



CITY OF SACRAMENTO

26

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

March 24, 1982

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination;
 2. Subdivision Modification to create two parcels that are substandard in depth;
 3. Subdivision Modification to waive curbs, gutters and sidewalks;
 4. Subdivision Modification to waive water and sewer service connections;
 5. Tentative Map (P-82-010)

LOCATION: 3301 Sheldon Street

SUMMARY:

This is a request for entitlements necessary to divide a .75 acre parcel into three lots. The purpose of the division is to allow two existing dwellings to occupy a single lot and allow future development of two parcels. The staff and Planning Commission recommend approval of the requests subject to conditions.

BACKGROUND INFORMATION:

The subject site is located in an area that is developed with single family dwellings. The proposal to divide the site is compatible with existing lots in the area and it is consistent with the community plan.

In reference to the subdivision modification to waive water and sewer service connections, these services are being deferred until building permits are obtained. The City Engineer prefers not to have inactive service connections to avoid illegal hookups and deterioration of lines.

In reference to the subdivision modification to waive frontage improvements, staff supports this request because there are no existing facilities to accommodate street improvements in this area at this time.

APPROVED
BY THE CITY COUNCIL

MAR 30 1982

OFFICE OF THE
CITY CLERK

Staff was in objection to the original map (Exhibit A of CPC report) that was submitted by the applicant because we felt that the minimum lot dimensions as required by the Subdivision Ordinance could be achieved. Therefore, staff suggested a revised lot pattern as shown on Exhibit B of the CPC report. The applicant indicated that this lot design would not be appropriate because of a patio located at the rear of the dwelling on Parcel C. Subsequently, the applicant submitted a revised map (Exhibit D) indicating larger lots. The Commission and staff have no objection to Exhibit D.

VOTE OF PLANNING COMMISSION:

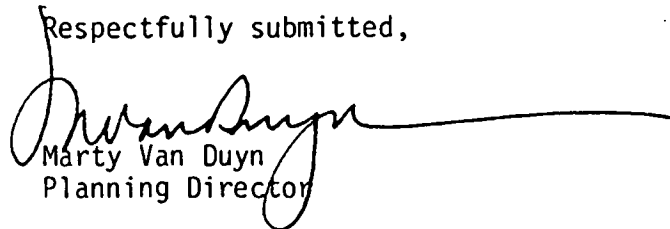
On February 24, 1982, the Planning Commission by a vote of eight ayes recommended approval of the project subject to conditions.

RECOMMENDATION:

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration,
2. Adopting the attached resolution adopting findings of fact, approving the tentative map and subdivision modifications with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P-82-010

March 30, 1982
District No. 2

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE February 25, 1982
 ITEM NO. 1301 FILE NO. P-82-010
 M- _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING ENVIRONMENTAL DET.
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:

- Favorable Unfavorable Petition Correspondence

LOCATION: 3301 Sheldon Court

PROPONENTS

NAME

ADDRESS

Brian Doyle - 8009 White Birch Court, Citrus Heights, CA 95610

OPPONENTS

NAME

ADDRESS

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fona	✓			
Gordin	✓			
Holloway	✓			
Larson	✓			✓
Muraki	✓			
Silva	absent			
Simson	✓			
Winter	✓			

MOTION:

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE
 TO RECOMMEND APPROVAL subject to cond. in Staff Report & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

RESOLUTION No. 82-214

Adopted by The Sacramento City Council on date of

March 30, 1982

**A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR PROPERTY
LOCATED AT 3301 SHELDEN STREET (APN: 251-230-16)
(P-82-010)**

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for property located at 3301 Shelden Street,
(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on March 30, 1982, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Haggin Wood Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

**APPROVED
BY THE CITY COUNCIL**

MAR 30 1982

**OFFICE OF THE
CITY CLERK**

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.
- Fact: The sewer and water connections are only being deferred until building permits are obtained.
- Fact: There are no facilities to accommodate frontage improvement at this time.
- Fact: It is difficult to meet all minimum lot dimensions because of the location of the existing dwellings on the site.
- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
- Fact: It is difficult to meet all the requirements of the Subdivision Ordinance because of the location of the existing structures on the site and no facilities to accommodate curbs, gutters and sidewalks.

