

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Gardner-Feusi Company, 1722 Professional Dr., Ste. C, Sacramento, CA 95825		
OWNER Richard Almaz, 6700 Freeport Blvd., 203A, Sacramento, CA 95822		
PLANS BY Gardner-Feusi Company, 1722 Professional Dr., Ste. C, Sacramento, CA 95825		
FILING DATE March 12, 1993	ENVIR. DET. N/A	REPORT BY SLY
ASSESSOR'S PCL. NO. 021-0192-001, 011		

- APPLICATION:**
- A. Tentative Map Time Extension for two years to subdivide 2.83± vacant acres into 15 single family lots in Standard Single Family (R-1) zone.
 - B. Subdivision Modification Time Extension for two years to create four lots less than 100 feet in depth.

LOCATION: 4209 76th Street and 7600 17th Avenue (Simotas Estates)
(City Council District 6)

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 2.83± vacant acres into 15 single family lots.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Industrial, M-1	Front:	25'	Required
South: Single Family, R-1	Side(Int):	5'	Setbacks
East: Single Family, R-1	Side (St)	12.5'	To Be
West: Single Family, R-1	Rear:	15'	Provided

Property Dimensions: 236 feet X 432 feet
Property Area: 2.83± gross acres, 2.39± net acres
Density of Development: 6.25 du/na
Topography: Flat
Street Improvements: Existing and To be provided
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 21, 1993, by a vote of three ayes, the Subdivision Review Committee voted to recommend approval of the tentative map time extension and the subdivision modification time extension subject to the conditions listed in the resolution.

BACKGROUND INFORMATION: On April 9, 1991, the City Council approved a Tentative Map and Subdivision Modification to subdivide 2.83± vacant acres into 15 single family lots for residential

development (P90-450).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 2.83± vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the site as Low Density Residential (4-15 du/na). The proposed project has a density of 6.25 du/na. The surrounding land use and zoning for the site are industrial, zoned Light Industrial-Review (M-1 to the north; and single family, zoned (R-1) to the south, east, and west.

B. Applicant's Proposal

The applicant is requesting a time extension for two years for a previously approved tentative map and subdivision modification to subdivide 2.83± acres parcel into 15 lots in the Standard Single Family (R-1) zone (see Exhibit A). The subdivision modification would allow the creation of four parcels with depths less than 100 feet.

C. Tentative Map

The proposed subdivision would create 15 single family lots. The single family lots range from approximately 5200 to 6400 square feet in size. The area available for the subdivision is limited by surrounding development. Seventeenth Avenue and Eighteenth Avenue are existing streets located to the north and south of the property, respectively. These two streets limit the possibility of obtaining additional land to the north or south. The City's standard 44 foot wide right-of-way is also required for the new cul-de-sac in the center of the development which also limits the amount of area available for the subdivision. Because of this, four lots (Nos. 6, 7, 9, and 10) will have depths less than the required 100 feet. These lots will average over 90 feet in depth upon completion. Although the lots are shallow, the lot widths are wider than normal to compensate. A subdivision modification is necessary to allow the creation of substandard lots. Staff has no objection to the map and subdivision modification provided the conditions listed in the attached resolution are met.

