

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering, 811 J Street, Sacramento, CA 95814		
OWNER	Stephen Smith, 1308 25th Street, Sacramento, CA 95816		
PLANS BY	JTS Engineering, 811 J Street, Sacramento, CA 95814		
FILING DATE	3/21/84	50 DAY CPC ACTION DATE	4/26/84
REPORT BY	SC:lao		
NEGATIVE DEC.	4/3/84	EIR	ASSESSOR'S PCL. NO. 007-162-08

- APPLICATION:
1. Environmental Determination
 2. Variance to create lots substandard in width, depth and area (Section 3-E)
 3. Tentative Map (Subdivision Ordinance)
 4. Subdivision Modification to create lots substandard in width, depth and area (Subdivision Ordinance)
 5. Subdivision Modification to waive street lights

LOCATION: 1308 25th Street

PROPOSAL: The applicant is requesting the necessary entitlements to divide a parcel developed with two duplex structures into two separate lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community Plan Designation: Mutli-family Residential

Existing Zoning of Site: R-3A
Existing Land Use of Site: Two duplex structures

Surrounding Land Use and Zoning:

North: Multi-family Residential; R-3A and R-0
South: Single family; R-3A
East: Single and Multi-family; R-3A and R-0
West: Multi-family; R-3A

Parking Required: 4 spaces Parking Provided: 0 spaces
Property Dimensions: 38' x 80' and 40' x 80' (proposed)
Property Area: 0.1+ acres
Density of Development: 28 units per net acre
Square Footage of Lot(s): 3,040 sq. ft. and 3,200 sq. ft.
Square Footage of Building(s): 2,500 sq. ft.+
Height of Structure(s): Two storv - 36 feet
Tonography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Light Gray and Light Blue with white trim
Exterior Building Materials: Wood siding

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 11, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map and subdivision modifications subject to the following conditions which must be satisfied prior to filing the final map unless a different time for compliance is specifically noted:

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APPLC. NO. 84-114

MEETING DATE APRIL 26, 1984

CPC ITEM NO. 17

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- a. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement;
- b. Locate existing sewer and water services; and
- c. Dedicate an easement for services for Lot 2 over Lot 1; show easement on the final map. (NOTE: Services must be field located.)

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in the Central City in a neighborhood developed with single family, multiple family and commercial uses. At the present time, the site is developed with two duplex structures. The applicant is requesting to subdivide the parcel into two lots so the duplex structures can be individually owned.
2. The Subdivision Ordinance requires that the minimum lot size for a two-family residential use be 52 feet wide and 100 feet deep. The Zoning Ordinance states that no lot shall be reduced below the minimum dimensions set forth in the Subdivision Ordinance. As proposed the applicant's request involves a subdivision modification and variance to create substandard sized lots. A typical old city residential lot is 40' x 80'. The dimensions of the subject site is 78' x 80' which is just short of two standard 40' x 80' lots. Since the site is developed with two duplex structures and the size of the proposed lots are substantially the same as other residential lots in the area, staff has no objections to this request.
3. As proposed the dimensions of the lots will be 40' x 80' and 38' x 80'. The location of the new lot line will separate the two existing structures and leave a 6'-5" clearance between each structure and the proposed property line.
4. At the present time street lights do not exist in the neighborhood. It is not feasible to require a single property owner to install street lights. Staff, therefore, recommends that a note be placed on the map to require the owner to enter into an agreement with the City to participate in any future assessment districts for the purpose of providing street lights.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Variance based upon Findings of Fact to follow; and
3. Approval of the Tentative Map and Subdivision Modifications subject to Conditions to follow.

