

** CORRECTED STAFF REPORT 7/28/83
CITY PLANNING COMMISSION

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

APPLICANT	Allied Engineering, P.O. Box 2077, Citrus Heights, CA 95611		
OWNER	Harold J. Hopkinson, 2970 Del Paso Boulevard, Sacramento, CA 95815		
PLANS BY	Allied Engineering, P.O. Box 2077, Citrus Heights, CA 95611		
FILING DATE	6/13/83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Exempt 15115 EIR	ASSESSOR'S PCL. NO.	265-112-23

- ** APPLICATION:
1. ~~Variance to create a lot in excess of 160 feet in depth~~
 2. Subdivision Modification to create a lot in excess of 160 feet in depth
 3. Tentative Map

LOCATION: 2943 Branch Street

PROPOSAL: The applicant is requesting the necessary entitlements to divide 1.4± acres developed with a single family residence into two parcels. The vacant parcel is intended for future development.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1966 Hagginwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	Residence
Existing Land Use of Site:	Single Family
Surrounding Land Use and Zoning:	
North:	Single Family; R-1
South:	Single Family; R-1
East:	Vacant, substation; R-1
West:	Vacant, C-2; R-3
Property Dimensions:	204' x 300'
Property Area:	1.4± ac.
Significant Feature of Site:	Hagginwood Creek drainage canal
Topography:	Flat
Street Improvements/Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 13, 1983, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the 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. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property 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;
2. Dedicate drainage channel easement if necessary.

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

1. The applicant is requesting to subdivide an existing residence from an overall 1.4 acre parcel. The resulting larger parcel will be flag-shaped. Staff does not usually encourage this configuration. In light of surrounding development and zoning, and the location of Hagginwood Creek drainage canal, staff believes standard residential development would be difficult to achieve without involving adjacent properties. Therefore, staff has no objection to the proposed Tentative Map or the Variance/Subdivision Modification to create a lot in excess of 160 feet deep.
2. The applicant has indicated an intention to further develop the large parcel with townhouses or condominiums. These uses will require a rezoning to R-1A and special permit approval. Specific plans for the site will be reviewed at the time these applications are submitted.
3. The Planning and Community Services Departments have determined that .132 acres of land are required for parkland dedication purposes, and that fees will be charged in lieu of the required dedication. Since the residence on Parcel A is in excess of five years of age, it is exempt from parkland dedication requirements. The amount of land/fees were calculated on a maximum density of seven units per acre for Parcel B. No additional fees will be required unless a rezoning to a higher density is requested in the future. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.
4. The existing accessory structures on Parcel B must be removed prior to final map recordation.
5. The 30-inch Elm tree on Parcel B provides some shading for the residence on Parcel A. The tree should be retained. Staff requests that a note be placed on the final map indicating that the City Arborist should be consulted prior to removal of the Elm tree.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the Variance to create a lot in excess of 160 feet in depth, based upon Findings of Fact to follow;
2. Approval of the Subdivision Modification to create a lot in excess of 160 feet in depth, based upon Findings of Fact to follow;
3. Approval of the Tentative Map, subject to the following conditions:
 - a. Pursuant to City Code Section 40.1302 (Parkland Dedication) the applicant shall submit to the City an appraisal of the property 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;
 - b. Dedicate drainage channel easement if necessary;
 - c. Remove all structures from Parcel B;
 - d. Place the following note on the final map: "The existing Elm tree located on proposed parcel B shall be retained and not be removed unless approved by the City Arborist."

