

P93-173 - BELLEAU WOOD PARCEL MAP

REQUEST:

- A. Tentative Map to subdivide one parcel into two parcels totaling 0.25± partially developed acres in the Standard Single Family (R-1)(EA-4) zone.
- B. Variance to reduce the required rear yard setback from 15 feet to 8 feet for an existing single family residence.
- C. Subdivision Modification to reduce the required depth of a corner parcel from 100 feet to 84 feet.
- D. Subdivision Modification to reduce the required area of a corner parcel from 6,200 square feet to 5,200 square feet.
- E. Subdivision Modification to reduce/waive the parkland dedication in-lieu fees.

LOCATION:

6006 Belleau Wood Lane  
035-0061-001  
Airport Meadowview Community Plan  
Sacramento City Unified School District  
Council District 8

APPLICANT:	Dhanraj Sahadeo, Dan, 758-0387 P.O. Box 653, Davis, CA 95617
OWNER:	Robert Benioff P.O. Box 653, Davis, CA 95617
PLANS BY:	Ken Topper, 2652 Broadway, Sacramento, CA 95819
APPLICATION FILED:	December 10, 1993
STAFF CONTACT:	Cindy Gnos, 264-7636

00801

**SUMMARY/RECOMMENDATION:** The applicant proposes to subdivide one parcel into two parcels. The current parcel contains a single family residence. The applicant proposes to subdivide the parcel into two in order to allow an additional single family residence to be constructed. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. **Staff recommends approval of the project based on its consistency with the adopted plans.**

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (4-8 du/na)
Existing Land Use of Site:	Single Family Residence
Existing Zoning of Site:	R-1(EA-4)

**Surrounding Land Use and Zoning:**

North:	School; R-1(EA-4)
South:	Single Family Residential; R-1(EA-4)
East:	Single Family Residential; R-1(EA-4)
West:	Single Family Residential; R-1(EA-4)

**Setbacks:            Required    Provided**

Front:	25'	25'
Side(St):	12.5'	26'
Side(Int):	5'	5'
Rear:	15'	8'

Property Dimensions:	127' x 164'
Property Area:	0.25± acres
Density of Development:	8 dwelling units per net acre
Square Footage of Existing House:	1,013 square feet
Square Footage of Proposed House:	1,190 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division

00802

**BACKGROUND INFORMATION:** On Tuesday, November 23, 1993, the Zoning Administrator approved with conditions a Zoning Administrator's Special Permit to allow the driveways and entrances for a duplex (two detached units) to be located on the same street for the project known as Z93-091. After this hearing, several of the neighbors met with Councilmember Pannell to discuss their opposition to the project. The primary opposition centered around the fact that as a duplex, the unit could only be a rental. A compromise was reached between the neighbors and the applicant that resulted in this application for a Tentative Map. The subdivision of the parcel allows each unit to be sold individually, with higher probability that they will be owner occupied rather than rented.

**STAFF EVALUATION:** Staff has the following comments:

A. Policy Considerations

The General Plan designates the site Low Density Residential (4-15 du/na). The Airport Meadowview Community Plan designates the site Residential (4-8 du/na). The density of the proposed subdivision is 8 du/na which is consistent with both Plan designations. The Airport Meadowview Community Plan goal is to accommodate projected growth by improving and rehabilitating the existing housing stock and by requiring high quality residential development throughout the community. The subdivision of the property allows for ownership rather than rental opportunities.

B. Tentative Map Design

The subject site is currently developed with a 1,013 square foot single family residence at the corner with vacant yard area behind. The subdivision creates a corner parcel for the existing single family residence and an interior parcel to be developed with a residence in the future. The interior parcel meets the minimum size and area requirements, however, the corner parcel does not. Staff has no objection to the smaller corner parcel provided the parcel not be developed as a duplex in the future. There is adequate yard area for the existing residence. Staff and the Subdivision Review Committee recommend approval of the Tentative Map.

The applicant has also requested a reduction/waiver of the Parkland Dedication in lieu fees. The original proposal to construct a duplex does not require any Parkland Dedication in lieu fees. The conversion of the project to a tentative map, however, requires the payment of the fee. The number of units and the impact of the parks in the City of Sacramento does not change because of the tentative map application. Staff, therefore, recommends approval of the Subdivision Modification.

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C. Site Plan Design/Zoning Requirements

1. Setbacks

The proposed unit on Parcel 1 meets all current setback requirements. The existing unit on Parcel 2, however, requires a variance to reduce the rear yard setback from 15 feet to 8 feet. Staff has no objection to this variance request. Although there is not 15 feet to the rear of the structure, there is a great deal of outdoor area to the west of the structure to function as a rear yard.

2. Parking/Circulation

The Zoning Ordinance requires a single car garage for each single family residence. The existing unit contains a one car garage, which meets the requirement. The unit to be constructed on Parcel 1 includes the provision of a two car garage.

