



CITY OF SACRAMENTO

27

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 19, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Tentative Map (P-9094)
2. Subdivision Modification to create lots less than 100 feet deep
3. Subdivision Modification to waive street lights

LOCATION: 3054 - 31st Street and 3060 Donner Way

SUMMARY

This is a request for entitlements necessary to divide .3 acres into two single family lots in the R-1 zone. The purpose of the division is to locate the two existing dwellings on individual lots. The staff and Planning Commission also approved a variance to allow sub-standard setbacks and lot depths.

BACKGROUND INFORMATION

The subject site is a long and narrow strip of land that was created as a result of the freeway alignment. It contains approximately 12,000+ square feet and is adequate to accommodate two dwellings. The site is zoned R-1, Single Family, and the existing dwellings are compatible with adjacent land uses.

In reference to the Subdivision Modification to create Lot 3 with a substandard depth of 71 feet, there was no objection because the lots are adequate in area and can accommodate a dwelling.

In reference to the Subdivision Modification to waive street lights, the Subdivision Review Committee indicated that it would be more appropriate to install street lights when an assessment district is formed to serve the area. They suggested a condition that requires the applicant to enter into an agreement with the City to participate in any future assessment district.

APPROVED
BY THE CITY COUNCIL

AUG 20 1980

OFFICE OF THE
CITY CLERK

VOTE OF PLANNING COMMISSION

On July 24, 1980 the City Planning Commission, by a vote of five ayes, three absent, one abstention, recommended approval of the requests.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Tentative Map and Subdivision Modification by adopting the attached Tentative Map resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-9094

August 26, 1980
District No. 5

RESOLUTION NO. 80-565

Adopted by The Sacramento City Council on date of

AUGUST 26, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 3054 31st STREET AND 3060 DONNER WAY (APN: 013-241-08) (P-9094)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at 3054 31st Street and 3060 Donner Way (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on August 26, 1980, 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 Oak Park 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.
- 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.

APPROVED
BY THE CITY COUNCIL

AUG 26 1980

OFFICE OF THE
CITY CLERK

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 site is a long and narrow strip of property that was created as a result of the freeway alignment.

Fact: The site is large enough to accommodate two dwellings and the proposed lots meet the minimum area requirements.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The dwellings are existing and the purpose of this division is to allow the sale of individual dwelling units.

c. That the modification will not be detrimental to the public health, safety or welfare nor be injurious to other properties in the vicinity.

Fact: The project will not alter 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 subject to the following conditions:
 - 1. The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide street improvements. A note shall be placed on the final map referencing this agreement.
 - 2. The garages located adjacent to the interior property lines must either conform to building code requirements or be removed prior to filing the final map.
 - 3. The applicant shall verify the location of existing sewer and water services. If separate services do not exist the applicant must construct services and hookup thereto prior to filing the final map. Dedicate easements as required for services (if necessary).

MAYOR

ATTEST:

CITY CLERK

P-9094

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE July 24, 1980
 ITEM NO. 21a FILE NO. P-9094
 M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING EIR DETERMINATION
- SPECIAL PERMIT OTHER _____
- VARIANCE _____

