

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

APPLICANT: <u>Rural California Housing Corporation, 2125 19th St., Sacramento, CA 95818</u>		
OWNER: <u>Redevelopment Agency of the City of Sacramento, 429 J St., Sacramento, CA 95814</u>		
PLANS BY: <u>Fong, Fatough and Borges, 7777 Greenback Lane, Suite 200, Citrus Heights, CA 95610</u>		
FILING DATE: <u>April 7, 1992</u>	ENVIR. DET.: <u>Exempt (sec. 15305(a))</u>	REPORT BY: <u>Doug Holmen</u>
ASSESSOR'S PCL. NO.: <u>251-0151-007</u>		

- APPLICATION:**
- A. Variance to reduce the 25 foot required street-side yard set back to 16 feet 8 inches on a vacant parcel consisting of 0.12± acres in the Multi-Family (R-2A) zone.
 - B. Lot Line Adjustment to adjust the interior lot line between two vacant parcels consisting of 0.24± vacant acres in the Multi-Family (R-2A) zone.

LOCATION: Northwest corner of Rio Linda Blvd. and Almora Street

PROPOSAL: The applicant is requesting the necessary entitlements to change the orientation of the lots so that the driveways for the proposed single family residences would be off of Almora Street, not Rio Linda Blvd. which would create a dangerous situation.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4- 15 du/na)
North Sacramento Community
Plan Designation: Residential 7-15 du/na
Existing Zoning of Site: Multi-Family (R-2A)
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:

North: Single family residence, R-2A
South: Vacant, R-2A
East: Vacant, R-2A
West: Single family residence, R-1

Parking Required: Two spaces (one for each residence)
Parking Provided: Four parking spaces (two car garage for each unit)
Property Dimensions: 141' x 125'
Property Area: 0.40 acres
Density of Development: 8.3 units per net acre
Square Footage of Units: 1,132 sq. ft. and 1,332 sq. ft.
Height of Building: 20 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Plaster/ wood
Roof Material: Dimensional composition

APPLC. NO. P92-088

Meeting Date July 9, 1992

Item No 9

001626

PROJECT EVALUATION:

The subject site consists of two lots totaling 0.40 vacant acres in the R-2A zone. The North Sacramento Community Plan designates the site Residential 7- 15 du/na and the General Plan designates the site Residential (4- 15 du/na). The applicant proposes to relocate the existing common interior property line in order to change the frontages now facing Rio Linda Blvd. to facing Almora Street. A single family residence is proposed to be constructed on each lot. A 25 foot setback is required on the street side property line in a R-2A zone. In the process of realigning the two lots to face onto Almora Street, a 25 foot wide setback is required along Rio Linda Blvd. The applicant is requesting a variance to reduce the 25 foot street side setback from the required 25 feet to 16'8". Staff believes that the 16'8" foot setback along Rio Linda Blvd. would be adequate. The homes in the area are single family residences on individual lots. The 25 foot setback requirement in a Multi-Family Residential zone is appropriate along a side street frontage when the development is medium and high density multifamily units. It is not appropriate in this case where the proposed development and the surrounding development are single family homes. The street sideyard setback required in the Standard Single Family Residential zone is 12 1/2 feet. The proposed 16'8" setback is a greater setback than what would be required if the proposed residence was located in the R-1 zone.

The Traffic Engineering Division of Public Works has a policy of not allowing driveways to single family residences to be off of major streets. Rio Linda Blvd. is considered a major street in the General Plan.

The proposed lot line adjustment was reviewed by the Department of Public Works Engineering Development Division, Transportation Engineering Division, the Building Division, and the Planning Division. There were no objections to the proposed project. The following comments were received:

Engineering Development

- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Place note on Certificate of Compliance: Sewer and water services to each lot shall be provided at time of obtaining building permits.
- D. Submit drawing showing location of existing sewer and water services.
- E. Properly abandon any excess water services to the satisfaction of the Water Division (one service per lot is permitted).
- F. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.

The proposed project was also reviewed by the Del Paso Heights RAC. They have no objections to the applicant's request.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review pursuant to State EIR Guidelines, CEQA Section 15305.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Approve the lot line adjustment by adopting the attached resolution.
- B. Approve the variance based upon findings of fact which follow.

Findings of Fact:

- 1. The project will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that the lots and the driveways of the proposed single family residences would be oriented onto Almora Street, not Rio Linda Blvd.
- 2. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
- 3. Granting the variance does not constitute a use variance in that residential uses are allowed in the R-2A zone.
- 4. The project is consistent with the General Plan which designates the site Low Density Residential (4- 15 du/na).

