

P93-166 - NEDELEU PARCEL MAP

- REQUEST:
- A. Tentative Map to subdivide one parcel into two parcels totaling 0.5± partially developed acres in the Standard Single Family (R-1)(EA-4) zone.
 - B. Variance to reduce the front setback from 25 feet to 13 feet for an existing single family residence.

LOCATION: 5730 28th Street (Southwest corner 28th St. and 33rd Ave.)
025-0162-005
South Sacramento
Sacramento City Unified School District
Council District 5

APPLICANT:	Jan C. Cudrnak, L.S., Chuck, 965-8710 8607 Pershing Avenue, Fair Oaks, CA 95628
OWNER:	Ilie Nedeleu 5730 28th Street, Sacramento, CA 95824
PLANS BY:	Jan C. Cudrnak, L.S.
APPLICATION FILED:	November 8, 1993
STAFF CONTACT:	Cindy Gnos, 264-7636

SUMMARY/RECOMMENDATION: The applicant proposes to subdivide one parcel into two parcels. The current parcel contains a single family residence. The applicant proposes to subdivide the parcel into two in order to allow an additional single family residence to be constructed. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. **Staff recommends approval of the project** based on its consistency with the adopted plans.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (4-8 du/na)
Existing Land Use of Site:	Single Family Residence
Existing Zoning of Site:	R-1(EA-4)

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1(EA-4)
 South: Single Family Residential; R-1(EA-4)
 East: Single Family Residential; R-1(EA-4)
 West: Single Family Residential; R-1(EA-4)

Setbacks: Required Provided

Front: 25' 13'
 Side(St): 12.5' 25'
 Side(Int): 5' 17'
 Rear: 15' 35'

Property Dimensions: 119' x 136'
 Property Area: 0.5 \pm gross acres
 0.37 \pm net acres
 Density of Development: 5.4 dwelling units per net acre
 Square Footage of Existing House: 1,875 square feet
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

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>
Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the site Low Density Residential (4-15 du/na). The South Sacramento Community Plan designates the site Residential (4-8 du/na). The density of the proposed subdivision is 5.4 du/na which is consistent with both plan designations. The site is also designated infill which encourages the use of partially developed parcels. The proposed subdivision is consistent with the infill policies.

B. Tentative Map Design

The subject site is located at the corner of 33rd Avenue and 28th Street. The site is currently developed with a single family residence at the corner with vacant yard area behind. The subdivision creates a corner parcel for the existing single family residence and an interior parcel to be developed with a residence in the future. Both parcels meet the minimum size and area requirements. Staff and the Subdivision Review Committee recommend approval of the Tentative Map.

C. Site Plan Design/Zoning Requirements**1. Setbacks**

The existing single family residence meets setbacks based upon the lot orientation prior to the subdivision. The Zoning Ordinance defines the front as the narrowest street frontage. After the lot is subdivided, the front moves from 28th Street to 33rd Avenue. This causes the existing 13 foot front setback to not meet the required 25 feet. Staff has no objection to the setback variance. The variance is required only due to the orientation of the parcel. The new structure to be built on Parcel B will comply with all the required setbacks.

2. Parking/Circulation

The Zoning Ordinance requires a single car garage for each single family residence. The existing unit contains a two car garage, which exceeds the requirement. The unit to be constructed on Parcel B must have a minimum of a single car garage.

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

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a and 15315).

B. Public/Neighborhood/Business Association Comments

The subject site is not located within any boundaries of neighborhood or business associations. There have been no comments received from any of the surrounding property owners.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies.

The comments primarily deal with the standards about drainage and grading. The comments have been incorporated into the conditions of approval in the attached Tentative Map Resolution (Attachment C).

D. Subdivision Review Committee Recommendation

On December 15, 1993, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Tentative Map and Variance. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

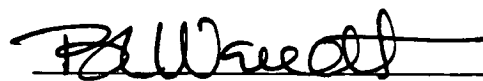
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Resolution approving the Tentative Map to subdivide one parcel into two parcels.
- B. Adopt the attached Resolution approving the Variance to reduce the front setback from 25 feet to 13 feet for an existing single family residence.