Recommendation:
 Favorable
 Unfavorable
 Petition Correspondence

LOCATION: 3054 31st Street + 3060 Summer Way

PROPOSERS		
NAME	ADDRESS	

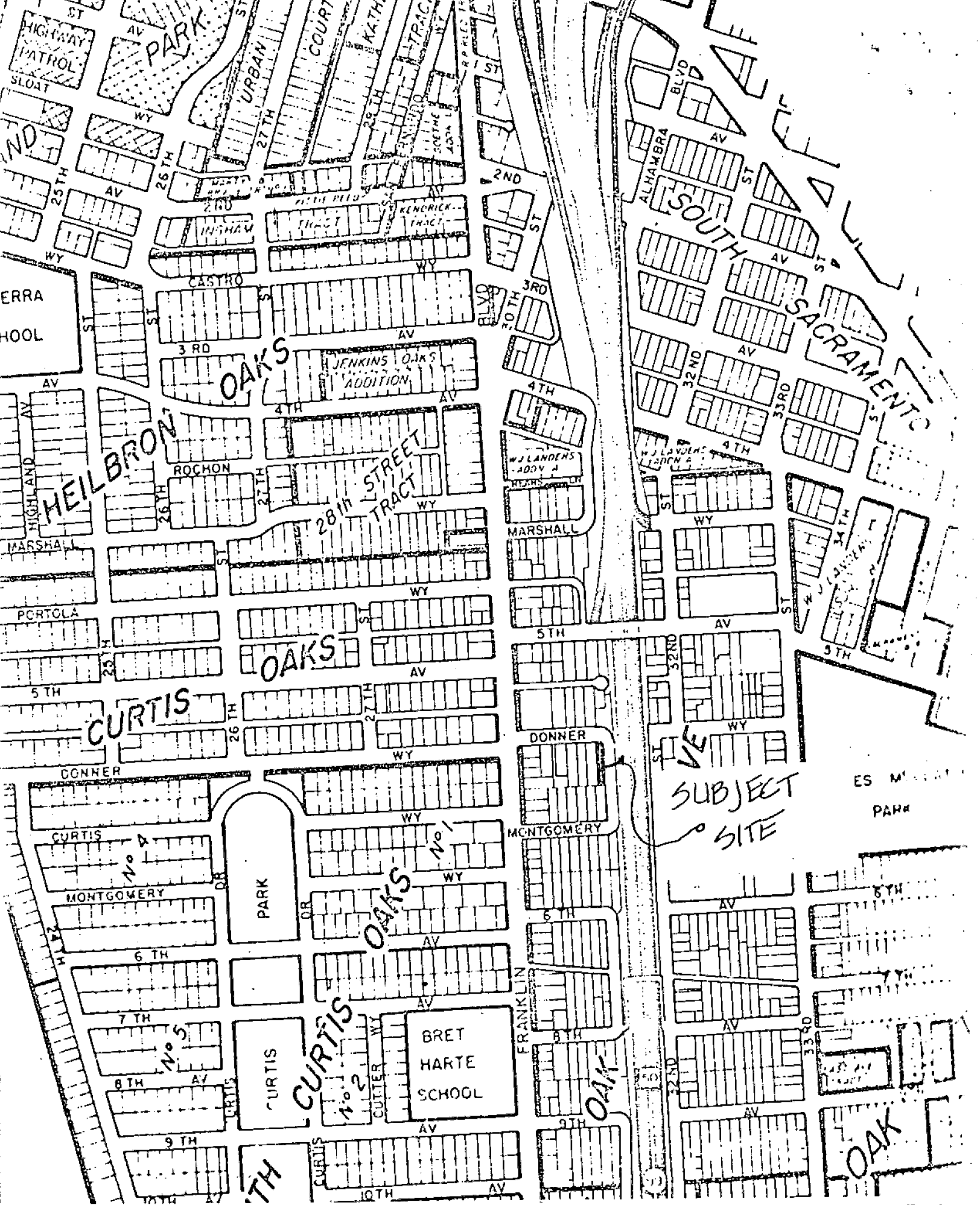
OPPOSERS		
NAME	ADDRESS	

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	<i>absent</i>			
Flores	<i>absent</i>			
Goodin	✓		✓	
Hunter	✓			
Larson	✓			
Muraki	✓			
Simpson	✓			✓
Silva	✓			
Fong	✓			

- 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 words in Staff Rpt.* & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping



P. 9094

JULY 24, 80

ITEM NO. 21



CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering Consultants, 811 "J" Street, Sacramento, CA 95814		
OWNER	Harriet M. Thomas, 3054-31st Street, Sacramento, CA		
PLANS BY	JTS Engineering Consultants, 811 "J" Street, Sacramento, CA 95814		
FILING DATE	6-19-80	50 DAY CPC ACTION DATE	REPORT BY TM:bw
NEGATIVE DEC.	7-14-80	EIR	ASSESSOR'S PCL. NO. 013-241-08

- APPLICATION:
1. Environmental Determination
 2. Variance/Subdivision Modification to create lots less than 100 feet deep
 3. Subdivision Modification to waive street lights
 4. Variance to eliminate side yard setback
 5. Variance to reduce the rear yard setback from 15 feet to 11 feet-3 inches on Parcel B
 6. Tentative Map

LOCATION: 3054 - 31st Street and 3060 Donner Way

PROPOSAL: The applicant is requesting the necessary entitlements to divide 0.3+ acres with two existing residences into two parcels

PROJECT INFORMATION:

General Plan Designation:	Residential
Oak Park Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Two residences

Surrounding Land Use and Zoning

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

Property Area:	.28+ acres	Dimensions:	183' x 66'
Topography:	Flat		
Street Improvements:		Existing	

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 9, by a vote of five ayes, three absent, one abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall enter into an agreement with the City to participate in any future assessment districts to provide street improvements. A note shall be placed on the final map referencing the agreement.
2. The garages located adjacent to the interior property lines must either conform to building code requirements or be removed prior to filing the final map.

3. The applicant must verify location of existing sewer and water services. If separate services do not exist, the applicant must construct same and hook up thereto prior to filing the final map. Dedicate easements as required for services (if necessary).

The Subdivision Review Committee also recommended approval of the requested subdivision modifications.

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

1. Among the entitlements requested is a Variance/Subdivision Modification to create a lot substandard in depth. Staff does not object to this request because the proposed parcelization results in lots which exceed the minimum area requirements for such lots and are buildable lots.
2. The requested variances concerning parcel B are necessary because the proposed parcelization changes the required setback areas for the house located on this parcel. Staff has no objection to the variances because the dwelling is existing and it is not practical to move the dwelling.
3. The City Engineer recommends approval of the Subdivision Modification to waive street lights until such time that the vicinity is incorporated into an assessment district to provide for street lights. Staff concurs with the Engineer's recommendation.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Variance/Subdivision Modification to create a lot substandard in depth;
3. Approval of the subdivision modification to waive street lights;
4. Approval of the variance to waive a portion of the side yard setback on Parcel B;
5. Approval of the variance to reduce the rear yard setback from 15 feet to 11 feet-three inches on Parcel B;
6. Approval of the Tentative Map subject to the following conditions:
 - a. the applicant shall enter into an agreement with the City to participate in any future assessment districts to provide street improvements. A note shall be placed on the final map referencing this agreement;
 - b. the garages located adjacent to the interior property lines must either conform to building code requirements or be removed prior to filing the final map;
 - c. the applicant shall verify the location of existing sewer and water services. If separate services do not exist the applicant must construct services and hookup thereto prior to filing the final map. Dedicate easements as required for services (if necessary).

