

# CITY PLANNING COMMISSION

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

**APPLICANT** Marcelino & Mamerta S. Cabrera - 6365 Fall River Way, Sacramento, CA 95824  
**OWNER** Marcelino & Mamerta S. Cabrera - 6365 Fall River Way, Sacramento, CA 95824  
**PLANS BY** Hampton Engineering - 7533 Westgate Drive, Citrus Heights, CA 95610  
**FILING DATE** 7-22-86 **ENVIR. DET.** 8-18-86 **REPORT BY** SD:sg  
**ASSESSOR'S-PCL. NO.** 040-010-09

- APPLICATION:
- A. Negative Declaration
  - B. Tentative Map
  - C. Variance to create a lot less than 52 feet wide; less than 100 feet deep (Section 3-E-19)
  - D. Subdivision Modification to create lots less than 52 feet wide; less than 100 feet deep; more than 160 feet deep (Ch. 40.322) (WITHDRAW-160' Subdivision Modification)

LOCATION: 7116 Elder Creek Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.4+ acres into two parcels located in the Single Family (R-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1986 South Sacramento Community  
Plan Designation: 4-8 du/ac.  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions: 150' x 435'  
Property Area: 1.4+ acres  
Topography: Flat  
Street Improvements: To be provided  
Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 27, 1986, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modifications subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings.

A. Land Use

The subject site is a 1.4+ acre parcel designated for residential use on the 1974 General Plan and the 1965 Lindale Florin Community Plan. The site presently contains a single family dwelling. The site is surrounded by single family development located on a variety of lot sizes.

B. Design

The subject site is a long narrow piece of land, 150' x 435'. The existing structure is located on the western portion of the site near the street frontage. The adjacent parcels to the east are large and irregularly-shaped. In order to provide for orderly future development of the subject site and these adjacent parcels, the applicant proposes a flag-shaped parcel around the existing structure. Street frontage for Parcel B is substandard in width. The applicant proposes a second residence on Parcel B which will use the narrow frontage as a driveway. Should the site be further subdivided, the driveway can become a street providing there is access to the rear of the subject site and adjacent parcels. In order to facilitate future standard subdivision, staff supports the requested variance/subdivision modification to create a lot less than 52 feet in width.

The subject site is 435 feet deep, therefore the subdivision modification to create a lot in excess of 160 feet is withdrawn.

The applicant proposes to create Parcel A to a depth of 80 feet. When future subdivision occurs, Parcel A will become a corner lot and will therefore comply with corner lot regulations. The existing structure has adequate setbacks. Staff, therefore, supports the variance/subdivision modification to create a lot less than 100 feet deep.

The Public Works Department does not require dedication of the I.O.D. at this time. Road right-of-way can be obtained when future subdivision occurs.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .0149 acres of land multiplied by the per acre value established by the applicant's appraisal.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant detrimental impact on the environment.

RECOMMENDATION: Staff recommends that the Commission:

- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map, subject to conditions which follow;

- C. Approve the variance to create a lot less than 52 feet wide and less than 100 feet deep, based upon findings of fact which follow; and
- D. Recommend approval of the subdivision modification to create lots less than 52 feet wide and 100 feet deep (to create a lot more than 160 feet deep is withdrawn), based upon findings of fact which follow.

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 noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
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. Meet all County Sanitation District requirements; provide water and sewer hook-up for Parcel A if necessary.
4. Submit a soils test prepared by a registered engineer to be used in street design.
5. Monument new lot lines.
6. Dedicate the I.O.D. 100' public utility easement for overhead electrical facilities appurtenances.
7. Do not record I.O.D. on final map.
8. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcel B. These services must be paid for and installed at the time of obtaining building permits.

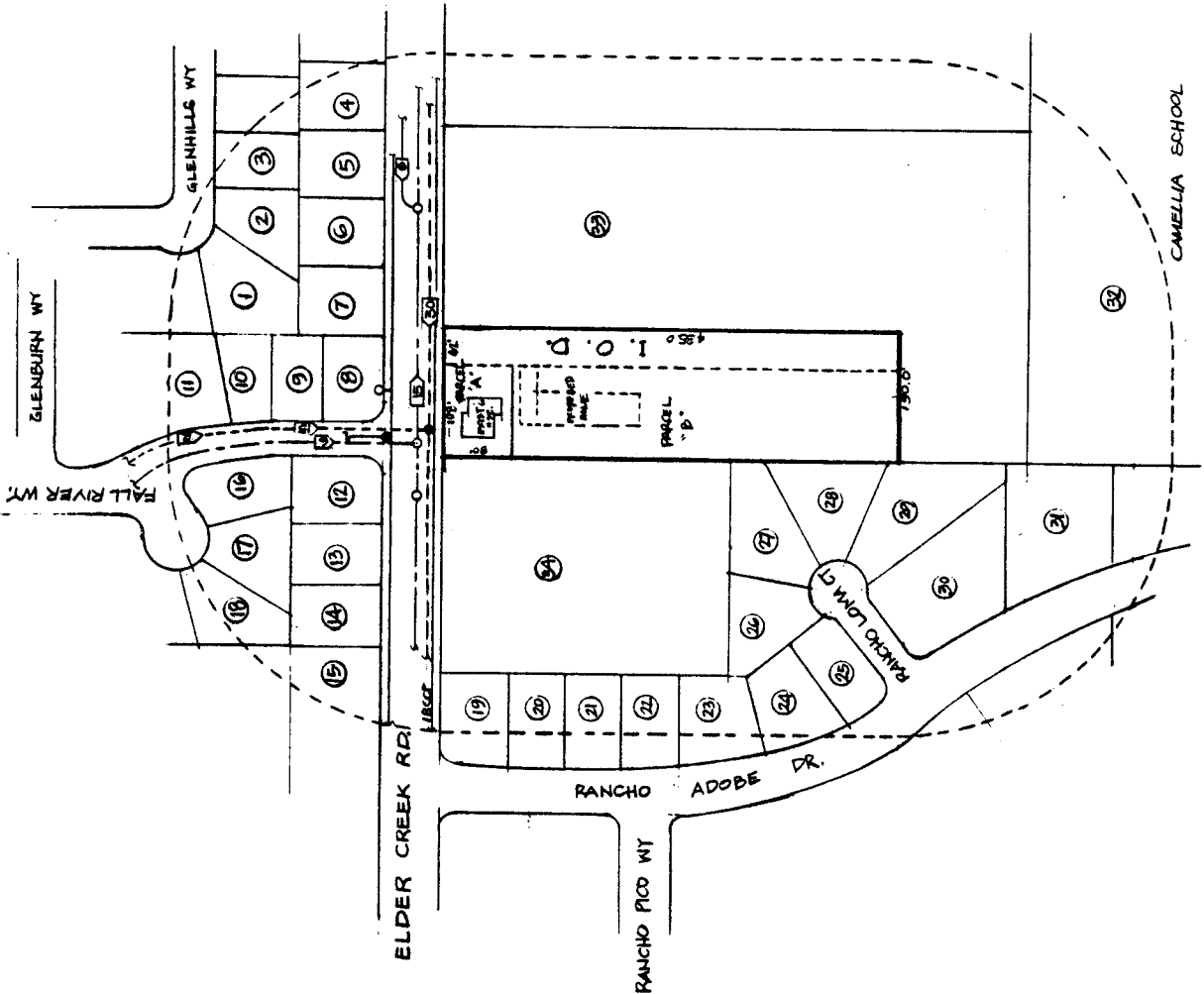
Findings of Fact - Variance

1. Granting the variances does not constitute a special privilege extended an individual applicant in that the subject site is long and narrow, making standard subdivision difficult.
2. Granting the request does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the request would not be injurious to public welfare nor to surrounding property in that they provide for future standard residential development of the subject site and adjacent parcels.

4. The proposed project is consistent with The City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1986 South Sacramento Community Plan and the proposed map conforms with the plan designation.



**TENTATIVE PARCEL MAP**  
 A PORTION OF THE NW 1/4 OF SECTION 34, T8N, R5E, M.D.B.A.M.  
 CITY OF SACRAMENTO, CALIFORNIA  
 EXHIBIT A AUGUST 1986



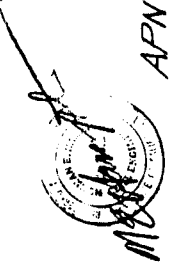
**OWNER :** MARCELINO F. CABRERA  
 MARIETA S. CABRERA  
 6365 FALL RIVER WAY  
 SACRAMENTO, CA. 95824  
 (916) 394-8827

**ENGINEER:** HAMPTON ENGINEERING  
 7533 WESTGATE DR. 9518741  
 CITRUS HEIGHTS, CA. 95610

**NOTES:** BUILDING SETBACK LINES  
 SHALL CONFORM TO CITY  
 REQUIREMENTS

**PRESENT ZONING-R-1:** 2 PARCELS FROM 136 ACRES  
**PROPOSED ZONING-R-1:** MINIMUM = 0.098/ACRE  
 WATER & SEWER SERVICES  
 SHALL BE PLACED TO EACH  
 PARCEL.

**PRESENT USE :** RESIDENTIAL  
**SCHOOL DISTRICT:** SACRAMENTO UNIFIED  
**FIRE DISTRICT:** SACRAMENTO CITY FIRE DEPT.



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