

CITY PLANNING COMMISSION

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

APPLICANT	Speath Engineering - 5710 Garfield Avenue, Suite B, Sacramento, CA 95841		
OWNER	Peter R. Kwett - P.O. Box 13458, Sacramento, CA 95813		
PLANS BY	Speath Engineering - 5710 Garfield Avenue, Suite B, Sacramento, CA 95841		
FILING DATE	7-18-84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	8-13-84	EIR	ASSESSOR'S PCL. NO. 251-071-06

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map (P84-274) (Chapter 40, City Code)
 - C. Variance to reduce single family lots below 52 ft. in width (Sec. 3-E-19)
 - D. Subdivision Modification to reduce single family lots below 52 ft. in width (Sec. 40.322)

LOCATION: 3829 Clay Street

PROPOSAL: The applicant is requesting the necessary entitlements to divide .3+ vacant acres located in the R-1 zone into two single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1984 North Sacramento Community Plan Designation: Residential (4-8 du/ac)
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Vacant

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: 100' x 120'
 Property Area: .3+ acres
 Density of Development: 7 du/ac gross
 Significant Feature of Site: Existing 100 foot width
 Topography: Flat
 Street Improvements/Utilities: Existing

SUBDIVISION REVIEW COMMITTEE: On August 8, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map and subdivision modification, subject to the attached conditions.

PROJECT EVALUATION:

- A. The subject site is located in the North Sacramento Community Plan area in a neighborhood developed primarily with standard single family residences on lots 50' x 120' in size. The site is designated for residential uses in the General Plan and four to eight dwelling units per acre in the recently adopted North Sacramento Community Plan. The applicant proposes to subdivide the subject site, which is 100' x 120', into two lots. The site is vacant.
- B. The subject site is only 100 feet wide, which necessitates the requested subdivision modification/variance to create lots less than 52 feet wide. Surrounding lots are also 50 feet wide. In addition, there is sufficient depth and area to construct a standard single family residence without the need for additional variance approvals. Staff, therefore, supports the subdivision modification/variance.
- C. There are several trees on the subject site which should be retained if possible. The map and Negative Declaration have been conditioned that they not be removed.
- D. The Planning and Community Services Departments have determined that .03 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required land dedication. The applicant shall submit 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.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration with a mitigation measure regarding the trees.

STAFF RECOMMENDATION: Staff recommends the Commission approve the project by:

- A. Ratifying the Negative Declaration;
- B. Recommending approval of the Tentative Map, subject to conditions;
- C. Approving the Variance, based upon Findings of Fact which follow;
- D. Recommending approval of the Subdivision Modification.

Conditions - Tentative Map

1. Prepare a grading study for the review and approval of the Public Works Director;
2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
3. 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.
4. Preserve all healthy mature trees indicated on the tentative map. A note shall be placed on the final map referencing this condition.

Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended an individual applicant, in that other lots in the area are 50 feet wide.
2. The variance is not a use variance, in that residential uses are allowed in the R-1 zone.
3. Granting the variance will not constitute a disservice to surrounding property, in that:

it will not alter the residential character of the neighborhood.
4. The request is in harmony with the General Plan and the 1984 North Sacramento Community Plan which designate the site for residential uses.

County Assessor
Division of Standard Assessment
700 H Street, Room 2640
Sacramento, California 95814

RE: APN 251-071-06 (\$ 65862 GOVERNMENT CODE)

Dear Mr. Lynch:

Pursuant to section 65862 of the Government Code of the State of California you are hereby notified that the following action was taken by the City of Sacramento with respect to the above-numbered property:

Rezoned from _____

to _____

Special Use Permit granted permitting _____

Variance from \$ _____ Ordinance No. 2550,

Fourth Series granted. Permitting create lots less

than 52 feet in width

Very truly yours,

p- 84-274

Suzanne Glimstad

Suzanne Glimstad,
Sec. to Planning Commission

January 8, 1985

001954

To the owner of record of Parcel No. 251-071-06

You are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, or conditional use permit respecting your property.

Very truly yours,

Suzanne Glimstad

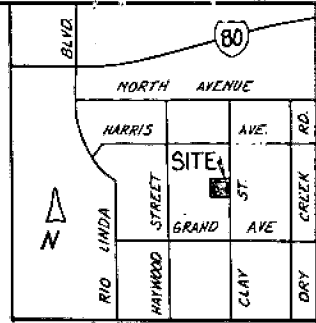
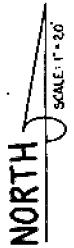
Suzanne Glimstad,
Sec. to Planning Commission

