

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT JOHN SCHARFFER, 1721 Potrero Way, Sa.c, CA 95822  
OWNER WILLIAM CLARK, 7451 Spice Wood Drive, Sac., CA 95831  
PLANS BY CRT 1 Bailey Engineering, 5701 Freeport Blvd., Sac., CA 95822  
FILING DATE 10/28/88 ENVIR. DET. Neg. Dec. REPORT BY DH:vf  
ASSESSOR'S PCL. NO. 017-0161-020

- APPLICATION:
- A. Negative Declaration
  - B. Rezone 0.29+ vacant acres from R-1 (EA-4) to R-1A (EA-4).
  - C. Tentative Map to divide 0.77 partially developed acres in the R-1(EA-4) and R-1A (EA-4) zones into four lots.
  - D. Special Permit for two single family detached units on two interior lots of 0.29+ vacant acres in the proposed R-1A (EA-4) zone.
  - E. Subdivision Modification to waive street improvements on Potrero Way.
  - F. Variance to establish a lot with less than 52 feet of street frontage down to 20 feet.

LOCATION: 1721 Potrero Way

PROPOSAL: The applicant is requesting the entitlements to create four lots for construction of three detached single family dwellings.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential 4-15 du/na  
Existing Zoning of Site: R-1 (EA-4)  
Existing Land Use of Site: Single Family dwelling and vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family & apartments; R-1 & R-1A (EA-4)	Front:	25'	To be determined
South: Single family & condominiums; R-1 & R-1A	Side:	5'	
East : Single family; R-1	Side(St):	12-1/2'	
West : Single family; R-1	Rear:	15'	

Property Dimensions: Irregular  
Property Area: 0.77+ acres  
Density of Development: 8 d.u. per acre  
Square Footage of Building: 1 story for single family  
Topography: Flat  
Street Improvements: Lacks curb, gutter, sidewalk  
Utilities: Existing  
Exterior Building Materials: Wood plywood siding  
Roof Material: Composition shingle

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 21, 1988 by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the Parcel Map subject to the attached conditions. The applicant revised the tentative map and brought it back to the SRC (Subdivision Review Committee) on January 11, 1989 and received modified conditions of approval by a vote of seven ayes and two absent of the Subdivision Review Committee.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of one partially developed lot of 0.77 acres in the Standard Single Family, Executive Airport Overlay 4 (R-1)EA-A zone containing one single family dwelling, several developed street trees and one oak tree located in the center area of the lot. The 1988 General Plan designates the site for Residential Low Density 4-15 du/net acre. Surrounding land uses include new townhouses to the north in the R-1A zone, single family uses to the east, west and south with a condominium complex located to the southeast (refer to Land Use and Zoning Exhibit).

B. Project Description:

The applicant proposes to divide the lot into four lots; two for single family development in the R-1A zone, one for the existing single family dwelling and one for a future single family dwelling. In order to reduce the yard areas and allow a small lot dimensions on an interior lot, a rezoning from R-1 to R-1A is required. A special permit for the single family units is required to assure appropriate design and yard areas. Staff has added the applicant's request to defer street improvements after discussions with the City Traffic and Engineering Divisions.

C. Analysis:

1. Rezoning Request and Special Permit for single family units.

Staff originally directed the applicant to request the rezone of the proposed parcels 1 and 2 if a model and floor plan of a halfplex could fit on to the lot and observe all setbacks in the zone. The applicant was advised to consult with the Traffic Engineer regarding any possible additional right-of-way which may be required along Potrero Way. The Traffic Engineer will be requiring the dedication of an additional 10 feet of right-of-way to establish a 22 foot half-street. This reduces the lot depth to 57 feet (refer to Site Plan Exhibit). Staff found the proposed halfplex too large for the lot. A nine foot front yard is not adequate. Reducing the halfplex to allow more yard area is recommended. Staff, in review of previous requests for halfplex development, required adequate front and rear yard areas for activities for each unit.

On January 11, 1989, the applicant submitted revised plans for the halfplex development to show two single family detached dwelling units. Each unit will be single story and have similar roofing and exterior siding treatment. Staff notes that substituted rear yard area on lot 1 is located to the west of the dwelling. Adequate rear yard area is provided on the remainder lots. With the addition of 10 feet of right-of-way along Potrero Way, the reduced lot depths for lots 1 and 2 will still have adequate yard area and setback area. Each unit will have a garage.

Access to lot 3 will be off a 20 foot wide strip fronting on Potrero Way. Any tree removal is required to have a tree survey completed and approved by City staff as per the negative declaration. No house plans are provided for lot 3. New construction will require compliance with minimum setbacks and lot coverage requirements of the R-1 zone.

The existing single family dwelling will be located on a parcel meeting the minimum setbacks and lot area and dimensions in the R-1 zone.

Staff supports the proposed rezoning and special permit for the single family dwellings on the R-1A zoned lot subject to conditions.

2. Tentative Map Request

Staff supports the establishment of four lots in the R-1 and R-1A zone as shown on the Tentative Map. Parcels are similar in size, area and dimensions as the property to the west. Standard single family development would be compatible with the neighborhood.

3. Variance Request

Parcel 3 will only have 20 feet of street frontage where 52 feet is required for standard single family lots in the R-1 zone. Staff notes that the increased yard area added to lots 1 and 2 is allowed by reducing lot 3 width to the minimum width for a private driveway to a single family dwelling. Adequate yards and building setbacks are shown on the revised site plan. Staff notes several oddly shaped lots front on Potrero Way to the east and the proposed lot 3 will maximize the areas for lots 1, 2 and 4 and retain sufficient area to preserve the oak tree. Staff supports granting the variance due to amenities provided and compatibility with similar parcel sizes and dimensions in the area.