Report Prepared By,

Report Reviewed By,


Cindy Gnos, Associate Planner


Barbara L. Wendt, Senior Planner

Attachments

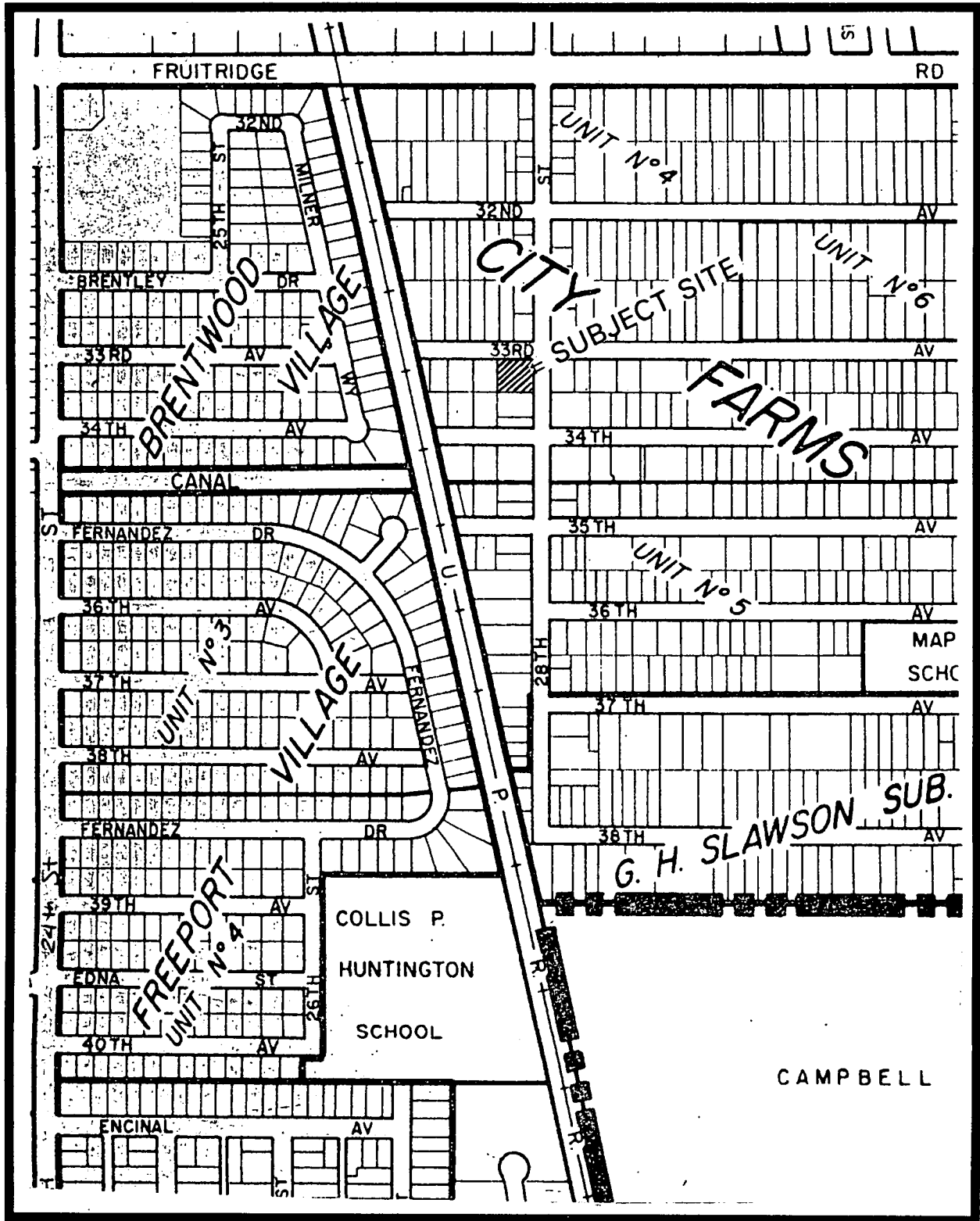
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving Tentative Map
Exhibit C-1	Tentative Map
Attachment D	Resolution Approving Variance

ATTACHMENT A

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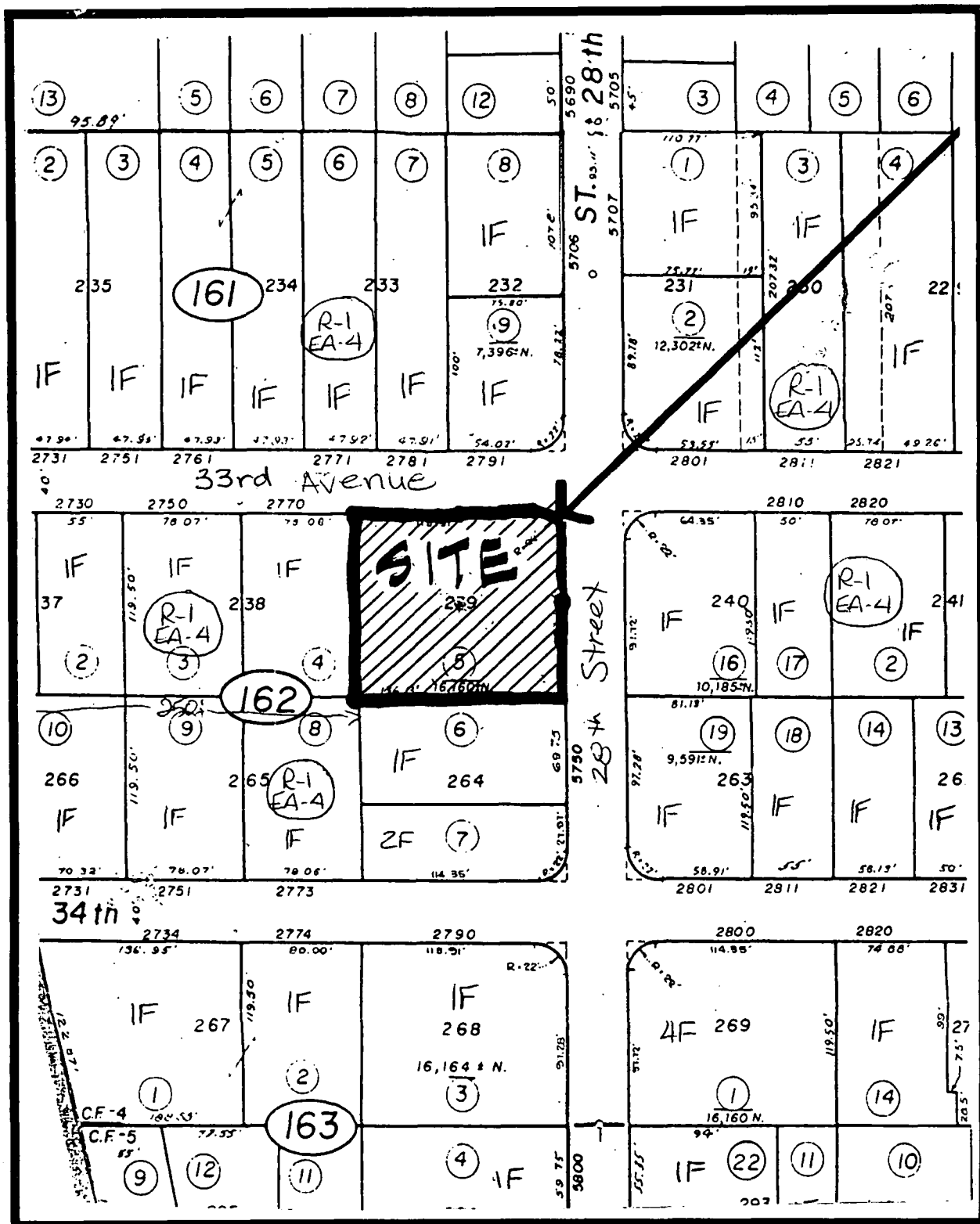
VICINITY MAP

ATTACHMENT B

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LAND USE AND ZONING MAP

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EXHIBIT C-1

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HEU #10

OWNER/DEVELOPER

MR. ILIE NEDELICU
5730 28th STREET
SACRAMENTO, CA 95820

SURVEYOR

JAN C. CUDRNAK, L.S.
8607 PERSHING AVENUE
FAIR OAKS, CA 95628

PHONE: 916.965.8710

A. P. N.

025 - 0162 - 005

EXISTING ZONING

R-1: SINGLE FAMILY RESIDENTIAL

EXISTING USE

ONE (1) SINGLE FAMILY RESIDENCES ON ONE (1) LOT

ACREAGE

EXISTING:	0.499 ACRES GROSS
	0.389 ACRES NET
PARCEL A:	0.316 ACRES GROSS
	0.213 ACRES NET
PARCEL B:	0.183 ACRES GROSS
	0.156 ACRES NET

UTILITIES, SERVICES & IMPROVEMENTS

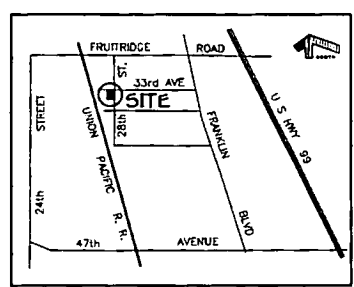
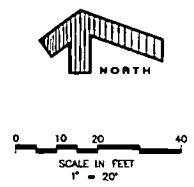
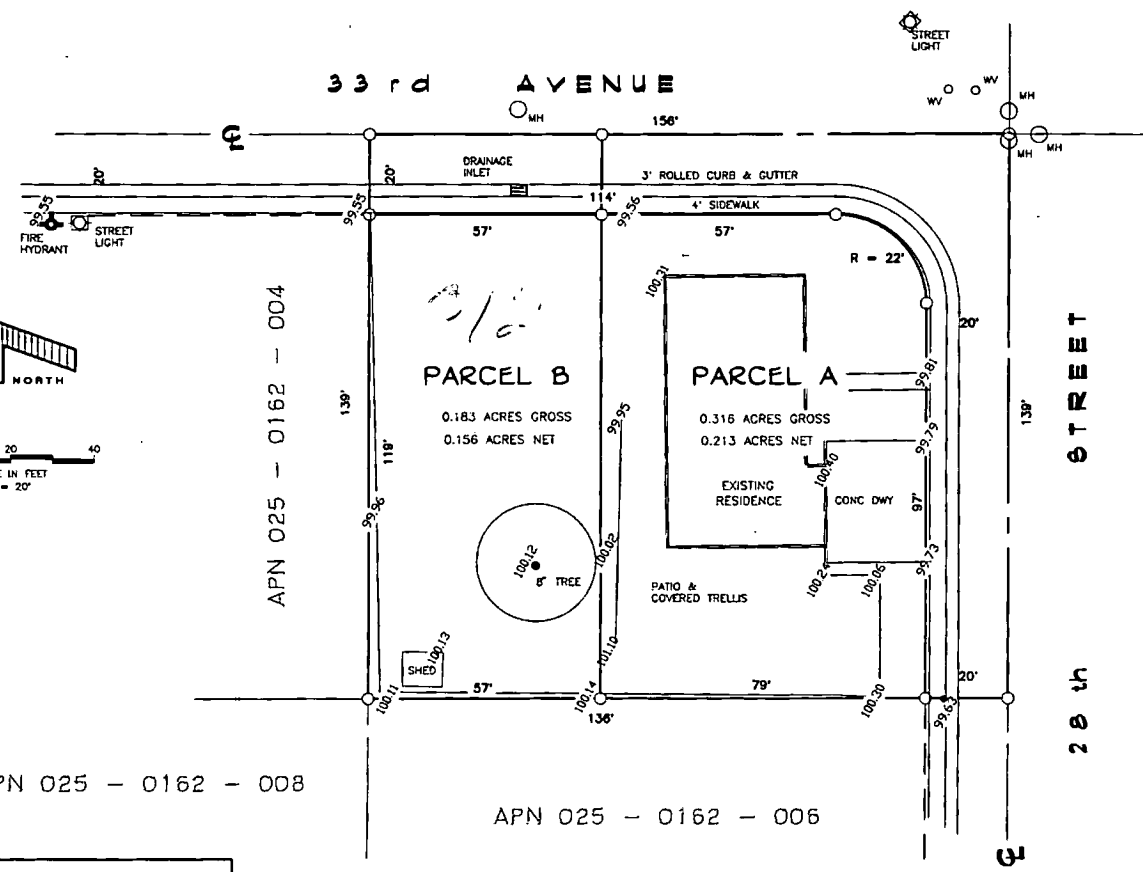
SEWER	CITY OF SACRAMENTO
WATER	CITY OF SACRAMENTO
DRAINAGE	COUNTY OF SACRAMENTO
GAS	PACIFIC GAS & ELECTRIC
ELECTRICAL	S M U D
TELEPHONE	PACIFIC BELL
FIRE PROTECTION	CITY OF SACRAMENTO
SCHOOLS	SACRAMENTO UNIFIED SCHOOL DISTRICT
PARK DISTRICT	CITY OF SACRAMENTO
STREET IMPROVEMENTS	CITY OF SACRAMENTO

TENTATIVE PARCEL MAP

A SUBDIVISION OF LOT 239,
"CITY FARMS NO. 4", 18 BM 60

SEPTEMBER 1993
COUNTY OF SACRAMENTO

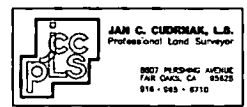
SCALE: 1"=20'
CALIFORNIA



VICINITY MAP

NOTE:

ALL ELEVATIONS SHOWN HEREON ARE BASED UPON AN ASSUMED ELEVATION OF 100.00 AT THE INTERSECTION OF 28th STREET & 33rd AVENUE



APN 025 - 0162 - 008

APN 025 - 0162 - 006

APN 025 - 0162 - 004