

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

APPLICANT	Gardner-Feusi Co., 1722 Professional Dr., Sacramento, CA 95825				
OWNER	Vernon L. Armstrong, 4209 26th Street, Sacramento, CA 95820				
PLANS BY	Gardner-Feusi Company				
FILING DATE	10-1-90	ENVIR. DET.	Negative Declaration	REPORT BY	DCS
ASSESSOR'S PCL. NO.	021-0192-001 and 011				

- APPLICATION:**
- A. Negative Declaration;
 - B. Tentative Map to subdivide 2.83± partially developed acres into 15 single family lots in the Standard Single Family (R-1) zone;
 - C. Variance to create four parcels less than 100 feet in depth;
 - D. Subdivision Modification to create four parcels less than 100 feet in depth.

LOCATION: 4209 76th Street and 1700 17th Avenue.

PROPOSAL: The applicant is requesting a tentative map to subdivide 2.83± partially developed acres into 15 single family lots in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Two single family dwellings and accessory buildings, to be removed

Surrounding Land Use and Zoning:

North: Industrial, M-1	Setbacks: Required: Provided:
South: Residential, R-1	Front: 25' Setbacks
East: Residential, R-1	Side(Int): 5' Will Be
West: Residential, R-1	Side(St): 12.5' Provided
	Rear: 15' As Required

Property Dimensions:	236' X 432'
Property Area:	2.83± gross acres, 2.39± net acres
Density of Development:	6.25± d.u. per net acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 28, 1991, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to

recommend approval of the tentative map subject to the conditions of approval listed below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 2.83± partially developed acres in the Standard Single Family (R-1) zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land use and zoning to the south, west and east are Single Family Residential (R-1). To the north is an industrial building in the Light Industrial (M-1) zone.

B. Applicant's Proposal

The applicant is requesting a tentative map to subdivide 2.83± partially developed acres into 15 lots in the Standard Single Family (R-1) zone. In addition to the tentative map, a variance, and a subdivision modification are requested. The variance and subdivision modification would allow the creation of four parcels with depths less than 100 feet.

C. Staff Analysis

Site Design and Lot Layout- The subdivision would create 15 single family lots. The single family lots primarily range from approximately 5200 to 6400 square feet in size. There are two existing residential units and several accessory buildings which will be demolished to accommodate the development.

The area available for the subdivision is limited by surrounding development. Because of this, four lots (Nos. 5, 6, 10 and 11) will have depths less than the required 100 feet. A variance and subdivision modification are necessary to allow the creation of substandard lots.

Variance/ Subdivision Modification- The applicant is requesting a variance and subdivision modification to create four lots with depths less than 100 feet. Lots 5, 6, 10 and 11, will average a little over 90 feet in depth upon completion. Although the lots are shallow, the lot widths are a little wider than normal to compensate. Interior lots are 5200 square feet, corner lots are 6200 square feet in size.

In addition, the project is subject to the existing development constraints of area. Seventeenth Avenue and Eighteenth Avenue are existing streets located to the north and south of the property, respectively. These two streets limit the possibility of obtaining additional land to the north or south. The City's standard 44' wide right-of-way is also required for the new cul-de-sac in the center of the development which also limits the amount of area available for the subdivision. To the east and west are existing residential subdivisions which limit development in those directions. Although specific buildings have not been established

for the project, the applicant has submitted an exhibit showing building setbacks and examples of floor plans that could be constructed on the site (Exhibits B, C-1 and C-2). Staff supports the variance and subdivision modification requests as there are significant development constraints which impede the design of the project; the four lots meet the minimum lot area for interior and corner lots; and, information has been provided which demonstrates that development is feasible on the site.

Policy Considerations- The proposed 15 lot subdivision will result in a density of 6.25 dwelling units per net acre. This density is consistent with the site's General Plan designation of Low Density Residential (4-15 du/na).

