

P96-022 7721 18TH AVENUE TENTATIVE PARCEL MAP

REQUEST: A. **Environmental Determination**

 B. **Tentative Map** to subdivide one 0.27-acre developed parcel into two single-family lots in the Standard Single-Family (R-1) zone.

LOCATION: 7721 18th Avenue
 APN: 021-0193-007
 Council District 6

APPLICANT:	Pablo Kislanka, 916-721-0864 74 Vine Street, San Carlos, CA 94070-2027
OWNER:	Pablo Kislanka, 916-721-0864 74 Vine Street, San Carlos, CA 94070-2027
APPLICATION FILED:	March 4, 1996
STAFF CONTACT:	Mike Dale, 264-8309

SUMMARY: The applicant is seeking the necessary entitlement to subdivide one single-family lot into two single family lots at the above location. The proposal would result in the creation of one vacant single-family lot and one developed single-family lot in the Standard Single-Family zone.

RECOMMENDATION: The project has been reviewed and approved by the Subdivision Review Committee. Conditions have been added to the project which require that the new vacant site be developed in accordance with the City's standards for single-family development. The proposal is compatible with the surrounding single-family development and consistent with the General Plan designation of the site. Staff therefore recommends approval of the project subject to conditions.

PROJECT INFORMATION:

General Plan Designation:	Low-Density Residential (4-15 du/na)
Community Plan Designation:	None
Zone:	Standard Single-Family (R-1)
Existing Land Use of Site:	Single-Family Dwelling and Vacant Land

Surrounding Land Use and Zoning (see Attachment B):

North: Single-Family Residences; R-1
 South: Two-Family and Single-Family Residences; R-1
 East: Single-Family Residences; R-1
 West: Two-Family and Single-Family Residences; R-1

Property Dimensions:	117.81' x 100.00'
Property Area:	11,781 gross square feet (0.27 acres)
Square Footage of Buildings:	Lot A: Approx. 1,960 sf (existing) Lot B: Approx. 1,030 sf (proposed)
Parking Required:	2 spaces (1 per dwelling unit)
Parking Proposed:	4 spaces (two per dwelling unit)
Utilities and Easements:	To be provided per conditions of approval

OTHER APPROVALS REQUIRED: In addition to the requested entitlement, the applicant would be required to obtain the following permits and approvals:

<u>Permits/Easements</u>	<u>Agency/Utility</u>
Final Map or Certificate of Compliance	Public Works Department
Utility Easements	Pacific Bell, Public Works, SMUD

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan. The subject site is designated as "Low-Density Residential" by the General Plan. The project would result in a residential density of 7.4 dwelling units per net acre which is within the density range of 4-15 dwelling units per net acre. The project is compatible with the policies of the General Plan which promote infill development and the efficient use and extension of public utilities and services.

Zoning. The subject site is zoned "Standard Single-Family Residential" according to the City's official zoning maps. The proposal would result in the creation of one 5,500 square foot parcel (Lot A) and one vacant 6,281 square foot parcel (Lot B). Both parcels would exceed the minimum lot size requirement of 5,200 square feet per dwelling unit for interior lots. The proposed location of the new dwelling unit and garage on Lot B meets the maximum and minimum zoning requirements for lot coverage and setbacks, respectively. However, approval of the requested Tentative Map does not constitute approval of the proposed location or design of the proposed dwelling unit or garage.

Subdivision Ordinance. The proposed parcel map shows two single-family parcels each meeting or exceeding 54 feet of street frontage and 100 feet of lot depth. The proposal therefore meets or exceeds the minimum subdivision design standards of the City's Subdivision Regulations (Chapter 40 of the City Code) for single-family uses. In the case of a division of land of four or fewer parcels, the ordinance limits dedications and improvements required in connection with the approval of the Tentative Map to dedications of right-of-way, easements, and the construction of off-site and on-site improvements for the parcels being created.