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:

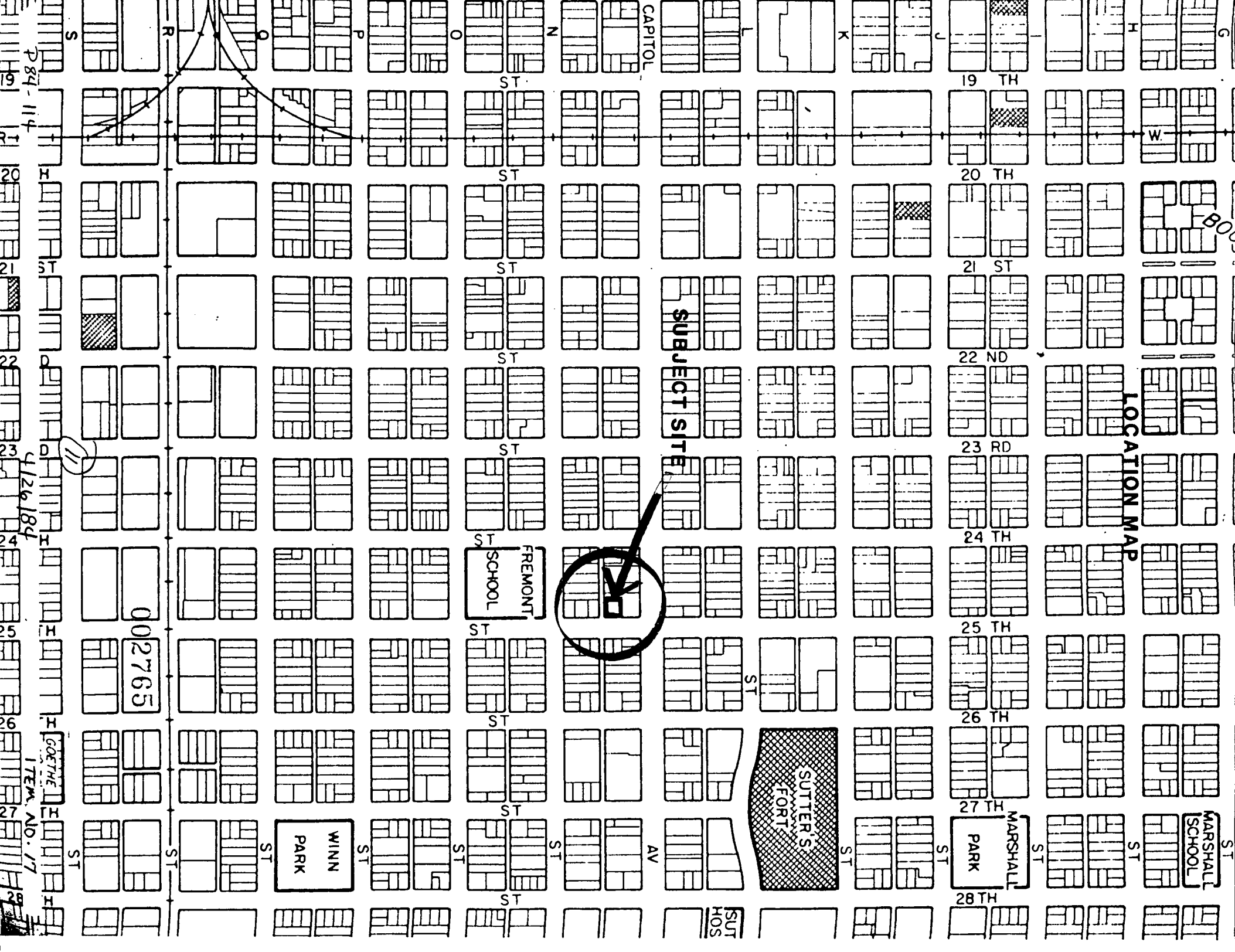
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- a. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement;
- b. Locate existing sewer and water services; and
- c. Dedicate an easement for services for Lot 2 over Lot 1; show easement on the final map. (NOTE: Services must be field located.)

Findings of Fact - Variance

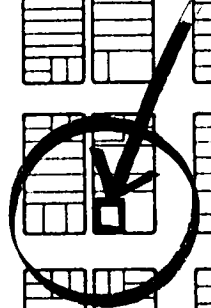
- 1. The Variance does not constitute a special privilege extended to one property owner in that there are other lots of equivalent or similar size in the area.
- 2. This is not a Use Variance in that two family uses are allowed in the R-3A zone.
- 3. As proposed the Variance does not constitute a disservice and will not be injurious to public welfare or other properties in the vicinity in that the site is already developed and the lot split will only accommodate separate ownership.
- 4. The proposed Variance is consistent with the General Plan and the Central City Plan which designate the site for residential uses.

