



Engineering · Surveying · Planning

JOB #79101

FROST AND BAKER, INC.

7932 Sunset Avenue; Suite B

Fair Oaks, California 95628

(916)966-8511

MARCH 18, 1980

SACRAMENTO CITY COUNCIL

SACRAMENTO CITY HALL

915 "I" STREET

SACRAMENTO, CA 95814

SUBJECT: OLYMPIC PARK (P-8914)

WE WISH THE APPLICATION OF THE ABOVE SUBJECT, TO BE WITHDRAWN AT THIS TIME.

RESPECTFULLY,
FROST & BAKER, INC.

KENT H. BAKER
VICE-PRESIDENT

FILED
By the City Council
Office of the City Clerk

MAR 18 1980

KHB/C

HE WOULD LIKE TO HAVE
THIS ANNOUNCED EARLY
IN MEETING SO NO ONE
HAS TO SIT AROUND.

~~25~~
23



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

915 "J" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

Marty Van Duyn


PLANNING DIRECTOR

March 11, 1980

MEMORANDUM

TO: Jaci Pappas, City Clerk
FROM: Howard Yee, Associate Planner
SUBJECT: Item No. 25 - P-8914 - Tentative Map, Subdivision
Modification located at the southeast corner of
Logan Street and Maralée Way

Staff is requesting this item be continued to the City Council
meeting on March 18, 1980.

Thank you.



HY:jm

FILED
By the City Council
Office of the City Clerk
CONT. TO
3-18-80
MAR 11 1980

FILED
By the City Council
Office of the City Clerk

MAR 18 1980



CITY OF SACRAMENTO

25

CITY MANAGER'S OFFICE
RECEIVED

MAR 7 1980 Marty Van Duyn

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-3004

PLANNING DIRECTOR

March 6, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to create lots less than 100 feet in depth and one lot deeper than 160 feet
 2. Subdivision Modification to waive providing service connections for underground utilities (Sec. 40.911f) to three proposed lots
 3. Tentative Map (P-8914)

LOCATION: Southeast corner of Logan Street and Maralee Way

SUMMARY

This is a request for entitlements necessary to divide .7+ acre into four residential lots. The staff and Planning Commission recommended approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site is presently developed with a single family dwelling and several accessory buildings. The applicant is intending to locate the existing dwelling on Lot 1 and create Lots 2, 3 and 4 for future single family development. The proposal is consistent with other subdivisions that are currently being developed in the immediate area.

Staff has no objection to the proposal to create Lot 1 with a 186 foot depth nor to create Lots 2 through 4 with substandard depths of 90 feet because the dimensions of the parcel make it impossible to meet the requirements of the Subdivision Ordinance. Also, the proposed lots meet the minimum area requirements.


VOTE OF COMMISSION

On February 14, 1980, the Planning Commission, by a vote of seven ayes, two absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project subject to conditions and adopt the attached Tentative Map Resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR TRANSMITTAL TO COUNCIL:


Walter J. Slipe, City Manager

MVD:HY:jm
Attachments
P-8914

March 11, 1980
District No. 6

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE February 14, 1980
ITEM NO. 240 FILE NO. P-9914
M2

REZONING

TENTATIVE MAP

SPECIAL PERMIT

EIR DETERMINATION

VARIANCE

EXT. OF PERMIT

SUBD. MOD.

OTHER

LOCATION: 1800 1/2 rd / Highway 41 & Lincoln Hwy

Recommendation:

Favorable
 Unfavorable Petition Correspondence

PROPOSERS

NAME

ADDRESS

NAME	ADDRESS

OPPOSERS

NAME

ADDRESS

NAME	ADDRESS

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta Flores	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Fong	<input checked="" type="checkbox"/>			
Goodin	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Hunter	<input checked="" type="checkbox"/>			
Muraki	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Simpson P	<input checked="" type="checkbox"/>			
Simpson S	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Silva	<input checked="" type="checkbox"/>			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL subject to committee & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS: A. Site Plan
- B. Floor Plan
- C. Elevation



P. 8914

FEBRUARY 14 80

ITEM NO 25



CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Frost & Baker - 7932 Sunset Avenue, Fair Oaks, CA 95628				
OWNER	Richard Hurlbut - 6315 Logan Street, Sacramento, CA 95824				
PLANS BY	Frost & Baker - 7932 Sunset Avenue, Fair Oaks, CA 95628				
FILING DATE	1-11-80	60 DAY CPC ACTION DATE		REPORT BY	DP:sg
NEGATIVE DEC.	2-4-80	EIR		ASSESSOR'S PCL NO.	038-261-21

- APPLICATION:**
1. Negative Declaration
 2. Variance to create lots less than 100' in depth and one lot deeper than 160'.
 3. Subdivision Modification to create lots less than 100' in depth and one lot deeper than 160', and to waive providing service connections to three proposed lots for all underground utilities (Section 40.811f).
 4. Tentative Map

LOCATION: Southeast of corner of Logan Street and Maralee Way.

