

REPORT AMENDED BY STAFF 12-13-90
 CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Robert Feusi 1722 Professional Dr. STE. C Sacto CA. 95825</u>	
OWNER <u>Hazel Morley 1722 Professional Dr. STE. C Sacto. CA. 95825</u>	
PLANS BY <u>Gardner Feusi Co. 1722 Professional Dr. STE. C Sacto. CA. 95825</u>	
FILING DATE <u>7-27-90</u>	ENVIR. DET. <u>Neg. Dec.</u> REPORT BY <u>hw</u>
ASSESSOR'S PCL. NO. <u>226-0110-015,016</u>	

APPLICATION:

- A. Negative Declaration
- B. Tentative Map to subdivide two lots totaling 4.0± developed acres into 13 single family lots, five halfplex lots and one deep lot in the Standard Single Family (R-1) zone.
- C. Subdivision Modification to allow a lot to exceed 160 feet in depth.
- D. Subdivision Modification to create two single family lots and one halfplex lot less than the required 100 feet in depth to 95 feet.
- E. Variance to reduce the required side yard setback from 12 1/2 feet to 8 feet for an existing single family house.
- F. Variance to reduce the required front yard setback from 25 feet to 22 feet. (WITHDRAWN)
- G. Variance to reduce the required 100' lot depth to 95 feet for three lots.

LOCATION:

Between Pinedale Avenue & Claire Avenue, 660' east of Sully Avenue

PROPOSAL:

The applicant is requesting the necessary entitlements to subdivide two lots into thirteen single family lots, five halfplex lots and one deep lot for future residential development and for purposes of retaining the existing dwelling.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Low Density Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	single family dwelling

Surrounding Land Use and Zoning:

	Setbacks:	Required	Provided
North: Vacant; A	Front:	25'	22'
South: Residential; R-1	Side(Int):	5'	50'
East: Residential; R-1	Street Side:	12 1/2'	8'
West: Residential; R-1	Rear:	15'	65'

Parking Required:	24 spaces
Parking Provided:	24 spaces
Property Dimensions:	264' x 660'

4. 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.
5. Meet all County Sanitation District requirements.
6. Submit a soils test prepared by registered engineer to be used in street design.
7. Dedicate a 12.5-foot public utility easement for underground and overhead facilities and appurtenances adjacent to all public ways (Claire Avenue).
8. Dedicate the north 10 feet of subdivision as a public utility easement for overhead facilities and appurtenances adjacent to Claire Avenue.
9. Construct Pinedale Avenue to a 25 foot half street with a 12 foot lane south of centerline ~~12 feet of land south of centerline.~~ (Amended by staff)
10. Construct Claire Avenue to 30 foot half street with a 12 foot lane north of centerline. Construct 20 feet of temporary pavement from subdivision boundary to Sully Street or to the existing pavement from Rio Linda Boulevard.
11. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;
12. Provide tangent section between reverse curves on proposed street (north/south).
13. Save the trees located on lots 1 and 18 and the eucalyptus tree on lot 19B. Place a chain link construction barrier around the dripline of the tree. No parking of vehicles or storage of materials or grade changes shall occur within this area.
14. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Conditions - Variance

1. Future subdividing of the deep lot will require a tentative map application and removal and/or replacement of the existing sheds and garage.
2. Any fences provided on the street side yard shall comply with the City's Visibility and Zoning Ordinances regulations.
3. The existing driveway onto the deep lot shall be paved to City standards for driveways and a driveway permit shall be obtained prior to paving.
4. If any structures are to be demolished, the applicant shall make the existing structures available for relocation for a period of 30 days, during which the building's availability shall be advertised in a local newspaper, after which staff may authorize demolition.

Property Area: 4.0+
Topography: Flat
Street Improvements: To Be Provided
Utilities: To Be Provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 24, 1990, by a vote of 6 ayes, and three absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and Subdivision Modification subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two developed lots on 4.0+ acres in the Standard Single Family (R-1) zone. Three single family dwellings are located on the subject site. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na). Surrounding land uses and zoning includes single family development to the east, west and south, zoned R-1; and vacant lots to the north, zoned Agricultural (A).

