

CITY PLANNING COMMISSION

1231 STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Wong and Associates, 201 Lathrop Way, Suite F, Sac., CA 95815
OWNER Marcelino & Margaret Milendez, 2725 Independence Ave., W. Sac., CA 95691
PLANS BY Wong and Associates, 201 Lathrop Way, Suite F, Sac., CA 95815
FILING DATE 5/20/88 ENVIR. DET. Ex 15315 REPORT BY SD:DH:v
ASSESSOR'S PCL. NO. 027-0322-009

- APPLICATION:**
- A. Tentative Map
 - B. Subdivision Modification to create lots in excess of 100 ft. deep.

LOCATION: 5901 Wallace Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 1+ vacant acre(s) into two parcels in the R-1 zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential 4-15 du/na
1986 South Sacramento
Community Plan Designation: Residential 4-8 du/na
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Single Family; R-1
East : Single Family; R-1
West : Single Family; R-1

Property Dimensions: 122' x 357'
Property Area: 1.0+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 29, 1988, by a vote of six ayes, zero noes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions which are attached.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for 4 to 15 residential uses per acre in the General Plan. The site is designated for 4 to 8 residences per acre in the 1986 South Sacramento Community Plan. The site is surrounded by residential uses on a variety of lot sizes. The site is zoned Standard Single Family (R-1).

B. Design

The subject site is 132 ft. wide and 357 ft. deep. The applicant originally proposed two lots 61 ft. wide by 357 ft. deep. Staff does not encourage the further subdivision of deep lots in that it reduces the possibility of standard single family development. Several years ago, a potential lotting pattern for the neighborhood was generated (see Exhibit A, the subject site includes number 41). The development pattern of the area has changed little in recent years. It appears that the future lotting pattern is still achievable.

Staff has reviewed the applicant's revised tentative map showing two lots 122 feet deep and 167-1/2 ft. long. Parcel A fronts on Wallace Avenue and exceeds the maximum 160 feet of lot depth. Parcel B fronts the unnamed Street to be constructed along the east property line. In order to avoid creating landlocked parcels with no public street frontages, the Public Works Department has required construction of a 22 foot wide half-street and 12 foot wide lane in the opposite direction along the south and east property line. Additional right-of-way along Wallace is also required.

The applicant does not agree with the City requirement for street improvements. Staff explained the City Ordinance requirements and the applicant does not have the resources to construct the street improvements. Staff further suggested increasing the number of lots from two to four lots where costs could be shared between all lots. The applicant did not agree with staff's suggestion. Staff believes the proposed revision would encourage the standard single family character of the neighborhood while permitting a two lot split at this point. Staff would encourage the developer(s) to situate residences near Wallace Avenue and to bear in mind a 12.5 ft. street side yard setback from the I. O. D. on parcel B. A future subdivision, combining the rear of both parcels would yield four more single family lots. A variance to create a corner lot 58 ft. wide would be supportable under the circumstances outlined by staff.

C. Parkland Dedication

The Planning and Community Services Departments have determined that Parkland Dedication in-lieu fees are appropriate fees. Fees will be based upon .0298 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION: Staff recommends that the Commission:

- A. Recommends approval of the tentative map subject to conditions which follow; and
- B. Recommend approval of the subdivision modification to create lots in excess of 160 ft. deep.

TENTATIVE MAP CONDITIONS: The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- A. Prepare a sewer and drainage study for the review and approval of the City Engineer.
- B. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- C. 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 filing of the final map.
- D. Meet all County Sanitation District requirements.
- E. Submit a soil test prepared by a registered engineer to be used in street design.
- F. Dedicate a 12.5 foot Public Utility Easement for underground and overhead electrical facilities and appurtenances adjacent to all public ways.
- G. Dedicate a 22 foot right-of-way for street on the south and east property lines.
- H. Existing deteriorated curb, gutter and sidewalk shall be removed and reconstructed to City standards.
- I. Dedicate Wallace Avenue to a 22 foot half street (need two feet additional right-of-way.)
- J. Requires off-site dedication along south and east property lines. City will condemn if necessary and charge owner.

K. Standard improvements required for 22 ft. half street and 12 ft. lane in the opposite direction.

NOTE: A portion or all of the property lies in zone X of FEMA (FIRM) flood maps.