

CITY PLANNING COMMISSION

1231 J STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Vernon D. Dawson - 7304 10th Street, Rio Linda, CA 95673
OWNER Vernon D. Dawson - 7304 10th Street, Rio Linda, CA 95673
PLANS BY H. F. Huang - 7 Shady River Circle, Sacramento, CA 95831
FILING DATE 5-20-88 ENVIR. DET. Neg. Dec. 6-10-88 REPORT BY DH:sg
ASSESSOR'S PCL. NO. 250-0220-016

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map to divide 0.3± vacant acres into two, 6,600 square foot lots in the Standard Single Family (R-1) Zone
 - C. Variance to create two lots less than 52 feet in width
 - D. Subdivision Modification to waive standard street improvements
 - E. Subdivision Modification to reduce the minimum lot width from 52 feet to 50 feet

LOCATION: 3345 Taylor Street

PROPOSAL: The applicant is requesting the necessary entitlements to divide a 100-foot wide lot into two 50 foot wide lots for future single family development.

PROJECT INFORMATION:

General Plan Designation: Residential (4-15 du/ac)
1984 North Sacramento Community
Plan Designation: Residential (7-15 du/ac)
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant
Flood Zone: Other Zone X

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1	Front:	25'	None shown
South: Single Family; R-1	Side(Int):	5'	
East: Vacant; R-1	Side(St):	5'	
West: Vacant; R-1	Rear:	15'	

Property Dimensions: 100' x 132'
Property Area: 0.3± acres
Topography: Flat
Street Improvements: Pavement only, no curb, gutter or sidewalk
Utilities: To be extended

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 8, 1988, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative parcel map and subdivision modifications subject to the attached conditions.

APPLC. NO. P88-232 MEETING DATE June 23, 1988 ITEM NO. 19

PROJECT EVALUATION: Staff has the following comments:

A. Land Use

The subject site is designated 4 to 15 dwelling units per acre in the 1988 General Plan and 4 to 8 units per acre in the 1984 North Sacramento Community Plan. Current zoning of the 0.3+ acres site is Standard Single Family (R-1) Zone. Surrounding land uses include vacant lots to the north, east and west and a single family dwelling to the south. In dividing the site into two future building sites, a density of seven units per acre is achieved, consistent with the General and Community Plans.

B. Project Description

The applicant proposes to divide a 100-foot wide, 132-foot deep lot into two 50-foot wide lots. No house plans are provided. Lots may be sold for future development. No specific floor plans or housing style was submitted with the request. The resulting 6,600 square foot lots will meet the minimum area requirement of 5,200 square feet for an interior lot in the R-1 Zone. Future floor plans will be required to observe all required building setbacks in the R-1 Zone and not exceed 40% building lot coverage. Several 50-foot wide lots exist in the area so that staff has no objection to the tentative map request.

C. Variance and Subdivision Modification to Reduce Minimum Lot Width

In evaluation of the reduction of lot width from 52 feet to 50 feet, staff surveyed adjacent and surrounding lots and noted several lots of 50 feet in width. Staff has previously supported reducing the minimum lot width where surrounding parcels are of a similar smaller width.

D. Subdivision Modification - Waive Street Improvements

There are no drainage facilities, curbs, gutters or sidewalks along Taylor Street. The applicant has requested waiver of these improvements. The Subdivision Review Committee voted to approve the subdivision modification provided the applicant agrees to participate in any future assessment district which may be formed.

E. Parkland Dedication

Planning Community Services have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .0149 acres of land multiplied by the per acre value established by the applicant's appraiser.

F. Design Review

The subject site lies within the Del Paso Heights Design Review District. Future buildings plans will be required to be reviewed and approved by the Design Review staff.

ENVIRONMENTAL DETERMINATIONS: The Environmental Coordinator has determined that the project will not have an impact on the environment. A negative declaration has been filed.

