

# CITY PLANNING COMMISSION

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

APPLICANT	Wong & Assoc. - 1211 H Street, Suite F, Sacramento, CA 95814				
OWNER	Jose & Jenny Bermudez - 3001 36th Avenue, Sacramento, CA 95828				
PLANS BY	Wong & Assoc. - 1211 H Street, Suite F, Sacramento, CA 95814				
FILING DATE	8-22-86	ENVIR. DET.	9-15-86	REPORT BY	SD:sg
ASSESSOR'S-PCL. NO.	025-201-30				

APPLICATION: A. Negative Declaration

B. Tentative Map

C. Variance to create a lot less than 52 feet wide (Section 3-E-19)

D. Subdivision to create a lot less than 52 feet wide (Chapter 40.322)

LOCATION: 3001 36th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 0.3+ acres developed with a single family residence into two parcels.

PROJECT INFORMATION:

1974 General Plan Designation: Residential

1986 South Sacramento Community

Plan Designation: Residential 4-8 du/ac.

Existing Zoning of Site: R-1

Existing Land Use of Site: Single family residence

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family; R-1	Front:	25'	77'
South: Single family; R-1	Side(Int):	5'	5'
East: Single family; R-1	Rear:	15'	7.5'
West: Single family; R-1			

Property Dimensions: 116' x 119'

Property Area: 0.3+ acres

Density of Development: 6.3 d.u. per acre, net

Topography: Flat

Street Improvements: Existing

Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 10, 1986, by a vote of five ayes, four 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 and four to eight units per acre in the 1986 South Sacramento Community Plan. The site

APPLC. NO. P86-333 MEETING DATE September 25, 1986 ITEM NO 11

is surrounded by single family residences located on lots as narrow as 40 feet. The applicant proposes to subdivide 0.3 acres into two parcels. Proposed Parcel A is vacant for future development. Parcel B is developed with a residence.

B. Design

The subject site is 116 feet wide, which would permit two lots in excess of 52 feet wide. The location of the existing residence with a five foot side yard setback, however, restricts Parcel A to 48 feet in width. The parcel would exceed minimum area requirements and can be developed without the need for further variance approvals. Lots of similar or less width exist in the neighborhood. Staff supports the requested variance/subdivision modification in that it is compatible with the existing nature and character of surrounding development.

Street improvements are existing.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees shall be based upon .0298 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant negative impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map, subject to the following conditions;
- C. Approve the variance, based upon findings of fact which follow; and
- D. Recommend approval of the subdivision modification.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

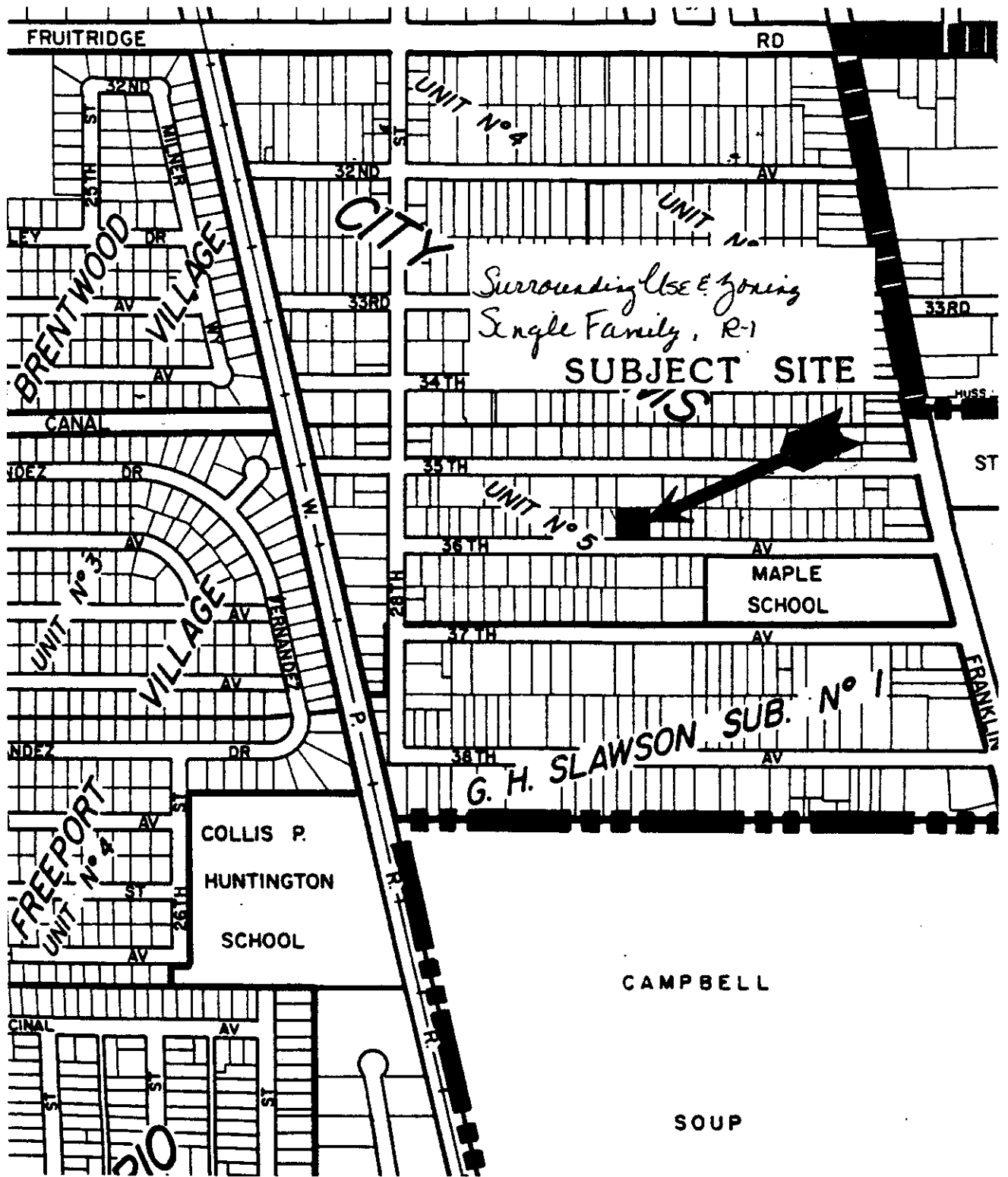
1. Place the following note on the final map: Water and sewer service connections for Parcel A must be paid for and installed at the time of obtaining building permits.
2. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
3. Pursuant to 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.

