

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Kenneth C. Jones - 5300 Pomegranate Avenue, Sacramento, CA 95823		
OWNER	Daniel Dauenhauer - 624 J Street, Sacramento, CA 95814		
PLANS BY	Kenneth C. Jones - 5300 Pomegranate Avenue, Sacramento, CA 95823		
FILING DATE	4-27-83	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC.	5-26-83	EIR	ASSESSOR'S PCL. NO. 015-082-16

- APPLICATION:
1. Environmental Determination
  2. Variance to create lots substandard in width, depth and area (Sec. 3-E-19)
  3. Variance to reduce the front yard setback from 25 feet to 15 feet (Section 3-B) WITHDRAWN
  4. Subdivision Modification to create lots of substandard width, depth and area (Section 40.322 Subdivision Ordinance)
  5. Tentative Map (P83-131)

LOCATION: 3244 64th Street

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide .23± acres of single family residential property into two residential parcels.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 East Broadway Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single family residence

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:	58' x 171'
Property Area:	.23± ac.
Density of Development:	8.6 DU/Ac.
Square Footage of Building(s):	1,495 sq. ft.
Significant Features of Site:	Substandard width
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 8, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend denial of the tentative map due to the substandard dimensions of the proposed parcels.

APPLC. NO. P83-131

MEETING DATE 7-14-83  
June-23, 1983

CPC ITEM NO. 158

000411

R-2

6/23/83

7-14-83

P-83131

HIGH SCHOOL

JOHNSON

HIRMAN W.