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures intended to reduce significant environmental impacts are listed below.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map to subdivide 2.83± partially developed acres into 15 single family lots subject to conditions and forward to the City Council;
- C. Approve the Variance to create four parcels less than 100 feet in depth based on the findings of fact which follow; and,
- D. Recommend approval of the Subdivision Modification to create four parcels less than 100 feet in depth and forward to the City Council.

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 noted:

1. Provide standard subdivision improvements on Alice Court and remove existing improvements on 76th Street to construct Alice Court 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. 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;

5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
6. Meet all County Sanitation District requirements;
7. Submit a soils test prepared by a registered engineer to be used in street design;
8. Dedicate a standard 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways;
9. Dedicate a 12.5-foot public utility easement for underground and overhead facilities and appurtenances adjacent to 76th Street;
10. Dedicate an additional two feet along 17th Avenue, 18th Avenue and 76th Street to provide a 22 foot half street;
11. Provide street lights to the satisfaction of the Electrical Section of the Engineering Division;
12. The City Building Division shall inspect the two existing dwellings to determine if they are structurally capable of relocation. If they are found to be worthy of relocation, the applicant shall make the structures available for relocation. The applicant shall be responsible for advertising their availability in a local newspaper. The advertisement shall run 30 days if structure is offered at no charge or at a nominal cost (\$1.00). Or, 60 days if the structure is to be sold at a higher price.
13. Individual dwellings shall be subject to the review and approval of the Design Review Board staff prior to issuance of a building permit. If model homes are provided for the subdivision, only the model homes shall require approval.

Mandatory Mitigation Measures

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 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.

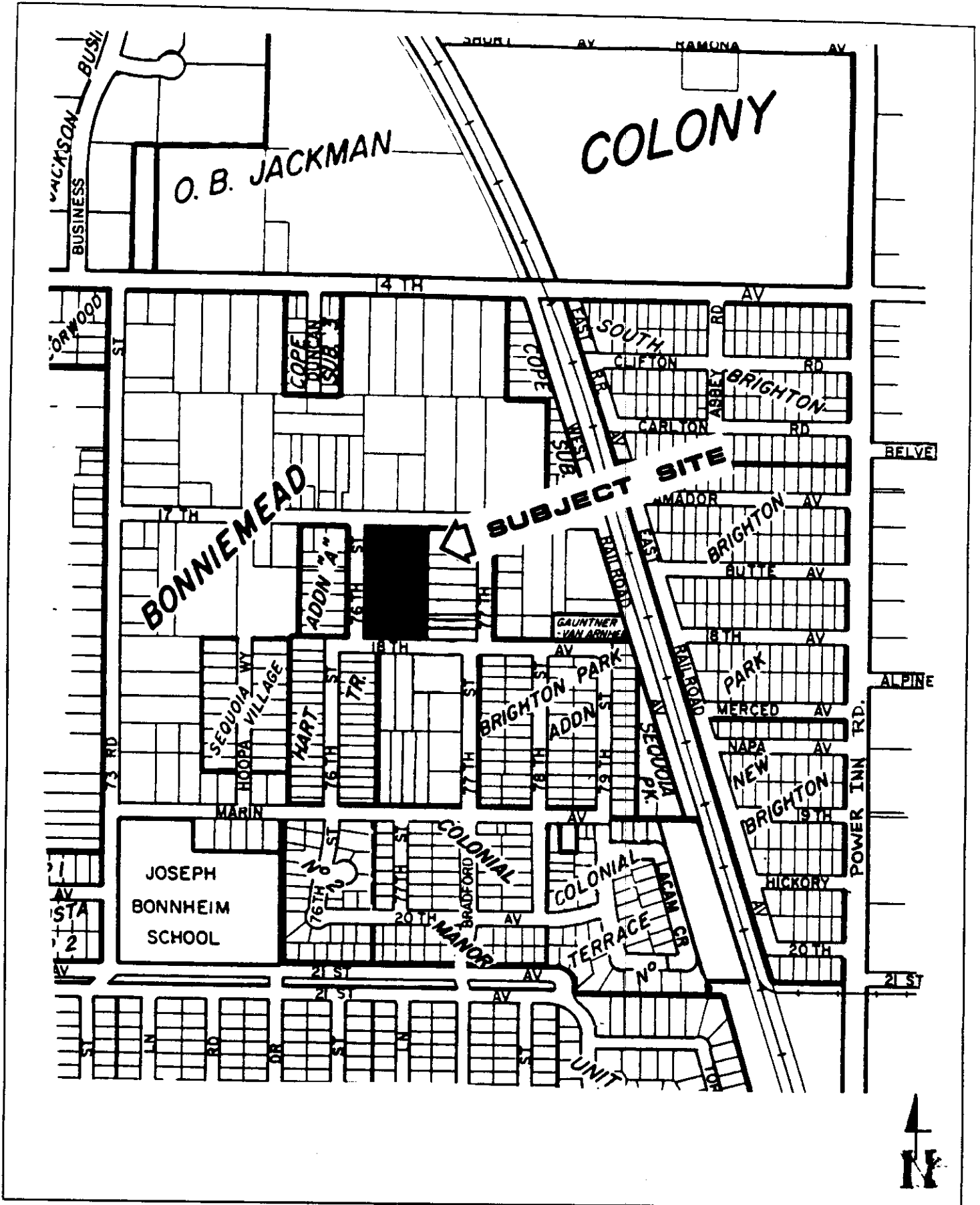
Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.

