

CITY PLANNING COMMISSION

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

APPLICANT Allied Langdon Engineering - P.O. Box 2077, Citrus Heights, CA 95611
OWNER Willard & Alic Dodson - 4845 Rio Linda Boulevard, Sacramento, CA 95838
PLANS BY Allied Langdon Engineering - P.O. Box 2077, Citrus Heights, CA 95611
FILING DATE 8-13-86 ENVIR. DET. 9-15-86 REPORT BY SD:sq
ASSESSOR'S-PCL. NO. 226-240-23

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map
 - C. Variance to create two lots without public street frontage
 - D. Variance to create lots in excess of 160 feet deep
 - E. Subdivision Modification to create two lots without public street frontage
 - F. Subdivision Modification to create lots in excess of 160 feet deep
 - G. Subdivision Modification to waive parkland dedication requirements
 - H. Subdivision Modification to waive standard street improvements

LOCATION: 4845 Rio Linda Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 4+ acres into three parcels located in the Single Family (R-1) and Garden Apartment (R-2A) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento
Community Plan Designation: 7 to 15 and 11 to 21 du/ac.
Existing Zoning of Site: R-1, R-2A
Existing Land Use of Site: Single family residence

Surrounding Land Use and Zoning:

North: Contractors supply; R-1
South: Industrial & vacant; R-2A, R-1
East: Vacant; R-1
West: Residential; R-1

Property Dimensions: Irregular
Property Area: 4+ acres
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 10, 1986, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modifications, except to waive street improvements, subject to the attached conditions.

APPLC. NO. P86-327 MEETING DATE September 25, 1986 ITEM NO. 10

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. It is designated for 11 to 21 units per acre along the Rio Linda Boulevard frontage and seven to 15 units per acre in the rear in the 1986 North Sacramento Community Plan. The site is surrounded by a mixture of residential and commercial development located on a variety of lot sizes. The site is developed with a single residence and accessory buildings located on the western portion of the site.

B. Design

The applicant proposes to subdivide the site into three parcels. Parcel A contains the existing house and out buildings. It is landlocked. Wilson Street, a private unsurfaced street, stubs at the north property line. A fence prevents access to the residence from Wilson Street. Parcel B has frontage on Rio Linda Boulevard and comprises the R-2A portion of the site. Parcel C is vacant and landlocked, and will take access from a 20 foot wide access road through Parcel B. The applicant proposes to market Parcel B for future development, live on Parcel A and retain Parcel C also for future development. Access to Parcel A will be from the 20 foot easement.

Staff cannot support the landlocked parcels because they may inhibit future standard residential development. Storm sewers have recently been installed on Santa Ana Avenue, one block north of the site. Wilson Street can now be developed as a public right-of-way. In order to provide for the future development of the subject site, staff recommends that proposed Parcels A and C be combined. This parcel should take street frontage from a 44 foot wide driveway (for a future street) along the south side of Parcel B to Rio Linda Boulevard (see staff's Exhibit B). Under these circumstances, staff would then support a variance/subdivision modification to create a lot less than 52 feet wide.

Staff's recommendation results in Parcel A, an R-1 zoned piece, being in excess of 160 feet deep. The applicant does not wish to develop the parcel at this time. However, staff's recommendation provides for future development of the site. Staff wishes to caution the applicant that any units placed on Parcel A prior to further subdivision must take future development patterning into account.

C. Waiver of Street Improvements

The applicant requests a waiver from the construction of street improvements. Public services are available to the site. The Public Works Department, therefore, requests that street improvements be constructed. Staff recommends denial of the waiver of street improvements request.

D. Parkland Dedication

The applicant wishes to waive parkland dedication requirements. Since Parcel A will require further subdivision for logical development, staff does not object to

deferring fees until future subdivision. Apartments can be placed on Parcel B with no further mapping required. Fees for Parcel B are appropriate at this time. Fees will be based upon 0.1466 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse effect on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Recommend approval of the tentative map, subject to conditions which follow;
- C. Approve the variance to create lots substandard in width, based upon findings of fact which follow;
- D. Approve the variance to create lots in excess of 160 feet deep, based upon findings of fact which follow;
- E. Recommend approval of the subdivision modification to create lots less than 52 feet wide, subject to the attached map conditions;
- F. Recommend approval of the subdivision modification to create lots in excess of 160 feet deep, subject to the attached map conditions;
- G. Recommend approval of the subdivision modification to waive parkland dedication requirements, subject to the attached map conditions; and
- H. Recommend denial of the subdivision modification to waive street improvements.

