

CITY OF SACRAMENTO PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Johnson & Topper, 926 J Street, Suite 1208, Sacramento, California 95814
OWNER Bert Clemons, 126 Danville Way, Sacramento, California 95838
PLANS BY Johnson & Topper, 926 J Street, Suite 1208, Sacramento, California 95814
FILING DATE August 14, 1990 ENVIR. DET. Negative Declaration REPORT BY CG
ASSESSOR'S PCL. NO. 226-0110-017

- APPLICATION:**
- A. Negative Declaration.
 - B. Tentative Map to divide 0.9± vacant acres into five single family lots in the Standard Single Family (R-1) zone.
 - C. Variance to create one lot which is less than 100 feet in depth.
 - D. Subdivision Modification to create one lot with less than 100 feet in depth.

LOCATION: South side of Claire Avenue, approximately 1,000 feet west of Rio Linda Boulevard.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 0.9± acres into five single family lots.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1	Front:	25'	Setbacks
South: Single Family; R-1	Side(Int):	5'	Will Be
East: Single Family; R-1	Side(St):	12.5'	Provided
West: Single Family; R-1	Rear:	15'	As Required

Property Dimensions:	132' x 300'
Property Area:	0.9± acres
Density of Development:	7.3 du/na
Topography:	Flat
Street Improvements:	To Be Provided
Utilities:	To Be Provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 19, 1990, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions of approval listed below.

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning**

The subject site consists of 0.9± vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The North Sacramento Community Plan designates the site Residential (4-8 du/na). The surrounding zoning for the subject site R-1. The surrounding land use in vacant to the north, and single family to the south, east, and west.

B. **Applicant's Proposal**

The applicant is requesting a tentative map to subdivide 0.9± acres into five single family lots. The applicant is also requesting a variance and subdivision modification to allow one lot to be created which averages approximately 98 feet in depth.

C. **Site Design and Lot Layout**

The tentative map proposes a 32 foot wide street along the eastern property line which connects with the future Irving Avenue. This subdivision, as proposed, is dependent upon the recording of a previously approved tentative map (P90-047) for the property to the southeast. If no connection to Irving Avenue is provided by P90-047, the map will need to be revised to include a turn-around at the end. The tentative map also requires some off-site improvements. The roadway shown along the eastern property line is 32 feet wide. A half-street and 12 foot lane is required, for a total of 34 feet. The additional two feet will need to be provided on the adjacent parcel. The elbow of the street is also located off-site, requiring an agreement from the adjacent property owners.

D. **Variance/Subdivision Modification**

A variance and subdivision modification is being requested to create a parcel which is less than 100 feet in depth. Staff has no objection to this request. The parcel averages 98 feet in depth, but is 82 feet wide. The square footage of the parcel is 8,000, which exceeds the minimum 5,200 square feet. The parcel can easily be developed at the 98 foot depth.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map to divide 0.9± vacant acres into five single family lots, subject to conditions and forward to the City Council;
- C. Approve the Variance to create one lot which is less than 100 feet in depth based upon findings of fact which follow; and
- D. Recommend approval of the Subdivision Modification to create one lot with less than 100 feet in depth and forward to the City Council.

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; including a 22 foot half-street and a 12 foot paved lane northbound on north-south street. Requires offsite dedication along Silva Property. City will condemn at the owner's expense if necessary.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
3. Pay off existing assessments, or file the necessary segregation requests and pay fees, if any.
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. Coordinate with County Sanitation District.
6. Submit a soils test prepared by a registered engineer to be used in street design.
7. Subject property must complete annexation to both Sacramento Regional Sanitation District and County Sanitation District No. 1 of Sacramento County prior to the approval of improvement plans or prior to recordation of the map, whichever occurs first.
8. Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.
9. Dedicate a 12.5 foot Public Utility Easement for underground and over-head facilities and appurtenances adjacent to Claire Avenue.
10. Improvement plans showing the Public Utility Easements shall be reviewed by Pacific Bell. These plans shall address the buried service with extruded drop to be the method of providing service and the location of driveways. Pole relocation may be required at the developer's expense.
11. Construct Claire Avenue to 30 foot half street with a 12 foot lane north of centerline. Construct 20 feet of temporary paving from subdivision boundary to Sully Street or to the existing pavement from Rio Linda Boulevard.
12. Applicant shall provide a temporary traffic turnaround at the end of the north-south street to the satisfaction of the Traffic Engineer. If final map for P90-047 (southeast of subject parcel) has been recorded, applicant shall connect to Irving Avenue. Offsite dedication will be required along south of Silva property and northeast corner of Peace property. City will condemn at owner's expense if necessary. A minimum of two 12 foot lanes will be required with adequate corner on Silva property.
13. Extend offsite drain line from Sully Street.
14. Place a note on the final map: Property shall be developed in compliance with the mandatory mitigation measures of the City's Environmental Coordinator (P90-398).

Mandatory Mitigation Measures

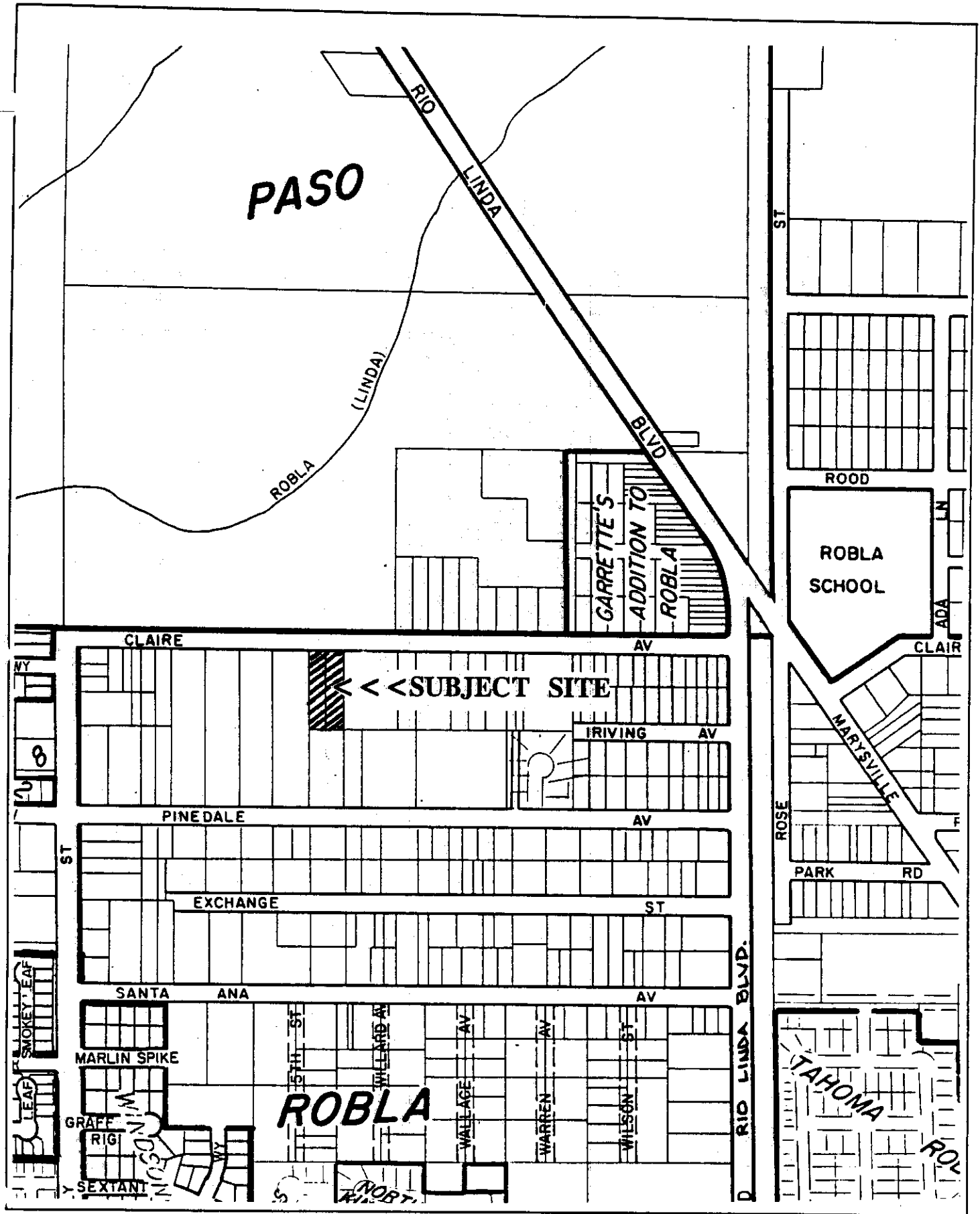
1. Require construction contractors to implement a dust abatement program that will reduce the effect

of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:

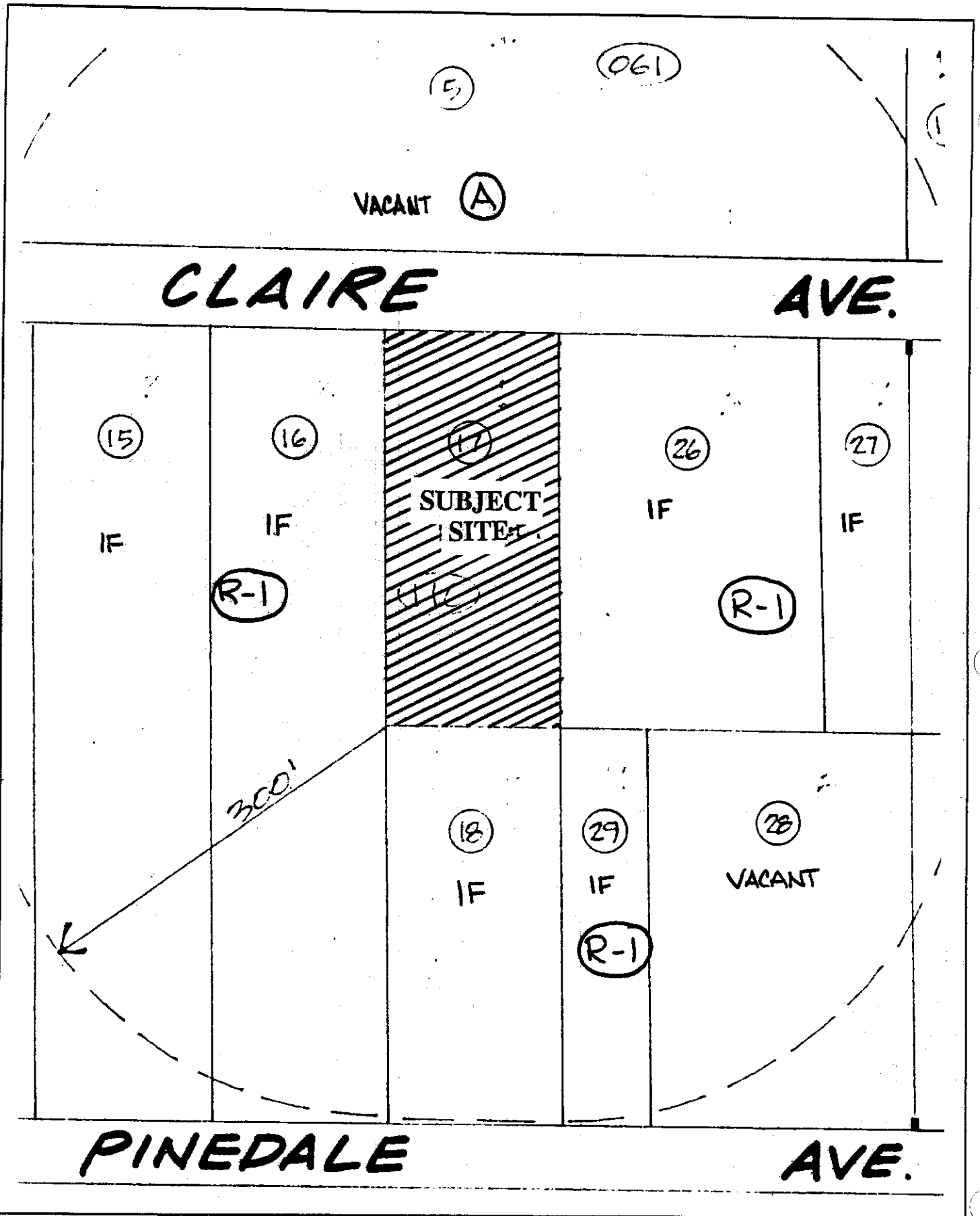
- a. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50 percent.
 - b. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - e. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 - f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
2. If subsurface archaeological or historical remains (including unusual amount of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Findings of Fact

1. Granting the variance does not constitute a special privilege extended to one property owner in that variances would be granted to other property owners facing similar circumstances.
2. Granting the variance does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the variance would not be injurious to the public safety of welfare, nor result in the creation of a public nuisance in that adequate lot area is provided to mitigate the reduced depth.
4. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site Low Density Residential (4-15 du/na) and Residential (4-8 du/na), respectively. The 7.2 du/na density of the proposed project conforms to the plan designations.



VICINITY MAP



LAND USE & ZONING MAP



P90-398

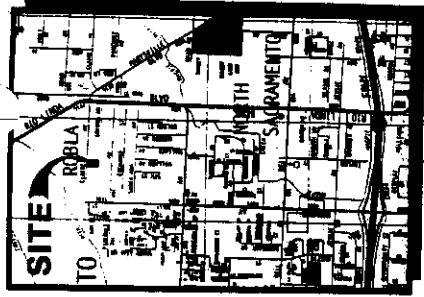
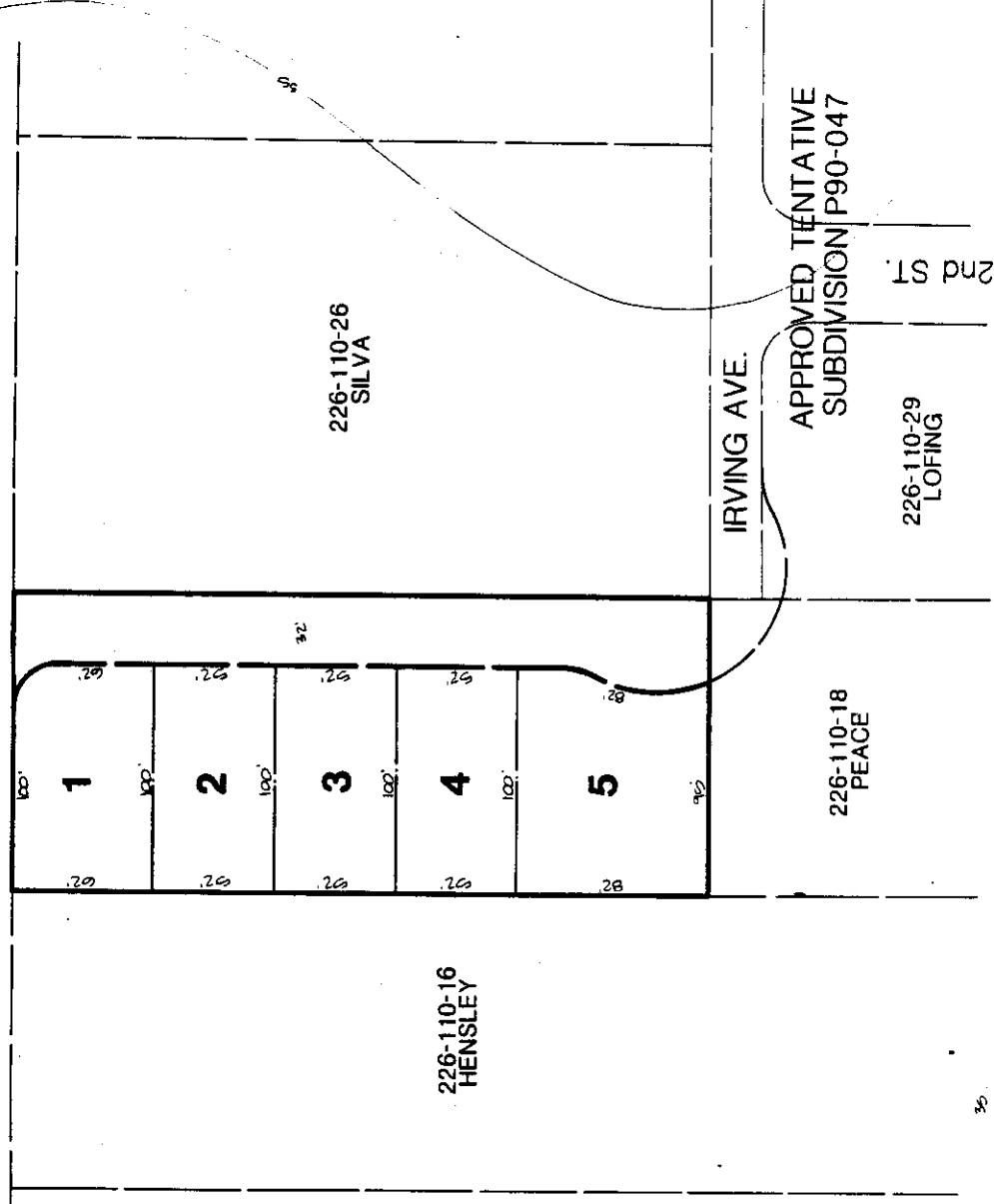
226-061-5
CARMICAL

CLAIRE

AVE.



65'



VICINITY MAP
NO SCALE

**TENTATIVE SUBDIVISION
FOR
BERT CLEMONS
CITY OF SACRAMENTO AUGUST, 1990**



OWNER/DEVELOPER

Bert Clemens
726 Davisville Hwy
Sacramento Ca 95838

APPLICANT

Johnson & Topper
926 J St. Suite 316
Sacramento Ca 95814

ASSESSOR'S PARCEL NO.

226-110-017

AREA

1.0 AC.

ZONING

R-1

STORM DRAINAGE

Sacramento County Water Agency Zone 3

SANITARY SEWER

Regional Sanitation District

WATER

City of Sacramento

ELECTRICITY

S.M.U.D.

GAS

P.G.I.E.

SCHOOL DISTRICT

Rio Linda Union

PARKS & RECREATION

City of Sacramento

FIRE PROTECTION

Sacramento Fire District