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. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
6. Increase the frequency of city street cleaning along streets in the vicinity of the construction site.
7. Save the 10" eucalyptus on lot 4, 13" eucalyptus on lot 5, and the 30" eucalyptus on lot 9. Prior to grade changes or demolition of residences, place a chain link construction barrier around the dripline of the trees. No parking of vehicles or storage of materials or grade changes within this area.
8. For the 32" eucalyptus tree (on lot 8) scheduled for removal, the developer/ subdivider shall replace with two 15 gallon trees.
9. The applicant will comply with the following State regulations:
 - o Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
 - o California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
 - o Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet if asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

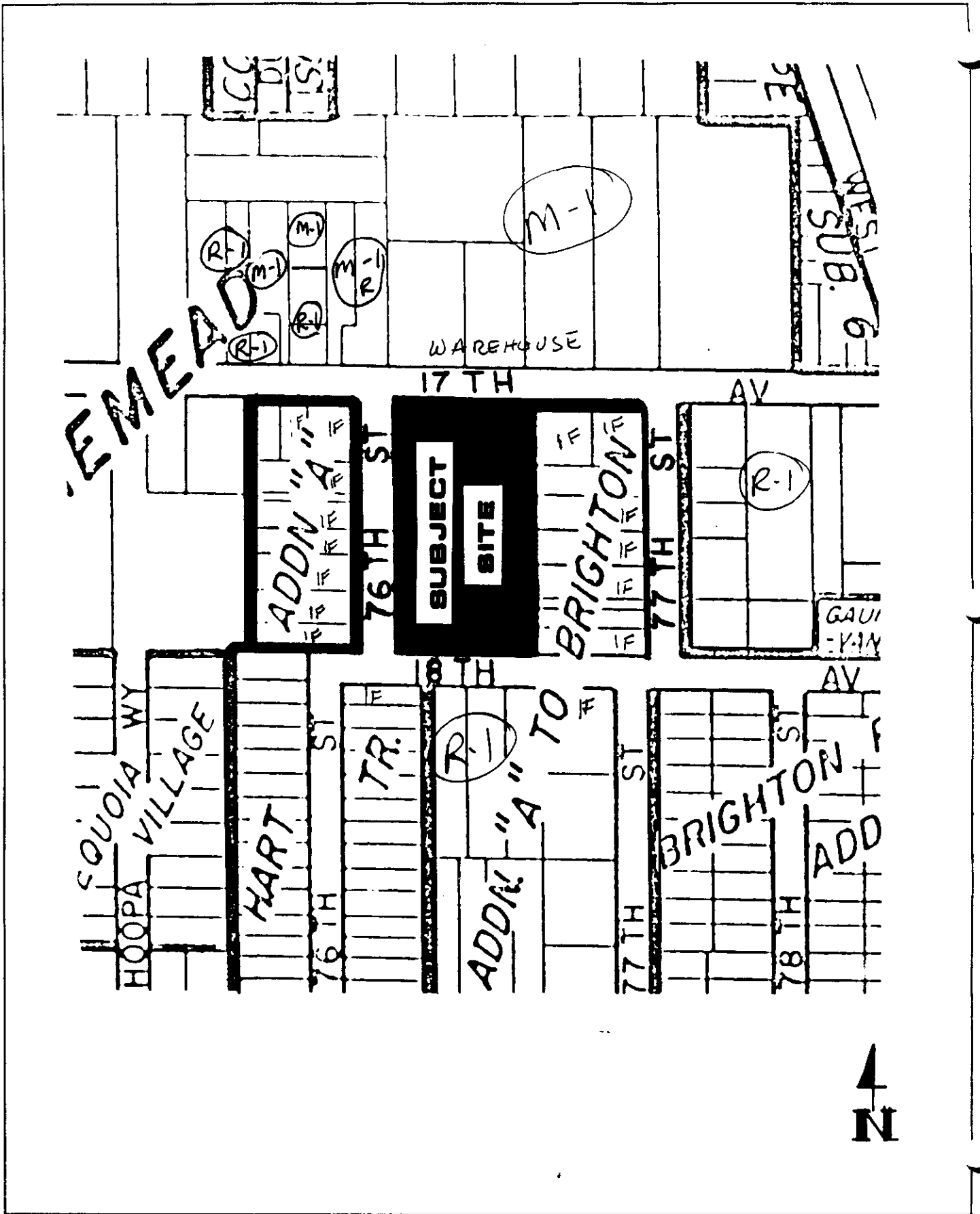
In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

