

STAFF REPORT AMENDED 2-25-82
CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Brian W. Doyle, 8008 White Birch Court, Citrus Heights, CA 95610		
OWNER	Fred J. Zeigler, 3301 Sheldon Court, Sacramento, CA 95838		
PLANS BY	William A. Doyle, 3527 Kersey Lane, Sacramento, CA 95325		
FILING DATE	1-21-82	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	2-12-82	EIR	ASSESSOR'S PCL. NO. 251-230-16

- APPLICATION:
1. Environmental Determination
 2. Variance/Subdivision Modification to create two parcels substandard in depth
 3. Subdivision Modification to waive curb, gutter and sidewalks
 4. Subdivision Modification to waive water and sewer service connections
 5. Tentative Map

LOCATION: 3301 Sheldon Street

PROPOSAL: The applicant requests the necessary entitlements to divide a .75 acre parcel into three lots, two of which are substandard in depth.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Hagginwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Residential structure

Surrounding Land Use and Zoning:

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

Parking Required:	1 space
Parking Provided:	1 space
Parking Ratio:	1/du
Property Dimensions:	Varies
Property Area:	.75 acre
Density of Development:	4 du per acre
Topography:	Flat
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 10, 1982, by a vote of six ayes, one absent and two abstentions, the Subdivision Review Committee recommended approval of the tentative map and the requested subdivision modifications, subject to the applicant satisfying each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A and B. These services must be paid for and installed at the time of obtaining building permits.

APPLC. NO. P-82-010

MEETING DATE February 25, 1982

CPC ITEM NO. 13

002250

2. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water, and sewer facilities. A note shall be placed on the final map referencing the agreement.
3. 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.
4. Relocate or abandon the existing gas service line to Lot C subject to the review and approval of City Engineering.

The City Engineer recommended approval of the Subdivision Modifications to waive the water and service services and standard street improvements at this time.

The deferment of water and sewer service connections is desirable so as to eliminate the possibility of damage to the inactive hookups. These services will be paid for and installed at the time of obtaining building permits.

The waiver of standard improvements is desirable because the existing area is almost totally built out and there does not appear to be any drainage problems in the area. Also, due to the lack of adjacent improvements and the excessive widths of the adjacent streets, it would be difficult to locate these improvements and install the required transitions to adjacent properties.

Staff concurs with both of these subdivision modification requests.

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

1. The subject site consists of a large lot (.75 ac.) currently developed with one single-family residence. Subsequent to Subdivision Review Committee, staff determined redesign of the parcels would meet the minimum lot depth requirement of 100 feet (see staff recommendation Exhibit B). Therefore, staff opposes the applicant's request for variance/subdivision modification to create parcels substandard in length.
2. A note should be placed on the final map that all existing trees on site, including those (Eucalyptus?) on the eastern portion of Parcel B which are not shown on Exhibit A, shall be retained for their aesthetic and shading qualities (location, type and sizes). Any removal of said trees should be reviewed and approved by the City Arborist and the Planning Director.

3. The Planning and Community Services Departments have determined that .0447 acres are required for parkland dedication purposes and that fees will be charged in lieu of the required dedication. These fees will be utilized to purchase parkland within the general area. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map. Fees are to be paid prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to conditions which follow;
3. Denial of the Variance/Subdivision Modification to create a parcel substandard in depth, based upon Findings of Fact which follow;
(CPC approved based on Exhibit D)
4. Approval of the Subdivision Modification to waive curb, gutter and sidewalks;
5. Approval of the Subdivision Modification to waive water and sewer service connections.

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 stated:

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A and B;
- b. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water and sewer facilities. A note shall be placed on the final map referencing the agreement;
- 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 the filing of the final map;
- d. Relocate or abandon the existing gas service line to Lot C; subject to the review and approval of City Engineering;
- e. A note shall be placed on the final map that all existing trees on site, including those significant trees on the eastern portion of Parcel B which are not shown on Exhibit A, shall be retained for their aesthetic and shading qualities (location, type and sizes). Any removal of said trees shall be reviewed and approved by the City Arborist and the Planning Director.