P- 84-274

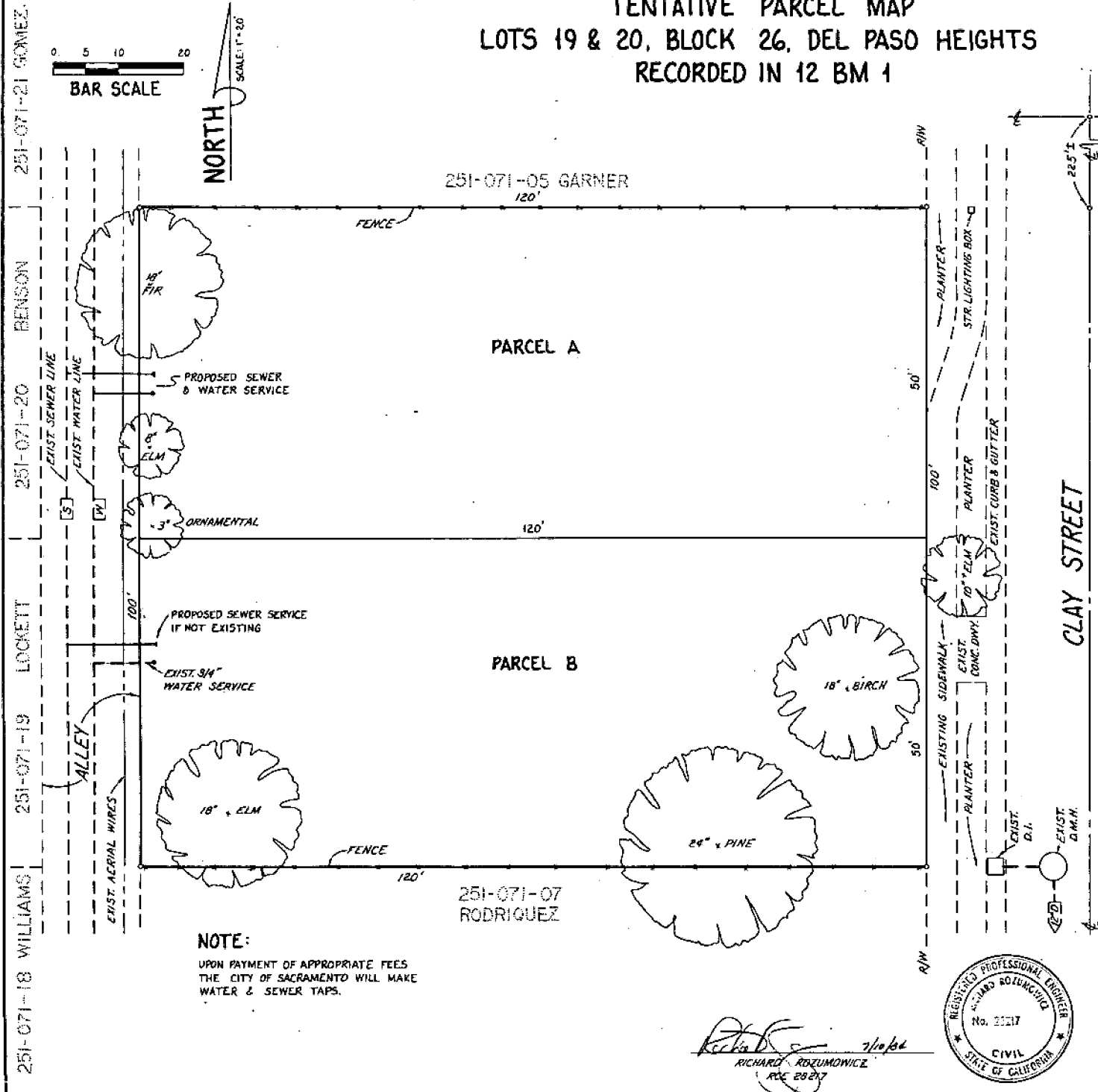
January 8, 1985

001955

TENTATIVE PARCEL MAP LOTS 19 & 20, BLOCK 26, DEL PASO HEIGHTS RECORDED IN 12 BM 1



VICINITY MAP
NO SCALE



ASSESSOR'S PARCEL NUMBER
251-071-06

ACREAGE
0.28± ACRES (NET)

SIZE OF LOTS
PARCEL A = 6,000± S.F.
PARCEL B = 6,000± S.F.

DRAINAGE FACILITIES
SACRAMENTO CITY

SOURCE OF WATER
SACRAMENTO CITY

OWNER
PETER R. KNETT
P.O. BOX 13458
SACRAMENTO, CA 95813

PRESENT USE & ZONING
VACANT R-1

PROPOSED USE & ZONING
SINGLE FAMILY R-1

SCHOOL DISTRICT
JUNIOR AND HIGH SCHOOL - GRANT UNION SCHOOL DISTRICT
ELEMENTARY - RIO LINDA UNION SCHOOL DISTRICT

NUMBER OF LOTS
TWO (2)

SANITATION FACILITIES
SACRAMENTO CITY

NOTE:
UPON PAYMENT OF APPROPRIATE FEES THE CITY OF SACRAMENTO WILL MAKE WATER & SEWER TAPS.

Richard Rozumowicz 7/10/84
RICHARD ROZUMOWICZ
P.C. 28217



SPEATH ENGINEERING, INC.
Civil Engineers

5710 Garfield Ave. Suite "B"
Sacramento, CA 95841 (916) 334-8306

No. 11

13

8-23-84

P 84-274

84-38

ALL R-1 ZONING

064

2

3

4

5

6

7

8

9

10

11

12

HAYWOOD ST.

13

15

16

17

18

19

20

21

22

23

24

14

Y

Y

IF

IF

IF

Y

Y

IF

IF

02

25

071

26

27

28

SUBJECT SITE

29

30

31

32

33

IF

IF

IF

IF

IF

IF

34

HARRIS ST.

CLAY ST.

35

36

37

IF

IF

IF

Y

Y

IF

IF

45

072

46

47

48

49

50

51

52

53

54

55

02

LAND USE & ZONING MAP