

STAFF REPORT AMENDED 6-9-83
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Robert J. Feusi, C.E. - 4449 Edison Avenue, Sacramento, CA 95821				
OWNER	Ollie & Annie Bailey - 5216 Ehrhardt Avenue, Sacramento, CA 95823				
PLANS BY	Robert J. Feusi, C.E. - 4449 Edison Avenue, Sacramento, CA 95821				
FILING DATE	4-26-83	50 DAY CPC ACTION DATE		REPORT BY:	JP:sg
NEGATIVE DEC.	5-27-83	EIR		ASSESSOR'S PCL. NO.	117-132-19

- APPLICATION:
1. Negative Declaration
 2. Rezone from Agricultural (A) to Single Family (R-1)
 3. Tentative Map to divide 1± acre into 2 parcels
 4. Subdivision Modification to create a flag-shaped lot (withdrawn)
 5. Subdivision Modification to create a lot in excess of 160 feet deep
 6. Subdivision Modification to waive sewer and water services to Parcel B

LOCATION: 5216 Ehrhardt Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 1± acre into two parcels to accommodate a new single family residential unit and an existing residence.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	Agricultural
Existing Land Use of Site:	Single family residence
Surrounding Land Use and Zoning:	
North: Vacant; R-1	
South: Vacant; A	
East: Valley Hi Baptist Church; A	
West: Vacant; A	
Parking Required:	2 spaces
Parking Provided:	2 spaces
Property Dimensions:	186' x 271'
Property Area:	1.16 acres
Square Footage of Building:	Existing: 2,600± sq. ft.; Proposed: 2,800± sq. ft.
Topography:	Flat
Utilities:	Existing and to be provided
Exterior Building Colors:	Undetermined
Exterior Building Materials:	Wood and stucco

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 25, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the following conditions: The applicant shall satisfy each of these conditions prior to the filing of the final map unless a different time for compliance is specifically stated:

1. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits.
2. 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.
3. Eliminate circular driveway.
4. The applicant shall remove the existing garage on Parcel B or bring it into conformance with the Zoning and Subdivision Ordinances prior to the filing of the final map.

Informational Item: Standard public utility easements will be required along all street frontages.

STAFF EVALUATION: Staff has the following comments in regard to this project:

1. The subject site consists of a 50,406 square foot (1.16 acre) parcel with one single family residence and a detached garage (Exhibit A) in the Agricultural (A) zone. The applicant proposes to split the parcel into two lots in order to build a new single family residence (Exhibits B and C). The applicant anticipates selling the parcel on which the existing residence is located after construction of the new home has been completed.
2. In splitting the parcel, the applicant will have created a flag-shaped lot in excess of 160 feet deep. While the creation of flag-shaped lots are discouraged, it would be possible in the future to further subdivide this lot (Exhibit D). This lot conforms to the minimum frontage requirements as it has over 52 feet of street frontage. Staff, therefore, has no objection to the creation or the depth of the flag-shaped parcel. A subdivision modification for the flag-shaped lot is not necessary and has been withdrawn.
3. The new parcel created by the lot split will have the detached garage located on it while the existing residence will be located on the other parcel. According to the Zoning Ordinance, detached accessory structures must be located on the same parcel as the main structure. The applicant, however, desires to use the existing garage as an accessory structure for the residence proposed for the new parcel. Staff recommends that the applicant post a bond on the existing garage until the new residence is constructed. If the residence is not constructed, the applicant will be required to remove the garage from the parcel.

In addition, approximately one foot of the east side of the detached garage is located on the adjacent property to the east. The applicant shall be required to have the detached structure located entirely on the subject site or remove the garage before the filing of the final map.

4. The Water and Sewer Department has requested that a note be placed on the final map stating that water and sewer service connections do not exist between the main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits.

5. The Planning and Community Services Department has determined that .0149 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
6. The Traffic Engineering Department has requested that the circular driveway be eliminated.
7. Staff has no objection to the proposed rezoning and division of the subject site. The parcel is in an area that is currently being developed with single family residences. The proposed development will not change the character of the area as single family residences are allowed under the General Plan and the Valley Hi Community Plan. In addition, the rear portion of Parcel B can be further subdivided in the future as indicated in Exhibit D.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Rezoning from Agricultural (A) to Single Family Residential (R-1).
3. Approval of the Tentative Map subject to conditions which follow.
4. Approval of the Subdivision Modification to create a lot in excess of 160 feet deep.
5. Approval of the Subdivision Modification to waive sewer and water services to Parcel B.