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 create two lots with less than 52 feet of width subject to conditions and based upon findings of fact which follow;
- D. Recommend approval of the subdivision modification to waive standard street improvements; and
- E. Recommend approval of the subdivision modification to reduce the minimum lot width from 52 to 50 feet for two lots.

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. Place the following note on the final map: Water and sewer service must be paid for and installed at the time of obtaining building permits;
2. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water, and sewer facilities. A note shall be placed on the final map referencing the agreement;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
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. Note: The property lies within Zone X of the FEMA (FIRM) flood maps.

Conditions - Variance

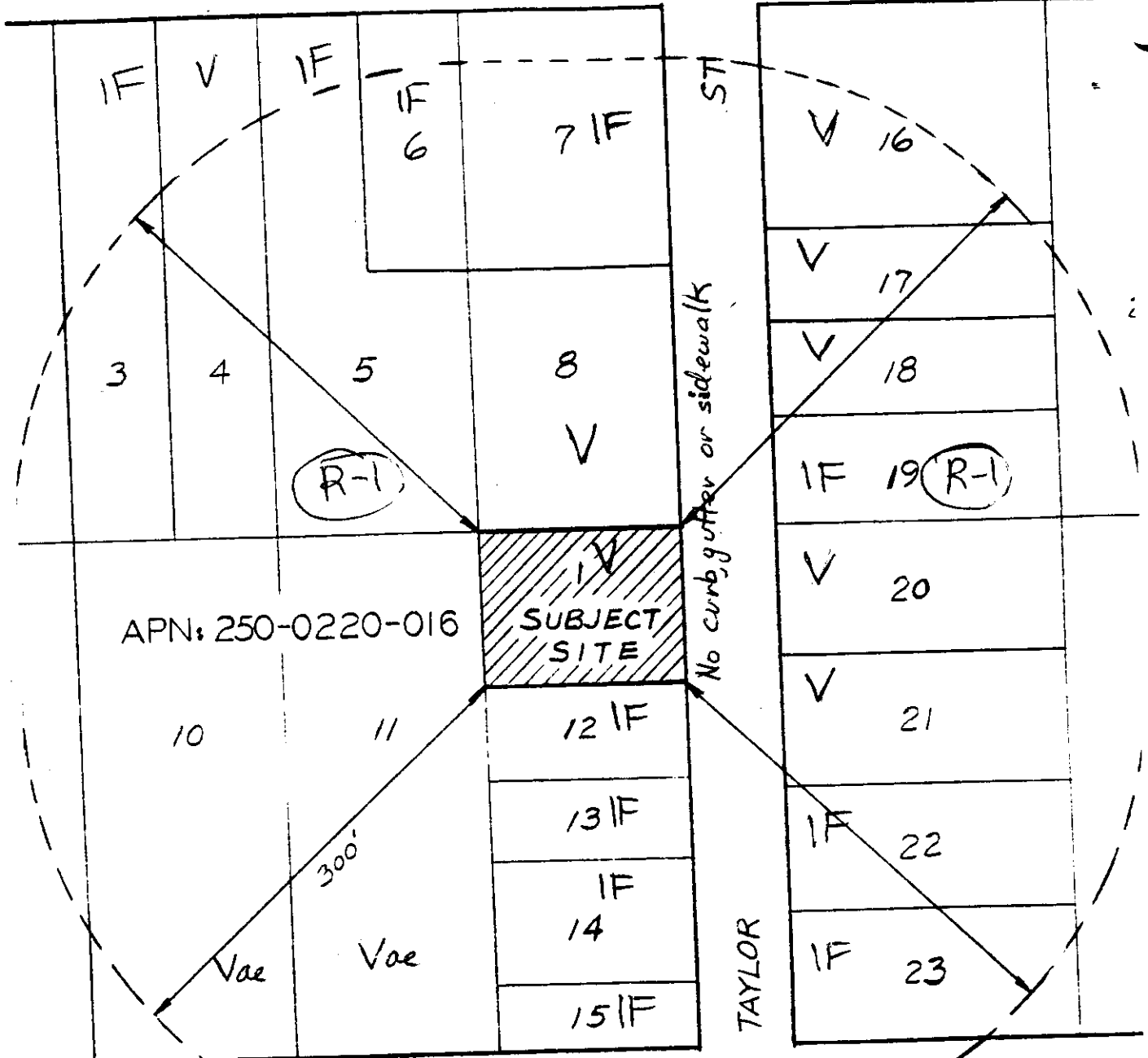
1. Any new structure is required to comply with minimum setback requirements for a standard single family dwelling and lot coverage requirements.
2. Conditions of the tentative map shall be satisfied prior to issuance of building permits on either lot.
3. Both lots shall have six foot high solid board fences along property lines except in front yard setback area.

Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that:
 - a. several surrounding lots are 50 feet in width; and
 - b. under similar circumstances the Commission has approved reductions in lot width when surrounding lots have a similar area and size.
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 will not be injurious to the public health, safety or welfare nor create a nuisance in that several lots have similar 50-foot widths and dwellings are placed upon them which comply with minimum zoning requirements.
4. The variance is consistent with the 1984 North Sacramento Community Plan which designates the site for four to eight residential units per acre.

FORD

RD



APN: 250-0220-016

SUBJECT SITE

300'

Vae

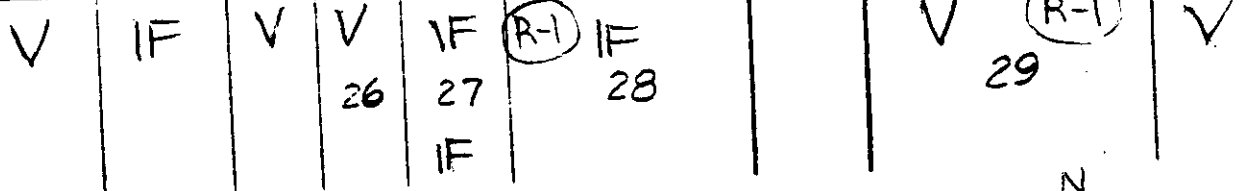
Vae

No curb, gutter or sidewalk

TAYLOR

CARROLL

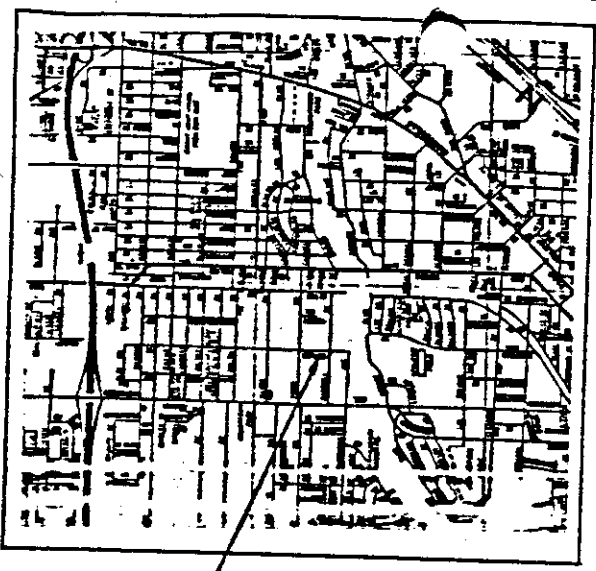
AVE



Zoning: R-1 Entire Area

Scale: 1" = 100'

