

P94-097 - 1010 Arcade Blvd. Project

- REQUEST:
- A. Tentative Map to subdivide 0.25± developed acres into 2 single family lots in the Standard Single Family Residential (R-1) Zone.
 - B. Variance to reduce the rearyard setback (For Lot #2) from 15 feet to 7 feet.
 - B. Subdivision Modification to create a corner lot (Lot #1) less than 6,200 square feet.
 - C. Subdivision Modification to create an interior lot (Lot #2) less than 5,200 square feet.

LOCATION: 1010 Arcade Boulevard and 3180 Branch Street
APN: 265-0021-001
Del Paso Heights
North Sacramento Community Plan Area
Grant Joint Union School District
Council District 2

APPLICANT:	Ken Taylor (916) 784-6221 P.O. Box 734 Roseville CA 95678
OWNER:	Kim Taylor and Diana Otterson P.O. Box 734 Roseville CA 95678
APPLICATION FILED:	August 29, 1994
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to subdivide 0.25 developed acres into 2 single family residential lots in the Standard Single Family (R-1) zone. At present, two single family residences are located on one lot. **Staff recommends approval of the project.** This recommendation is based on the fact that the proposed use is compatible with the surrounding residential land uses and consistent with the General Plan policies,

including the provision of ownership housing.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 dwelling units per net acre)
Community Plan Designation:	Residential (4-8 dwelling units per net acre)
Existing Land Use of Site:	Developed - two single family residences
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:

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

Property Dimensions:	60.99' ± X 180'
Property Area:	0.25 ± gross acres
Density of Development:	8 dwelling units per net acre
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>
Final Map	Public Works, Development Services

BACKGROUND INFORMATION:

There are two existing single family residential structures on the subject site. These residences were built in 1948. The project site was annexed into the City of Sacramento in 1964. The applicant is requesting a Tentative Map to subdivide the subject site into two separate parcels, each with a single family residence located on it.

STAFF EVALUATION:**A. Policy Considerations**

The 2 lots proposed will result in a density of 8 dwelling units per net acre. The General Plan designates the subject site as Single Family Residential (4-15 dwelling units per net acre) and the North Sacramento Community Plan designates the site as Residential (4-8 dwelling units per net acre). The proposed subdivision is consistent with the General Plan and the North Sacramento Community Plan. 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 and affordable housing opportunities.

The proposed subdivision will be consistent with the goals and policies of the General Plan and Community Plan in that it will provide housing on lots that are easily served by City infrastructure. The subject proposal is consistent with the General Plan and Community Plan density.

B. Tentative Map Design

The Tentative Map subdivides one lot into two lots. One lot (Parcel 1) is 6,032 sq. ft. while Parcel 2 is 4,833 sq. ft.. Both parcels are developed with a single family residence. The proposed project results in a density for both parcels of 8 dwelling units per net acre. The following table reflects the above referenced information:

PARCEL #	SQUARE FEET	ACRES	DWELLINGS
1	6,032	0.14	1
2	4,833	0.11	1
TOTAL		0.25	2

The existing building at the rear of Parcel 2 does not meet the required setbacks for the Standard Single Family (R-1) zone (front - 25', rear - 15', interior site 5'). By subdividing the project site the rearyard setback for Parcel 2 will need to be reduced from 15 feet to 7 feet which required a Variance. Furthermore, the lots will not meet the minimum standard lot size of 52' by 100' (5,200 square feet) for an interior lot and a lot size of 62' by 100' (6,200 square feet) for a corner lot which require Subdivision Modifications. City services are readily available. Staff

supports the proposed Tentative Map, Variance, and Subdivision Modifications provided the conditions listed in the Resolution are satisfied.

C. Variance

The applicant is requesting a Variance to reduce the minimum required 15 foot rearyard setback to 7 feet. The proposed subdivision would create a 7 foot wide rearyard setback for an existing residential dwelling. Staff visited the subject site and noticed that the 7 foot rearyard is existing for the residential structure located at the rear of Parcel 2. The requested variance from a fifteen foot to a seven foot setback is considered a minor change. The proposed rearyard reduction is consistent with the rearyards of other residential structures in the project vicinity. Furthermore, the proposed parcel alignment follows the existing informal property line. Staff, therefore, supports the applicant's request to reduce the minimum rearyard setback from fifteen feet to seven feet.