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:

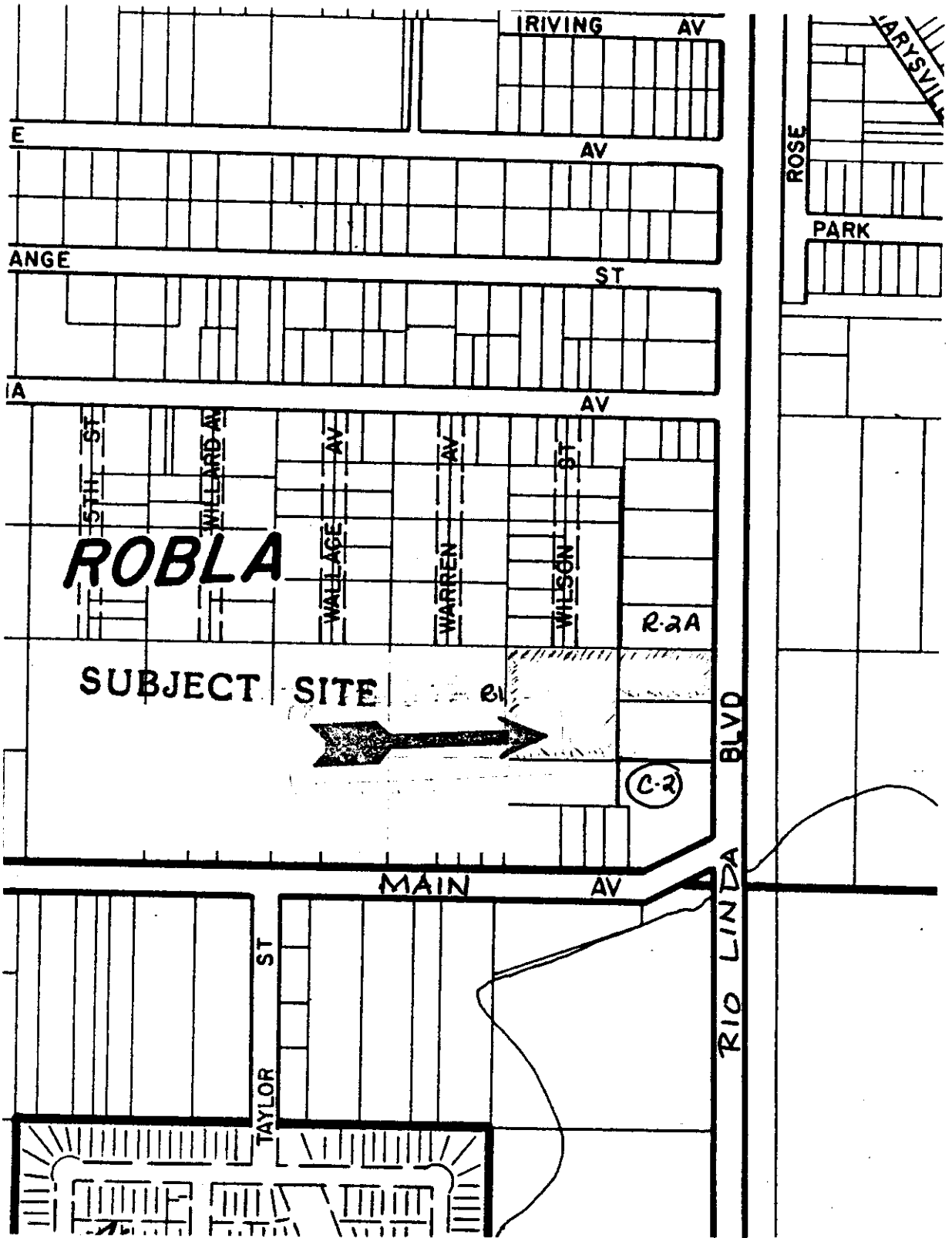
1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, may require off-site sewer and drainage extension;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Place the following note on the final map: Water and sewer service connections for Parcel B. These must be paid for and installed at the time of obtaining building permits.
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of proposed Parcel B 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.