D. Building Design

The applicant is proposing a 1,190 square foot single story residence on the parcel. The exterior material is T-111 wood siding with a composition shingle roof. There is a kitchen nook window and bedroom window facing the street. The front door also faces the street. The plans also indicate the windows facing the street are gridded and trimmed. The design of the unit is compatible with the surrounding area. Staff does, however, suggest the roof be a minimum 30 year laminated dimensional compositions shingle with heavy ridge caps. The garage door should also be a metal sectional door.

PROJECT REVIEW PROCESS:

00304

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a and 15315).

B. Public/Neighborhood/Business Association Comments

The subject site is not located within the boundaries of the Freeport Renovation on the Move neighborhood association. The organization was satisfied with the new structure provided it was a single family residence rather than a duplex. There was confusion, however, about who was the owner of the property, and a concern that the cost of the house was only \$35,000. The applicant, Dan

Sahadeo, is not listed as the property owner, however, Robert Benioff is. Mr. Sahadeo and Mr. Benioff are partners. The \$35,000 figure is only the construction cost of the new unit, not the value of the house and property if it were to be sold.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments primarily deal with the standards about drainage and grading. The comments have been incorporated into the conditions of approval in the attached Tentative Map Resolution (Attachment C).

D. Subdivision Review Committee Recommendation

On January 5, 1994, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Tentative Map, Variance, and Subdivision Modifications. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Adopt the attached Resolution approving the Tentative Map to subdivided one parcel into two parcels.
- B. Adopt the attached Resolution approving the Variance to reduce the required rear yard setback from 15 feet to 8 feet for an existing single family residence.
- C. Adopt the attached Tentative Map Resolution including findings approving the Subdivision Modification to reduce the required depth of a corner parcel from 100 feet to 84 feet.
- D. Adopt the attached Tentative Map Resolution including findings approving the Subdivision Modification to reduce the required area of a corner parcel from 6,200 square feet to 5,200 square feet.

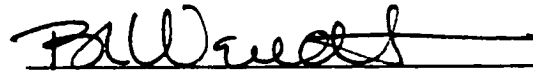
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- E. Adopt the attached Tentative Map Resolution including findings approving the Subdivision Modification to reduce/waive the parkland dedication in-lieu fees.

Report Prepared By,

Report Reviewed By,

  
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 Cindy Gnos, Associate Planner

  
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 Barbara L. Wendt, Senior Planner

Attachments

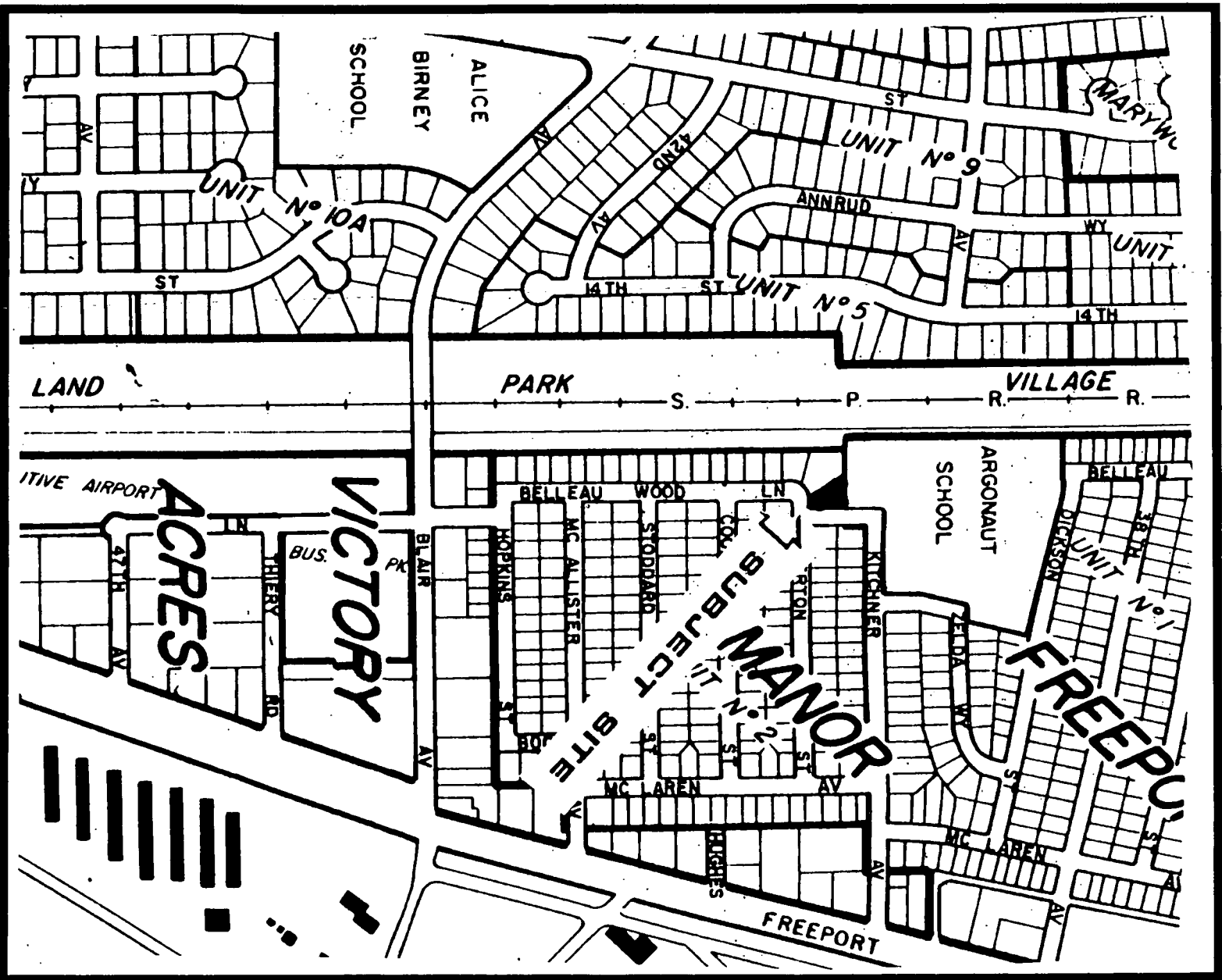
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| Attachment A | Vicinity Map   |
| Attachment B | Land Use and Zoning Map  |
| Attachment C | Resolution Approving Tentative Map and Subdivision Modifications |
| Exhibit C-1  | Tentative Map  |
| Attachment D | Resolution Approving Variance                                    |
| Exhibit D-1  | Site Plan  |
| Exhibit D-2  | Floor Plans  |
| Exhibit D-3  | Elevations   |