001628

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF JULY 9, 1992

APPROVING A LOT LINE ADJUSTMENT TO ADJUST
THE LOT LINES FOR LOTS 7 AND 8 IN BLOCK 10 OF
NORTH SACRAMENTO HEIGHTS, ACCORDING TO
THE OFFICIAL PLAT THEREOF FILED IN THE OFFICE
OF THE RECORDER OF SACRAMENTO COUNTY,
CALIFORNIA, ON JUNE 9, 1911, IN BOOK 12 OF
MAPS, MAP NO. 22. (APN 251-0151-007,008)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northwest corner of Rio Linda Blvd. and Almora Street; and

WHEREAS, the Environmental Coordinator has determined that the lot line adjustment is exempt from Environmental Review; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the North Sacramento Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento: that the lot line adjustment for property located at the northwest corner of Rio Linda Blvd. and Almora Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

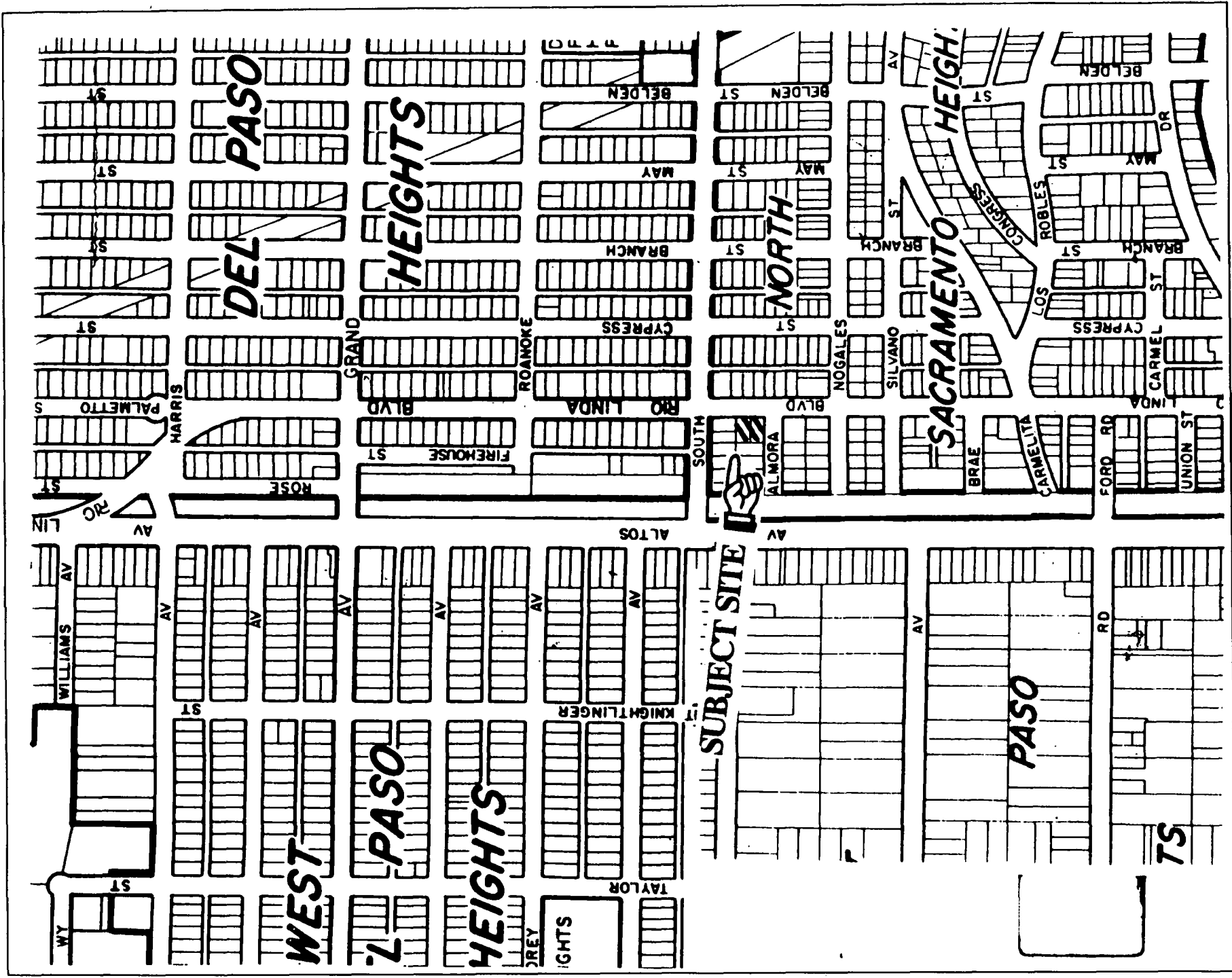
- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Place note on Certificate of Compliance: Sewer and water services to each lot shall be provided at time of obtaining building permits.
- D. Submit drawing showing location of existing sewer and water services.
- E. Properly abandon any excess water services to the satisfaction of the Water Division (one service per lot is permitted).

