

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Newton Associates P.O. Box 160273 Sacto. CA. 95816</u>	
OWNER <u>Lee Hopkins 1024 Vinci Av. Sacto. CA. 95838</u>	
PLANS BY <u>Newton Assoc. P.O. Box 160273 Sacto CA. 95816</u>	
FILING DATE <u>3-29-90</u>	ENVIR. DET. <u>Neg. Dec.</u> REPORT BY <u>bw</u>
ASSESSOR'S PCL. NO. <u>226-0300-003</u>	

APPLICATION:

- A. Negative Declaration
- B. Tentative Map to divide 1.0± developed acres into four single family lots in the Standard Single Family (R-1) zone.
- C. Subdivision Modification to establish lots without public street frontage.
- D. Variance to establish landlocked parcels.
- E. Variance to reduce the minimum required 15 foot rearyard setback to 13 feet for an existing dwelling.

LOCATION: 1024 Vinci Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to split one lot into four single family lots in the R-1 zone.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of the site:	R-1
Existing Land Use of Site:	single family dwelling

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1

Property Dimensions:	132' x 330'
Property Area:	1.0±
Density Proposed:	4 du/na
Topography:	Flat
Street Improvements:	To Be Provided
Utilities:	To Be Provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 19, 1990, by a vote of five ayes and 0 noes, the Subdivision Review Committee recommended denial of the Tentative Map and Subdivision Modification.

PROJECT EVALUATION: Staff has the following comments:**A. Land Use and Zoning**

The subject site consists of one developed parcel on 1.0+ acres in the Standard Single Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na). There is an existing single family dwelling, a shed and an arbor located on the site. The single family dwelling currently fronts on Vinci Avenue. The surrounding area is made up of single family homes and vacant fields in the R-1 zone.

B. Applicant's Proposal

The applicant is requesting a tentative map to subdivide a single parcel into four single family lots (Exhibit A). The proposed subdivision will establish three landlocked parcels with no public street frontage. Access to these lots would be via a private driveway. A Subdivision Modification and Variance is required to establish landlocked parcels.

The applicant's original proposal attached as Exhibit B included a tentative map with four single family lots and a 20 foot wide driveway providing access to the lots. The applicant submitted a revised tentative map (Exhibit A) which proposes to subdivide the lot into four single family lots with a 22 foot wide north/south access road onto the subject site and a 22 foot wide Irrevocable Offer of Dedication (I.O.D.) along the southern boundary of the site. The applicant revised the tentative map based on various discussions with Planning staff and the City's Transportation Division.

C. Tentative Map

As previously mentioned, the applicant is proposing to subdivide the parcel into four single family lots and provide a 22 foot wide access road (north/south) and a 22 foot wide I.O.D. along the southerly property line. The proposed lots will satisfy the minimum width (52 feet) and depth (100 feet) required for single family lots. The proposed tentative map indicates that the existing shed will be removed and the arbor will be relocated onto the existing developed lot.

Planning staff and the City's Transportation Division staff met with the applicant to discuss the proposed tentative map circulation pattern. The applicant was informed that the City's Transportation Division will be preparing a circulation study for the area. As a result of the study it is anticipated that a 80 foot east/west collector street will be needed between Vinci Avenue and Rood Avenue from Raley Boulevard to Sully Street (Exhibit C). It was, therefore, recommended to the applicant that a 40 foot wide I.O.D. be provided along the southern boundary of the proposed subdivision for the future 80 foot wide collector street. The applicant was unwilling to provide a 40 foot wide I.O.D. The applicant's proposed 20 foot wide I.O.D. is unacceptable to both the City's Transportation Division and Planning staff. Staff is, therefore, recommending denial of the applicant's proposal.

