

P93-155 - SARCADI PARCEL MAP

- REQUEST:
- A. Tentative Map to subdivide one parcel into two parcels totaling .56± developed acres in the Standard Single Family (R-1) zone.
 - B. Subdivision Modification to create a flag shaped lot.
 - C. Variance to subdivide a deep lot development.
 - D. Variance to reduce the side yard setback from five feet to zero for an existing structure.

LOCATION: 4910 and 4916 64th Street
023-0061-004
East Broadway
Sacramento Unified School District
Council District 6

APPLICANT:	Jan Cudrnak, L.S., 965-8710 8607 Pershing Avenue, Fair Oaks, CA 95628
OWNER:	George Sarcadi, 457-9938 4916 64th Street, Sacramento, CA 95820
PLANS BY:	Jan Cudrnak, L.S. 8607 Pershing Avenue, Fair Oaks, CA 95628
APPLIC. FILED:	10-15-93
STAFF CONTACT:	Lisa Cabodi, 264-7129

SUMMARY/RECOMMENDATION: The applicant proposes to subdivide one .56± developed lot into two lots. At the present, there are two single family residences on one lot. **Staff recommends approval of the project.** This recommendation is based on the project's consistency with the policies of the General Plan.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/net acre)
Community Plan Designation:	East Broadway - no current plan
Existing Land Use of Site:	Developed with two single family residences
Existing Zoning of Site:	R-1, Standard Single Family

Surrounding Land Use and Zoning:

North: Single Family Residence; R-1
South: Duplex; R-1
East: Single Family Residence; R-1
West: Single Family Residence; R-1

Property Area:	0.56 \pm acres
Property Dimensions:	95' x 235'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services

BACKGROUND INFORMATION: On May 27, 1992, the Planning Director approved a Special Permit to allow a second single family unit as a deep lot development on this project site. The applicant is requesting to subdivide this deep lot into two separate parcels, each with a single family residence located on it.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the site Residential (4-15 du/na). The project site is located in the East Broadway Community Plan area. The east Broadway Community Plan was incorporated into the 1986 General Plan. The project is consistent with the General Plan policy of:

- Support existing programs which provide affordable housing opportunities for lower income households and seek new ways to increase this housing type (SGPU, Sec.2-13, Policy 2).

The proposed project conforms with the General Plan land use designation. The density for this project is 4 dwelling units per acre.

B. Tentative Map Design

The Tentative Map subdivides one lot into two lots. One lot (Parcel A) is 117' by 95' (11,115 sq.ft.) while Parcel B is irregular in shape and is 13,550 sq.ft. Each lot is developed with a single family residence. The average density of the development is 4.0 units per net acre.

The existing buildings on the site meet the required setbacks for the Standard Single Family (R-1) zone (front- 25ft., rear- 15ft., interior side- 5ft.). By subdividing the project site the side yard setback for Parcel B will need to be reduced from 5 feet to zero. A no build easement will be made a condition of this variance. A no build easement states that there can be no development within three feet of the south side of the structure on Parcel B.

The Zoning Ordinance states that a deep lot development must remain as one unsubdivided parcel (Section 9, 4-g.). In order to subdivide this parcel a variance is necessary. Staff has no objection to this variance since it is consistent with the General Plan policy listed above.

Staff has no objection to the proposed Tentative Map and Subdivision Modification provided the conditions listed in the Resolution are satisfied.

PROJECT REVIEW PROCESS:**A. Environmental Determination**

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15315.

B. Public/Neighborhood/Business Association Comments

The project was reviewed by the 21st Avenue Neighborhood Association. No comments have been received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments received have been included as conditions of the Tentative Map.

D. Subdivision Review Committee Recommendation

On December 1, 1993, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Tentative Map, Subdivision Modification, and variances. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Resolution (Attachment C) approving the Tentative Map to subdivide $.56 \pm$ developed acres into two parcels.
- B. Adopt the attached Tentative Map Resolution (Attachment C) approving the Subdivision Modification to allow private streets.
- C. Adopt the attached Resolution (Attachment D) approving the variance to subdivide a deep lot.
- D. Adopt the attached Resolution (Attachment D) approving a variance to reduce the side yard setback from five feet to zero.

