

P94-004 - 712 SOUTH AVENUE: WICKS ESTATES

- REQUEST: A. **Tentative Map** to subdivide one 0.48± acre parcel into three parcels in the Standard Single Family (R-1) zone.
- B. **Subdivision Modification** to create three parcels less than 100 feet deep.
- C. **Subdivision Modification** to provide access to two parcels with a common, private driveway.
- D. **Variance** to create and develop a land locked parcel with less than 20 feet of public street frontage.

LOCATION: 712 South Avenue - West Del Paso Heights
Assessors Parcel Number: 250-150-012
North Sacramento Community Plan (West Del Paso Heights Area)
School Districts: Del Paso Elementary and Grant High School
Council District 2

APPLICANT:	John Curzon	Phone Number: 742-2448
OWNER:	Larcelia Wicks	636 Morrison Avenue, Sacramento, CA 95838
APPLICATION FILED:	June 21, 1993	
STAFF CONTACT:	Jim McDonald, Associate Planner, 264-5723	

SUMMARY/RECOMMENDATION

The applicant proposes to subdivide a 0.48± acre lot into three parcels, each less than 100 feet deep as shown on Exhibit C-1. A home is currently under construction on proposed lot 1. Access to parcels 1 and 2 will be provided by a common 20 foot wide driveway. Parcel 3 will eventually be served by a local street, the location and design of which will be identified by a joint City/Redevelopment Agency street study. Staff recommends approval of the project based on consistency with residential development policies in the North Sacramento Community Plan, and the Sacramento General Plan.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (4-15 du/na)
Existing Land Use of Site:	One single family dwelling
Existing Zoning of Site:	Standard Single Family (R-1) zone

Surrounding Land Use and Zoning:

North: Residential; R-1
 South: Residential; R-1
 East: Residential; R-1
 West: Residential; R-1

Property Dimensions:	330' X 72'
Property Area:	0.55 \pm gross acres 0.48 \pm net acres
Density of Development:	6.2 dwelling units per net acre
Topography:	Flat
Street Improvements:	Existing (20 foot driveway to be provided)
Utilities:	Existing at South Avenue

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Design Review (Staff Level)	Design Review Staff
Certificate of Compliance	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

The project site is 330 feet deep and therefore qualifies as a deep lot, pursuant to Section 9-A of the Zoning Ordinance. The applicant originally applied for a duplex unit on the north end of the lot. Staff informed the applicant that the Standard Single Family (R-1) zone does not allow duplex units on interior lots. The applicant then submitted plans for a two unit structure to be considered under the deep lot ordinance. Staff informed the applicant that duplex units are also prohibited under the deep lot provisions. Staff then suggested that the applicant submit a proposal that allowed for *individual lots and home ownership*. A previously approved map on a comparable site (P91-325) that subdivided a similarly sized lot into three parcels was provided as an example. The applicant then submitted an application for a three unit subdivision, as shown on Exhibit C-1, for three units with street access provided by a 20 foot wide common driveway.

The Police Department has expressed concerns about serving calls to homes that do not have street frontage. The Public Works Department and SHRA expressed concerns that the project would set a precedent for numerous other deep lots in the neighborhood of providing access with common driveways. The City Council has expressed concern with similar projects (e.g., Alvarado Boulevard, etc.) about deep lot development contributing to neighborhood instability by creating more rental housing in areas where owner occupancy rates are lower. Since that time, SHRA has agreed to fund a study to analyze a future local street system that would provide access to the interior areas of deep lots and allow for standard single family lots to be created.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The three lots proposed will result in a density of 6.2 du/na. This density is consistent with the Community Plan density of 4-15 du/na and the General Plan density of 4-15 du/na. The General Plan encourages the development of residential land uses in a manner which is efficient and utilizes existing and planned urban resources. The General Plan also states that residential development can only be approved where City services are provided in a manner which meets the needs of the proposed development. The North Sacramento Community Plan similarly encourages the provision of adequate housing opportunities and an increase in the supply of decent and safe housing.

The Planning and Public Works Departments are working with the Sacramento Housing and Redevelopment Agency (SHRA) to prepare a study identifying a local street pattern that would better serve the deep lots in the project area. Once the study is completed, the North Sacramento Community Plan will be amended to identify a local street to serve parcel 3.