P93-173.SR

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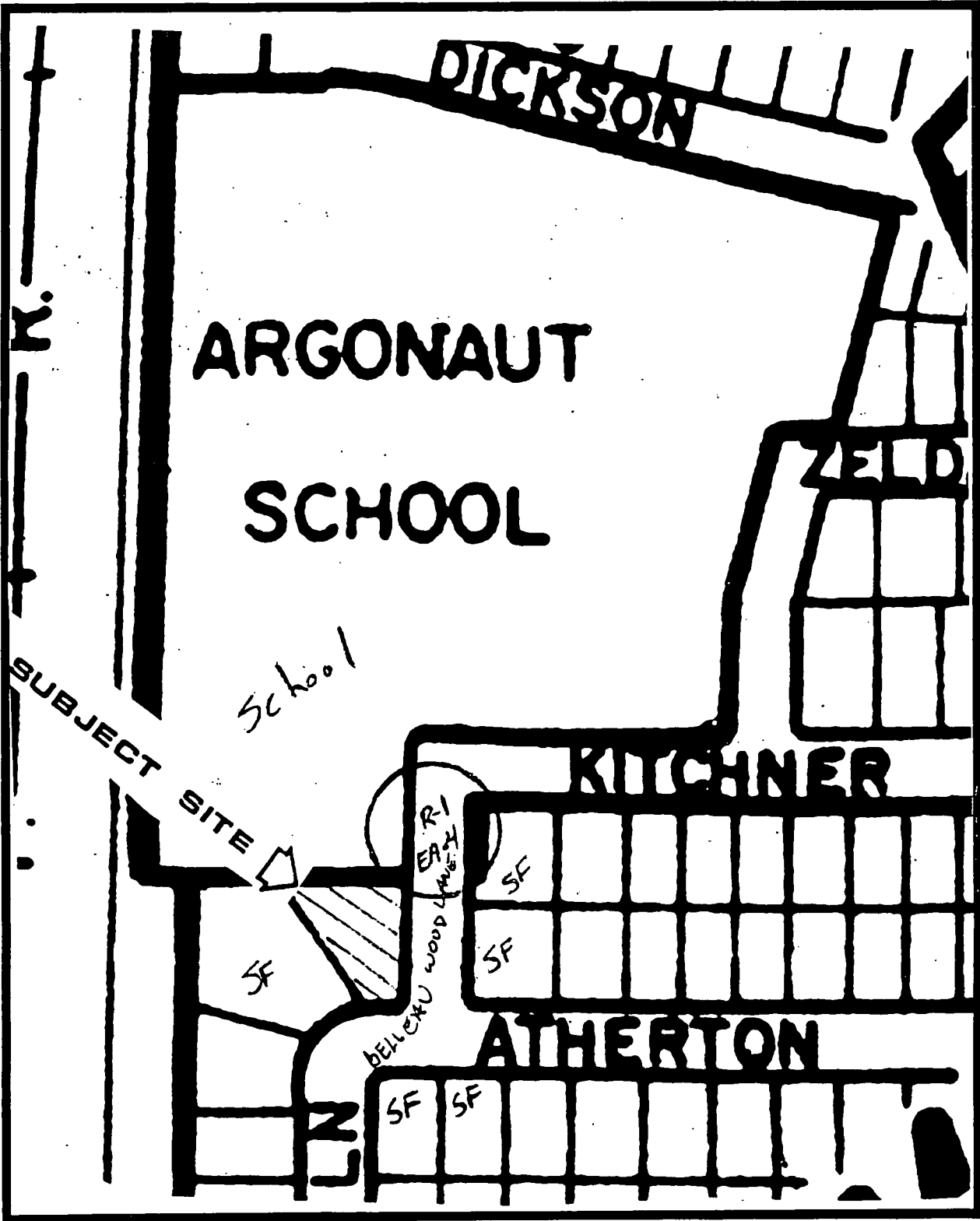
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ATTACHMENT A



