

AMENDED BY STAFF 3-24-94

P93-175 - 9 Granville Court

REQUEST: A. **Tentative Map** to subdivide a vacant 0.74 acre lot into three lots in the Standard Single Family (R-1) zone.

LOCATION: 9 Granville Court
APN:238-0172-020
North Sacramento Community Plan Area
Grant Joint Union High School District
Council District 2

APPLICANT:	Mike Catuzzo (916) 486-2550 5150 Fair Oaks Blvd. Suite 101-317 Sacramento, CA 95608
OWNER:	Anthony Investments 5150 Fair Oaks Blvd. Suite 101-317 Sacramento, CA 95608
APPLICATION FILED:	December 13, 1994
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION: The applicant is requesting the necessary entitlements to split a vacant 0.74 acre lot into three lots in the Standard Single Family (R-1) zone. One of the proposed parcels has a residence located on it. This residence was moved from another location in Sacramento. It is the intention of the project proponent to move one house to each of the remaining vacant lots that would be created as a result of the subject proposal.

Staff recommends approval of the project. This recommendation is based the project's consistency with the General Plan and the Zoning Ordinance policies regarding residential development in the North Sacramento Community Plan Area.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (4-8 du/na)
Existing Land Use of Site:	partially developed
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:

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

Setbacks:	Required	Provided
Front:	25'	60' ±
Side(Int):	5'	5' ±
Side(St):	5'	15'
Rear:	15'	40' ±

Property Dimensions:	160' x 202'
Property Area:	0.74 gross acres
	0.74 net acres
Height of Structure:	18' (1 story)
Parking Provided:	2 spaces (per unit)
Parking Required:	1 space (per unit)
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>
Certificate of Compliance	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

In October of 1988, the City of Sacramento Planning Commission approved a request for a 13 unit subdivision (P88-215) of which the subject site was a part. The subject site was proposed and approved as a large homesite. The present map proposes to split the

previously large homesite into three single family lots.

STAFF EVALUATION:

A. Policy Considerations

The three lots proposed will result in a density of 4 du/na. For the overall subdivision approved as P88-384, the proposed density resulting in an overall density of 4.25 du/na for the entire subdivision is still in keeping with the designation of 4-8 du/na. The proposed project density for the subject 0.74 acre site is also consistent with the Community Plan density of 4-8 du/na and the General Plan density of 4-15 du/na. 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 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 consistent with plan densities on standard size lots that are easily served by City infrastructure.

B. Site Plan Design/Zoning Requirements

1. Tentative Map Design

Each of the three lots would have driveway access onto Granville Court. Each of the lots will meet or exceed the minimum standard lot size of 52' X 100" (5,200 square feet). City services are readily available, and the applicant will provide subdivision improvements (i.e., curbs, gutters sidewalks, etc.) consistent with the City Subdivision Code.

2. Setbacks

The proposed project will not result in an encroachment upon the required from setbacks, rearyard setbacks, or lot coverage.

PROJECT REVIEW PROCESS:

A. Environmental Determination

This project is exempt from environmental review pursuant to State EIR Guidelines

(CEQA Section 15315).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the surrounding land owners within a 500 foot radius of the project site and no comments were received.

C. Summary of Agency Comments

The proposal was routed to the City's Traffic Engineer, Arborist, Engineering Development Services Section, Building Division, Police Department, Fire Department and Utility Department, SMUD, P.G. & E., and Pacific Bell. The following summarizes the comments received:

1. Engineering Development Services

The comments which are specifically listed as conditions in the resolution addressed grading and drainage requirements, parkland dedication fees, and illustration of all easements.

2. P.G. & E.

The comments which are specifically listed as conditions in the resolution addressed the dedication of a standard 12.5 foot public utilities easement.

3. Grant Joint Union and Robla Elementary School Districts

The comments which are specifically listed as conditions in the resolution addressed required negotiations that must occur between the project proponent and the school districts.

D. Subdivision Review Committee Recommendation

On March 2, 1994, the Subdivision Review Committee voted unanimously to recommend approval of the project subdivision subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Tentative Map. The decision of the Planning Commission may be appealed to the City Council. The

appeal must occur within 10 days of the Planning Commission action.

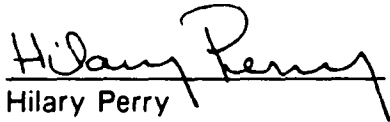
RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- A. Adopt the attached Resolution approving the Tentative Map to Subdivide a 0.74 ± acre lot into three standard size lots in the Standard Single Family (R-1) zone.