D. Subdivision Modification

The standard public street width in the City is 44 feet. The applicant is proposing a minimum 20 foot wide public street for access (north/south) to the single family lots. A subdivision modification is required to reduce public street frontage to 20 feet in width. The applicant's 20 foot wide north/south street is unacceptable to both Planning staff and the City's Transportation Division and is inconsistent with the adopted street standards. The applicant was unwilling to meet the City's minimum public street (44 feet wide) standards and provide a 40 foot wide I.O.D. The City requirements could be met if the applicant eliminated one of the proposed lots. The applicant was not willing to eliminate one of the lots, therefore, the revised site plan reflecting a 22 foot wide public street could not be supported by the Subdivision Review Committee nor Planning staff.

E. Variance

A Variance is required to establish lots with less than 20 feet of public street frontage. The City's Subdivision Ordinance requires that all public streets comply with the City's adopted street standards. Any future subdividing of other lots in the area would be required to provide a 40 foot wide I.O.D if affected by the future circulation pattern and would be required to meet the City's standard public street width of 44 feet. Staff is, therefore opposed to the applicant's proposed tentative map.

The applicant is requesting a Variance to reduce the minimum required 15 foot rearyard setback to 13 feet. The proposed subdivision would create a 13 foot wide rearyard setback for an existing residential dwelling. The tentative map proposed could be redesigned with one less lot, in order for the existing dwelling to comply with the City's minimum required 15 foot rearyard setback. Staff, therefore, is opposed to the variance request.

Planning staff has received two letters of opposition for the proposed project from nearby residents (see attached).

F. Policy Consideration

The applicant's proposed tentative map is inconsistent with goals and policies in both the General Plan and the 1984 North Sacramento Community Plan in that the plans require that development projects are in conformance with adopted transportation policies and standards and appropriate site improvements are constructed.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, will not have a significant impact on the environment; therefore a Negative Declaration has been prepared. Mandatory mitigation measures listed below shall be incorporated into the project to reduce potential environmental impacts:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 (suspended particulate matter - pollutant) levels in the vicinity of construction zones. Elements of this program should include the following:
1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 5. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. Save the four mulberry trees adjacent to the existing house and the one nearby ash as shown on site plans. (Ed Reese, City Arborist, 5-18-90)
- C. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.

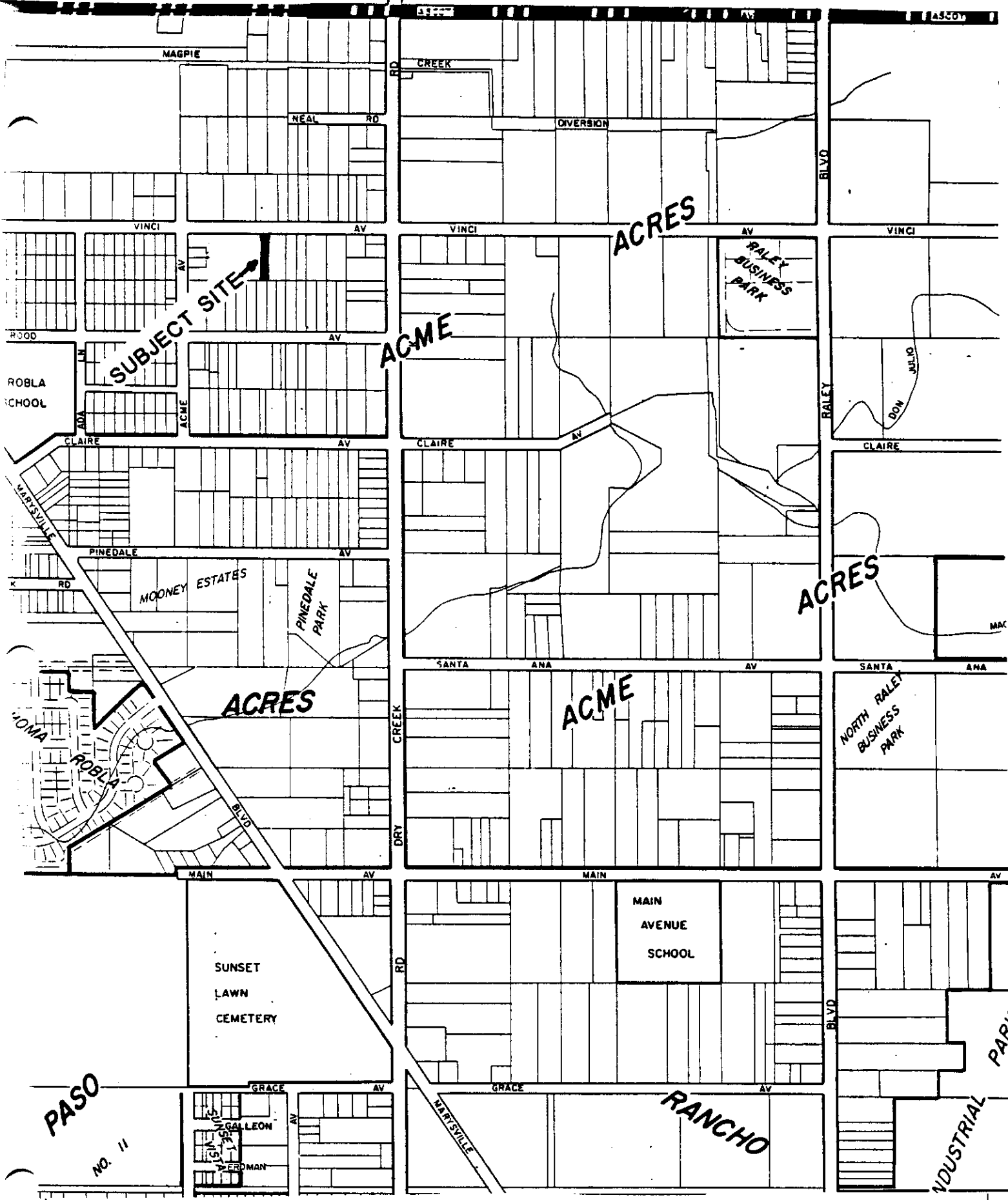
- D. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