D. Subdivision Modifications

The applicant is requesting two Subdivision Modifications to reduce the minimum lot size for both of the subject parcels. The proposed subdivision would create an interior lot less than the minimum requirement of 5,200 square feet and would create a corner lot less than the minimum requirement of 6,200 square feet in size for two existing residential dwellings. The requested Subdivision Modifications are considered a minor change. The proposed lot size reduction is consistent with the lot sizes of other residential structures in the project vicinity. Furthermore, the proposed lot configuration is consistent with the existing informal property lines and fencing. Staff, therefore, supports the applicant's request to reduce required lot sizes for both of the subject parcels.

PROJECT REVIEW PROCESS:

A. Environmental Review

1. Environmental Issues

The proposed project is not anticipated to result in any significant environmental impact.

2. Environmental Determination

This proposal is considered a minor land division. The applicant proposes to divide the lot into fewer than four parcels and is in conformance with the applicable plans and zoning. Therefore, this project is exempt from environmental review

pursuant to State EIR Guidelines (CEQA Section 15315 and 15061{b}{3}).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to The Heights Residents Working Together neighborhood group. The surrounding land owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received from the Heights Residents Working Together neighborhood group or the surrounding land owners.

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. The following summarizes the comments received:

1. Public Works-Engineering Development Services

The comments which are specifically listed as conditions in the resolution address sewer and water services and a drainage easement as listed in the resolution.

2. S.M.U.D

The comment which is specifically listed as a condition in the resolution addresses the dedication of a 12.5 foot public utility easement as listed in the resolution

D. Subdivision Review Committee Recommendation

On October 19, 1994, the Subdivision Review Committee voted unanimously to recommend approval of the proposed project subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS:

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

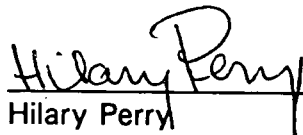
RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Resolution (Attachment 3) approving the Tentative Map to subdivide 0.25 acres into 2 single family lots and approving the Subdivision Modification to create a corner lot less than 6,200 square feet and an interior lot less than 5,200 square feet.


- B. Adopt the attached Resolution (Attachment 4) approving a Variance to reduce the rear yard setback from fifteen feet to seven feet.