000418

TAHOE PARK

TAHOE SCHOOL

R-1

**Site**  
**Direct**

C-2-R

R-2

M-1

R-3

C-2

C-2

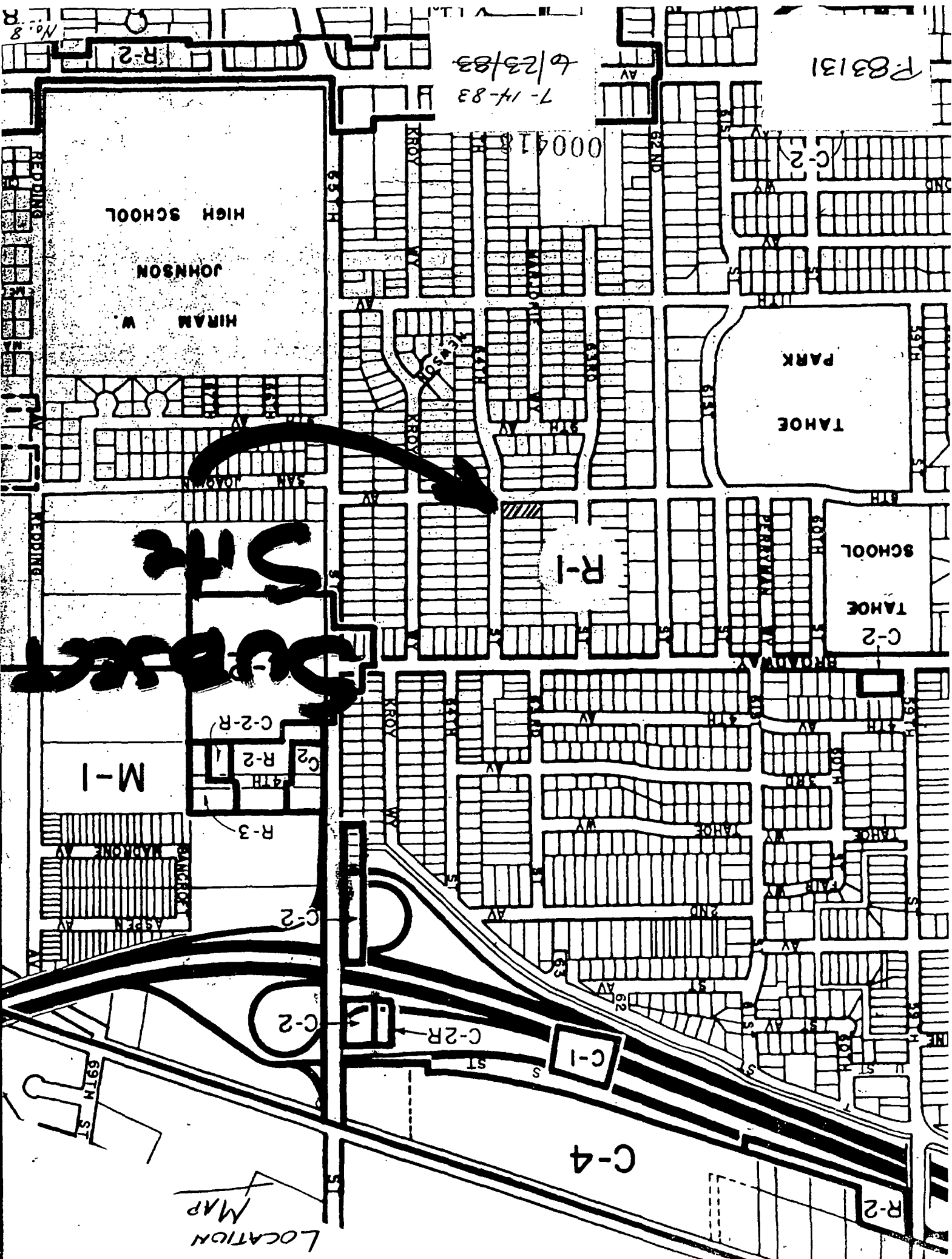
