

Planning Commission
Sacramento, California

Members In Session:

SUBJECT: Two Year Tentative Map extension to subdivide a 30,690 + square foot parcel with an existing house into four parcels in the Standard Single Family (R-1) zone.

LOCATION: 613 Hayes Avenue (Del Paso Heights)
Council District 2

SUMMARY

On May 14, 1991, the City Council approved a tentative map (P90-482, Attached) to subdivide a 30,690 ± square foot lot (0.70 ± acres) into three single family lots and one duplex corner lot. The Council also approved a subdivision modification to create one lot greater than 160 feet deep. The Tentative Map entitlement is effective for a two year period from the date of original approval. The applicant is therefore requesting a two year time extension for the Tentative Map prior to its expiration. Planning staff and the Subdivision Review Committee recommend approval of the two year time extension for the Tentative Map.

BACKGROUND

The General Plan and the North Sacramento Community Plan designate the site for Low Density Residential (4-15 du/na) and Residential (7-15 du/na) respectively. The proposed density, including the duplex, is 7.1 du/na. The southeast corner lot has been conditioned to include a duplex in order to ensure that the minimum density requirement is satisfied.

The Subdivision Map Act allows a maximum life of five years for a Tentative Map time extension up to a period of five years. The Tentative Map will be effective for a two year period from the date of the Commission action. If a final map has not been recorded on the effective date of the map and/or an extension has not been requested, a new Tentative Map application will be required.

VOTE OF THE SUBDIVISION REVIEW COMMITTEE

On June 16, 1993, the Subdivision Review Committee voted unanimously to approve the proposal per conditions of approval in the attached Resolution. A new condition, agreed to by the applicant, was added to the original map Resolution, which requires that the corner lot be developed with a duplex.

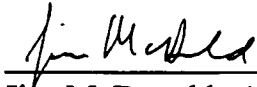
ENVIRONMENTAL DETERMINATION

A Negative Declaration was ratified by Council for the original Tentative Map (P90-482). The Environmental Services Manager has determined that no additional environmental review is necessary.

RECOMMENDATION

Staff recommends that the Commission adopt the attached Resolution and approve the two year Tentative Map Time Extension to subdivide a 30,690± square foot (0.70± acre) parcel into four lots, including a duplex corner lot, in the Standard Single Family (R-1) zone.

Respectfully submitted by:



Jim McDonald, Associate Planner

Approved by:



Scot Mende, Senior Planner

Attachments

JM:jm\M93-088.CPC 7/15/93

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission

On Date of July 22, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TWO YEAR TENTATIVE MAP TIME EXTENSION FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF HAYES AVENUE AND TAYLOR STREET.

(P93-088) (APN: 250-0150-042)

WHEREAS, the Planning Commission, on July 22, 1993, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the Environmental Coordinator has determined that the previously approved Negative Declaration (P90-482) serves as the environmental review for the proposed project;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the site Low Density Residential (4-15 du/na) and the North Sacramento Community Plan designates the site Residential (7-15 du/na).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. The tentative map time extension for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:

Conditions:

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in this condition:

- A. Provide standard subdivision improvements pursuant to Section 40.1211 of the City Code. Construct Hayes Avenue to a 27 foot half street and Taylor Street to a 25 foot half street, each with a minimum of 12 feet of paving opposite of centerline (southbound on Taylor Street and eastbound on Hayes Avenue). Provide a standard 20 foot radius corner at property lines. Excess right-of-way shall be abandoned to the adjacent parcels created;
- B. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities;
- C. Submit a soils test prepared by a registered engineer to be used in street design;
- D. Pursuant to City Code Section 40.1601 (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;
- E. Applicant shall comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P90-482);
- F. Dedicate a standard 12.5-foot public utility easement for underground and overhead public utility facilities and appurtenances adjacent to Hayes Avenue and Taylor Street;

- G. Show all existing easements;
- H. All buildings closer than three feet from the property line shall be removed or be in compliance with Section 504 of the Uniform Building Code. In any case, a garage or carport shall be provided for the dwelling on Parcel 3. The Building Division shall review and approve the plans prior to recordation of the final map;
- I. The 12 inch Plane Tree, 5 inch Walnut tree, 10 inch Catalpa tree and 10 inch Walnut tree on parcel 4 shall be preserved unless otherwise approved for removal by Tree Services. Any replacement tree shall be minimum of 15 gallon size; and
- J. Temporary pavement tapers shall be provided to the satisfaction of the Traffic Engineer.

