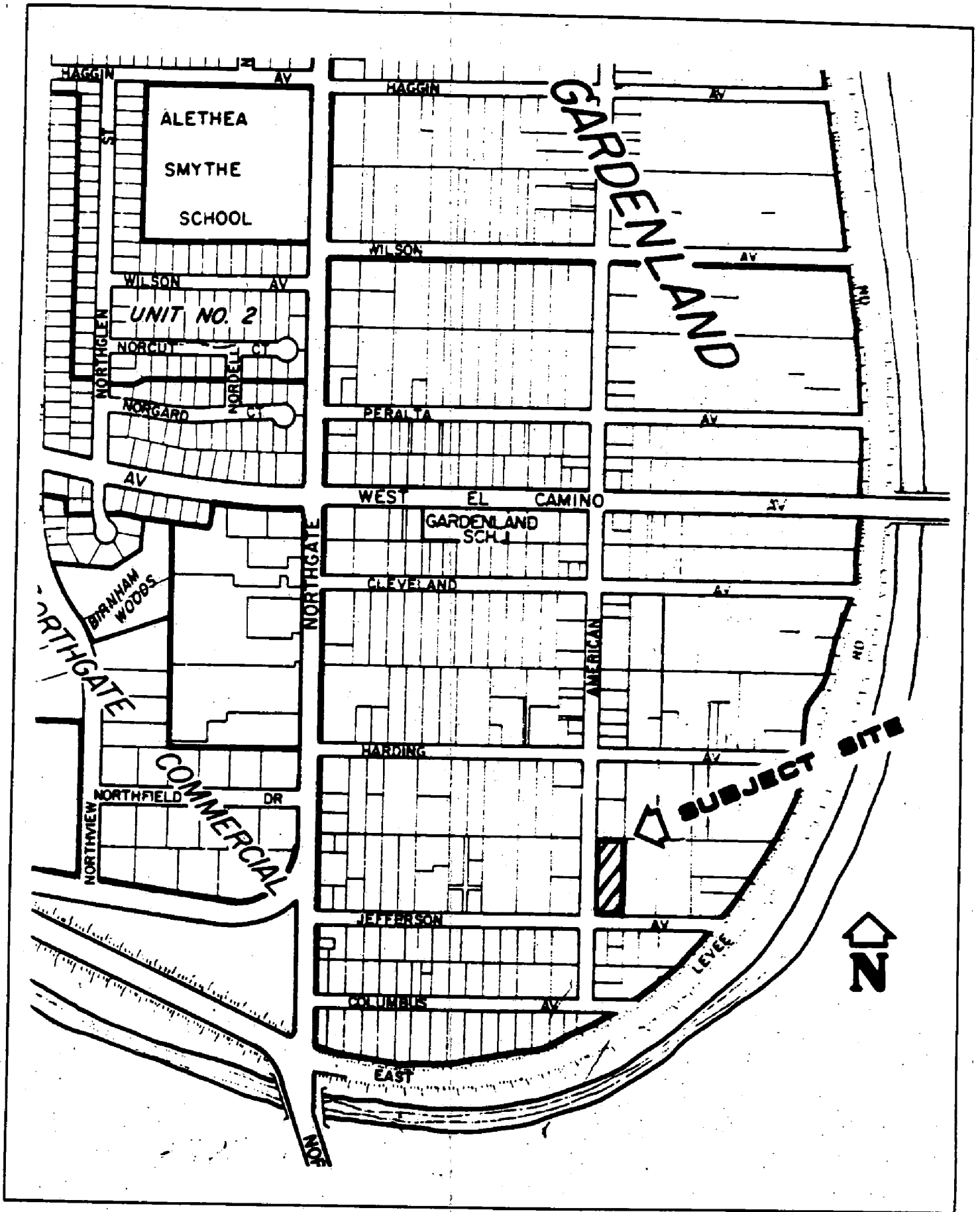
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David Melko, Senior Planner