C-2-R

C-1

C-4

R-2

LOCATION  
MAP



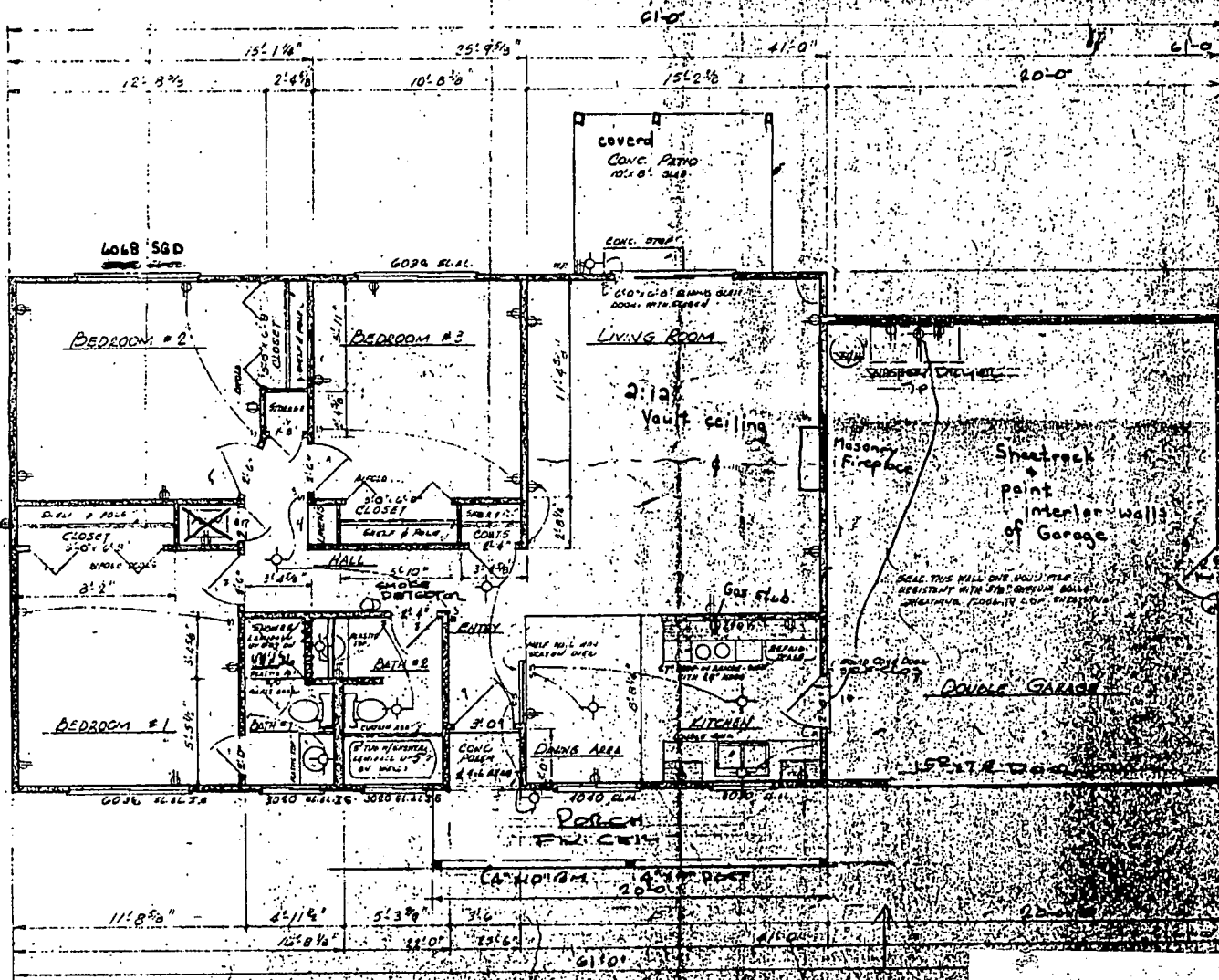
to be sliders.  
 n roof.  
 w/ + 6" Insulated

