

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Frost & Baker - 7932 Sunset Ave., Ste. B, Fair Oaks, CA 95628		
OWNER	Merle E. Stevens/Robert S. Parks - 4028 Triplett Ct., Carmichael, CA 95608		
PLANS BY			
FILING DATE	9-23-83	50 DAY CPC ACTION DATE	REPORT BY: GM:sg
NEGATIVE DEC.	10-12-83	EIR	ASSESSOR'S PCL. NO. 017-041-24

- APPLICATION:
1. Environmental Determination
  2. Tentative Map to resubdivide 2.0± vacant acres into eight single family lots in the R-1 zone.
  3. Variance/Subdivision Modification to create substandard lots

LOCATION: 600' southeast of Riverside Boulevard and 13th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 2± vacant acres into eight single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
 Riverside-Land Park Community  
 Plan Designation: Light Density Residential  
 Existing Zoning of Site: R-1  
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1  
 South: Single Family; R-1  
 East: Single Family; R-1  
 West: Railroad Tracks; C-4

Property Dimensions: Irregular shape  
 Property Area: 1.7± acres  
 Density of Development: 4.7 du/ac.  
 Significant Features of Site: Land-locked parcel  
 Topography: Flat  
 Street Improvements: To be provided  
 Utilities: To be provided

003594

Background Information: The applicant is resubmitting a tentative map application which was previously approved by the City Council on August 4, 1981 and has since expired (P-9422). The current application proposes the same lot configurations as approved under the expired map.

Subdivision Review Committee Recommendation: On October 12, 1983 the Subdivision Review Committee, by a vote of eight ayes, one absent, voted to recommend approval of the tentative map and subdivision modification. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;

2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
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. Improve San Mateo Way from Riverside Boulevard to subject site with 36 feet from curb to curb and sidewalks on easterly side of street to the satisfaction of the City Engineer. Improve west and south side of street with curb and gutter only (off-site improvements may be required);
5. The existing and proposed water and sewer easements shall be shown on map;
6. The following trees shown on the grading plan shall be retained unless it is determined by the City Arborist that the trees are diseased or not significant:

2 - Heritage trees located north and just off-site along the east side of San Mateo Way. The applicant has jogged the road alignment of the access road (San Mateo Way)

2 - Oaks on Parcel 1

3 - Oaks on Parcel 2

3 - Gums, 1 Poplar on Parcel 5

5 - Oaks on Parcel 7

4 - Oaks on Parcel 8

There shall be no grading (fill or removal) parking, or storage of vehicles or construction materials within the drip line of the specified trees, in order to assure there will be no spills, compaction, etc that could be detrimental to the trees;

Removal of any bushes, as noted on grading plan, shall not disturb the above mentioned trees or their root systems.

7. Provide a water main extension and fire hydrant along San Mateo Way, subject to the review and approval of the Director of Public Works.

Staff Evaluation: Staff has the following comments regarding the proposal:

1. In reference to the variance/subdivision modification, the applicant is proposing to create one lot with less than 100 feet in depth. Staff has no objection to this request because the site is an irregular shaped lot which makes it difficult to meet all requirements of the Subdivision Ordinance.
2. The subject site is a landlocked parcel and surrounded on three sides by existing single family development. At the present time access to this site

is via a piece of City-owned property. The applicant is proposing to construct a street on the City's property which will connect the subject site and Riverside Boulevard. The street will have to be designed with a 50 foot right-of-way section; however, sidewalks will be required on the east side only. The curb to curb width is 36 feet. The 36 foot curb to curb is necessary because there is a baseball park located south of the subject site and access to this park is also along the City-owned property. Vehicles utilize the City property for parking during usage of this ball park, and it is anticipated that the proposed access street (San Mateo Way) will be utilized for parking.

3. The proposed use of the site is compatible to surrounding land uses. There are existing single family dwellings to the north, south, and east. There are several lots which are irregular in shape, however, it is unavoidable in this case because of the triangular shape of the site.

Staff Recommendation: Staff recommends:

1. The negative declaration be ratified;
2. Approval of the tentative map subject to conditions;
3. Approval of the variance/subdivision modification to create a lot with less than 100 feet in depth, subject to the findings of fact which follow.

Conditions of Tentative Map

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. 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;
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003596

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Removal of any bushes, as noted on grading plan, shall not disturb the above mentioned trees or their root systems.

- g. Provide a water main extension and fire hydrant along San Mateo Way, subject to the review and approval of the Director of Public Works.

Findings of Fact - Variance for lot with less than 100 feet in depth

- a. The proposal is not injurious to the properties in the vicinity of the subject site in that the substandard depth lots will not change the characteristics of the adjacent single family subdivision;
- b. The granting of the variance would not be a special privilege in that this site is irregular in shape and it is not possible to design all standard size lots;
- c. The granting of this variance is not a use variance in that single family uses are permitted in the R-1 zone;
- d. The proposal is not adverse to the 1974 General Plan and Riverside-Land Park Community Plan in that both plans designate the site for residential development.

