

CITY PLANNING COMMISSION

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

APPLICANT	Allied Engineering, P.O. Box 2077, Citrus Heights, CA 95610				
OWNER	A & S Builders, Inc., 6385 Auburn Boulevard, Citrus Heights, CA 95610				
PLANS BY	Allied Engineering, P.O. Box 2077, Citrus Heights, CA 95610				
FILING DATE	6-9-83	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC.	Exempt 15115	EIR		ASSESSOR'S PCL. NO.	226-200-11

- APPLICATION:
1. Tentative Map
 2. Variance to create two lots of substandard width and area
 3. Subdivision Modification to create lots of substandard width and area
 4. Subdivision Modification to waive standard subdivision improvements

LOCATION: South side of Santa Ana Avenue approximately 245 feet west of Rio Linda Blvd.

PROPOSAL: The applicant is requesting the necessary entitlements to divide 0.3± vacant acres into two single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Robla Community Plan
Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family and vacant; R-1
South: Single Family and vacant; R-1
East: Single Family and vacant; R-1
West: Single Family and vacant; R-1

Property Dimensions: 100' x 132'
Property Area: 0.3± acres
Topography: Flat
Street Improvements: None in area
Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 29, 1983, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modifications. The following conditions shall be satisfied prior to filing the final map unless a different time for compliance is specifically noted:

1. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and street lights. A note shall be placed on the final map referencing the agreement.
2. 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 required parkland dedication in-lieu fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.
3. Remove all automobiles, recreational vehicles, accessory structures and litter on the site.

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APPLC. NO. P83-186

MEETING DATE July 14, 1983

CPC ITEM NO. 17

4. Install sewer services to each lot.

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The subject site is located in an area characterized by a mixture of large and small residential lots located in the R-1 zone and commercially zoned lots along Rio Linda Boulevard. Water and storm drain lines already exist in the street. The City is in the process of constructing sewage facilities in the area. The applicant will be required to provide sewer hookups to each parcel. In addition, no curbs, gutters, sidewalks or street lights currently exist in the area. The City Engineer has requested a waiver of street improvements. A note should be placed on the final map referencing participation in any future assessment district to provide these improvements.
2. The map, as submitted, indicates the subject site to be 132 feet in length. However, when the 30 feet to the centerline of Santa Ana Avenue is subtracted, the lot becomes 102 feet in depth. The subject site is 100 feet wide, resulting in two 50-foot wide lots. These facts necessitate requesting a variance/subdivision modification to create lots of substandard width (50 feet) and area (5,100 sq. ft.). Staff has no objection to the request since it will not alter the appearance or character of the neighborhood. In addition, there is adequate area to construct standard single family residences and comply with Zoning Code setback requirements.
3. The Advance Planning section notes that the site appears to be within the Rio Linda Airport Comprehensive Land Use Plan adopted in June, 1977. The proposal is consistent with the plan. The applicant may wish to consult the City/County Environmental Health Department for construction standards designed to reduce interior noise.
4. The Planning and Community Services Departments have determined that .0298 acres of land are required for Parkland Dedication purposes and that fees will be charged in-lieu of the required dedication. The applicant shall submit to the City 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.
5. Staff's field inspection revealed that automobiles, recreational vehicles, accessory structures and litter are scattered about the site. Staff requests that these items be removed and the site be cleaned up prior to final map recordation.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Approval of the Variance to create lots substandard in width and area, based upon Findings of Fact which follow;
2. Approval of the Subdivision Modification to create lots of substandard width and area;
3. Approval of the Subdivision Modification to waive standard subdivision improvements;
4. Approval of the Tentative Map, subject to conditions which follow:

Conditions

- a. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and street lights;

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- b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the land to be subdivided and pay required parkland dedication in-lieu fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map;
- c. Remove all automobiles, recreational vehicles, accessory structures and litter on the site prior to filing the final map;
- d. Install sewer services to each site prior to filing the final map.