B. Applicant's Proposal

The applicant is proposing a tentative map to subdivide two lots into thirteen single family lots, five halfplex lots and one deep lot. The site plan indicates that two of the dwellings will be removed and the third dwelling will remain on the site (see Exhibit A). The applicant is also requesting a subdivision modification to allow a lot to exceed 160 feet in depth and to create two single family lots and one halfplex lot with 95 foot lot depths. The proposed deep lot will be approximately 175' deep. Lastly, the applicant is requesting a variance to reduce the minimum required street side yard setback from 12 1/2 feet to eight feet and reduce the minimum required front yard setback from 25 feet to 22 feet for the existing dwelling.

C. Tentative Map Design

The proposed Pine Valley Subdivision is located west of Rio Linda Boulevard between Pinedale Avenue and Claire Avenue. A public street is proposed to subdivide the subdivision. In addition, an east/west connector street is proposed between a portion of the subdivision (see Exhibit A). This connector street is required by the City's Traffic Engineer in order to link with future subdivisions to the west. Staff has no objection to the tentative map as proposed.

Staff does not object to the proposed subdivision modification to create a lot which exceeds 160 feet in depth. The new deep lot created will not alter the residential character of the neighborhood nor will it impact the proposed subdivision layout. The proposed deep lot will contain the existing single family dwelling, a detached garage and two sheds. The applicant informed staff that a second unit will not be constructed on the lot. Future subdividing of the deep lot will require a tentative map application and removal and/or replacement of the existing sheds and garage. Staff is also not opposed to the three lot depths less than 100 feet. Two of the proposed parcels will be single family lots and the remaining lot will be a halfplex lot. The Zoning Ordinance requires that minimum corner lot sizes are 6,200 square feet in area and that interior lots are 5,200 square feet in area. The proposed halfplex lot on the corner and both interior lots are meeting the minimum required lot area. Staff finds that the minimum reduction in depth will still allow for usable yard area and adequate setbacks on each lot. Lastly, staff does not object to the variance to reduce the side yard setbacks for an existing dwelling. The existing dwelling, garage and sheds located on lot 1 will remain on the subject site and be included as part of the new subdivision. The existing garage will encroach into the required 12 1/2 foot street side yard in the new subdivision. Staff visited the site and found that the dwelling to remain on lot 1 is in sound condition including the garage and sheds. An eight foot wide street side yard setback will not be a significant impact on future adjacent properties and will not impact the streetscape in the new subdivision. Adequate side yard is available to locate a fence five feet back from the new property line and provide landscaping

along the street side yard. The garage is in good condition aesthetically and structurally and will, therefore, not be a distraction along the new street. In addition, most of the garage will be screened from the street by a fence. Staff recommends that any fence provided along the street side yard shall comply with the City's Visibility and Zoning Ordinances regulations. The existing dwelling will front onto Pinedale Avenue. Staff finds that the existing dwelling will not alter the streetscape along Pinedale. Currently, access onto the subject site is off of Pinedale Avenue. The existing driveway is gravel. Staff recommends that the existing driveway be paved to City standards and that a driveway permit be obtained prior to paving.

The submitted plans do not indicate whether or not the dwellings to be removed will be demolished. If there are plans to demolish the structures, staff recommends that the existing structures to be demolished become available for relocation for a period of 30 days, during which the building's availability shall be advertised in a local newspaper, after which staff may authorize demolition.

A number of trees will be removed due to roadway improvements in the new subdivision. The City's Tree Arborist indicated to staff that the trees located on lots 1 and 18 and the eucalyptus tree on lot 19 must be saved. Also, the Arborist is requiring that the applicant provide on site replacement for the two eucalyptus trees that are located adjacent to Pinedale Avenue that will be removed for roadway improvements.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment; therefore a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map subject to conditions which follow and forward to City Council;
- C. Recommend approval of the Subdivision Modification to allow a lot to exceed 160' in depth subject to conditions which follow and forward to City Council;
- D. Recommend approval of the Subdivision Modification to create two single family lots and one halfplex lot less than the required 100 feet in depth subject to conditions which follow and forward to City Council;
- E. Approve the Variance to reduce the required side yard setback from 12 1/2 feet to 8 feet subject to conditions and based upon findings of facts which follow;
- F. WITHDRAWN;
- G. Approve the Variance to reduce the required 100 foot lot depth to 95 feet for three lots subject to conditions and based upon findings of fact which follow;