- F. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.

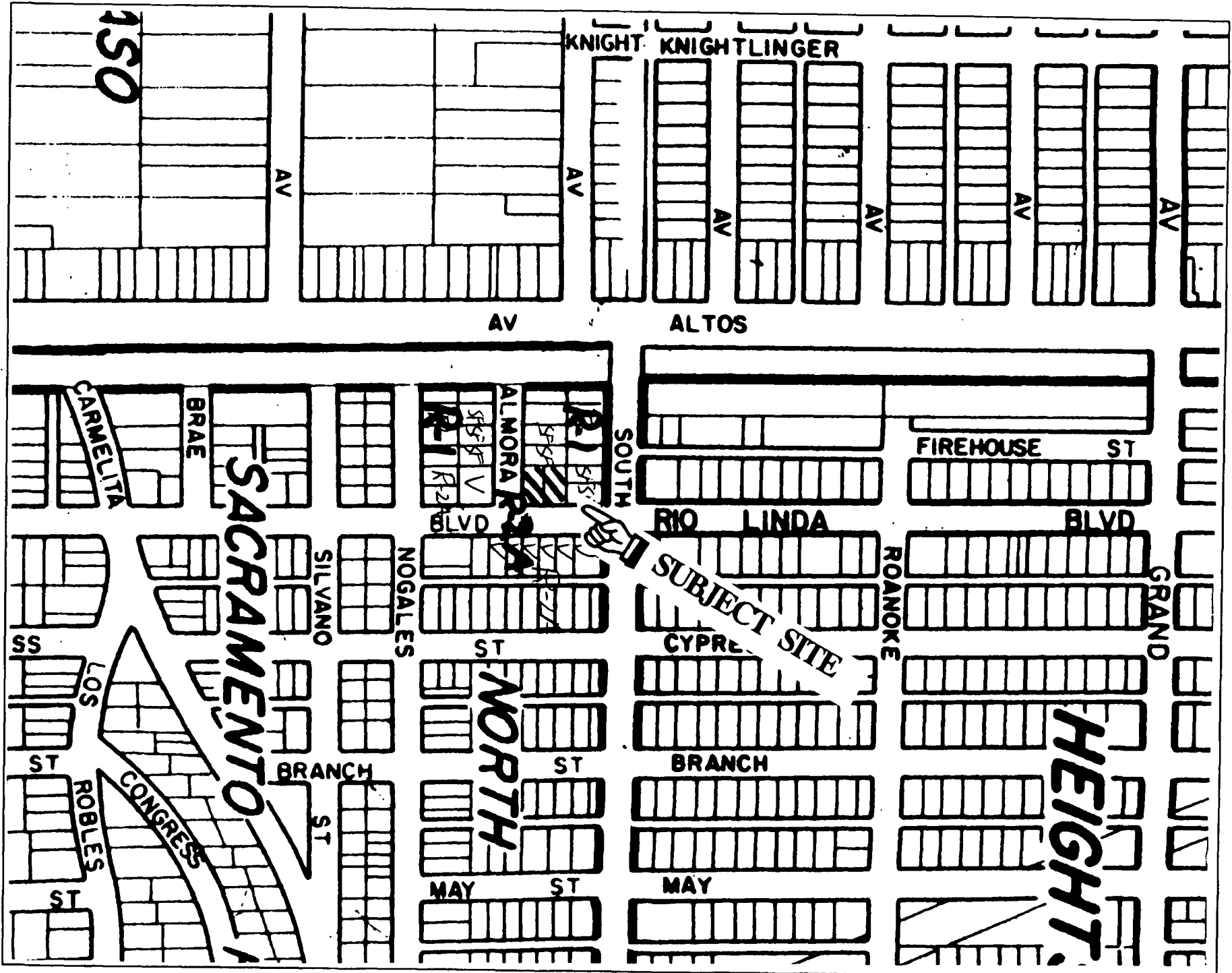
CHAIRPERSON

ATTEST:

SECRETARY TO THE CITY PLANNING COMMISSION

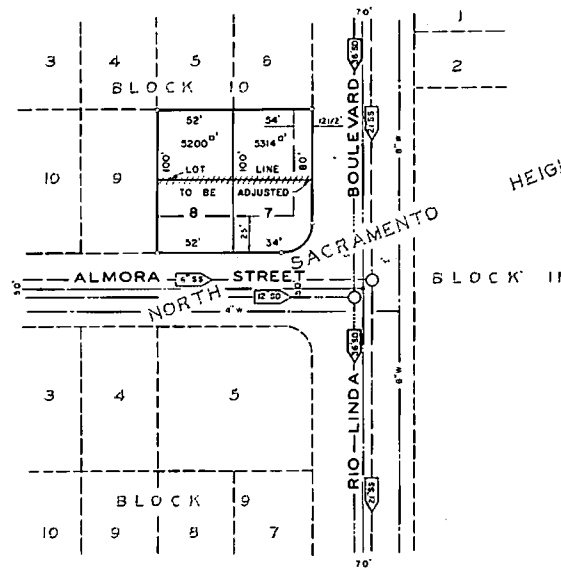
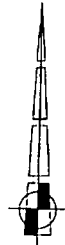


VICINITY MAP



LAND USE & ZONING MAP 001632

LOT LINE ADJUSTMENT MAP OF LOTS 7 & 8, BLOCK 10 OF NORTH SACRAMENTO HEIGHTS



LEGEND

- 6" SS — SANITARY SEWER
- 12" SD — STORM DRAIN
- 8" — WATER MAIN
- - - - - SETBACK LINE

GENERAL INFORMATION

RECORD OWNER:
 Redevelopment Agency City of Sacramento
 430 I Street
 Sacramento, California 95814
 (916) 444-9210

SUBDIVIDER:
 Rural California Housing Corp.
 2125 19th Street, Suite 101
 Sacramento, California 95818
 (916) 442-4731

ENGINEER:
 Emmott W. Sutcliffe III
 2377 Fair Oaks Blvd., Suite 417
 Sacramento, California 95825
 (916) 643-5700

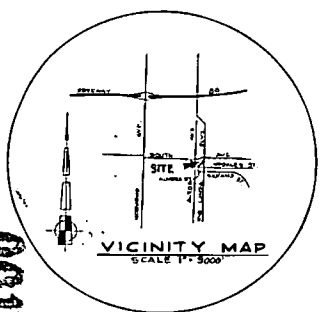
WATER SUPPLY:
 City of Sacramento

SEWAGE DISPOSAL:
 City of Sacramento

A.P.N.:
 251-0153-001 & 008

EXISTING USE & ZONE:
 Vacant, R-2A

PROPOSED USE & ZONE:
 2 Single Family Lots, R-2A



001693



NORTH SACRAMENTO HEIGHTS LOT LINE ADJUSTMENT MAP		EMMOTT W. SUTCLIFFE III 2377 FAIR OAKS BLVD. SACRAMENTO CALIF. 95825 (916) 643-5700	SHEET NO. _____ TOTAL SHEETS _____ DRAWN BY _____ CHECKED BY _____ SCALE 1" = 40' DATE 10-1-91 SHT. 1 OF 1 SHTS.
BENCH MARK _____ ELEVATION _____	15-202 10-1-91		

