

CITY PLANNING COMMISSION

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

APPLICANT	Roy R. Santin, 5420 Mainith Ave., Sacramento, CA 95841				
OWNER	Roy R. Santin, 5420 Mainith Ave., Sacramento, CA 95841				
PLANS BY	Louis F. Butz & Assoc., 10512 Fair Oaks Blvd., Fair Oaks, CA 95628				
FILING DATE	12/18/86	ENVIR. DET.	EX 15315	REPORT BY	SD/vf
ASSESSOR'S-PCL. NO.	027-040-62, 24, por of 25				

- APPLICATION:
- A. Tentative Map (P87-025)
 - B. Variance to create a lot less than 52' wide
 - C. Subdivision Modification to defer Parkland Dedication requirements
 - D. Subdivision Modification to create a lot less than 52' wide

LOCATION: 6800-20 Fruitridge Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 6.5+ acres into three parcels located in the C-2, R-1-A and R-1 zones.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Residential
1986 South Sacramento Community Plan Designation:	Commercial and Residential 7-15 du/ac
Existing Zoning of Site:	C-2, R-1-A, R-1
Existing Land Use of Site:	Commercial

Surrounding Land Use and Zoning:

North:	Cemetery; R-1
South:	Residential; R-1
East :	Commercial and Residential; C-2; R-1
West :	Commercial and Residential; C-2; R-1

Property Dimensions:	Irregular
Property Area:	6.5+ acres
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

Subdivision Review Committee Recommendation:

On January 8, 1987, by a vote of 5 ayes, 4 absent, the S.R.C. voted to recommend approval of the Tentative Map and Subdivision Modification to create a lot less than 52 feet wide subject to conditions which are attached. The Committee recommended denial of the request to defer Parkland Dedication requirements.

Project Evaluation: Staff has made the following findings:

A. Land Use

The subject site is designated for commercial and residential uses in the General Plan. It is designated for Commercial uses along Fruitridge Road and 7-15 residential units per acre in the 1986 South Sacramento Community Plan. Approximately 3.5 acres along Fruitridge Road are zoned General Commercial (C-2). The remainder is zoned Townhouse (R-1-A). The site is developed with commercial uses on the northern portion. The southern portion contains three caretaker trailers and appears to contain a contractor's storage yard. The site is surrounded by a mixture of commercial and residential uses to the east, south and west. A cemetery is located north of the site.

B. Design

The subject site is an irregularly shaped parcel with 364 feet of frontage on Fruitridge Road. A 42 foot arm extends out to 66th Street from the northern portion of the site. The arm to 66th Street is zoned R-1 and the 3.5 acres of Fruitridge Road frontage is zoned C-2. The remaining 3+ acres is zoned R-1-A. The applicant proposes to subdivide the site along zoning lines. By doing this, the R-1-A acreage will become landlocked. The applicant has, therefore, included a second arm with frontage onto 66th Street to be combined with proposed parcel two for street access. The existing 66th Street frontage will be split off for future residential development.

C. Variance/Subdivision Modification

Proposed parcel three is substandard in width necessitating a Variance/Subdivision Modification. There are several residential lots along 66th Street that are of similar width. The proposed parcel will have sufficient area to comply with Subdivision Ordinance regulations. Staff, therefore, has no objections to creating a 42 foot wide lot. There may be some restrictions in designing a unit to fit the parcel with no further variances. Staff recommends that any building plans for Parcel three be reviewed by staff prior to issuance of building permits. A note shall be placed on the final map referencing this requirement.

D. Parkland Dedication

The applicant has indicated a desire to place a mobile home complex on the townhouse portion of the site. This would not require further subdivision. The Subdivision Review Committee, therefore, recommended to deny deferral of Parkland Dedication requirements (the applicant should be aware that a mobile home park requires a minimum of five acres and, therefore, would not be allowed). A special permit is required for any kind of development in the R-1-A zone. Therefore, staff and the Community Services Division recommend approval of the request to defer Parkland Dedication requirements until the time building permits are issued. A note to this effect shall be placed on the final map.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15315)

RECOMMENDATION: Staff recommends the following:

1. Recommend approval of the Tentative Map subject to conditions which follow;
2. Approve the Variance subject to conditions and based upon Findings of Fact which follow;
3. Recommend approval of the Subdivision Modification to defer Parkland Dedication requirements.
4. Recommend approval of the Subdivision Modification to create a lot less than 52 feet wide.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing 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. Place the following note on the final map: Parkland Dedication in-lieu fees for Parcel two are deferred until building permits are issued. An appraisal shall be submitted not more than 90 days prior to issuances of building permits. Fees shall be based upon the number of units to be constructed on the site multiplied by the per acre value established by the applicant's appraiser;
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 all tires, trash and wrecked vehicles to the satisfaction of the City/County Health Department;
8. Locate existing sewer and water services;
9. Dedicate right-of-way along Fruitridge Road as per study on file with the City;
10. Show reciprocal easements, if any, on final map;
11. Abandon existing well to the satisfaction of the City/County Health;
1. Abandon existing septic system to the satisfaction of Building Inspections;