4. Subdivision Modification to Defer Street Improvements

The City Traffic Engineer supports the applicant's request to defer street improvements along the north side of Potrero Way if the applicant agrees to participate in the future funding of construction of improvements. The additional 10 feet of road right-of-way will be required as a condition of the tentative map.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

If building plans include the removal of any on-site trees, the applicant shall first prepare a tree plan indicating the exact positions of trees to be removed and retained, the size, species, and vitality of such trees, and means of protection during construction, for the review and approval of the City Arborist prior to the issuance of any building permits.

Noncompliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduce to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the following actions by the Commission:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the rezoning from R-1(EA-4) to R-1A (EA-4);
- C. Recommend approval of the tentative map to divide 0.77± acres into four lots;
- D. Approve the special permit for the two single family units subject to conditions and based upon findings of fact which follow;
- E. Recommend approval of the subdivision modification to waive street improvements.
- F. Recommend approval of the variance based upon findings of fact which follow.

Conditions / Tentative Map & 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
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. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
4. Dedicate right-of-way along Potrero Way to a ten foot addition to the existing right-of-way;
5. Dedicate a 12.5 foot public utility easement for underground and overhead public utility facilities and appurtenances adjacent to Potrero Way.
6. Waive street improvements on Potrero Way subject to applicant signing an agreement with the City to participate in future assessment district proceedings to construct street improvements;
7. Place Flood hazard warning note on final map. Note will be prepared by Department of Public Works;
8. If building plans include removal of trees on the site, the applicant shall prepare a tree plan as per the Negative Declaration for P88-457 on file at the City Planning Department. A note referencing this shall be placed on the face of the map;
9. Provide a five foot wide water easement along the north and east property line of parcel three, and east line of parcel 4, to the satisfaction of the City Water Division;
10. Dispose of all rubbish to an appropriate waste disposal site;
11. Provide grading plan showing lot drainage prior to filing final map

12. Driveway permits are required at time of building permit;
13. Only one single family dwelling shall be allowed on parcel 3 (no deep lot).

Conditions - Special Permit - Single Family Dwellings

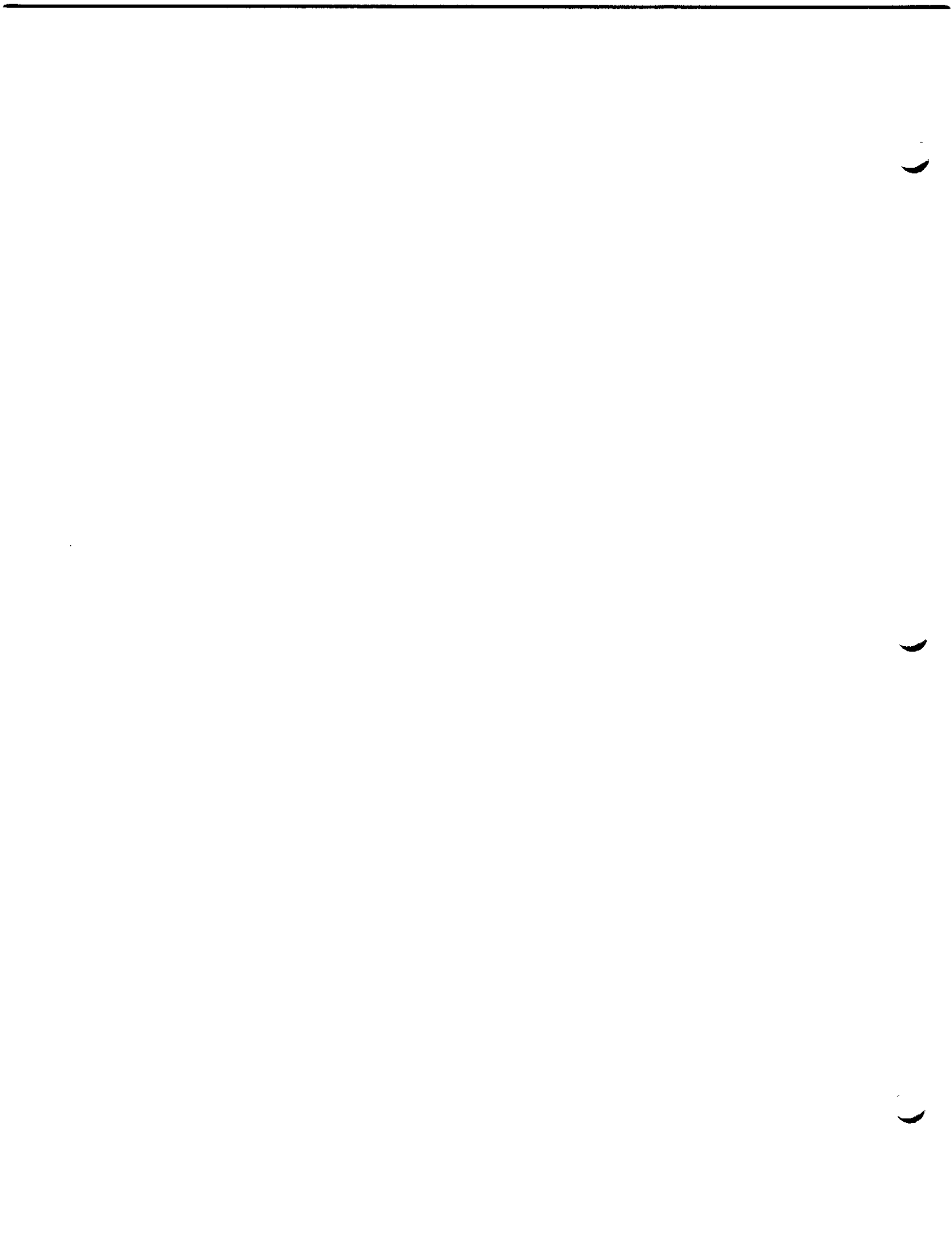
1. Detailed landscaping and irrigation plans shall be prepared for lots 1 and 2 for review and approval of the Planning staff prior to issuance of building permits;
2. Usable yard areas for each dwelling shall be fenced;
3. Roof material shall be wood shake, tile or decorative heavy composition grade shingle (25 year architectural grade).
4. Exterior building materials shall consist of a mix of two or more materials. Final materials and colors shall be reviewed and approved by the Planning staff;
5. Any changes in floor plans on site plan shall be reviewed and approved by the Planning staff;