VICINITY MAP

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ATTACHMENT C

P93-173

JANUARY 13, 1994

ITEM # 14  
PAGE 9

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JANUARY 13, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED  
AT 6006 BELLEAU WOOD LANE

(P93-173) (APN: 035-0061-001)

WHEREAS, the City Planning Commission on January 13, 1994, held a public hearing on the request for approval of a Tentative Map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA Section 15305a and 15315;

WHEREAS, the Subdivision Review Committee has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The tentative map for the proposed subdivision is hereby approved based upon the findings of fact which follow:

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- A. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
  - B. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code. Both the City General Plan and the Airport Meadowview Community Plan designate the subject site for residential uses.
  - C. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
  - D. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
2. In the matter of the hereby approved requested subdivision modification to reduce lot size and area, and waive the Parkland Dedication fees, the Planning Commission makes the following findings of fact:
- A. The City Planning Commission determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that 1) the size of the corner parcel still is adequate to support the existing single family residence; and 2) the development of the parcel does not impact the City of Sacramento park system.
  - B. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the size of the parcel does not impact the cost, and the development does not have an impact on the park system which warrants the payment of the Parkland Dedication in lieu fee.
  - C. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the corner parcel is adequate in size to support the existing single family residence and the development does not impact the City of Sacramento Park system.
  - D. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

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3. The Tentative Map (Exhibit C-1) for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
- A. Show all existing easements;
  - B. Show location of existing sanitary sewer service. A private easement across Parcel 1 to service Parcel 2 may be required;
  - C. Remove and reconstruct existing deteriorated curb, gutter and sidewalk per City standards;
  - D. Negotiate with the Sacramento City Unified School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the District's Board of Trustees; and
  - E. Dedicate the southwesterly 5 feet of Parcel 1 as a public utility easement for overhead utilities and appurtenances.

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required. All required improvements must be constructed to the City's satisfaction and no improvements may be bonded for or have other securities posted to assure completion. If these conditions cannot be satisfied, a parcel map may be required;
- B. Prepare a grading plan in accordance with the grading ordinance at the time of Building Permit;
- C. Property to be subdivided in accordance with this map 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 review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
- D. Provide separate sewer and metered water services to Parcel 1 at time of Building Permit; and

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E. No duplex will be allowed on Parcel 2 in the future.

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CHAIRPERSON

ATTEST:

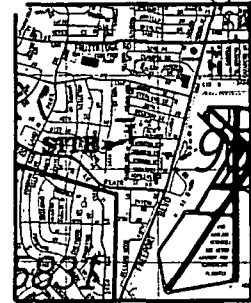
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SECRETARY TO PLANNING COMMISSION

