

CITY PLANNING COMMISSION

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

APPLICANT	Carl Pernich, 99-45th Street, Sacramento, CA 95819				
OWNER	Joe Petrovich, 3912-65th Street, Sacramento, CA 95820				
PLANS BY	R. B. Surveys, 3000 Franklin Boulevard, Sacramento, CA 95818				
FILING DATE	8-29-83	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC.	Exempt 15115/15105 EIR	ASSESSOR'S PCL. NO.	021-073-39		

- APPLICATION:
1. Tentative Map (P83-289)
 2. Variance to create lots substandard in width (Sec. 3-E-19)
 3. Subdivision Modification to create lots substandard in width (Sec. 40.322, Sub. Ord.) and to waive street lights (Sec. 40.811(j) Sub.Ord.)

LOCATION: 3912-65th Street

PROPOSAL: The applicant is requesting the necessary entitlements to divide a Single Family (R-1) zoned lot consisting of .25± acres into two lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Colonial Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family residence and a duplex

Surrounding Land Use and Zoning:
North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1

Parking Required: 3 spaces
Parking Provided: 3 spaces
Parking Ratio: 1 space/unit
Property Dimensions: 103' x 113'
Property Area: .25± acre
Square Footage of Building: A-1,425; B-1,750
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Green
Exterior Building Materials: Stucco

Subdivision Review Committee Recommendation: On September 28, 1983, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modifications. The applicant shall satisfy the following condition prior to final map recordation:

Enter into an agreement to participate in any future assessment district to provide street lights. A note shall be placed on the final map referencing this agreement.

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STAFF EVALUATION: Staff has the following comments:

1. The subject site is a single family (R-1) zoned parcel 103 feet wide by 113 feet long. It is developed with a single family residence on the northern portion and a duplex on the southern portion. It is located in an area that is zoned R-1 and developed primarily with single family residences. The applicant proposes to divide the subject site into two lots in order to sell the duplex. Staff has no objection to the request.
2. The map is accompanied by a variance/subdivision modification to create lots substandard in width. This is due to the fact that the subject site is 103 feet wide. Since both proposed lots are developed, staff has no objection to this request. In addition, both lots will be of adequate length and area and will comply with other applicable zoning ordinance requirements. The residential character of the area will not be altered as a result of granting this request.
3. Since there are no street lights in the area, the City Engineer recommends a waiver of these improvements until such time as they are installed in the neighborhood. A note must be placed on the final map referencing an agreement to participate in any future assessment district to install street lights.
4. The minimum side yard setback is five feet according to the Zoning Ordinance. The submitted site plan indicates a setback area of four feet between the structure and the proposed lot line. This line must be relocated to provide a minimum distance of five feet.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Sections 15115 and 15105).

STAFF RECOMMENDATION: Staff recommends the following:

1. Approval of the Tentative Map, subject to the following conditions:

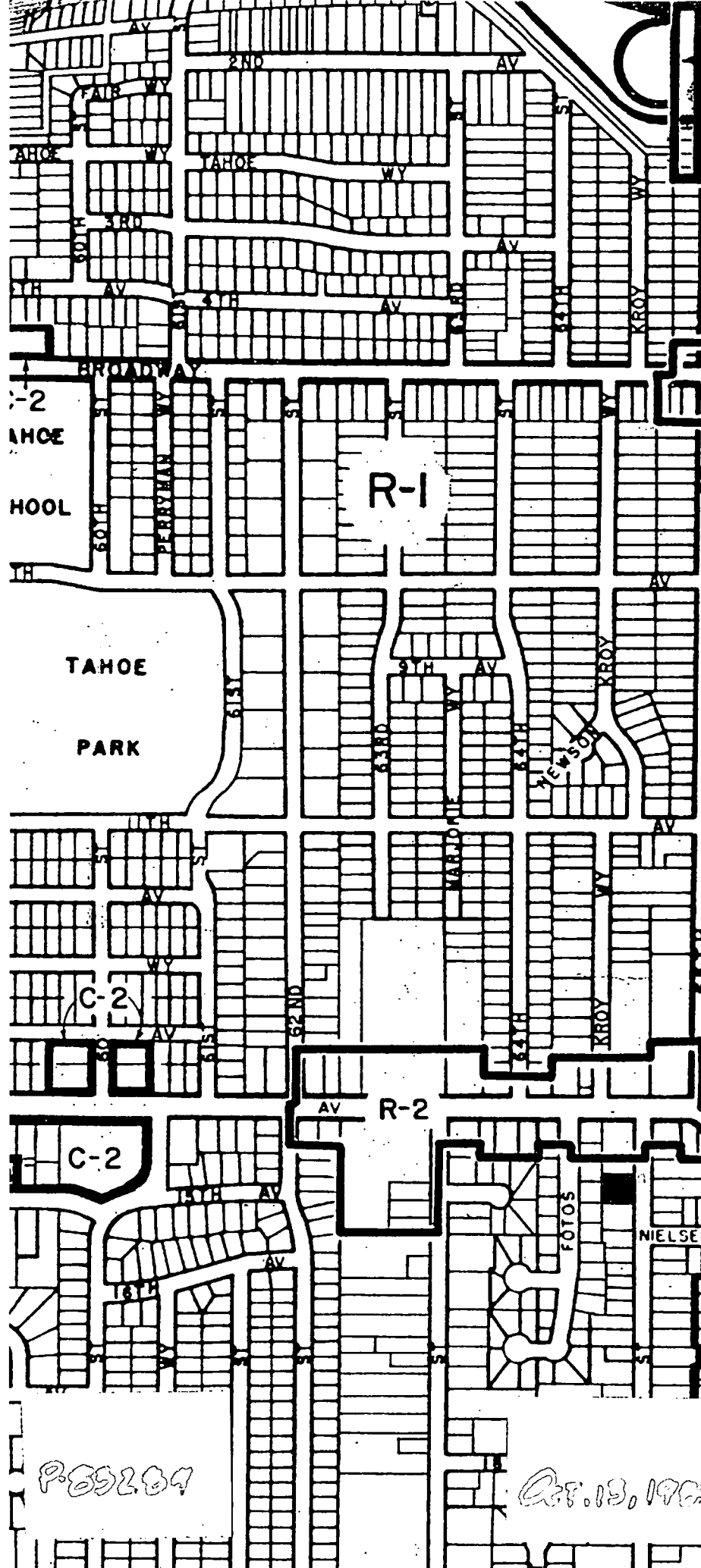
Prior to final map recordation the applicant shall:

- a. enter into an agreement with the City to participate in any future assessment district to provide street lights. A note shall be placed on the final map referencing the agreement;
 - b. the lot line between Lots A and B shall be readjusted to provide a minimum of five feet between the structure on Lot A and the proposed lot line.
2. Approval of the Variance to create lots substandard in width based upon findings of fact which follow.
 3. Approval of the subdivision modifications to create lots substandard in width and to waive street lights.