Report Prepared By,

Report Reviewed By,



Hilary Perry
Assistant Planner



Scot Mende
Senior Planner

Attachments

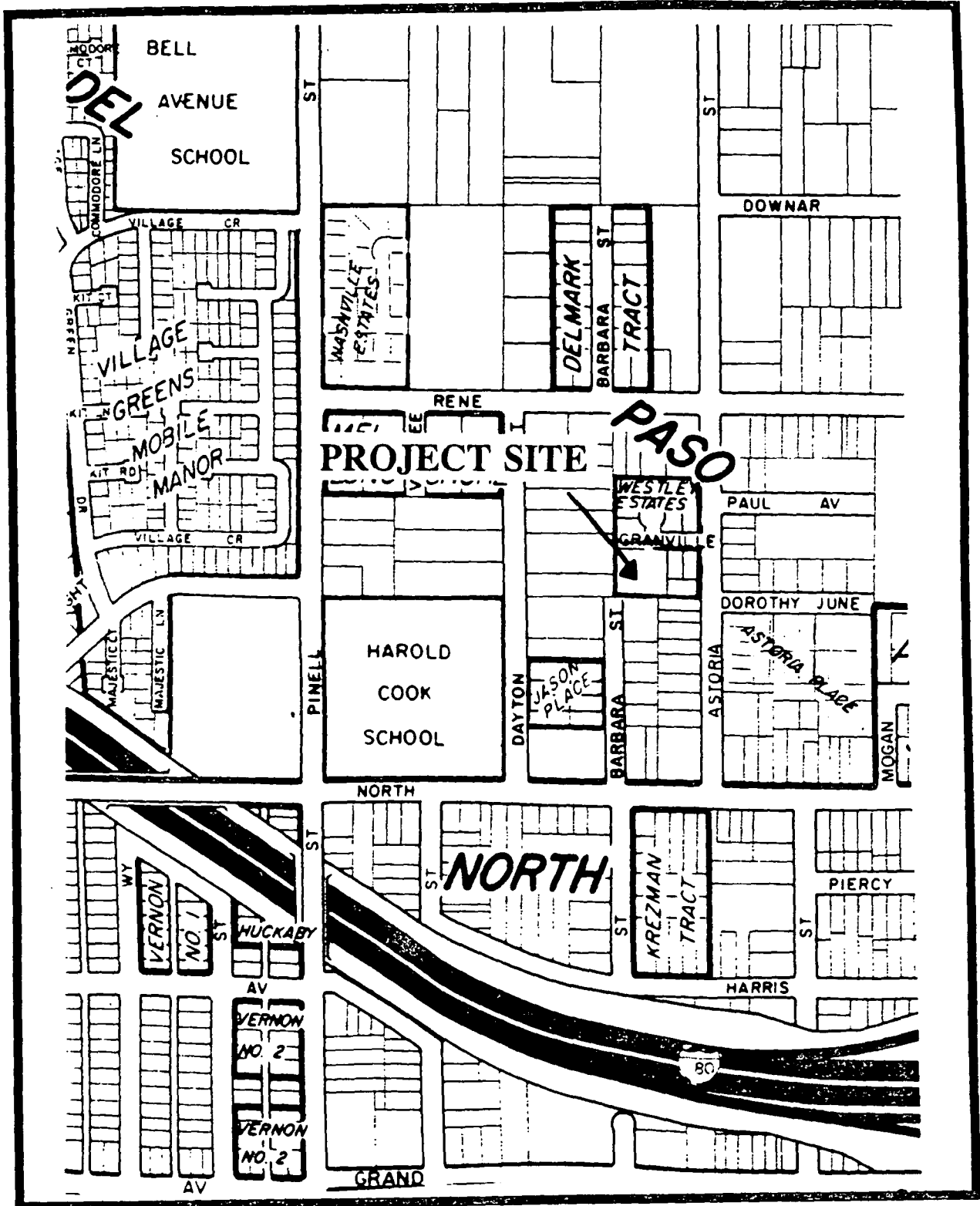
Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolution Approving Tentative Map
Exhibit 3-A	Tentative Map