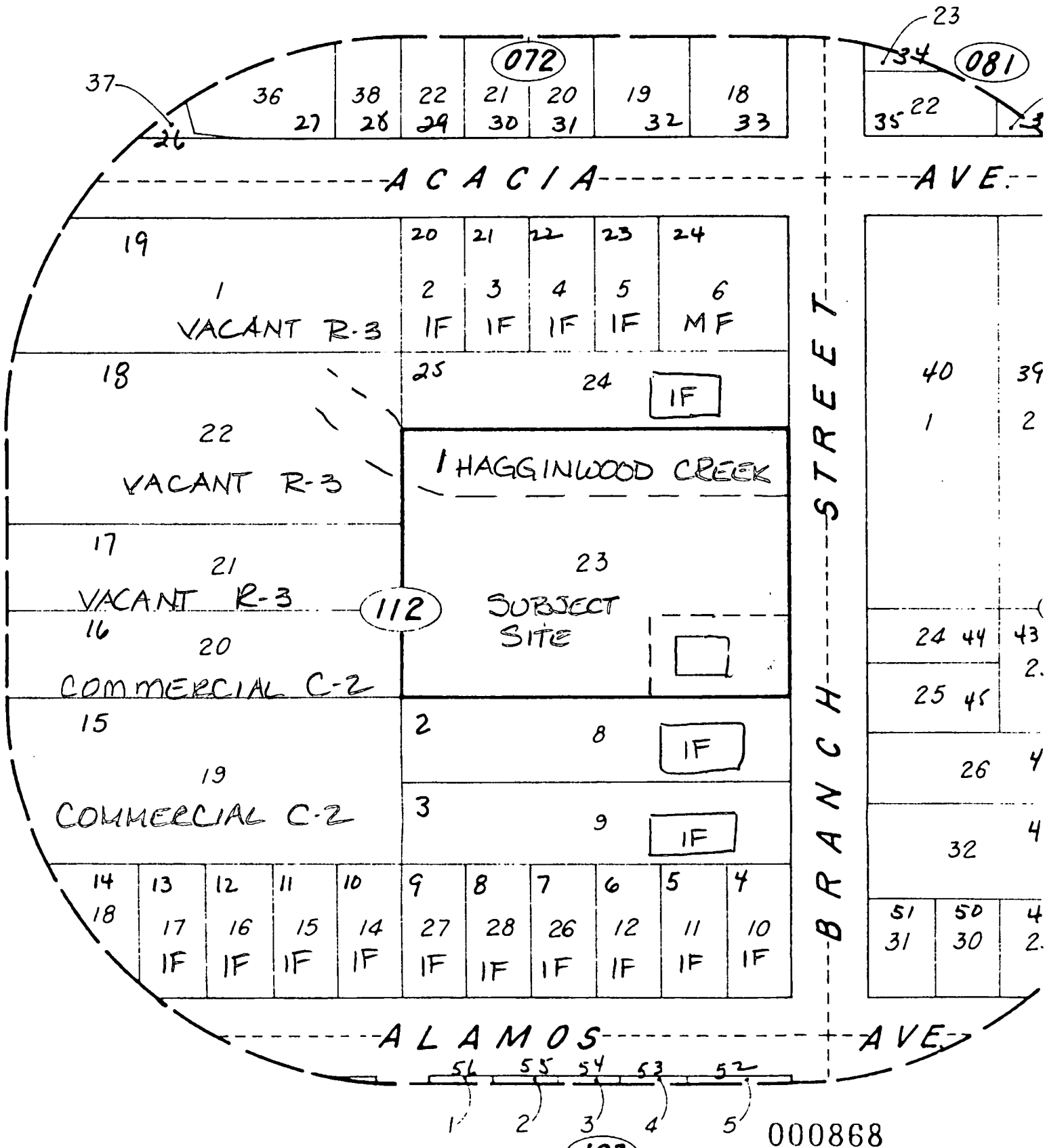
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Findings of Fact - Variance

- a. Granting the variance does not constitute a special privilege extended an individual property owner. Further standard subdivision of the site is infeasible due to existing surrounding land use, zoning and the location of Hagginwood Creek drainage canal on the north side of the subject site;
- b. Granting the variance does not constitute a use variance since residential uses are allowed in the R-1 zone;
- c. Granting the variance does not constitute a disservice to the surrounding property in that it does not alter the residential character of the area;
- d. The project is in harmony with the 1974 General Plan and the 1966 Hagginwood Community which designate the site for residential uses.