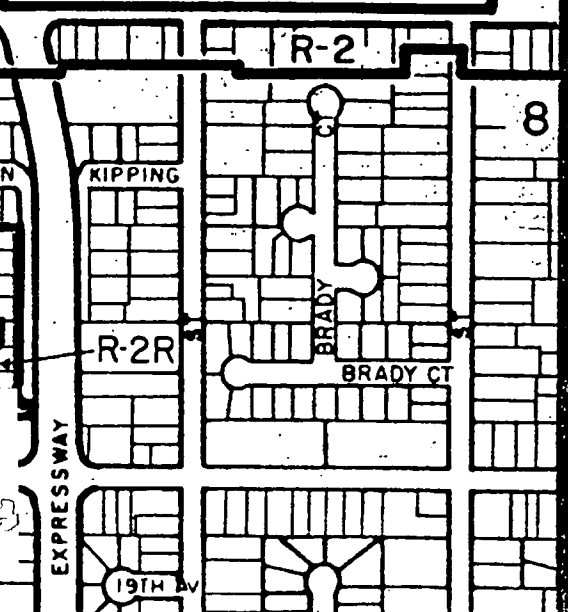
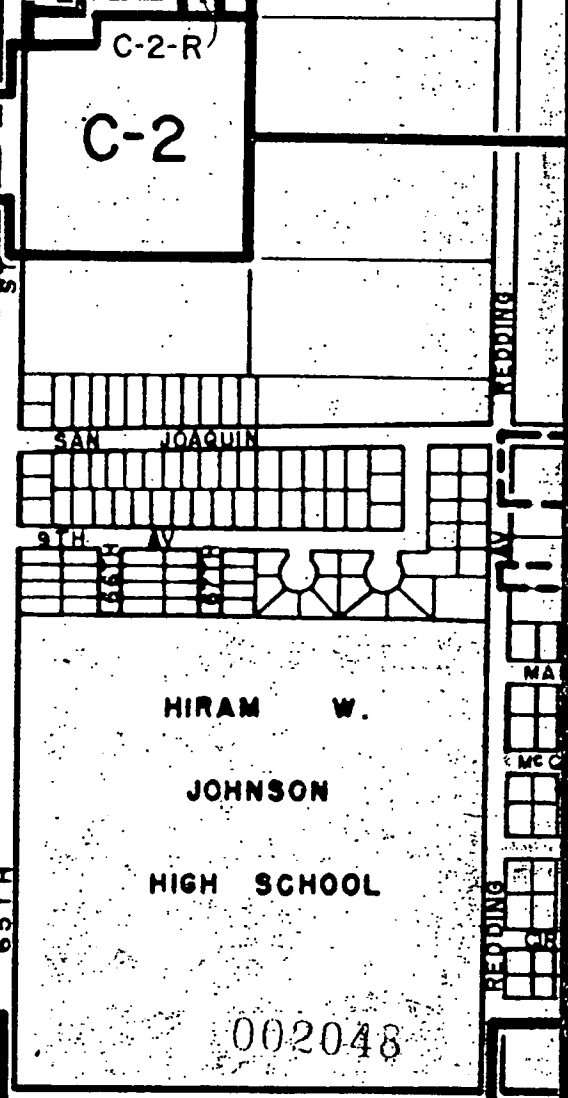
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Findings of Fact - Variance

- a. Granting the variance does not constitute a special privilege extended to an individual property owner in that under the circumstances the request would be granted any property owner;
- b. Granting the request does not constitute a use variance in that residential uses are allowed in the R-1 zone.
- c. Granting the variance does not constitute a disservice to surrounding property in that:
 - 1) the residential character of the neighborhood will not be altered;
 - 2) the proposed lots are already developed;
 - 3) other dimension and area standards of the Zoning Ordinance are complied with.
- d. The project is in conformance with the 1965 Colonial Community Plan and the 1974 General Plan which designate the site for residential uses.



