

# CITY PLANNING COMMISSION

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

APPLICANT Allied Langdon Engineering, P O Box 2077, Citrus Heights, CA 95611  
OWNER Hung Gia Hoang, The Pham Thoa, et al., 7450 50th St., Sac., CA 95828  
PLANS BY Allied Langdon Engineering, P O Box 2077, Citrus Heights, CA 95611  
FILING DATE 11/22/88 ENVIR. DET. Cat. Ex. 15315 REPORT BY DH:vf  
ASSESSOR'S PCL. NO. 027-0232-018

## APPLICATION:

- A. Tentative Map to divide 0.5+ vacant acres into two lots in the Standard Single Family (R-1) zone.
- B. Variance to create two lots less than 52 feet in width.
- C. Subdivision Modification to reduce minimum lot width from 52 feet to 49 feet.

LOCATION: 5881 71st Street

PROPOSAL: The applicant is requesting the necessary entitlements to divide one lot into two lots for future single family development.

## PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/net acre)  
1986 South Sacramento Community  
Plan Designation: Residential 4-8 du/net acre  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	none shown
South: Vacant; R-1	Side(Int):	5'	none shown
East : Single & Multiple Family; R-1	Side(St):	12-1/2'	none shown
West : Single Family (under construction); R-1	Rear:	15'	none shown

Parking Required: 2 spaces  
Property Dimensions: 220 ft. long x 98+ ft. wide  
Property Area: 0.5+ acres  
Density of Development: 4 d. u. per acre  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 21, 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 modification subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site contains 0.5 vacant acres in the Standard Single Family (R-1) zone. The General Plan and 1986 South Sacramento Community Plan designate the site for Residential, 4-15 du/net acre and 4-8 du/net acres respectively. The resulting density is four units per acre and is consistent with the Community Plan. Surrounding land uses include single family to the north, east and west with vacant property to the south. The area is zoned R-1. Street improvements have been installed along 71st Street through an assessment district consisting of curb, gutters and sidewalks.

B. Project Description:

The applicant proposes to divide a 98-1/2 ft. wide, 220 foot deep, lot into two 49 foot wide lots. No house plans are provided. Lots may be sold for future development. No specific floor plans or housing styles were submitted with the request. The resulting 10,780 sq. ft. lots would qualify as deep lots suitable for two additional units, one on each lot. The applicant's intent is to construct one single family dwelling on each lot. Several 45 to 50 foot wide lots exist in the area so that staff has no objection to the tentative map request. Future house plans will be required to meet all minimum setbacks and lot coverage requirements.

C. Variance & Subdivision Modification to reduce Minimum Lot Width:

In evaluation of the reduction of lot width from 52 feet to 49 feet, staff surveyed adjacent and surrounding lots and noted several lots of 45 to 50 feet of lot width. Staff has previously supported reducing minimum lot widths where surrounding parcels are of a similar width.

D. Parkland Dedication:

Planning and Community Services have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon 0.0149 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The City Environmental Review Coordinator has determined the project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).

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

- A. Recommend approval of the tentative map subject to conditions which follow:
- B. Approve the variance subject to conditions and based upon findings of fact which follow:

- C. Recommend approval of the subdivision modification to reduce the lot width.

Conditions - Tentative Map:

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and the proposed lots. These services must be paid for and installed at the time of obtaining building permits.
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. Dedicate right-of-way along 71st Street to a 22 foot half-section. Requires two additional feet of right-of-way.
6. Place flood hazard warning note on final map. Note will be prepared by Department of Public Works.