Findings of Fact - Variance

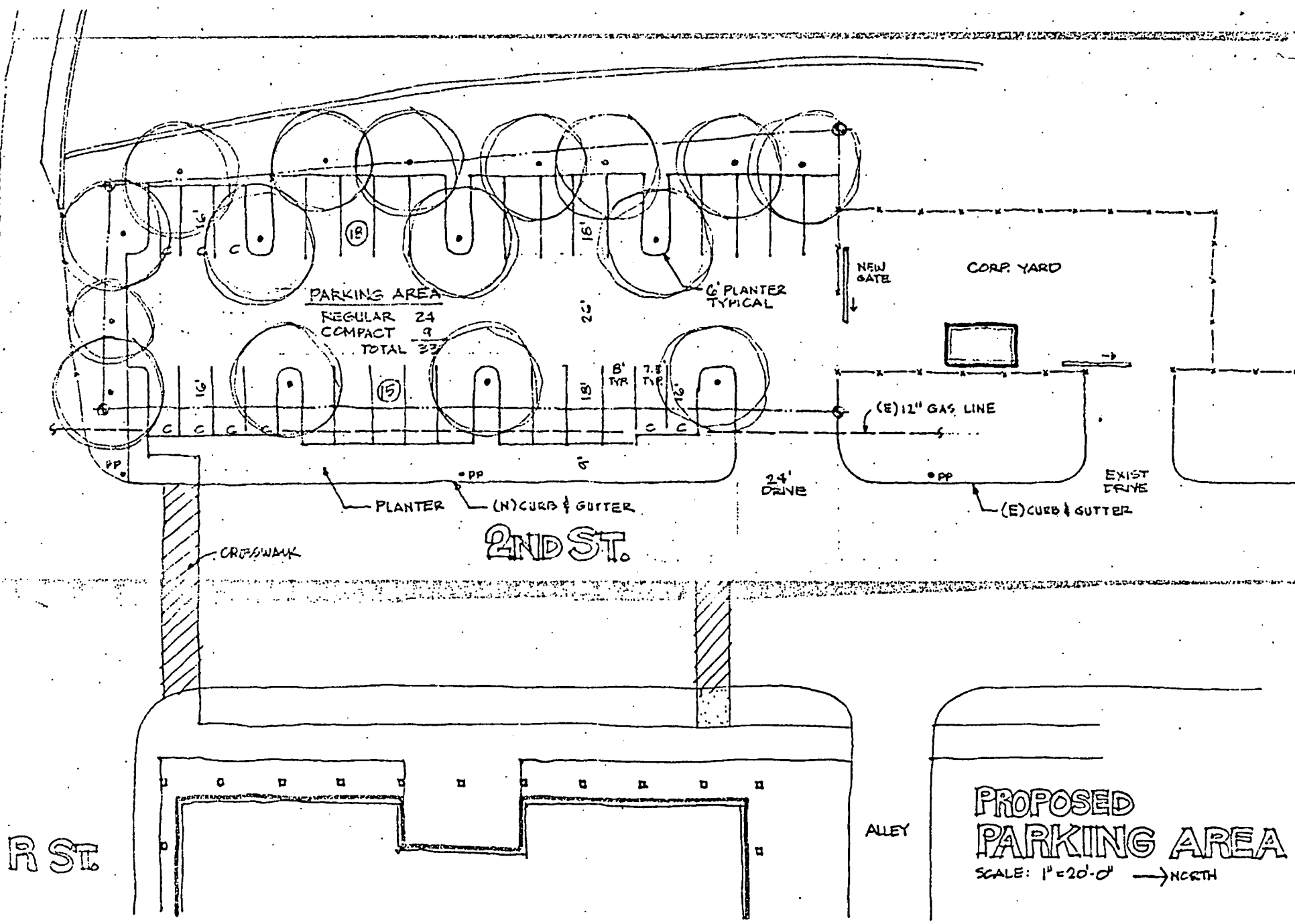
The variance would constitute a special privilege in that the lots of the required minimum of 52 feet wide and 100 feet long can be easily designed on site and still retain minimum setback from the existing residence.