Report Prepared By,



Hilary Perry
Associate Planner

Report Reviewed By,



Scot Mende
Senior Planner

Attachments

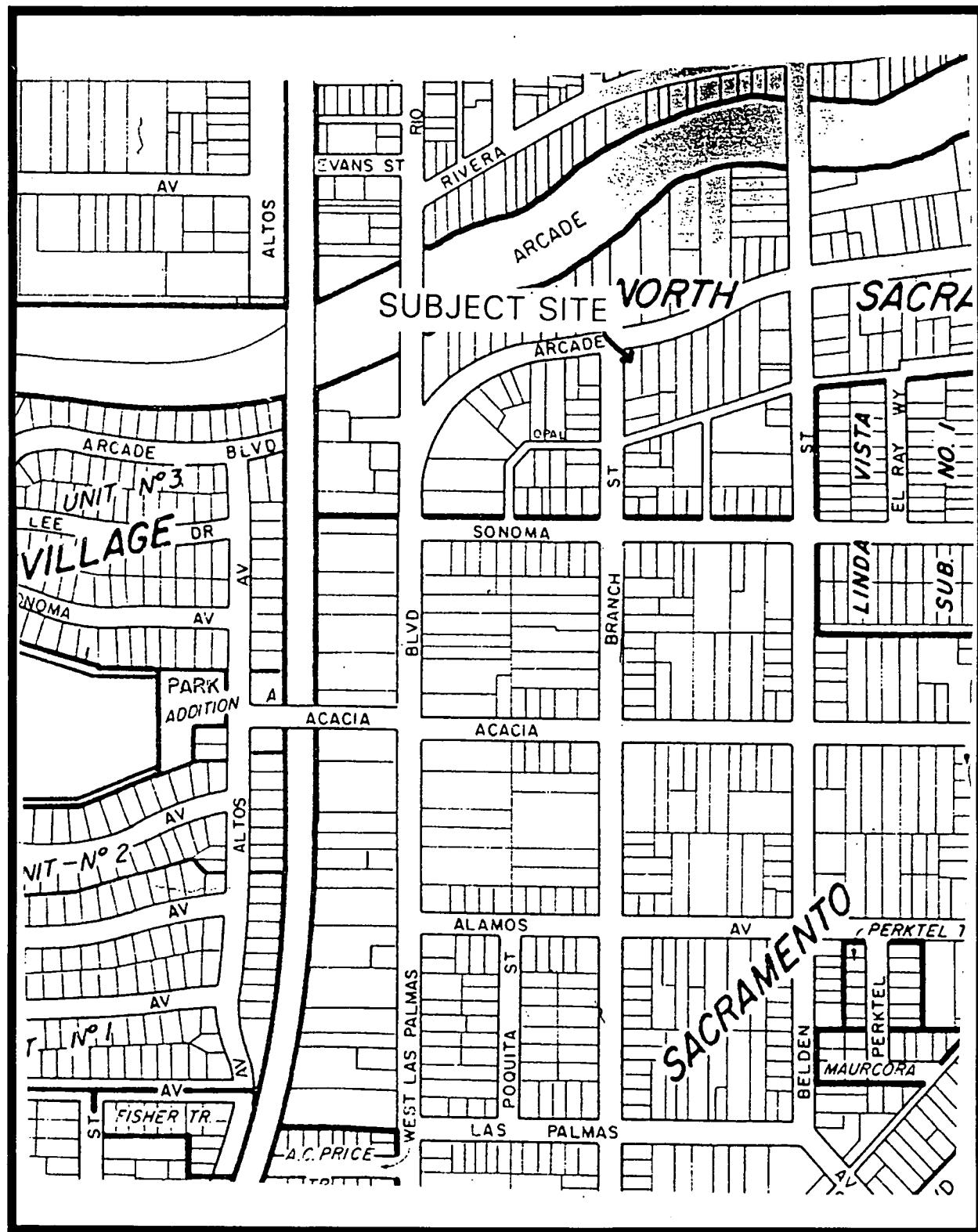
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|--------------|--|
| Attachment 1 | Vicinity Map |
| Attachment 2 | Land Use and Zoning Map |
| Attachment 3 | Resolution Approving Tentative Map and Subdivision Modifications |
| Exhibit 3-A | Site Plan |
| Attachment 4 | Resolution Approving Variance |