P.85131

6/23/83  
 7-14-83

000420

No. 858

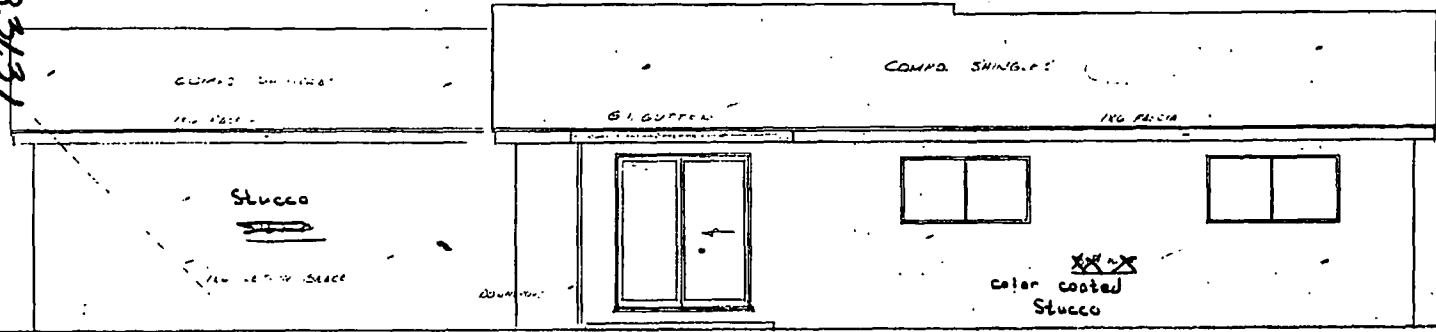


FLOOR PLAN

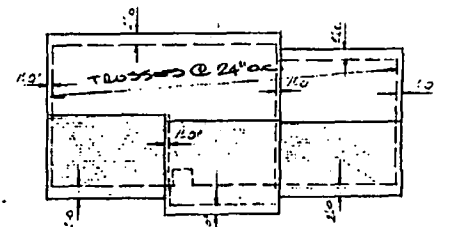
FLOOR PLAN

P 83131

P 83131

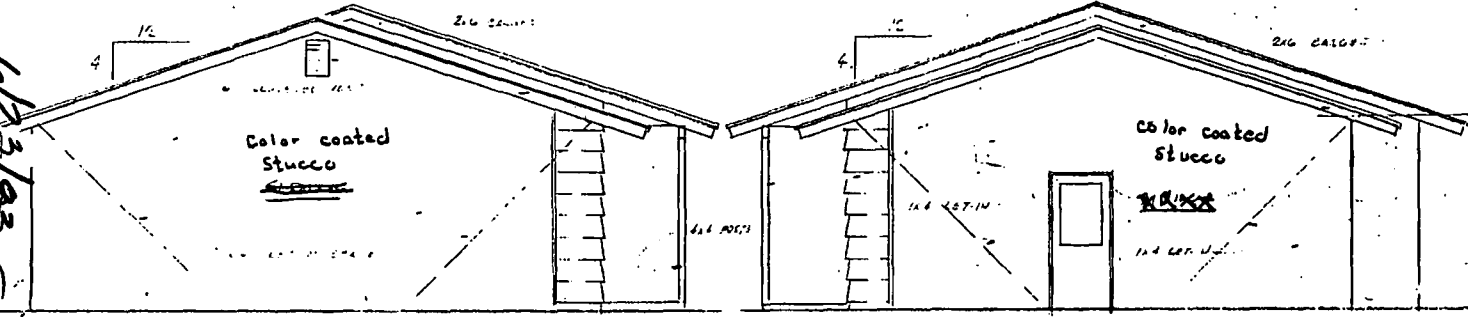


REAR ELEVATION



ROOF PLAN  
SCALE: 1/4\"/>

6/23/83



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

000421



FRONT ELEVATION

Bronze frame Windows (Front only)  
4x8 DF Siding.

PROPOSED ELEVATIONS

ELEVATIONS B  
SCALE: 1/4\"/>

niel Dauenhauser

BY	SCALE	MATERIAL
	BATS	
	APPS	2/1/83

NOV 15 8

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 Significant Features of Site: Substandard width  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 8, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend denial of the tentative map due to the substandard dimensions of the proposed parcels.

APPLC. NO. P83-131

MEETING DATE June 23, 1983

CPC ITEM NO. 15

000409

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The subject site is 58 feet wide and 171 feet deep. It is located at the northwest corner of 64th Street and 8th Avenue in the East Broadway area. An existing single family residence is located on the eastern portion of the site near 64th Street. The applicant proposes to subdivide the site and construct an additional residence on the western portion of the subject site.
2. The Subdivision Ordinance specifies that corner lots be a minimum of 62' x 100' and 6,200 square feet in size. (The subject site is already substandard in width.) Further, minimum dimensions for interior lots are 52' x 100', with 5,200 square feet of area. The Zoning Ordinance states "No lot shall be reduced in any manner below the minimum lot area, size or other dimensions specified by the Subdivision Ordinance of the City of Sacramento." The proposed subdivision does not comply with the Subdivision Ordinance or the Zoning Ordinance.
3. As a result of the proposed subdivision, the existing street side yard will become the front yard of Parcel B. As a corner lot, a second residence can be constructed on the subject site. If the site remains one piece, the 12-1/2 foot street side yard setback requirement of the Zoning Ordinance can be complied with.
4. Staff cannot support the request to subdivide the subject site because the design is inconsistent with the City Subdivision Ordinance and with the Zoning Ordinance. Staff also cannot support the variance requests since the hardship is a self-imposed result of the subdivision of the subject site. The site is therefore not suitable for further subdivision.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Denial of the Variance to create lots of substandard width, depth and area based on findings of fact which follow.
3. Denial of the Subdivision Modification to create lots of substandard width, depth and area.
4. Denial of the Tentative Map (P83-131).

