

P92-236 - KADO TENTATIVE MAP

- REQUEST:
- A. Tentative Map to subdivide one lot totaling 3.0± developed acres into two lots in the Flood (F) Zone.
  - B. Subdivision Modification to waive standard street improvements.

LOCATION: 1661 Garden Highway  
274-0030-026-0000  
South Natomas  
Natomas/Grant Joint Union School District  
Council District 1

APPLICANT:	Javed Siddiqui, JTS Engineering Consultants, 441-6708 1808 J Street, Sacramento, CA 95814
OWNER:	Edwin Kado/Jean Kado 1661 Garden Highway, Sacramento, CA 95833
PLANS BY:	JTS Engineering Consultants, Inc.
APPLICATION FILED:	August 25, 1992
STAFF CONTACT:	Scot Mende 264-5894

**SUMMARY/RECOMMENDATION:** The applicant proposes to subdivide one parcel into two parcels. The current parcel contains a single family residence and a two story office building. The applicant is proposing to subdivide the parcel into two for refinancing purposes. To meet the applicant's objectives, the project requires the discretionary planning entitlements described above. **Staff recommends approval of the project based on its consistency with the adopted plans.**

PROJECT INFORMATION:

General Plan Designation:	Parks, Recreation and Open Space
Community Plan Designation:	Riverfront District
Existing Land Use of Site:	Single Family and Two Story Office
Existing Zoning of Site:	Flood (F)

**Surrounding Land Use and Zoning:**

North: Single Family & Vacant; R-1A & A  
 South: Sacramento River; F  
 East: Single Family; F  
 West: Single Family; F

Property Dimensions:	Irregular
Property Area:	3.0 $\pm$ gross acres 3.0 $\pm$ net acres
Existing Development:	Parcel 1 - 10,000 sq.ft. Office Building Parcel 2 - Single Family Residence
Parking Provided:	25 spaces for Parcel 1 2 spaces for Parcel 2
Parking Required:	25 spaces for Parcel 1 1 space for Parcel 2
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division

**STAFF EVALUATION:** Staff has the following comments:**A. Policy Considerations**

The General Plan designates the site Parks, Recreation and Open Space. The South Natomas Community Plan designates the site Riverfront District. The existing parcel is developed as a mixed use with a single family residence and a two story office building. The proposed subdivision is consistent with the South Natomas Community Plan Riverfront Development policies which permit commercial and residential developments.

**B. Tentative Map Design**

The subject site is located at 1661 Garden Highway which is south of Garden Highway just west of the Natomas Main Drainage Canal. The site is currently developed with a single family residence on the east side of the parcel and a two story office building on the west side of the parcel. The proposed subdivision is being requested to allow the refinancing of the individual parcels. Both parcels

meet the minimum size and area requirements. In addition, adequate parking will be provided on the commercial parcel for the existing office development. Staff and the Subdivision Review Committee recommend approval of the Tentative Map.

C. Site Plan Design/Zoning Requirements

1. Setbacks

The existing structures meet the setback requirements based upon the lot development. The proposed subdivision will not affect the required front, rear or side yard setbacks as required by the Zoning Ordinance.

2. Parking/Circulation

The Zoning Ordinance requires one parking space for single family residences and one parking space for every 400 square feet of gross floor area for office developments. The existing developed parcel currently meets the requirements of the Zoning Ordinance. As proposed the tentative map will not reduce the existing parking for the office development or the single family residence.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).

B. Public/Neighborhood/Business Association Comments

The subject site is located within the boundaries of the South Natomas Community Association. The project has been routed to them and no comments were received. Planning staff contacted a representative from the Association and was informed that they had no objections to the applicant's request.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments deal primarily with the standards about drainage and grading. The comments have been incorporated into the conditions of approval in the attached Tentative Map Resolution (Attachment C).

D. Subdivision Review Committee Recommendation

On April 7, 1993, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision. Since the Subdivision Review Committee meeting the applicant, Planning, Public Works and Utilities

Division staff have been working to resolve a condition requiring separate metered water service to each parcel. The Utilities Department has determined that separate metered water service is not necessary at this time but has requested that the following advisory note be added to the original conditions voted on by the Subdivision Review Committee:

Advisory Note C - At such time as the owners of Parcels 1 or 2 request a public metered water service, the point of service shall be on the north side of the Garden Highway's levees. The Owner is responsible for all permits required to cross the levee with private services.

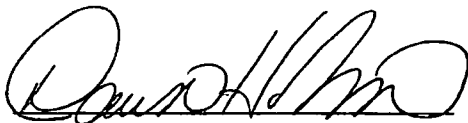
Planning staff has verified with the Public Works Development Services Division and the Utilities Department that the change in conditions is adequate to meet the City's future needs. Therefore, Planning staff has reflected all of the conditions including the above noted change in the attached Tentative Map Resolution.

**PROJECT APPROVAL PROCESS:** Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Adopt the attached Resolution approving the Tentative Map to subdivide one parcel into two parcels.
- B. Adopt the attached Tentative Map Resolution which includes findings to approve the Subdivision Modification to waive standard street improvements along Garden Highway.

Report Prepared By,



Dawn Holm, Associate Planner

Report Reviewed By,



Scot Mende, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving Tentative Map and Subdivision Modification
Exhibit C-1	Tentative Map

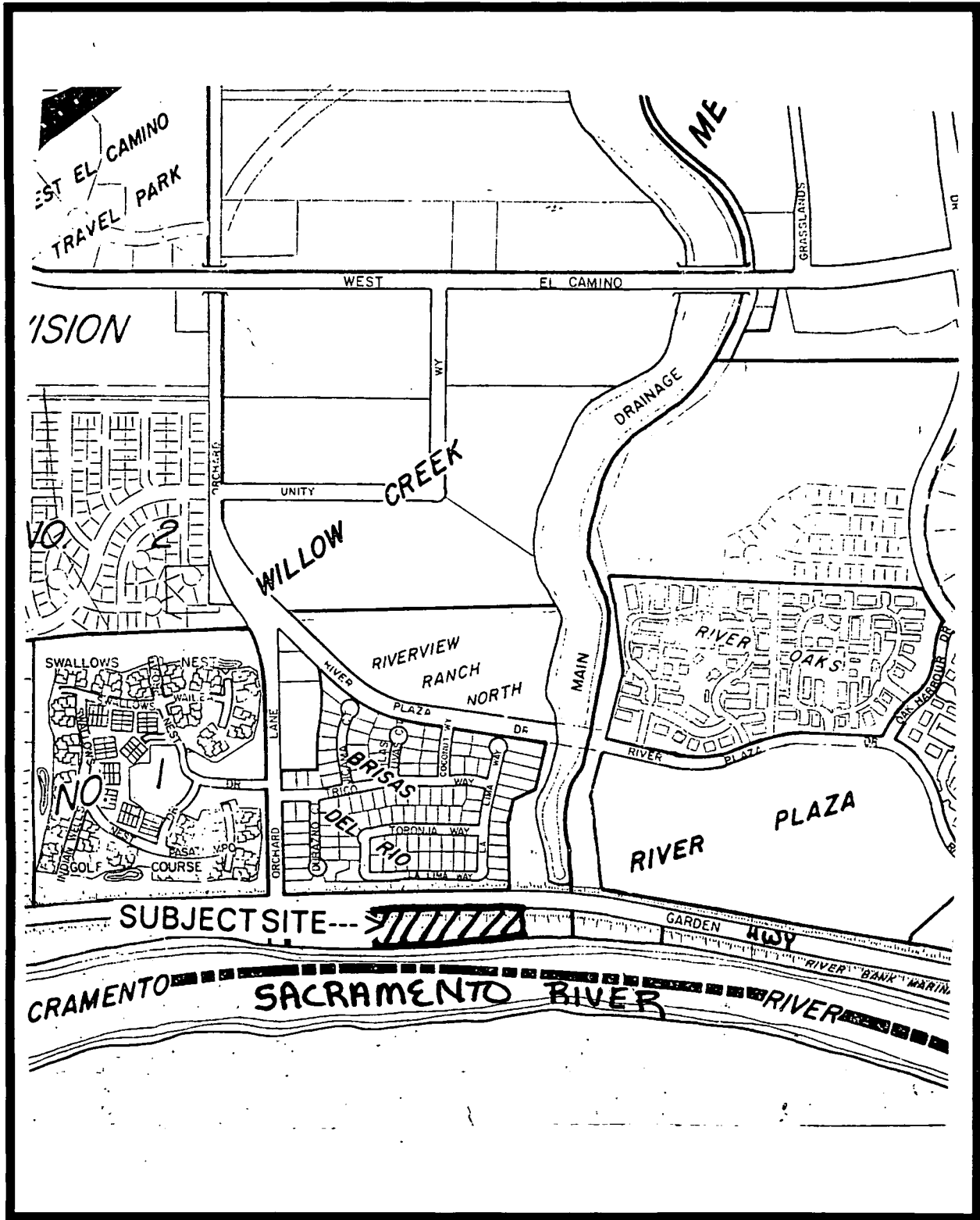
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ATTACHMENT A

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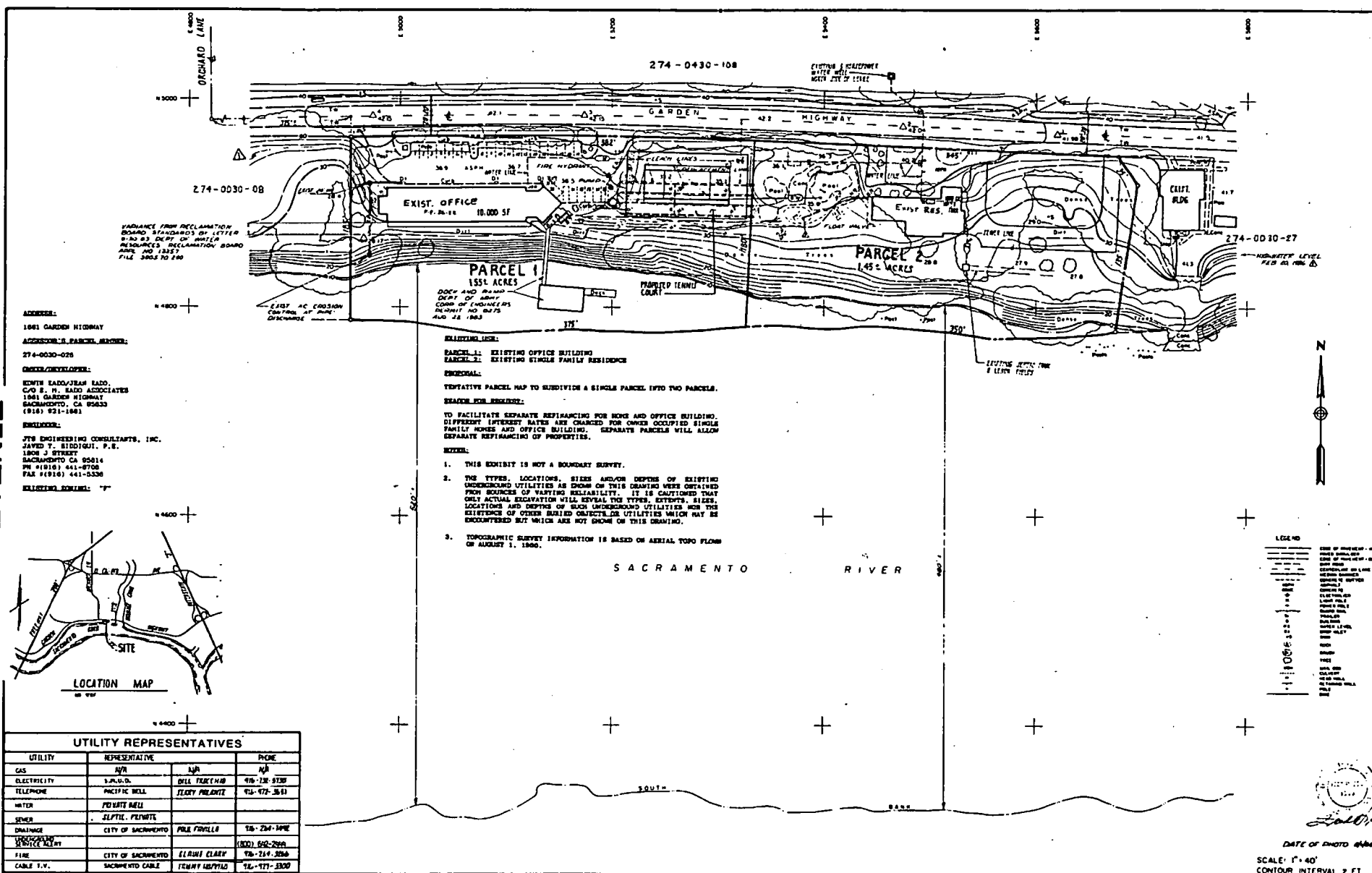


VICINITY MAP

2218



TENTATIVE MAP



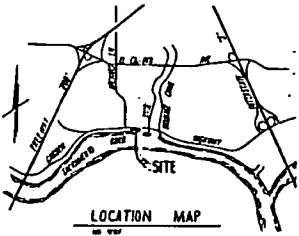
VARIANCE FROM DECLARATION BOARD STANDARDS OF LETTER P-10 AS SET BY THE DECLARATION BOARD APRIL 10 1987 FILE 2002 TO 200

ADDRESS:  
1661 GARDEN HIGHWAY  
ACCESSOR'S PARCEL NUMBER:  
274-0030-026

OWNER/DEVELOPER:  
EDWIN RADO/JEAN RADO,  
C/O S. W. RADO ASSOCIATES  
1661 GARDEN HIGHWAY  
SACRAMENTO, CA 95833  
(916) 921-1061

ENGINEER:  
JTS ENGINEERING CONSULTANTS, INC.  
JAYED P. SINDIGULI, P.E.  
1808 J STREET  
SACRAMENTO CA 95814  
PH (916) 441-8708  
FAX (916) 441-5536

RECORDING SYMBOL: "T"



**EXISTING USE:**  
PARCEL 1: EXISTING OFFICE BUILDING  
PARCEL 2: EXISTING SINGLE FAMILY RESIDENCE

**PROPOSED:**  
TENTATIVE PARCEL MAP TO REDIVIDE A SINGLE PARCEL INTO TWO PARCELS.

**REASON FOR REQUEST:**  
TO FACILITATE SEPARATE REFINANCING FOR HOME AND OFFICE BUILDING. DIFFERENT INTEREST RATES ARE CHARGED FOR OWNER OCCUPIED SINGLE FAMILY HOMES AND OFFICE BUILDING. SEPARATE PARCELS WILL ALLOW SEPARATE REFINANCING OF PROPERTIES.

**NOTES:**

1. THIS EXHIBIT IS NOT A BOUNDARY SURVEY.
2. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENTS, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES AND THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THIS DRAWING.
3. TOPOGRAPHIC SURVEY INFORMATION IS BASED ON AERIAL TOPO FLOWS ON AUGUST 1, 1990.

UTILITY REPRESENTATIVES			
UTILITY	REPRESENTATIVE	PHONE	
GAS	N/A	N/A	N/A
ELECTRICITY	S.W.P.C.	BILL TUCKER	916-234-3288
TELEPHONE	PACIFIC BELL	JERRY FALANTZ	916-477-3661
WATER	PO BOX 100		
SEWER	SEPTIC PERMITS		
DRAINAGE	CITY OF SACRAMENTO	PAUL FAYVILLE	916-224-1496
WASTE WASTE			(916) 592-7000
FIRE	CITY OF SACRAMENTO	CLARA CLARY	916-244-3066
CABLE T.V.	SACRAMENTO CABLE	TEMYN USIPYI	916-477-3300

BENCHMARK ELEV. 40.91  
CORNERS OF BLOCK 2, RANGE 24 BUTTONGRAC AT INTERSECTION OF GARDEN HWY & ORCHARD LN  
FIELD BOOK NO. 86.11 PG. 1-2

**JTS ENGINEERING CONSULTANTS, INC.**  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95814 (916) 441-8708

DESIGNED: N/A  
DRAWN: J. SANTAROSA  
CHECKED: F.H.S.  
SUBMITTED: APP. 1.11.94 REC. 2.5.94

SCALE: 1" = 40'

NO	DATE	REVISION	COUNTY APPROVAL	BY
1	01/11/94	PROVIDE UNUSUAL UTILITIES		JTS
2	01/28/94	SHOWN EXISTING SEWER CONNECTIONS		JTS
3	02/01/94	REVISED PLAN PER COMMENTS BY CLIENT		JTS
4	02/01/94	REVISED PLAN PER COMMENTS BY CLIENT		JTS

TENTATIVE PARCEL MAP # 1661-786  
1661 GARDEN HIGHWAY  
APN: 274-030-026  
CITY OF SACRAMENTO CALIFORNIA

DATE OF PHOTO 04/90  
SCALE: 1" = 40'  
CONTOUR INTERVAL 2 FT

P42 2-16 JOB NO.

222n