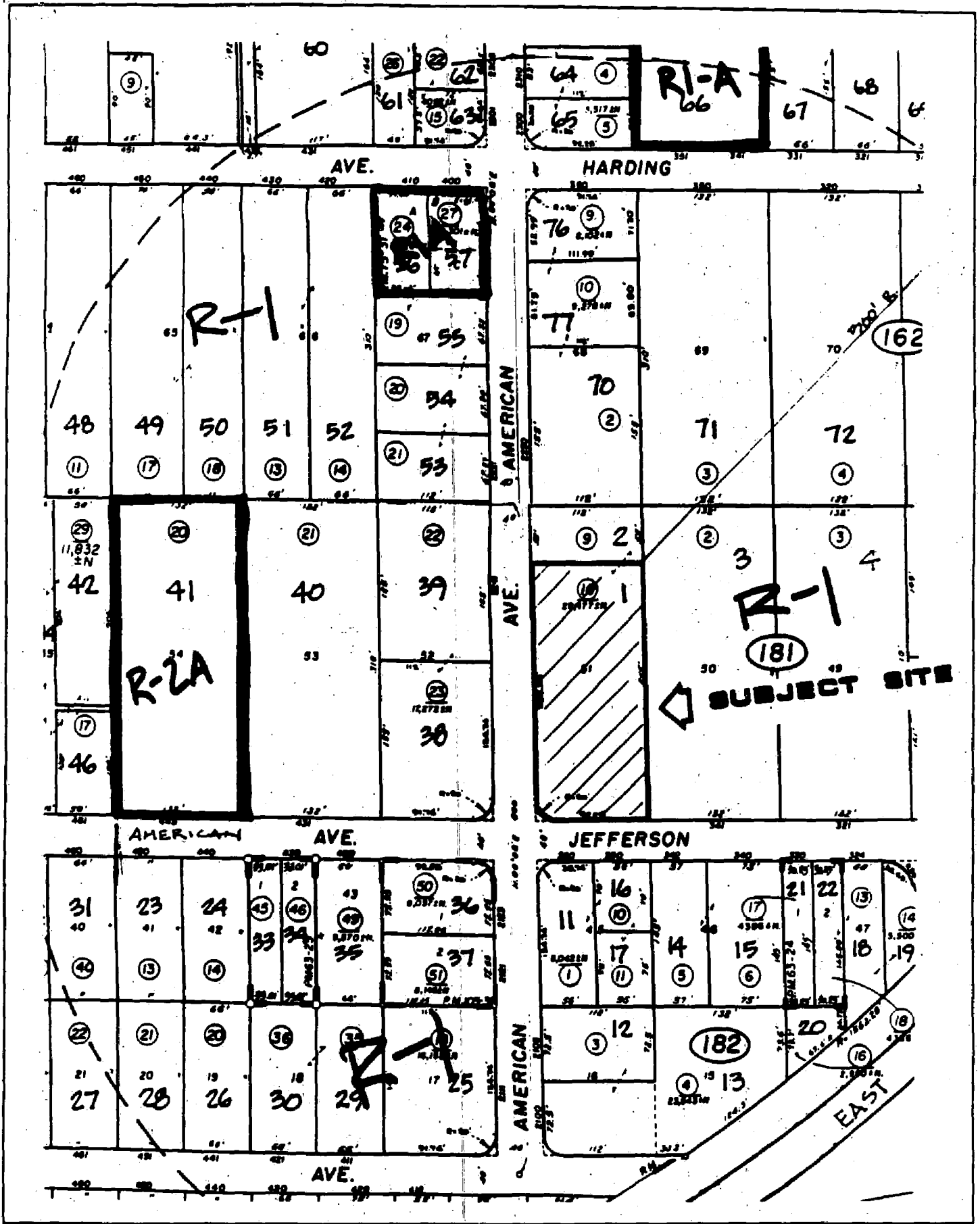
Attachments

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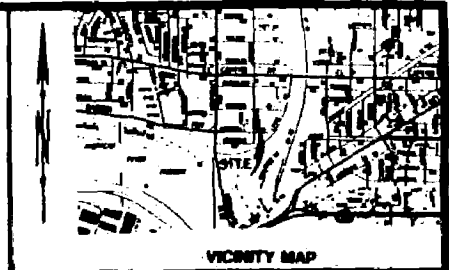
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**VICINITY MAP**



**LAND USE & ZONING MAP**



Item No. 9



SCALE: 1" = 30'