RECOMMENDATION: Staff recommends the following actions:

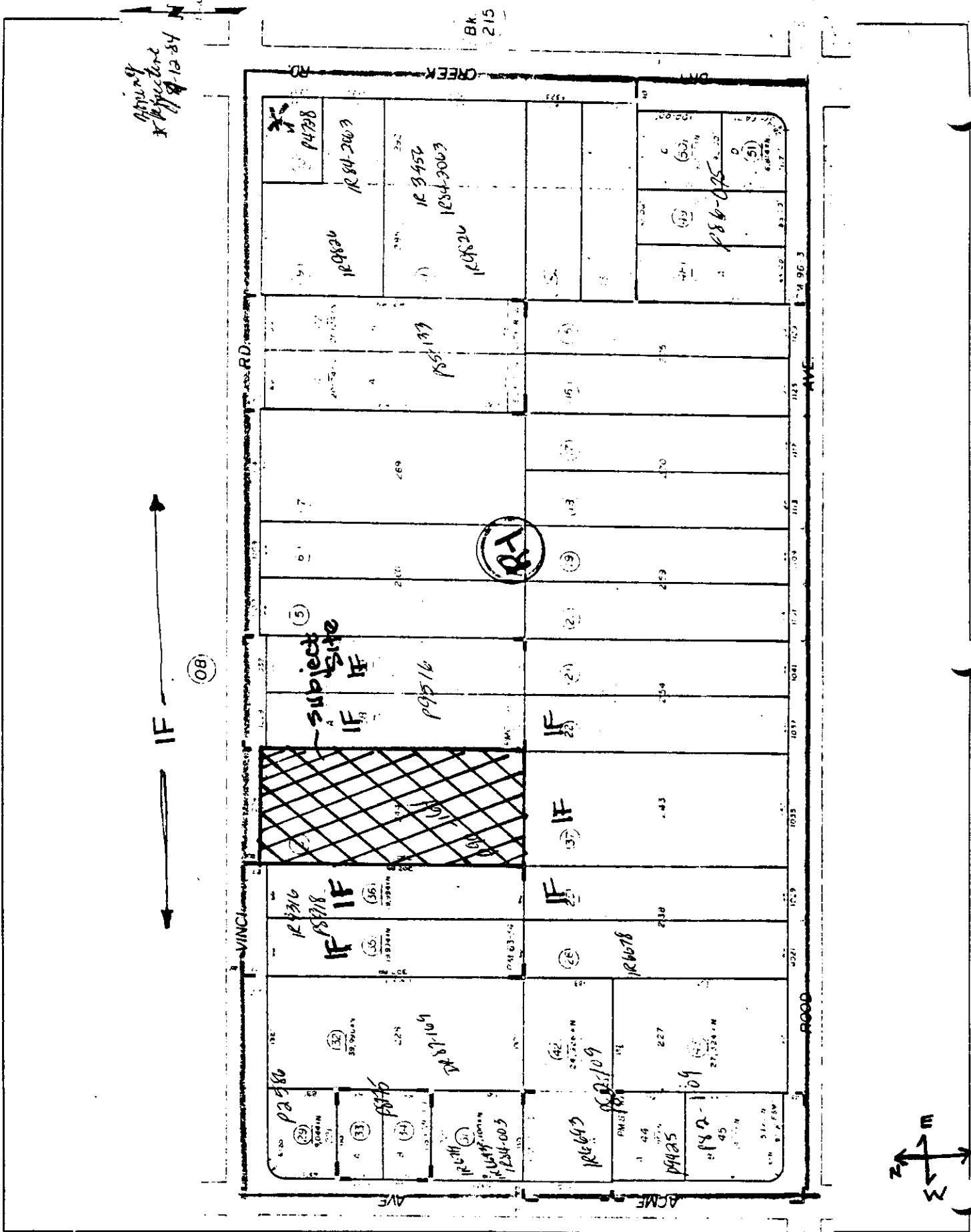
- A. Ratify the Negative Declaration.
- B. Recommend denial of the tentative map and forward to City Council.
- C. Recommend denial of the subdivision modification and forward to City Council.
- D. Deny the variance to establish landlocked parcels subject to findings of fact which follow.
- E. Deny the variance to reduce the minimum required 15 foot rearyard setback to 13 feet subject to findings of fact which follow.

Findings of Fact

1. Granting the variance will constitute a special privilege extended to one property owner in that:
 - a. no hardship exists which is unique to the site;
 - b. uses with similar circumstances have not been granted variances for substandard street widths; and
 - c. the applicant can provide required street widths and still subdivide the site;
2. The proposed tentative map would be injurious to the public health, welfare and properties in the vicinity in that:
 - a. the proposed substandard street width is inconsistent with the City's adopted street standards which requires a 44 foot wide public street;
 - b. the proposed I.O.D. will be in conflict with the City's proposed circulation pattern; and
 - c. the tentative map could be redesigned to comply with the City's setback requirements.
3. The proposed project is inconsistent with goals and policies in both the General Plan and the 1984 North Sacramento Community Plan in that the plans require that development projects are in conformance with adopted transportation policies and standards and appropriate site improvements are constructed.

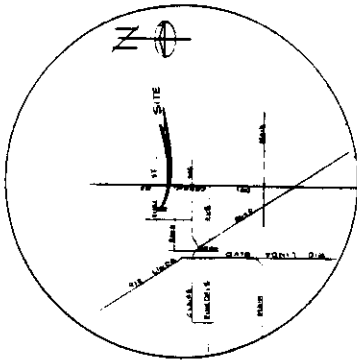


VICINITY MAP



LAND USE & ZONING MAP

Exhibit A (revised site Plan)