Report Prepared By,

Report Reviewed By,



Lisa Cabodi, Assistant Planner



Barbara L. Wendt, Senior Planner

Attachments

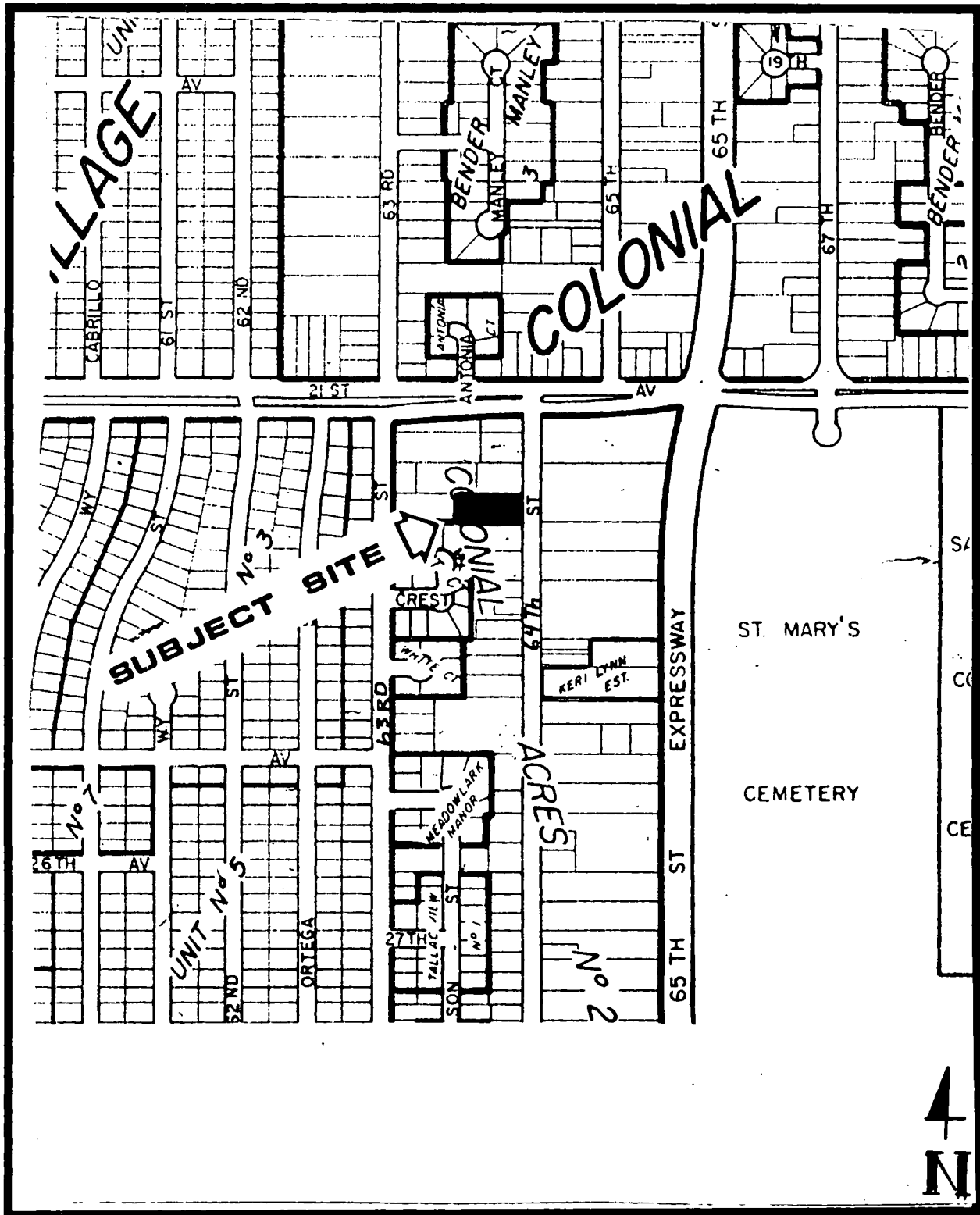
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|--------------|--|
| Attachment A | Vicinity Map |
| Attachment B | Land Use and Zoning Map |
| Attachment C | Resolution Approving Tentative Map with Subdivision Modification |
| Exhibit C-1 | Tentative Map |
| Attachment D | Resolution Approving Variances |