VariANCES - Findings of Fact

- a. The granting of the variances is not a special privilege granted to this property because there are special circumstances in this case in that the existing structures were constructed too close together;
- b. The granting of the requested variances does not constitute a use variance in that the existing uses are allowed within the R-1 zone;
- c. The project will not be injurious to surrounding properties in that the proposal will not change the characteristics of the area;
- d. The project conforms to the 1974 General Plan which designates the site for residential uses.

P-9094

Scale: 1" = 20'
7-24-80

#21

TENTATIVE PARCEL MAP

FOR
3054 31ST STREET & 3060 DONNER WAY
CITY OF SACRAMENTO CALIFORNIA

J.T.S. ENGINEERING CONSULTANTS, INC.
811 J STREET
SACRAMENTO, CA 95814

GENERAL NOTES:

OWNER
HARRIET H. THOMAS
3054 31ST STREET
SACRAMENTO, CALIFORNIA 95817
657-6008

ENGINEER
J.T.S. Engineering Consultants, Inc.
811 J Street
Sacramento, California 95814
641-6708

APN
012-241-08

ACREAGE AND NO. OF PARCELS
Total Acreage = Total Parcels = 2

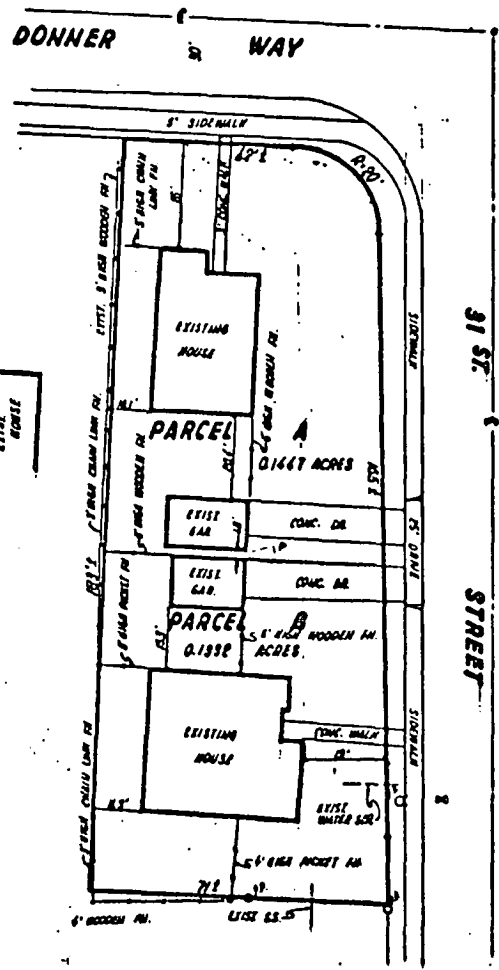
PRESENT AND PROPOSED USE
Currently 2 single family residences on one lot
Proposed - One single family residence per lot

ZONING
R-1

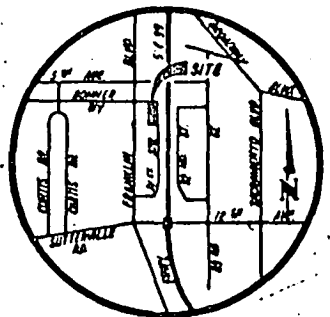
UTILITIES
Power DUC
Gas P.G.A.
Telephone Pacific Telephone Company
Water City of Sacramento
Sewer City of Sacramento
Drainage City of Sacramento

LEGAL DESCRIPTION
The East 100 feet of the West 100 feet of Lot 26 of Oak Grove Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on May 29, 1980 in Book 8 of Maps, Map No. 24.

SALE IMPROVEMENTS
All improvements existing.



- NOTE:** AS PER I.R. MISCY OF WATER AND SEWER DEPARTMENT AT CITY, PLEASE, NOTE THE FOLLOWING:
- 1) THERE IS A 6" WATER MAIN WITHIN THE RIGHT-OF-WAY OF DONNER WAY AND 31ST STREET. WATER SERVICE FOR THIS PROPERTY IS 184" OF SOUTH CURB ON DONNER WAY.
 - 2) THERE IS AN 8" SANITARY SEWER LATERAL LOCATED AT THE SOUTH PROPERTY LINE. THE SEWER SERVICE IS LOCATED 164" EAST OF 1/2" W/4.



VICINITY MAP
NO SCALE

