

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 "J" Tribute Rd., Sacramento, Ca. 95815		
OWNER	State Capitol Investment Trustee, 720 Howe Av., Suite 104, Sacramento 95825		
PLANS BY	Morton & Pitalo		
FILING DATE	3/25/83	50 DAY CPC ACTION DATE	REPORT BY: SD:mm
NEGATIVE DEC.	4/14/83	EIR	ASSESSOR'S PCL. NO. 027-231-02,05
			027-311-08,09

APPLICATION:

1. Environmental Determination
2. Tentative Map
3. Variance to create substandard lots (Sec. 3 E-19 Zoning Ordinance)
4. Subdivision Modifications to:
 - a. Create a lot in excess of 160 feet deep (Sec. 40.322 (c) Subdivision Ordinance)
 - b. Create lots less than 100 feet deep (Sec. 40.322 (c) Subdivision Ordinance)
 - c. Create a corner lot less than 62 feet wide (Sec. 40.322 (b) Subdivision Ordinance)

LOCATION:

West side of 71st Street 600± feet north of Lemon Hill Avenue
1,000 ± feet north of Lemon Hill Avenue.

PROPOSAL:

The applicant is requesting the necessary entitlements to divide 8.7± vacant acres zoned Single Family, R-1, currently consisting of 4 parcels into 29 single family residential sites.

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: Vacant
Surrounding Land Use and Zoning:
North: Single Family, R-1
South: Single Family, R-1
East: Single Family, R-1
West: Single Family, R-1

Property Area: Unit 1: 5.85± ac. Unit 2: 2.8± ac.
✓ Density of Development: 3.3 du/ac gr. 4.2 du/ac/ net
Topography: Flat
Street Improvements/Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 13, 1983 by a vote of 6 ayes, 2 noes, 1 abstention, the Subdivision Review Committee voted to recommend approval of the Tentative Map. The applicant shall satisfy each of the following conditions prior to final map recordation unless a different time for compliance is specifically noted:

001747

APPLC. NO. P83-099

MEETING DATE April 28, 1983

CPC ITEM NO. 11

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the Planning Director;
4. 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.
5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. Postal Service.
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director.

INFORMATIONAL ITEM: The applicant shall check with the County Sanitation District and meet all requirements.

BACKGROUND INFORMATION: On December 26, 1979 the City Council approved two separate requests to subdivide the subject sites. This project (P-8811) was a request to divide the northern 5.8± acres (Unit 1) into 16 single family lots. The second project (P-8812) was a request to divide the southern 2.8± acres (Unit 2) into 12 single family lots. These maps were never recorded.

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

1. This project consists of a combination of two previously approved Tentative Maps. The sites consist of 5.8 and 2.8 acres respectively and are the two remaining large vacant parcels fronting on 71st Street. The subject sites are located in an area of single family development. Parcels fronting on 71st Street are predominately deep lots while property to the west consists of standard subdivision single family lots. Unit 1 is the same as the previously approved map. Unit 2 has attained a yield of one additional lot.
2. Unit 1, the 2.8 acres parcel, is irregularly shaped. This configuration places constraints on the standard development of the site. Staff has no objection to the Variance/Subdivision Modifications to create a corner lot that is less than 62 feet wide and more than 160 feet deep. The area of the lot is well in excess of the minimum required for corner lots. Staff therefore supports the Variance/Subdivision Modification request.
3. There is an additional Variance/Subdivision Modification request to create 11 interior lots less than 100 feet deep in Unit 1. Again the parcel configuration places constraints on standard design. These lots will also have adequate area. Staff also supports this Variance/Subdivision Modification request.