Findings of Fact- Special Permit

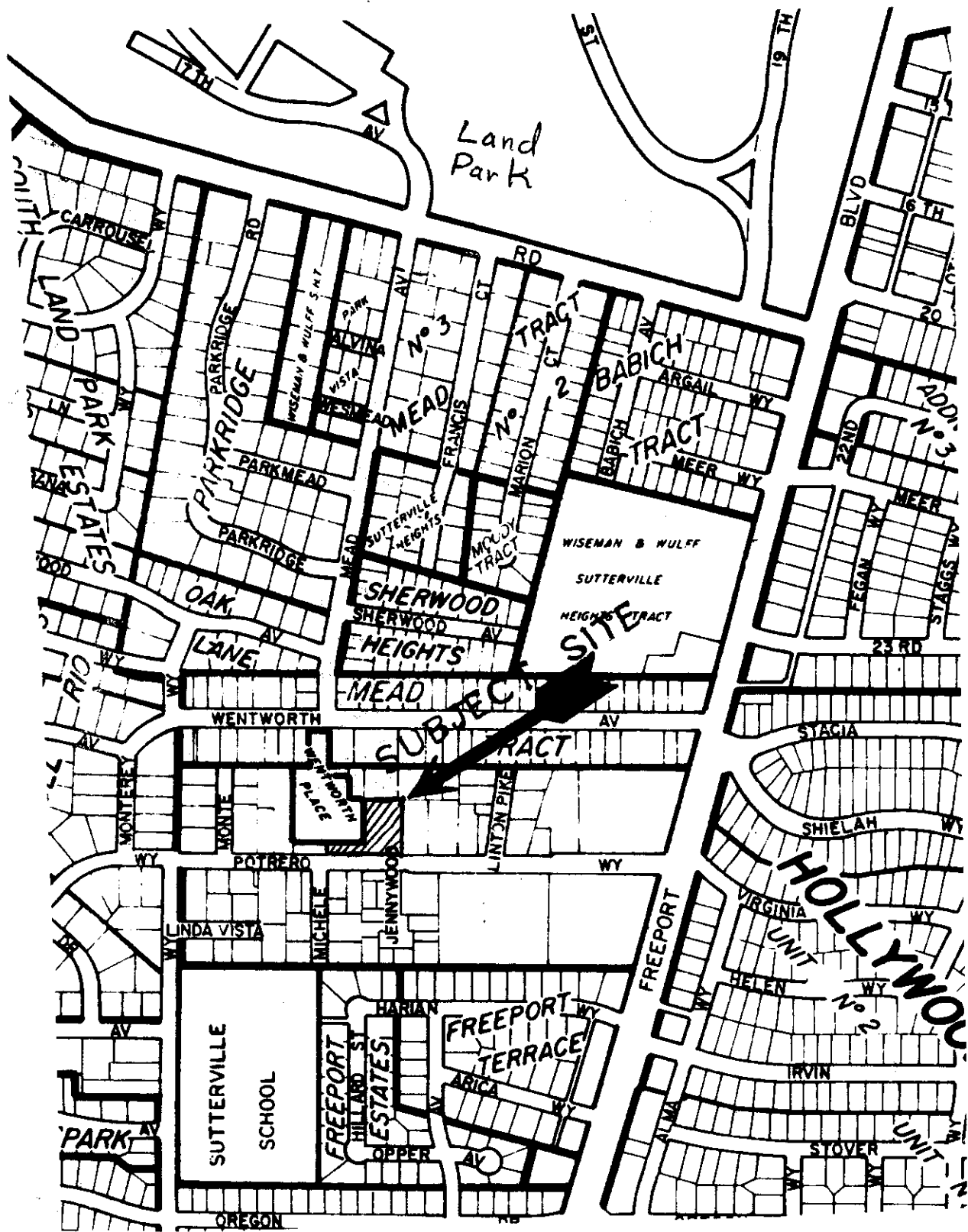
1. Granting the special permit would be based upon sound principles of land use in that:
  - a. construction of a single story structure on a shallow lot is compatible with the dwellings constructed in the area;
  - b. Adequate parking and landscaping will be provided.
2. Granting the special permit would not be detrimental to the public health, safety or welfare in that adequate yard area, lot coverage and building mass is provided for each unit and adequate driveway length is established.
3. The proposed project is consistent with the City General Plan Goal "To improve the quality of residential neighborhoods city wide by protecting, preserving and enhancing their character" in that the size and coverage of the single family units are compatible with lots and dwellings in the area.

Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that:
  - a. several lots to the east are smaller than 52 feet in width;
  - b. the enlargement of lots 1 and 2 allowed by the reduction of street frontage for lot 3, adequate yard and building setback area will result in development compatible with the area;
  - c. that under similar unique circumstances, the Planning Commission has supported the reduction of lot width and minimum street frontage down to 20 feet where no other alternative was available for the practical maximizing of land use.
2. Granting the variance does not constitute a use variance in that residential uses are allowed in the R-1A (EA-4) and R-1(EA-4) zones.
3. Granting the variance will not be injurious to the public health, safety or welfare nor create a nuisance in that adequate yard and setbacks will be provided for the future dwellings and the access will be provided to City standards.
4. Granting the variance is consistent with the 1988 General Plan which designates the site for residential low density 4-15 du/net acre uses and the proposed project results in a density of 8 units per acre.