B. Tentative Map Design

The resulting single-family lots would match the overall shape and size of the existing single-family parcels abutting the subject site and in the project vicinity. Each new parcel would be capable of accommodating one single-family structure and a minimum 10-foot wide driveway. Each structure would front onto a public street and be served by separate utilities. Among the conditions of approval, the applicant would be required to provide drainage and grading plans to prevent drainage across lot lines.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed Tentative Parcel Map qualifies for a categorical exemption from further environmental review pursuant to Section 15315 of the California Environmental Quality Act Guidelines. This exemption is applicable to minor land divisions of four or fewer parcels. The division must be in an urbanized area zoned for residential, commercial, or industrial use and be in conformance with the General Plan and zone. The division must also be possible without variances, be on an average slope of not more than 20 percent, and not have been involved in the division of a larger parcel within the previous two years.

B. Neighborhood Response

Copies of the applicant's proposal were routed to the following neighborhood organizations:

- Sacramento Round Tree Homeowner's Association
- Avondale Action Committee
- Area Churches Together
- South Sacramento Chamber of Commerce
- Florin Road Community and Business Association
- Florin Road Partnership
- South Sacramento Neighborhood Coalition

The Avondale Action Committee and Florin Road Partnership responded with "no comments." At the time of this writing, staff has received no other comments.

C. Summary of Agency Comments

Staff routed copies of the project application and drawings to several local agencies and utilities. Comments generally pertain to water/sewer connections, drainage, and the dedication of utility easements. Specific comments are included as conditions of approval in Attachment 1.

D. Subdivision Review Committee

On June 5, 1996, the Subdivision Review Committee voted unanimously to recommend approval of the proposed tentative parcel map subject to conditions.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested Tentative Map. The Planning Commission action may be appealed to the City Council within 10 days following the Planning Commission action. Any modification to the attached site plans or exhibits shall be subject to review and approval by Planning staff prior to the issuance of building permits.

RECOMMENDATION: Staff recommends that the Planning Commission take the following action:

- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) with the environmental Determination that the project is Exempt pursuant to CEQA.
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) **approving the Tentative Map** to subdivide one 0.27-acre developed parcel into two single-family lots in the Standard Single-Family (R-1) zone.

Report Prepared By,

Mike Dale
Mike Dale, Associate Planner

Report Reviewed By,

Barbara L. Wendt
Barbara L. Wendt, Senior Planner

Attachments

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1A	Tentative Map
Exhibit 1B	Floor Plans
Exhibit 1C	Government Code
Attachment 2	Vicinity Map
Attachment 2	Land Use and Zoning Map