Findings of Fact:

1. Granting the Variance does not constitute a special privilege extended to one property owner in that variances would be granted to other property owners facing similar circumstances.
2. Granting the variance does not constitute a use variance in that an residential uses are allowed in the R-1 zone.
3. The project is consistent with the General Plan which designates the site low density residential.



VICINITY MAP

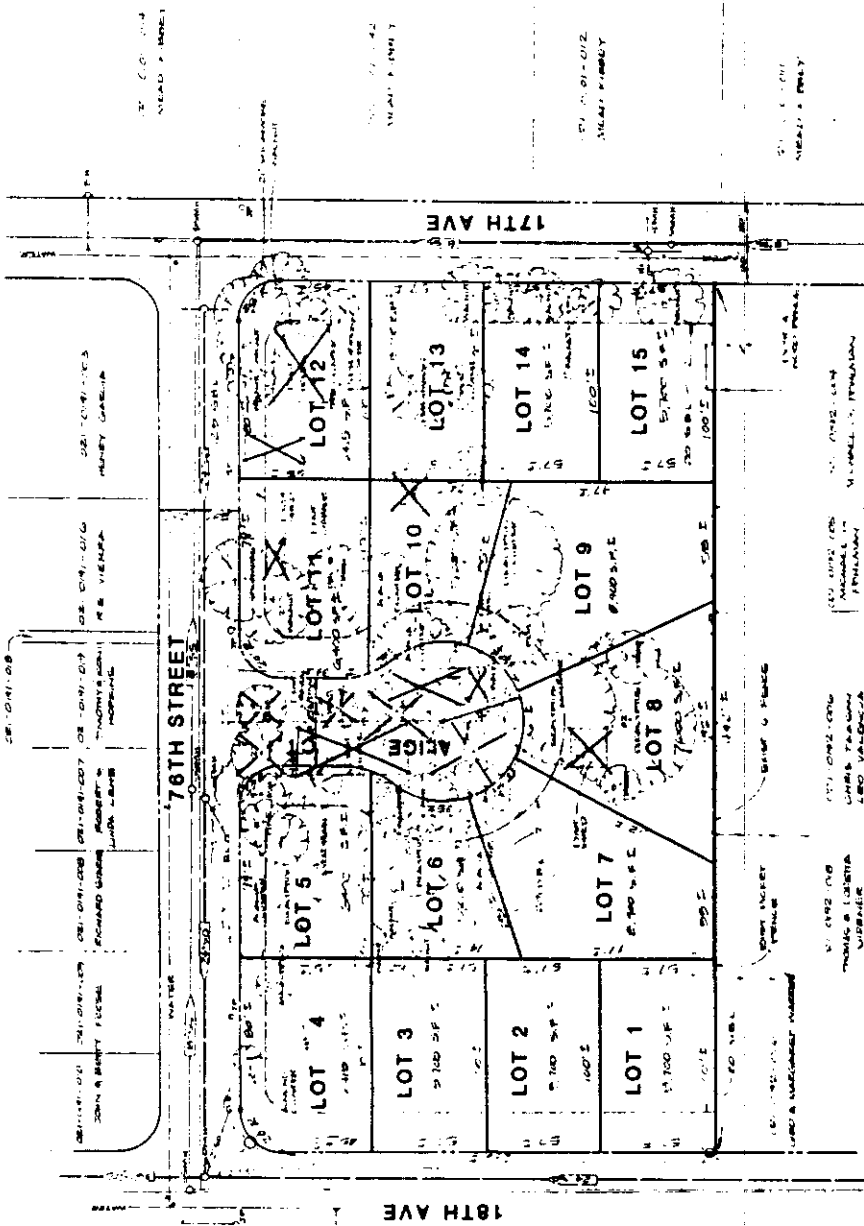


LAND USE & ZONING MAP

TENTATIVE MAP

FOR
7600 17TH AVE & 4209 76TH ST
 CITY OF SACRAMENTO, CALIFORNIA

LOCATION MAP



PROJECT DATA

RECORD OWNER(S) SUBSIDIES: SACRAMENTO UNIVERSITY
 ADDRESS: 1722 PROFESSIONALS BLVD
 SACRAMENTO, CA 95825
 PHONE: (916) 485-1177

EXISTING ZONING: R-1
 PROPOSED ZONING: R-1
 PROPOSED USE: RESIDENTIAL
 PROPOSED IMPROVEMENTS: AS REQUIRED
 ACRES: 2.4 NET, 2.0 GROSS
 LEGAL DESCRIPTION: SACRAMENTO UNIVERSITY
 WATER SUPPLY: SACRAMENTO CITY OF SACRAMENTO
 SEWER DISPOSAL: SACRAMENTO CITY OF SACRAMENTO
 FIRE DISTRICT: SACRAMENTO CITY OF SACRAMENTO
 SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED

LEGEND

TREE TO BE REMOVED
 SOME DETAILED TO BE REVISED

ALICE TRACT



REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 No. 10118
 EXPIRES 12/31/11