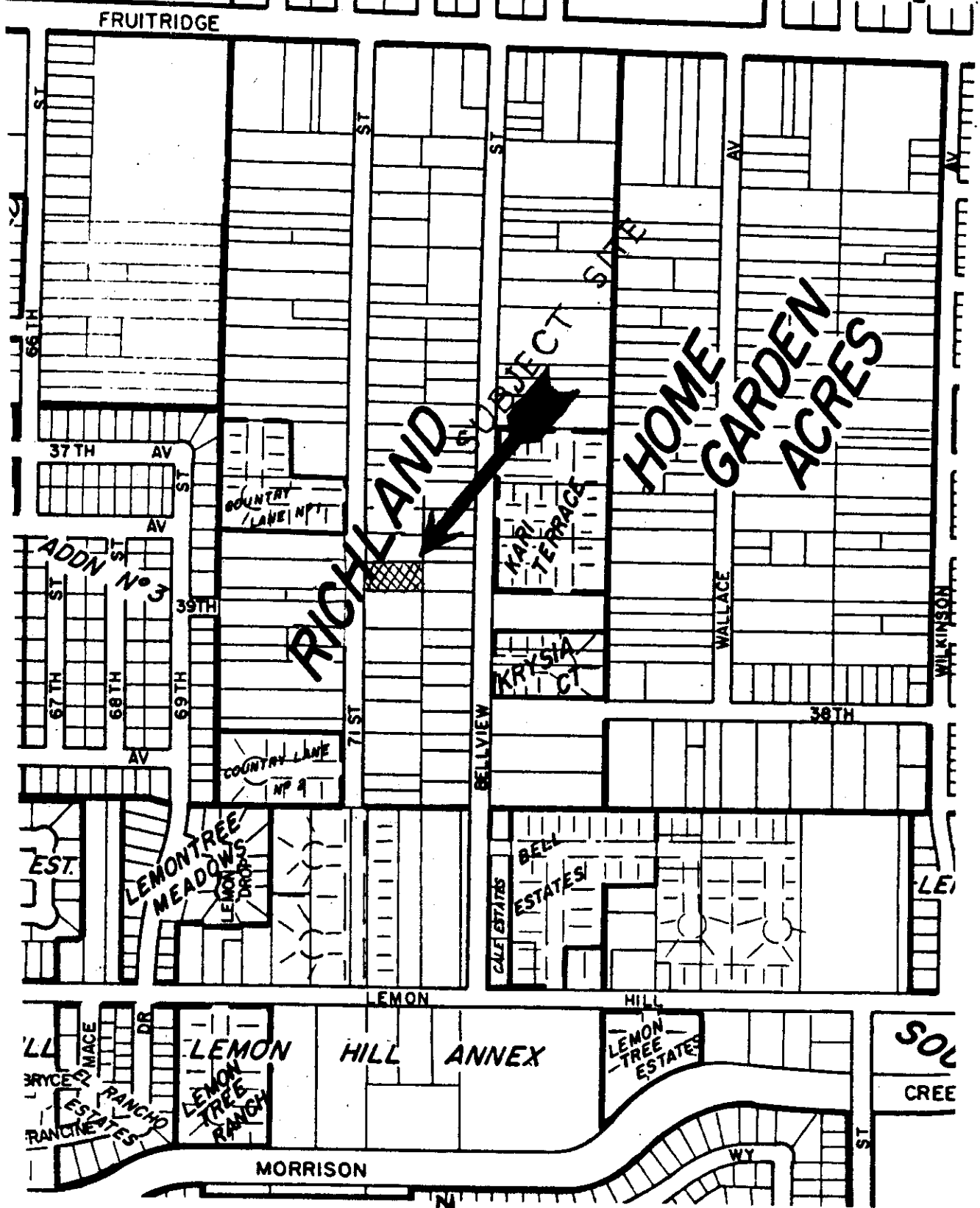
Conditions - Variance:

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.