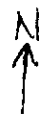
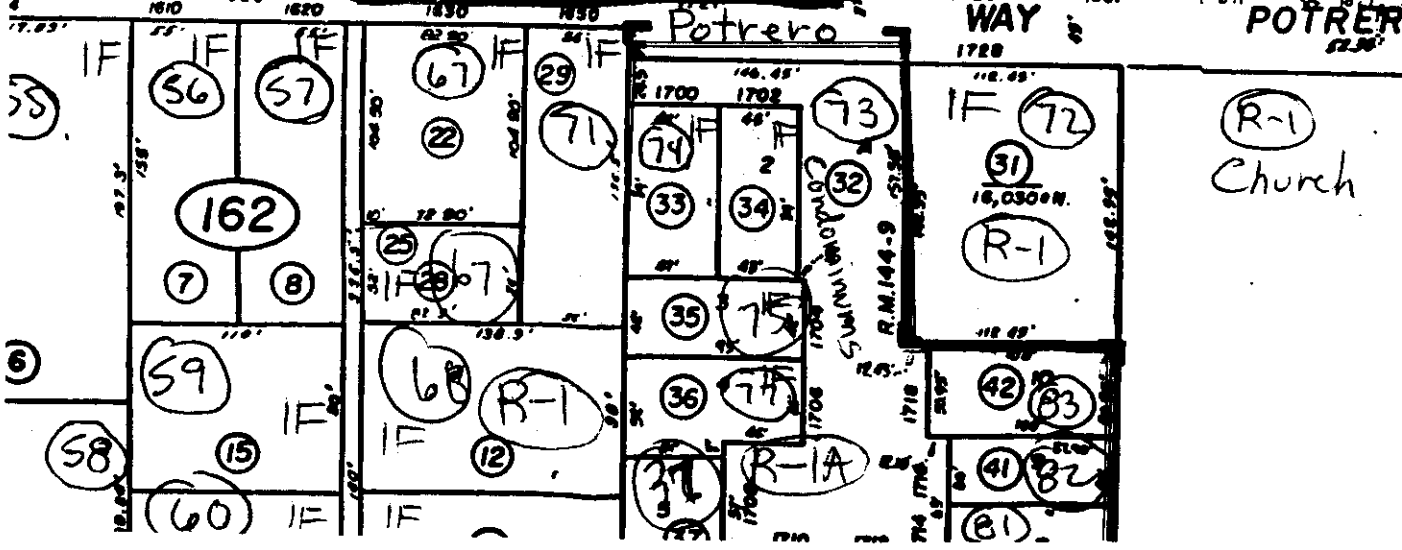
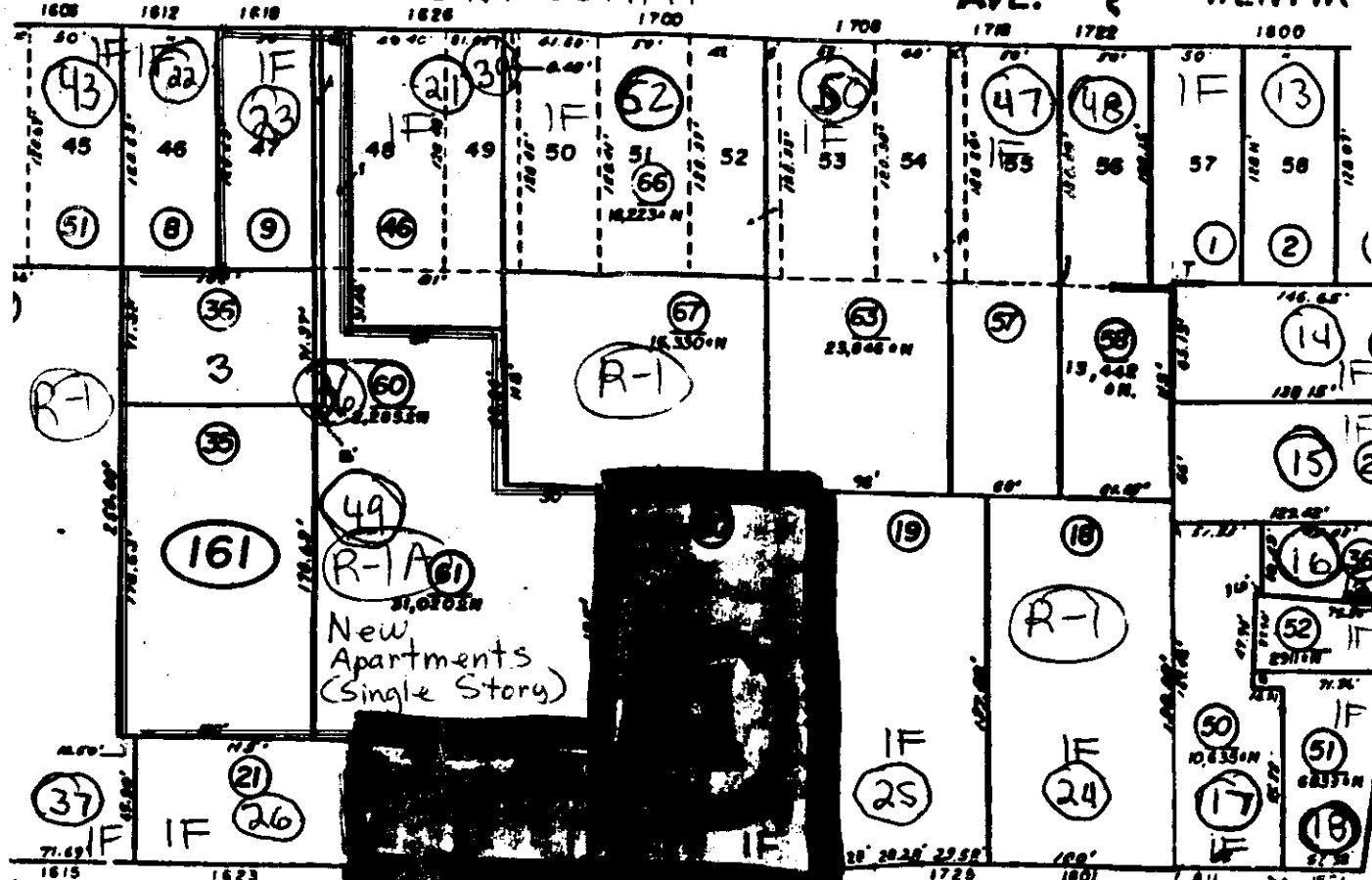
Scale: 1" = 500'