02-018

02-018

040100

No. 7



11"

EXHIBIT

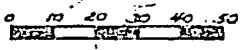
NORTH



Owner & Subdivider:

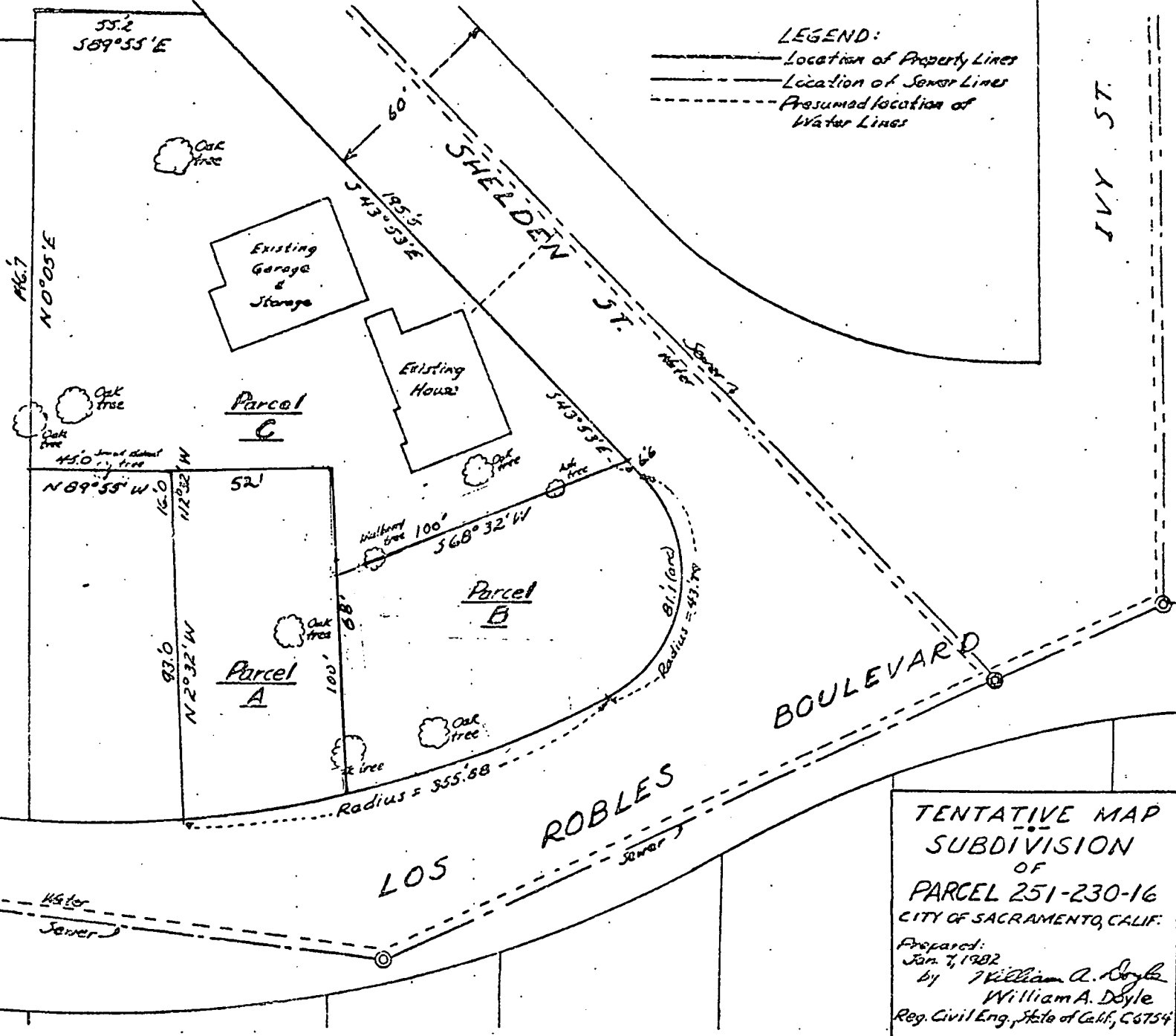
Fred J. Ziegler
3301 Sheldon St.
Sacramento, CA 95838
Telephone: 927-4313

Scale:



LEGEND:

- Location of Property Lines
- - - Location of Sewer Lines
- - - Presumed location of Water Lines



TENTATIVE MAP
SUBDIVISION
OF
PARCEL 251-230-16
CITY OF SACRAMENTO, CALIF.
Prepared:
Jan. 7, 1982
by William A. Doyle
William A. Doyle
Reg. Civil Eng., State of Calif., C6754

002257

P 82 - 010

IVY ST.