Conditions - Tentative Map

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

Mandatory Mitigation Measures:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 (suspended particulate matter - pollutant) levels in the vicinity of construction zones. Elements of this program should include the following:
1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 5. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. General
1. Save the trees located on lots 1 and 18 and the eucalyptus tree on lot 19B. Place a chain link construction barrier around the dripline of the tree. No parking of vehicles or storage of materials or grade changes shall occur within this area.
 2. Provide on site replacement for the two eucalyptus trees that are located adjacent to Pinedale Avenue that will be removed as a result of roadway improvements, with two trees for every one removed.
 3. The applicant will comply with the following State regulation:
 - a. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
 4. If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:
 - a. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415)974-7633).
 - b. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415)974-7633).
 - c. In order to document compliance with these measures, the applicant shall provide a copy of the awarded demolition bid to the City

Environmental Coordinator prior to issuance of a building permit for demolition.

5. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that any individual property owner would be granted a variance facing similar circumstances.
2. Granting the variance is not granting a use variance in that single family development is allowed in the R-1 zone.
3. Granting the variance, subject to conditions, will not detrimental to the public health, safety or welfare nor create a nuisance in that:
 - a. the reduction in setbacks will not be a significant impact on properties nor will the existing buildings alter the streetscape of the future subdivision;
 - b. sufficient lot areas will be provided;
 - c. the existing graveled areas will be paved to City standards; and
 - d. the garage will be adequately screened from the new street.
 - e. any future structures, fencing or subdividing on the lot will be required to comply with the City's Visibility Ordinance and Zoning Ordinance.

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 Existing Land Use of Site: single family dwelling

Surrounding Land Use and Zoning:

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

Setbacks:	Required	Provided
Front:	25'	22'
Side(Int):	5'	50'
Street Side:	12 1/2'	8'
Rear:	15'	65'

Parking Required: 24 spaces
 Parking Provided: 24 spaces
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Mandatory Mitigation Measures:

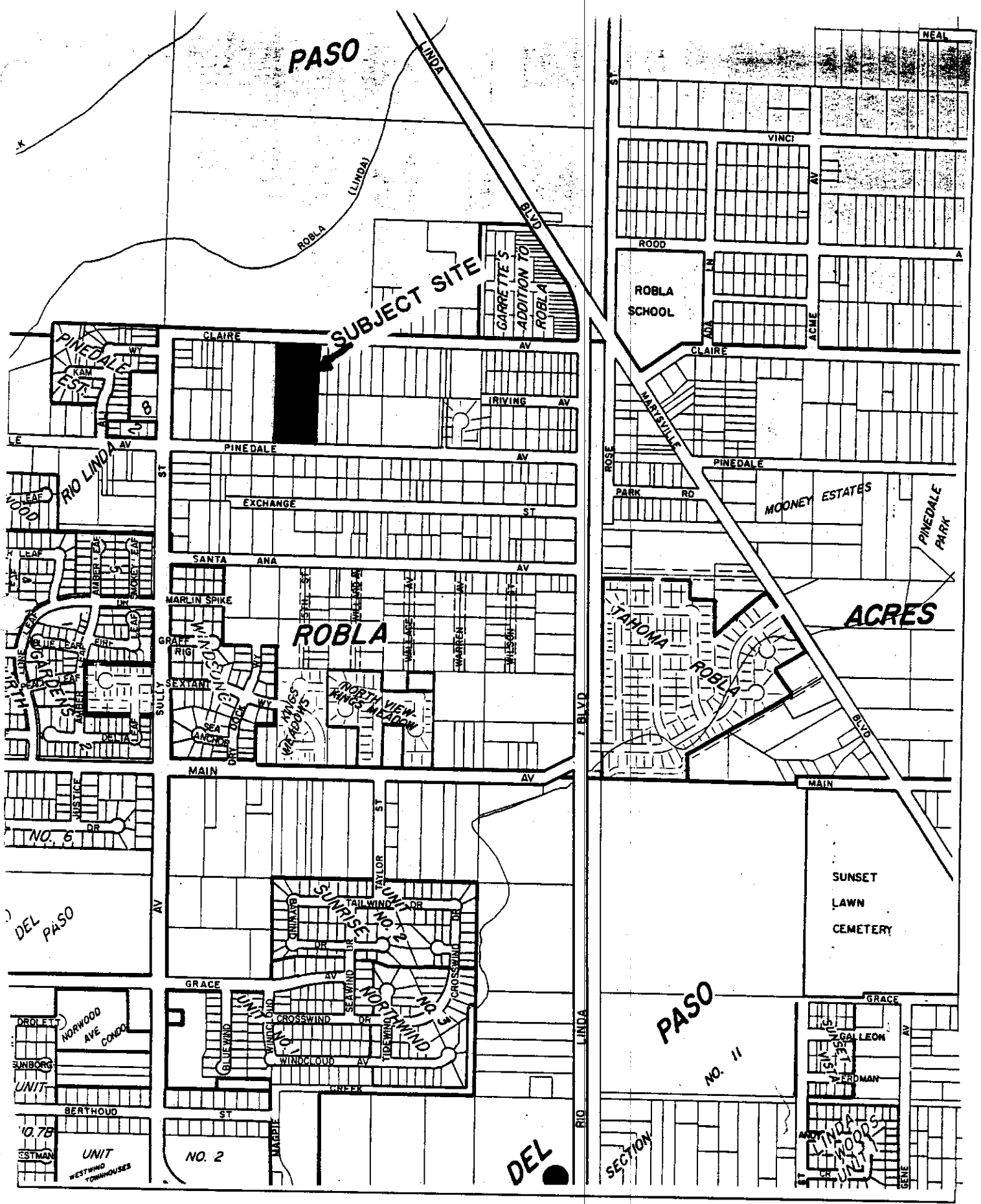
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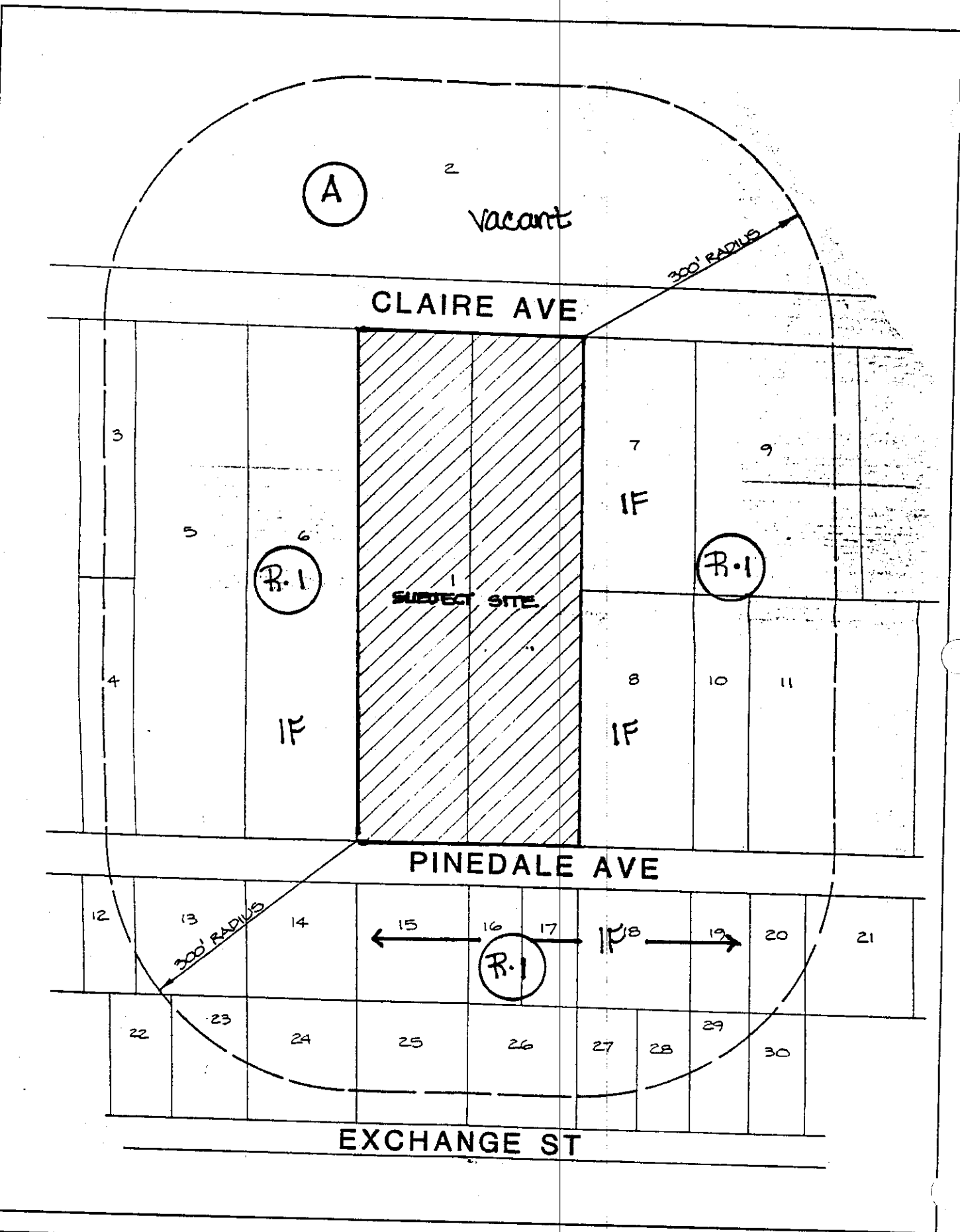
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Findings of Fact - Variance