ATTACHMENT 1

ITEM # 2

P93-175

MARCH 29, 1994



VICINITY MAP

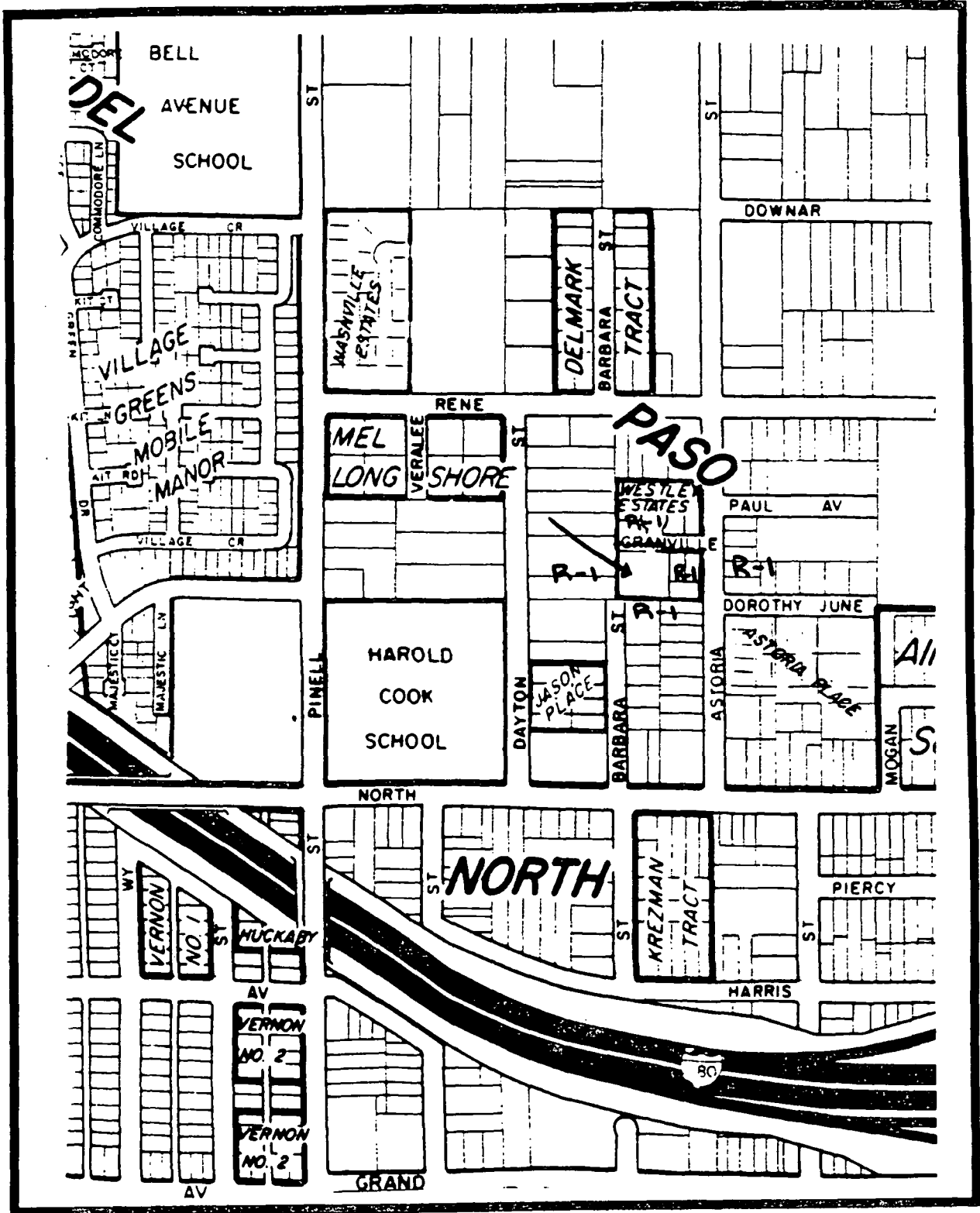
ATTACHMENT 2

ITEM #1

P93-175

MARCH 24, 1994

ENCLOSURE



LAND USE AND ZONING MAP

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 24, 1994

**A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A TENTATIVE MAP FOR
PROPERTY LOCATED AT 9 GRANVILLE COURT
(P93-175)(APN:238-0172-020)**

WHEREAS, the City Planning Commission on March 24, 1994, held a public hearing on the request for approval of a Tentative Map at the property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA Section 15315.

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

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

1. The Tentative Map for the proposed subdivision is hereby approved based upon the finding of fact which follow:
 - A. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
 - B. 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. Both the City General Plan and the North Sacramento Community Plan designate the subject site for residential use(s).
 - C. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
 - D. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The Tentative Map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

- A. Prepare a grading plan to conform to the City's Grading, Erosion and Sedimentation Control Ordinance. Provide a private piped drainage system with drop inlets in the drainage easement on Parcel 3 to the southeast corner of Parcel 2 or an alternative that is acceptable to the Public Works and Utilities Departments. Grading shall conform to the revised grading plan for Westley Estates.
- B. Applicant shall work with the adjacent property owner to the South (APN: 238-0192-004) to fill the depression on that lot and direct drainage to the drop inlet adjacent to Astoria Street or provide an alternative that is acceptable to the Public Works and Utilities Departments. Drop Inlet may need to be lowered to accept surface drainage. Written permission (right of entry) will be required.
- C. Pursuant to City Code Section 40.16.1601 (parkland dedication), submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees for the two additional parcels. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map.
- D. Show all existing easements.
- E. Negotiate with the Grant Joint Unified High School District and the Robla School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.
- F) For Lot #2, the largest of the three lots located between lots #1 and #3, future access shall not be allowed off of Granville Court. Should the developer decide to split Lot #2 in the future, access must be attained off of Barbara Street which is located to the southwest of the subject parcel.**
- G) Lots #2 and #3 shall share a driveway from Granville Court to a point midway into the parcels where the driveways will split into two to allow access to the garages for the structures on these parcels. Prior to issuance of a Building Permit, a Reciprocal Access Agreement will be submitted for review to the Planning Director.**

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. Post construction Best Management Practices (BMP's) shall be incorporated into the development to minimize the increase of urban runoff pollution caused by developing the area. At a minimum, source control measures and on-site controls shall be implemented. Refer to the City of Sacramento's draft "Guidance Manual for On-Site Control of Urban Runoff Pollution at New Developments", April 1993, for acceptable BMP's for post construction urban stormwater pollution control.