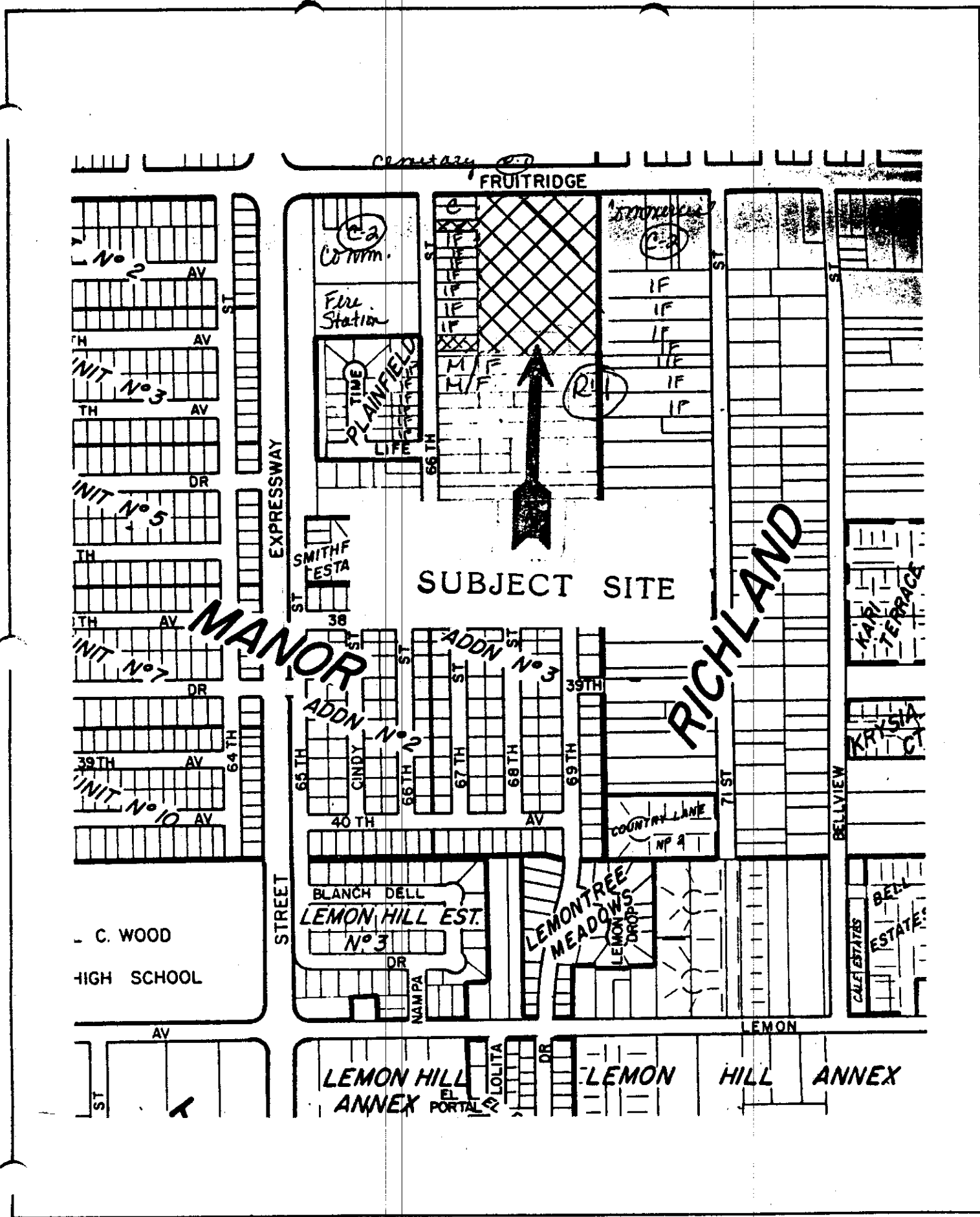
13. Parcel two shall be recorded as a flag shaped lot with 65 feet of frontage on 66th Street. Parcel three shall be recorded as a separate 42 foot by 175 foot parcel. (Agreements for exchange of land shall be arranged and recorded with subject map.)
14. Place the following note on the final map. Building plans for parcel three shall be reviewed and approved by Staff prior to issuance of building permits.