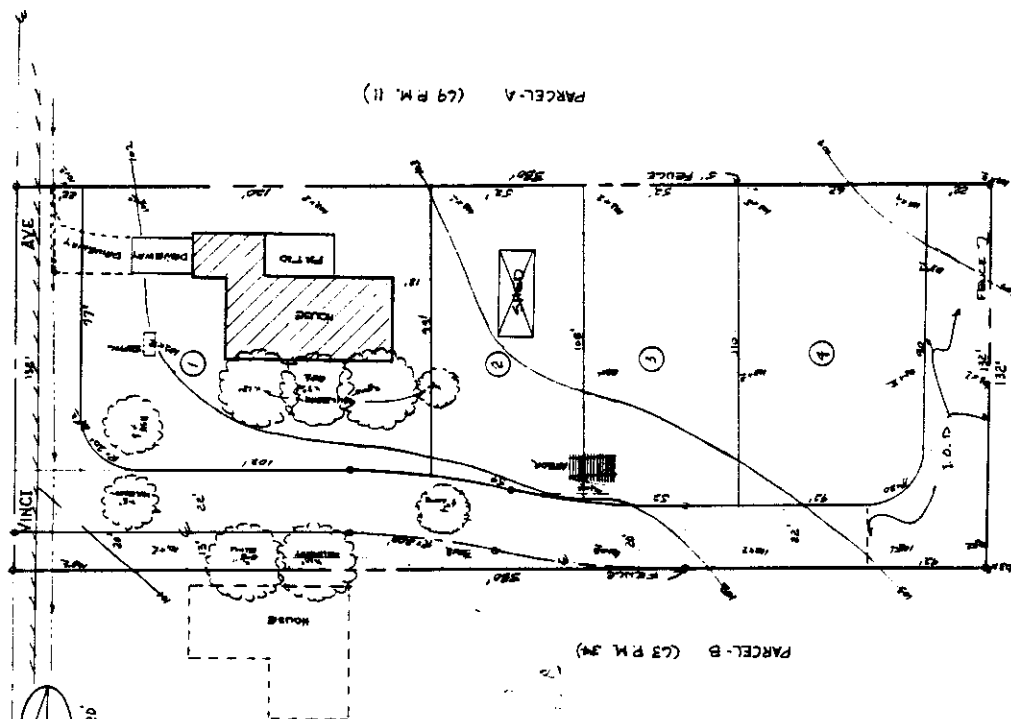


**TENTATIVE
PARCEL MAP**
 LOT 244 ACME ACRES
 RECORDED IN BOOK 14 OF MAPS MAP NO 27
 COUNTY OF SACRAMENTO CALIFORNIA
 MARCH 1990
 REVISED NOV 1990
 SCALE: 1" = 20'

OWNER/DEVELOPER
 LEE NOTKING
 1044 VINCI AVE.
 SACRAMENTO, CA. 95830
 R.N. - 916 - 971-7738

ENGINEER:
 NEWTON ASSOCIATES ENGINEERS
 P.O. BOX 160273
 SACRAMENTO, CA. 95816
 PH. - 916 - 485-9800

GENERAL NOTES:
 EXISTING ZONING: R1-A
 PROPOSED ZONING: SINGLE FAMILY
 PROPOSED USE: SINGLE FAMILY / 4 LOTS
 WATER: CITY OF SACRTO
 SEWER: CITY OF SACRTO
 FIRE: CITY OF SACRTO
 DISTRICT: COBLA
 PARK DISTRICT: 5 MALLS
 ELECTRIC SERVICE: P. 6.8 E
 GAS: PACIFIC BELL
 TELEPHONE: SACRTO COUNTY STD
 STREET IMPROVEMENTS: SACRTO COUNTY STD
 AREA: ONE ACRE
 MIN LOT SIZE: 62' x 100' = 6200 SF
 ASSESSOR'S PARCEL NO.: 222-930-03
 TREES: NO OAKS
 NO. OF LOTS: 4



LEGEND
 SIMILE/DRIVE
 SPOT ELEVATION (EAST)
 LOT NUMBER
 BUILDING TO REMAIN
 UTILITY POLE
 WELL
 FENCE
 TREE, SPECIES, SIZE
 MANHOLE
 SANITARY SEWER LINE