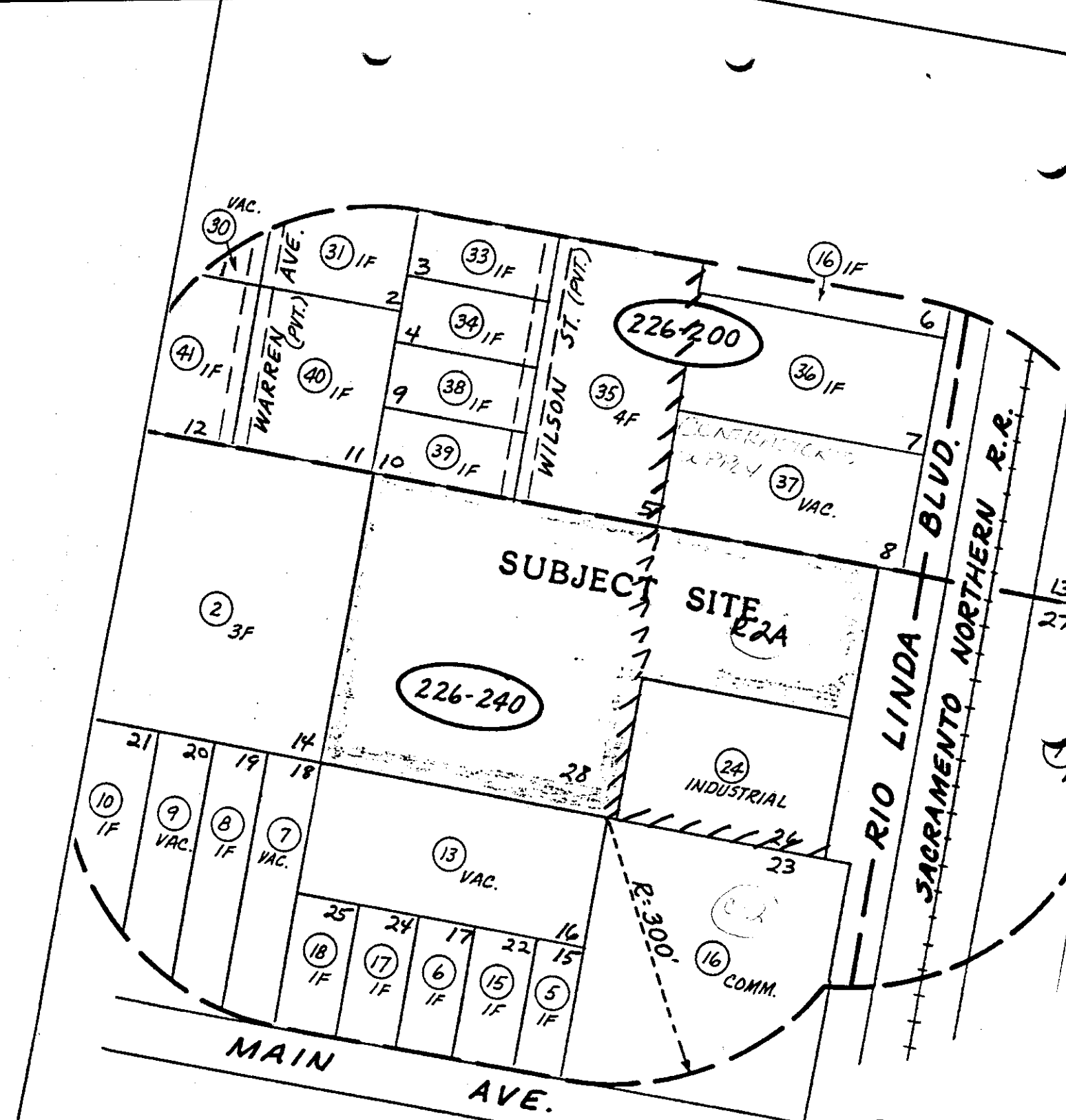
5. Place the following note on the final map "Parkland dedication fees have not been paid on Parcel A/C. These shall be paid upon issuance of building permits for an additional residence and/or further subdivision of the parcel.
6. Redesign the map to create two lots. Parcel A shall consist of proposed Parcels A and C and a 44 foot wide strip along the south line of Parcel B to Rio Linda Boulevard, including a north round corner.
7. Monument new lot lines.
8. Must meet Health Department approval for sewage disposal for Parcel A.
 - a. Dedicate any private road as a public utility easement for overhead and underground electrical facilities appurtenances.
 - b. Dedicate the north five feet of Parcels A and B as a public utility easement for overhead electrical facilities and appurtenances.

Findings of Fact - Variance

1. Granting the variances does not constitute a special privilege extended an individual applicant in that any applicant facing similar circumstances would be granted variance approval.
2. Granting the request does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the variance will not create a nuisance for surrounding properties in the vicinity in that:
 - a. further subdivision is provided for; and
 - b. both parcels have access to public street frontage.
4. The project is consistent with the City's Interim Discretionary Land Use Policy in that the site is designated for residential uses in the 1984 North Sacramento Community Plan and the proposed map conforms with the plan designation.



