



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

March 25, 1985

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

APR 2 1985

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Tentative Map (P85-058)

LOCATION: Southeast corner of Las Positas and Princeville Circle

SUMMARY

The applicant is requesting entitlements to develop two halfplex units on a corner lot. The Planning Commission and staff recommend approval of the proposed project with conditions.

BACKGROUND INFORMATION

The subject site is an existing corner lot located in a single family subdivision. The Planning Commission has reviewed the proposed halfplex units and recommend City Council approval of the Tentative Map. The Commission has also approved a special permit for development of the halfplexes in the R-1A zone.

VOTE OF THE PLANNING COMMISSION

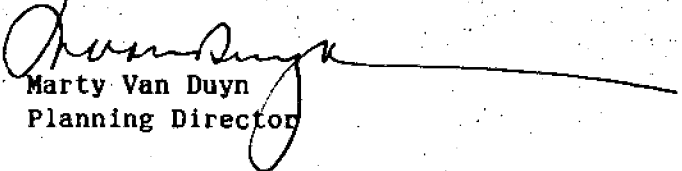
On February 28, 1985, the Commission, by a vote of seven ayes, two absent, recommended approval of the project with conditions.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratification of the Negative Declaration;
2. Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
Attachment(s)
P85-058

April 5, 1985
District No. 8

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

MEETING DATE February 28, 1985
 ITEM NO. 17B FILE # 85-058
 M _____

Location: Southeast corner of Las Brisas Circle & Princeton Circle

Recommendation:
 Favorable w/conds
 Unfavorable Petition Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	✓			
Fong	<u>absent</u>			
Gordin	✓			✓
Holloway	✓			
Hunter	✓		✓	
Ishmael	✓			
Ramirez	✓			
Simpson	✓			
Augusta	<u>absent</u>			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

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RESOLUTION No. 85-235

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

APR 2 1985

OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTH-
EAST CORNER OF LAS POSITAS AND PRINCEVILLE CIRCLE

(P-85-058)(APN: 031-500-39)

WHEREAS, the City Council, on April 2, 1985, held a public hearing
on the request for approval of a tentative map for property located at the
southeast corner of Las Positas and Princeville Circle;

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 will not have a significant effect on the environment, and has provided
notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its
report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in
relation to feasible future passive or natural heating and cooling opportunities;
and

WHEREAS, the City Council has considered the effects that approval of the proposed
subdivision would have on the housing needs of the Sacramento Metropolitan area
and balances these needs against the public service needs of City residents and
available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State
and City Guidelines, and the Council has reviewed and considered the
information contained therein.
2. None of the conditions described in Government Code Section 66474,
subsections (a) through (g) inclusive, exist with respect to the proposed
subdivision.
3. 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 Pocket Community Plan designate the subject site
for low density residential use(s).

4. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Pay off existing assessment, or file the necessary segregation requests and fees;
 - b. 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; and
 - c. Verify the existence of separate water and sewer services or provide such.

MAYOR

ATTEST:

CITY CLERK

P85-058

CITY PLANNING COMMISSION

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

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APPLICANT	Rose's Engineering, 1249-41st Avenue, Sacramento, CA 95822		
OWNER	Herb Weist, 5312 Sandburg Drive, Sacramento, CA 95819		
PLANS BY	Herb Weist, 5312 Sandburg Drive, Sacramento, CA 95819		
FILING DATE	1-24-85	50 DAY CPC ACTION DATE	REPORT BY:DH:bw
NEGATIVE DEC	2-18-85	EIR	ASSESSOR'S PCL NO. 031-500-39

- APPLICATION**
- A. Negative Declaration
 - B. Tentative Map to divide an existing corner lot located in the Townhouse (R-1A) zone into two halfplex lots.
 - C. Special Permit to develop a halfplex in the R-1A zone.
 - D. Variance to reduce the driveway length to 18 feet.

LOCATION: Southeast corner of Las Positas and Princeville Circle

PROPOSAL: Applicant requests the necessary entitlements to develop two halfplex lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 Pocket /Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Duplex structure

Surrounding Land Use and Zoning:

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

Parking Required:	2 spaces
Parking Provided:	4 spaces
Parking Ratio:	1:1 dwelling unit
Property Dimensions:	Irregular
Property Area:	11,734.76 square feet
Density of Development:	7.5 dwelling units per net acre
Square Footage of Building:	3,092
Significant Feature of Site:	Developed with duplex
Topography:	Level
Street Improvements/Utilities:	Installed
Exterior Building Colors:	Natural wood stain
Exterior Building Materials:	Wood, brick, stucco

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 13, 1985, the Subdivision Review Committee met and recommended the following conditions:

- A. Pay off existing assessments, or file the necessary segregation requests and fees.
- B. 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.

C. Verify the existence of separate water and sewer services or provide such.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is presently developed with a new duplex dwelling on a lot covering 11,734.76 square feet located on the southeast corner of Las Positas and Princeville Circles. The 1974 General Plan and the 1976 Valley Hi Community Plan show the project as low density residential. The design of the structure is compatible with surrounding single family dwellings. Exterior building colors are natural wood stain and exterior materials are wood, brick and stucco.
- B. The existing water and sewer services are separate on the two street frontages. The applicant is requesting a variance to reduce the driveway length for the Las Positas Circle driveway from 20 feet to 18 feet. At the time of building inspection, the driveway was installed and the distance was measured in error.
- C. The proposed fence line between Parcels A and B should be revised to create a more rectangular and usable space for the rear yard.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

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

- A. Ratify the Negative Declaration;
- B. Approve the Tentative Map, subject to conditions which follow;
- C. Approve the Special Permit, based upon Findings of Fact which follow.

Conditions - Tentative Map

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

- 1. Pay off existing assessment, or file the necessary segregation requests and fees;
- 2. 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.
- 3. Verify the existence of separate water and sewer services or provide such.

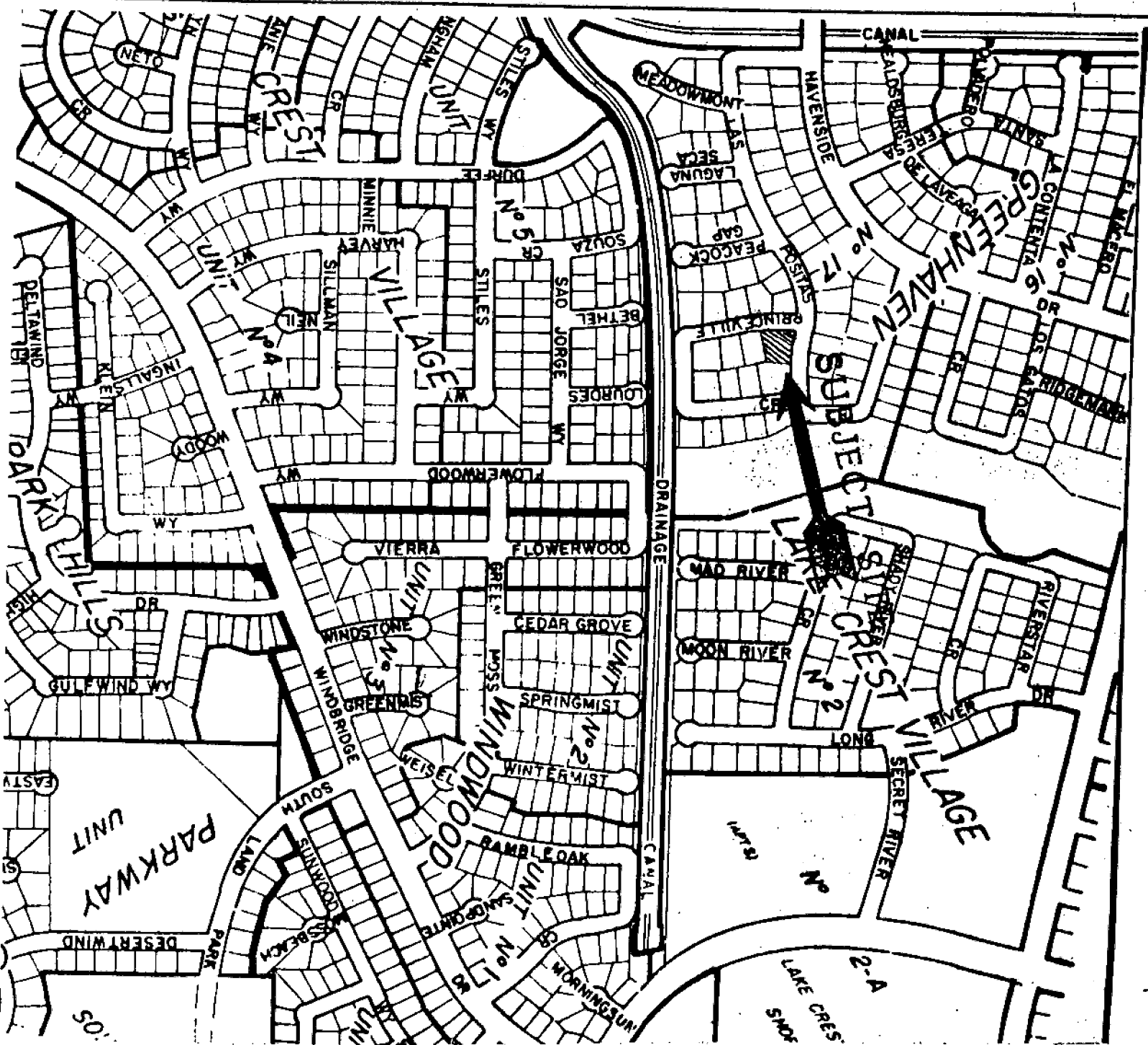
Findings of Fact - Special Permit

- 1. As proposed, the project is based upon sound principles of land use, in that:
 - a. adequate space is available on the site to accommodate the type and density of the proposed project;

- b. the project is compatible with surrounding land uses which consist of the single family and halfplex uses.
 - 2. The project, as proposed, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project will adhere to the townhouse development standards which stipulate design and density criteria.
 - 3. The project is consistent with the land use element of the General Plan.
- D. Approve the Variance, subject to the conditions of the Special Permit and based upon the Findings of Fact which follow:

Findings of Fact - Variance

- 1. The project is based upon sound principles of land use, in that:
 - a. the 18-foot driveway is compatible with surrounding land uses which include duplex corner lot development and single family dwellings; and
 - b. the 18-foot driveway will not significantly alter the character of the neighborhood.
- 2. The project is not detrimental to the public health, safety or welfare nor will it result in the creation of a nuisance, in that:
 - a. the driveway onto Las Positas Circle extends from the newly constructed halfplex. Cars parked in the driveway will be required to keep the sidewalk clear of overhang;
 - b. that the parking of vehicles on the driveway will not create a visual barrier.
- 3. The variance request, as conditioned, is not a special privilege extended to one indivisual property owner, in that the proposed driveway variance will not alter the characteristics of the surrounding area.
- 4. The project is in conformance with the 1974 General Plan and the 1976 Valley Hi Community Plan which designate the site for residential uses. Driveways are allowed in residential zones.



Adjacent Properties Zoned R-1
 Surrounding Land Uses - Single Family residential

VICINITY - LAND USE - ZONING

April 3, 1985

Herb Weist
5312 Sandburg Drive
Sacramento, CA 95819

Dear Mr. Weist:

On April 3, 1985, the Sacramento City Council took the following action(s) for property located at the southeast corner of Las Positas Circle and Princeville Circle:

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map with conditions to divide a corner lot with an existing duplex into two halfplex lots. (P-85058)

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Anne J. Mason
Assistant City Clerk

AJM/dbp/16

Enclosure

cc: Planning Department

Rose's Engineering
1249 41st Avenue
Sacramento, CA 95822