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LOCATION MAP

SUBJECT SITE



FREMONT SCHOOL

WINN PARK

SUTTER'S FORT

MARSHALL PARK

MARSHALL SCHOOL

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4/26/84

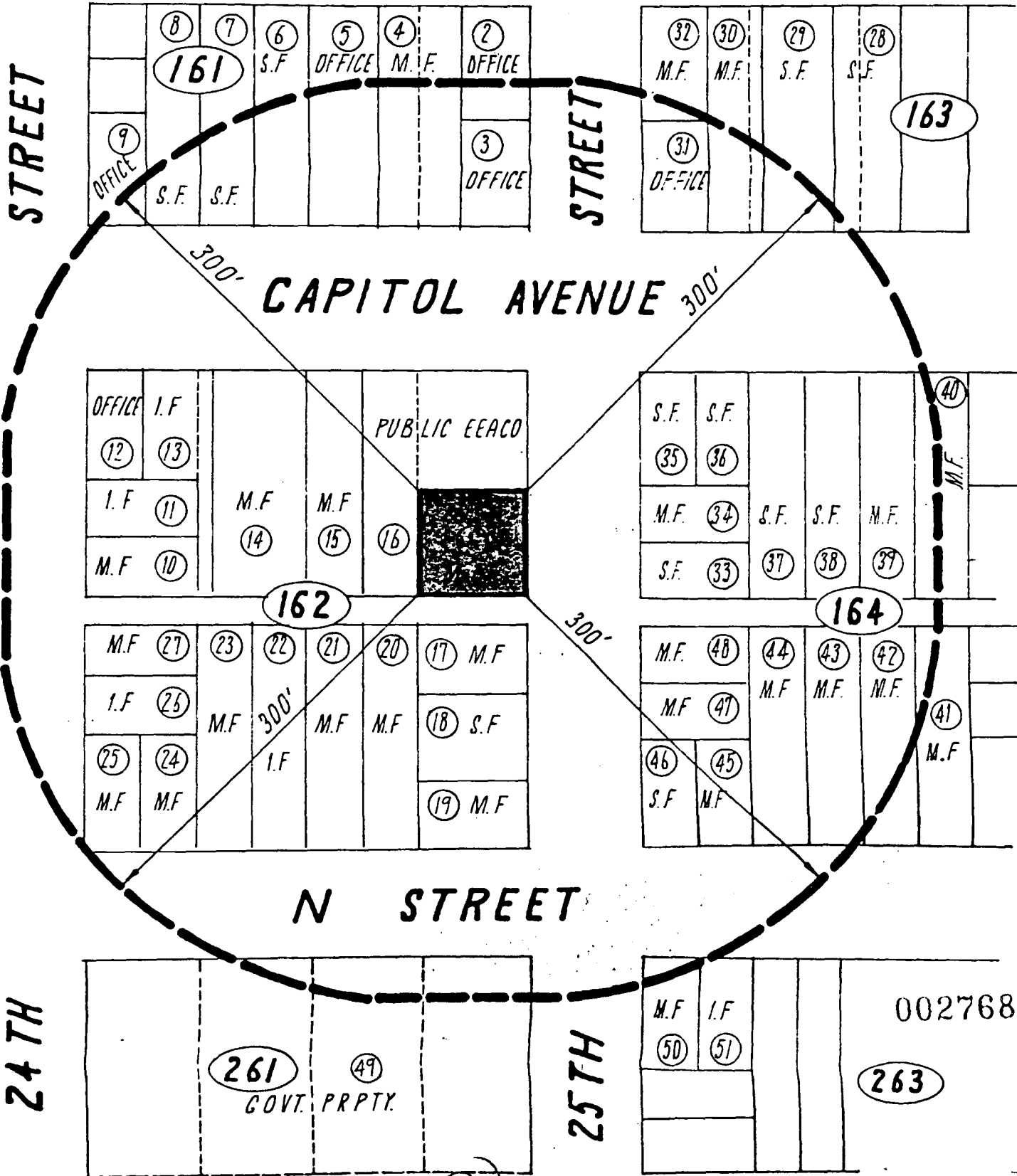
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LAND USE MAP



CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gary Matranga, 2445 Harvard Street, Sacramento, CA 95815		
OWNER	Gary Matranga, 2445 Harvard Street, Sacramento, CA 95815		
PLANS BY	California Steel Structures, 4500 Dry Creek Road, Sacramento, CA 95838		
FILING DATE	11/10/83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	12/3/83	EIR	ASSESSOR'S PCL. NO. 266-241-19

- APPLICATION:
1. Environmental Determination
 2. General Plan Amendment from Residential to Industrial
 3. Arden-Arcade Community Plan Amendment from Multiple Family Residential to Heavy Commercial or Industrial
 4. Special Permit to establish an auto dismantling yard in the M-1 zone (Sec. 2-D-11 of Zoning Ordinance)

LOCATION: Northwest corner of Helena Avenue and Plover Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish an auto dismantling operation on 1.6± acres located in the Light Industrial (M-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Arden-Arcade Community
Plan Designation: Multiple Family Residential
Existing Zoning of Site: M-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Glass and Steel Co.; M-1
South: Single Family Residential; R-2A
East: Single Family Residential; R-2A
West: Salvage Yard; M-1

Parking Required: 24 spaces
Parking Provided: 20 spaces
Parking Ratio: 1:250 sq. ft. retail; 1:500 sq. ft. general commercial
Property Dimensions: Irregular
Property Area: 1.6± acre
Square Footage of Building: 10,000 total
Topography: Flat
Street Improvements/Utilities: To be provided
Exterior Building Colors: White
Exterior Building Materials: Steel
Building Height: 18 feet; one-story

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BACKGROUND INFORMATION: On September 28, 1982 a special permit was denied by the Planning Commission to establish an auto dismantling operation on the subject site (P-82-225). On August 11, 1983 a request to waive the one-year waiting period for resubmittal of a special permit application was also denied.

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The applicant again proposes to establish an auto dismantling operation on 1.6± vacant acres. Changes to the original application consist of an additional 4,000 square foot building in the northwest corner of the site. This is where autos will be dismantled. Also, the applicant wishes to install a 500 gallon tank for underground storage of gas and oil in the area of the structure. Finally, the applicant proposes an eight-foot high masonry wall to surround the site. The applicant indicates the redesign meets with the neighbors' approval.
2. As with the previous requests, staff's objection to the proposed use is not with design. The subject site is characterized by a mixture of land uses consisting of single family residential to the east and south and heavy commercial uses to the north and west. Staff believes the proposed use to be incompatible with adjacent residential uses in terms of noise and visual impacts. In addition, to permit such an incompatible use to encroach into a residential area would constitute a disservice to the neighboring residential uses.
3. The subject site is zoned Light Industrial, M-1. The general and community plan designations however are for residential uses. Plan amendments are necessary in order to bring the proposed use and existing zoning into conformity with the plans.
4. The proposal was routed to the offices of Public Works, the Fire Marshal, Building Inspections and City/County Health. There were no objections to the request provided conditions are complied with.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Denial of the General Plan amendment from residential to industrial;
3. Denial of the Arden-Arcade Community Plan amendment from multiple family to heavy commercial or industrial;
4. Denial of the special permit to establish an auto dismantling yard, based upon Findings of Fact which follow:

Findings of Fact

- a. The project is not based upon sound principles of land use in that potential noise and visual impacts are incompatible with surrounding residential uses;
- b. The project is detrimental to surrounding property in that an incompatible use would be permitted to encroach into the residential neighborhood;
- c. The project is not consistent with the 1965 Arden-Arcade Community Plan and uses;
- d. The request is not compatible with the Land Use Element of the General Plan which states:

"Prevent the intrusion of incompatible uses into residential areas throughout the City."

