

CITY PLANNING COMMISSION

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

APPLICANT	JTS Engineering, 811 J Street, Sacramento, CA 95814				
OWNER	Stephen Smith, 1308 25th Street, Sacramento, CA 95816				
PLANS BY	JTS Engineering, 811 J Street, Sacramento, CA 95814				
FILING DATE	3/21/84	50 DAY CPC ACTION DATE	4/26/84	REPORT BY	SC:lao
NEGATIVE DEC.	4/3/84	EIR		ASSESSOR'S PCL. NO.	007-162-08

- APPLICATION:
1. Environmental Determination
 2. Variance to create lots substandard in width, depth and area (Section 3-E)
 3. Tentative Map (Subdivision Ordinance)
 4. Subdivision Modification to create lots substandard in width, depth and area (Subdivision Ordinance)
 5. Subdivision Modification to waive street lights

LOCATION: 1308 25th Street

PROPOSAL: The applicant is requesting the necessary entitlements to divide a parcel developed with two duplex structures into two separate lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community Plan Designation: Mutli-family Residential

Existing Zoning of Site: R-3A
Existing Land Use of Site: Two duplex structures

Surrounding Land Use and Zoning:

North: Multi-family Residential; R-3A and R-0
South: Single family; R-3A
East: Single and Multi-family; R-3A and R-0
West: Multi-family; R-3A

Parking Required:	4 spaces	Parking Provided:	0 spaces
Property Dimensions:			38' x 80' and 40' x 80' (proposed)
Property Area:			0.1+ acres
Density of Development:			28 units per net acre
Square Footage of Lot(s):			3,040 sq. ft. and 3,200 sq. ft.
Square Footage of Building(s):			2,500 sq. ft.+
Height of Structure(s):			Two story - 36 feet
Tonography:			Flat
Street Improvements/Utilities:			Existing
Exterior Building Colors:			Light Gray and Light Blue with white trim
Exterior Building Materials:			Wood siding

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 11, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map and subdivision modifications subject to the following conditions which must be satisfied prior to filing the final map unless a different time for compliance is specifically noted:

APPLC. NO. 84-114

MEETING DATE APRIL 26, 1984

CPC ITEM NO. 17

- a. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement;
- b. Locate existing sewer and water services; and
- c. Dedicate an easement for services for Lot 2 over Lot 1; show easement on the final map. (NOTE: Services must be field located.)

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in the Central City in a neighborhood developed with single family, multiple family and commercial uses. At the present time, the site is developed with two duplex structures. The applicant is requesting to subdivide the parcel into two lots so the duplex structures can be individually owned.
2. The Subdivision Ordinance requires that the minimum lot size for a two-family residential use be 52 feet wide and 100 feet deep. The Zoning Ordinance states that no lot shall be reduced below the minimum dimensions set forth in the Subdivision Ordinance. As proposed the applicant's request involves a subdivision modification and variance to create substandard sized lots. A typical old city residential lot is 40' x 80'. The dimensions of the subject site is 78' x 80' which is just short of two standard 40' x 80' lots. Since the site is developed with two duplex structures and the size of the proposed lots are substantially the same as other residential lots in the area, staff has no objections to this request.
3. As proposed the dimensions of the lots will be 40' x 80' and 38' x 80'. The location of the new lot line will separate the two existing structures and leave a 6'-5" clearance between each structure and the proposed property line.
4. At the present time street lights do not exist in the neighborhood. It is not feasible to require a single property owner to install street lights. Staff, therefore, recommends that a note be placed on the map to require the owner to enter into an agreement with the City to participate in any future assessment districts for the purpose of providing street lights.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Variance based upon Findings of Fact to follow; and
3. Approval of the Tentative Map and Subdivision Modifications subject to Conditions to follow.