The proposed subdivision will be consistent with the goals and policies of the General Plan and Community Plan in that it will provide additional housing, consistent with the provisions of the Deep Lot Ordinance. Staff anticipates that the street study will identify future street patterns that will allow for standard size lots that will front on City streets.

West Del Paso Heights is delineated by South Avenue, Rio Linda Boulevard, Arcade Creek and Morse Avenue. Census Tract 67.02, Block Group 4 directly corresponds to this area. Housing tenure data from the 1990 Census shows that 62% of the area's dwelling units are renter occupied. This is substantially higher than the Citywide average of 49% renter occupied. Accordingly, staff has been guiding owners of deep lots in this area towards creating individual lots.

B. Tentative Map Design

Parcel 1 will front directly onto South Avenue. Access to parcel 2 will be provided by a 20 foot wide driveway on the west edge of the site. Access to parcel 3 will be provided on an interim basis by the 20 foot driveway until a local street is constructed somewhere within proposed parcel 3. City services (i.e., sewer, water, drainage etc.) are available from South Avenue, and the applicant will provide subdivision improvements (i.e., curbs, gutters, sidewalks, etc.) consistent with the City Subdivision Code. The applicant will be required to provide a utility easement adjacent to both sides of the westerly driveway.

The Public Works Department has not yet determined the width and location of the rights of way (ROW) required for future access to parcel 3. Should the applicant be required to dedicate a full 44 feet of street ROW, the average depth of the resulting lots would be less than 100. Therefore, staff recommends approval of a subdivision modification to allow three lots less than 100 feet deep, but no less than 95 feet in depth.

C. Building Design

One of the advisory notes in the conditions of the Tentative Map states that the design of the proposed dwelling units shall be subject to staff level design review. This review would examine, but not be limited to, the following:

- o Exterior building and roof materials
- o Building height
- o Compatibility with surrounding area
- o Landscaping

PROJECT REVIEW PROCESS:**A. Environmental Determination**

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315 - Minor Land Divisions).

B. Public/Neighborhood/Business Association Comments

This proposal was distributed to the Del Paso Heights Redevelopment Area Committee and approved as proposed and per conditions incorporated in the attached Resolution.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works-Development Services

Provide infrastructure improvements pursuant to Chapter 40 of the City Subdivision code as defined in the attached resolution and conditions.

2. Public Works-Transportation

No traffic study required. Planning, Public Works and SHRA staff are, however, currently preparing the West Del Paso Heights Circulation Study.

3. PG&E and SMUD

Provided a 12.5 foot Public Utility Easement for the purpose of aerial, underground facilities and associated appurtenances.

D. Subdivision Review Committee Recommendation

On March 16, 1994, the Subdivision Review Committee voted unanimously to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A,B,C and D. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

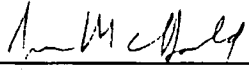
RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

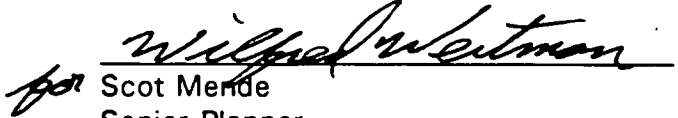
- A. Adopt the attached Resolution to approve the **Tentative Map** to subdivide one 0.48± acre parcel into two parcels in the R-1 zone.
- B. **Subdivision Modification** to create three parcels less than 100 feet deep.
- C. Adopt the attached Resolution to approve the **Subdivision Modification** to provide access to two parcels with a common, private driveway.
- D. Adopt the attached Resolution to approve the **Variance** to create and develop a land locked parcel with less than 20 feet of public street frontage.