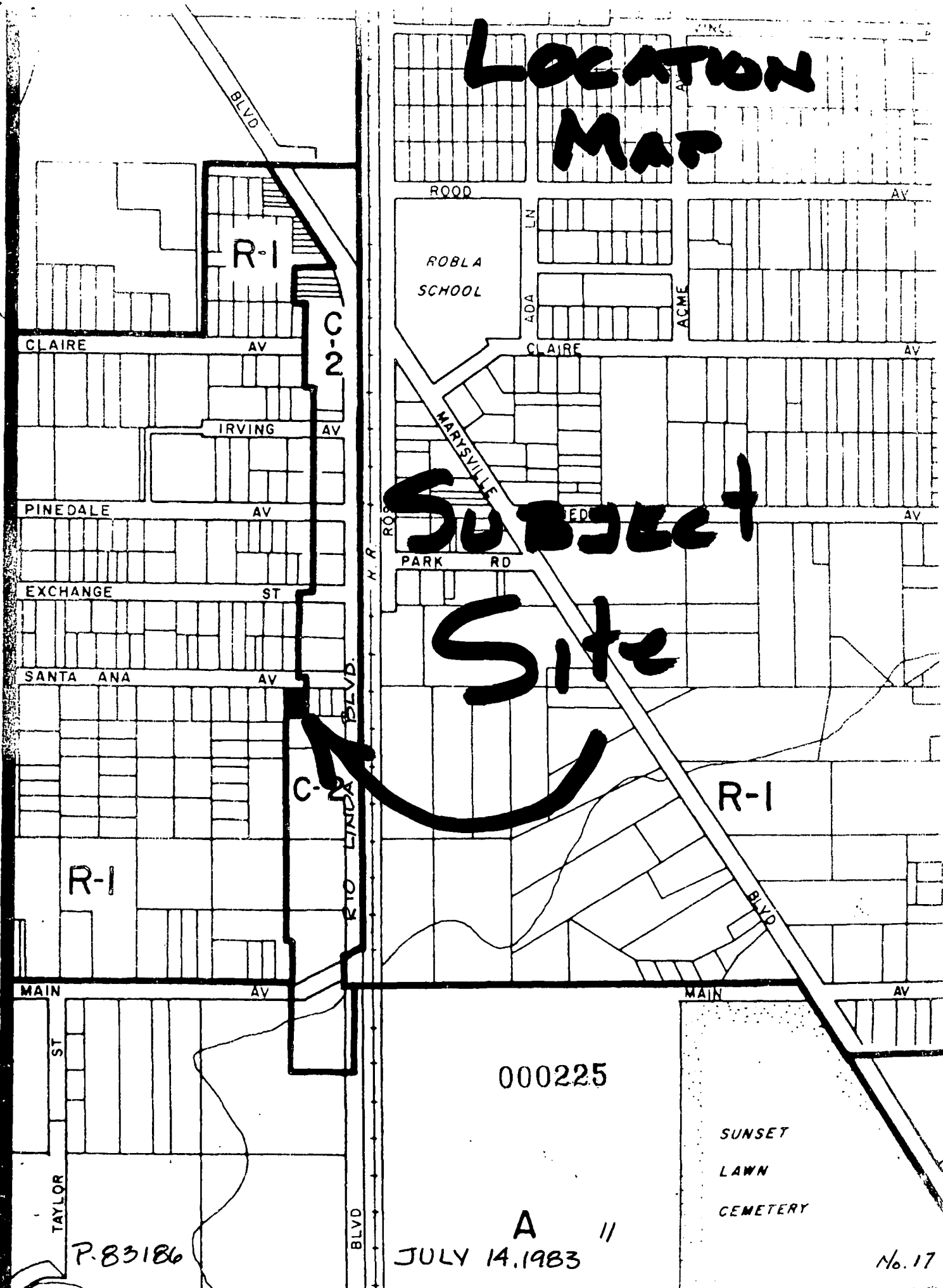
Findings of Fact - Variance

- 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 applicant;
- 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 character and appearance of the neighborhood is not altered;
 - 2) standard single family residences can be constructed on the site without additional variances.
- d. The project is in conformance with the 1974 General Plan and the 1965 Robla Community Plan which designate the site for residential uses.

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LOCATION MAP

Subject Site



BLVD

R-1

CLAIRE AV

IRVING AV

PINEDALE AV

EXCHANGE ST

SANTA ANA AV

R-1

MAIN AV

TAYLOR ST

P.83186

ROOD

ROBLA SCHOOL

ADA LN

ACME

CLAIRE AV

MARYSVILLE

PARK RD

R.O. H. R.