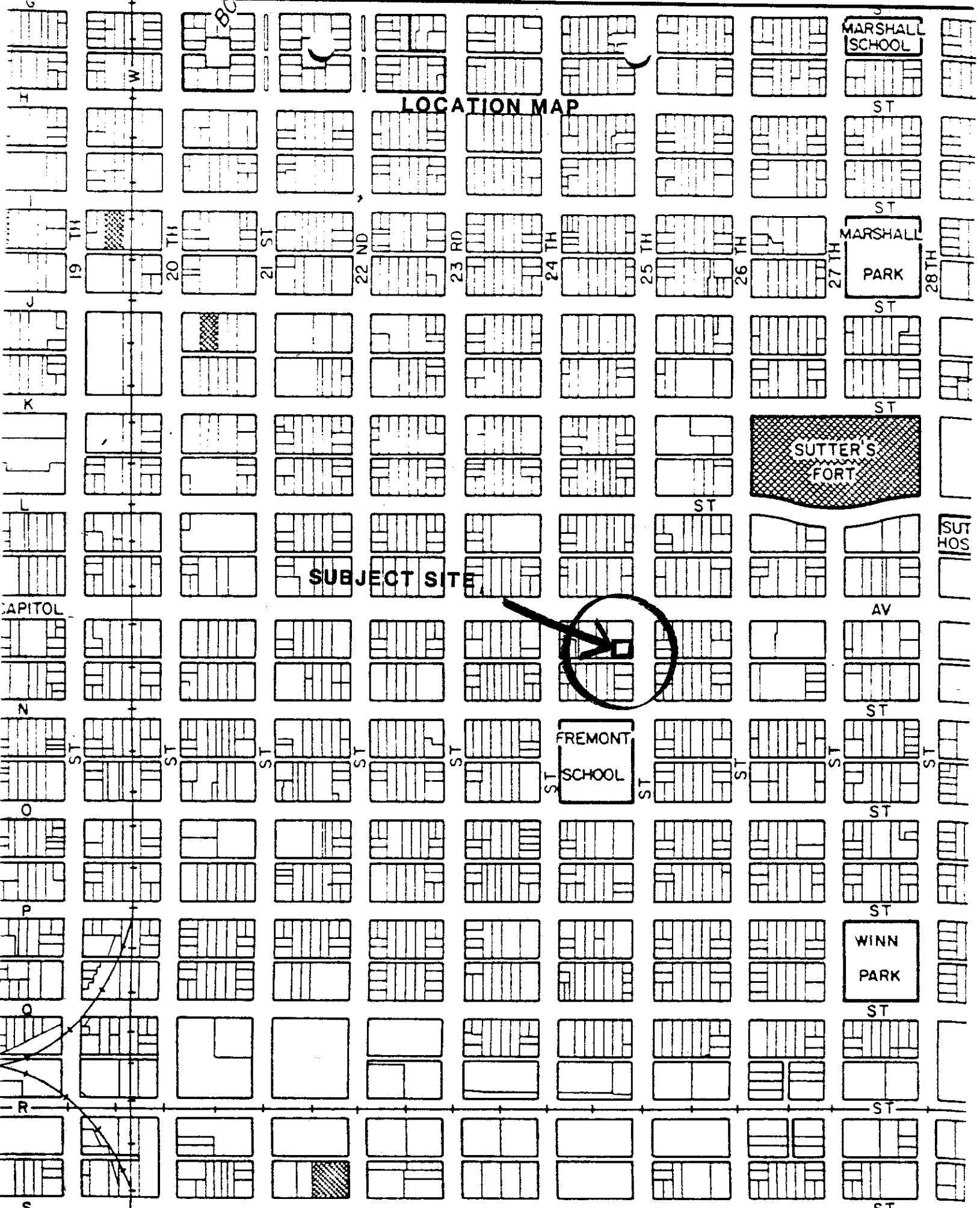
Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement;
- b. Locate existing sewer and water services; and
- c. Dedicate an easement for services for Lot 2 over Lot 1; show easement on the final map. (NOTE: Services must be field located.)

Findings of Fact - Variance

1. The Variance does not constitute a special privilege extended to one property owner in that there are other lots of equivalent or similar size in the area.
2. This is not a Use Variance in that two family uses are allowed in the R-3A zone.
3. As proposed the Variance does not constitute a disservice and will not be injurious to public welfare or other properties in the vicinity in that the site is already developed and the lot split will only accommodate separate ownership.
4. The proposed Variance is consistent with the General Plan and the Central City Plan which designate the site for residential uses.