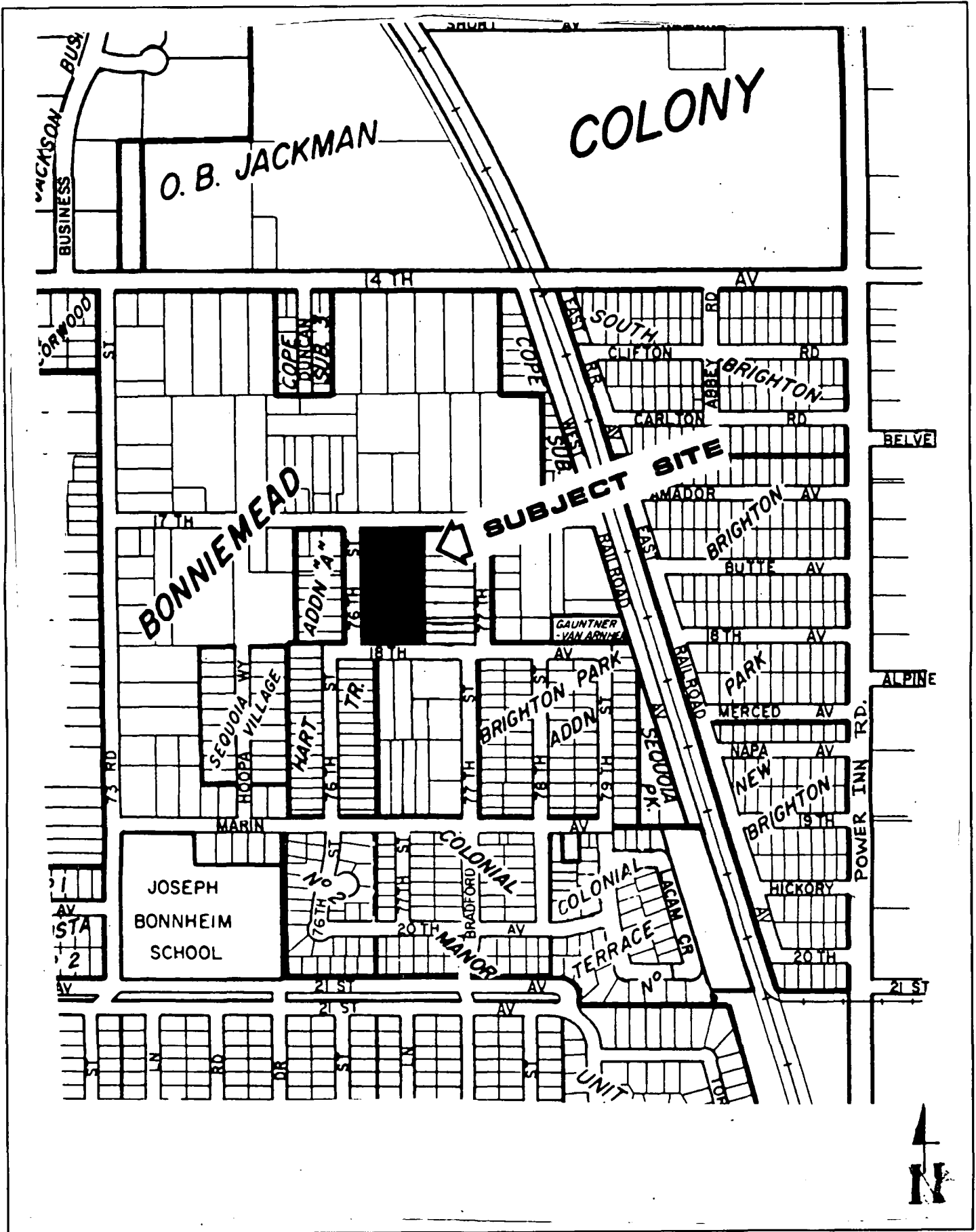
D. Agency Comments

The proposed project was reviewed by several City departments and other agencies. Their comments are incorporated into the conditions listed in the resolution.