Conditions - Tentative Map

- a. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcel B. These services must be paid for and installed at the time of obtaining building permits.
- b. 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.
- c. Eliminate circular driveway.
- d. The applicant shall remove the existing garage on Parcel B or bring it into conformance with the Zoning and Subdivision Ordinances prior to the filing of the final map.
- e. *The applicant shall post a bond or certificate of deposit with the City to cover the demolition costs of the existing detached garage until the new residence is constructed within two years. If the residence is not constructed, the garage shall be removed at the owner's expense. (deleted by CPC)*
 The applicant shall enter into an agreement with the City which will require applicant to remove, at his expense, the detached garage unless the new residence is constructed within two years of the approval of the tentative map. The owner's performance of the agreement shall be secured by a bond or certificate of deposit with the City. (added by CPC)

Location Map



R-1

A

R-3

R-1

Subject Site

A

R-1

R-1

A

R-1

A

R-1

00337 R-1

15

P

83130

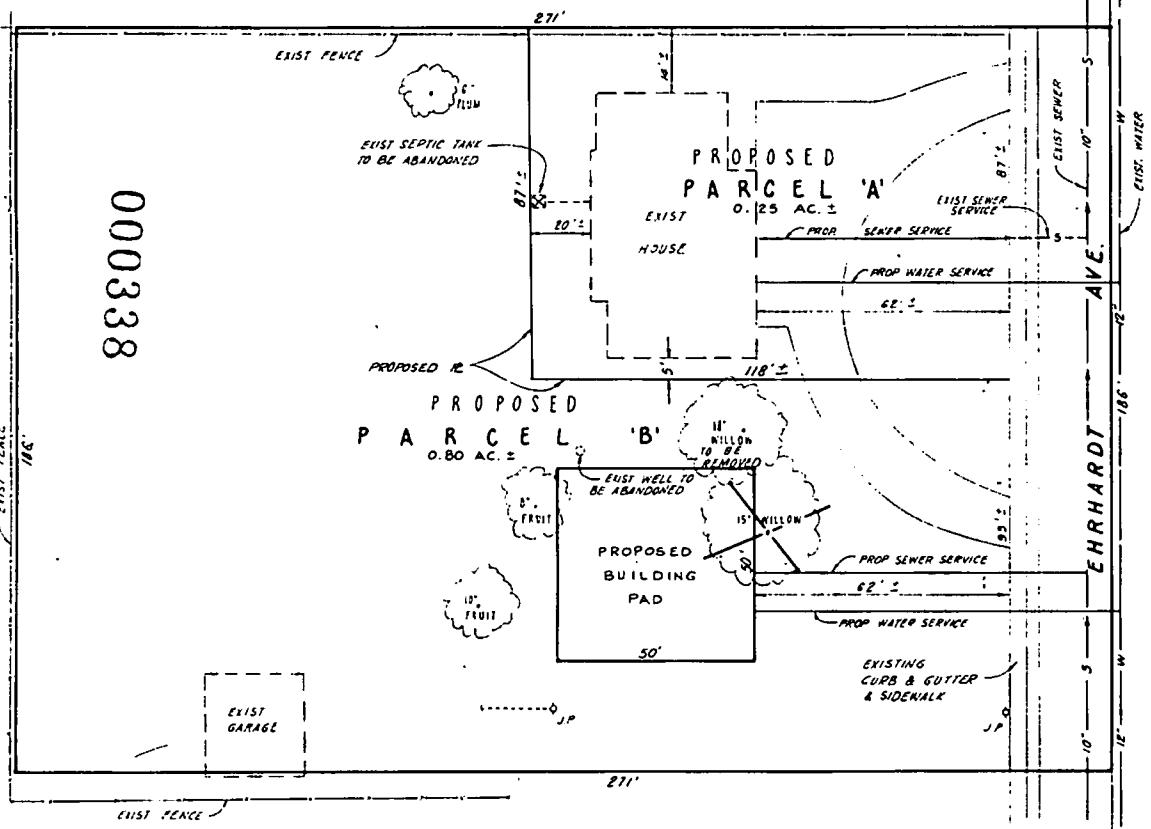
June 9, 1983

VALLEY

Item 15

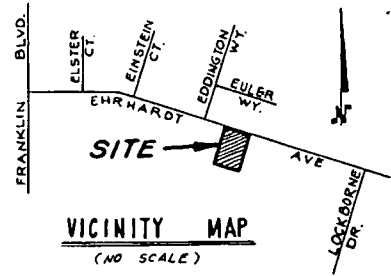


WILKERSON
117-132-04



000338

HI BAPTIST CHURCH
117-132-26



COVINGTON BROTHERS TECHNOLOGIE 117-46-42
COVINGTON BROTHERS TECHNOLOGIE 117-46-43
COVINGTON BROTHERS TECHNOLOGIE 117-46-44
COVINGTON BROTHERS TECHNOLOGIE 117-46-45