LOCATION MAP

SUBJECT SITE

FREMONT SCHOOL

MARSHALL SCHOOL

MARSHALL PARK

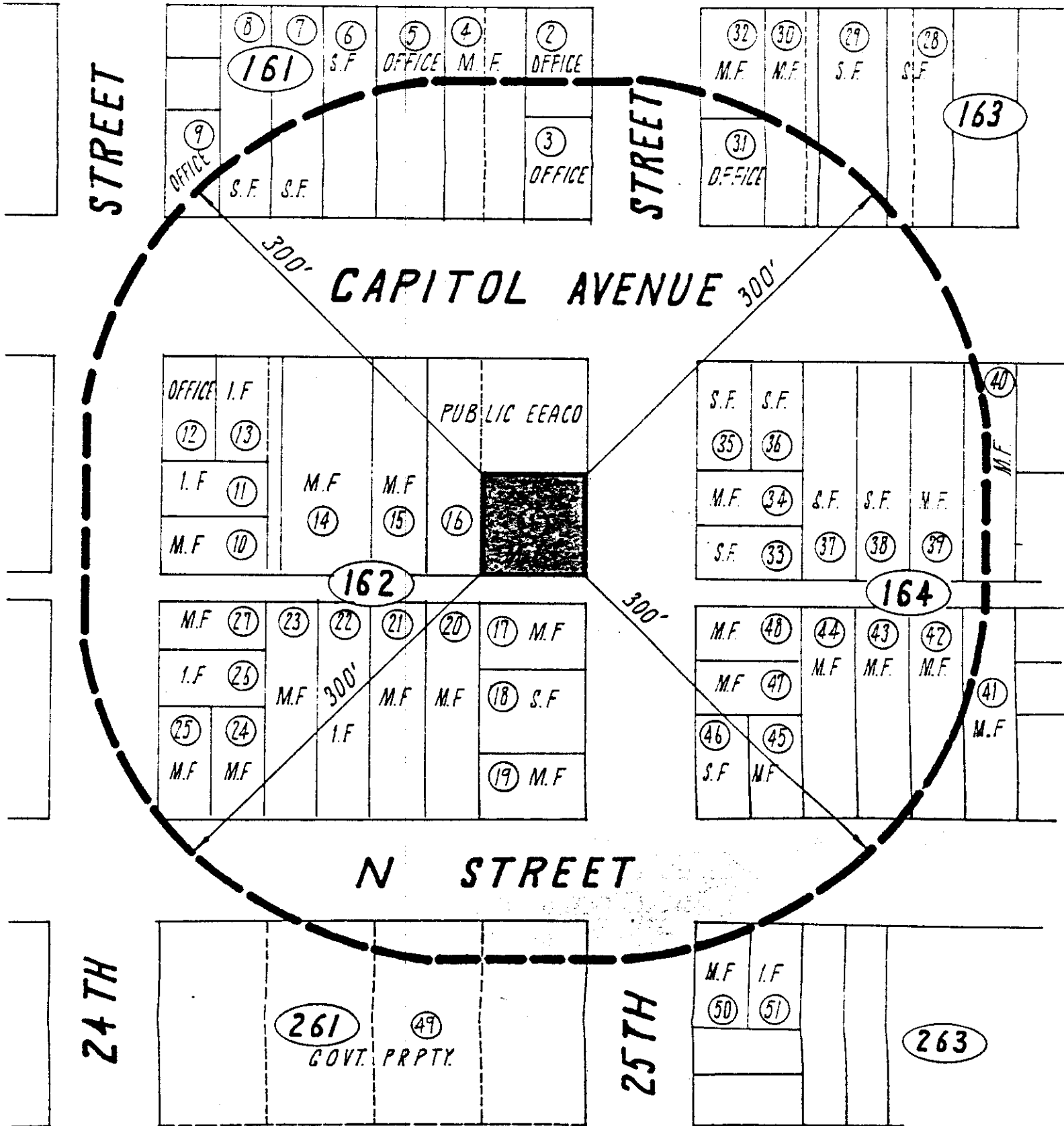
SUTTER'S FORT

SUT HOS

WINN PARK

GOETHE

LAND USE MAP



TENTATIVE PARCEL MAP 1308. 25 TH STREET

APN: 007-162-08
CITY OF SACRAMENTO
FEBRUARY 1996

CALIFORNIA
SCALE 1"=10'

**JTS ENGINEERING
CONSULTANTS, INC.**
811 J STREET EAST SUITE 1504
SACRAMENTO, CA 95816 488-3660

OWNER/DEVELOPER:
STEPHEN J. SMITH
1308 25TH STREET
SACRAMENTO, CA 95816 488-3660

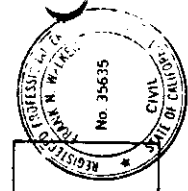
ENGINEER:
JTS ENGINEERING CONSULTANTS, INC.
811 J STREET
SACRAMENTO, CA 95814 488-6700

LEGAL DESCRIPTION:
THE SOUTH 78 FEET OF LOT 4, IN THE BLOCK BOUNDARY BY W. AND N. STREETS
AND 24TH AND 25TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE
OFFICIAL MAP ON FILE THEREIN

