

CITY PLANNING COMMISSION

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

APPLICANT	Gardner-Feusi Company, 2532 Garfield Avenue, Carmichael, CA 95608				
OWNER	John & Terri Hedden, c/o Gardner Feusi Company				
PLANS BY	Gardner-Feusi Company, 2532 Garfield Avenue, Carmichael, CA 95608				
FILING DATE	5-9-86	ENVIR. DET.	5-21-86	REPORT BY	LP:bw
ASSESSOR'S-PCL. NO.	009-074-01				

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map (P86-184)
 - C. Variance to create lots less than 52 feet wide, 100 feet deep and 5,200 square feet in area
 - D. Subdivision Modification to create lots less than 52 feet wide, 100 feet deep and 5,200 square feet in area

LOCATION: 1912-11th Street

PROPOSAL: The applicant is requesting the necessary entitlements to divide .21+ acres developed with two residential structures into two parcels.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-family Residential
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	One Single Family Residence, One Duplex

Surrounding Land Use and Zoning:

North:	Apartments; R-3A
South:	Apartments; R-1B
East:	Apartments; R-3A
West:	Apartments; C-2

Property Dimensions:	80' x 92'
Property Area:	.21+ acres
Topography:	Flat
Street Improvements/Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE: On May 28, 1986, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions.

PROJECT EVALUATION: Staff offers the following comments:

- A. The subject site consists of a .21+ acre developed parcel located at 1912-11th Street in a Light Density Multiple Family (R-3A) zone. The site contains one single family residence, which abuts the alley, and a duplex. Surrounding land uses include apartments to the north, east and south, and a single family residence and apartments to the west. The subject site is designated for Residential use in the 1974 General Plan and for Multi-family Residential use in the 1980 Central City Community Plan.

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- B. The applicant is proposing to divide the subject site into one 0.091+ acre parcel containing the single family residence, and one 0.078+ acre parcel containing the duplex. The parceling will provide five foot side yard setbacks for both parcels; the front setbacks of 11 feet and 15 feet and the rear setbacks of 17 feet and 23 feet are existing and are not affected by the proposed subdivision.

Neither property currently has a garage or driveway, and none is proposed with the subdivision. There appears to be adequate on-street parking in the vicinity as the majority of apartment buildings provide their own on-site parking.

- C. An overhead power line runs along the south side of the parcel abutting the alley. The applicant must record an easement for this power line on the west five feet of the parcel.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map, subject to conditions which follow;
- C. Approve the Variance, based upon Findings of Fact which follow;
- D. Recommend approval of the Subdivision Modification.