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2. Granting the variance is not granting a use variance in that single family development is allowed in the R-1 zone.
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 - b. sufficient lot areas will be provided;
 - c. the existing graveled areas will be paved to City standards; and
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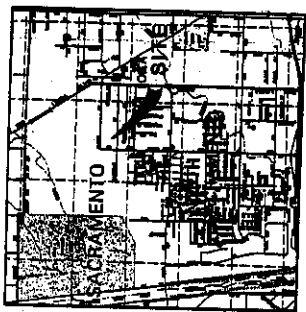


VICINITY MAP



LAND USE & ZONING MAP

Exhibit A



LOCATION MAP
SCALE: 1" = 2500'

PROJECT DATA

RECORD OWNERS/DESIGNER: INTERMED. DEVELOPMENT
ADDRESS: 420 GARDNER-FRANK CO.
1722 PROFESSIONAL DR.
SACRAMENTO CA 95820
SUITE 'C' PHONE 482-8177

EXISTING ZONING: R-1
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
APPROVED IMPROVEMENTS: 4 AS REQUIRED
FACEL NUMBER: 2,992 AC-FNET
LEGAL DESCRIPTION: PORTION OF S 4 016
SACRAMENTO COUNTY, ROBLA X-14 BUREAU
SACRAMENTO CITY
SACRAMENTO COUNTY
SACRAMENTO DISTRICT
SACRAMENTO
ROBLA