Conditions - Variance

1. Building plans for Parcel three shall be reviewed and approved by staff prior to issuance of building permits.

Findings of Fact - Variances

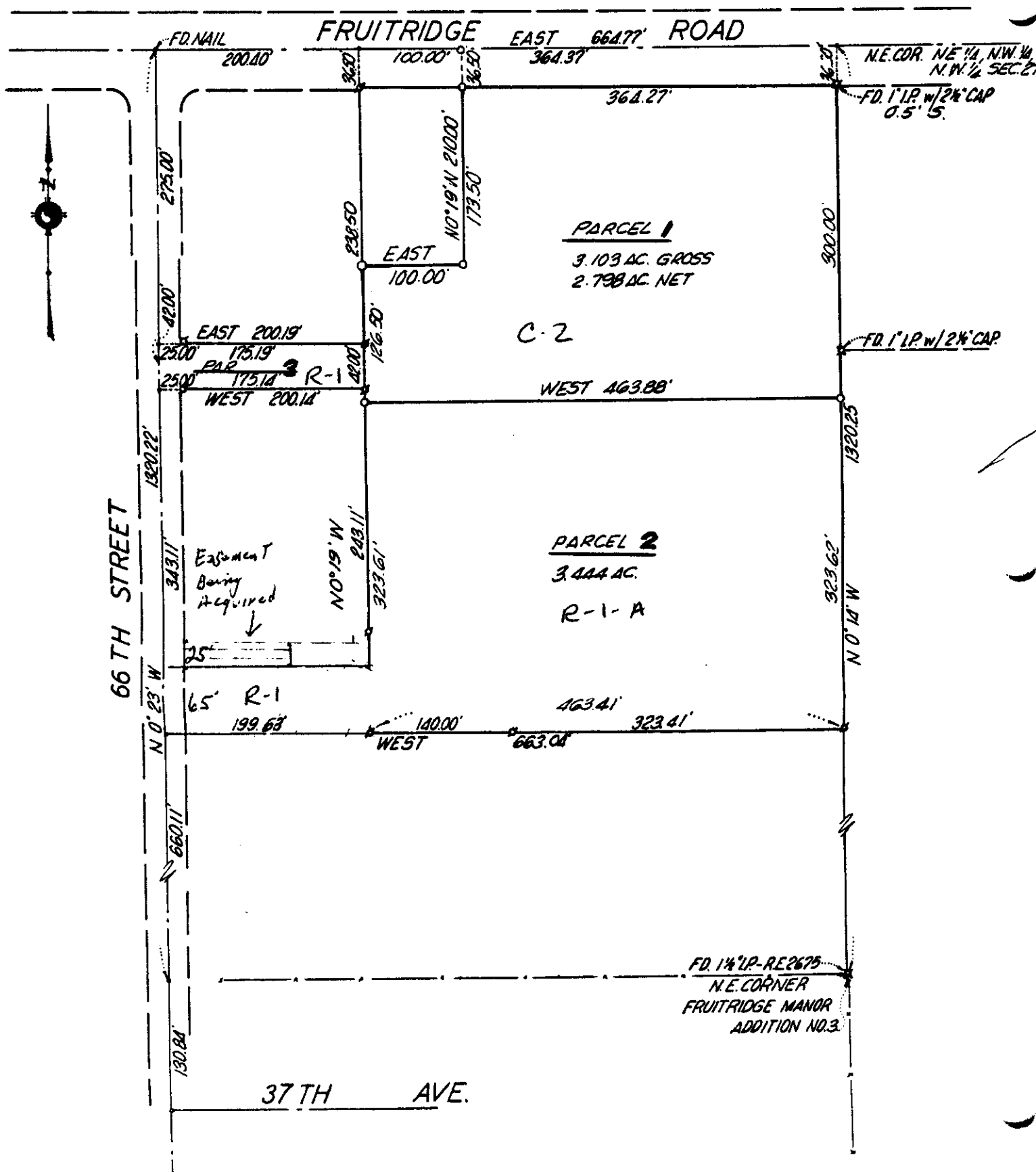
1. Granting the variance does not constitute a special privilege granted an individual property owner in that:
 - a. the existing residential portion is only 42 feet wide;
 - b. plans for the lot will be reviewed by staff to assure compliance with the zoning ordinance with no further variance approvals;
 - c. any owner facing a similar situation would be granted a variance;
2. The request does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the variance will not be injurious to public welfare in the vicinity of the site in that:
 - a. The parcel will have sufficient area to comply with subdivision regulations;
 - b. It will not alter the residential character of the 66th Street frontage.
4. The proposed project is consistent with the 1974 General Plan and the 1986 South Sacramento Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial and residential uses in the 1986 South Sacramento Community Plan and the proposed map conforms with the plan.



VICINITY - LAND USE - ZONING

997-025

1-22-87



LEGEND:
1" IRON PIPE MONUMENT WITH BRASS
TAG STAMPED 1.3.3225
SET THIS SURVEY

087-025

1-22-87