

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	JTS Engineering - 811 J Street, Sacramento, CA 95814				
OWNER	Samer Anastas, Capitol Investment Group - P.O. Box 162286, Sacto. 95816				
PLANS BY	JTS Engineering - 811 J Street, Sacramento, CA 95814				
FILING DATE	4-28-86	ENVIR. DET.	9-1-86	REPORT BY	SD:sa
ASSESSOR'S-PCL. NO.	038-261-05				

- APPLICATION:
- A. Negative Declaration
  - B. Tentative Map
  - C. Variance to reduce front yard setback from 25 feet to 15 feet for parcel 6 (Section 3-B-1)
  - D. Variance to create lots less than 100 feet in depth (Section 3-D-19)
  - E. Subdivision Modification to create lots less than 100 feet in depth (Section 40.322)

LOCATION: 6331 Logan Street

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.3+ acres into six single family lots for future development.

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: One single family residence

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 Dimensions: 230' x 240'  
Property Area: 1.3+ acres  
Density of Development: 4.6 d.u. per acre  
Topography: Flat  
Street Improvements: To be provided  
Utilities: To be provided

BACKGROUND INFORMATION: On October 6, 1981 the City Council approved an identical map known as Netherton Estates (P-9489). On June 14, 1984 the City Council approved an identical map known as Anna Estates (P84-084). Both maps expired prior to recordation.

APPLC. NO. P86-282 MEETING DATE. September 11, 1986 ITEM NO. 11

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject is designated for residential uses in the 1974 General Plan. It is designated for Light Density Residential in the 1965 Colonial Community Plan. The site is surrounded by single family residential uses on a variety of lot sizes. The applicant proposes a residential subdivision at a density of 4.5 net du/acre.

B. Design

Maralee Estates is located northeast of the subject site. The future lotting pattern for Maralee Estates designates a stub street to this site (see Exhibit A). Therefore, alignment of Netherton Lane is dictated by Maralee Estates. Staff supports the variance/subdivision modification request to create lots with a depth of 97 feet because the stub street to the east makes it impossible to meet the 100 foot minimum lot depth requirement. All lots will meet width and area requirements. In addition, the width of the subject site makes standard single family development infeasible.

A variance has been requested to reduce front yard setback from 25 feet to 15 feet for the existing residence. The front yard is currently on Logan Street. When Kraemer Lane is constructed, the front yard will be along that frontage. Again, because street alignment was previously determined by Maralee Estates, staff supports the request.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 0.0745 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant detrimental impact on the environment. A negative declaration has been filed.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map, subject to conditions which follow;
- C. Approve the variance to reduce the front yard setback for an existing structure from 25' to 15', based on findings of fact to follow;
- D. Approve the variance to create lots less than the 100' in depth, based upon findings of fact which follow; and
- E. Recommend approval of the subdivision modification to create lots less than 100' deep.