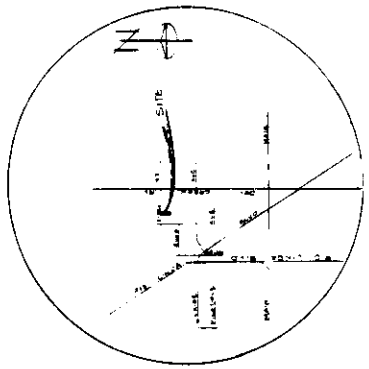
SHEET 1 OF 1	PARCEL MAP 1024 VINCI AVE. APN 222-930-03 CITY OF SACRAMENTO COUNTY OF SACRAMENTO CALIFORNIA
SCALE 1" = 20' JOB NO. DRAWING NO.	SUBMITTED BY ROBERT R. NEWTON R.C.E. 10/17/90
FIELD BOOKS FIELD NO.	ENGINEER'S NEWTON ASSOCIATES ENGINEERING DESIGN P.O. BOX 160273 SACRAMENTO, CALIFORNIA (916) - 485-9800
REV. DATE DESCRIPTION 1 1-10-91	BENCH MARK: DESCRIPTION ELEV: DATUM
DESIGNED BY CHECKED BY	HEM 4

P90-164

24
 1-10-91

Hem 4

Exhibit B (original submittal) site plan



VICINITY MAP
NO SCALE

TENTATIVE PARCEL MAP

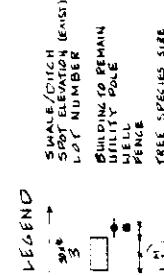
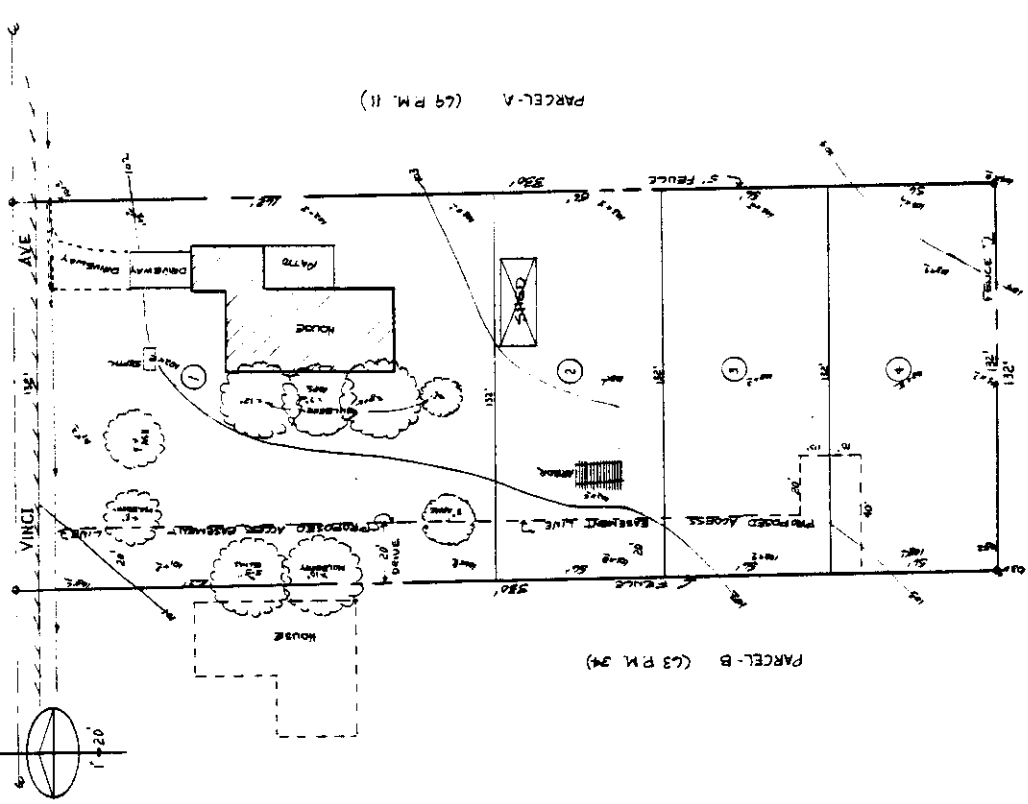
LOT 244 ACME ACRES
RECORDED IN BOOK 14 OF MAPS MAP NO 27
COUNTY OF SACRAMENTO, CALIFORNIA
MARCH 1940 SCALE: 1" = 20'