ASSESSOR'S PARCEL NUMBER:
007-162-08

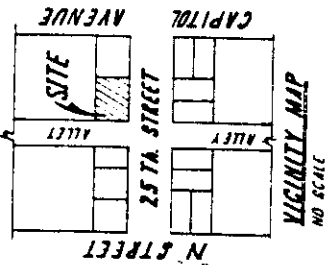
ZONING: R-1.1A
AVERAGE: 0.14 ACRES
USE: SINGLE FAMILY
PROPOSED: DOUBLE FAMILY

CITY OF SACRAMENTO UNITED SCHOOL DISTRICT



SUBMITTED BY:
FRANK N. WALKER, ACE 35635

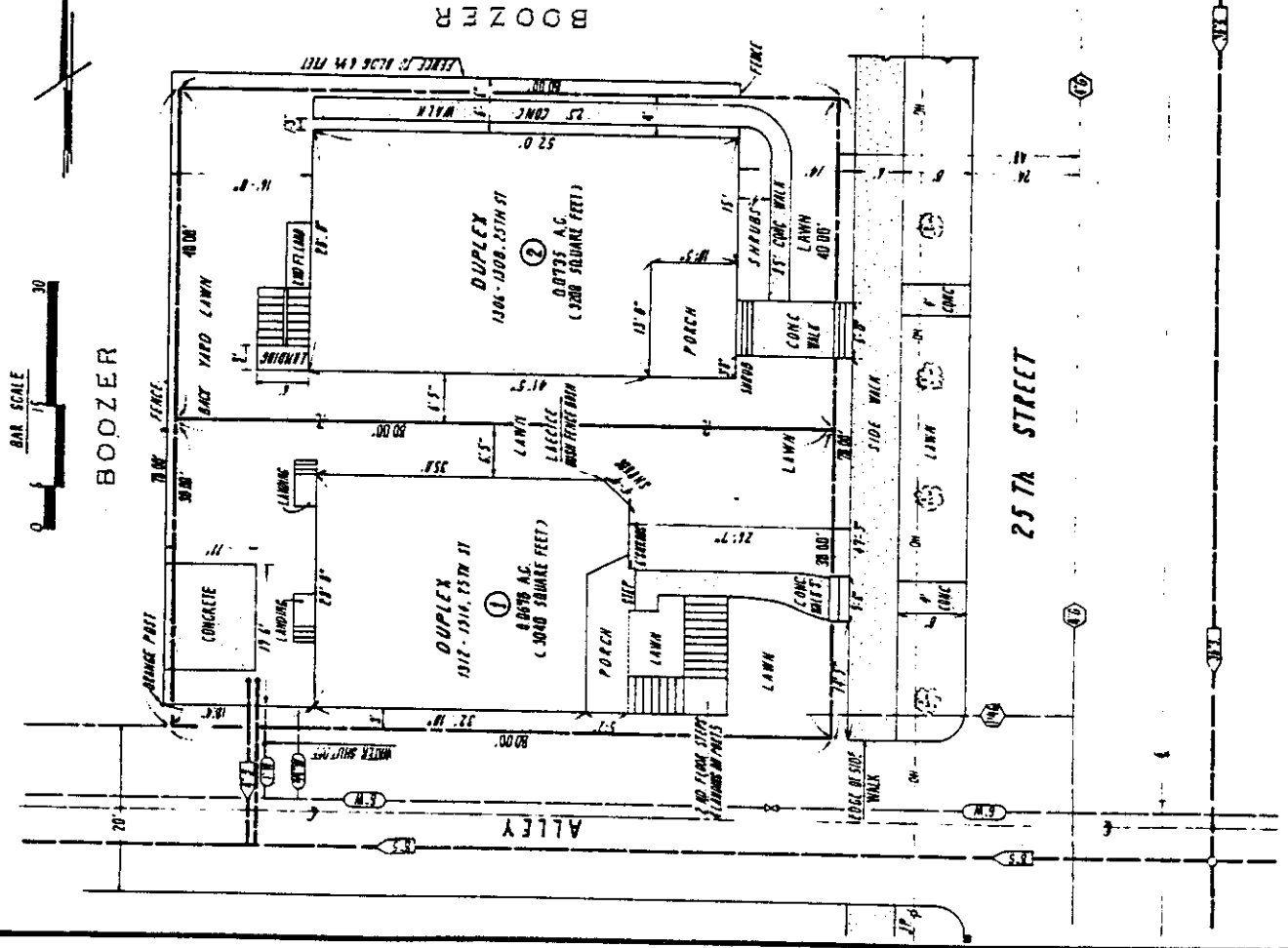
UTILITY	REPRESENTATIVE	PHONE
WATER	SAFECO	488-6100
SEWER	SAFECO	488-6100
ELECTRICITY	SAFECO	488-6100
TELEPHONE	SAFECO	488-6100
POSTAL	SAFECO	488-6100
OTHER	SAFECO	488-6100



LEGEND

- EXISTING SEWER LINE
- EXISTING SEWER CLEANOUT
- EXISTING DROP INLET
- EXISTING MANHOLE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING GAS LINE
- EXISTING JOINT POLE
- EXISTING TREE
- EXISTING CONCRETE
- PROJECT BOUNDARY
- PROPOSED PROPERTY LINE

NOTE:
PROJECT BOUNDARY IS BASED ON
RECORD DATA ONLY. A FIELD SURVEY
WILL BE MADE PRIOR TO FILING
FINAL MAP.



P 84-114

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ITEM No 17