- C. Separate domestic metered water services and sanitary sewer services will be required for each parcel at the time of building permit.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

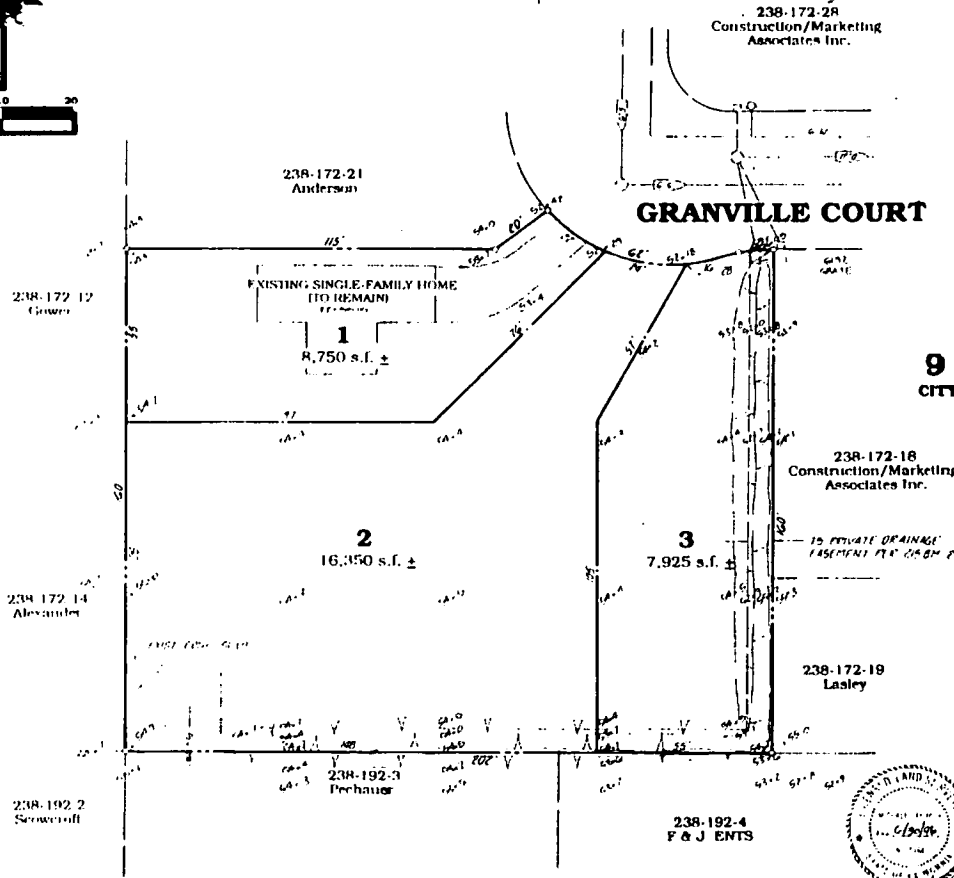
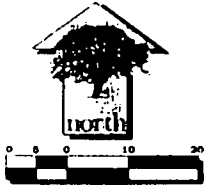
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ITEM #

EXHIBIT 3-A

MARCH 24, 1994

P93-175



VICINITY MAP
NO SCALE

A
TENTATIVE MAP
FOR
9 GRANVILLE COURT
CITY OF SACRAMENTO DECEMBER 1993
REVISED 2-14-94

OWNER
Anthony Investments
5717 Thames Way
Carmichael, CA 95608

APPLICANT/DEVELOPER
Ron Hubbard
1800 K Street
Sacramento, CA 95814

ASSESSOR'S PARCEL NUMBER
238 0172-20

AREA
.75 A.C. ±

EXISTING & PROPOSED ZONE
R-1

STORM DRAINAGE
Sacramento County Water Agency Zone 3

SANITARY SEWER
City of Sacramento

WATER
City of Sacramento

ELECTRICITY
S.M.U.D.

GAS
P.G. & E.

SCHOOL DISTRICT
North Sacramento

PARKS AND RECREATION
City of Sacramento

FIRE DISTRICT
Sacramento Fire District

TENTATIVE MAP