VICINITY MAP



300' RA

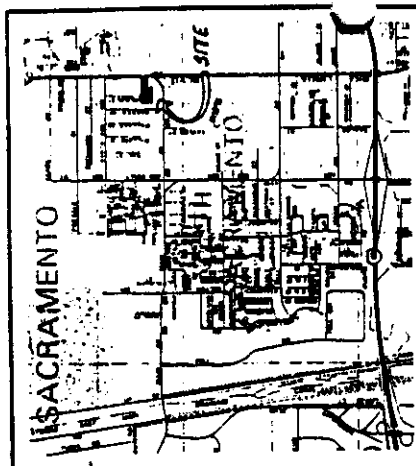
APN: 22
 11111

LAND USE & ZONING MAP

9-25-86

P86-327

Sheet 10



LOCATION MAP
NO SCALE

OWNER : WILLARD P. & ALICE M. DODSON
4845 RIO LINDA BLVD
SACRAMENTO, CA 95838

ENGINEER : ALLIED-LANGDON ENGINEERING
P.O. BOX 2077
CITRUS HEIGHTS, CA 95611

APN : 226-240-23

GROSS AREA : 3.51 AC

ZONING : R-2A & R-1

PRESENT USE : 1 SINGLE FAMILY HOUSE

PROPOSED USE : 3 PARCELS

WATER : CITY OF SACRAMENTO

SEWER : SEPTIC SYSTEMS

FIRE DIST : CITY OF SACRAMENTO

PARK DIST : CITY OF SACRAMENTO

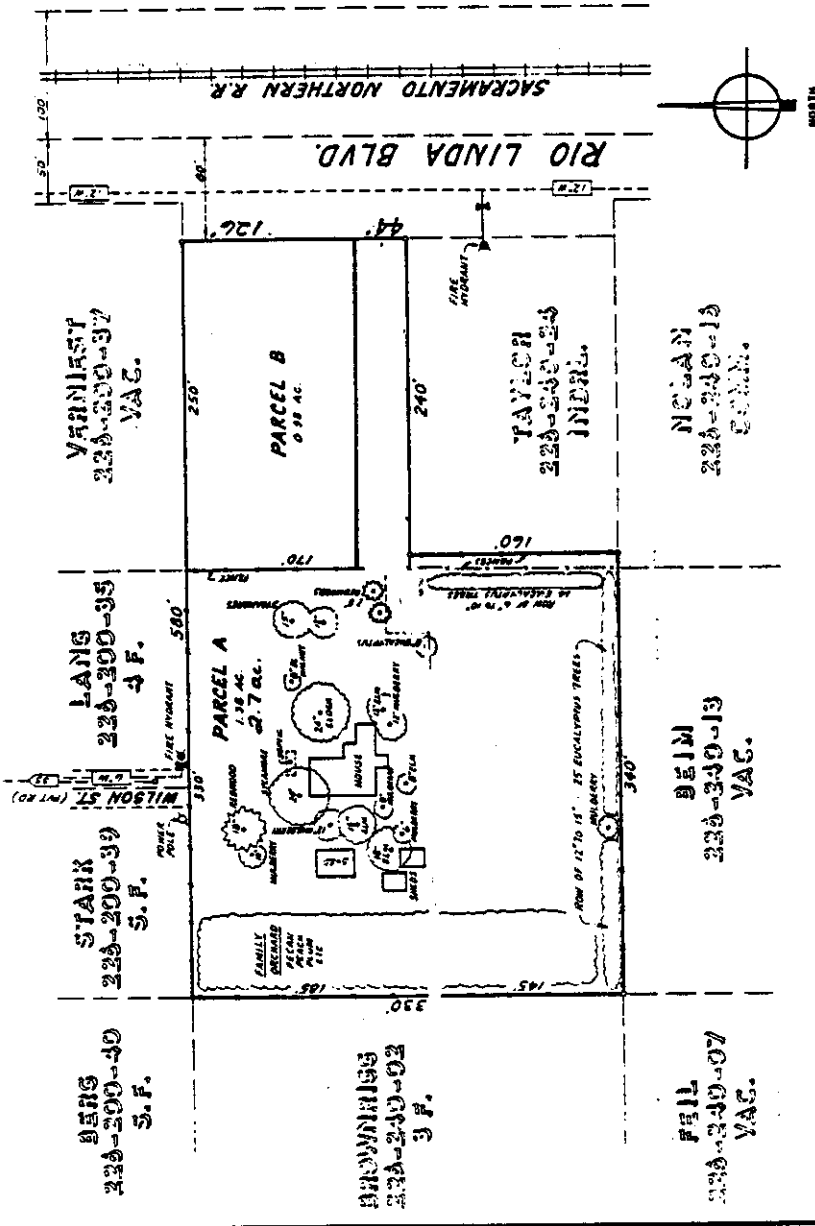
SCHOOL DIST : ROBLA ELEM. & GRANT JOINT UNION H.S.D.

STAFF'S EXHIBIT B

TENTATIVE PARCEL MAP

PORTION OF SECTION 10
RANCHO DEL PASO
CITY OF SACRAMENTO, CALIFORNIA
JULY, 1986

SCALE 1"=22.5'
ALLIED-LANGDON ENGINEERING
CITRUS HEIGHTS



P86326

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9-25-86

Item 16

P8631