003597

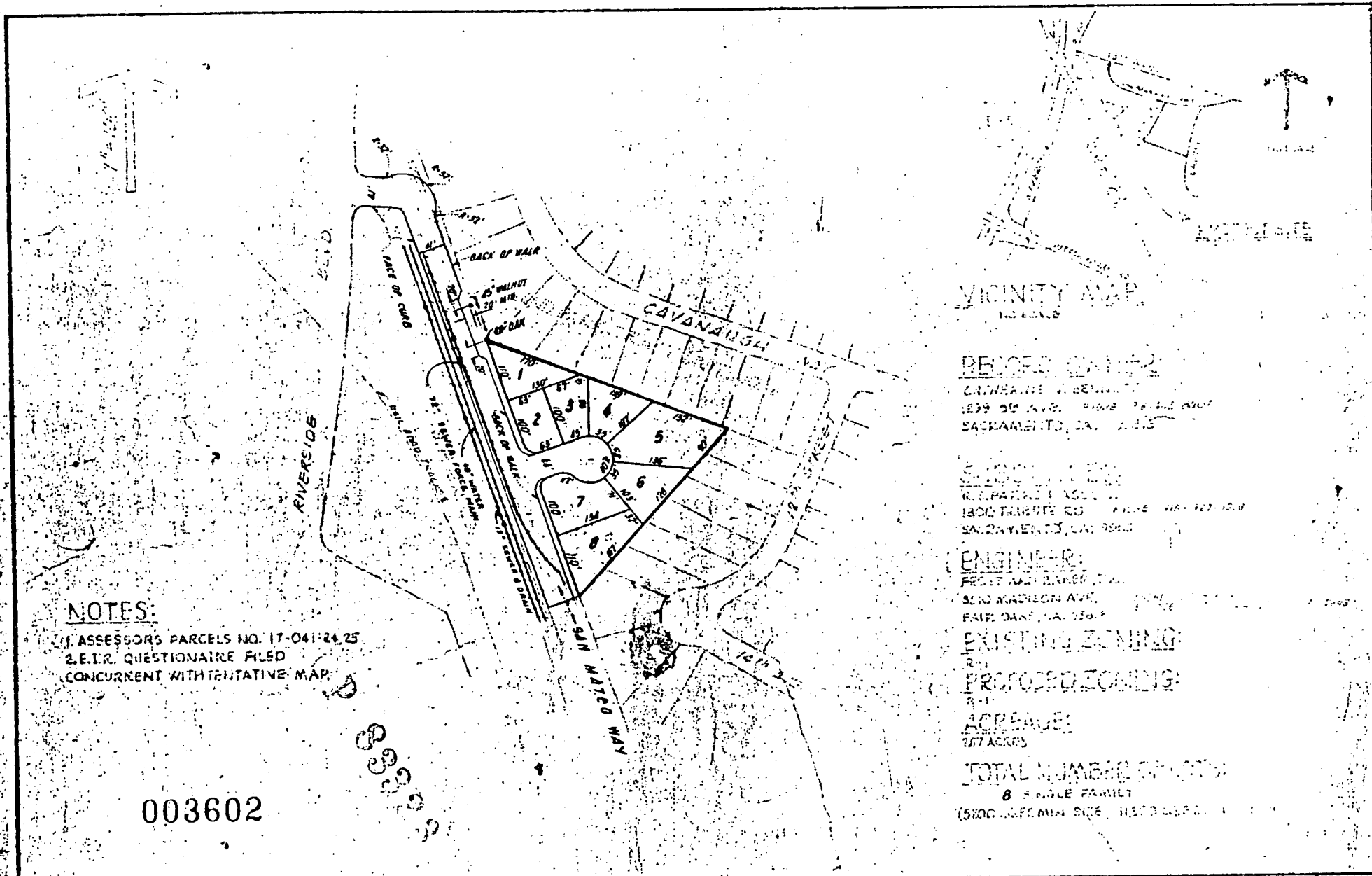


P83-343

10-27-83

No. 20

18-8-5



**NOTES:**

- 1. ASSESSOR'S PARCELS NO. 17-04124.25
- 2. E.I.R. QUESTIONNAIRE FILED CONCURRENT WITH TENTATIVE MAP.