P93-173

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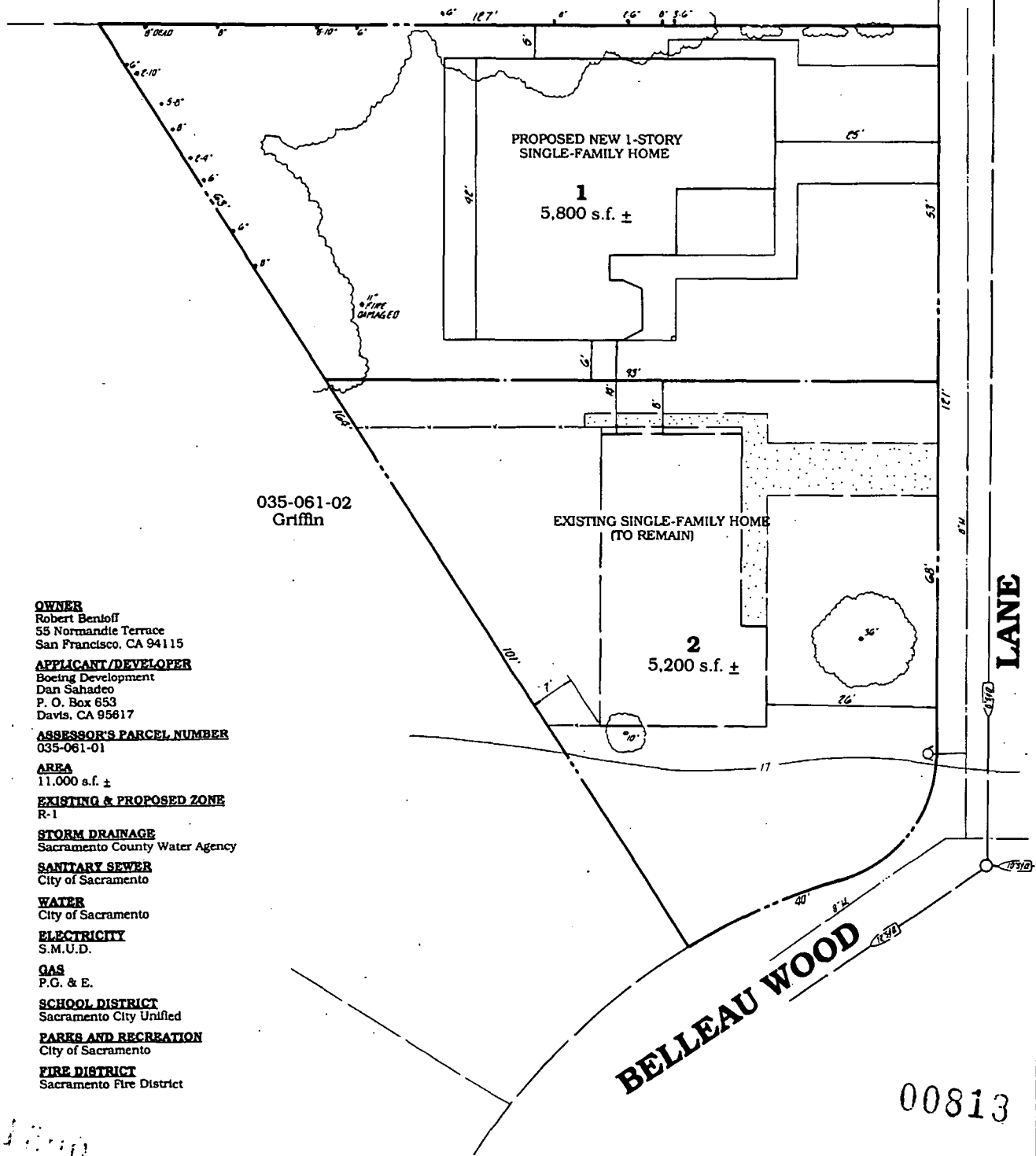


**TENTATIVE MAP  
FOR  
6006 BELLEAU WOOD LANE  
CITY OF SACRAMENTO DECEMBER 1993**



**VICINITY MAP**  
NO SCALE

035-042--6  
Sutterville HTS School District



035-061-02  
Griffin

**OWNER**  
Robert Benloff  
55 Normandie Terrace  
San Francisco, CA 94115

**APPLICANT/DEVELOPER**  
Boeing Development  
Dan Sahadeo  
P. O. Box 653  
Davis, CA 95617

**ASSESSOR'S PARCEL NUMBER**  
035-061-01

**AREA**  
11,000 s.f. ±

**EXISTING & PROPOSED ZONE**  
R-1

**STORM DRAINAGE**  
Sacramento County Water Agency

**SANITARY SEWER**  
City of Sacramento

**WATER**  
City of Sacramento

**ELECTRICITY**  
S.M.U.D.

**GAS**  
P.G. & E.

**SCHOOL DISTRICT**  
Sacramento City Unified

**PARKS AND RECREATION**  
City of Sacramento

**FIRE DISTRICT**  
Sacramento Fire District

**BELLEAU WOOD**

**LANE**

00813

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JANUARY 13, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE FOR PROPERTY LOCATED AT 6006 BELLEAU WOOD LANE

(P93-173) (APN: 035-0061-001)

WHEREAS, the City Planning Commission on January, 13, 1994, held a public hearing on the request for approval of a variance to reduce the rear setback from 15 feet to 8 feet for an existing single family residence for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a and 15315).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variance to reduce the rear setback from 15 feet to 8 feet is hereby approved based upon the following findings of fact:
  - A. 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.
  - B. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
    - 1) it is an existing residence. The new residence will meet all current setback requirements.
    - 2) adequate rear yard area is provided on the interior side of the residence.
  - C. Granting the variance does not constitute a use variance in that single family

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residences are allowed in the Standard Single Family (R-1)(EA-4) zone.

- D. The project is consistent with the General Plan and Airport Meadowview Community Plan which designate the site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na), respectively.
2. The variance for the setback reduction (Exhibits D-1, D-2, D-3) is hereby approved, subject to the following conditions:
- A. The new structure to be built on Parcel 1 shall meet all setback requirements.
  - B. Any additions to the structure on Parcel 2 shall meet all current setback requirements.
  - C. The design of the structure on Parcel 1 shall be as per the submitted plans, including gridded front windows, window trim, and T-111 siding. The plans shall also include:
    - 1) the roof material shall consist of a minimum 30 year laminated dimensional composition shingle.
    - 2) the garage door shall be a metal sectional door.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION

P93-173

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SITE PLAN

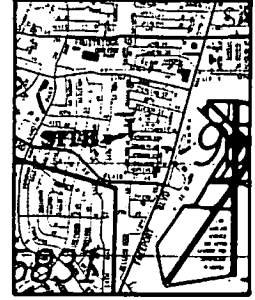
TENTATIVE MAP

FOR

6006 BELLEAU WOOD LANE

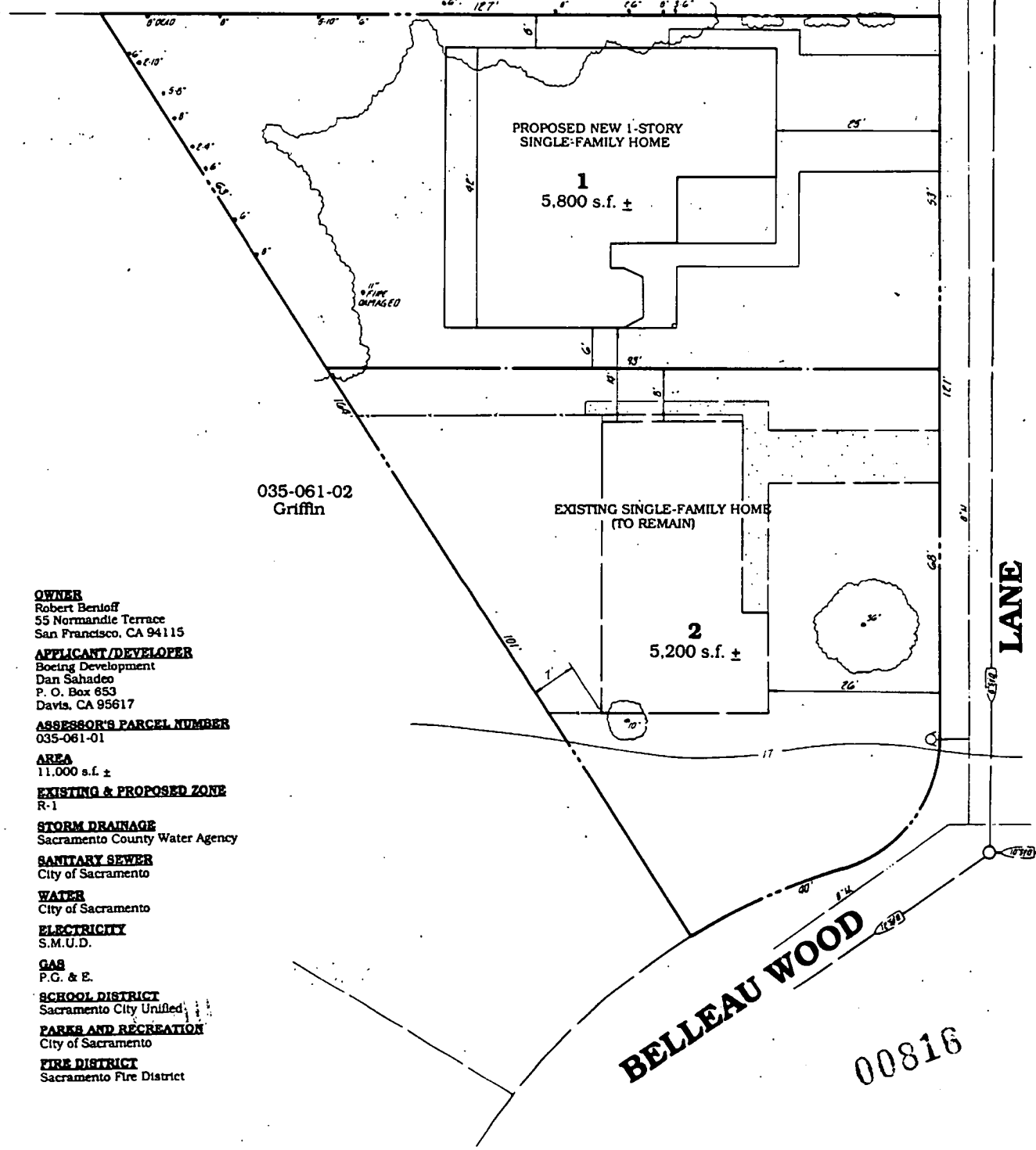
CITY OF SACRAMENTO DECEMBER 1993

Mem #14  
Parcel 16



VICINITY MAP  
NO SCALE

035-042--6  
Sutterville HTS School District



035-061-02  
Griffin

**OWNER**  
Robert Bertoff  
55 Normandie Terrace  
San Francisco, CA 94115