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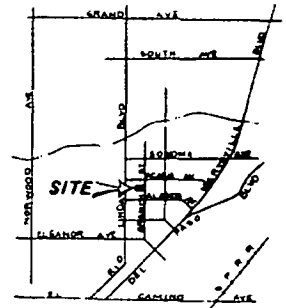
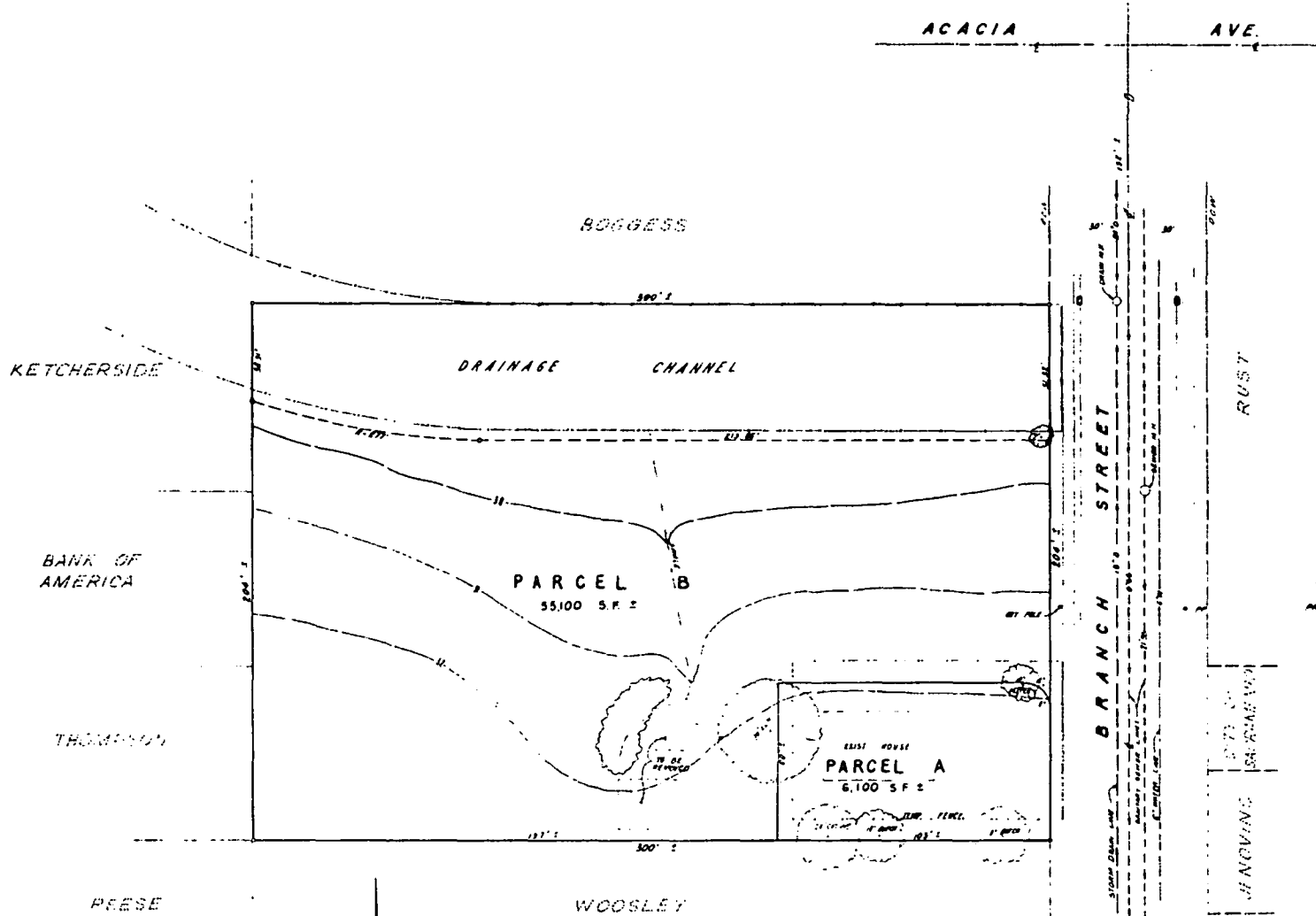
LAND USE AND LOCATION MAP



P83-198

7-28-83

No. 24



VICINITY MAP
SCALE - 1" = 24' 000"

- OWNER : HEROLD J. SORPINGTON JR
2538 DEL PASO BLVD
SACRAMENTO, CA 95815
TEL (916) 525-3488
- ENGINEER : ALLIED ENGINEERING, SURVEYING & PLANNING
8421 AUBURN BLVD, SUITE 100
CITRUS HTS, CA 95621
TEL (916) 363-7511
- ASSASSINATOR'S NO: 265-112-23
- LOADING : 4-1
- GROSS AREA: 123 AC
- PRESENT USE : ONE SINGLE FAMILY RESIDENCE
- PROPOSED USE : TWO RESIDENTIAL LOTS
- WATER : CITY OF SACRAMENTO
- SEWER : CITY OF SACRAMENTO

TENTATIVE PARCEL MAP

LOT 8 AND A PORTION OF LOT 7, BLOCK 13 "SUBDIVISION"
OF NORTH SACRAMENTO "CITY OF SACRAMENTO, CALIFORNIA"

NOVEMBER, 1982 SCALE: 1" = 100'

ALLIED ENGINEERING, SURVEYING & PLANNING
AUBURN
CITRUS HEIGHTS

P 83198