RIO LINDA BLVD.

BLVD

000225

SUNSET

LAWN

CEMETERY

A //

JULY 14, 1983

No. 17

P 83186

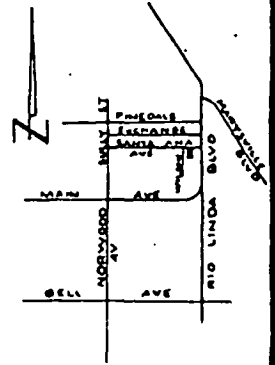
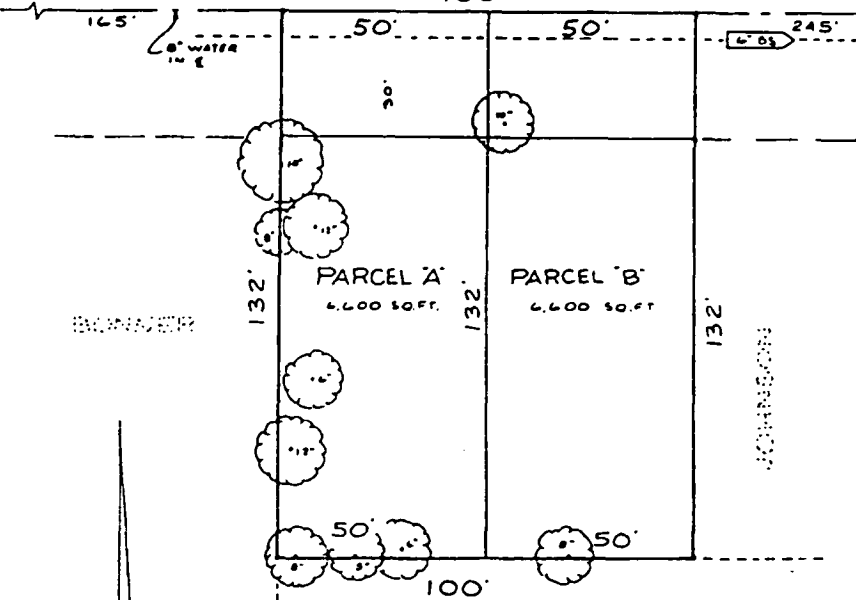
JULY 14, 1983

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No. 17

000226

PETROWSKI BUSTOS
SANTA ANA AVE. 100'



OWNER: A F S BUILDERS, INC
6385 AUBURN BLVD
CITRUS HEIGHTS, 95610

ENGINEER: ALLIED ENGINEERING, SURVEYING & PLANNING
PO BOX 7077
CITRUS HEIGHTS, 95610
916-7533

ASSESSOR'S #: 226-800-11

ZONING: R-1

GROSS AREA: 0.3 A.C.

PRESENT USE: VACANT

PROPOSED USE: TWO RESIDENTIAL LOTS

WATER: CITY OF SAC

SEWER: CITY OF SAC (UNDER CONSTRUCTION)

FIRE DISTRICT: CITY OF SAC.

PARK DISTRICT: CITY OF SAC.