LOCATION
MAP



P69204

Oct. 13, 1963

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TENTATIVE PARCEL MAP

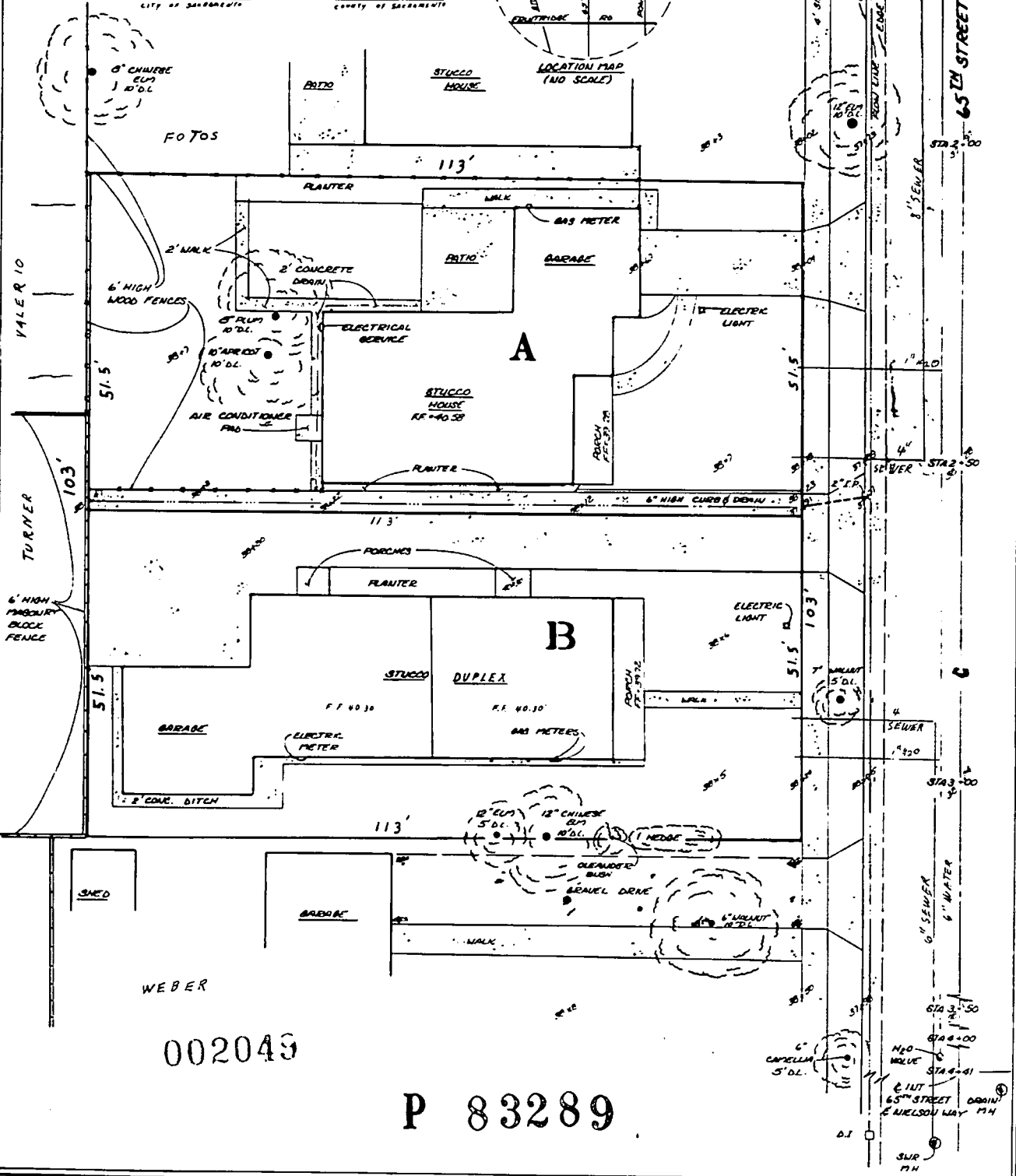
PORTION OF LOT 40, "COLONIAL ACRES", 13 RM 17 OCTOBER, 1983 CITY OF SACRAMENTO

DESCRIPTION:
PART 113' OF SOUTH 103' OF LOT 40
A.P.N.: 21-073-39
OWNER: JOE PETROVICH
3912 65TH STREET
SACRAMENTO, CALIFORNIA 95820

R.B. SURVEYS
ROBERT BARSTEW
L.S. 5078
3000 FRANKLIN BLVD
SACRAMENTO, CALIFORNIA 95818
916 1921-1037
916 1456-5076

PRESENT ZONING: R-1
PROPOSED ZONING: R-1
PRESENT USE: R-1 & R1B
PROPOSED USE: RESIDENTIAL DUPLEX
NET GROSS AREA: A & B = 5811.5 SQ. FT. G.R.
SCHOOL DISTRICT: SHARONVILLE CITY UNIFIED
WATER SUPPLY: CITY OF SACRAMENTO
SEWAGE DISPOSAL: CITY OF SACRAMENTO

SCALE: 1"=10'
0 10'



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