- c. That the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

Fact: The granting of this modification will not change the characteristics of this area.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for residential uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved as shown in Exhibit D, subject to the following conditions:
 1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A and B.
 2. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water and sewer facilities. A note shall be placed on the final map referencing the agreement.
 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. Relocate or abandon the existing gas service line to Lot C, subject to the review and approval of City Engineering.

5. A note shall be placed on the final map that all existing trees on site, including those significant trees on the eastern portion of Parcel B which are not shown on Exhibit A, shall be retained for their aesthetic and shading qualities (location, type and sizes). Any removal of said trees shall be reviewed and approved by the City Arborist and the Planning Director.

MAYOR

ATTEST:

CITY CLERK

P-82-010

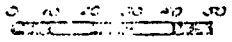
NORTH



Owner & Subdivider:

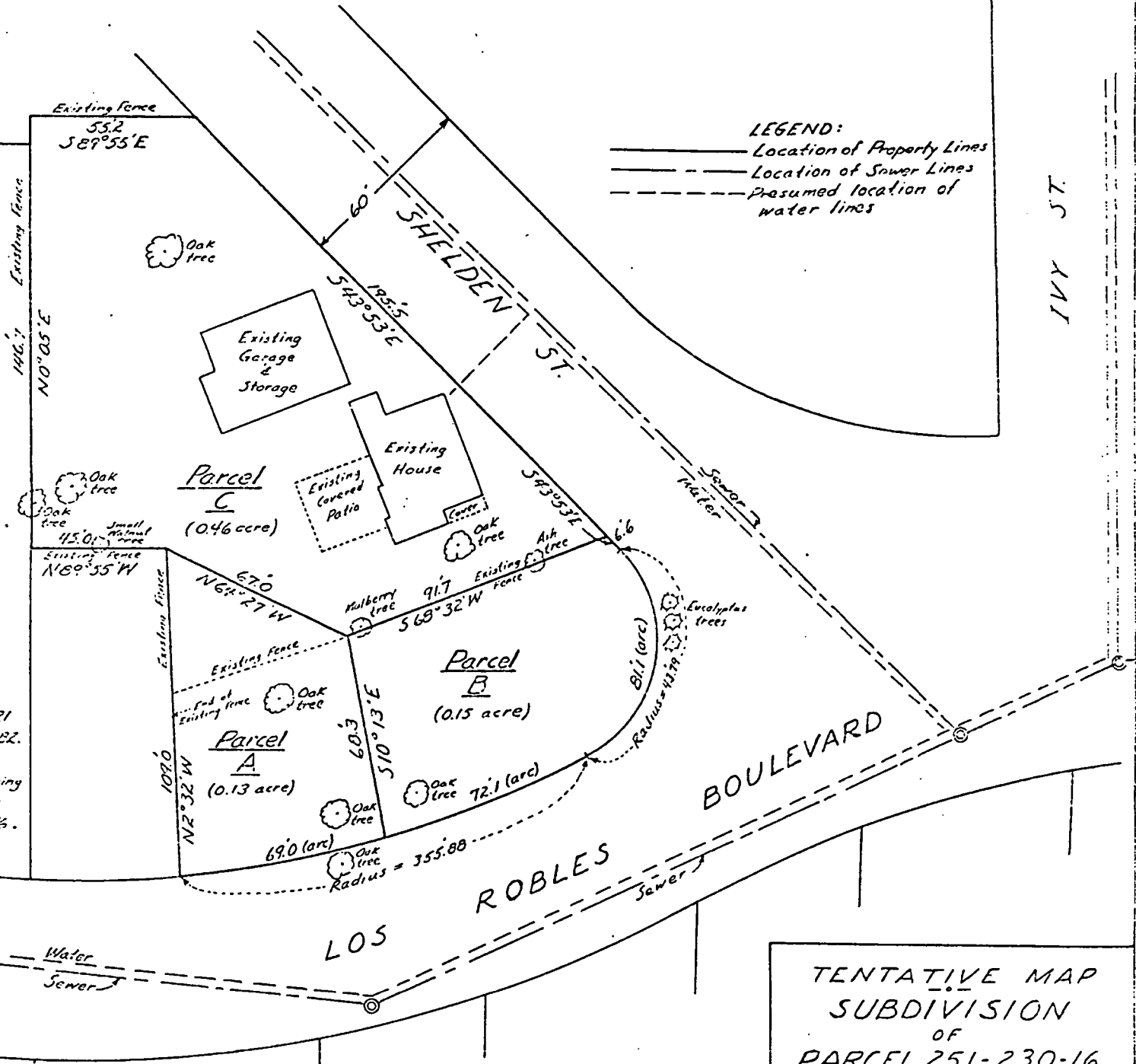
Fred J. Ziegler
3301 Shelden St.
Sacramento, CA 95825
Telephone: 927-4313