PROPOSAL: The applicant requests the necessary entitlements to divide .7+ acre into four residential lots.

PROJECT INFORMATION:

General Plan Designation:	Residential
Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Residential, Vacant
Surrounding Land Use and Zoning:	
North:	Residential (Maralee Estates); R-1
South:	Residential; R-1
East:	Residential (Maralee Estates); R-1
West:	Residential; R-1
Property Dimensions:	.7+ Acre
Density of Development:	5.4 DU/Acre
Significant Features of Site:	Dwelling Unit, Outbuildings, Concrete Slabs, Trees
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing and Available to Site
School District:	Sacramento City Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 30, 1980, by a vote of seven ayes, one absent, one abstention, the Committee recommended granting the subdivision modifications to create lots less than 100' deep and to create a deep lot. The Committee also recommended approval of the map subject to the following conditions:

1. The applicant shall provide a replacement garage and driveway for proposed lot.
2. The applicant shall remove all structures and concrete slabs located on proposed Lots 2, 3, and 4.

(over)

3. The applicant shall indicate on the final map that the front yard setback for proposed Lots 1, 2, 3, and 4 is 25'.
4. The applicant shall retain all of the trees on proposed Lot 1, and all of the trees located in the setback areas of proposed Lots 2, 3, and 4 with the exception of the 6" and 8" trees on proposed Lot 2 and the 3" and 11" trees on proposed Lot 3 (see Exhibit A).

STAFF EVALUATION: The subject site is located in an area developing with single family residences. The site presently contains a dwelling unit and several art buildings and concrete slabs. Staff requests by condition that a replacement garage and driveway be located on proposed Lot 1 and that all structures and concrete slabs on proposed Lots 2, 3, and 4 be removed.

Given the parcel size, dimension, and the existing residence on proposed Lot 1, staff has no objection to creating lots less than 100' deep. Proposed Lots 2, 3, and 4 exceed the minimum square footage per lot as required by City ordinance. Also, staff has no objection to creating a deep lot (proposed Lot 1) as there are other deep lots in the area and it is unavoidable.

At the request of the City Water and Sewer Department, the applicant seeks a waiver of the water and sewer service connection to proposed Lots 2, 3, and 4 for the following reasons:

1. Already existing street improvements would have to be torn up and reconstructed.
2. The Water and Sewer Department prefers not to have inactive service lines in an effort to avoid unauthorized hookups and incorrect anticipation of the appropriate size of the connection for future development.

In lieu of the waiver staff recommends that a note be placed on the final map indicating that services are to be provided to those lots at the time of obtaining a building permit

The applicant has expressed a desire to save all of the trees on the parcel. However, it is anticipated that, due to required grading to provide adequate drainage, several trees (as indicated on Exhibit A) may have to be removed. Staff has suggested a tree retention condition with the above taken into consideration.

The Sacramento City Unified School District has reviewed the proposed project and anticipates a maximum yield of one elementary student. Should enrollment increase beyond current physical capacities, additional portable classrooms would be provided.

Regional Transit has no comments or requirements after reviewing the proposed project.

STAFF RECOMMENDATION: Staff recommends that:

1. The negative declaration be ratified.

2. The variance/subdivision modification to create three lots less than 100' in depth and one lot greater than 160' in depth be granted.
3. The subdivision modification to waive providing service connections to three proposed lots for all underground utilities (Section 40.811f) be granted.
4. The tentative map be approved subject to the following conditions:
 - a. The applicant shall provide a replacement garage and driveway for proposed Lot 1 prior to recordation of final map.
 - b. The applicant shall remove all structures and concrete slabs located on proposed Lots 2, 3, and 4 prior to recordation of final map.
 - c. The applicant shall indicate on the final map that the front yard setback for the proposed lots is 25'.
 - d. The applicant shall retain and develop around all of the trees on proposed Lot 1 and all of the trees located in the setback areas of proposed Lots 2, 3, and 4 with the exception of the 6" and 8" trees on proposed Lot 2 and the 3" and 11" trees on proposed Lot 3 (see exhibit A).
 - e. The applicant shall place the following note on the final map: Parcels 2, 3, and 4 must pay for and install water and sewer services at the time of obtaining a building permit.

Findings of Fact - Variance

1. The granting of the variance does not constitute a special privilege in that there are other deep lots in the area and there are lots of equivalent size in the area.
2. The granting of this variance is not a use variance in that single family dwellings are proposed for the site.
3. The project will not be detrimental to surrounding properties in that the project will not change the characteristics of the area.
4. The proposal is consistent with both the General and Community Plans which designate the site for residential uses.

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR OLYMPIC PARK. (P-8914)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Olympic Park located at the southeast corner of Logan Street and Maralee Way (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on March 18, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Colonial Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

H. In the matter of the requested subdivision modification, the Council determines as follows:

a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The dimensions of the site make it impossible to create standard size single family lots.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: There is no feasible way to divide the site and meet all requirements of the Subdivision Ordinance.

c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: The project is compatible to surrounding land uses.

