

CITY PLANNING COMMISSION

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

APPLICANT	Gentech, Inc.; 8763 Pacific Hills Way; Sac., CA 95828				
OWNER	Jim Grimes; 7558 Whisper Willow Dr.; Sac. CA 95828				
PLANS BY	Chris Olivera & Assoc.; 612 Natoma St.; Folsom, CA 95630				
FILING DATE	10/21/87	ENVIR. DET.	Ex 15315	REPORT BY	SD
ASSESSOR'S-PCL. NO.	038-0201-007				

- APPLICATION:
- A. Tentative Map (P87-444)
 - B. Variance to create a lot less than 100 ft. deep
 - C. Subdivision Modification to create a lot less than 100 ft. deep.
 - D. Subdivision Modification to create a lot in excess of 160 ft. deep.

LOCATION: 5295 63rd Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1± vacant acres into four single family lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1986 South Sacramento Community Plan:	Residential (4-8 du.ac.)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning

North: Drainage canal; R-1
South: Church; R-1
East : Single family; R-1
West : Mobile Home Park; R-1

Property Dimensions:	Irregular
Property Area:	1± acre(s)
Density of Development:	5 d. u. per acre
Topography:	Flat
Street Improvements & Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 18, 1987, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. The site is zoned R-1. It is surrounded by residential uses on a variety of lot sizes to the north and east, a church to the south and a mobile home park to the west. The applicant proposes four single family residential lots.

B. Design

The subject site is an irregularly shaped parcel resulting from the channelization of Morrison Creek. It's irregular shape precludes creating lots of standard single family dimensions. Therefore, the applicant is proposing to create Lot 1, which exceeds 160 ft. in depth and Lot 4, which averages less than 100 ft. in depth. Given the irregular shape of the parcel and the location of the creek channel, staff has no objection to this proposal. Parcel 4 will exceed minimum area requirements. Staff cautions the applicant that no further height, area or setback variance requests will be supported on Parcel 4. In addition, this parcel cannot be further developed as a deep lot.

C. Street Improvements

63rd Street is not intended to cross Morrison Creek. The applicant will be required to construct street improvements and one-half of a cul-de-sac.

D. Parkland Dedication

Planning and Community Services Divisions have determined that Parkland Dedication in lieu fees are appropriate. Fees will be based upon .0596 acres of land multiplied by the per acre value established by the applicant's appraiser.

RECOMMENDATION: Staff recommends the following actions:

- A. Recommend approval of the Tentative Map subject to conditions which are attached.
- B. Approve the Variance to create a lot less than 100 ft. deep subject to conditions and based upon Findings of Fact which follow.
- C. Recommend approval of the Subdivision Modifications to create a lot less than 100 ft. in depth.
- D. Recommend approval of the Subdivision Modification to create a lot in excess of 160 ft. in depth.

Conditions - Variance

No further height, area or setback variances or deep lot special permits will be supported in order to develop Parcel 4.

Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended an individual applicant in that the lot is irregular in shape and standard subdivision is restricted by Morrison Creek drainage channel.
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 public welfare nor to property in the vicinity in that it is consistent with the variety of lot sizes in the area.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1974 General Plan and the proposed map conforms with the land use designation.

Conditions - Tentative Map

1. Prepare a drainage study for the review and approval of the City Engineer; (May require off-site extensions and outfall structure to Morrison Creek.
2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
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. Remove all scrap lumber, concrete, asphalt, abandoned station wagon, truck and truck parts and debris to the satisfaction of the City/County Health Department and the Planning Director.
7. Abandon well under permit from the City/County Health Department.

9. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; full improvements are required adjacent to site including 1/2 of the cul-de-sac; curb and gutter required around remainder of cul-de-sac. Provide 15 ft. of paving on opposite side of 63rd Street adjacent to the project.
10. Dedicate 27-1/2 ft. halfsection for 63rd Street.
11. Dedicate off-site right-of-way along cul-de-sac. City will condemn at the developer's expense if necessary.
12. A portion or all of the map may lie in zone "X" of FEMA (FIRM) Flood Maps.
13. Provide temporary off-site paving from site to existing improvements at Elder Creek Road. Width to be 26 ft. consisting of 2 inch overlay over existing pavement and 2 inch asphalt concrete (A.C.).

TRACT

LEMON HILL ANNEX EL PORTA

5/16 HILL HOME

PARK

AV MOBILE HOME PARK

SUBJECT SITE

MORRISON CREEK

(R-1) ZONING

63 RD

ELDER

RALPH KE. ESTATES

BIBB

ELDER

CREEK RD.

ACRES

ELDER CREEK ESTATES

CAPITOL

GOVERNOR LN

SENATOR LN

RANCH

VILLA

JUA

LAKE HOUSE

ACRES AMENDED

MOBILE HOME PARK

CREEK ESTATES

CASA DE

WY

RAI

VICINITY - LAND USE - ZONING

987-444

12-3-87

#15

PROPOSED USE:
4 - SINGLE FAMILY RESIDENCES.