SCALE:
1" = 30'



Parcels A & B surveyed Sept. 17-21
and Dec. 17-23, 1981, and March 3, 1982.
Parcel C improvements located
Dec. 21-23, 1981 and Feb. 1982. Remaining
Journals of Parcel C based on
Legal description of Parcel 251-230-16.

LEGEND:
—— Location of Property Lines
- - - - Location of Sewer Lines
- - - - Presumed location of water lines



TENTATIVE MAP
SUBDIVISION
OF
PARCEL 251-230-16
CITY OF SACRAMENTO, CALIF.
Prepared: March 6, 1982
By: William A. Doyle
William A. Doyle
Reg. Civil Engineer, State of California C 6754
3527 Kersey Lane, Sacramento, CA 95825
Telephone 489-9420

ARTIST'S COPY

STAFF REPORT AMENDED 2-25-82
CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Brian W. Doyle, 8008 White Birch Court, Citrus Heights, CA 95610		
OWNER	Fred J. Zeigler, 3301 Sheldon Court, Sacramento, CA 95838		
PLANS BY	William A. Doyle, 3527 Kersey Lane, Sacramento, CA 95325		
FILING DATE	1-21-82	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	2-12-82	EIR	ASSESSOR'S PCL. NO. 251-230-16

- APPLICATION:
1. Environmental Determination
 2. Variance/Subdivision Modification to create two parcels substandard in depth
 3. Subdivision Modification to waive curb, gutter and sidewalks
 4. Subdivision Modification to waive water and sewer service connections
 5. Tentative Map

LOCATION: 3301 Sheldon Street

PROPOSAL: The applicant requests the necessary entitlements to divide a .75 acre parcel into three lots, two of which are substandard in depth.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Hagginwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Residential structure

Surrounding Land Use and Zoning:

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

Parking Required:	1 space
Parking Provided:	1 space
Parking Ratio:	1/du
Property Dimensions:	Varies
Property Area:	.75 acre
Density of Development:	4 du per acre
Topography:	Flat
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 10, 1982, by a vote of six ayes, one absent and two abstentions, the Subdivision Review Committee recommended approval of the tentative map and the requested subdivision modifications, subject to the applicant satisfying 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 do not exist between the main lines and Parcels A and B. These services must be paid for and installed at the time of obtaining building permits.

APPLC. NO. P-82-010

MEETING DATE February 25, 1982

CPC ITEM NO. 13

2. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water, and sewer facilities. A note shall be placed on the final map referencing the agreement.
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. Relocate or abandon the existing gas service line to Lot C subject to the review and approval of City Engineering.

The City Engineer recommended approval of the Subdivision Modifications to waive the water and service services and standard street improvements at this time.

The deferment of water and sewer service connections is desirable so as to eliminate the possibility of damage to the inactive hookups. These services will be paid for and installed at the time of obtaining building permits.

The waiver of standard improvements is desirable because the existing area is almost totally built out and there does not appear to be any drainage problems in the area. Also, due to the lack of adjacent improvements and the excessive widths of the adjacent streets, it would be difficult to locate these improvements and install the required transitions to adjacent properties.

Staff concurs with both of these subdivision modification requests.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of a large lot (.75 ac.) currently developed with one single-family residence. Subsequent to Subdivision Review Committee, staff determined redesign of the parcels would meet the minimum lot depth requirement of 100 feet (see staff recommendation Exhibit B). Therefore, staff opposes the applicant's request for variance/subdivision modification to create parcels substandard in length.
2. A note should be placed on the final map that all existing trees on site, including those (Eucalyptus?) on the eastern portion of Parcel B which are not shown on Exhibit A, shall be retained for their aesthetic and shading qualities (location, type and sizes). Any removal of said trees should be reviewed and approved by the City Arborist and the Planning Director.

3. The Planning and Community Services Departments have determined that .0447 acres are required for parkland dedication purposes and that fees will be charged in lieu of the required dedication. These fees will be utilized to purchase parkland within the general area. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map. Fees are to be paid prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to conditions which follow;
3. Denial of the Variance/Subdivision Modification to create a parcel substandard in depth, based upon Findings of Fact which follow;
(CPC approved based on Exhibit D)
4. Approval of the Subdivision Modification to waive curb, gutter and sidewalks;
5. Approval of the Subdivision Modification to waive water and sewer service connections.

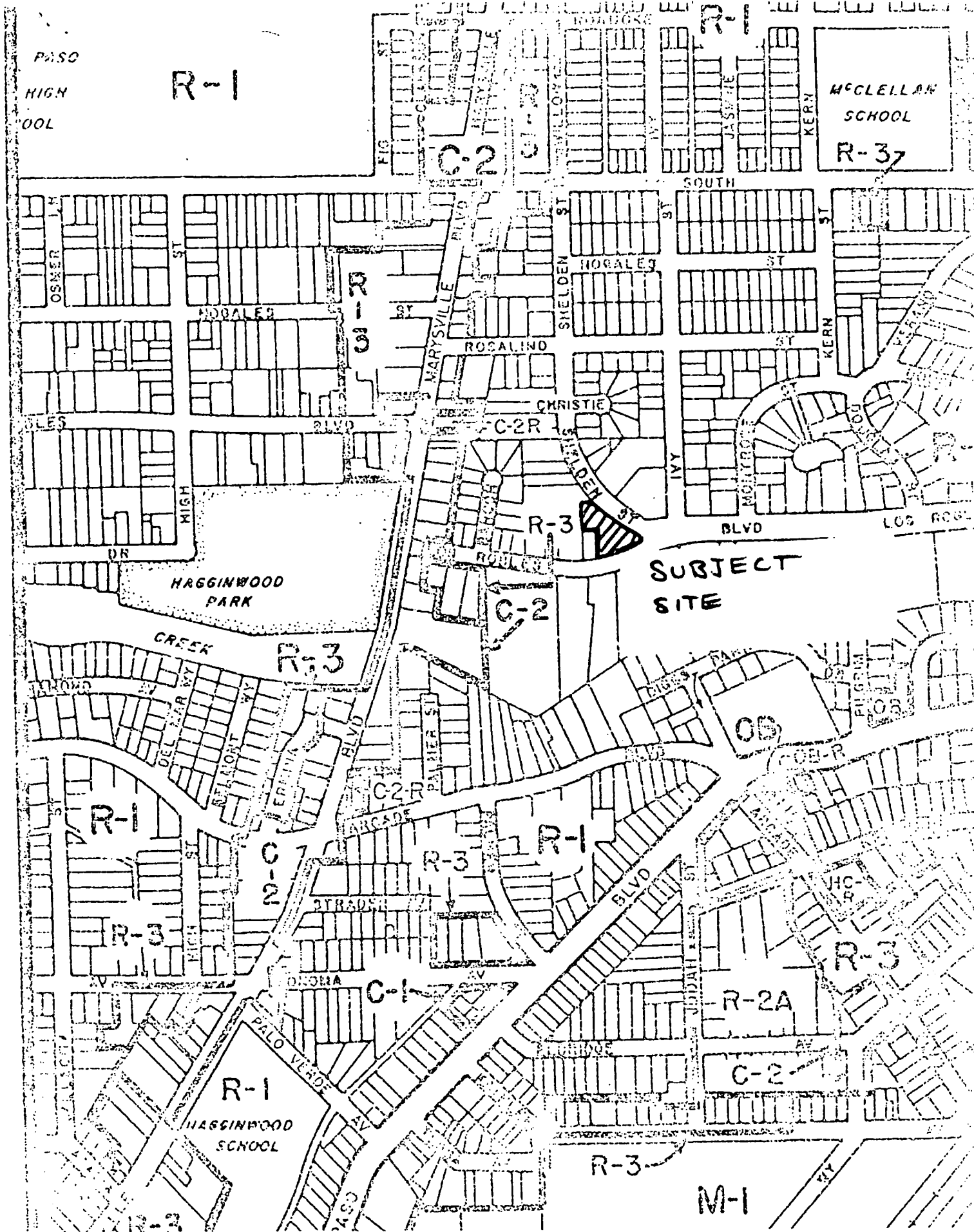
Conditions - Tentative Map

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

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A and B;
- b. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water and sewer facilities. A note shall be placed on the final map referencing the agreement;
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- d. Relocate or abandon the existing gas service line to Lot C; subject to the review and approval of City Engineering;
- e. A note shall be placed on the final map that all existing trees on site, including those significant trees on the eastern portion of Parcel B which are not shown on Exhibit A, shall be retained for their aesthetic and shading qualities (location, type and sizes). Any removal of said trees shall be reviewed and approved by the City Arborist and the Planning Director.

Findings of Fact - Variance

The variance would constitute a special privilege in that the lots of the required minimum of 52 feet wide and 100 feet long can be easily designed on site and still retain minimum setback from the existing residence.



NORTH



LEGEND:

- Location of Property Lines
- - - Location of Sewer Lines
- - - Presumed location of Water Lines