**APPLICANT/DEVELOPER**  
Boeing Development  
Dan Sahadeo  
P. O. Box 653  
Davis, CA 95617

**ASSESSOR'S PARCEL NUMBER**  
035-061-01

**AREA**  
11,000 s.f. ±

**EXISTING & PROPOSED ZONE**  
R-1

**STORM DRAINAGE**  
Sacramento County Water Agency

**SANITARY SEWER**  
City of Sacramento

**WATER**  
City of Sacramento

**ELECTRICITY**  
S.M.U.D.

**GAS**  
P.G. & E.

**SCHOOL DISTRICT**  
Sacramento City Unified

**PARKS AND RECREATION**  
City of Sacramento

**FIRE DISTRICT**  
Sacramento Fire District

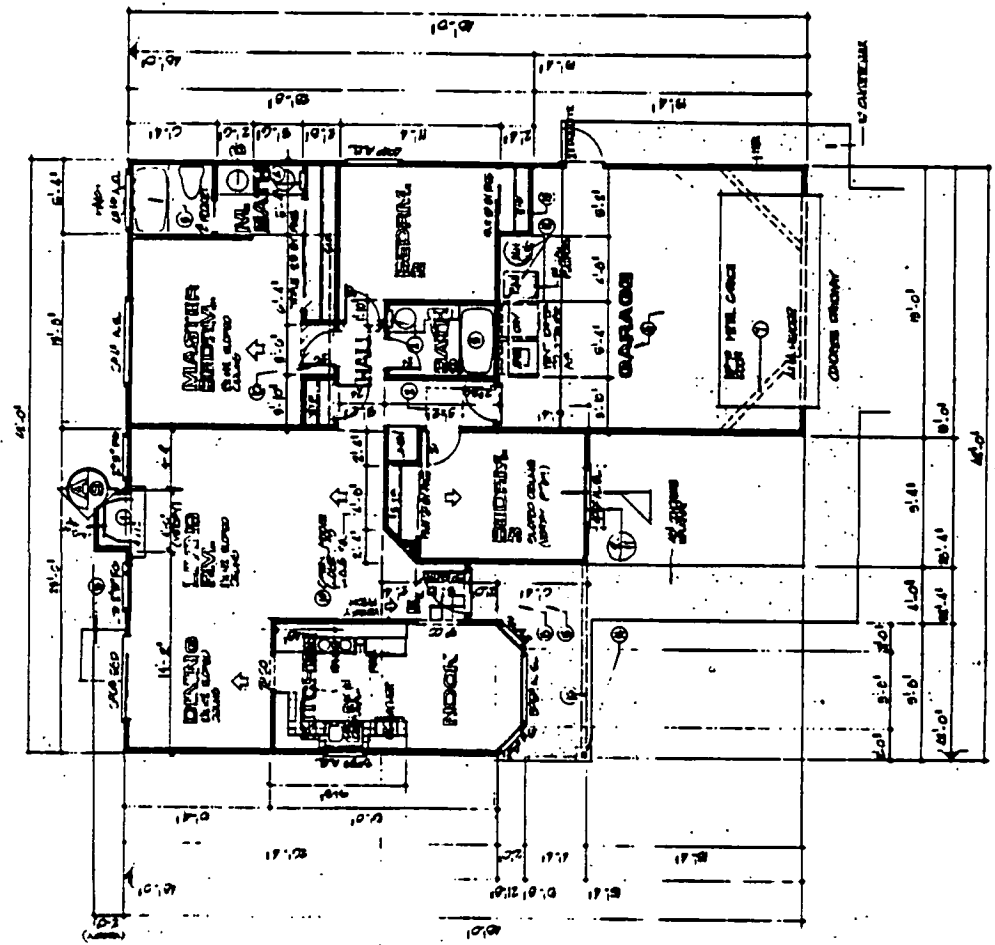
BELLEAU WOOD LANE  
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DATE: 1/13/93	PROJECT: BOWEN DEVELOPMENT	CLIENT: LARRY DREWS/BURGER
DESIGNER: [Signature]	CONTRACT NO.:	DATE: 1/13/93

NOTES:

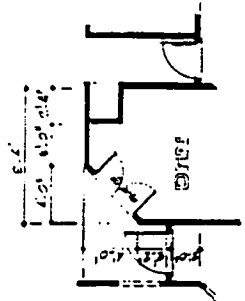
- 1. ALL MATERIAL TO BE DELIVERED TO SITE BY DATE OF SETBACK.
- 2. ALL EXTERIOR WALLS TO BE 8" CMU WITH INSULATION.
- 3. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
- 4. ALL EXTERIOR WINDOWS TO BE WEATHERSTRIPPED.
- 5. ALL INTERIOR RECEPTILES TO BE 1/2" GALV. STEEL.
- 6. ALL INTERIOR DOORS TO BE 1 3/4" MINOR-THICKNESS CORE.
- 7. ALL INTERIOR PARTITION WALLS TO BE 5/8" GYPSUM BOARD.
- 8. ALL INTERIOR PARTITION WALLS TO BE WEATHERSTRIPPED.
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FLOOR PLAN