OWNERS & DEVELOPERS:
GENTECH INC.
870'S PACIFIC HILLS WY.
SACRAMENTO CA, 95825
PHONE 423-5722

EXISTING & PROPOSED ZONING:
R-1
VACANT

TOTAL AREA:
72,350 SF
1,700 ± GROSS
71,000 SF ± .89 AC ± NET

WATER:
CITY OF SACRAMENTO

FIRE PROTECTION:
CITY OF SACRAMENTO

PARKS & RECREATION:
CITY OF SACRAMENTO

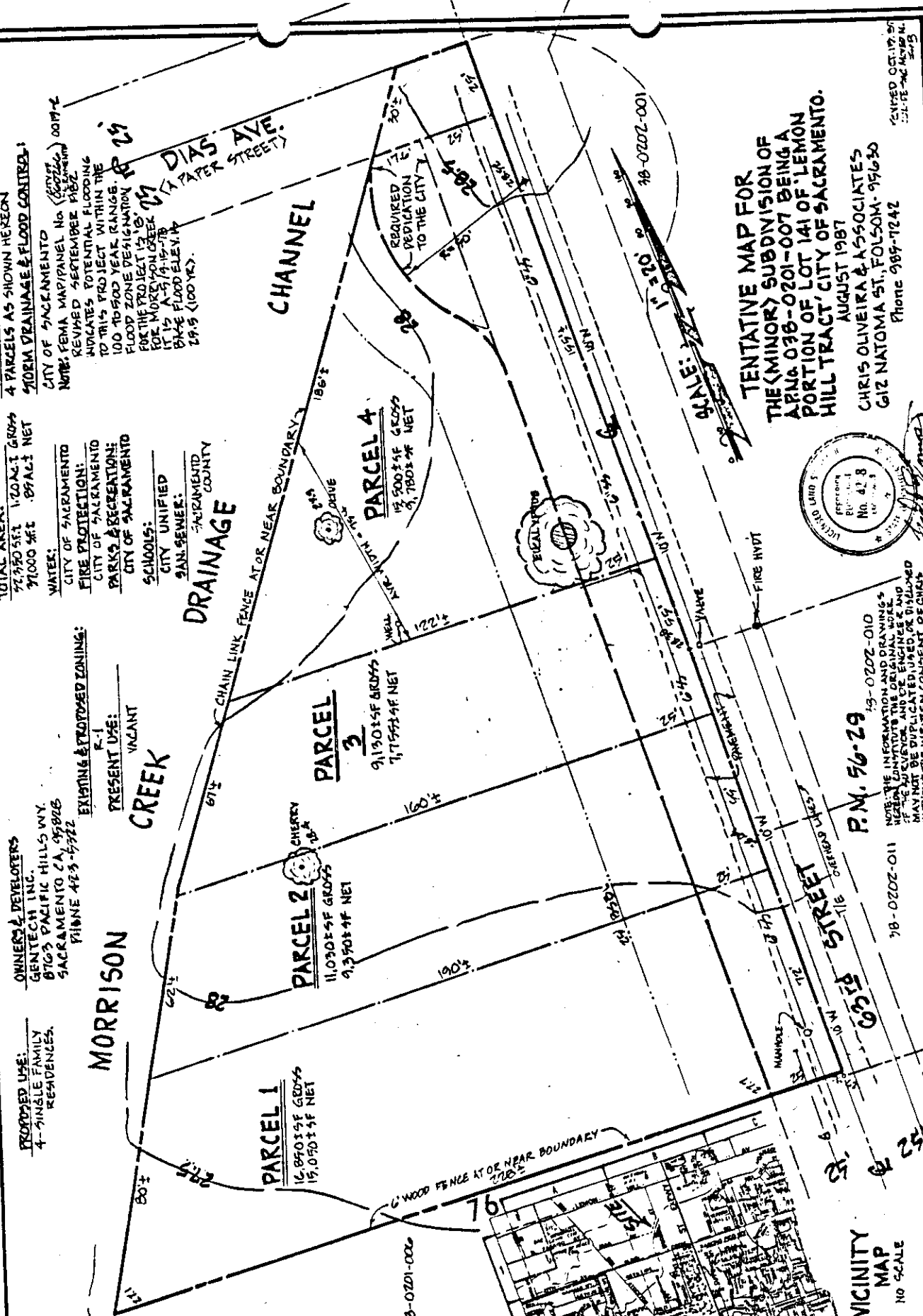
SCHOOLS:
CITY UNIFIED

PLAN SEWER:
SACRAMENTO COUNTY

PROPOSAL:
4 PARCELS AS SHOWN HEREON
STORM DRAINAGE & FLOOD CONTROL

CITY OF SACRAMENTO
NOTE: FEMA MAP/PANEL NO. (100-0202-001) REVISED SEPTEMBER 1982 INDICATES POTENTIAL FLOODING TO THIS PROJECT WITHIN THE 100 YEAR FLOOD RANGE. FLOOD ZONE DESIGNATION FOR THE PROJECT IS 'B' FOR MODERATE RISK. DATE FLOOD ELEVATION IS 19.5 (100 YR).

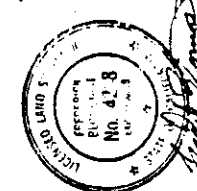
DESCRIPTION OF LOCATION:
A 2nd hand brass disc, stamped Sacramento Co. Dept. of Public Works, B.M. 26-52, located in top of south end of west concrete footing of concrete bridge on 65th Street, East of Elder Creek, Morrison Creek approximately 0.20 mile north of Elder Creek Road.



TENTATIVE MAP FOR THE (MINOR) SUBDIVISION OF APRG 038-0201-007 BEING A PORTION OF LOT 141 OF LEMON HILL TRACT, CITY OF SACRAMENTO.

AUGUST 1987

CHRIS OLIVEIRA & ASSOCIATES
612 NATOMA ST., FOLSOM, 95630
Phone 989-7242



P.M. 56-29 19-0202-010

NOTE: THE INFORMATION AND DRAWINGS HEREON CONSTITUTE THE DESIGN AND IF ANY DUPLICATION, REPRODUCTION OR REVISIONS ARE MADE, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE WRITTEN CONSENT OF CHRIS OLIVEIRA & ASSOCIATES, D.L.L.

98-0202-011

VICINITY MAP
NO SCALE

REVISED OCT 17, 87
15L-15-16-17-18-19