# VICINITY MAP

WENTWORTH

AVE.

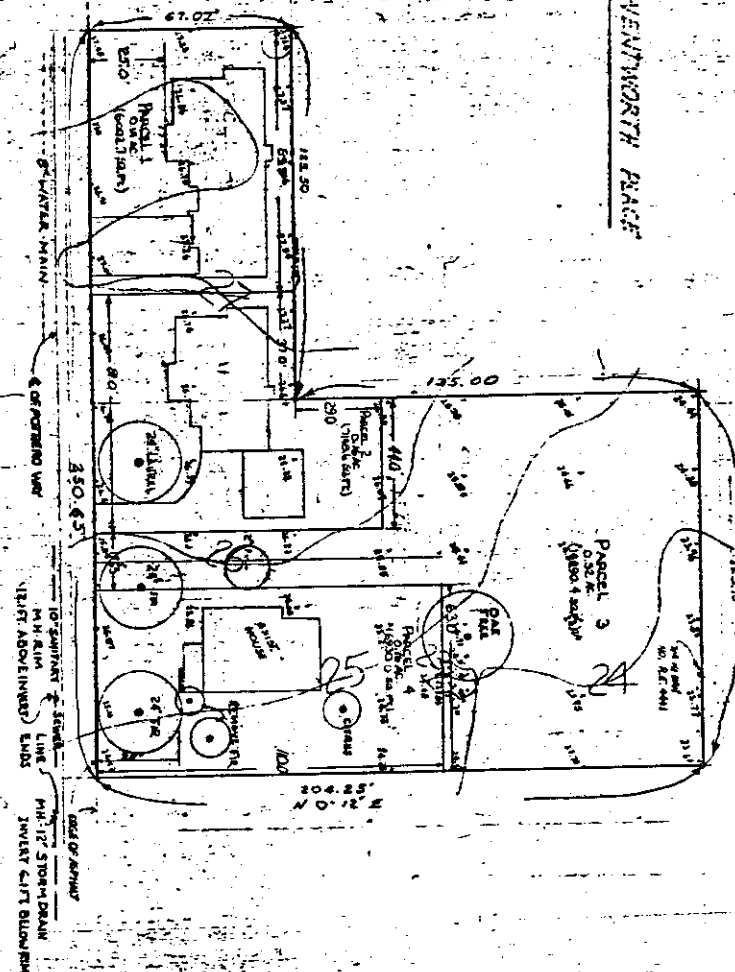
1717 1718 1719 1720



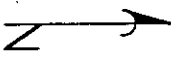
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LAND USE & ZONING MAP

WENTWORTH PLACE

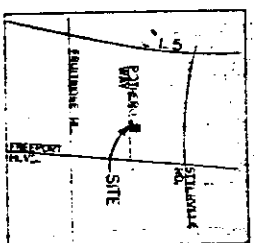


JENNIFER WOOD



**TENTATIVE PARCEL MAP**

ALL THAT PORTION OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 24 TOWNSHIP 8 NORTH RANGE 4 EAST M.D.S. & M.D.B.E. DESCRIBED IN SACRAMENTO COUNTY RECORDS OFFICE IN O.R. B 8006 26 P.77



VICINITY MAP  
NO SCALE

**OWNER:**  
JOHN AND CARLA SCHARFFER  
1721 POTRERO WAY  
SACRAMENTO, CA 95822  
(916) 441 5558

**ENGINEER:**  
STEVEN BAILEY R.E. RCE 19043  
1721 POTRERO WAY  
SACRAMENTO, CA 95822  
(916) 444 3137

- GENERAL NOTES:**
1. EXISTING ZONING: R-1A
  2. PROPOSED: SINGLE-FAMILY DWELLINGS, WHEELS, LAND & HOUSE PARCELS.
  3. INCLUDES GUTTERED EAST ON POTRERO WAY VANE STREET APPROXIMATELY ON POTRERO WAY SIDEWALK CURB ASSESSMENT MODIFICATIONS.
  4. EXISTING PARCELS & SETBACKS SET FROM END OF ASPHALT PARCELS 1 & 2 SETBACK IS 20' FROM END OF ASPHALT.
  5. NEW BRICK FOUND FOUNDATIONS ON PARCELS 1 & 2 SHALL BE OF PROPORTIONATE WALLBOARD CONSTRUCTION AND HAVE AN ANTIVIL STAKE OR COMPOSITION ROCK.
  6. SOIL: SLTY CLAY
  7. UPOON APPROVAL OF THIS TENTATIVE PARCEL MAP SHALL BE PREPARED AS PER THE TENTATIVE DECLARATION FOR P.D.S. #473 ON FILE WITH CITY ADMIN.