Exhibit 1A
Tentative Map

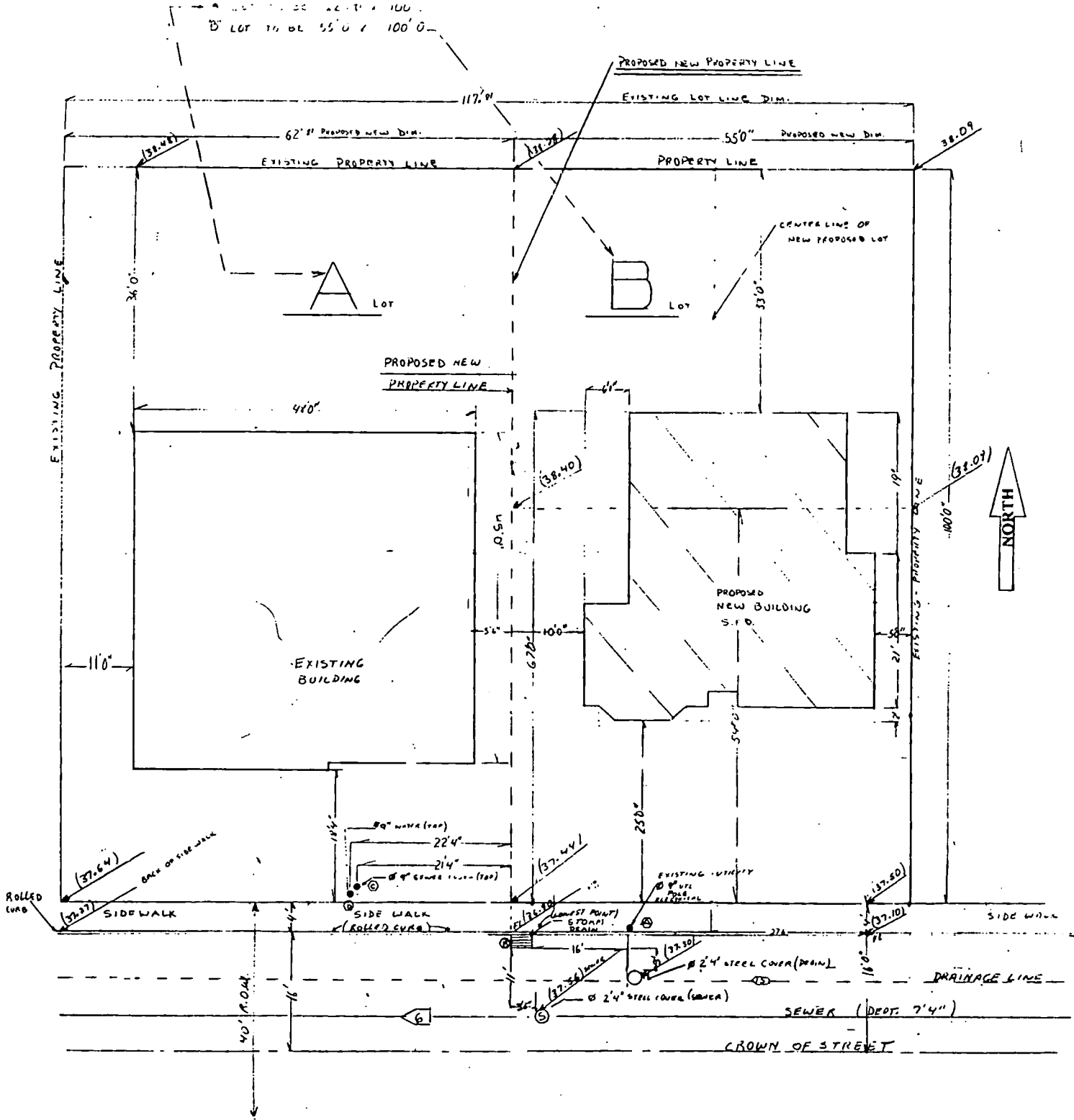
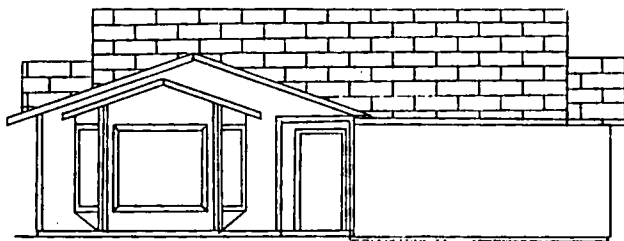
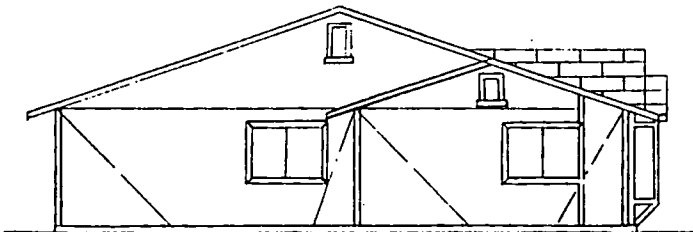