BENCHMARK
 1722 PROFESSIONALS BLVD
 SACRAMENTO, CA 95825
 (916) 485-1177

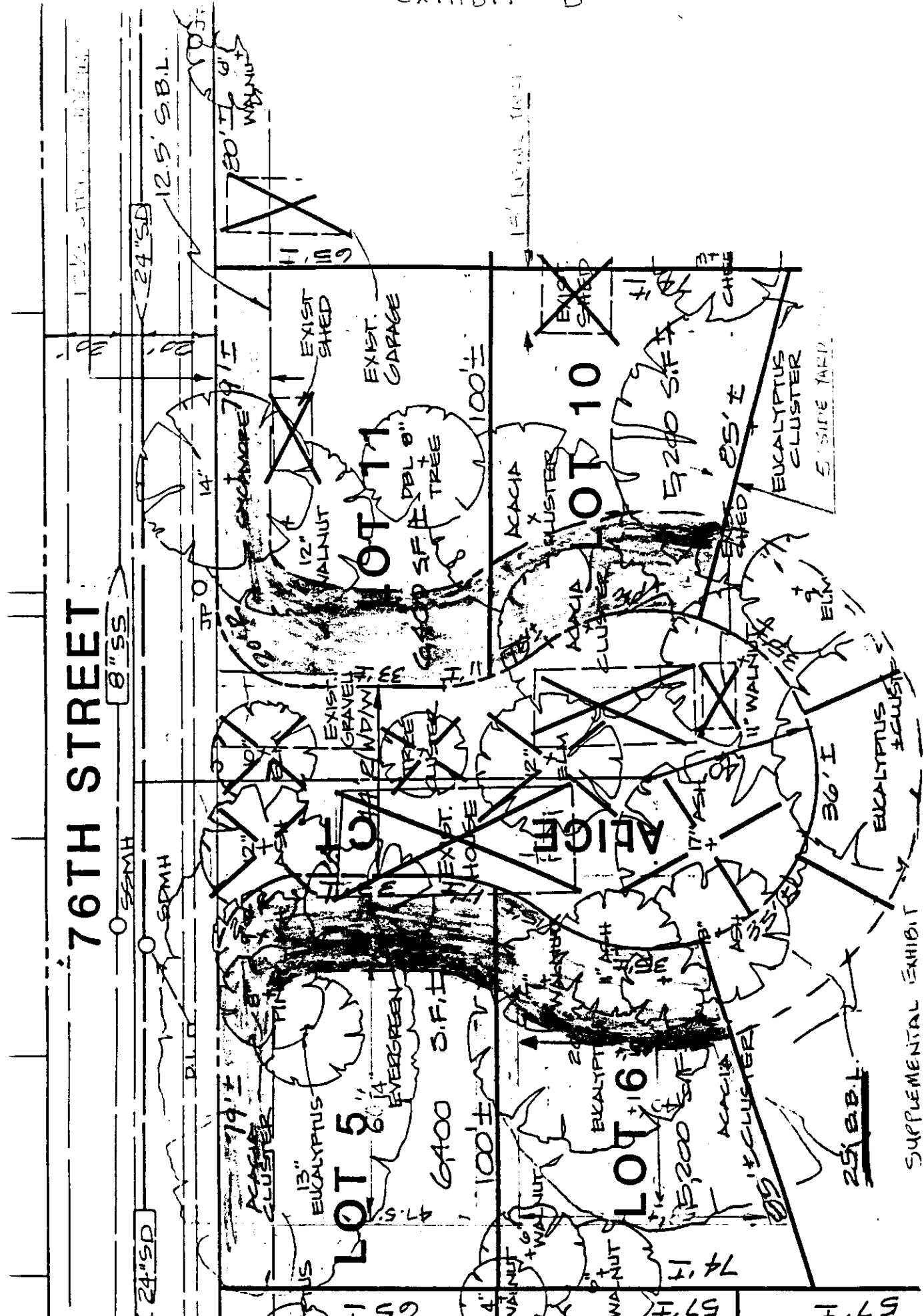
OWNER:
 SACRAMENTO UNIVERSITY
 1722 PROFESSIONALS BLVD
 SACRAMENTO, CA 95825
 (916) 485-1177