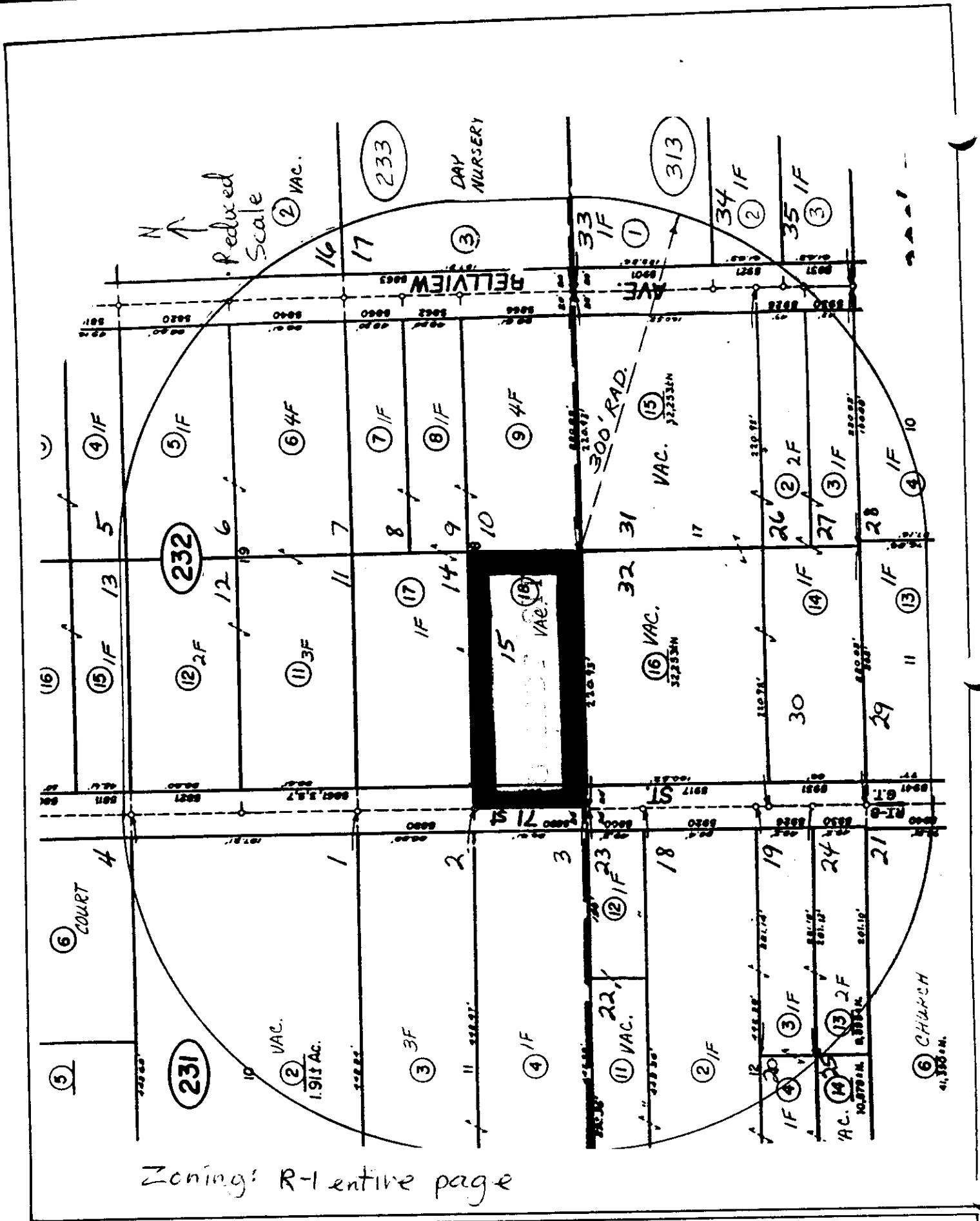
Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that:
  - a. several surrounding lots are 45 to 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 45 to 50 foot widths and dwellings are placed upon them which comply with minimum zoning requirements.
4. The variance is consistent with the 1986 South Sacramento Community Plan which designates the site for four to eight residential units per acre.



# VICINITY MAP



Zoning: R-1 entire page

# LAND USE & ZONING MAP