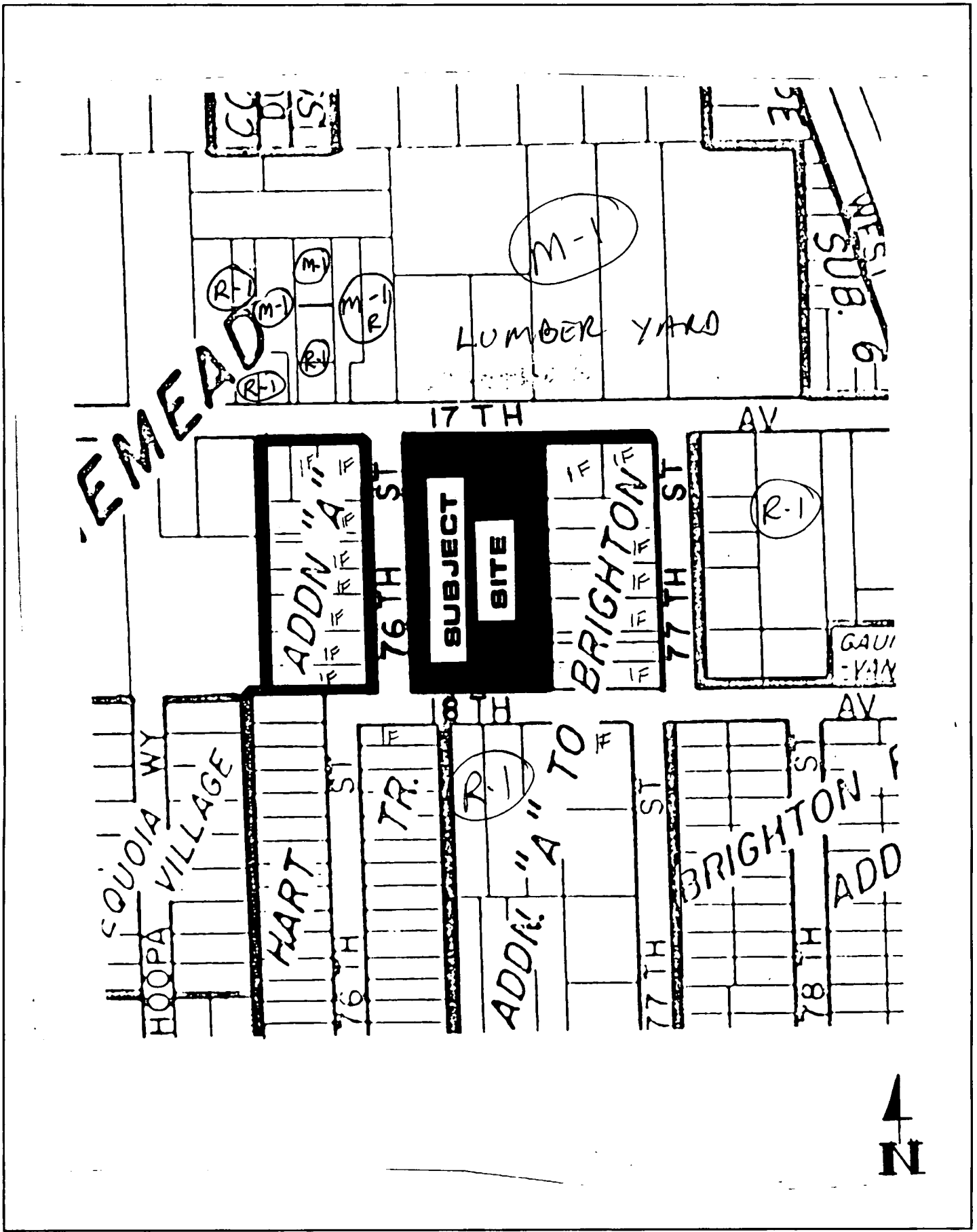
ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared for the original map. In compliance with Section 15070(B)1 of the California Environmental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

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Approve the Tentative Map Time Extension for two years to subdivide 2.83± partially developed acres into 15 single family lots by adopting the attached resolution.
- B. Approve the Subdivision Modification Time Extension for two years to create four lots less than 100 feet in depth by adopting the attached resolution.