ASSESSOR'S PARCEL NO. 17-16-20

DATE	10/28/89
BY	STEVEN BAILEY
CHECKED	
DATE	
BY	

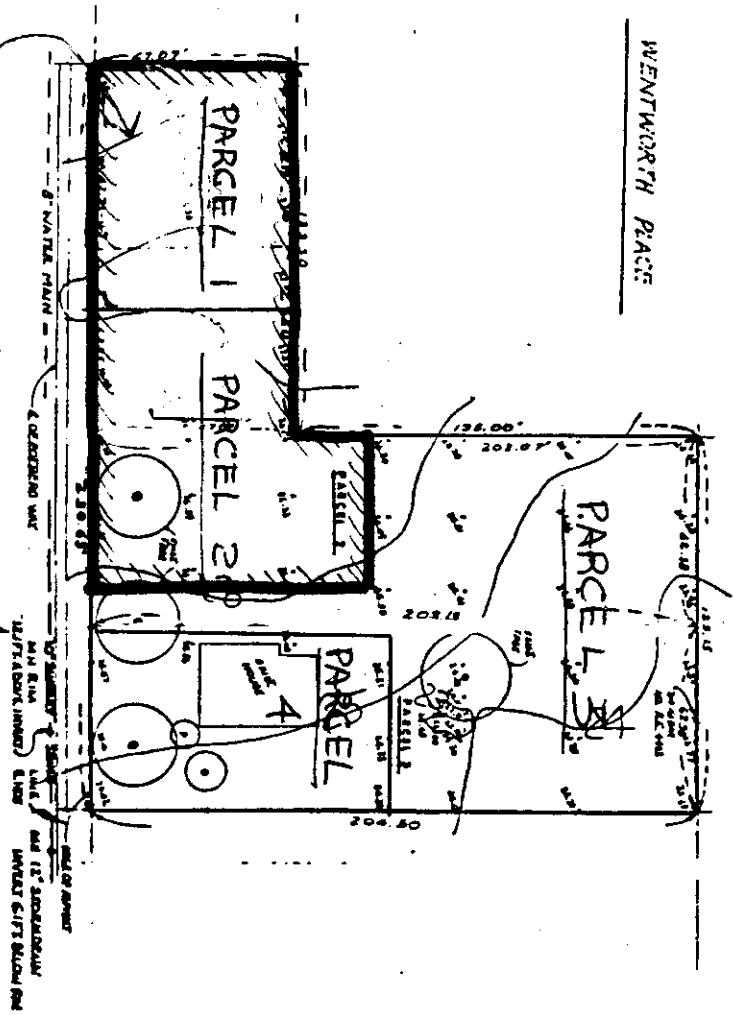
JOHN SCHARFFER  
1721 POTRERO WAY  
SACTO CA 95822

CRTI\_BALEY ENGINEERING  
2112 4TH ST.  
SACTO CA 958  
(916) 444 3137

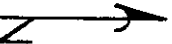
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WENTWORTH PLACE

Area to be Rezoned  
From R-1 to R-1A



JENNYWOOD



TENTATIVE PARCEL MAP

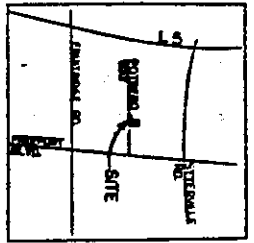
ALL THAT PORTION OF THE SOUTHWEST ONE QUARTER (SW<sup>1</sup>/<sub>4</sub>) OF SECTION 24 TOWNSHIP 8 NORTH, RANGE 4 EAST M.D. 4 AM. DECRIBED IN SACRAMENTO COUNTY RECORDER OFFICE IN OR. D 8006 26 P 77

OWNER: JOHN AND CARLA SCHARFFER 1721 POTRERO WAY SACRAMENTO, CA 95818 (916) 451-5668

ENGINEER: SHELVY H. TRILLY R.E. DEC 19943 2113 4TH ST SACRAMENTO, CA 95818 (916) 449-5187

- GENERAL NOTES:
1. EXISTING ZONING IS R-1
  2. PROPOSED USE: RESIDENTIAL PARCEL 1 AND 2 AND CONSTRUCT W/UTILITY TRUCK. MINIMUM LOT FRONTAGE 20' PARCEL 3 AND 4 25' W/UTILITY TRUCK
  3. NO CORNER OR INTERSECTION SIGNAGE IS REQUIRED TO MATCH THE PROXIMITY TO THE WALKST
  4. EXISTING PARCEL 3 REPAIR IS TO BE LEFT FROM PROPOSED 5 FOOT CURB & GUTTER
  5. PARCEL 1 AND 2 SET BACK FROM PROPOSED CURB & GUTTER ARE ASSET OF ADJACENT EXISTING BUILDING
  6. SOIL - SH-1 CLAY

VICINITY MAP TO SCALE



ASSESSOR'S PARCEL NO.