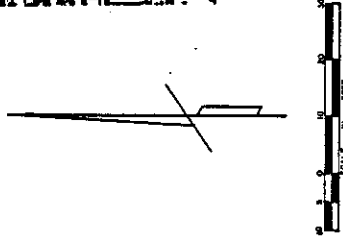
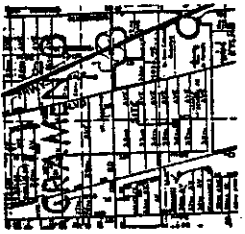
4. Monument new lot lines.
5. Place a note on the final map: No further variances for height, setback or lot coverage shall be approved for Lot A.

Findings of Fact - Variance

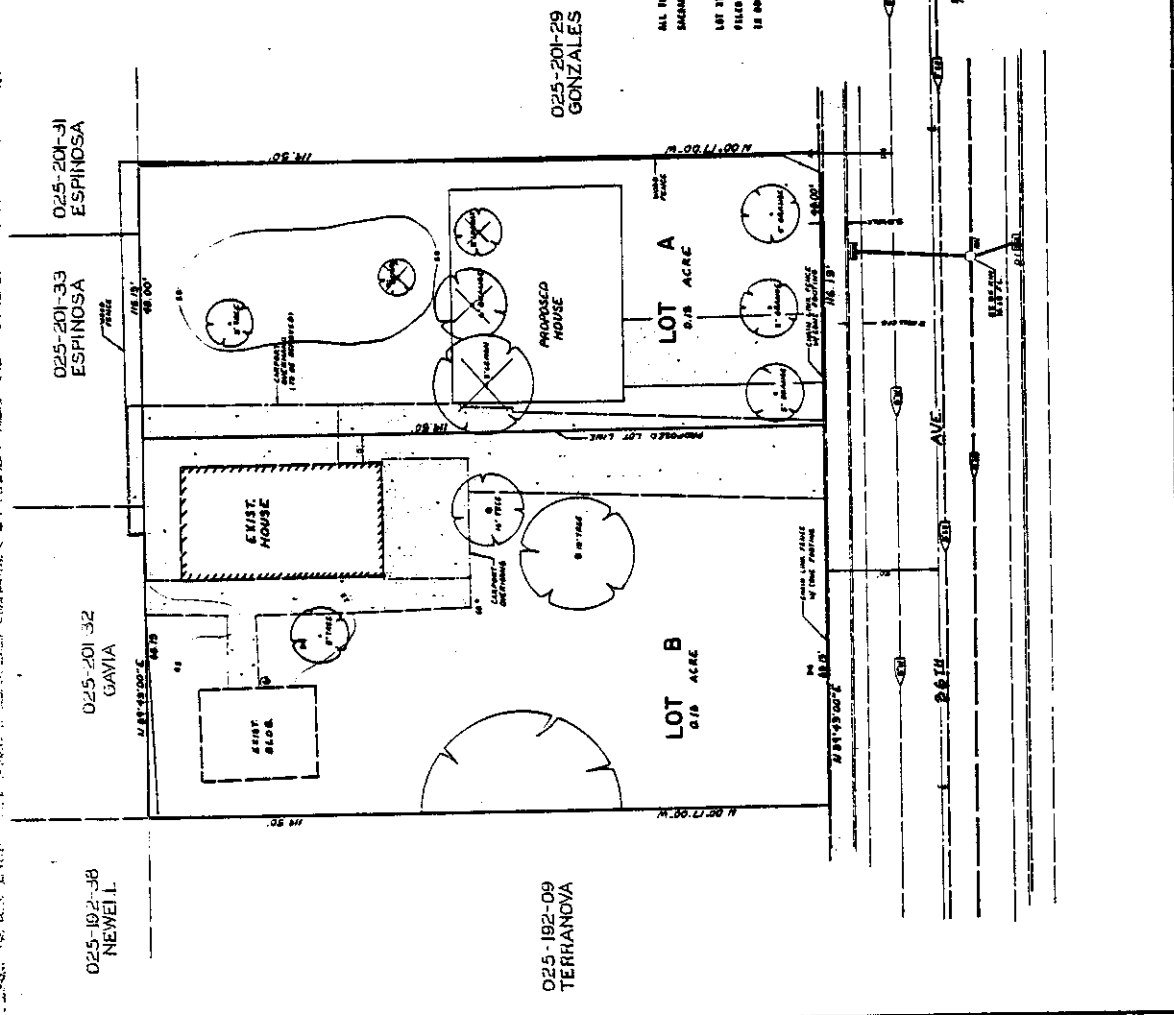
1. Granting the variance does not constitute a special privilege extended an individual applicant in that there are lots of similar or less width in the area.
2. Granting the request does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the variance does not constitute a disservice to property in the vicinity in that:
  - a. it will not alter the residential character of the neighborhood;
  - b. the lot can be developed with no additional variance approvals;
  - c. the parcel has sufficient depth and area; and
  - d. the proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for four to eight residential units per acre in the 1986 South Sacramento Community Plan and the proposed map conforms with the plan designation.