VICINITY MAP



LAND USE & ZONING MAP

P93-055

MAY 13, 1993

ITEM 8

TENTATIVE MAP

FOR
7600 17TH AVE & 4209 76TH ST
CITY OF SACRAMENTO, CALIFORNIA

LOCATION MAP

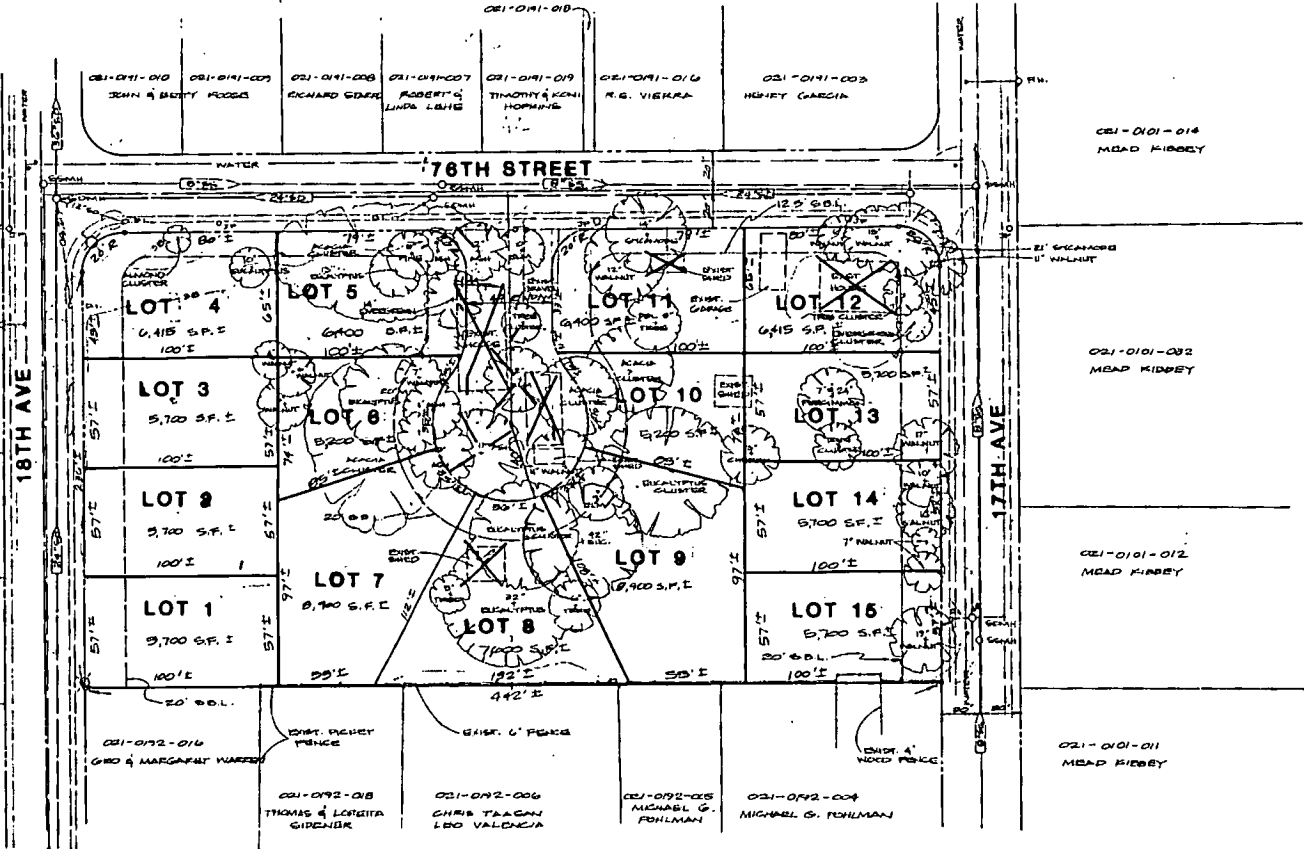
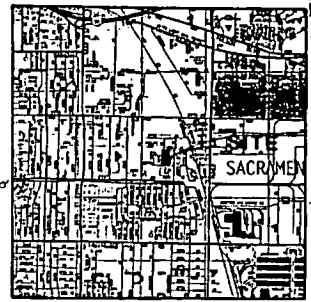


EXHIBIT - A
TENTATIVE MAP

PROJECT DATA

VERNON L. & JOSEPHINE E. ARMSTRONG
RECORD OWNER & SUBDIVIDER: PAUL ALMAZ
ADDRESS: 60 GARDNER-FEUBI CO.
1722 PROFESSIONAL DR.
SACRAMENTO CA 95825
DATE: 'C' PHONE: 482-5177

LEGEND

TREE TO BE REMOVED
EXIST. BUILDING TO BE REMOVED



EXISTING ZONING: R-1
PROPOSED ZONING: R-1
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
PROPOSED IMPROVEMENTS: AS REQUIRED
ACREAGE: 6.45 NET, 2.8 F. OFFS.
PARCEL NUMBER: 021-012-001, 011
LEGAL DESCRIPTION: PORTION OF LOT 409B OF BONDINGED
SEWER DISPOSAL: SACRAMENTO COUNTY
WATER SUPPLY: CITY OF SACRAMENTO
PARK & RECREATION: CITY OF SACRAMENTO
FIRE DISTRICT: SACRAMENTO CITY
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED

SIMOTAS ESTATES



1722 Professional Drive
Suite "C"
Sacramento, CA. 95825
916-482-5177

NO.	DESCRIPTION	APPROVED BY	DATE

BENCHMARK
ELEVATION NO. 24362
1/2" METAL DISC IN TOP OF CORNER
BASE OF CIVIL 100' PIPE
TRANSMISSION TOWER IN 00-
650' S.W. COR. OF POWER
LINE NO. 2 CENTRAL CANAL
TRACTION ISS. AT N.W. COR.
FRANCIS R. GEMBLE PROPERTY

HORIZ SCALE: 1" = 50'
VERT SCALE: N/A
SURVEYED BY: M.D.
FIELD BOOK NO. 225
A.P. NO. 021-012-001, 011

DRAFTED BY: A.F.
DESIGNED BY: S.G.
CHECKED BY: S.G.
DATE: OCTOBER 1990

SIMOTAS ESTATES **ALMAZ,**
TENTATIVE MAP **7600 17TH AVE &**
4209 76TH ST

SHEET 1 OF 1
PLAN NO. 90-67