SCHOOL DISTRICT: ROBLA ELEM. & GRANT HIGH

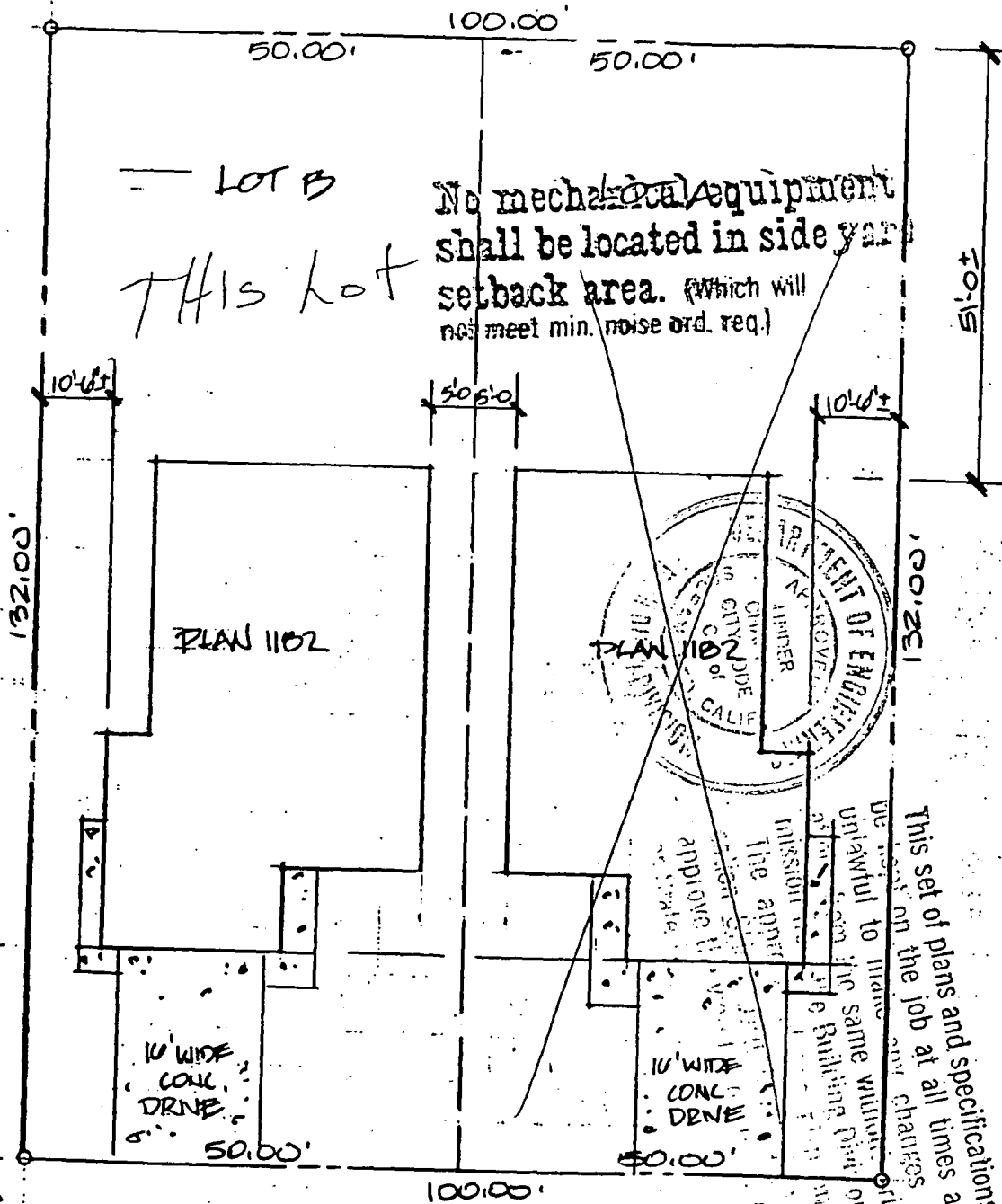
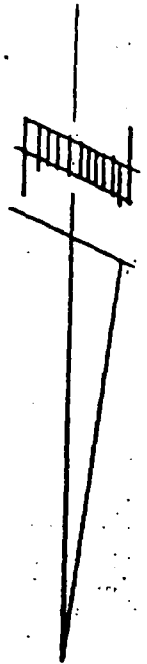
TENTATIVE PARCEL MAP
A PORTION OF LOT 39, "PLAT
OF ROBLA ACRES", 14 BM 25
CITY OF SACRAMENTO, CA.

SCALE: 1"=20' JUNE, 1983

Professional Engineer's Seal for A. F. S. (Allied Engineering, Surveying & Planning), No. 1111, State of California, expires June 03, 1984.

LOT B
This lot

No mechanical equipment shall be located in side yard setback area. (which will not meet min. noise ord. req.)



This set of plans and specifications MUST be used on the job at all times and it is unlawful to make any changes or alterations without the same written permission from the Building Department.

SANTA ANA AVE

000227

APIN 220-200-11

SCALE 1"=20'0"

SITE PLAN APPROVED
CITY PLANNING COMMISSION
DATE: 1-6-81 BY: J. Patterson
PLANNING DIRECTOR