**GENERAL NOTES**

1. ALL MATERIAL TO BE DELIVERED TO SITE BY DATE OF SETBACK.
2. ALL EXTERIOR WALLS TO BE 8" CMU WITH INSULATION.
3. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
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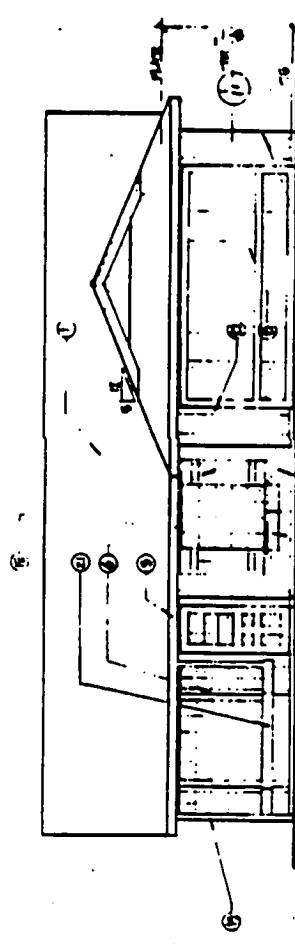
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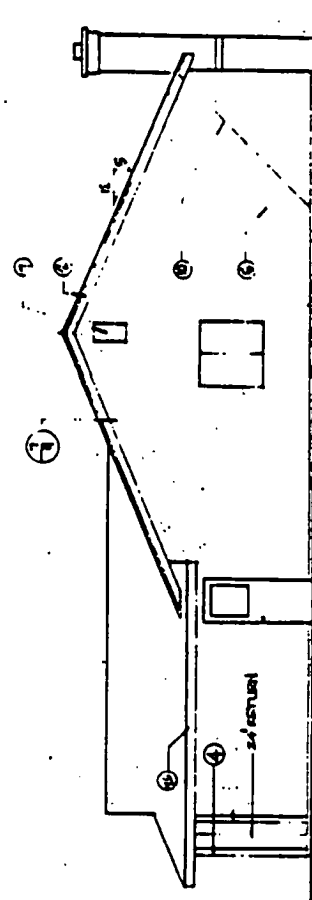
CONTRACT NO. 193  
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 CLIENT: LARRY DREWS/BURGER  
 DATE: 1/13/93  
 DESIGNER: [Signature]
 CONTRACTOR: [Signature]

ELEVATION A

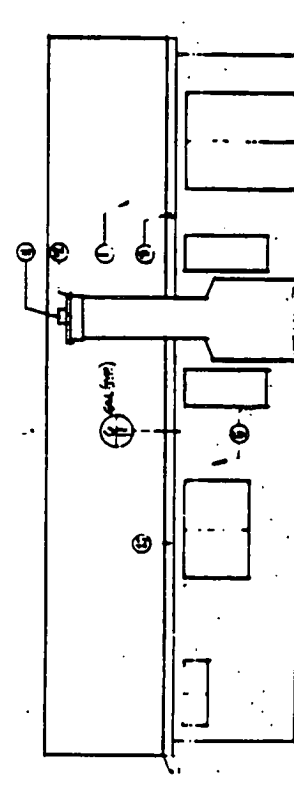
- 1 composite roof
- 2 two windows on W side
- 3 small porch at entrance
- 4 two/one gable porch
- 5 full width
- 6 two window porch
- 7 window at outside entry
- 8 porch on W side with
- 9 two/one gable porch
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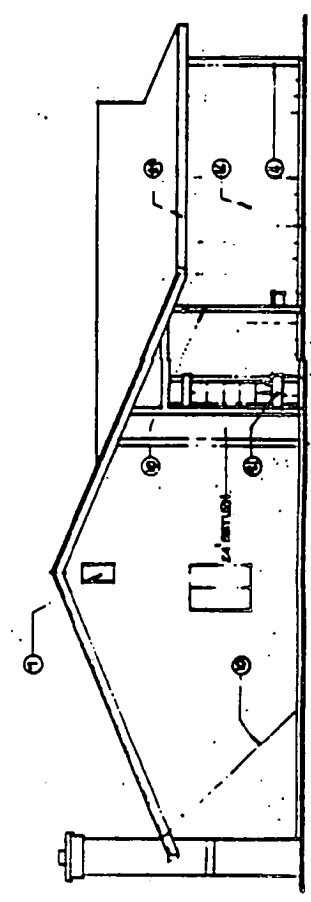
FRONT



RIGHT



REAR



LEFT

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