77-16-30

APR 1989	1
MAY 1989	2

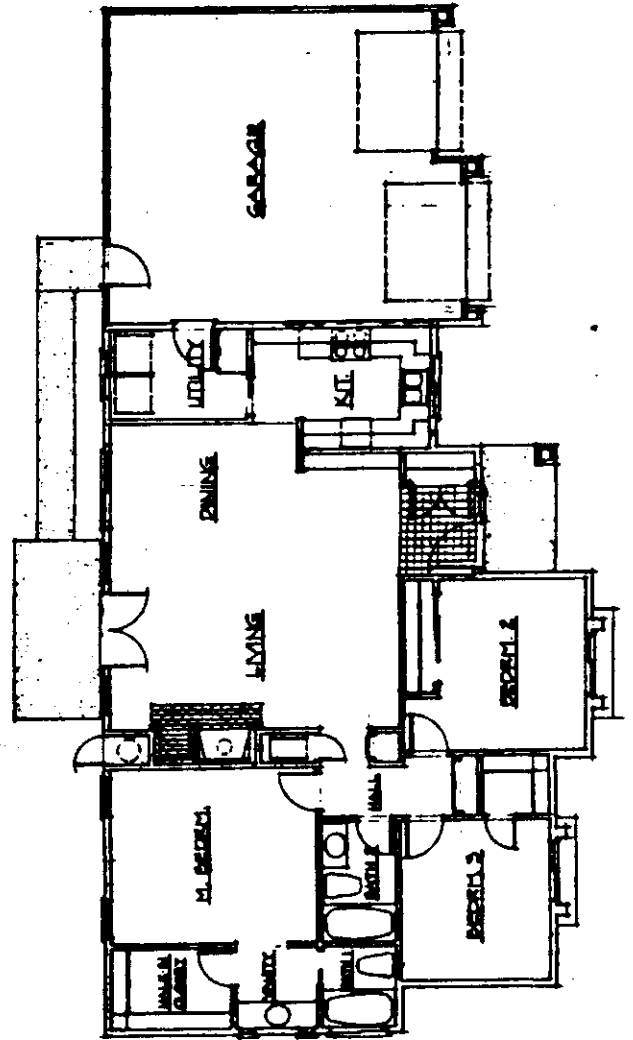
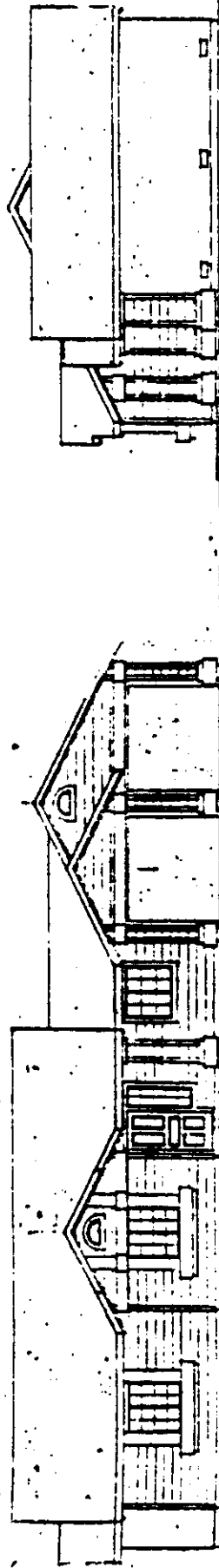
REVISION EXHIBIT MAP TOPOGRAPHIC MAP

CRTI, BAILEY ENGINEERING 5701 FREEPORT BLVD SACTO CA 95822 (916) 393-2222

NO. 1	DATE	BY
1		
2		

FLOOR PLAN & ELEVATIONS  
LOT 1

PARCEL 1



P-88-457

1-26-89

item 31

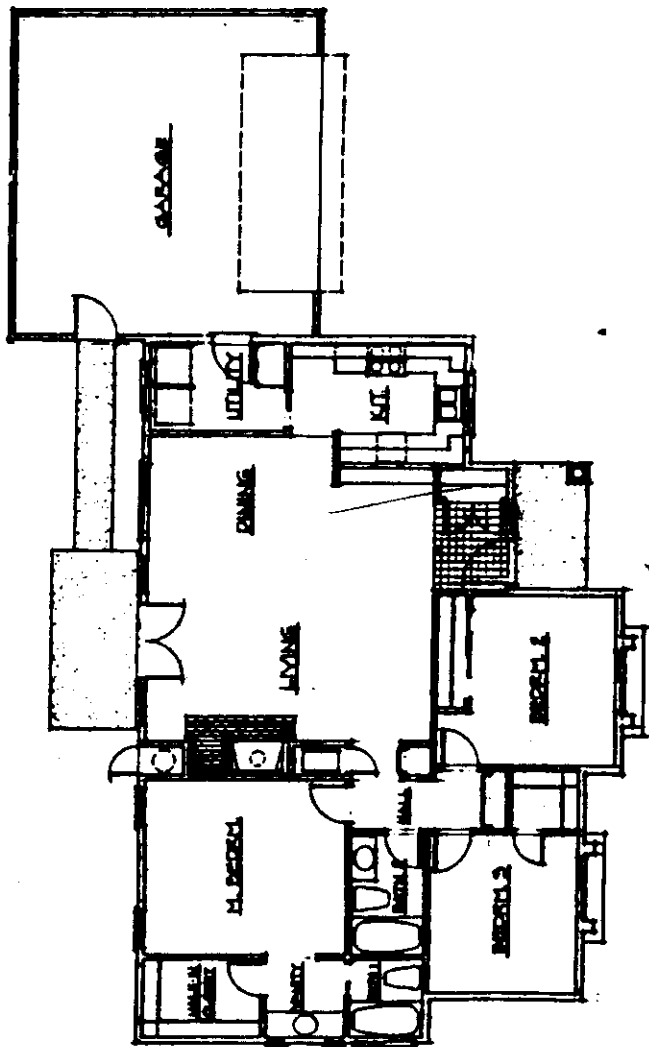
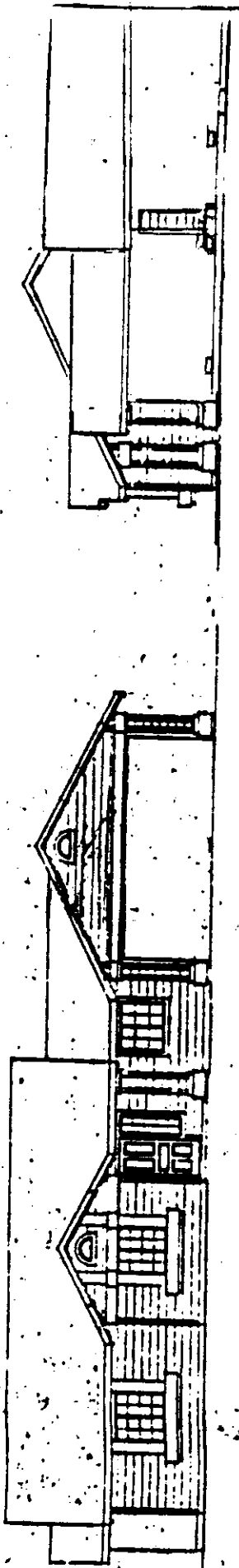
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FLOOR PLAN & ELEVATION