4. The overall project achieves only 48% north/south lot orientation. Lot orientation coupled with potential south wall access is well in excess of 80%, however staff cautions the applicant to prepare individual site plans carefully to provide each structure with maximum south wall glazing access.
5. The Planning and Community Services Departments have determined that .432 acres of land are required for Parkland Dedication purposes and that fees are to be charged in-lieu of the required dedication. The subdivider 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.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration.
2. Approval of the Tentative Map subject to conditions which follow.
3. Approval of the Variance to create substandard lots based on Findings of Fact to follow.
4. Approval of the Subdivision Modification to:
 - a. Create a lot in excess of 160 feet deep.
 - b. Create 11 lots less than 100 feet deep.
 - c. Create a corner lot less than 62 feet wide.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing 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;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Name the streets to the satisfaction of the Planning Director;
- d. 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;
- e. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. Postal Service;
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director.

Findings of Fact - Variance:

1. Granting the variances does not constitute a special privilege extended an individual property owner in that;
 - a. The configuration of the parcel makes standard development a hardship to the applicant.
 - b. The lots will have adequate building area.
2. The request does not constitute a use variance in that residential uses are permitted in the R-1 zone.
3. The request is in conformance with the 1965 Colonial Community Plan and the 1974 General Plan which designate the sites for residential uses.