Fact: The project will not significantly change the characteristics of the area.

d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for residential use.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 1. The applicant shall provide a replacement garage and driveway for proposed Lot 1 prior to recordation of final map.
 2. The applicant shall remove all structures and concrete slabs located on proposed Lots 2, 3, and 4 prior to recordation of final map.
 3. The applicant shall indicate on the final map that the front yard setback for the proposed lots is 25 feet.
 4. The applicant shall retain and develop around all of the trees on proposed Lot 1 and all of the trees located in the setback areas of proposed Lots 2, 3, and 4 with the exception of the six inch and eight inch trees on proposed Lot 2 and the three inch and eleven inch trees on proposed Lot 3 (see Exhibit A).
 5. The applicant shall place the following note on the final map: "Parcels 2, 3, and 4 must pay for and install water and sewer services at the time of obtaining a building permit."

MAYOR

ATTEST:

CITY CLERK

P-8914

THE CITY OF PHOENIX
 PLANNING AND DESIGN DEPARTMENT
 150 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 PHONE 254-2200
 FAX 254-2200

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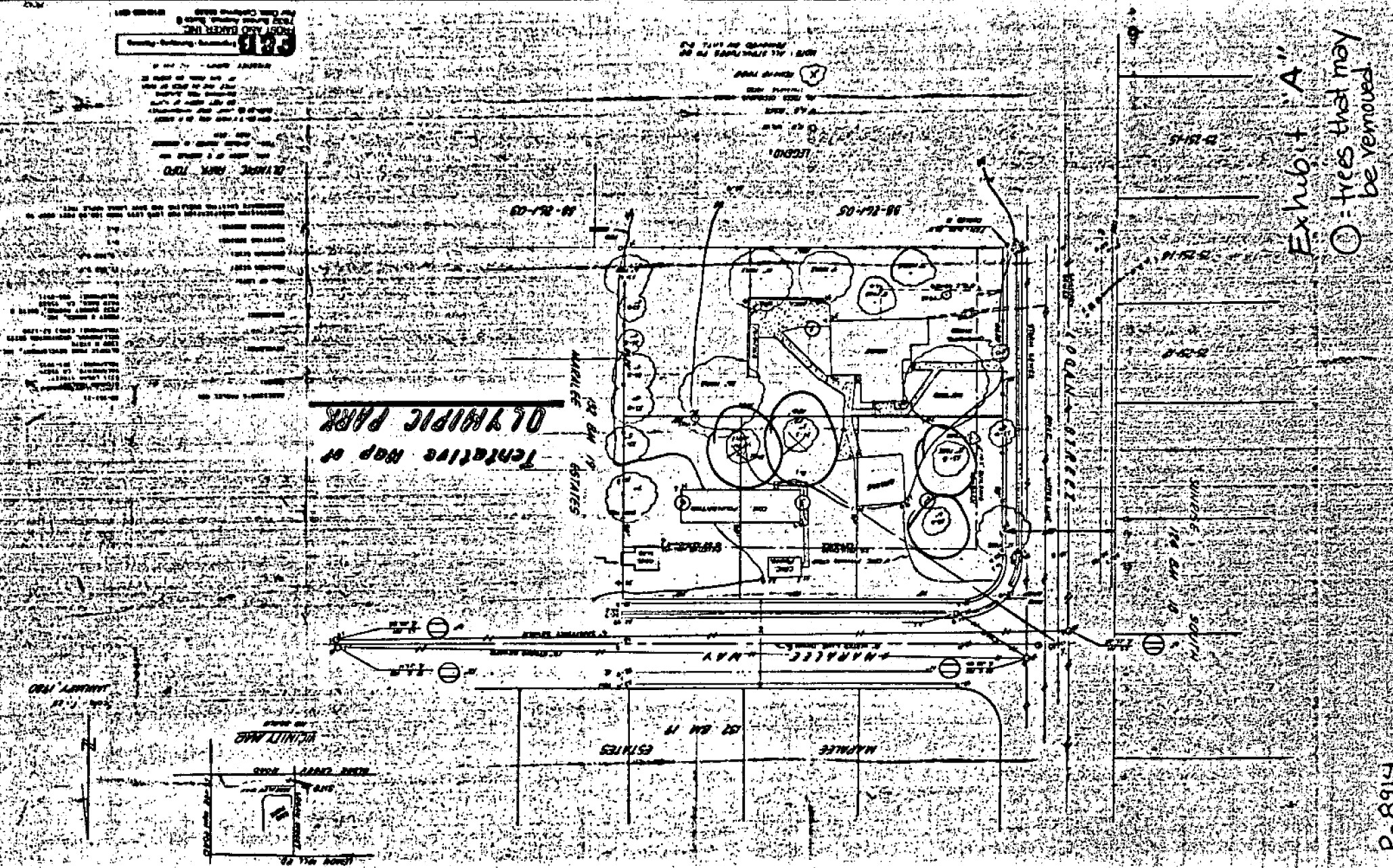


Exhibit "A"
 ○ - trees that may
 be removed

P-8914

2-14-80

them 25