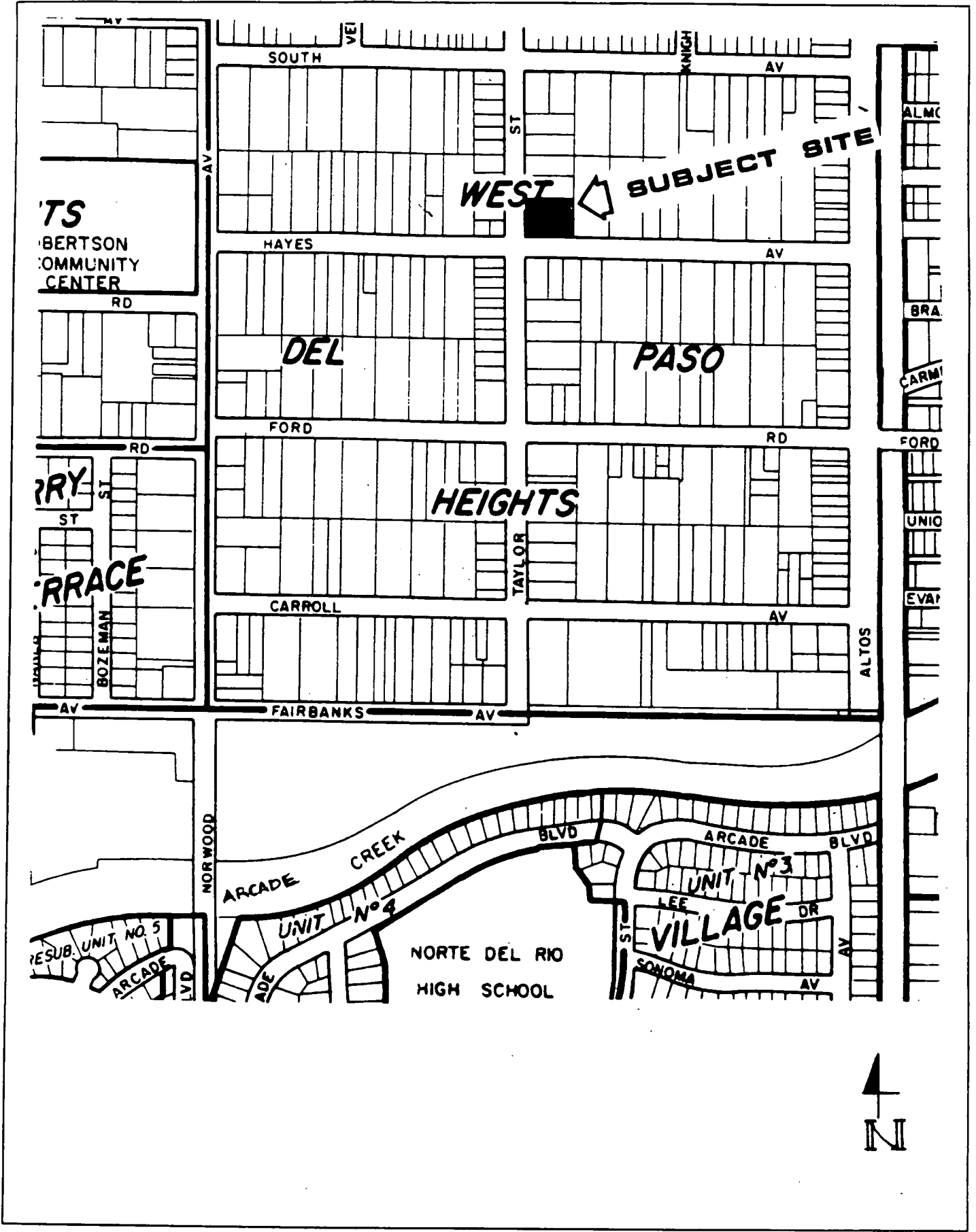
ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