LOCATION MAP

ALCOTT 70TH 71ST EMERSON 73RD LOWELL STANDISH PRISCILLA BRADFORD ONTARIO 78TH 79TH

FRUITRIDGE

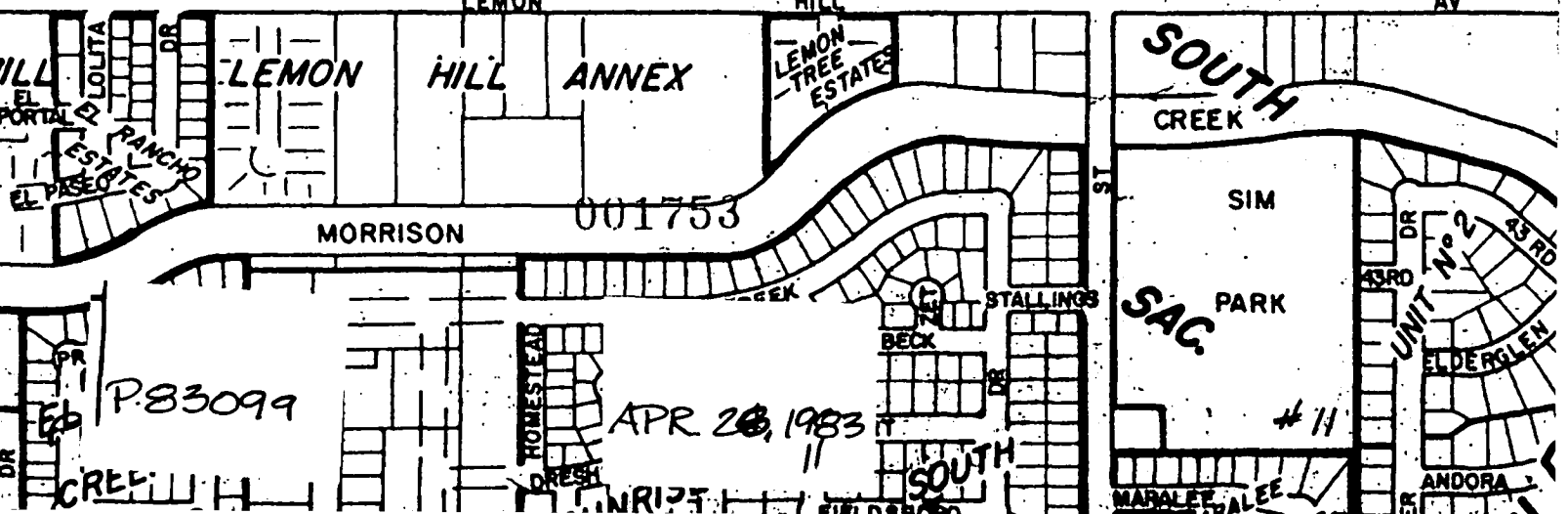
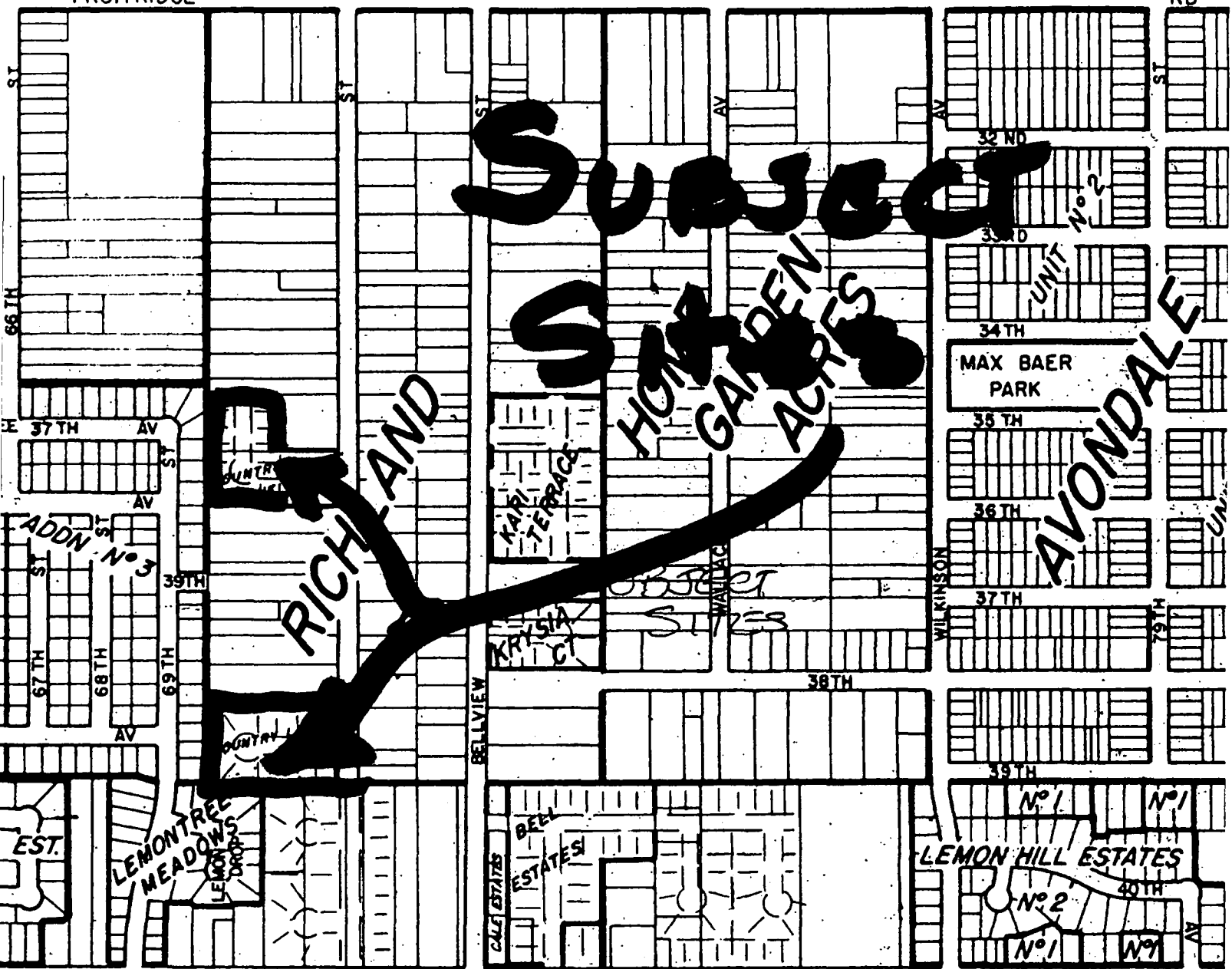
RD

SUBJECT

RICHLAND

HOMESTEAD GARDEN ACRES

AVONDALE



P.83099

APR 28, 1983

SOUTH