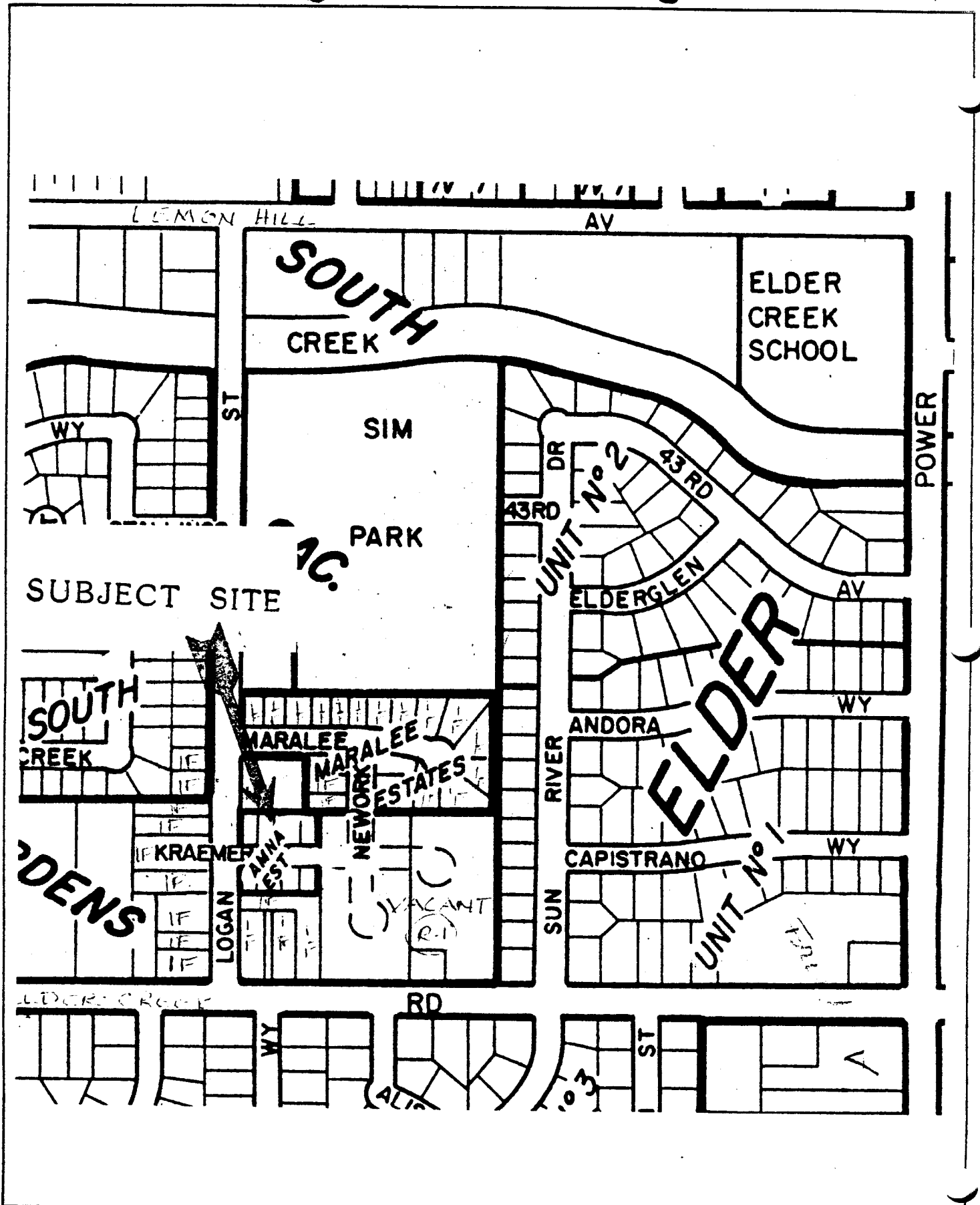
Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

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. 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.
4. Meet all County Sanitation District requirements.
5. Submit a soils test prepared by a registered engineer to be used in street design.
6. Abandon septic tanks, if any, to the satisfaction of Sacramento County Health Department.
7. Abandon any wells to the satisfaction of Building Inspections.

Findings of Fact - Variance

1. The proposed variances are not special privileges extended to an individual property owner in that the stub street to the east dictates the location of the proposed street for the subject site.
2. The project will not be injurious to the public welfare nor to properties in the vicinity of the applicant in that it will not alter the residential characteristics of the area.
3. The granting of the variance is not a use variance in that single family dwellings are allowed in the R-1 zone.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential land uses in the 1974 General Plan and the proposed subdivision conforms with the plan designation.



VICINITY - LAND USE - ZONING

TENTATIVE MAP  
**AMNA ESTATES**

6331 LOGAN STREET

BEING A PORTION OF LOT 16  
 PLAT OF SOUTH SACRAMENTO GARDENS

BK. 14 B.M. PG. 40

STATE OF CALIFORNIA  
 JULY 1986

CITY OF SACRAMENTO, SACRAMENTO COUNTY  
 SCALE 1" = 50'

DEVELOPER/OWNER:

SAMIR ANASTAS  
 C/O SEA CORPORATION  
 P.O. BOX 160244  
 SACRAMENTO, CA 95814  
 (916) 447-1500

ENGINEER:

JTS ENGINEERING CONSULTANTS, INC.  
 811 J STREET  
 SACRAMENTO, CA 95814  
 (916) 441-6706

PROPOSED USE:

SIX (6) R-1 PARCELS  
 EXISTING R-1 ZONING TO REMAIN

PRESENT USE:

SINGLE FAMILY HOME ON LOT 6 TO REMAIN  
 ALL OTHERS VACANT

ACREAGE:

1.05 ACRES GROSS  
 MINIMUM LOT SIZE 77' X 97' FT.

IMPROVEMENT:

CURB AND GUTTER EXISTING ALONG LOGAN STREET

ASSESSOR'S PARCEL NUMBER:

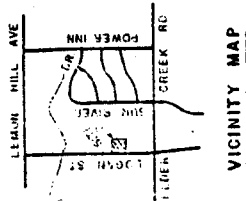
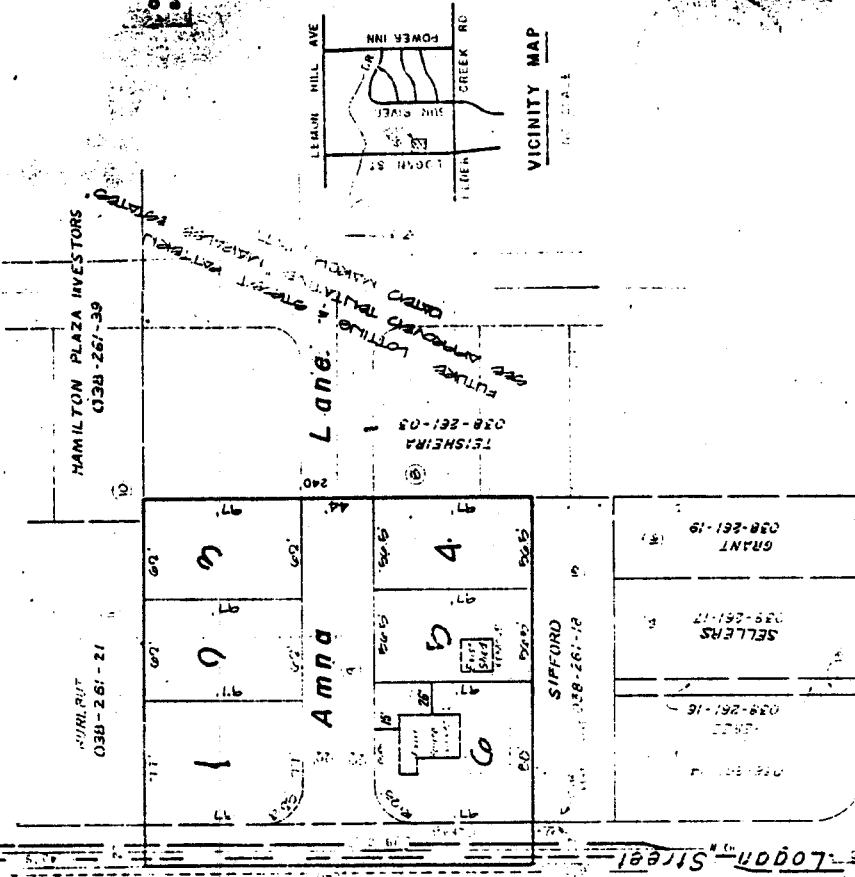
038-261-05

UTILITIES:

GAS PG&E  
 ELECTRICITY SMUD  
 TELEPHONE PACIFIC BELL  
 WATER CITY OF SACRAMENTO  
 SEWER CITY OF SACRAMENTO  
 DRAINAGE CITY OF SACRAMENTO  
 FIRE CITY OF SACRAMENTO  
 CABLE CITY OF SACRAMENTO

SCHOOL DISTRICT:

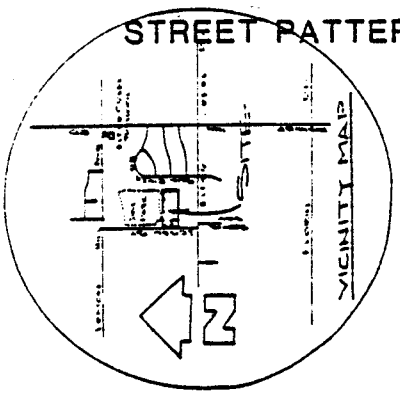
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT



- QUIT 038-251-11
- KRAMER 038-251-12
- SANDERS 038-251-13
- SANDERS 038-251-14
- LOPEZ 038-251-15
- NAJERA 038-251-16
- NAJERA 038-251-17
- SANDERS 038-251-18
- BERES 038-251-19