ATTACHMENT 1

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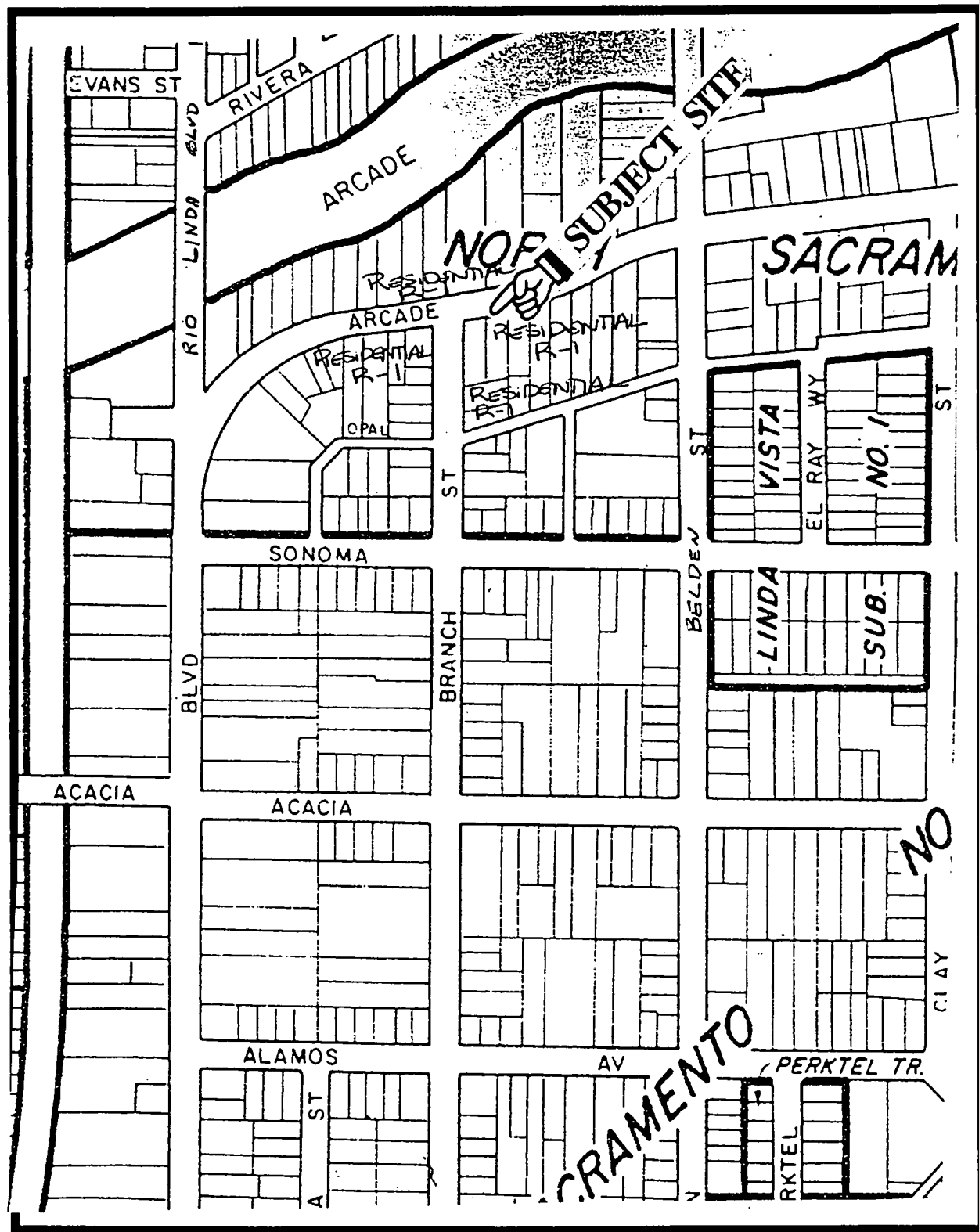
VICINITY MAP

ATTACHMENT 2

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LAND USE AND ZONING MAP

ATTACHMENT 3

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF OCTOBER 27, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP AND SUBDIVISION MODIFICATIONS FOR PROPERTY LOCATED AT 1010 ARCADE BOULEVARD AND 3180 BRANCH STREET (P94-097)(APN: 265-0021-001)

WHEREAS, the City Planning Commission on October 27, 1994, held a public hearing on the request for approval of a Tentative Map and Subdivision Modifications at property located at the above described location;