LOT 2

PARCEL 2

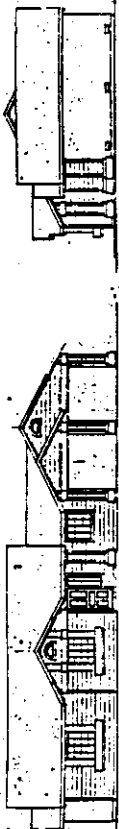
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1-26-89

item 31

PARCEL 1



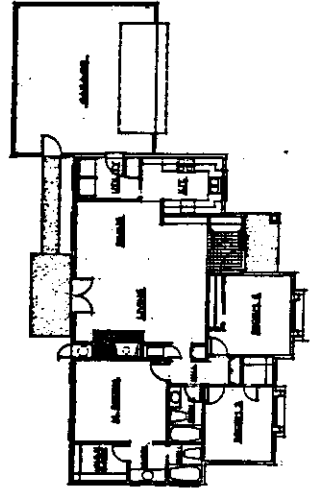
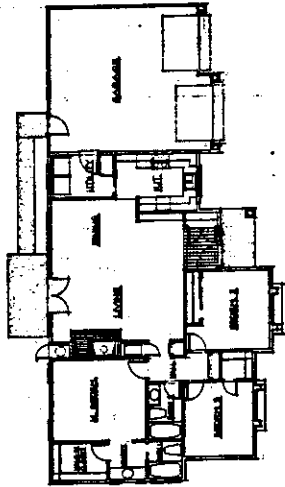
P-88-457

1721 POTRERO WAY

PARCEL 2



1-26-89



item 3

DESCRIPTION

All that certain real property, situate, lying and being in the City and County of Sacramento, State of California, particularly described as follows:

All that portion of the Southwest 1/4 of Section 24 in Township 8 North, Range 4 East, M. D. B. & M. described as: Beginning at the Southeast corner of Lot No. 50 Mead Tract, as said lot is shown and delineated on the map of Mead Tract filed for record in the office of the Recorder of Sacramento County on October 14, 1908 in book 9 of Maps, Map 18 thence North 89° 50' East along the South line of said Mead Tract, 311.15 feet, to the Northwest corner of a tract of land now or formerly owned by Richard Cunningham, as said corner was established by a decree entered October 25, 1927 in a quiet title action entitled William A. Burko, et al vs. John A. Sutter, et al, Suite No. 37555, Decree No. 22441; thence South, along the West line of the land now or formerly owned by said Richard Cunningham 320.88 feet; thence West 436.65 feet; thence North along the East line of Tract of land now or formerly owned by Andrew Johnson 67.07 feet to the South line of a tract of land conveyed by Charlotte E. Burko, to J. T. Connors by deed dated March 1, 1931 and recorded in book 562 of Deeds, page 14 Sacramento County Records; thence East along the South line of the land of Connors, 125.50 feet, more or less, to the Southeast corner of land of said Connors; thence North, along the East line of the land of said Connors, 250 feet to the place of beginning.

EXCEPTING THEREFROM the following 3 parcels of land:

A) That portion conveyed by deed from Hilda Johnson, a widow to Wesley C. Andrews, et ux, recorded May 6, 1943, in book 983 page 278 of Official Records described as follows:

All that portion of the Southwest one-quarter (SW1/4) of Section 24, Township 8 North, Range 4, East, M. D. B. & M., described as follows: Beginning at the Southeast corner of Lot 50, as said lot is shown and so designated on the official map of Mead Tract, filed in the office of the County Recorder of Sacramento County, California, in book 9 of Maps, Map No. 18, thence from said point of beginning, North 89° 30' East 311.15 feet along the South line of said Mead Tract to the Northwest corner of Tract of land formerly owned by Richard Cunningham, as said corner was established by a decree entered October 25, 1927 in a quiet title action entitled William A. Burko, et al, vs John A. Sutter, et al, Suite No. 37555, Decree No. 22441; thence South 115.00 feet along the West line of said land of Cunningham; thence West parallel with the South line of said Mead Tract, 311.15 feet to a point on the East line of a Tract of land conveyed by Charlotte E. Burko to J. T. Connors by deed dated March 1, 1931, and recorded in book 562 of Deeds, at Page 14, Sacramento County Records, thence North 115.00 feet along the said East line to the point of beginning.

B) That portion conveyed by deed from Hilda Johnson, a widow to Richard L. Calkins, et ux, recorded October 31, 1949 in book 1718 page 522 of Official Records, described as follows:

All that portion of Section 24 in Township 8 North, Range 4 East, M. D. B. & M., described as follows:

Beginning at a point located North 2012.5 feet and East 771.75 feet from the Southwest corner of said Section 24; thence, from said point of beginning, North 0° 12' East 204.25 feet; thence parallel to and 115.0 feet distant South, measured at right angles from the South line of the Mead Tract, the official plat of which was recorded in the office of the County Recorder of Sacramento County October 14, 1908 in book 9 of Maps, Map No. 18, North 89° 30' East 85.00 feet; thence, South 0° 12' West 205.00 feet; thence West 85.00 feet to the point of beginning.

C) That portion conveyed by deed from Hilda Johnson, a widow to Edmund H. Hemphill et ux, recorded May 6, 1950 in book 1828 page 238 of Official Records, described as follows:

All that portion of Section 24 in Township 8 North, Range 4 East, M. D. B. & M., described as follows: