

CITY PLANNING COMMISSION

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

APPLICANT	Reiners & Hayes, 3451 Longview Drive, #150, North Highlands, CA 95660				
OWNER	J & L Properties, 3434 Marconi Avenue, #C, Sacramento, CA 95821				
PLANS BY	Reiners & Hayes, 3451 Longview Drive, #150, North Highlands, CA 95660				
FILING DATE	7/28/87	ENVIR. DET.	8/17/87	REPORT BY	EG/vf
ASSESSOR'S-PCL. NO.	226-0070-048; 226-0321-018 thru 022				

- APPLICATION:
- A. Negative Declaration
 - B. Rezone from Agriculture (A) to Standard Single Family (R-1)
 - C. Tentative Map
 - D. Variance to create lots in excess of 160 feet deep
 - E. Subdivision Modification to create lots in excess of 160 feet deep.

LOCATION: 223 Pinedale Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 34 lot residential subdivision.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Agricultural; A
South: Vacant; R-1, R-1A
East : Residential; R-1
West : Vacant; R-1, M-1S-PUD

Parking Required:	1 space
Parking Provided:	2 spaces
Property Dimensions:	Irregular
Property Area:	5.7± acres
Density of Development:	5.1 d.u. per acre
Square Footage of Building:	1,300 sq. ft. (proposed)
Height of Building:	20 ft.
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Materials:	Wood siding
Roof Material:	Shakes and Composition

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 26, 1987, by a vote of five ayes and four absent, the Subdivision Review Committee recommended approval of the tentative map and subdivision modification subject to the attached conditions:

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of 5.7± vacant acres which are zoned agriculture (A). The site is designated for residential (4-8 du/na) use by the 1984 North Sacramento Community Plan. Surrounding uses include a mixture of vacant lots, agriculture, residences and a residential subdivision under construction.
- B. The applicant is proposing to rezone the site from Agriculture (A) to Standard Single Family (R-1), subdivide the site into 34 lots and create lots in excess of 160 feet deep. The rezone would be consistent with the North Sacramento Community Plan designation and compatible with the single family subdivision being developed to the south of the site. The proposed site density would be 5.1 du/ac.

The site would be divided into 34 lots for single family development with duplexes permitted on corner lots. The site is irregular in shape and surrounded by large undeveloped lots. Developing the site is, therefore, constrained by site dimensions and surrounding development. The applicant has requested variance/subdivision modification to create four lots which exceed 160 feet in depth. Staff has no objection since only four lots will exceed the maximum lot depth requirements and no further height, area or setback variances will be required to develop the proposed lots.

The subdivision design indicates that Shady Leaf Way will be extended from Village Garden North Unit No. 4 through the proposed subdivision to Pinedale Avenue. Agreements for the extension of the street must be completed prior to filing the final map for the Norwood Subdivision.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant effect on the environment and a negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration.
- B. Recommend approval of the rezone from Agriculture (A) to Standard Single Family (R-1).
- C. Recommend approval of the tentative map subject to conditions which follow.

- D. Approve the variance to create lots in excess of 160 feet deep based upon findings of fact which follow.
- E. Recommend approval of the Subdivision Modification to create lots in excess of 160 feet deep.

Conditions/Tentative Map

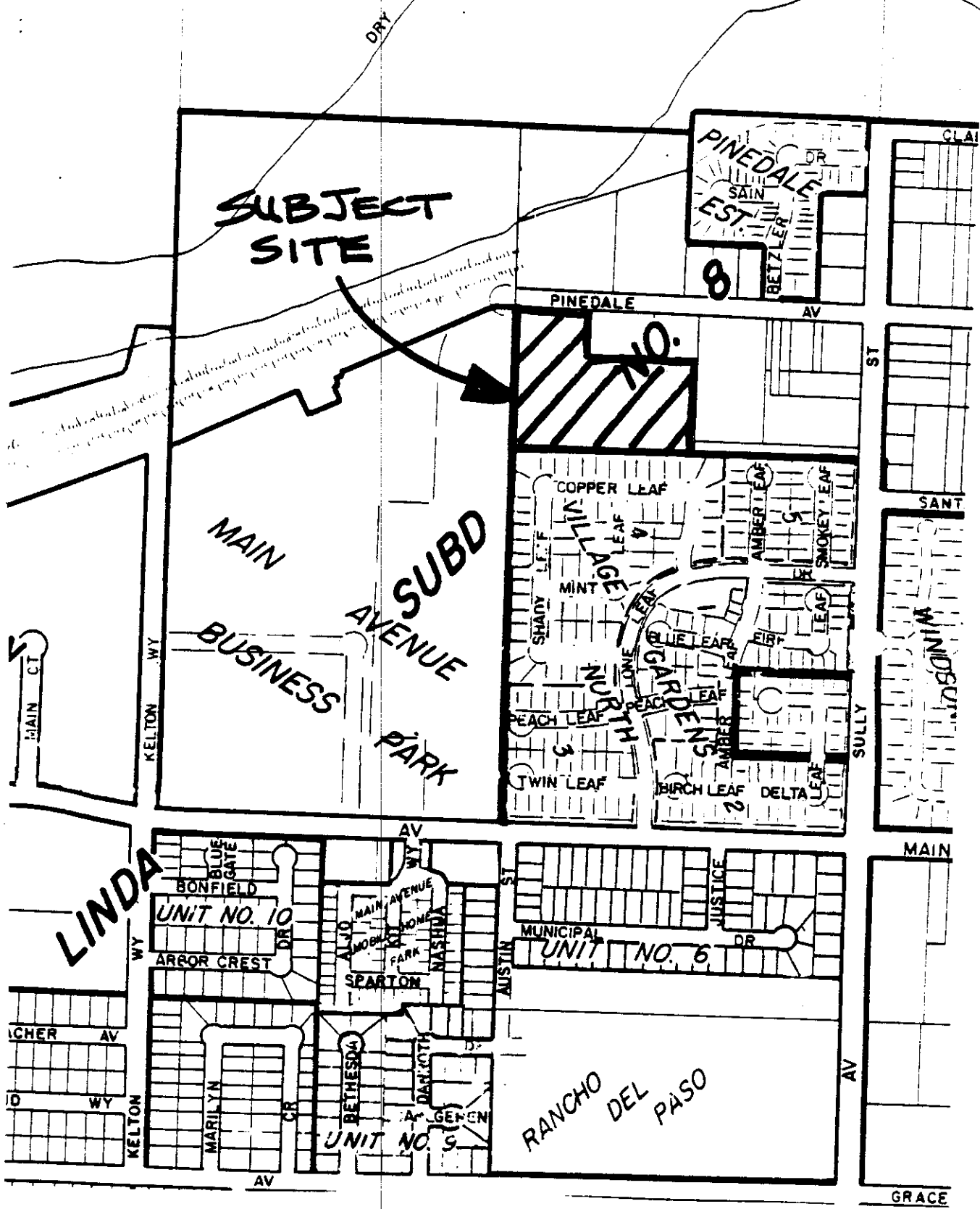
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide Standard subdivision improvements pursuant to Section 40.811 of the City Code.
2. 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.
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 a registered engineer to be used in street design.
7. Remove to a legal dump site all lumber, metal, concrete trucks and automobiles to the satisfaction of the City/County Health Department and Planning Director.
8. Right-of-way study required. Dedicate right-of-way as indicated. Dedicate 50 foot right-of-way along "A" Street north of "B" Court to Pinedale.
9. Provide frontage improvements adjacent to subdivision. Fifteen feet of paving on north side of Pinedale and east of "A" Way.
10. Dedicate right-of-way along Pinedale to 50 ft. right-of-way.
11. May require offsite dedication along Pinedale for round corner.
12. Show all existing easements.

13. Coordinate with Village Gardens North #4 to modify lot 170-174 of Village Garden North #4 (need to amend map).
14. If 36" storm drain along west property line has not been constructed, provide necessary right-of-way along "A" Way and realign.
15. No deep lot development shall be permitted on Lots 4, 5, 30 and 31.

Findings of Fact/Variance

1. Granting the variance does not constitute a special privilege extended an individual applicant in that existing development constrains the site making it infeasible to develop standard size lots.
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 does not constitute a disservice to the community in that:
 - a. the lots exceed minimum area requirements;
 - b. the project is compatible with the residential character of the neighborhood.
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 1984 North Sacramento Community Plan and the proposed subdivision conforms with the plan designation.

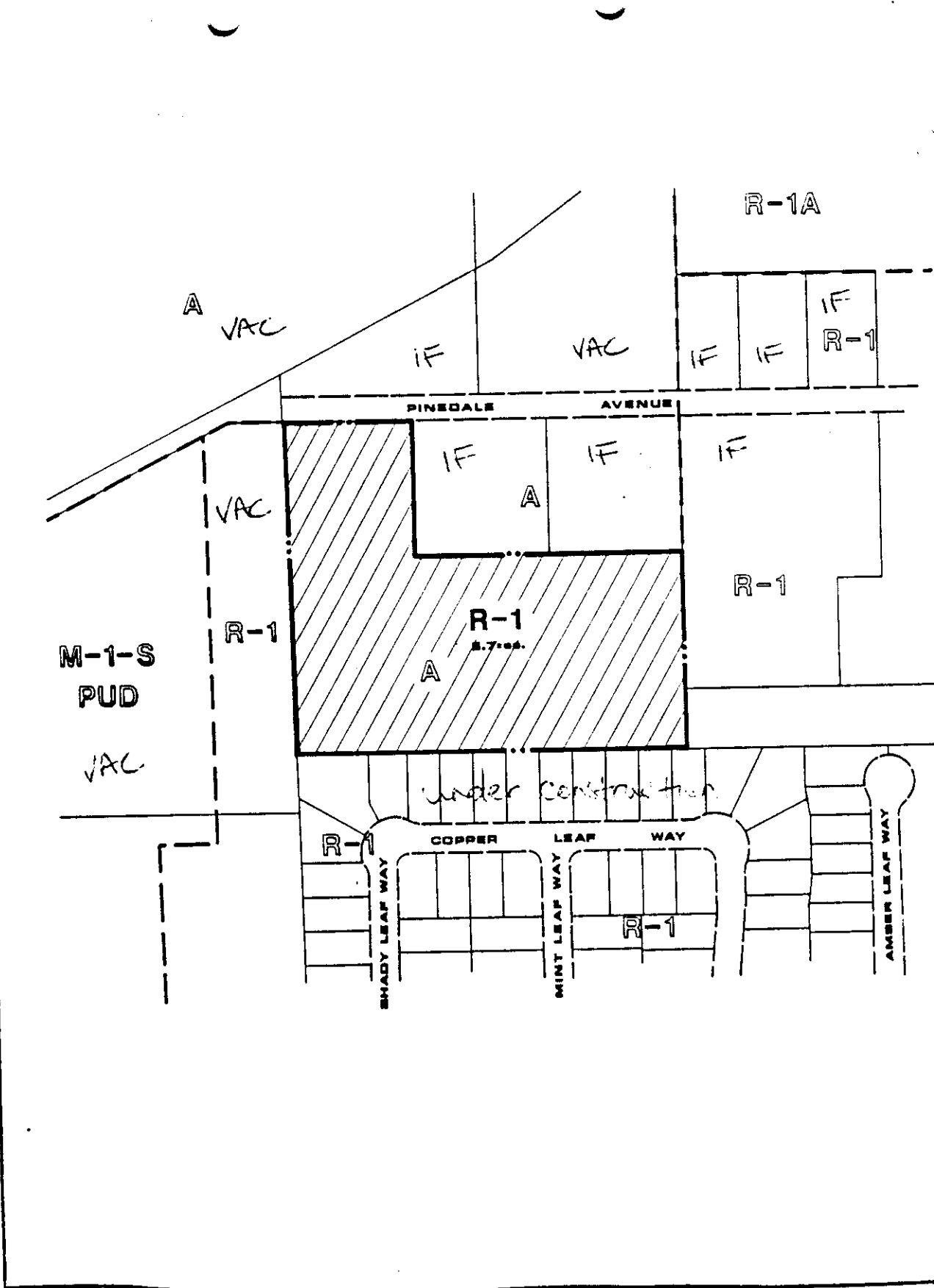


VICINITY MAP

P87-344

9-10-87

Item 17



LAND USE & ZONING MAP

P87-344

9-10-87

Item 17

GENERAL NOTES:

OWNER / SUBDIVIDER
 JACK SWEIGART & ASSOCIATES
 5454 MARCONI AVE. #A
 SACRAMENTO, CALIFORNIA 95821

PLANNING CONSULTANT
 REINERS & HAYES
 5451 LOWVIEW DR. #150
 NORTH HIGHLANDS, CALIFORNIA 95860

ENGINEER
 THOMAS & ASSOCIATES
 640 NORTH MARKET #4
 SACRAMENTO, CA. 95854

ASSESSOR PARCEL NO.
 226-070-46 & 226-321-16 TRACT 22

ACREAGE
 6.05 AC.

PRESENT ZONING
 AGRICULTURAL (R)

PROPOSED ZONING
 R-1

LOT SIZE
 52' X 100' (MINIMUM)

DENSITY CALCULATIONS
 54 LOTS / 6.05 AC = 8.92 DU/AC

PRESENT USE
 VACANT

PROPOSED USE
 SINGLE FAMILY RESIDENTIAL

NO. OF LOTS
 54

PARK DISTRICT
 CITY OF SACRAMENTO

FIRE DISTRICT
 CITY OF SACRAMENTO

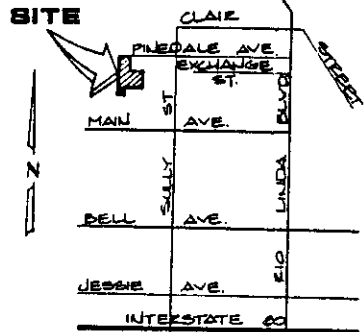
SCHOOL DISTRICT
 ROBLA SCHOOL DISTRICT

WATER SUPPLY
 CITY OF SACRAMENTO

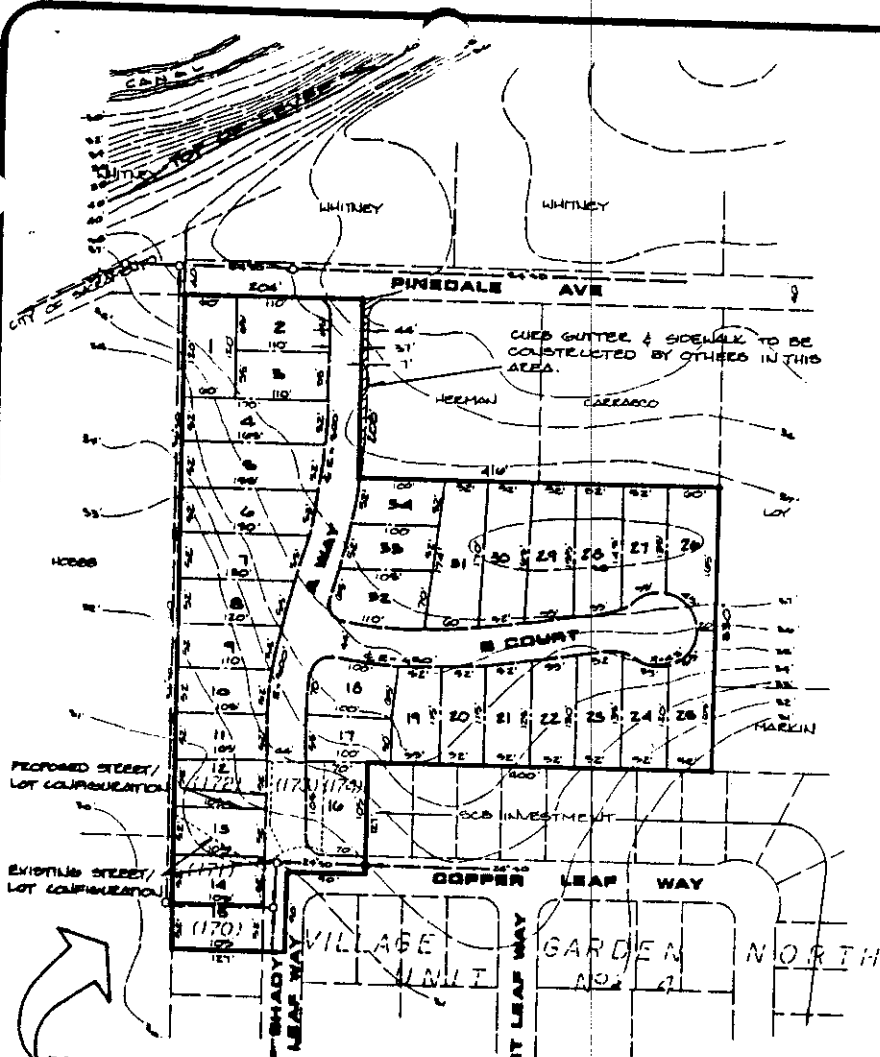
STORM DRAINAGE
 CITY OF SACRAMENTO

SANITARY SEWER
 CITY OF SACRAMENTO

STREET NAMES
 STREET NAMES SHOWN ARE FOR PLAN IDENTIFICATION PURPOSES ONLY. ACTUAL STREET NAMES WILL BE LATER SUBMITTED FOR APPROVAL BY THE CITY OF SACRAMENTO.



VICINITY MAP
 1" = 100'



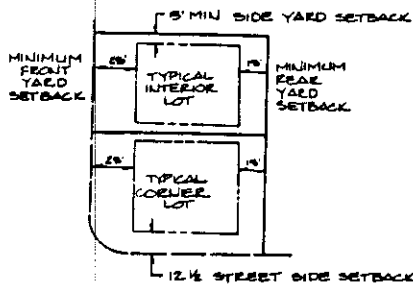
NOTE:
 VILLAGE GARDEN NORTH UNIT #4, LOTS 170 THRU 174 ARE TO BE MODIFIED TO ALLOW SHADY LEAF WAY TO PROVIDE ACCESS TO THE HOENOOD SUBDIVISION AS SHOWN ON THIS MAP

THE BOUNDARY SHOWN ON THIS TENTATIVE MAP WAS COMPILED FROM COUNTY OF SACRAMENTO MAPS AND MAY NOT SHOW TRUE DIMENSIONS

THE TOPOGRAPHY SHOWN ON THIS MAP WAS COMPILED & INTERPOLATED TO ONE FOOT CONTOURS FROM DATA SUPPLIED BY THE CITY OF SACRAMENTO.

REVISIONS:
 7/20/87 ADDED TOPOGRAPHY / STORM DRAIN LOCATION / TOP OF LEVIES LOCATION

LOT SETBACKS:



TENTATIVE MAP FOR:
NORWOOD
 CITY OF SACRAMENTO, CALIFORNIA

JACK SWEIGART & ASSOCIATES

JULY 1987



REINERS & HAYES
CONSULTANTS
IN PLANNING
 2807 LOWVIEW DRIVE SUITE 100
 NORTH HIGHLANDS, CA 95860
 (916) 488-1000



PS7-344

9-10-87

Ben 16

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