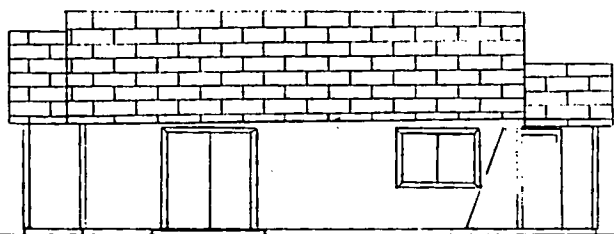
Exhibit 1B
Floor Plans and Elevations



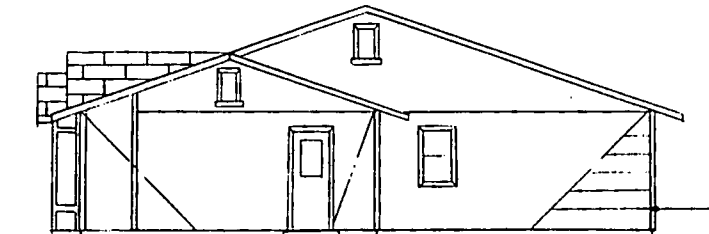
SOUTH ELEVATION



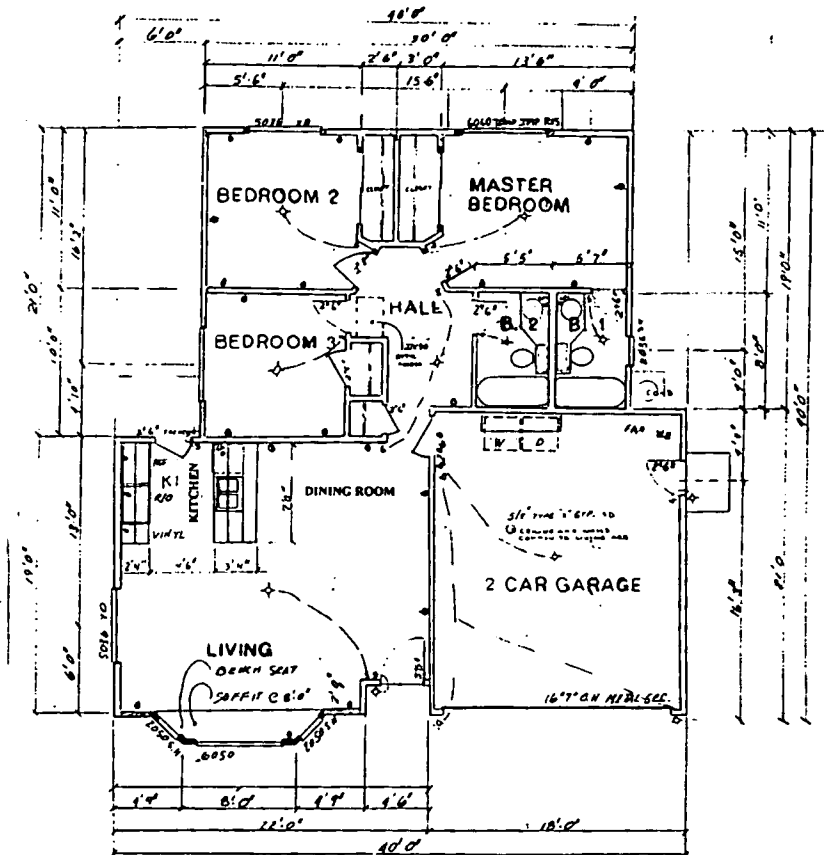
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



FLOOR PLAN

1/4" = 1'-0"

SQUARE FEET = 1030 @
GARAGE = 374 @

GENERAL NOTES

1. DIMENSIONS SHALL HAVE APPROX. AIR GAP
2. WATER CLOSET, WASH BASIN, TUBS, RECEIPTS
3. LUMBER SHALL BE 2X4 TO 2X6
4. CEILING SHALL BE 2X4 JOISTS WITH 1/2" GYP BOARD
5. GLASS IN BATH ROOM SHALL BE 1/2" GYP BOARD WITH 1/2" GYP BOARD
6. SHOWER PAN SHALL HAVE 1/2" GYP BOARD WITH 1/2" GYP BOARD
7. WATER RESISTANT GYPSUM @ ALL BATH WALLS & CEILING
8. ALL DOOR (EXCEPT) TO HAVE DEAD BOLT SECURITY
9. ALL WINDOWS TO BE EQUIPPED WITH THE SECURITY DEVICES
10. ALL WINDOWS TO BE 24" BY 36"