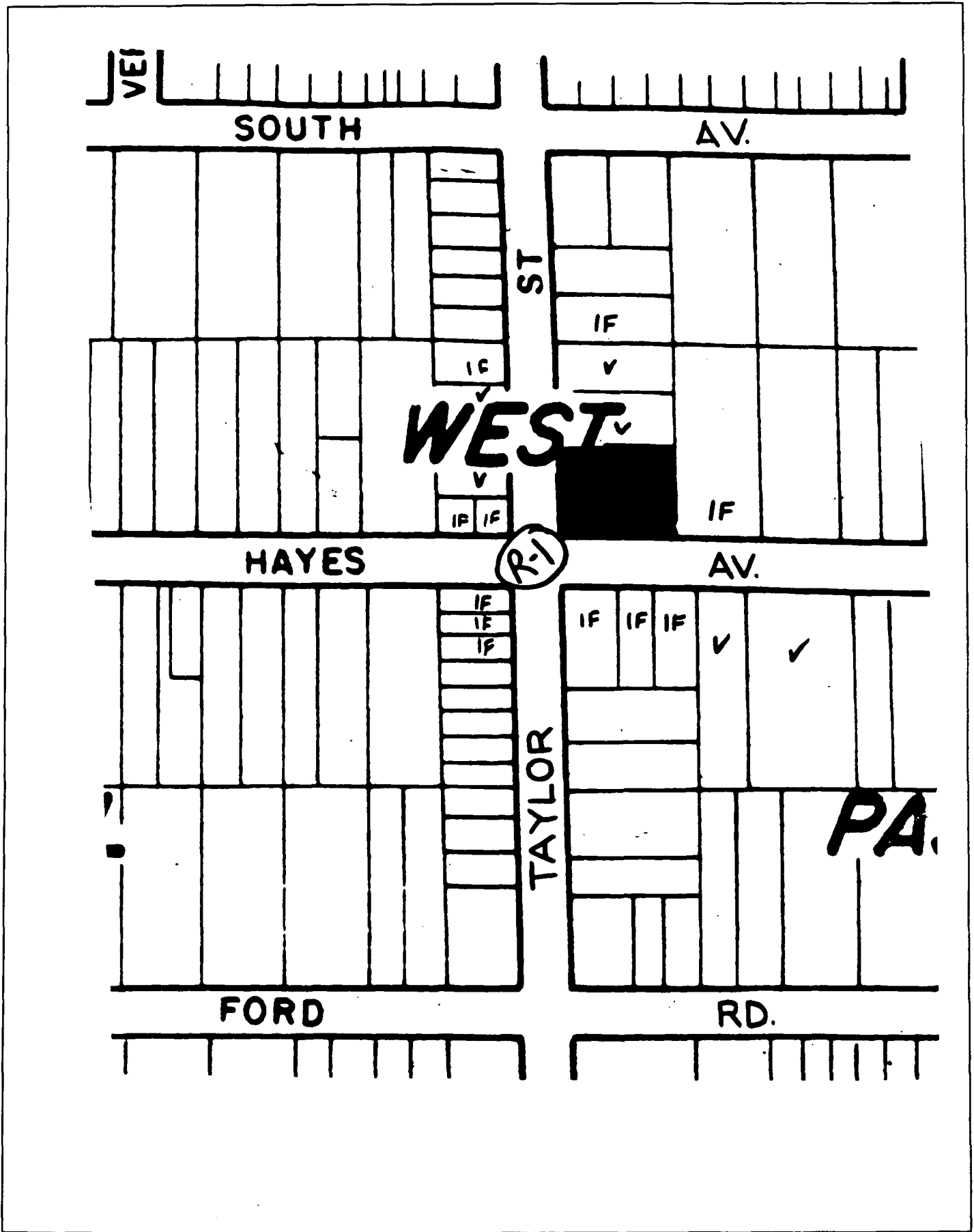
- A. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained on the Preliminary Flood Insurance Rate Maps for the City of Sacramento, dated November 9, 1992, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100; and
- B. Lot 2 shall be developed as a duplex lot.