EXHIBIT - A

RECEIVED

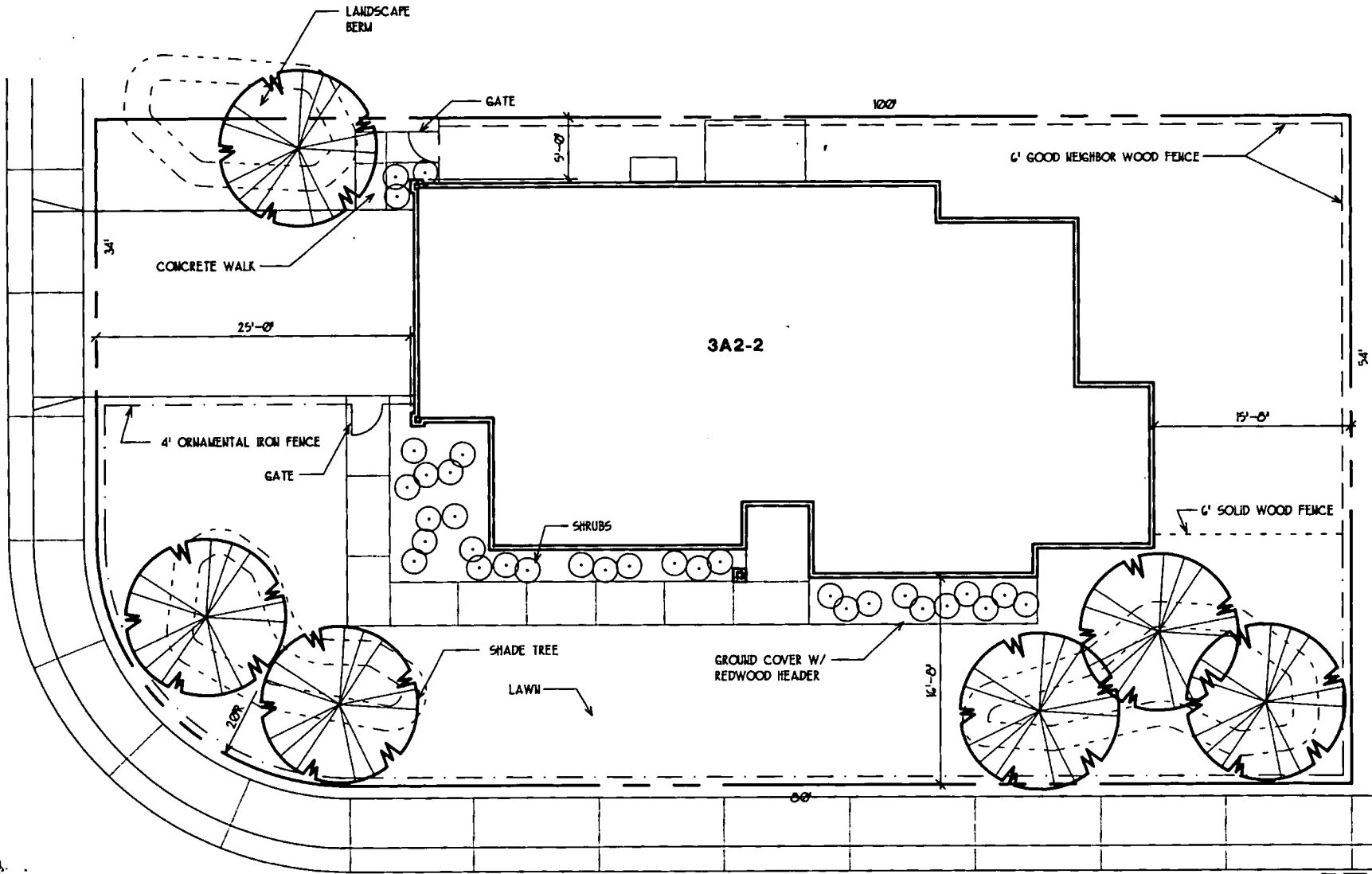
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CITY OF SACRAMENTO
CITY PLANNING DIVISION

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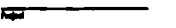
ALMORA STREET



ARCHITECTS • PLANNERS

1111 J STREET, SUITE 100

SACRAMENTO, CALIFORNIA 95811



RCHC RIO LINDA HOUSING
PHASE 1
SACRAMENTO, CALIFORNIA

1111 J STREET, SUITE 100
SACRAMENTO, CALIFORNIA 95811
TEL: 916/441-1111
FAX: 916/441-1112



1" = 10'-0"

1" = 20'-0"

1" = 40'-0"

A2.0

EXHIBIT - C
SITE PLAN

LEGAL DESCRIPTION

LOT 7 IN BLOCK 10

LOT 7 IN BLOCK 10 OF NORTH SACRAMENTO HEIGHTS,
ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE
OFFICE OF THE RECORDER OF SACRAMENTO COUNTY,
CALIFORNIA, ON JUNE 9, 1911, IN BOOK 12 OF MAPS, MAP
NO. 22.