2

PASO
HIGH
SCHOOL

R-1

R-1

MCCLELLAN
SCHOOL

R-37

C-2

C-2

SOUTH

OSMER

NOBALES

ROSALIND

NOBALES

PLES

BLVD

CHRISTIE

C-2R

R-3

SUBJECT
SITE

HAGGINWOOD
PARK

CREEK

R-3

C-2

R-1

R-3

C-2

R-3

R-1

OB

COB-R

C-2R

C-2

STRADER

R-3

R-1

R-3

R-2A

C-2

R-1

HAGGINWOOD
SCHOOL

C-1

PALO VERDE

ALHAMBRA

R-3

M-1

82-010 002255

25 FEB 82

No. 13

13

Order No. 403347

EXHIBIT "A"

City of Sacramento

All that portion of Lot 5, in Block "C", as shown on the official "Map of Subdivision No. 7, North Sacramento", filed in the office of the County Recorder of Sacramento County, April 25, 1912, in Book 13 of Maps, Map No. 16, described as follows:

Beginning at a point in Lot 5 located South 0° 05' West 9.5 feet and South 89° 55' East 121.50 feet from the Northwest corner of said Lot 5; thence from said point of beginning South 89° 55' East 55.16 feet to a point on the East line of Lot 5; thence along the Easterly and Southerly line of said Lot 5 the following courses and distances South 43° 53' East 202.10 feet, on a curve to the right whose radius is 43.79 feet a distance of 81.06 feet to a point of compound curve on a curve to the right whose radius is 355.88 feet a distance of 191.10 feet; thence North 0° 05' East 256.7 feet to the place of beginning.

EXCEPTING THEREFROM the following:

Beginning at a point in said Lot 5 located South 0° 05' West 9.5 feet South 89° 55' East 121.50 feet and South 0° 05' West 146.7 feet from the Northwest corner of said Lot 5; thence from said point of beginning South 0° 05' West 110.00 feet to the South line of said lot 5 and the North line of Los Robles Boulevard; thence curving to the left along the South line of said Lot 5 and the North line of said Los Robles Boulevard on an arc of 355.88 feet radius, said arc being subtended by a chord bearing North 88° 55' East 50.00 feet; thence North 2° 32' West 109.00 feet; thence North 89° 55' West 45.00 feet to the point of beginning.

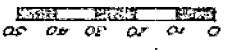
OK
L.B.P.
9-24-81

002258

EXHIBIT "D"

TENTATIVE MAP
 OF
 PARCEL 251-230-16
 CITY OF SACRAMENTO, CALIF.
 Prepared: March 6, 1982
 By: William A. Doyle
 William A. Doyle
 Reg. Civil Engineer, State of California C 6754
 3527 Korsey Lane, Sacramento, CA 95825
 Telephone 489-9428

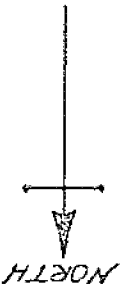
Parcels A & B surveyed Sept 17-21
 and Dec 21-23, 1981, and March 3, 1982.
 Parcel C improvements located
 Dec 21-23, 1981 and Feb. 1982, remaining
 boundaries of Parcel C based on
 legal description of Parcel 251-230-16.



SCALE:
 1" = 30'

Fred J. Ziegler
 3301 Sheldon St.
 Sacramento, CA 95825
 Telephone: 927-4313

Owner & Subdivider:



LEGEND:
 ——— Location of Property Lines
 - - - - - Location of Sewer Lines
 - - - - - Presumed location of
 water lines

