

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

APPLICANT	Rural CA Housing Corp., c/o Marty Zwerling, 2125 19th St, Sacramento, CA 95818
OWNER	City of Sacramento Redevelopment Agency, 429 J Street, Sacramento, CA 95814
PLANS BY	Rural CA Housing Corp., c/o Marty Zwerling, 2125 19th St, Sacramento, CA 95818
FILING DATE	04/07/92
ENVIR. DET.	Exempt 15305 (a)
REPORT BY	D. Holm
ASSESSOR'S PCL. NO.	251-0157-017-0000

- APPLICATION:**
- A. Tentative Map to subdivide .53± vacant acres into four single family lots in the Multiple Family (R-2A) zone.
 - B. Variance to reduce the required front yard setback from 25 feet to 20 feet for 2 proposed corner parcels.
 - C. Variance to create 4 parcels less than 100 feet in depth.
 - D. Variance to create 2 corner parcels with less than the required 6,200± square feet in lot area.
 - E. Subdivision Modification to create 4 parcels less than 100 feet deep.
 - F. Subdivision Modification to create 2 corner parcels with less than the required 6,200± square feet in lot area.

LOCATION: East of Rio Linda Boulevard, South of Nogales Street and North of Silvano Street

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide an existing 170' x 215' parcel into four parcels in order to construct a single family residence on each parcel.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (7-15 du/na)
Existing Zoning of Site:	Multiple Family (R-2A)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-2A	Front (1 & 4):	25 ft.	20 ft. min.
South: Storage Yard; R-2A	Front (2 & 3):	25 ft.	25 ft.
East: Single & Two Family; R-1	Side (1 & 4):	25 ft.	25 ft.
West: Vacant & Vacant Retail; R-2A	Side (2 & 3):	5 ft.	5 ft.
	Rear:	15 ft.	15-22 ft.

Property Dimensions:	170' x 215'
Property Area:	0.53± acres
Height of Proposed Buildings:	Lots 2 & 3 - Two Story Lots 1 & 4 - Single Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 1, 1992, by a vote of 4 ayes and 5 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and Subdivision Modification subject to conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one lot totaling 0.53± vacant acres in the Multiple Family (R-2A) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (7-15 du/na). The overall project density is proposed to be 7.5 dwelling units per net acre. The subject site is located within the boundaries of the Del Paso Heights Redevelopment area. Surrounding land uses and zoning include: vacant land, single family and two family residences, zoned Multiple Family (R-2A) and Standard Single Family (R-1), to the north; vehicle/junk storage yard, vacant land, and single family residences, zoned Multiple Family (R-2A) and Standard Single Family (R-1), to the south; single family and two family residences, zoned Standard Single Family (R-1), to the east; and vacant retail, vacant land and single family residences, zoned Multiple Family (R-2A) and Standard Single Family (R-1), to the west. The subject site is located within the boundaries of the Del Paso Heights Redevelopment area.

B. Applicant's Proposal

The subject site consists of a vacant multiple family lot totaling 0.53± acres. The applicant is proposing to divide the existing parcel into four single family lots. In order to subdivide the existing 170 foot by 215 foot parcel the applicant is requesting the necessary variances and subdivision modifications to create parcels less than the required lot depth and lot area. In addition, the applicant is requesting to reduce the required 25 foot front yard setback on the two proposed corner parcels to 20 feet.

C. Policy Considerations

The proposed project supports General Plan Policy 3, Section 2 which suggests modifying the Subdivision Ordinance to accommodate smaller lot sizes for single family developments. The project as proposed is consistent with surrounding development with lot sizes that vary from current standards. In addition, the project as proposed supports the City's redevelopment efforts in the Del Paso Heights Redevelopment area.

C. Staff Analysis

Tentative Map/Subdivision Modification/Variances

The applicant is requesting to subdivide the existing parcel into 4 parcels that will be developed with single family residences. Based upon the size of the existing parcel the proposed parcels will not be able to meet the Subdivision Ordinance and Zoning Ordinance requirements in regards to the lot width and lot area. Approval of the requested tentative map will require variances and subdivision modifications in order to allow the creation of substandard parcels.

The Public Works Department has reviewed the proposed project and has recommended that the applicant abandon 8 feet of additional right-of-way on Silvano Street and an additional 3 feet of right-of-way on Nogales Street in order to allow for extra depth on the proposed parcels. The applicant has revised the tentative map to include the abandonment of this right-of-way which will allow for the creation of four parcels that will be 85.5 feet deep and 65 feet wide for the interior parcels and 70 feet wide for the corner parcels. As proposed the four lots will be less than the required 100 feet in depth and the two corner parcels will be less than the required 6,200 square feet in lot area.

