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# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

915 "I" STREET SACRAMENTO, CALIF. 95814  
CITY HALL - ROOM 308 TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE  
**RECEIVED**  
JAN 10 1980

ETHAN BROWNING, JR.  
PLANNING DIRECTOR

January 9, 1980

**APPROVED**  
BY THE CITY COUNCIL

JAN 15 1980

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Subdivision Modification to create a deep lot  
2. Tentative Map (P-8846)

LOCATION: 1161 Acacia Avenue

### SUMMARY

This is a report for entitlements necessary to divide 1.4+ acres into four residential lots. The purpose of the division is to locate the existing dwellings on individual lots. The Planning staff and Planning Commission recommended approval of the requests subject to conditions.

### BACKGROUND INFORMATION

The subject site is located in an area that is developed with single family dwellings. The proposed division is compatible with surrounding land uses and consistent with the 1974 General Plan and Hagginwood Community Plan.

The applicant's original proposal consisted of four separate parcels, however, the Subdivision Review Committee and Planning Commission recommended that proposed parcels A and B be combined. Proposed Parcel A is irregular in shape and has only a 30-foot frontage. The Subdivision Review Committee felt that the front portion of the lot was too narrow and would be difficult to develop with any type of structure. The staff concurs with the Committee's recommendation.

In reference to the subdivision modification, staff has no objection because there is no way of avoiding a deep lot in this case. Also, there are other deep lots along this street.

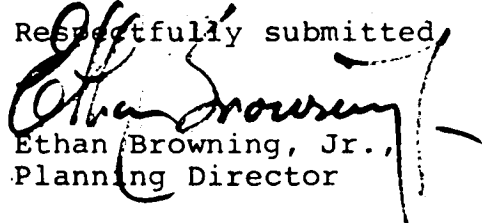
### VOTE OF COMMISSION

On December 13, 1979, the Planning Commission by a vote of eight ayes, one absent, recommended approval of the requests subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend approval of the requests subject to conditions listed on the attached tentative map resolution. If the City Council concurs with this recommendation, the proper action would be to adopt the attached tentative map resolution.

Respectfully submitted,

  
Ethan Browning, Jr.,  
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

  
Walter J. Slips, City Manager

January 15, 1980  
District No. 2

EBj:HY:bw

Attachments  
P-8846



# SACRAMENTO HEIGHTS

ACRES



## NORTH SACRAMENTO

## SACRAMENTO NO. 3

SUBJECT SITE

## SACRAMENTO

BROWNING TRACT  
ITEM NO. 34  
HELENE BROWNING TRACT

DECEMBER 13, 79



MAR 21

A.C. PRICE

PO 8846

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TAL

ELEANOR

LINDA

AV

BRAY

HELENS

BLVD

HELENS

AV

HELENA

TAL

MAR 21

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Frank Morrow, 2732 Millcreek Drive, Sacramento, CA 95833				
OWNER	George Barney, 3632 Eastern Avenue, Sacramento, CA 95821				
PLANS BY	Frank Morrow, 2732 Millcreek Drive, Sacramento, CA 95833				
FILING DATE	11-1-79	60 DAY CPC ACTION DATE	1-22-80	REPORT BY	DP:bw
NEGATIVE DEC.	12/3/79	EIR		ASSESSOR'S PCL. NO.	265-082-14

APPLICATION:            1) Environmental Determination  
                              2) Variance/Subdivision Modification to create a deep lot  
                              3) Tentative Map (P-8846)

LOCATION:                1161 Acacia Avenue

PROPOSAL:    The applicant is requesting the necessary entitlements to divide 1.4+ acres into four residential lots.

PROJECT INFORMATION:

General Plan Designation:	Residential
Hagginwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Residential and vacant
Surrounding Land Use and Zoning:	
North:	Residential; R-1
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1
Property Dimensions:	1.4+ acres
Significant Features of Site:	Trees, existing structures
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing and available to site
School District:	North Sacramento Unified School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 28, 1979, by a vote of 7 ayes, 1 abstention and 1 absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. That parcels A & B be combined into one parcel.
2. The applicant shall verify separate water and sewer services. If separate services do not exist, hookups shall be made prior to the filing of the final map.
3. The applicant shall dedicate rights-of-way as required to give each owner access to each service pipeline for maintenance and/or replacement.

(OVER)

STAFF EVALUATION: The subject site is located in an established residential neighborhood. The property currently accommodates a duplex, two single-family dwellings and two framed sheds. The applicant is seeking a four parcel split.