OWNER/DEVELOPER
LEE HOPKINS
1024 VINCI AVE.
SACRAMENTO, CA. 95838
PH - 916 - 471-7738

ENGINEER:
NEWTON ASSOCIATES ENGINEERS
P.O. BOX 160273
SACRAMENTO, CA. 95816
PH - 916 - 483-9660

GENERAL NOTES:

- EXISTING ZONING: R1A
- PROPOSED ZONING: SINGLE FAMILY 1/4 LOTS
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- SEWER: CITY OF SAC
- WATER: CITY OF SAC
- FIRE: KOBLA
- SCHOOL DISTRICT: SACRAMENTO
- ELECTRIC SERVICE: S.F. E
- GAS: S.F. E
- STREET IMPROVEMENTS: PACIFIC BELL, SAC TO COUNTY STD
- AREA: ONE ACRE
- MIN LOT SIZE: 66,432 - 77,912 SF
- ASSESSOR'S PARCEL NO.: 286-030-03
- TREES: NO OAKS
- NO. OF LOTS: 4



LEGEND

NEWTON ASSOCIATES ENGINEERING DESIGN P.O. BOX 160273 SACRAMENTO, CALIFORNIA (916) 483-9660		FIELD BOOKS _____ _____ _____	SCALE 1" = 20' JOB NO. DRAWING NO.	SUBMITTED BY: ROBERT A. NEWTON RCE 15175	PARCEL MAP 1524 VINCI AVE. APN 286-030-03 CITY OF SACRAMENTO COUNTY OF SACRAMENTO CALIFORNIA
SHEET NO. DATE DESCRIPTION ELEV. DATUM BENCH MARK DESCRIPTION	SHEET NO. DATE DESCRIPTION ELEV. DATUM BENCH MARK DESCRIPTION	SHEET NO. DATE DESCRIPTION ELEV. DATUM BENCH MARK DESCRIPTION	SHEET NO. DATE DESCRIPTION ELEV. DATUM BENCH MARK DESCRIPTION	SHEET NO. DATE DESCRIPTION ELEV. DATUM BENCH MARK DESCRIPTION	SHEET NO. DATE DESCRIPTION ELEV. DATUM BENCH MARK DESCRIPTION