ATTACHMENT A

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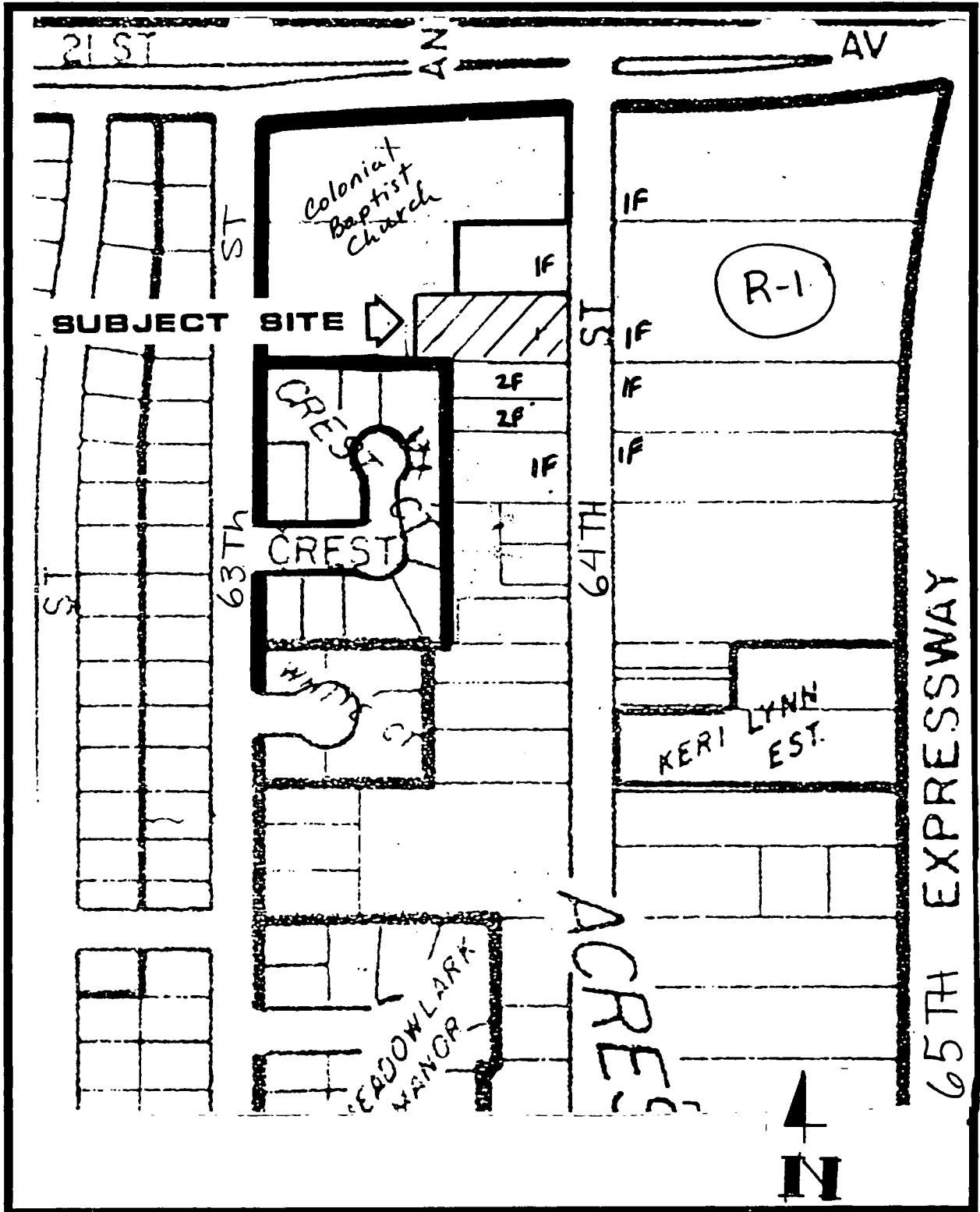
VICINITY MAP