STREET PATTERN APPROVED WITH MARALEE ESTATES



OWNER: (18-26-12)  
 525 CLAYTON  
 2331 ALI'S AVE  
 SACRAMENTO, CA 95815

DEVELOPER:  
 MARALEE, INC.  
 2310 BROWN LN  
 NEWCASTLE, CA 95658  
 TEL. 980-7105

PLANNING CONSULTANT:  
 REINERS & HAYES  
 280 VALLEY RD SUITE C  
 SACRAMENTO, CA 95811  
 TEL. 486-1441

ENGINEER: (88-1980)  
 STEVE H. THOMAS  
 205 VIRGINIA ST  
 PO BOX 888  
 SOLEVILLE, CA 95878  
 TEL. 381-4700

AREA:  
 4.03 ACRES  
 ASSessor'S PARCEL NO.:  
 18-26-12

ZONING:  
 R-1

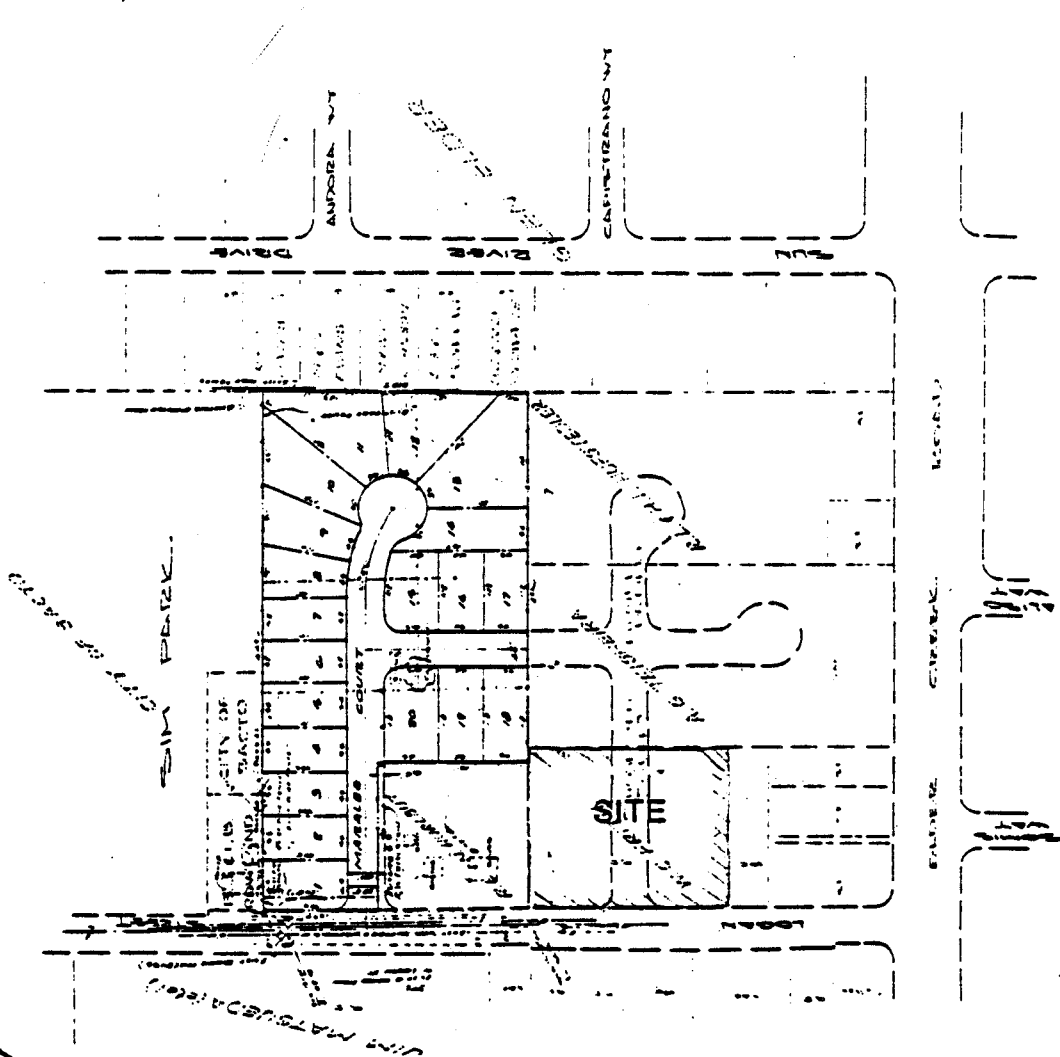
EXISTING USE:  
 VACANT

PROPOSED USE:  
 SINGLE-FAMILY RESIDENTIAL

NO. OF LOTS:  
 20

LOT SIZE:  
 9,300 SQ. FT. (215' x 43')

PROPOSED IMPROVEMENTS:  
 SACRAMENTO CITY STANDARDS  
 BUILDING SET BACKS  
 STREET, SIDEWALKS, CURB &  
 CONSTRUCTION PHASES  
 CINF. (1)



TENTATIVE MAP  
 MARALEE ESTATES

CITY OF SACRAMENTO, CALIFORNIA  
 MARCH 17, 1977 SCALE: 1"=100'

NOTE:  
 THE FIRST 10 LOTS OF MARALEE COURT  
 TO BE OPENED TO FULL INDEPENDENT TRAFFIC  
 WITH CURB, GUTTER, SIDEWALK, DRIVE  
 SIDE, CURB, GUTTER, SIDEWALK, DRIVE  
 SIDE, DRIVE WALK, SIDEWALK TO BE OPENED  
 AT EARLY DATE TO BE DETERMINED BY THE  
 ENGINEER, WITHIN THE CITY OF SACRAMENTO  
 COUNTY, CALIFORNIA, IN ACCORDANCE WITH  
 CITY ORDINANCES.

484-884  
 488C-982

9-11-86  
 5-8-84

No. 5