003602

**VICINITY MAP**

PROJECT SITES:  
 CAVANAUGH & BENTLEY  
 1839 3RD AVE. FROM 2ND AVE  
 SACRAMENTO, CA 95811

2. 1000' W. 1000'  
 1800 TOWNITE RD. FROM 1ST ST  
 SACRAMENTO, CA 95804

**ENGINEER:**  
 FROST AND BAKER, INC.  
 8510 MADISON AVE.  
 FAIRFAX, CA 95940

**EXISTING ZONING:**

**PROPOSED ZONING:**

**ACREAGE:**  
 167 ACRES

**TOTAL NUMBER OF UNITS:**  
 8 SINGLE FAMILY  
 (5800 SUFFRAN SIDE, 11500 SUFFRAN SIDE)

NAME	DATE	BY

CAVANAUGH & BENTLEY  
 SURVEYED BY: BAKER DATE: 10/27/83

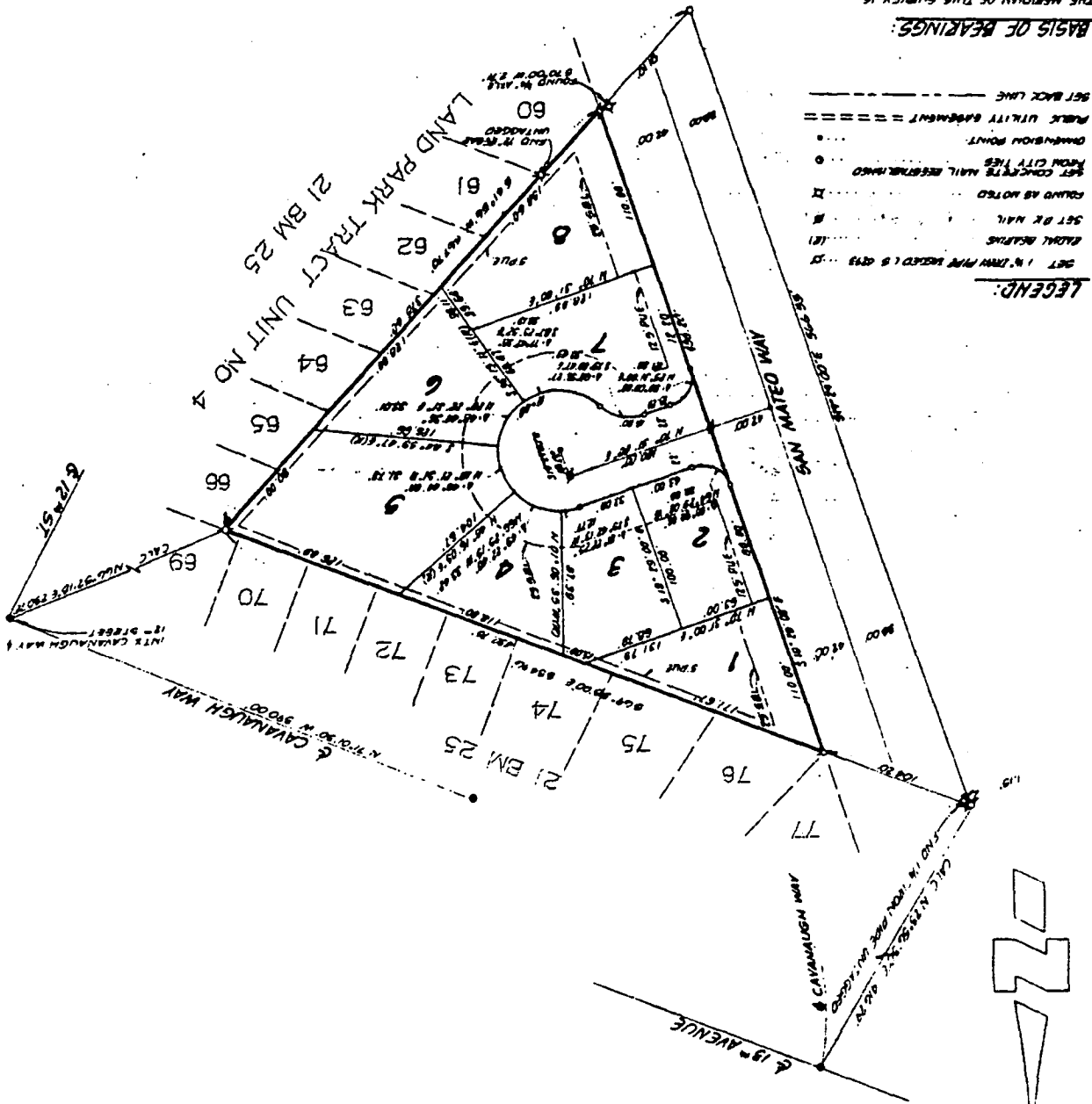
**F&B** Engineering - Surveying - Planning  
**FROST AND BAKER, INC.**  
 8510 Madison Avenue  
 Fair Oaks, California 95620 (916) 964-1011

TENTATIVE SURV. MAP  
**PARK ESTATES**  
 AUG 1983

DATE	BY

# PARK ESTATES

PLAT OF  
 A PORTION OF SECTION 14 TOWNSHIP 8 NORTH, RANGE 4 EAST, M.D.M.  
 CITY OF SACRAMENTO, CALIFORNIA  
 OCTOBER, 1980  
 FROST & BAKER, INC.



### LEGEND:

- SET 1" TINY PIPE BORED 1.5 DIA
- SET 1" TINY PIPE BORED 1.5 DIA
- SET OR MAIL
- FOUND AS NOTED
- SET CONCRETE MAIL RESTRICTION FROM CITY TIES
- DIMENSION POINT
- PUBLIC UTILITY EASEMENT
- SET BACK LINE

### BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THAT OF LAND TRACT UNIT NO. 4, B.M. 19

### NOTES:

- 1 ALL STREET CORNERS HAVE A 20 FOOT RADIUS AT THE POINT OF CURVE UNLESS OTHERWISE NOTED
- 2 ALL BEARINGS & DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS

P 83323

5-8-5

003601

10-27-83

No. 20