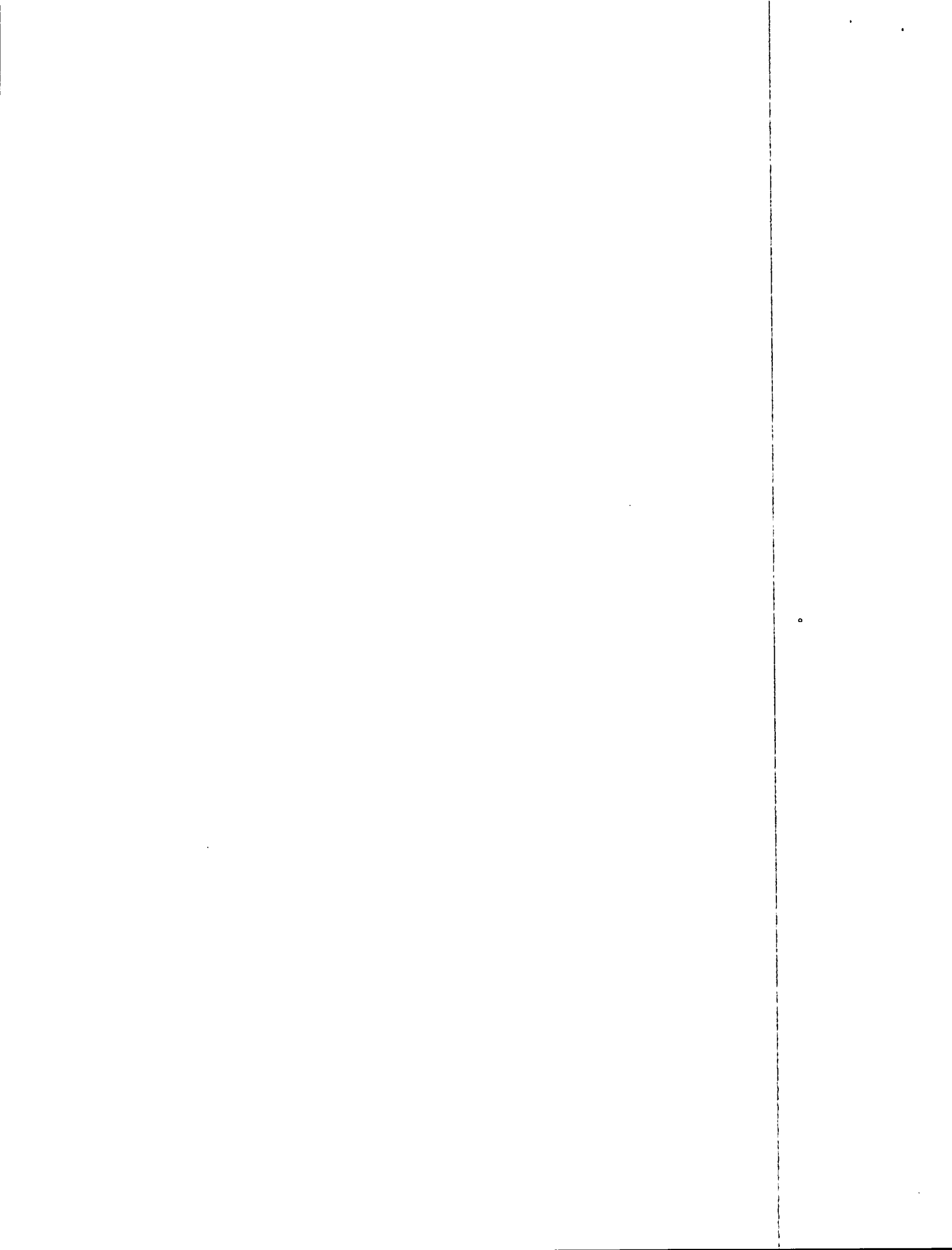
WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA Section 15315 and 15061(b)(3).

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 and Subdivision Modifications are hereby approved based upon the following findings of fact:
 - A. 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. The Tentative Map and Subdivision Modifications for the proposed residential use are 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 condition:

- A. Provide a metered water service to each parcel without an existing water service;
- B. Provide a separate sewer service to each parcel;
- C. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to Arcade Boulevard and Branch Street;
- D. Show all existing easements;
- E. Remove and reconstruct existing deteriorated sidewalk per City standards;
- F. Construct a handicapped ramp per City standards at the southeast corner of Arcade Boulevard and Branch Street;

ADVISORY NOTES:

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

- G. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required;
- H. Notice: 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;

- I. Note: Westerly boundary of lot 2 is shown incorrectly and should be approximately 83 feet;
- J. Note: Fire District and Recreation and Parks District are shown incorrectly and should be City of Sacramento.
- K. Note: Water, Sewer, and Storm Drainage systems are not shown on the Tentative Map, but are available to each proposed parcel.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