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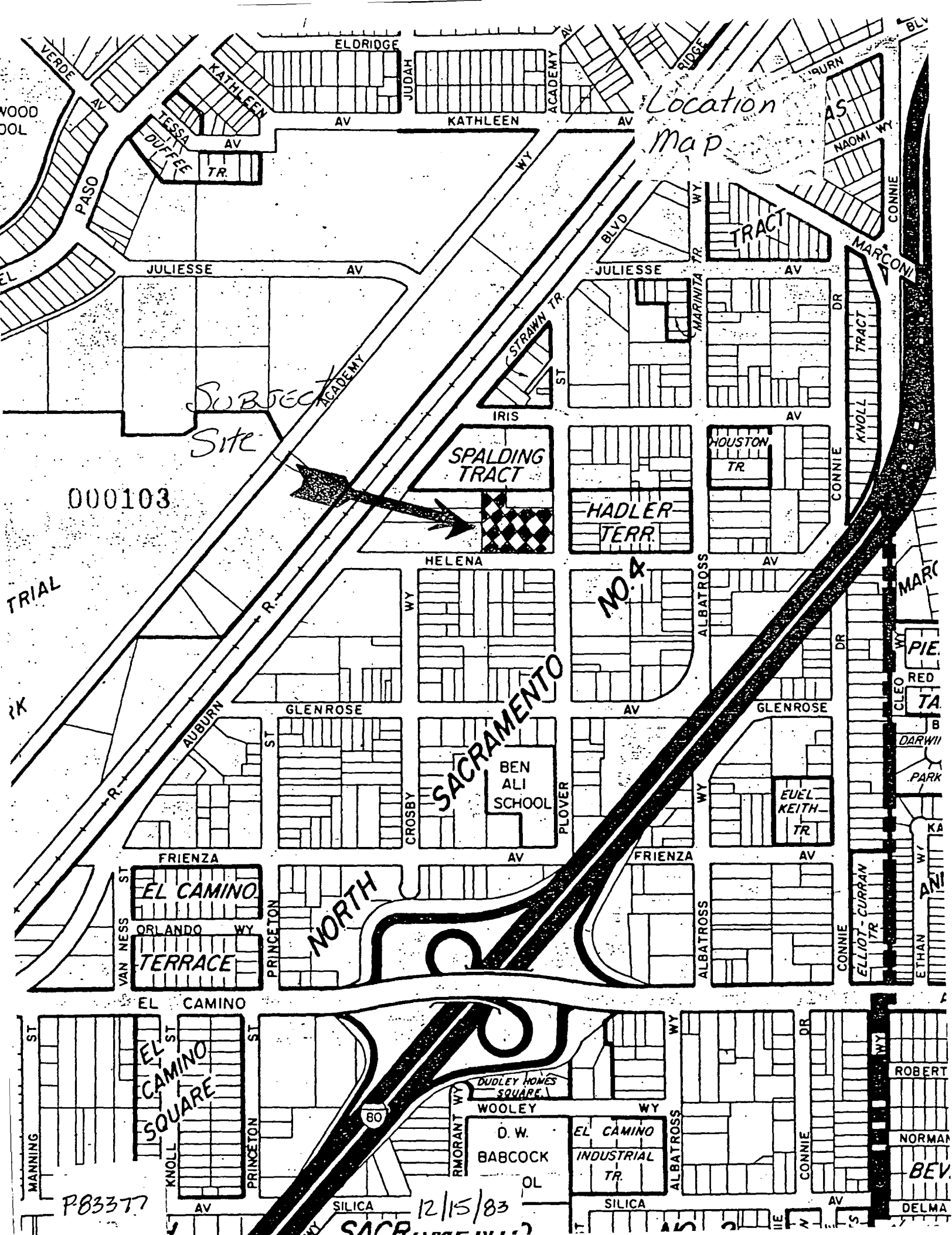
Location Map