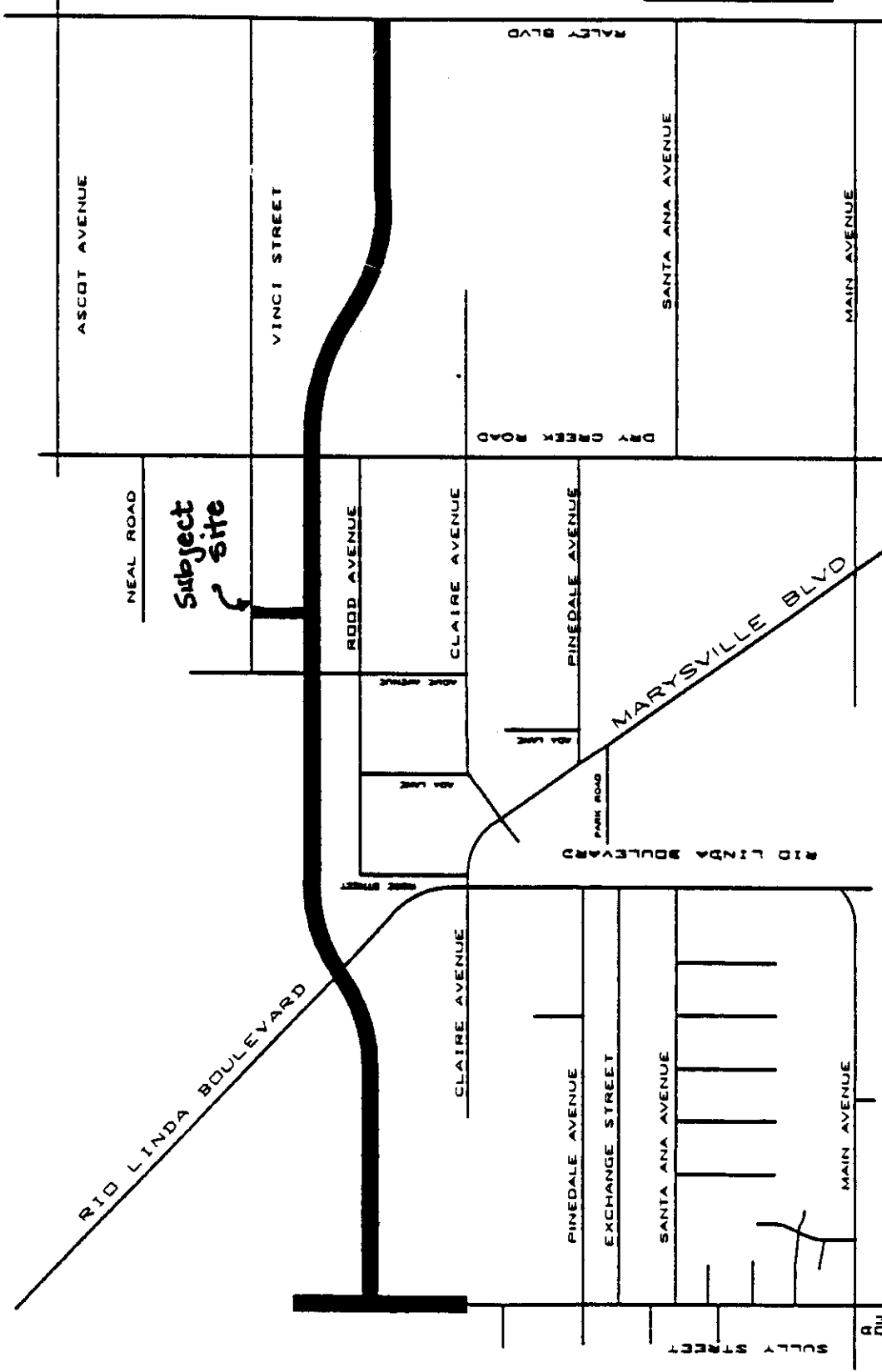
P90-164
 24
 1-10-91
 Hem 4

Exhibit C



LEGEND	
	PROPOSED ALIGNMENT
	EXISTING ROADS

SCALE: 1" = 1000'



P90-164

1-10-91

Hem 4

CITY PLANNING DIVISION

SEP 25 1990

9/24/90 RECEIVED

To whom it may concern;

We own the and live on it also, Parcel no. 226-0300-036. We object to P90-164, as we assume the road to be built will be next to our property. The dangers and the noise so close to our home is frightening. We have already had our mailbox knocked down twice and a tree in our front yard, that was three feet from our house. This is nice quiet neighborhood. We have lived here 5 years.

Property owners ;

L.S. Pierce &

F.A. Pierce

P90-164

24
1-10-91

Item 4

Sept 24, 90

To the Planning Commission,

We object to the building of this P90- 164. We have a very narrow street as it is, and then all the traffic, we well encounter, from this project. Also it will look out of place, since, we have no other project like this. I do like it the way it is. We don't like this project at all.

WHEN we moved out here in 1985, we never expected to see any projects like this built in this area. We thought, that, this area was residential only, Why change it? I would like to know what happens., later.

Thank you,

Mr. Mrs. Raul S. Castaneda

1016 Vinci Ave.

Sacto, Ca 95838

CITY PLANNING DIVISION

SEP 25 1990

RECEIVED

P90-164

1-24-91
~~1-10-91~~

Item 4