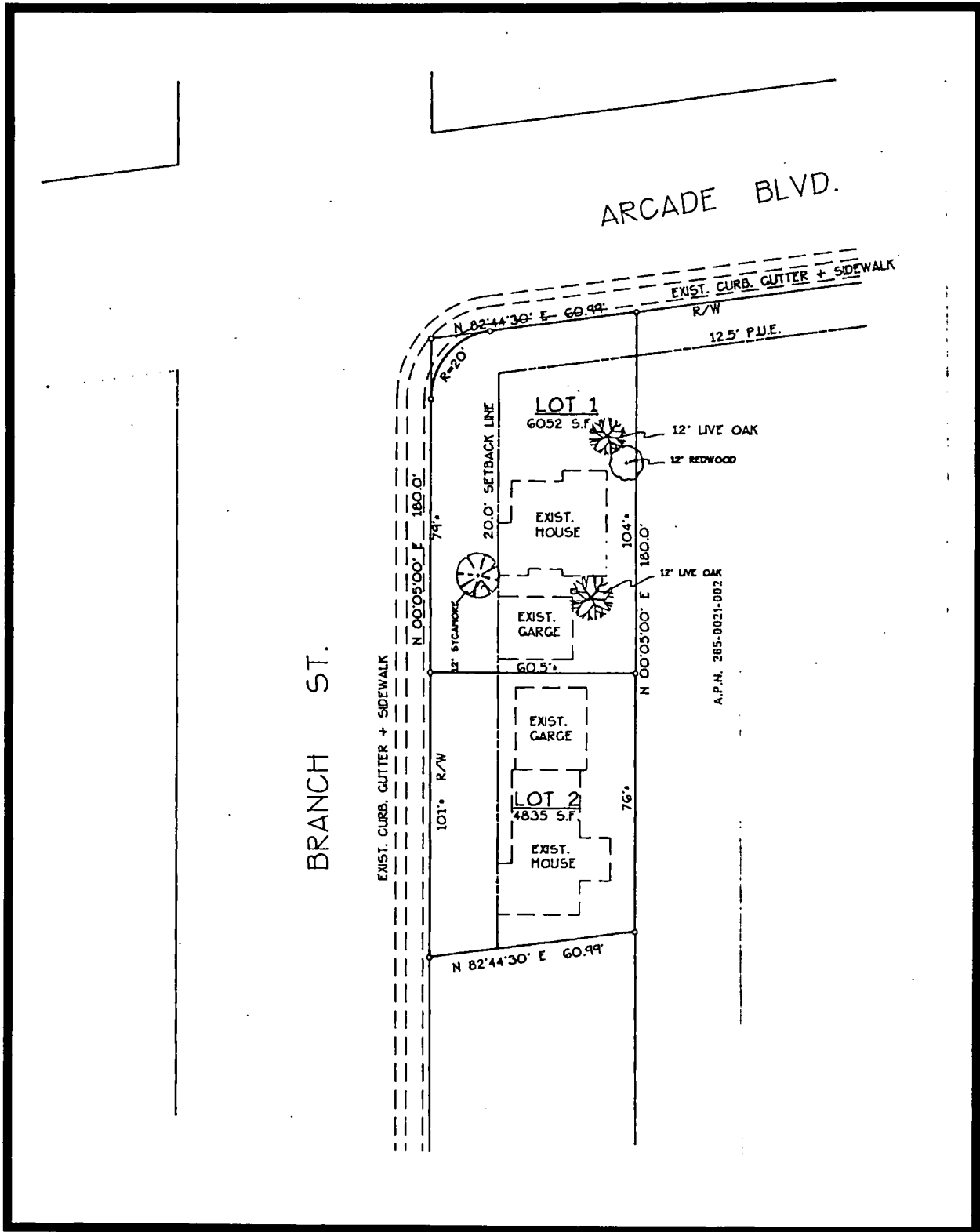
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EXHIBIT 3-A

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SITE PLAN

ATTACHMENT 4

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF OCTOBER 27, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A VARIANCE FOR PROPERTY
LOCATED AT 1010 ARCADE BOULEVARD AND
3180 BRANCH AVENUE (P94-097)(APN:265-
0021)

WHEREAS, the City Planning Commission on October 27, 1994, held a public hearing on the request for approval of a Variance for 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 is exempt from environmental review pursuant to CEQA Section 15315 and 15061(b)(3).

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 Variance to allow the rearyard setback to be reduced from 15 feet to 7 feet is hereby approved based upon the following findings of fact:
 - A. Granting of 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 the subject setback is existing.
- C. The requested variance from a fifteen foot to a seven foot setback is considered a minor change.
- D. The proposed rearyard reduction is consistent with the rearyards of other residential structures in the project vicinity and it follows the existing informal property line.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

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