SUBJECT Site

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SACRAMENTO

NORTH



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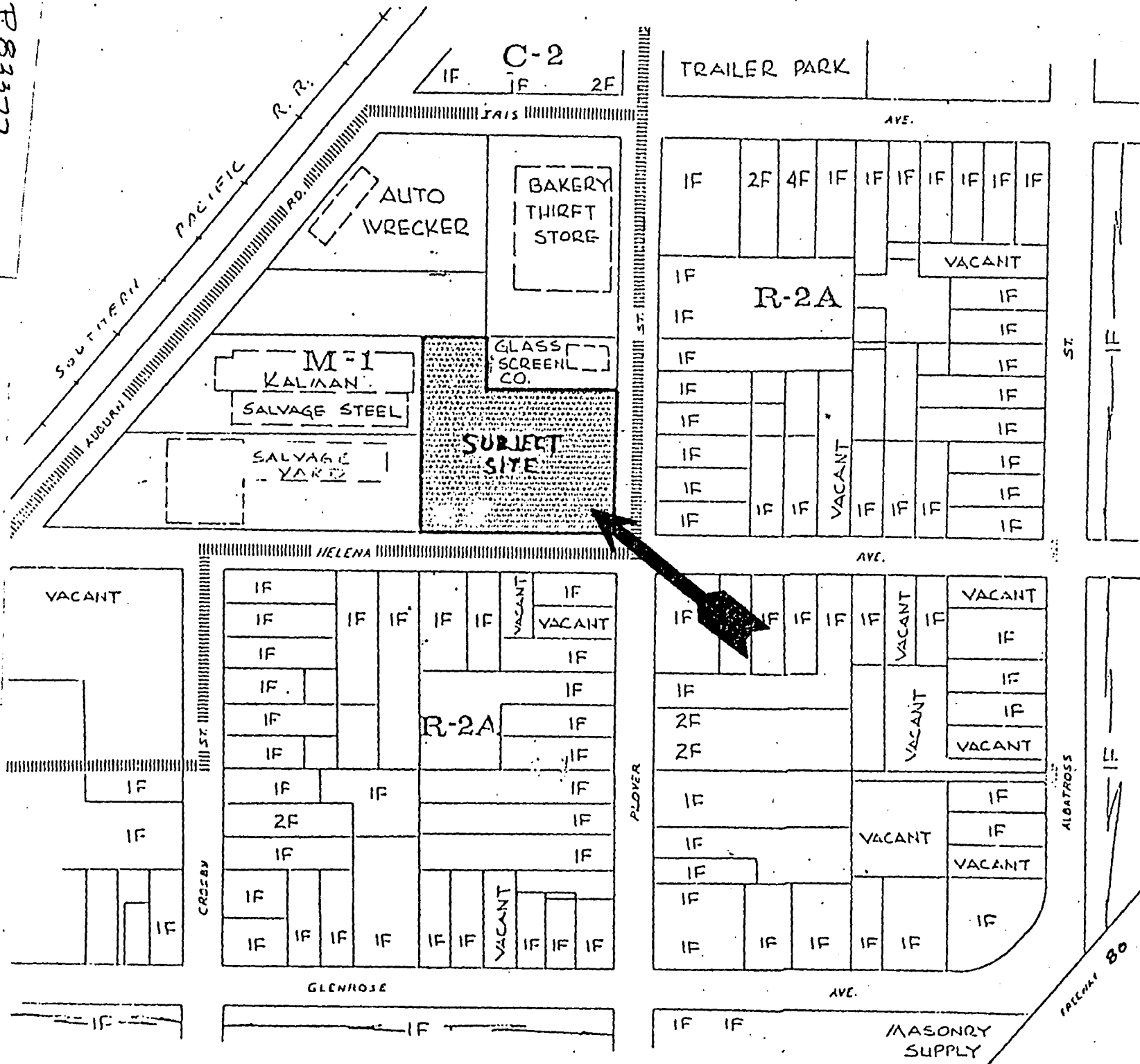
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P 83377

Dec. 15, 1983

No. 13



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Surrounding Land Uses and Zoning