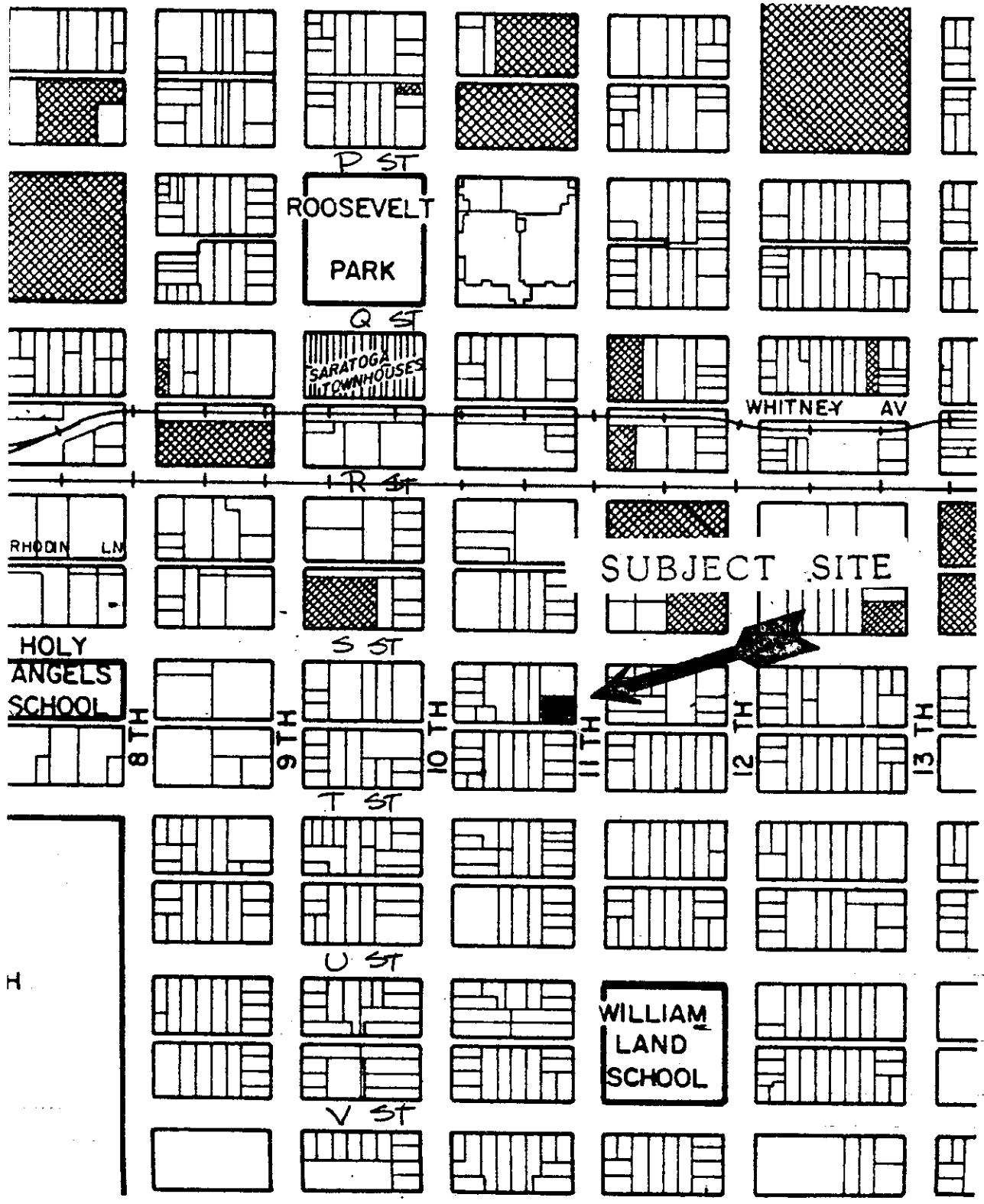
Conditions

- 1. Dedicate the west five feet of Parcel B as a PUE for overhead electrical facilities and appurtenances.
- 2. Provide separate services for each unit, subject to approval by the Public Works Department.

Findings of Fact

- 1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. the subdivision is providing separate property for each building;
 - b. adequate side yard setbacks are provided.
- 2. The project, as conditioned, will not be detrimental to public health, safety or welfare nor result in a nuisance, in that there is no change in the development on the site.
- 3. Granting the variance will not result in a special privilege extended an individual property owner, in that:
 - a. the 92-foot property length is existing;

- b. adequate side yard setbacks are provided.
- 4. Granting the request does not constitute a use variance, in that residential uses are permitted in the R-3A zone.
- 5. Granting the variance will not be injurious to public welfare nor to the surrounding property, in that the development is existing on the site.
- 6. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for multi-family residential use in the 1980 Central City Community Plan, and the proposed residential use conforms with the plan designation.