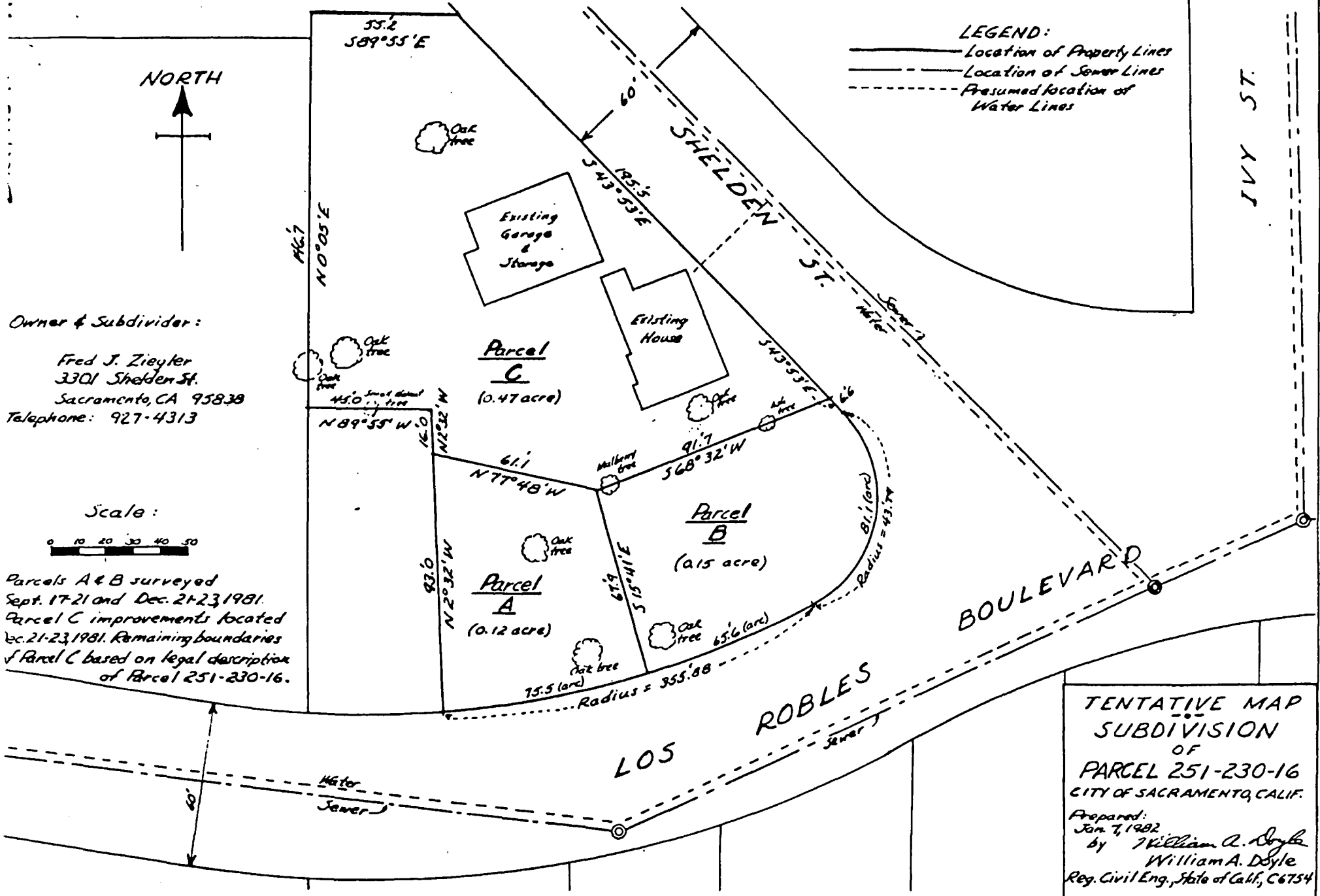
Owner & Subdivider:

Fred J. Ziegler
 3301 Sheldon St.
 Sacramento, CA 95838
 Telephone: 927-4313

Scale:



Parcels A & B surveyed
 Sept. 17-21 and Dec. 21-23, 1981.
 Parcel C improvements located
 Dec. 21-23, 1981. Remaining boundaries
 of Parcel C based on legal description
 of Parcel 251-230-16.

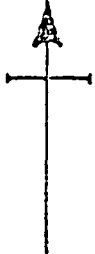


TENTATIVE MAP
 SUBDIVISION
 OF
 PARCEL 251-230-16
 CITY OF SACRAMENTO, CALIF.
 Prepared:
 Jan 7, 1982
 by William A. Doyle
 William A. Doyle
 Reg. Civil Eng., State of Calif., C6754

IVY ST.

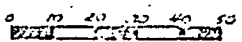
LOS ROBLES BOULEVARD

NORTH



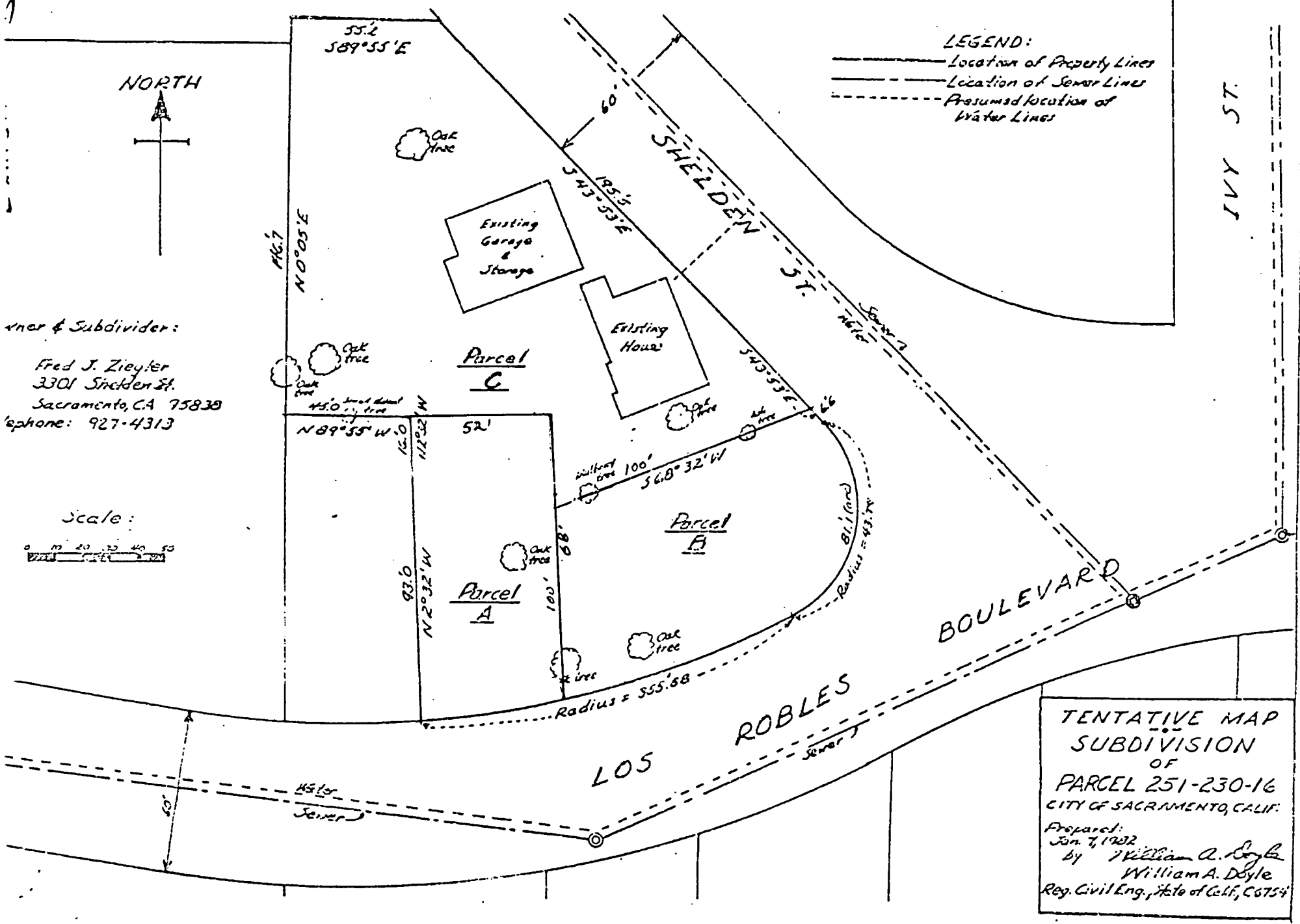
Author & Subdivider:
 Fred J. Ziegler
 3301 Sheldon St.
 Sacramento, CA 95830
 Telephone: 927-4313

Scale:



LEGEND:

- Location of Property Lines
- Location of Sewer Lines
- - - - Presumed location of Water Lines



TENTATIVE MAP
 SUBDIVISION
 OF
 PARCEL 251-230-16
 CITY OF SACRAMENTO, CALIF.
 Prepared:
 Jan. 7, 1982
 by William A. Boyle
 William A. Doyle
 Reg. Civil Eng., State of Calif., C6754

P 82-010