Findings of Fact - Variances

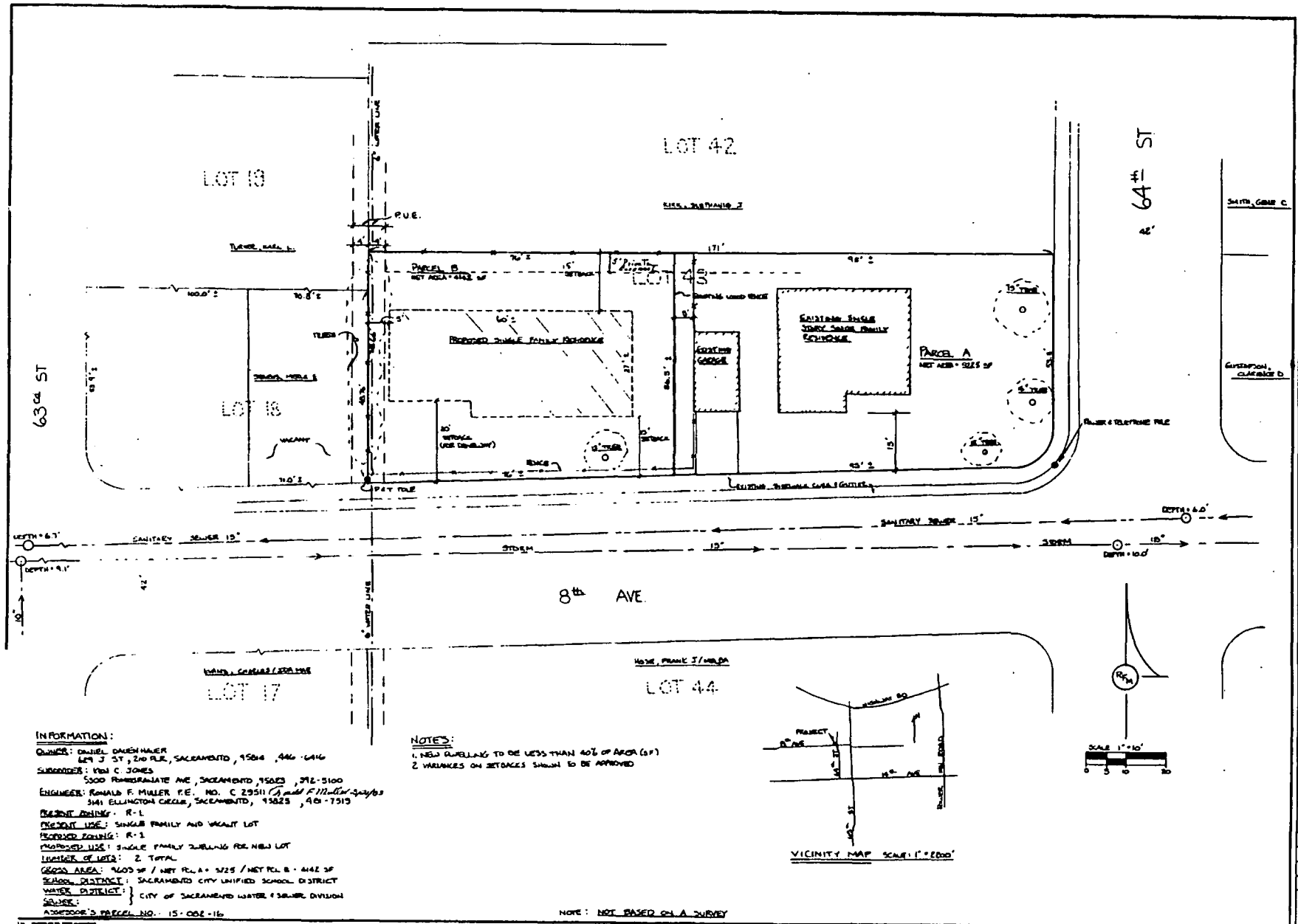
- a. Approval of the variance requests would constitute a special privilege in that the necessity of the variances results from subdivision of the property and, as such, is a self-imposed hardship.
- b. Granting the variances constitutes a disservice to the surrounding area in that the site is not large enough to be suitable for further subdivision.
- c. The variances are not in harmony with the requirements of the Subdivision Ordinance or the Zoning Ordinance.

P. 83131

6/23/83

000419

No. 15



TENTATIVE PARCEL MAP FOR LOT 43 - FOR FIFTH AVENUE TRACT CITY OF SACRAMENTO

BY	DATE
BY	DATE
BY	DATE
BY	DATE
BY	DATE

TENTATIVE MAP

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4. Denial of the Tentative Map (P83-131).

Findings of Fact - Variances

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- b. Granting the variances constitutes a disservice to the surrounding area in that the site is not large enough to be suitable for further subdivision.
- c. The variances are not in harmony with the requirements of the Subdivision Ordinance or the Zoning Ordinance.