Staff concurs with the recommendation of the Subdivision Review Committee that parcels A and B be combined. The creation of Parcel A, a flag-shaped lot, is not desirable. Because the block consists of vacant land situated in the rear of the deep lots and because there is City-owned vacant land with street frontage to provide the appropriate access, staff feels the potential for more intensive residential development at a later date exists. The City Fire Department has indicated that the access to parcel A as shown on the tentative map would not be adequate to accommodate emergency vehicles. Traffic Engineering has commented that Parcel "A's" thirty-foot frontage would limit development of the parcel to one single family residence or a duplex unit.

Both staff and the Subdivision Review Committee recommend granting of the variance to create a deep lot as the block consists of deep lots.

The applicant has indicated that the trees shown on the tentative map are to remain.

Regional Transit has reviewed the proposed project and has no comments or requirements.

STAFF RECOMMENDATION: Staff recommends that:

1. The Negative Declaration be ratified;
2. The Variance to create a deep lot be granted;
3. The Tentative Map be approved, subject to the following conditions:
  - a. that parcels A & B be combined into one parcel;
  - b. the applicant shall verify separate water and sewer services. If separate services do not exist, hookups shall be made prior to the filing of the final map;
  - c. the applicant shall dedicate rights-of-way as required to give each owner access to each service pipeline for maintenance and/or replacement.

Findings of Fact for Variance to create deep lots

1. The granting of the variance will not constitute a special privilege in that there are other deep lots in the surrounding neighborhood.
2. The variance will not be a use variance in that single-family dwellings are permitted in the R-1 zone.
3. The project as conditioned will not be injurious to public welfare or to property in the vicinity because it will not significantly alter the characteristics of the area;
4. The variance is in harmony with the General and Community Plans in that the site is designated for single family dwellings.



# RESOLUTION NO. 80-035

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP  
FOR POR. OF LOTS 9 & 10 NO. SAC. SUB. NO. 8  
CITY OF SACRAMENTO, CALIFORNIA (P-8846)  
(APN: 265-082-14)

APPROVED  
BY THE CITY COUNCIL

JAN 15 1979

OFFICE OF THE  
CITY CLERK

WHEREAS, the Planning Commission has submitted to the City Council report and recommendations concerning the request for a tentative map for property located at 1161 Acacia Avenue

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on January 15, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Hagginwood Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.



G. In the matter of the requested subdivision modification, the Council determines as follows:

- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The subject site is an existing deep lot and there is no way to avoid a deep lot in this case.

Fact: The site is an irregular shaped lot.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: It is not possible to meet the minimum lot dimensions for this parcel because of the existing size and shape.

- c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

Fact: The proposed land division will not significantly change the characteristics of the area.

Fact: The proposal is compatible with surrounding land uses.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for residential uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
  - 1. That Parcels A & B be combined into one parcel.
  - 2. The applicant shall verify separate water and sewer services. If separate services do not exist, hookups shall be made prior to the filing of the final map.
  - 3. The applicant shall dedicate rights-of-way as required to give each owner access to each service pipeline for maintenance and/or replacement.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-8846

# SACRAMENTO CITY PLANNING COMMISSION

## APPLICATION INFORMATION

APPLICATION TAKEN BY: DP

- Gen. Plan Amend. (GPA)    Comm. Plan Amend. (CPA)    Rezone (RZ) from \_\_\_\_\_ to \_\_\_\_\_  
 Special Permit (SP)    Variance (V)    Tentative Map (TM)    Sbdvn. Modification (SM)

Other EID

Assessors Parcel No. 265 - 082 - 14 Address 1161 Acacia Ave.

Request(s) 1. Environmental Impact Determination 2. Tentative Map to divide 1.4+ developed acres into 4 single family lots 3. Variance/Subdivision Modification to create deep lot

Owner(s) George Barney - 3632 Eastern Ave., Sacramento 95821 Phone No. \_\_\_\_\_

Applicant Frank Morrow - 2732 Millcreek Dr., Sacramento 95833 Phone No. 920-2873

Signature Frank Morrow Filing Fee \$75 + 180 + 180 = \$435 Receipt No. 491212-3

C.P.C. Meeting Date Dec. 13, 1979

## ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Approved Based on Find. of Fact Due \_\_\_\_\_

Rec. Approval \_\_\_\_\_ Rec. Approval w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_

Findings of Fact Approved \_\_\_\_\_

Copy Sent to Applicant \_\_\_\_\_

Recommendations and Appeals are Forwarded to City Council for Final Action.

## COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment \_\_\_\_\_ Rezoning \_\_\_\_\_ Tentative Map \_\_\_\_\_ Subd. Modification \_\_\_\_\_ Appeal \_\_\_\_\_

Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_ Return to Planning Commission \_\_\_\_\_

ENTITLEMENT(S) TO USE: \_\_\_\_\_ is/are:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_

By: \_\_\_\_\_

SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

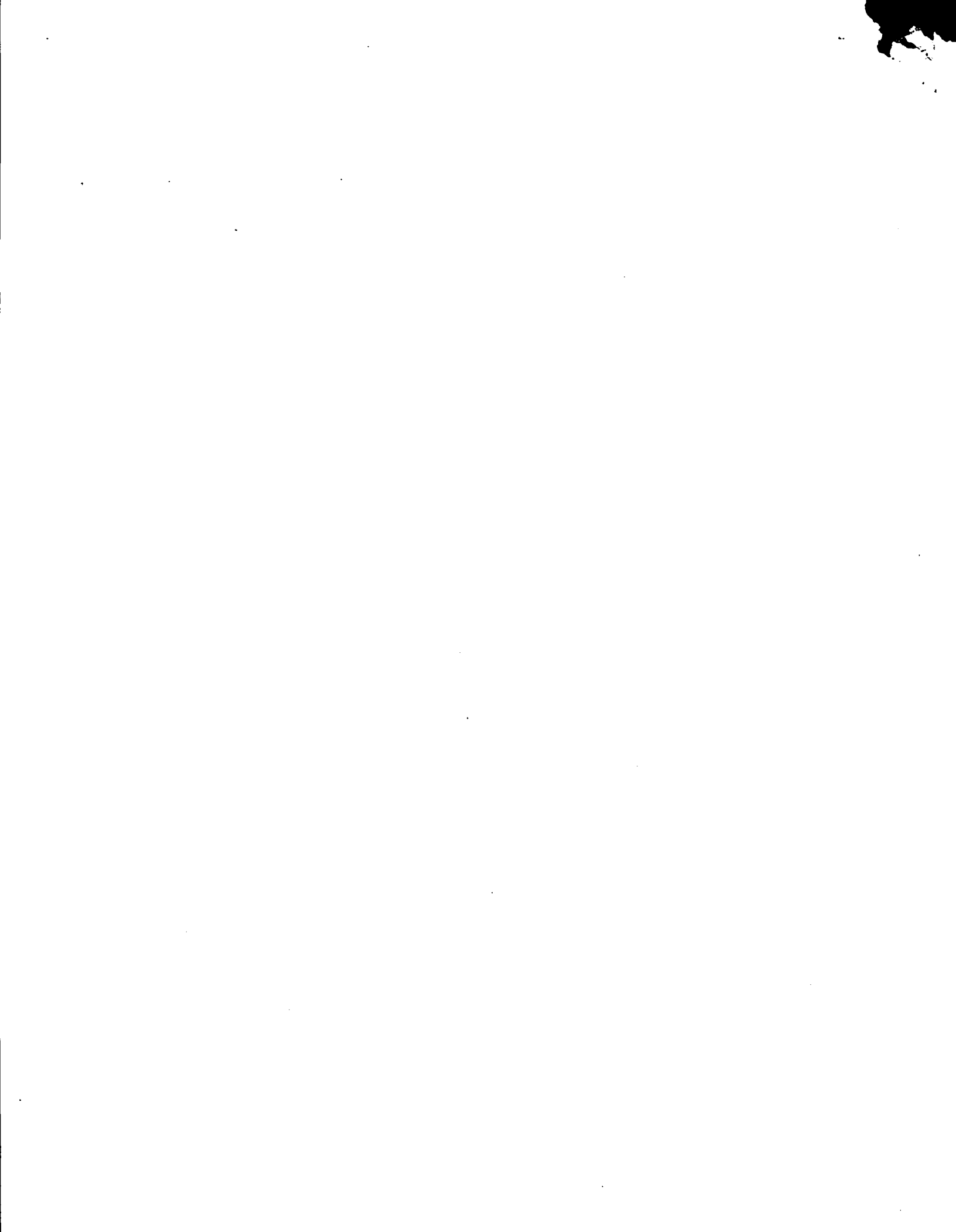
Sent to Applicant: \_\_\_\_\_

DATE

P No 8846









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