Report Prepared By,

Report Reviewed By,



Jim McDonald
Associate Planner

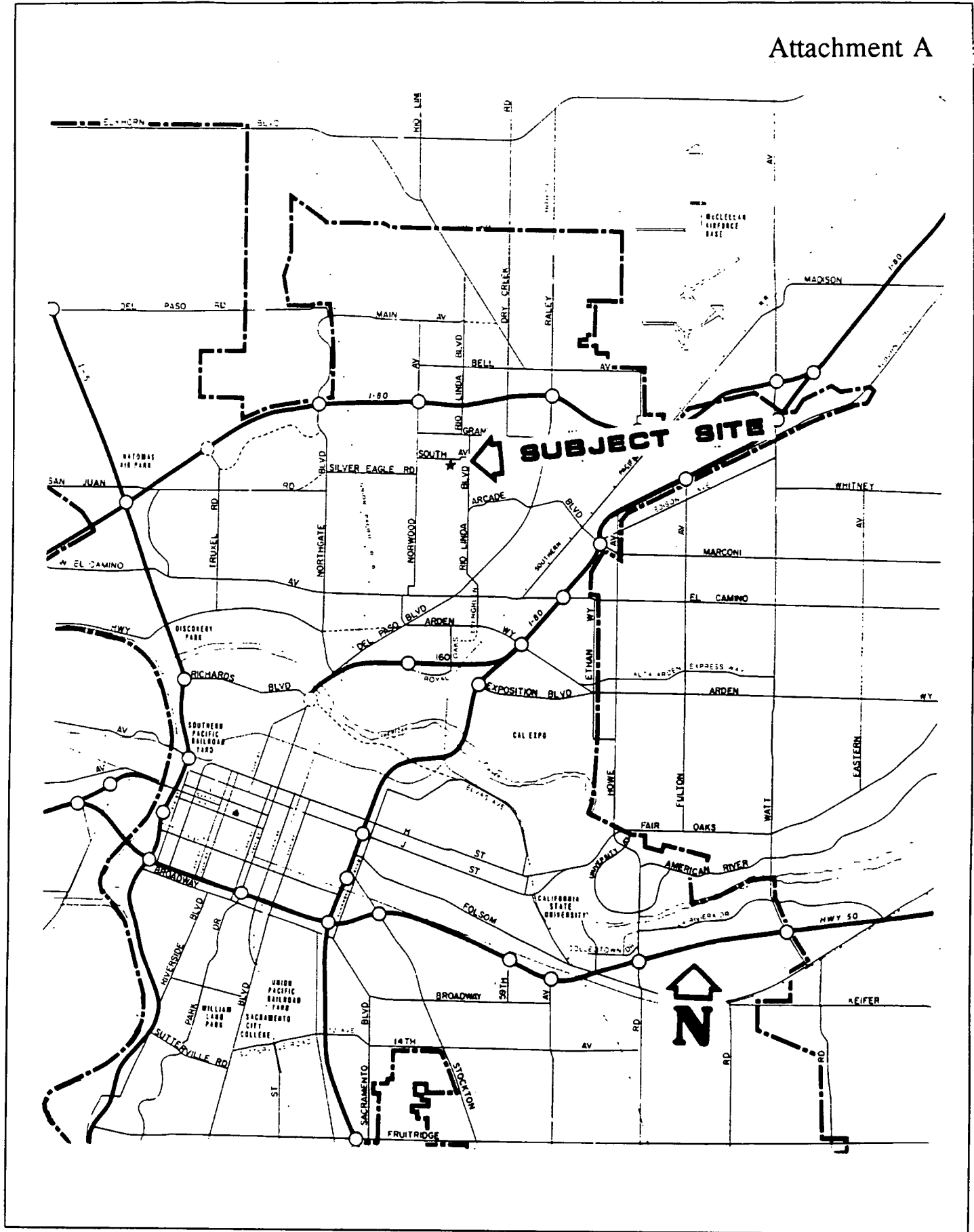


for Scot Mende
Senior Planner

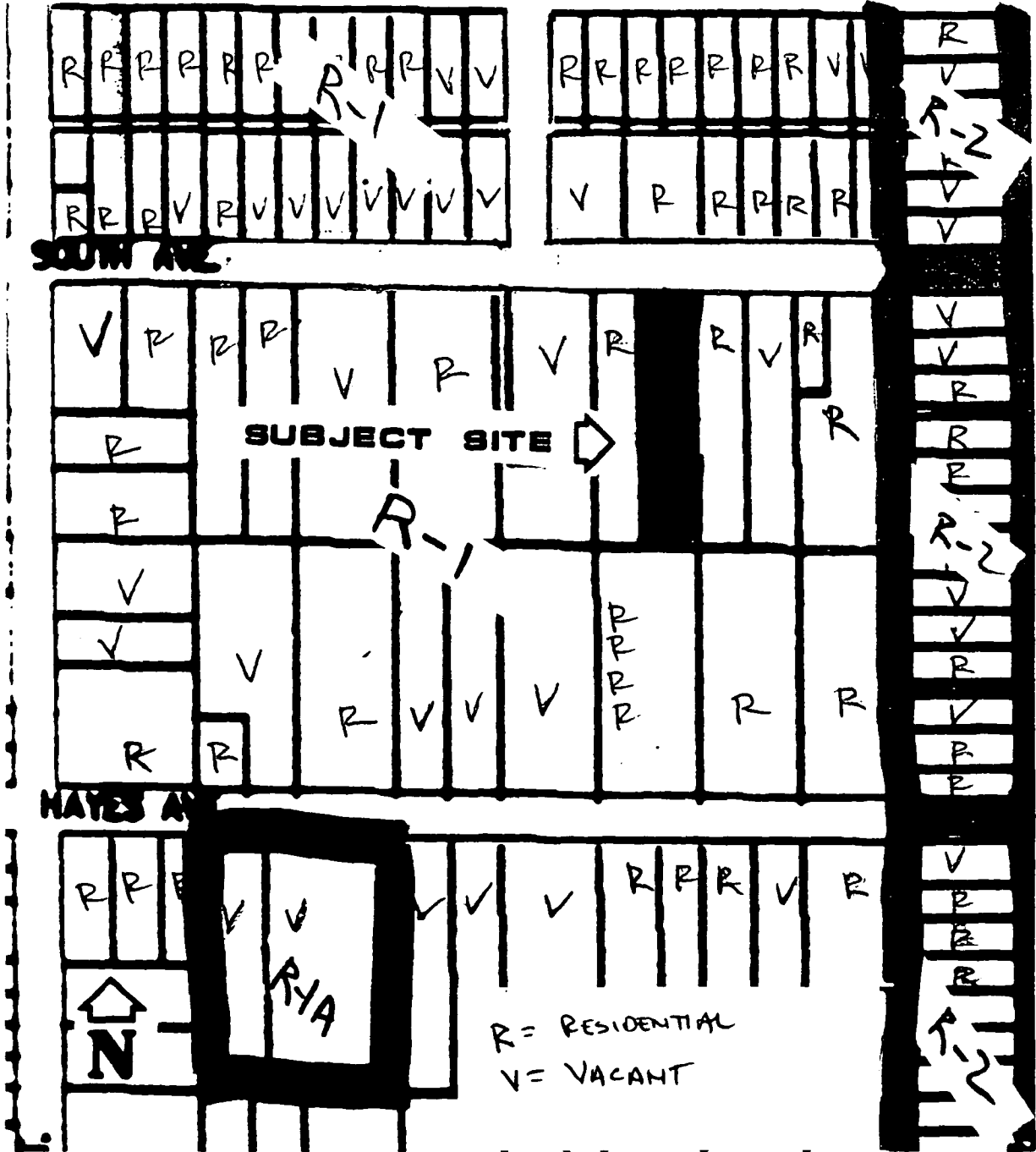
Attachments

- Attachment A Vicinity Map
- Attachment B Land Use and Zoning Map
- Attachment C Resolution Approving Tentative Map and Subdivision Modifications
- Exhibit C-1 Tentative Map and Attachments
- Attachment D Resolution Approving the Variance

JM\jm:P94-004.CPC



VICINITY MAP



LAND USE & ZONING MAP

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF APRIL 14, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING SUBDIVISION MODIFICATIONS AND A TENTATIVE MAP FOR PROPERTY LOCATED AT 712 SOUTH AVENUE IN THE WEST DEL PASO HEIGHTS COMMUNITY (P94-004) (APN:250-0150-012)

WHEREAS, the City Planning Commission on April 14, 1994, held a public hearing on the request for approval of a Tentative Map at 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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration.

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

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

1. The Tentative Map is hereby approved based upon the following findings of fact:
 - A. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
 - B. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
 - C. 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).