JM/jm:P93-088.RES

7/13/93



VICINITY MAP



LAND USE & ZONING MAP



4.11

APPROVED BY CIT
COUNCIL. 5-19-91

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

May 7, 1991

ADMINISTRATION
ROOM 500
95811-2987
916-449-5571

City Council
Sacramento, California

ECONOMIC DEVELOPMENT
ROOM 500
95811-2987
916-449-1225

Honorable Members in Session:

NEIGHBORHOOD DEVELOPMENT
ROOM 500
95811-2987
916-449-5915

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. TENTATIVE MAP TO SUBDIVIDE 0.7± PARTIALLY DEVELOPED ACRES INTO THREE SINGLE FAMILY LOTS AND ONE DUPLEX CORNER LOT (P90-482)(FT)
3. SUBDIVISION MODIFICATION TO CREATE ONE LOT GREATER THAN 160 FEET DEEP

LOCATION: 613 Hayes Avenue
 OWNER: Mike and Ron Strautman
 APPLICANT: Frost, McCormack and Heuston

SUMMARY

This is a request for a tentative map to divide 0.7± partially developed acres into three single family lots and one duplex corner lot in the Standard Single Family (R-1) zone. Planning staff and the Subdivision Review Committee have reviewed the project and recommend approval of the request.

Land divisions of four or fewer lots, not accompanied by other entitlements requiring Planning Commission action, can be reviewed by staff and transmitted directly to the City Council for consideration.

City Council
613 Hayes Avenue (P90-482)(FT)
May 7, 1991
Page 2

BACKGROUND

The subject site is located on the northeast corner of Taylor Avenue and Hayes Avenue. The site is designated Low Density Residential (4-15 du/na) by the General Plan and Residential (7-15 du/na) by the North Sacramento Community Plan. The surrounding properties are single family residential uses in the R-1 zone. The density of the proposed development is 7.1 dwelling units per net acre.

The request is also for a subdivision modification to create one lot greater than 160 feet deep. The existing lot is a deep lot with existing buildings. The existing dwelling limits the options for the property and results in one parcel that is over 160 feet deep. Under the current Zoning Ordinance, the parcel could be further developed with additional dwellings, upon approval of a Planning Director's Special Permit for a deep lot.

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur.

FINANCIAL DATA

Not applicable.

POLICY MATTERS

The project conforms to the provisions of the General Plan.

MBE/WBE EFFORTS

Not applicable.

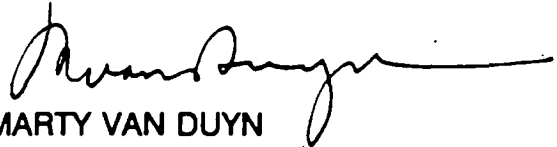
City Council
613 Hayes Avenue (P90-482)(FT)
May 7, 1991
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RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon comment by the Subdivision Review Committee, recommend the following action by the

1. Ratify the Negative Declaration;
2. Adopt the attached resolution which approves the Tentative Map and Subdivision Modification.

Respectfully submitted,



MARTY VAN DUYN
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

Approved:



ROBERT P. THOMAS
Acting Director, Planning & Development

Contact Person:

Wilfred Weitman, Principal Planner
(916) 449-5604

MMD:WW:DS:ds
P90-482
Attachments

District No. 2
May 7, 1991

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 613 HAYES AVENUE

(P90-482) (FT) (APN: 250-0150-042)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the Environmental Services Manager has determined that the proposed project will not have the potential to have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission and/or Planning staff has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein, as follows:
 - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the site Low Density Residential (4-15 du/na).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modifications to create one lot greater than 160 feet deep.
 - A. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the City Code Chapter 40 in that the existing parcel sizes and dwellings on the property create the necessity for the deep lot.
 - B. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- C. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the substandard lot will comply with front, side and rear yard setback.
 - D. That granting of the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all the applicable Specific Plans of the City in that the property is designated for residential uses.
7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
- A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; Construct Hayes Avenue to a 27 foot half street and Taylor Street to a 25 foot half street, each with a minimum of 12 feet of paving opposite of centerline (southbound on Taylor Street and eastbound on Hayes Avenue). Provide a standard 20 foot radius corner at property lines. Excess right-of-way shall be abandoned to the adjacent parcels created;
 - B. Prepare a sewer and drainage study for the review and approval of the Public Works Department;
 - C. 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;
 - D. All buildings closer than three feet from the property line shall be removed or be in compliance with Section 504 of the Uniform Building Code. In any case, a garage or carport shall be provided for the dwelling on Parcel 3. The Building Division shall review and approve plans prior to final map approval;
 - E. Submit a soils test prepared by a registered engineer to be used in street design;
 - F. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