ALICE TRACT
 TENTATIVE MAP

ALMAZ
 7600 17TH AVE &
 4209 76TH ST

90-67

76TH STREET



SUPPLEMENTAL EXHIBIT
FOR TENTATIVE MAP
FOR

7600 175 AVENUE & ALICE TRACT

P 90-450

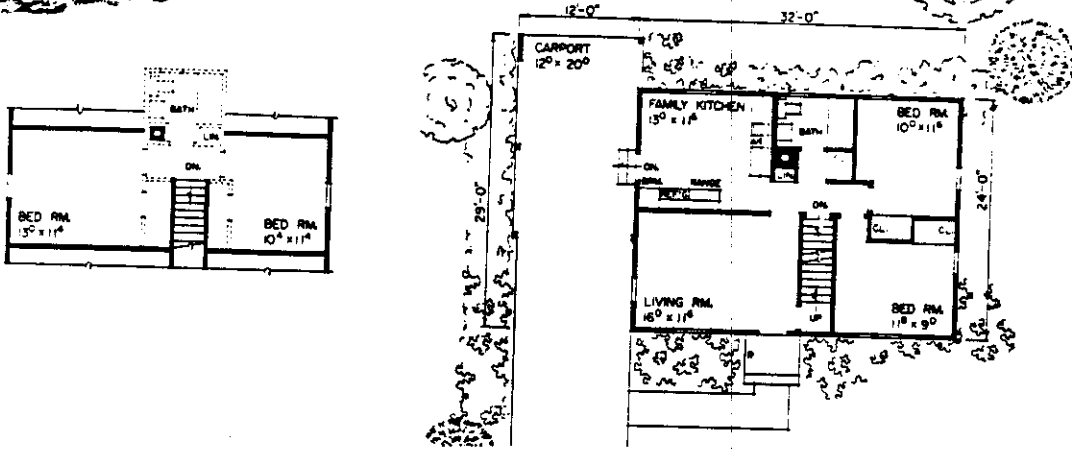
EXHIBIT C-1



Design T11372

768 Sq. Ft. - First Floor
 432 Sq. Ft. - Second Floor
 17,280 Cu. Ft.

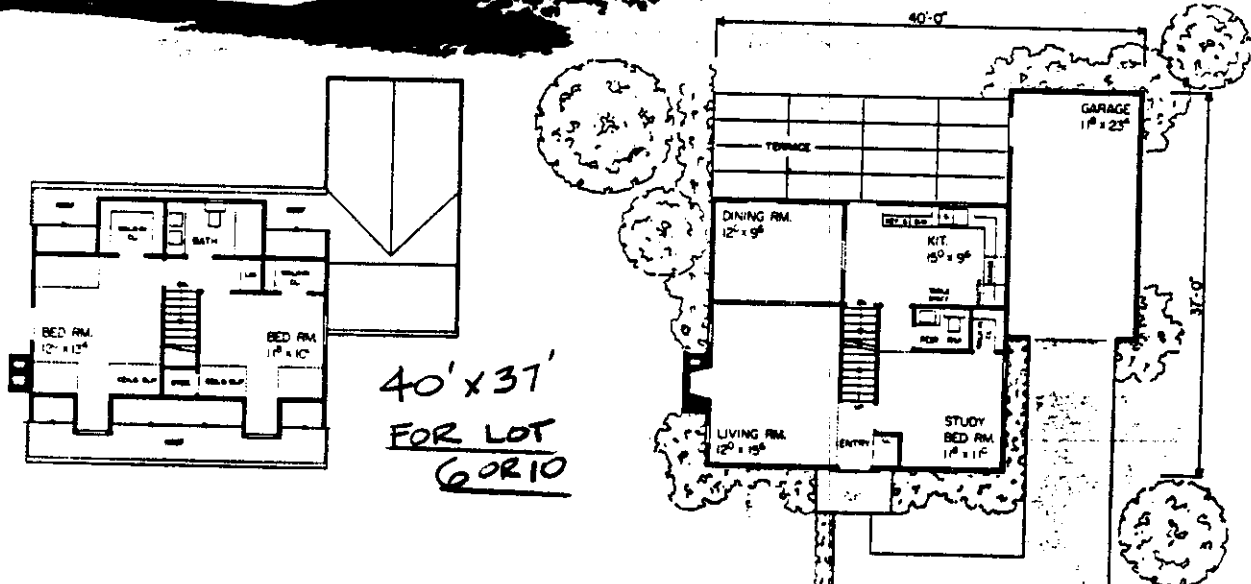
● Low cost livability could hardly ask for more. Here, is an enchanting exterior and a four bedroom floor plan. Note stairs to basement.