- D. 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 Water Quality Control Board, Central valley Region in that existing treatment plans have a design capacity adequate to serve the proposed subdivision.
2. In the matter of the hereby approved requested subdivision modifications to create a three lots less than 100 feet in depth and provide access with a private 20 foot wide driveway:
- A. The Planning Commission determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the lot configuration is restrictive.
 - B. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the property is not of a size which can be split into 3 lots with the required dimensions and square footage.
 - C. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.
 - D. The granting of the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan of the City in that the density of the proposed subdivision conforms with the General Plan land use designation.
3. The Tentative Map for the proposed Wicks Estates 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 in the conditions:
- A. Pursuant to City Code Section 40.16.1601 (parkland dedication), 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.
 - B. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways.
 - C. The twenty (20) foot private drive and adjacent five (5) feet (excluding the east-west hammerhead area) shall be designated as a Public Utility Easement for underground facilities and appurtenances.

- D. Show reciprocal access easement on Final Map.
- E. Driveways for Parcels 1, 2 and 3 and the hammerhead turnaround shall be designed to the satisfaction of the Traffic Engineer and shall include a 3' landscape strip between the driveway and the westerly property line.
- F. Provide a 44 foot wide Irrevocable Offer of Dedication (I. O. D.) between parcels 2 and 3 and a 44 foot wide I. O. D. adjacent to the southerly boundary of the site. Parcel 3 cannot be recorded until the City's Circulation Study has determined the roadway location at which time one of the I. O. D.'s will be released and the other retained for street right-of-way. If the applicant records 2 parcels prior to the circulation study being completed, then additional Final Map fees to record the third parcel will not be required.
- G. Execute an agreement with the City that assures eventual construction of street improvements within the Irrevocable Offer of Dedication (I.O.D.). Sign assurance that owner and successors shall join and participate in any future assessment district for the construction of street improvements and public drainage, water and sewer facilities.
- H. On-site sewers and services shall be privately maintained and appropriate reciprocal easements shall be shown on the Final Map.
- I. Provide separate metered water services for each lot prior to the approval of the Final Map. On-site water services shall be privately maintained and appropriate reciprocal easements shall be shown on the Final Map.
- J. Provide a grading plan and show appropriate drainage easements in accordance with the Grading Ordinance.
- K. Conform to the City's Grading, Erosion and Sedimentation Control Ordinance.
- L. Negotiate with the Grant Joint Unified High School District and the Del Paso 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.

4. ADVISORY NOTES:

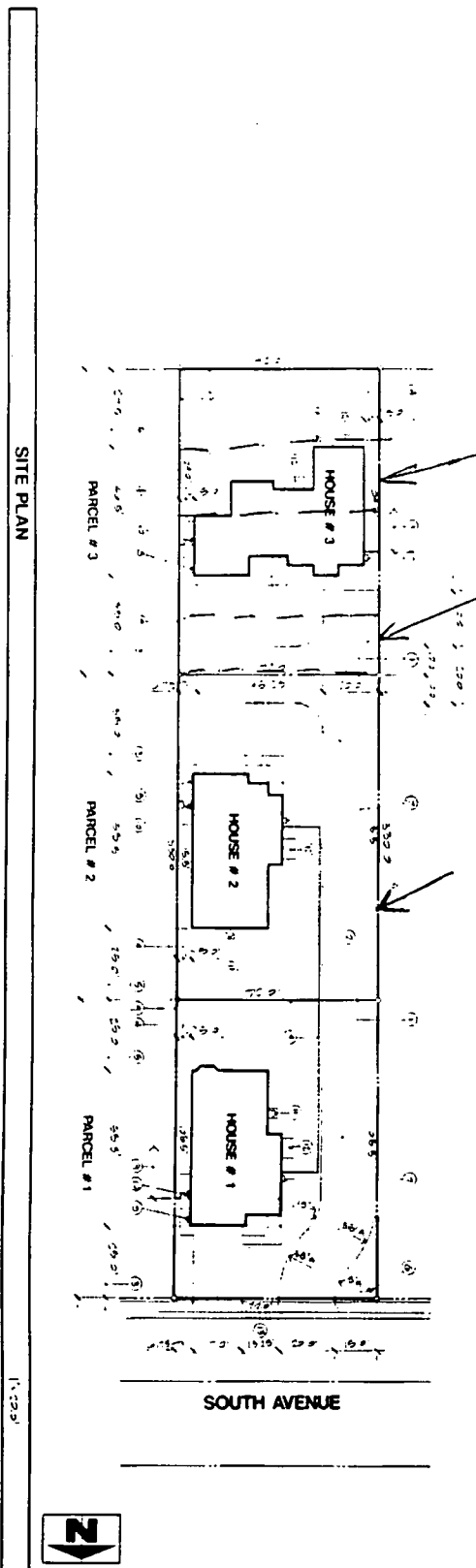
The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A. 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.
- B. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit.
- C. The point of service for the domestic water services shall be the southern boundary of the right of way of South Avenue. The City's responsibility for water facilities shall not extend outside the existing right of way.
- D. The point of service for the sanitary sewer services shall be the southern boundary of the right of way of South Avenue. The City's responsibility for sewer facilities shall not extend outside the existing right of way. At this point of service, a cleanout shall be installed on the main (service) extending into the private street. Depending on the size of the lateral extending down the private street, a manhole may be required on the public sanitary main in South Avenue where the tap for the services are made.

CHAIRPERSON
ATTEST:

SECRETARY TO PLANNING COMMISSION

P94-004

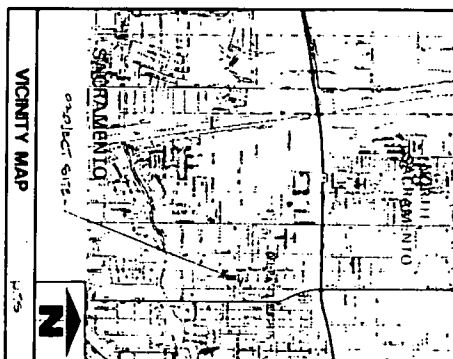


44 FOOT IOD

44 FOOT IOD

THREE FEET LANDSCAPE BUFFER

NOTE: MINIMUM LOT DEPTH = 95 FEET



1. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE.

2. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

3. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

4. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

5. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

6. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

7. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

8. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

9. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

10. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

A1.1

WICKS ESTATES
 712 SOUTH AVENUE
 SACRAMENTO, CA
 FOR: LARCELIA WICKS

Curzon Design Group
 712 SOUTH AVENUE
 SACRAMENTO, CA
 TEL: (916) 441-1111
 FAX: (916) 441-1112
 WWW.CURZONDESIGN.COM

CSA
 CHARLES CRAWFORD
 1111 11th Street
 Sacramento, CA 95811
 TEL: (916) 441-1111
 FAX: (916) 441-1112
 WWW.CSA-CALIFORNIA.COM

DATE: 10/15/2013
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE FOR PROPERTY LOCATED AT 712 SOUTH AVENUE. WEST DEL PASO HEIGHTS

(P94-004) (APN: 250-0150-012)

WHEREAS, the City Planning Commission on April 14, 1994 held a public hearing on the request for approval of a variance to create and develop a landlocked parcel with less than 20 feet of street frontage for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315 Minor Land Divisions).

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

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

1. The variance to create and develop a landlocked parcel with less than 20 feet of street frontage is hereby approved based upon the following findings of fact:
 - A. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
 - B. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - 1) the proposed driveway will be constructed to Building Code standards and specifications;
 - 2) adequate parking and maneuvering space will be provided; and
 - 3) traffic generated on driveway will be less than what might be expected on a fully developed local street.
 - C. Granting the variance does not constitute a use variance in that the residential development of this size and density is allowed in the standard single family (R-1) zone.

- D. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for residential development with a density of 4 to 15 dwelling units per acre.
2. The variance for the proposed driveway access (Exhibit C-1) is hereby approved, subject to the following conditions:
- A. The project will provide a three foot wide buffer on the west side of the driveway.
 - B. The project will provide utility easements within the driveway and buffer.
 - C. The project will be designed to drain site runoff into South Avenue.
 - D. The driveway will serve parcel 3 on an interim basis until a local street is built to provide permanent access.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P94-004

JM/jm:P94-004V.RES