LAND USE & ZONING MAP



VICINITY MAP

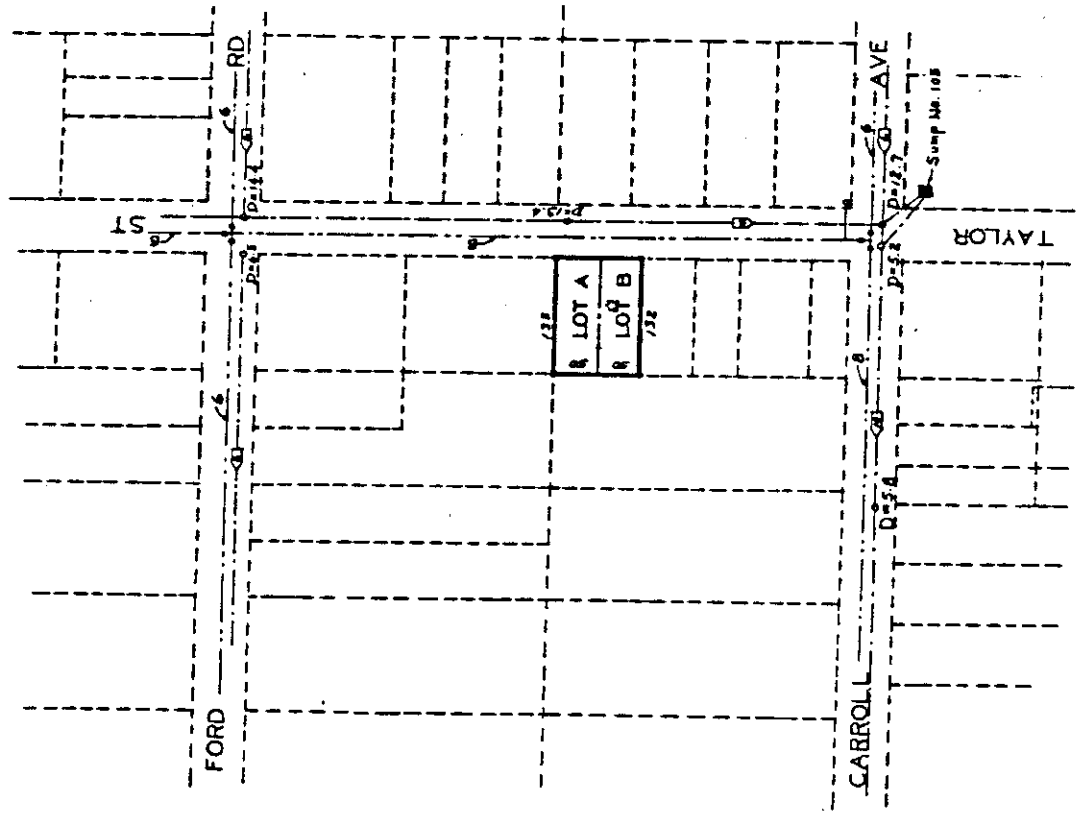
GENERAL INFORMATION

APN: 280-8238-016
 TOTAL AREA: 13,300 sq. ft. or 0.303 AC
 RECORD OWNER: Vernon P. Davron
 7104 12th St.
 Sacramento, CA 95873
 (916) 983-2224
 SUBDIVIDER: Vernon P. Davron
 BROTHERS: E. Fred Huang
 7444 Silver Circle
 Sacramento, Ca 95811
 (916) 393-3733
 WATER SUPPLY: City of Sacramento
 SEWERAGE: City of Sacramento
 ELECTRICITY: SUDS
 GAS: PG & E
 FLOOD ZONE: Other Zone II
 EXISTING USE: 4 HOME; Vacant, RI
 PROPOSED USE: 6 HOME; 2 Single Family Lots, RI
 TREE: One 6" peach tree, 18' spread, to be removed



0 100 200
 SCALE IN FEET

LEGEND:
 WATER: - - - - -
 SEWER: - - - - -
 TREE: (tree symbol)



TENTATIVE MAP OF
 LOT SPLIT
 3345 TAYLOR ST.
 CITY OF SACRAMENTO
 CALIFORNIA
 MAY 1988

P88232

6-23-88

item 19