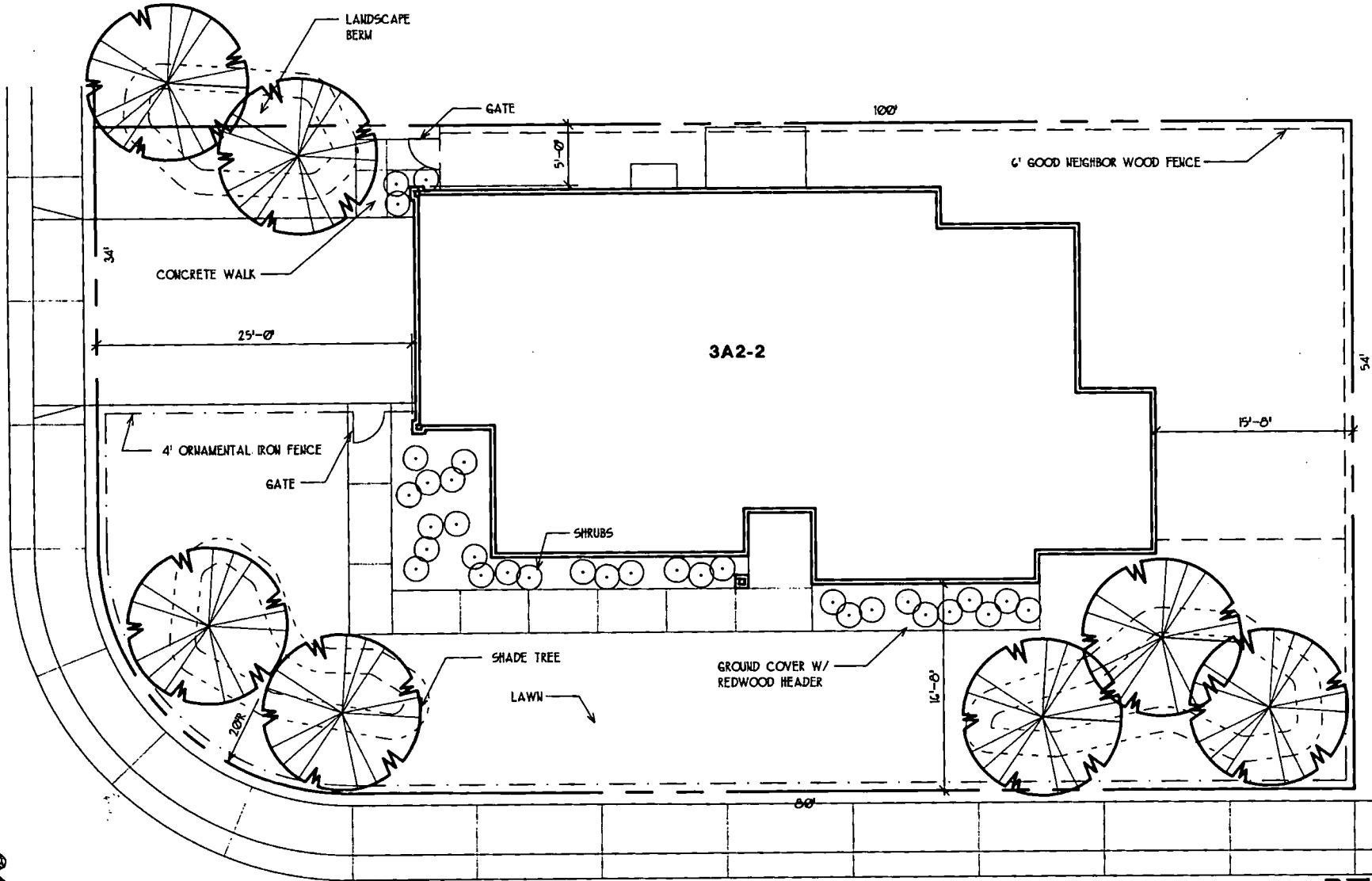
LEGAL DESCRIPTION

LOT 8 IN BLOCK 10

LOT 8 IN BLOCK 10 OF NORTH SACRAMENTO HEIGHTS,
ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE
OFFICE OF THE RECORDER OF SACRAMENTO COUNTY,
CALIFORNIA, ON JUNE 9, 1911, IN BOOK 12 OF MAPS, MAP
NO. 22.

ALMORA STREET

980100



ARCHITECTS & PLANNERS
 1777 Overbank Lane Suite 200
 Citrus Heights, CA 95610
 (916) 722-7288

RCHC RIO LINDA HOUSING
 PHASE 1
 SACRAMENTO, CALIFORNIA

LOT 23 SITE PLAN
 AP • 234-073-001
 AP • 234-073-002



A2.0

CITY OF SACRAMENTO
PLANNING DEPARTMENT
P-92 088

APR 7 1992

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