**OWNER/CLIENT**  
 FRANK GIST FAMILY TRUST  
 2250 AMERICAN AVE  
 SACRAMENTO, CA 95833

**DESIGNER**  
 MORTON & DITALE, INC.  
 1700 THURFTE ROAD, SUITE 200  
 SACRAMENTO, CA 95815

**APN**  
 274-181-10

**AREA**  
 8.06 AC ±

**ZONING**  
 R-1

**UTILITIES**  
 ELECTRIC SERVICE  
 SEWER SERVICE  
 WATER SERVICE  
 GAS

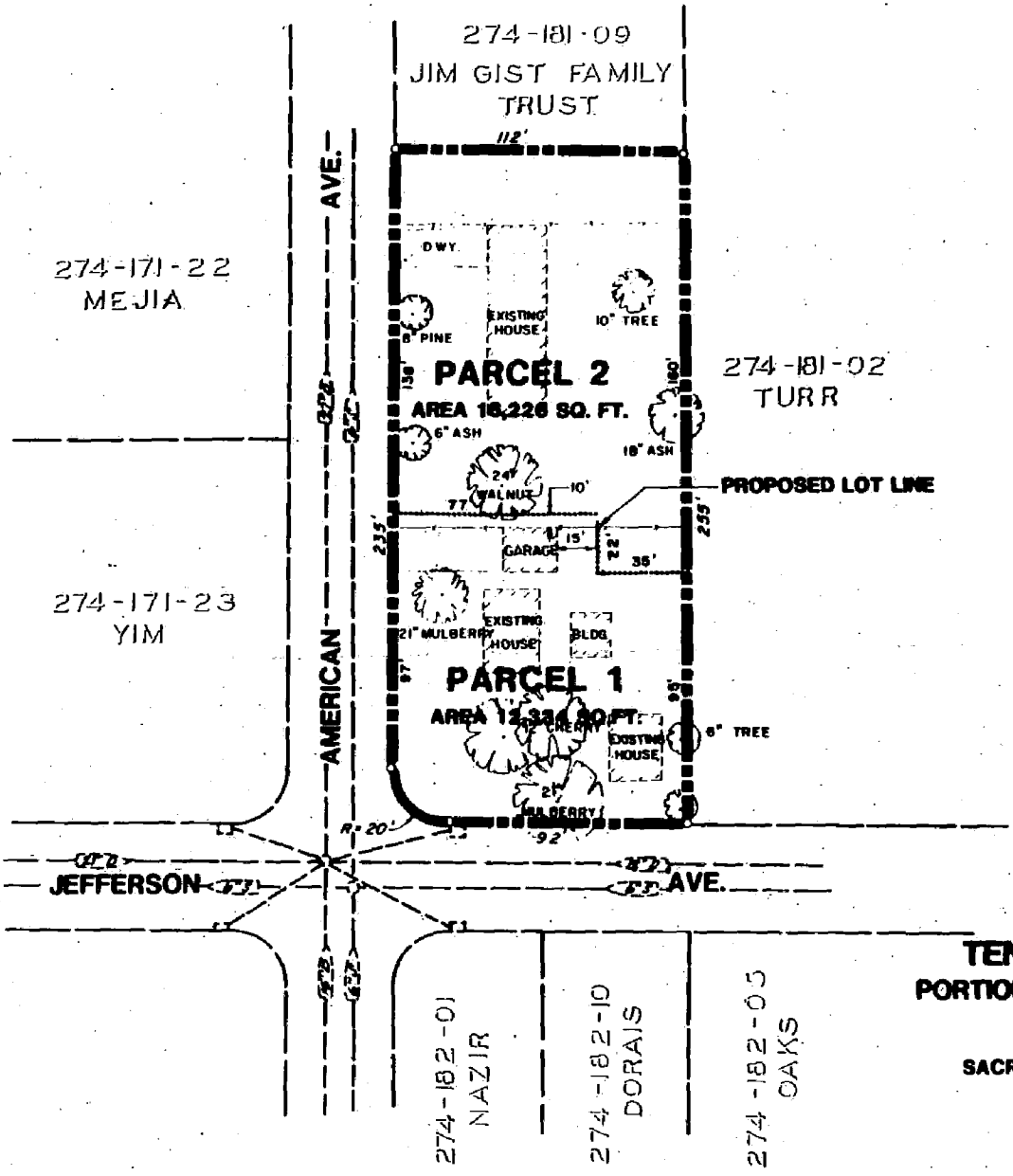
CITY OF SACRAMENTO

**PLANNING**  
 SACRAMENTO MUNICIPAL UTILITY DISTRICT

**TELEPHONE**  
 PACIFIC BELL

**RECORDS**  
 CITY OF SACRAMENTO

**PLANS AND RECORDS**  
 CITY OF SACRAMENTO



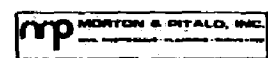
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**TENTATIVE PARCEL MAP  
 PORTION OF LOT 51 OF GARDEN LAND.**

**18/BM/55**

**SACRAMENTO CALIFORNIA**

DATE: DEC. 1992



April 22, 1993

P93-025

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