ALL SETTING DIVISION
CITY OF PHOENIX
DATE: 6/27/96

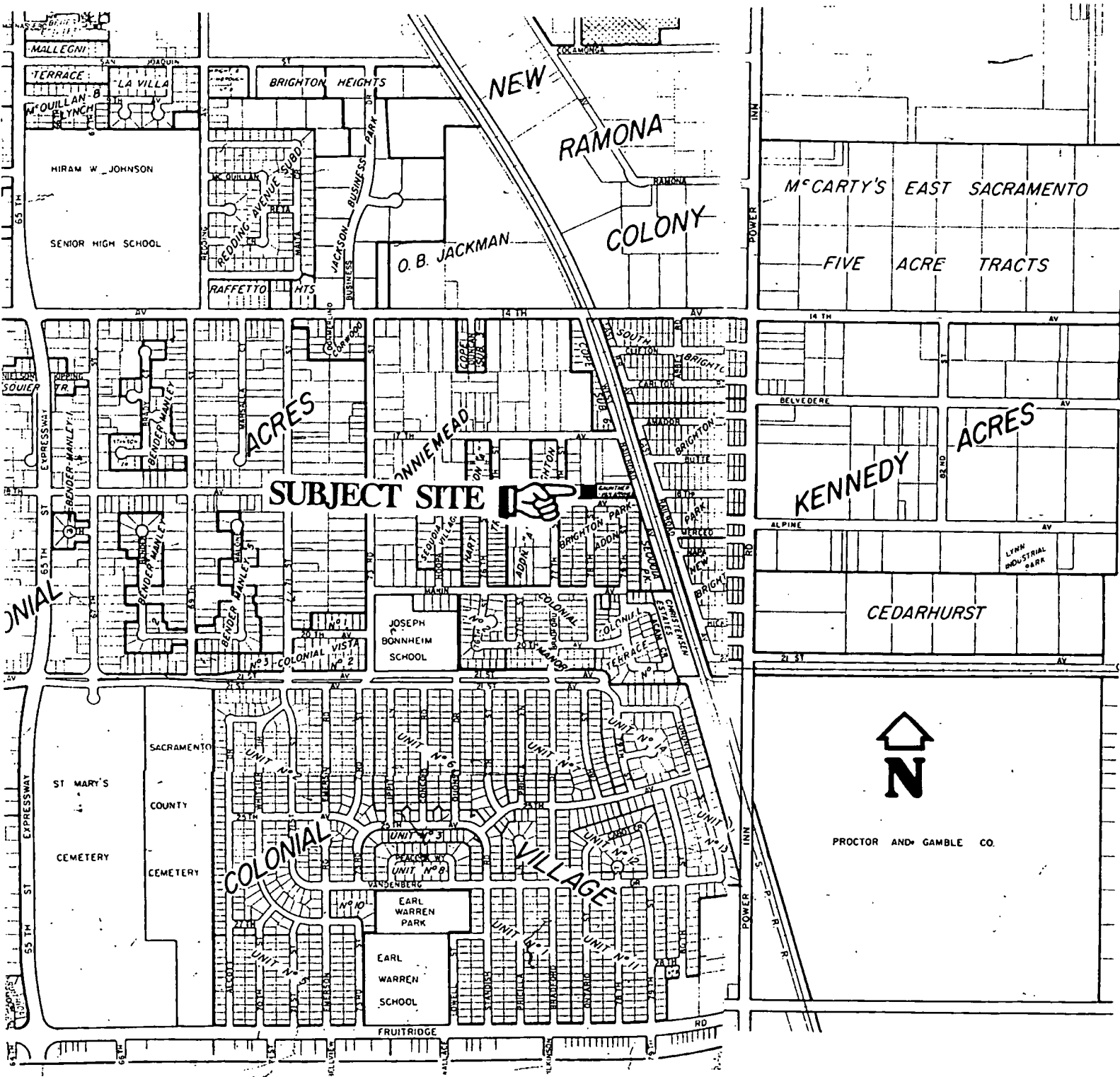
DRAWN BY - ANATOLE HUKLEWSKY
SCALE - 1/4" = 1'-0"

**Exhibit 1C
Government Code****The Subdivision Map Act
(California Government Code)**

Section 66474. A legislative body of a city or county shall deny approval of a Tentative Map, or a parcel map for which a Tentative Map was not required, if it makes any of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451. (This section of the Government Code establishes the required content of a specific plan.)
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general or specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Attachment 2
Vicinity Map



PROCTOR AND GAMBLE CO.

Attachment 3
Land Use and Zoning Map