**VICINITY - LAND USE - ZONING**



- SEWER
- GAS WATER
- WATER MAIN
- RAILROAD
- TRUCK DRIVEWAY
- EXISTING WATER LINE
- EXISTING SANITARY TOWER
- EXISTING STORM DRAIN
- WATER TANK
- CLEAN-OUT
- PERMITS



025-201-29  
GONZALES

025-192-09  
TERRANOVA

**GULLION LEGAL INSULATOR**  
 ALL THAT REAL PROPERTY SHOWN IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 LOT 318 OF CITY FARM NO. 6, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA IN BOOK 18 OF MAPS, MAP NO. 11.

- OWNER: JAMES B. REMONTE & JAMES AND BEATRICE REMONTE, TRUSTEES OF THE REMONTE TRUST, SACRAMENTO, CA 95810
- APPLICANT: JAMES B. REMONTE & JAMES AND BEATRICE REMONTE, TRUSTEES OF THE REMONTE TRUST, SACRAMENTO, CA 95810
- ENGINEER: WONG & ASSOCIATES, 1211 N STREET, SUITE 7 SACRAMENTO, CA 95811 916-447-1911
- ASSESSOR'S PARCEL NUMBER: 015-01-20
- CONCEPT NUMBER: 0-1
- PROPOSED ZONING: 0-1
- CONCEPT USE: ONE (1) SINGLE FAMILY HOME
- PROPOSED USE: TWO (2) SINGLE FAMILY HOMES
- NUMBER OF LOTS: 2
- AREA: 1.4 ACRES, 15,477 SQ FT

UTILITY	REPRESENTATIVE	PHONE
WATER	S.A.M.S.	482-2211
SEWER	S.A.M.S.	482-2211
WATER	P.L.A.T.	482-2211
SEWER	CITY OF SACRAMENTO	482-2211
WATER	CITY OF SACRAMENTO	482-2211
SEWER	CITY OF SACRAMENTO	482-2211
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SEWER	CITY OF SACRAMENTO	482-2211
WATER	CITY OF SACRAMENTO	482-2211
SEWER	CITY OF SACRAMENTO	482-2211

**WONG & ASSOCIATES**  
 SURVEYING • ENGINEERING • LAND PLANNING  
 1211 N STREET, SUITE 7 • SACRAMENTO, CA 95811 • 916-447-1911

**TENTATIVE PARCEL MAP**  
 3001 1/2th ST  
 26th AVE

CITY OF SACRAMENTO COUNTY OF SACRAMENTO JOB NO. 86030

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

RECORDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

FILED IN BOOK NO. 8614 PAGE 56