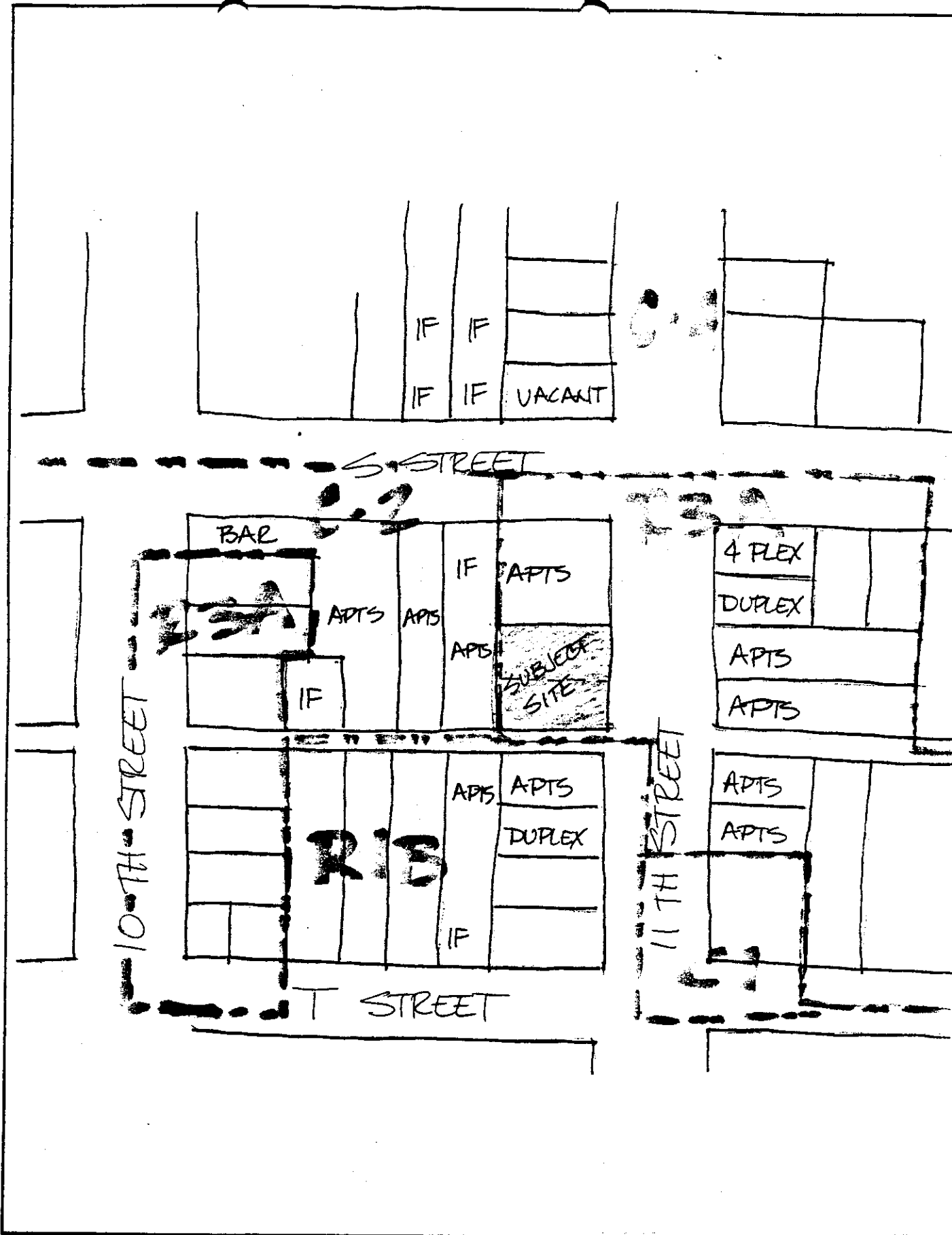


VICINITY MAP

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LAND USE & ZONING MAP

**EXHIBIT A
TENTATIVE MAP**

**TENTATIVE MAP
FOR**

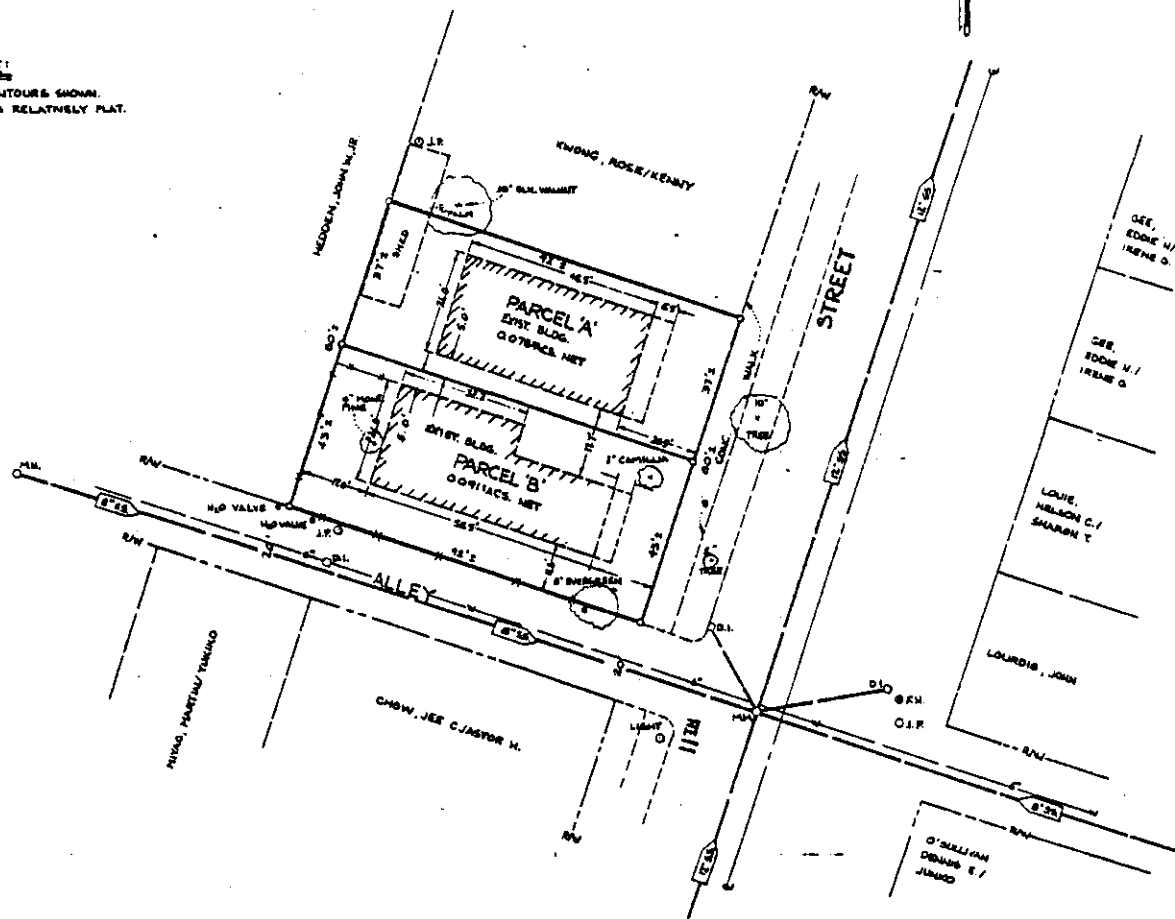
A POR. OF LOTS 3 & 4, SACRAMENTO CITY SUBD.
CITY OF SACRAMENTO, CALIFORNIA
APRIL, 1986 SCALE 1"=20'



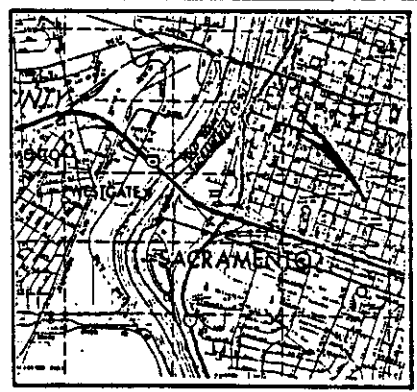
(916) 482-5177
2532 Garfield Avenue
Sacramento, Ca. 95808

GF

NOTE:
NO CONTOURS SHOWN.
SITE IS RELATIVELY FLAT.



LOCATION MAP SCALE: 1" = 2200'



PROJECT DATA

RECORD OWNER & SUBDIVIDER: JOHN W. MEDDEN / TERRIE T.
ADDRESS: CO. GARDNER-PEARL CO.
2532 GARFIELD AVE.
SACRAMENTO, CA. 95808 PHONE: (916) 482-5177

PROPOSED USE: RESIDENTIAL
EXISTING USE: RESIDENTIAL
PROPOSED ZONING: R3A
EXISTING ZONING: R3A
PROPOSED IMPROVEMENTS: NONE
ASSESSORS PARCEL NO.: 009-0079-018
LEGAL DESCRIPTION: SEE ATTACHED.
ACREAGE: 0.168 ± ACS. GROSS
SEWAGE DISPOSAL: SACRAMENTO CITY
WATER SUPPLY: SACRAMENTO CITY
PARKS AND RECREATION: SACRAMENTO CITY
FIRE DISTRICT: SACRAMENTO CITY
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED



JOB NO. R

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