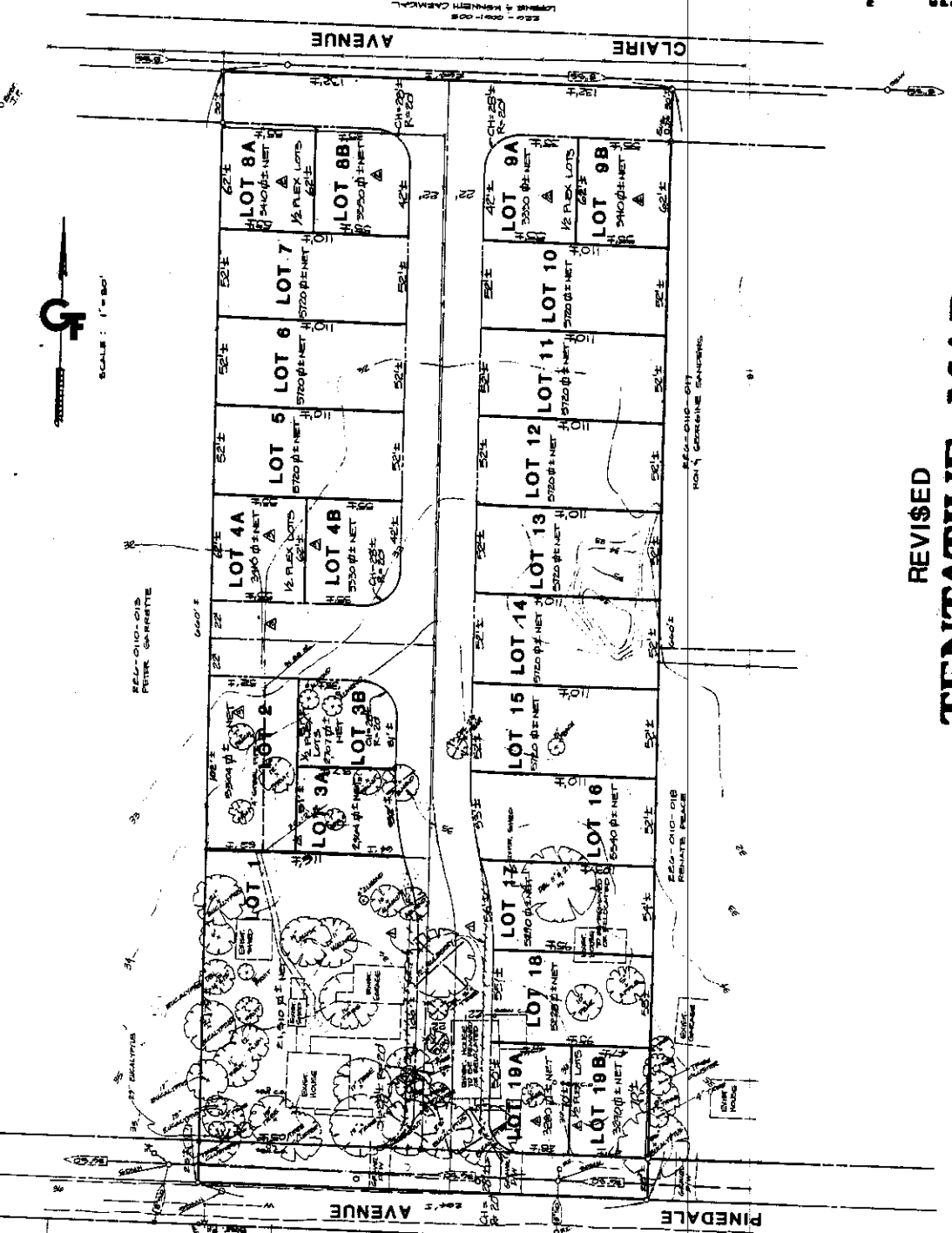
1 OF 1
SHEETS
PLAN NO
90-53

PINE VALLEY
SUBDIVISION
REMAX

TENTATIVE MAP

1722 Professional Drive
Suite 'C' Sacramento, CA 95820
918-482-8177

REVISED TENTATIVE MAP



SCALE: 1" = 80'

HORIZ SCALE	1" = 80'	DRAFTED BY	L.S.
VERT SCALE	N/A	DESIGNED BY	R.F.
SURVEYED BY	M.D.	CHECKED BY	B.G.
FIELD BOOK NO.	245	DATE	JULY 1990
A.P. NO.	226-010-010, 016		

BENCHMARK	ELEVATION
NO. 1	100.00
NO. 2	100.00
NO. 3	100.00
NO. 4	100.00

NO.	DESCRIPTION	APPROVED	DATE

226-010-010 ROBERTA RICH

226-010-016 EMMETT & EDWIN HUGHES

226-010-017 VAN DER BRUG

226-010-018 MARY ANN

226-010-019 MARY ANN

226-010-020 MARY ANN

226-010-021 MARY ANN

226-010-022 MARY ANN

226-010-023 MARY ANN

226-010-024 MARY ANN

226-010-025 MARY ANN

226-010-026 MARY ANN

226-010-027 MARY ANN

226-010-028 MARY ANN