The applicant has submitted proposed site plans and elevations for the single family residences that are to be constructed on the proposed parcels. The subject site is zoned Multiple Family (R-2A) which requires that the corner parcels maintain a 25 foot front and street side yard setback for structures. As the proposed use of the parcels will be single family residences Planning staff has met with the applicant and has agreed to support a variance to reduce the required front yard setbacks from 25 feet to 20 feet for the two corner parcels (Lots 3 & 4). In considering the existing development within the surrounding area Planning staff has noted that the existing structures along Nogales and Silvano have less than 25 feet and the 5 foot reduction on these parcels should not create a visual impact on the surrounding developments. The site plans and elevations that have been submitted will meet the standard setbacks required for single family developments. In addition, the development of the proposed parcels as shown will eliminate the need for driveways onto Rio Linda Boulevard. Although the proposed lots will be substandard in depth, lot area and front yard setback, staff supports the approval of the tentative map, subdivision modifications and variances as the lots to be created will be consistent in size, area and setbacks as other lots in the surrounding neighborhood.

Site Plan/Building Design

The proposed units consist of single and two story elevations that will be three bedroom, two bath units with a two car attached garage. The proposed building materials are stucco, horizontal wood siding, and a composition shingle roof. The elevations which were submitted indicate quality materials and appear to be compatible with the design review requirements for new development within the surrounding area. The subject parcels are located within the Del Paso Heights Redevelopment Area. Therefore, the applicant will be required to submit a design review application for each parcel to the Design Review staff for review and approval prior to issuance of building permits.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines {CEQA Section 15305 (a)}.

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

- A. Recommend approval of the Tentative Map to subdivide 0.53± vacant acres into 4 parcels and forward to City Council;
- B. Approve the variance to reduce the required front yard setback from 25 feet to 20 feet for 2 proposed corner parcels subject to conditions and based upon findings of fact which follow;
- C. Approve the variance to create 4 parcels less than 100 feet deep subject to conditions and based upon findings of fact which follow;
- D. Approve the variance to create 2 corner parcels with less than the required 6,200± square feet in lot area;
- E. **Recommend approval of the** Subdivision Modification to create 4 parcels less than 100 feet deep and forward to City Council (*amended by staff*); and
- F. **Recommend approval of the** Subdivision Modification to create 2 corner parcels with less than the required 6,200± square feet in lot area and forward to City Council (*amended by staff*).

Conditions - Tentative Map/Subdivision Modification

- 1. Construct handicapped ramps per City standards at the intersection of Rio Linda Blvd. and Nogales Street and at the intersection of Rio Linda Blvd. and Silvano Street;
- 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 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. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
- 3. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit;
- 4. Dedicate a 5-foot public utility easement for overhead public utility facilities and appurtenances adjacent to the east property line of lots 2 and 3;
- 5. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to Silvano Street, Nogales Street and Rio Linda Blvd;
- 6. Show all existing easements;

7. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
8. Place note on Final Map: Separate sewer and metered water services to be purchased and installed at time of obtaining building permits;
9. Place note on Final Map: Prior to issuance of a building permit, a plan showing appropriate lot drainage shall be approved by the Building Department;
10. Silvano Street and Nogales Street shall be a standard 22-foot half street. Excess right of way may be abandoned with the Final Map;
11. Dedicate right-of-way at the round corner locations to provide for 2 feet behind the back of the existing sidewalk;
12. Provide a 5-foot irrevocable offer of dedication adjacent to Rio Linda Blvd. for future right-of-way; and
13. Prior to recordation of the Final Map, applicant shall negotiate with the Grant Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.

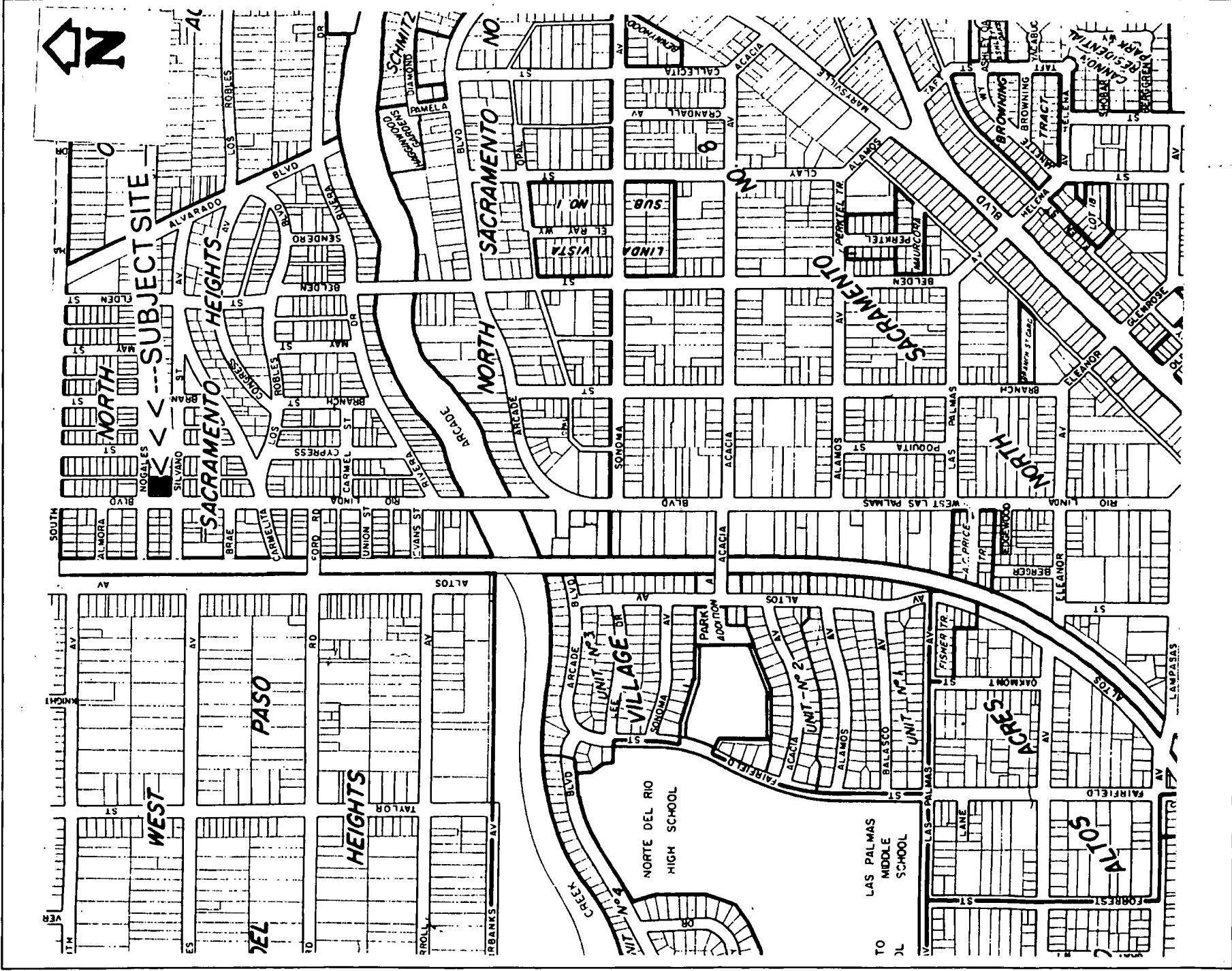
Conditions - Variance

1. The applicant shall obtain approval from the Design Review staff, for the proposed development on each parcel, prior to issuance of building permits;
2. The applicant shall abide by all minimum front, rear, and side yard setbacks and shall not exceed the allowable 40% total lot coverage. The front yard and street side yard setbacks shall be as shown on Exhibits C, D, E and F;
3. The applicant shall obtain all necessary building permits prior to construction of any structures on the subject lots; and
4. The variance for the front yard setback shall expire two years from date of Planning Commission approval unless a building permit has been obtained for Lots 1 and 4. In addition, the variances for the lot depths and area shall expire two years from date of Planning Commission approval unless a final map has been recorded on the subject site.

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Findings of Fact - Variance

1. The project, as conditioned, is based upon sound principles of land use in that the proposed tentative map will result in single family lots that are similar in size to that of other single family lots in the surrounding area.
2. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
 - a. adequate setbacks, open space and lot coverage will be maintained, and
 - b. a garage will be constructed on each lot in order to provide off-street parking.
3. Granting the variances does not constitute a special privilege extended to an individual applicant in that the subject site is located in an area with lots that are substandard in width, depth and area.
4. Granting the variances does not constitute a use variance in that lots for single family development are allowed in the Multiple Family (R-2A) zone.
5. The proposed project is consistent with the General Plan which designates the site as low density residential (4-15 du/na) and the 1984 North Sacramento Community Plan designation of residential (7-15 du/na).



VICINITY MAP

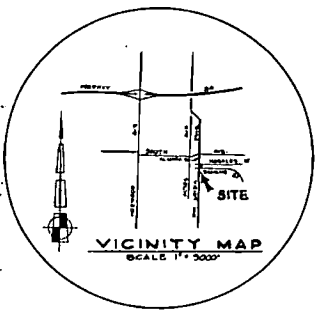
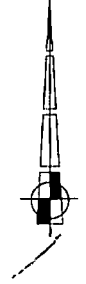
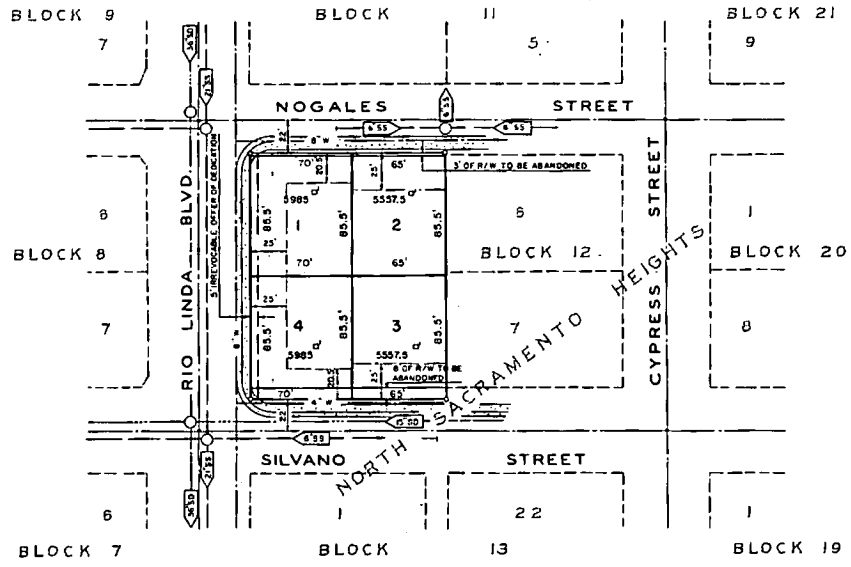
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P92-087

AUGUST 13, 1992

ITEM NO. 7

TENTATIVE MAP OF WEST HALF OF BLOCK 12 OF NORTH SACRAMENTO HEIGHTS



GENERAL INFORMATION

RECORD OWNER:
 Redevelopment Agency City of Sacramento
 630 I Street
 Sacramento, California 95814
 (916) 444-9210

SUBDIVIDER:
 Rural California Housing Corp.
 2125 19th Street, Suite 101
 Sacramento, California 95818
 (916) 442-4725

ENGINEER:
 Emmott W. Sutcliffe III
 2277 Fair Oaks Blvd., Suite 417
 Sacramento, California 95825
 (916) 841-5708

WATER SUPPLY:
 City of Sacramento

SEWAGE DISPOSAL:
 City of Sacramento

A.P.N.:
 251-0157-017

EXISTING USE & ZONE:
 Vacant, R-2A

PROPOSED USE & ZONE:
 4 Single Family Lots, R-2A

LEGEND

- SANITARY SEWER
- STORM DRAIN
- WATER MAIN
- SETBACK LINE
- EXIST. CURB, OUTERSIDE SIDEWALK

EXHIBIT - A
TENTATIVE MAP



REVISIONS _____ _____ _____		NORTH SACRAMENTO HEIGHTS TENTATIVE MAP	EMMOTT W. SUTCLIFFE III 2277 FAIR OAKS BLVD. SACRAMENTO, CALIF. 95825 (916) 841-5708	SCALE 1" = 40' SHT. 1 OF 1 SHTS.
BENCH MARK: _____ ELEVATION: _____	18,100 sq. ft. 2-7-B			

101589

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JUN 9 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

P92-087
Revised

CERTIFIED AS TRUE COPY
of Resolution No. 92-703

RESOLUTION NO. 92-703

SEP 29 1992

ADOPTED BY THE SACRAMENTO CITY COUNCIL DATE

CERTIFIED
Therese A. Burrows
CITY CLERK, CITY OF SACRAMENTO

ON DATE OF SEP 22 1992

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED EAST OF RIO LINDA BLVD., SOUTH OF NOGALES STREET AND NORTH OF SILVANO STREET

(P92-087) (APN: 251-0157-017)

WHEREAS, the City Council on SEP 22 1992, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15305(a);

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision.

FOR CITY CLERK USE ONLY

001547

RESOLUTION NO.: 92-703

DATE ADOPTED: SEP 22 1992

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific-Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for residential use(s).
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. In the matter of the hereby approved requested subdivision modification to create lots less than 100 feet in depth and 6,200 square feet in area:
 - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the lot depth and area is necessary to meet the required density.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the size of the lots and the design of the residences will be compatible with the surrounding development.
 - d. That granting the modification is in accord with the intent and purpose of these regulation and is consistent with the General Plan and with all other applicable Specific Plans of the City in that a variety of housing types will be provided.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - A. Construct handicapped ramps per City standards at the intersection of Rio Linda Blvd. and Nogales Street and at the intersection of Rio Linda Blvd. and Silvano Street;

FOR CITY CLERK USE ONLY

001548

RESOLUTION NO.: 927103
 DATE ADOPTED: SEP 22 1992

- B. 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. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
- C. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit;
- D. Dedicate a 5-foot public utility easement for overhead public utility facilities and appurtenances adjacent to the east property line of lots 2 and 3;
- E. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to Silvano Street, Nogales Street and Rio Linda Blvd;
- F. Show all existing easements;
- G. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
- H. Place note on Final Map: Separate sewer and metered water services to be purchased and installed at time of obtaining building permits;
- I. Place note on Final Map: Prior to issuance of a building permit, a plan showing appropriate lot drainage shall be approved by the Building Department;
- J. Silvano Street and Nogales Street shall be a standard 22-foot half street. Excess right of way may be abandoned with the Final Map;
- K. Dedicate right-of-way at the round corner locations to provide for 2 feet behind the back of the existing sidewalk;
- L. Provide a 5-foot irrevocable offer of dedication adjacent to Rio Linda Blvd. for future right-of-way; and

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RESOLUTION NO.: 92-703
DATE ADOPTED: SEP 22 1992

M. Prior to recordation of the Final Map, applicant shall negotiate with the Grant Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.

ANNE RUDIN

MAYOR

ATTEST:

VALERIE BURROWES

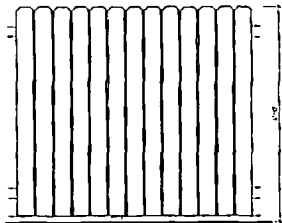
CITY CLERK

FOR CITY CLERK USE ONLY

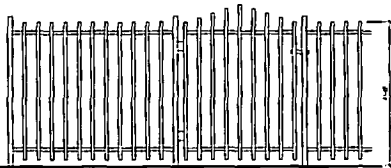
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RESOLUTION NO.: 92-703

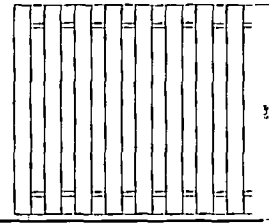
DATE ADOPTED: SEP 22 1992



SOLID WOOD - 6'



ORNAMENTAL IRON - 4 FT. METAL

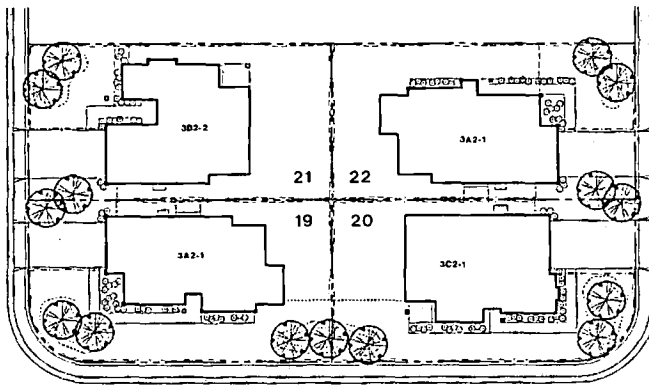
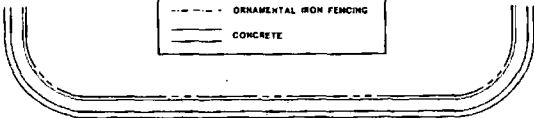


GOOD NEIGHBOR - 8 FT. WOOD

FENCING TYPES

LANDSCAPE LEGEND

- SHADE TREE
- SHRUB
- GROUND COVER W/ REDWOOD HEADER
- LANDSCAPE BERM
- GOOD NEIGHBOR FENCING
- SOLID WOOD FENCING
- ORNAMENTAL IRON FENCING
- CONCRETE



RIO LINDA BLVD.

ALMORA STREET

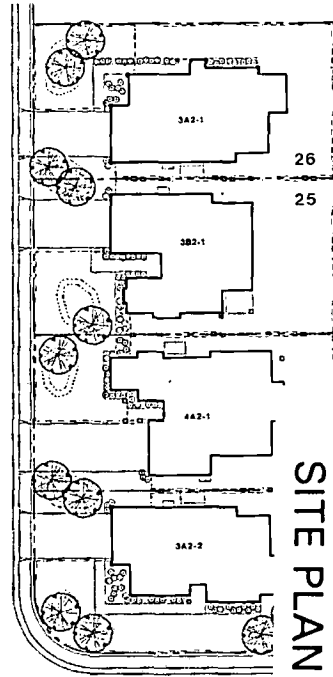
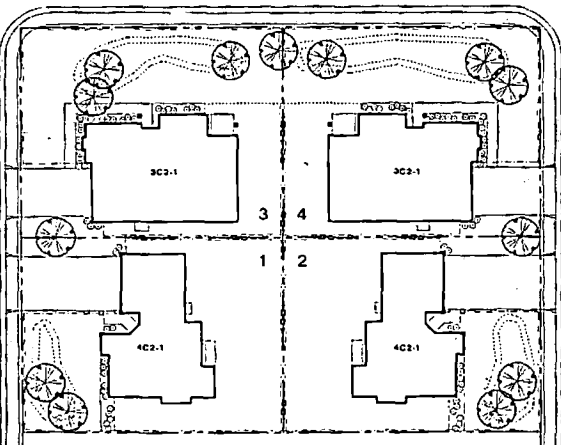
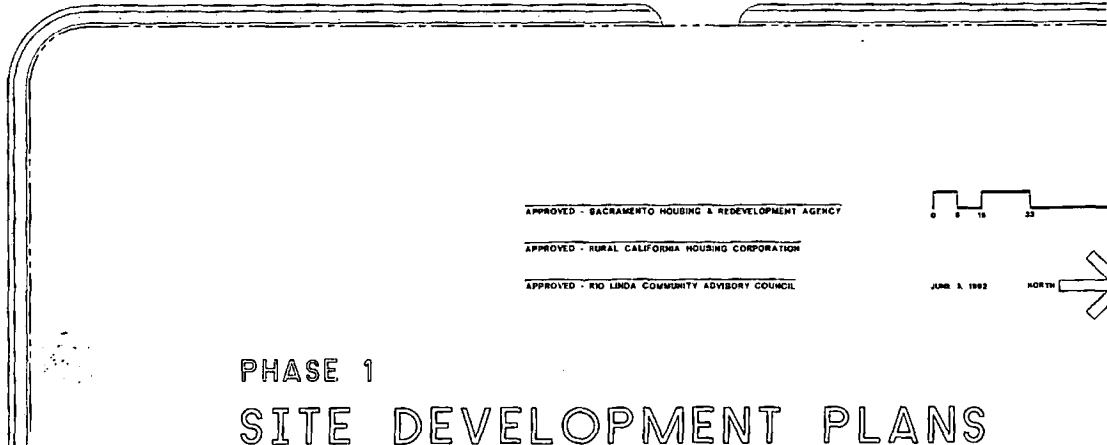


EXHIBIT - B
SITE PLAN

SILVANO STREETS
061579
OVALS



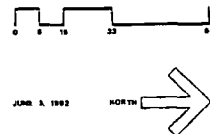
MOGALES STREET



APPROVED - SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

APPROVED - RURAL CALIFORNIA HOUSING CORPORATION

APPROVED - RIO LINDA COMMUNITY ADVISORY COUNCIL



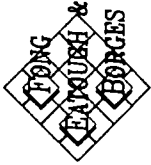
PHASE 1
SITE DEVELOPMENT PLANS

P92,087
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JUN 9 1992

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CITY PLANNING DIVISION



Assessment & Planning
 1771 Woodland Ave. Suite 100
 Irvine, California 92614
 (714) 261-1999

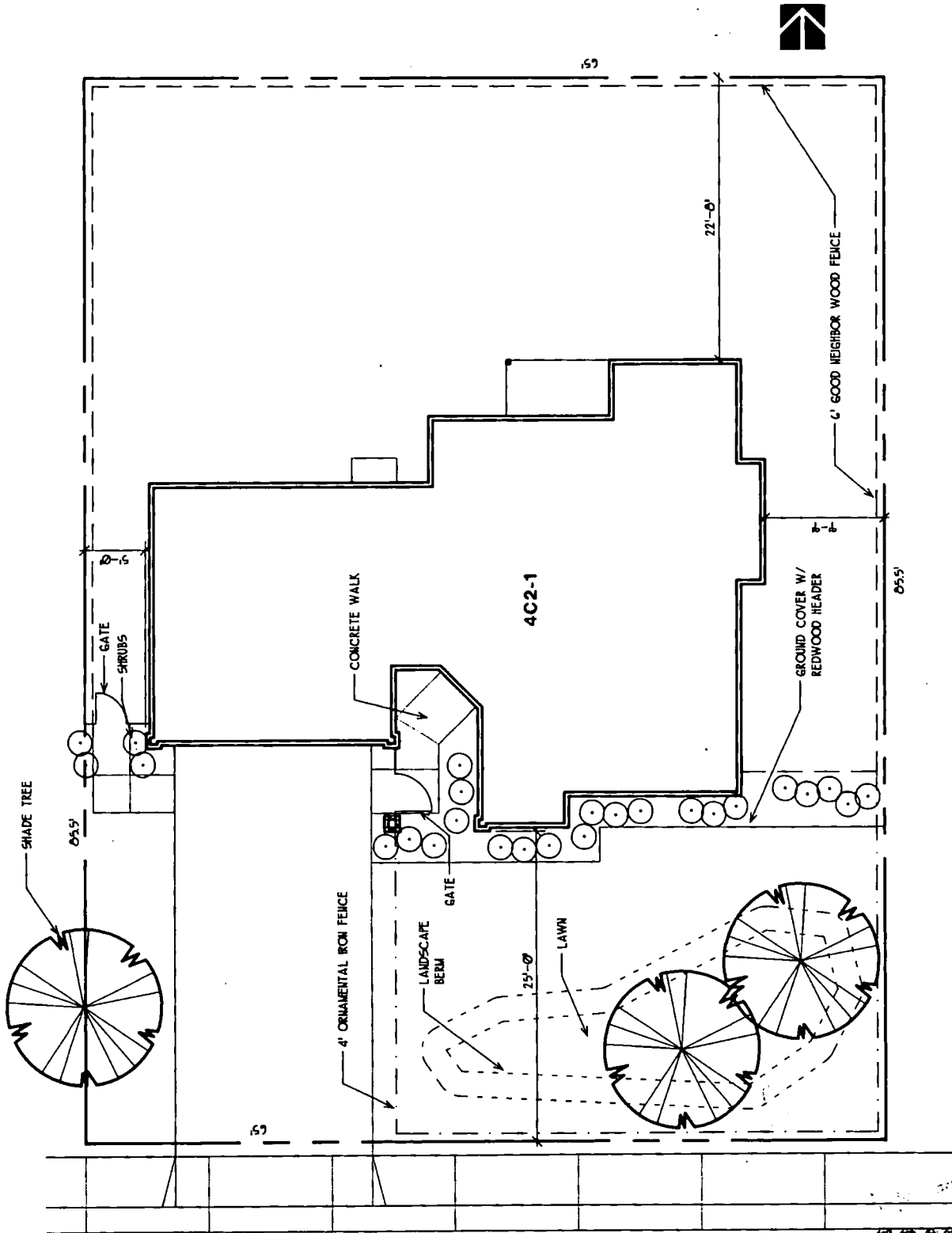
EXHIBIT - C

SITE PLAN - LOT #1

LOT 1 SITE PLAN
 AP # 231-007-001

DATE	BY
12/2/92	ML
10/21/92	ML

A2.0



SILVANO STREET

125100

P92-087

AUGUST 13, 1992

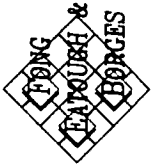
ITEM NO. 7

CITY OF SACRAMENTO
CITY PLANNING DIVISION

JUN 9 1992

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ARCHITECTS & PLANNERS
1777 BROADWAY, SUITE 100
NEW YORK, NY 10019
TEL: 212-697-1000

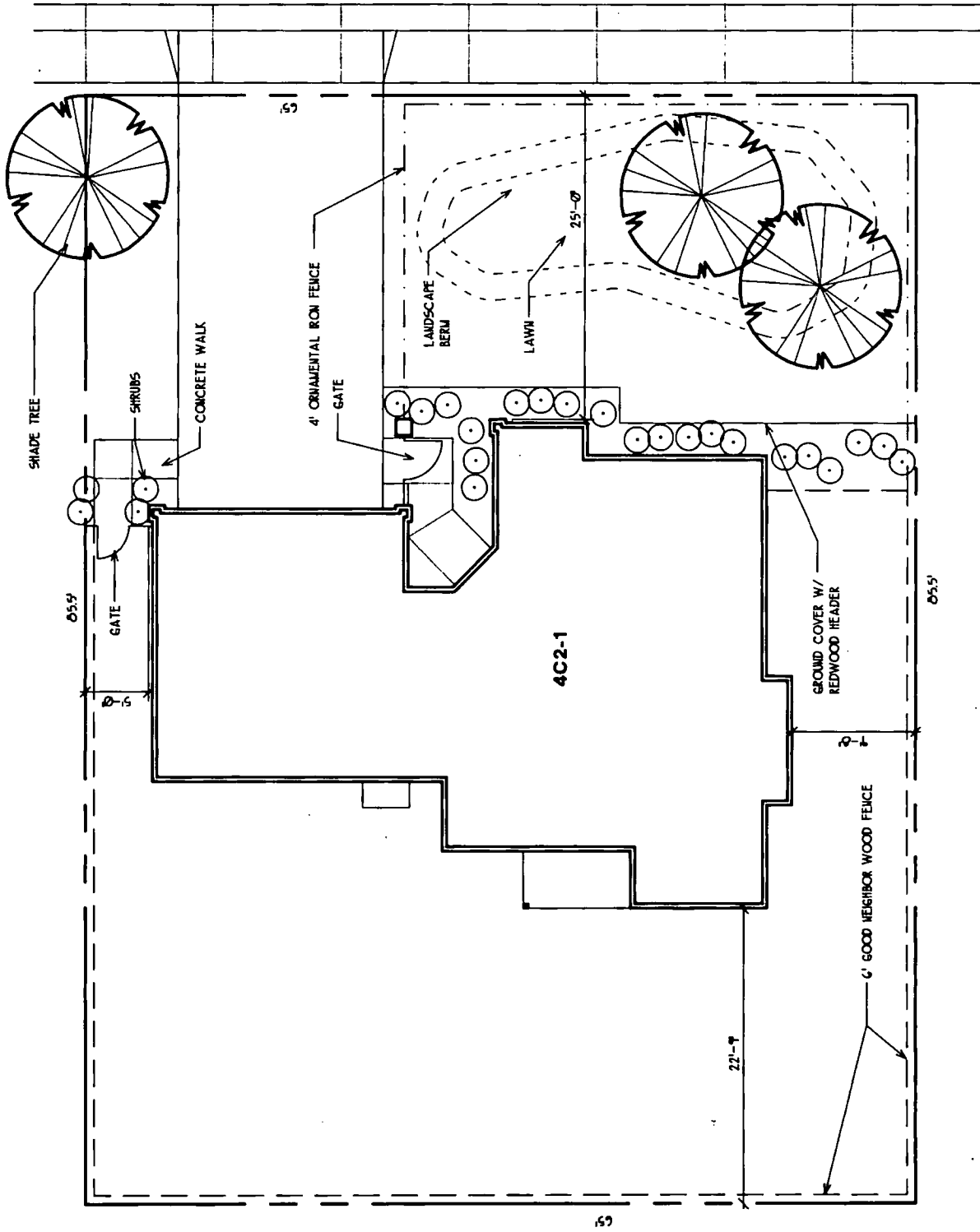
EXHIBIT - D SITE PLAN - LOT #2

LOT 2 SITE PLAN
AY # 25-0071-01

DATE	10/21/92
BY	ML
PROJECT	AY # 25-0071-01
SCALE	AS SHOWN

A2.0

NOGALES STREET



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CITY PLANNING DIVISION

01/20/92
10/1/92

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CITY PLANNING DIVISION



Architects & Planners
 1777 Broadway, Suite 1000
 San Francisco, CA 94109
 Phone: 415-774-1100

EXHIBIT - F

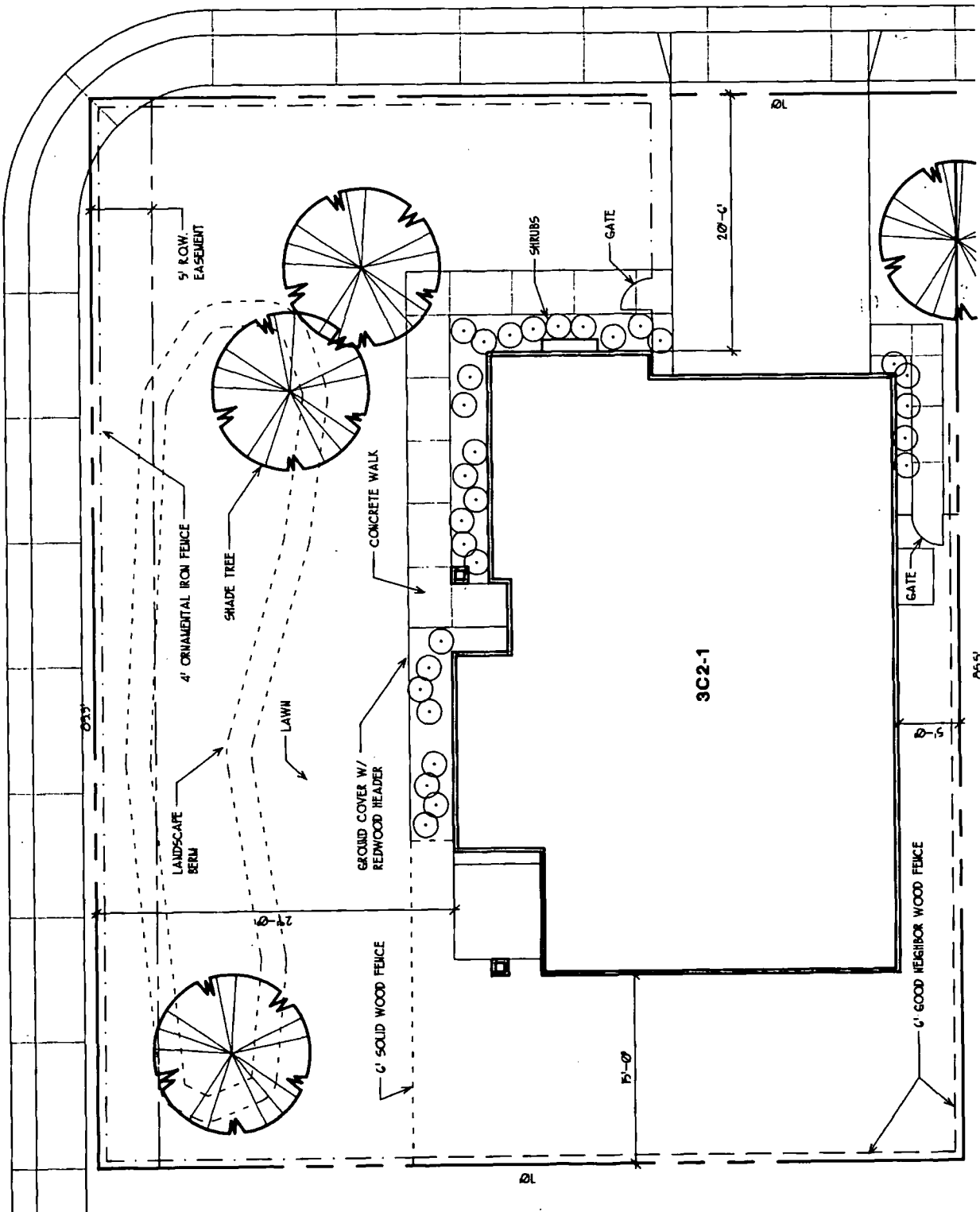
SITE PLAN - LOT #4

LOT 4 SITE PLAN
 APN # 251-061-001

DATE	BY
10/1/92	MB
10/1/92	MB
10/1/92	MB

A2.0

NOGALES STREET



P92-087

AUGUST 13, 1992

ITEM NO. 7

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APR 28 1992

**CITY OF SACRAMENTO
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APR 28 1992

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

P 92 087

1992

PLANNING

LEGAL DESCRIPTION

LOTS 1, 2, 7 AND 8 IN BLOCK 12

LOTS 1, 2, 7 AND 8 IN BLOCK 12, OF NORTH SACRAMENTO HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA. ON JUNE 9, 1911, IN BOOK 12 OF MAPS, MAP NO. 22.

001578