Design T12162

741 Sq. Ft. - First Floor
 504 Sq. Ft. - Second Floor
 17,895 Cu. Ft.

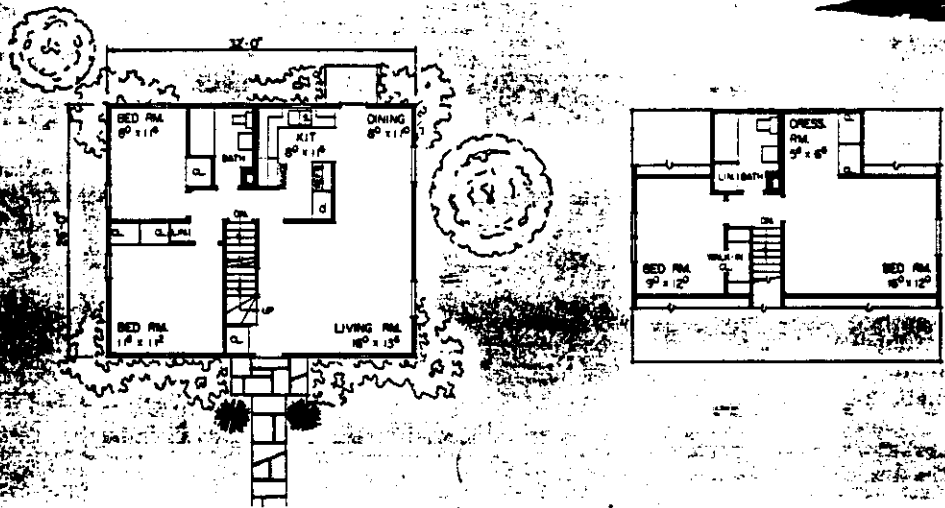
● This economical design delivers great exterior appeal and fine livability. In addition to kitchen eating space there is a separate dining room.



Design T11394

832 Sq. Ft. - First Floor
 512 Sq. Ft. - Second Floor
 18,453 Cu. Ft.

● The growing family with a restricted building budget will find this a great investment - a convenient living floor plan inside an attractive facade.

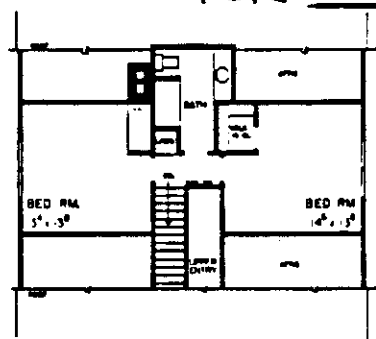
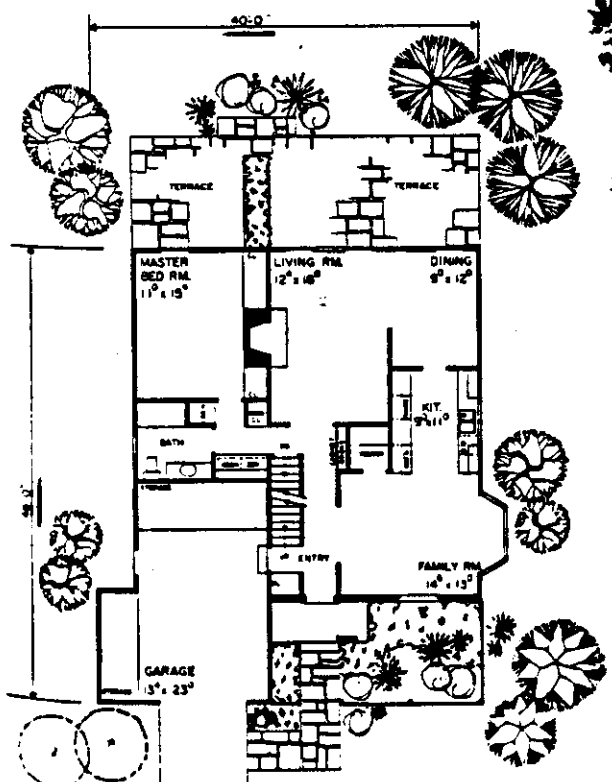


Design T12510

1,191 Sq. Ft. - First Floor
 533 Sq. Ft. - Second Floor
 27,500 Cu. Ft.



40' x 45' ±
 FOR LOT 5 OR 11



● The pleasant in-line kitchen is flanked by a separate dining room and a family room. The master bedroom is on the first floor with two more bedrooms upstairs.