ATTACHMENT B

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LAND USE AND ZONING MAP

OWNER/DEVELOPER

MR. GEORGE SARCADY
4916 84th STREET
SACRAMENTO, CA 95828

SURVEYOR

JAN C. CUDRNAK, L.S.
8607 PERSHING AVENUE
FAIR OAKS, CA 95628

PHONE: 916.985.8710

A. P. N.

023 - 0061 - 004

EXISTING ZONING

R-1: SINGLE FAMILY RESIDENTIAL

EXISTING USE

TWO (2) SINGLE FAMILY RESIDENCES ON ONE (1) LOT

ACREAGE

EXISTING: 0.563 ACRES GROSS
0.513 ACRES NET
PARCEL A: 0.257 ACRES NET
PARCEL B: 0.305 ACRES GROSS
0.255 ACRES NET

UTILITIES, SERVICES & IMPROVEMENTS

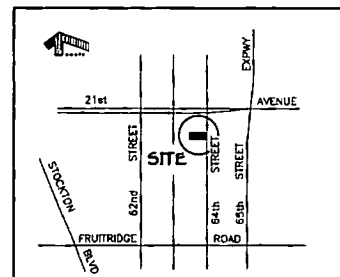
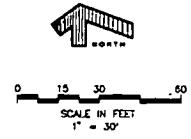
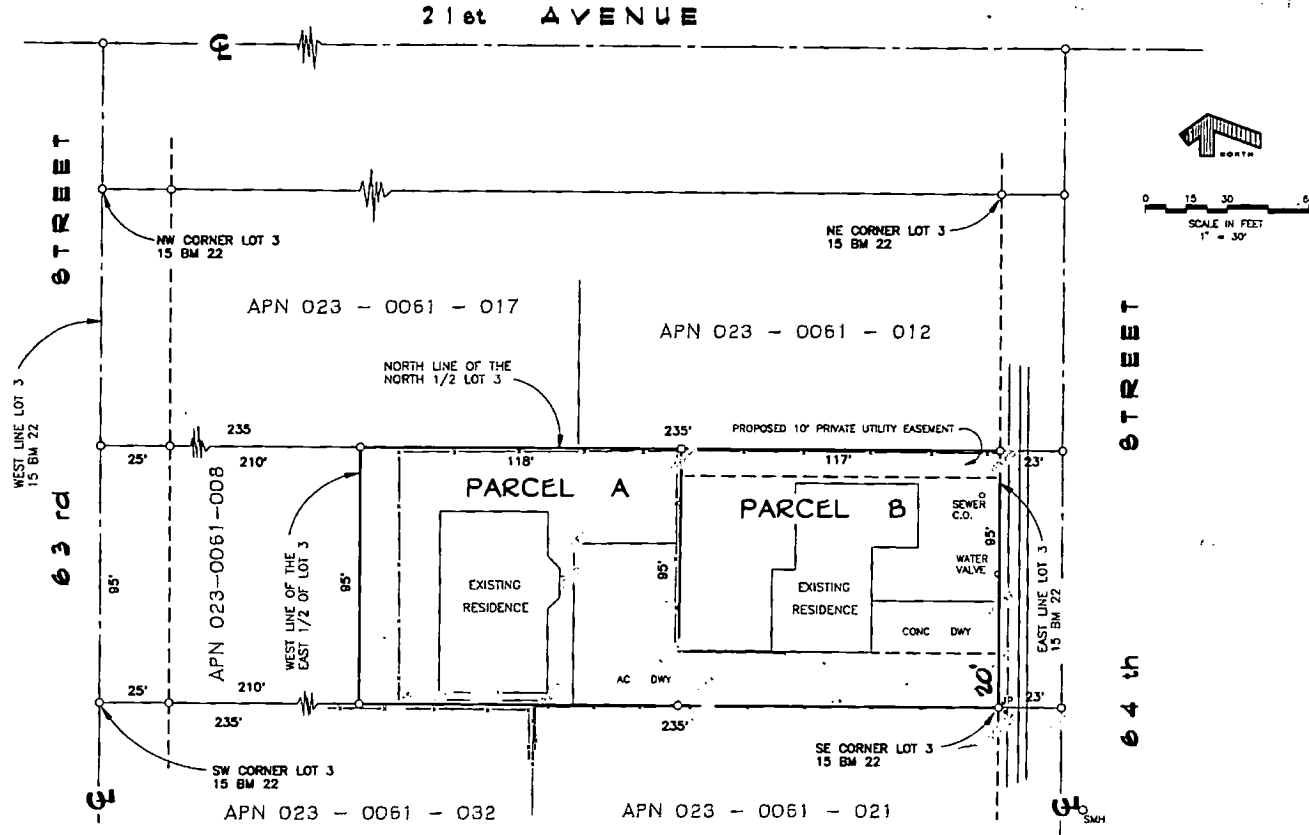
SEWER	CITY OF SACRAMENTO
WATER	CITY OF SACRAMENTO
DRAINAGE	COUNTY OF SACRAMENTO
GAS	PACIFIC GAS & ELECTRIC
ELECTRICAL	S M U D
TELEPHONE	PACIFIC BELL
FIRE PROTECTION	CITY OF SACRAMENTO
SCHOOLS	SACRAMENTO UNIFIED SCHOOL DISTRICT
PARK DISTRICT	CITY OF SACRAMENTO
STREET IMPROVEMENTS	CITY OF SACRAMENTO

TENTATIVE PARCEL MAP

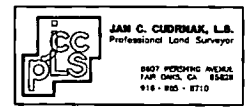
EAST 1/2 OF THE SOUTH 1/2, LOT 3
"COLONIAL ACRES NO. 2", 15 BM 22

SEPTEMBER 1993
COUNTY OF SACRAMENTO

SCALE: 1"=30'
CALIFORNIA



VICINITY MAP



NOTE:
ALL ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED ELEVATION OF 100.00 AT THE CENTERLINE OF 64th STREET

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 Exhibit C-1
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RECEIVED

OCT 15 1993

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**