- G. The 12 inch Plane Tree, 5 inch Walnut tree, 10 inch Catalpa tree and 10 inch Walnut tree on parcel 4 shall be preserved unless otherwise approved for removal by Tree Services. Any replacement trees shall be a minimum of 15 gallon size.
- H. Temporary pavement tapers shall be provided to the satisfaction of the Traffic Engineer;
- I. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities adjacent to Hayes Avenue and Taylor Street.
- J. Place note on final map: Applicant shall comply with the mandatory mitigation measures as required by the City's Environmental Services Manager and on file with the Planning Division Office (P90-482).

MAYOR

ATTEST:

CITY CLERK

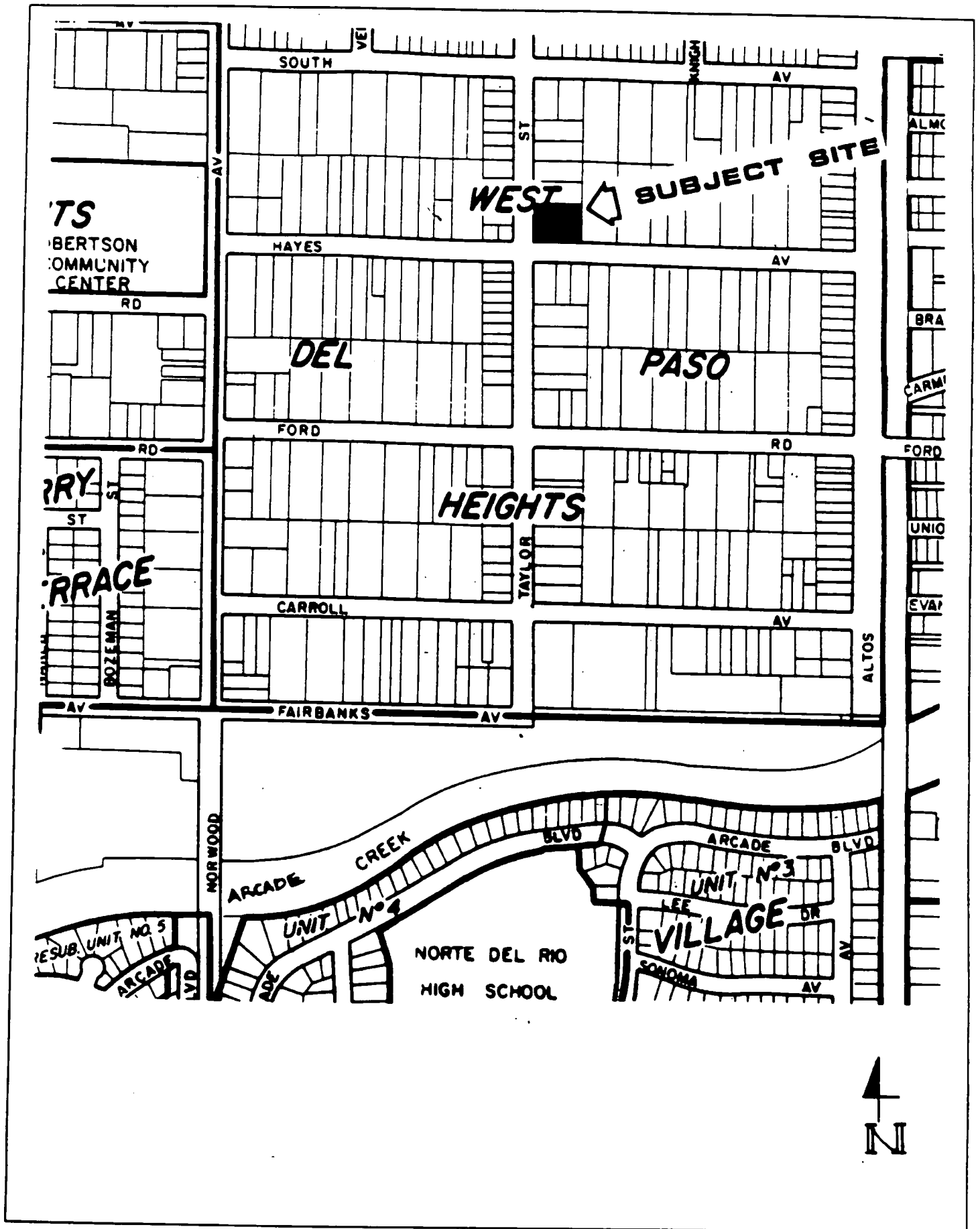
P90-482.CC

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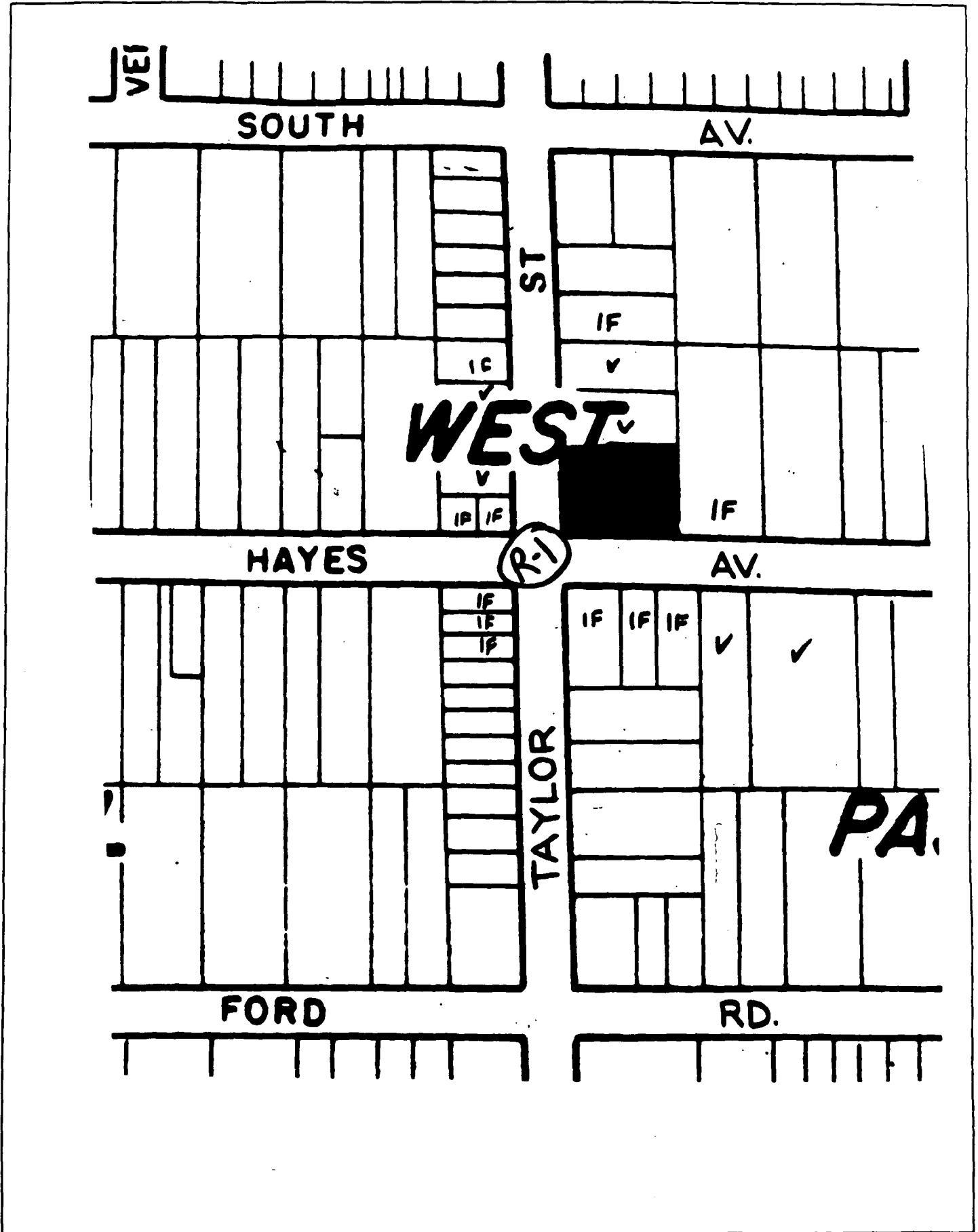
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



VICINITY MAP



LAND USE & ZONING MAP