OWNER: MR OLLIE AND MRS. ANNE B BAILEY
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SACRAMENTO, CA 95823

ENGINEER: ROBERT J FEUSI CIVIL ENGINEERING
4449 EDISON AVE
SACRAMENTO, CA 95821

ASSESSOR'S NO.: 117-132-19
EXIST ZONING: AGG. 5 AC MIN.
PROPOSED ZONING: R-1
PRESENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
PROPOSED DENSITY: 1.73 RES/AC

UTILITIES: SEWER... COUNTY OF SACRAMENTO
WATER... CITY OF SACRAMENTO
FIRE... CITY OF SACRAMENTO
GAS... PG & E
ELECTRIC... S.M.U.D
DRAINAGE... CITY OF SACRAMENTO

GROSS AREA: 1.16 AC

Exhibit A

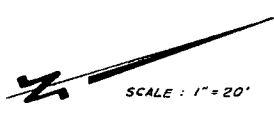
TENTATIVE
PARCEL MAP
FOR
5216 EHRHARDT AVE.



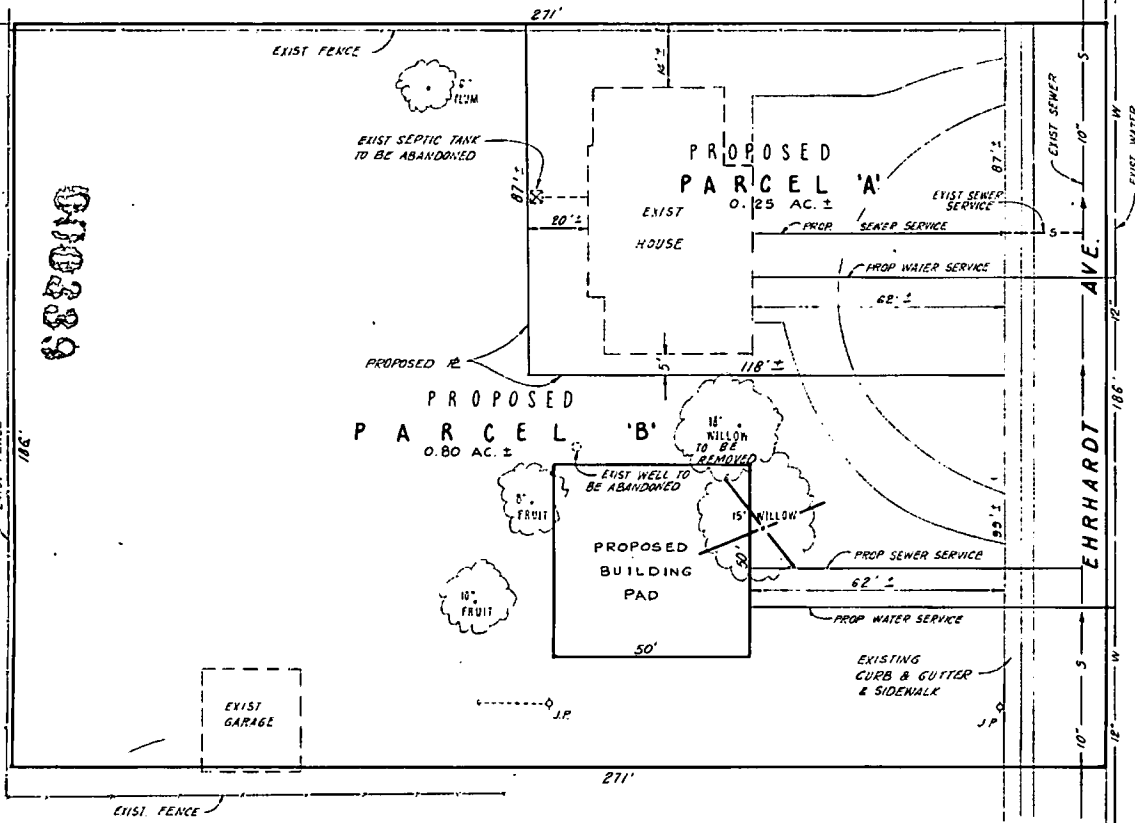
ROBERT J. FEUSI
Civil Engineering

4449 Edison Avenue, Sacramento, CA 95821 487-8804

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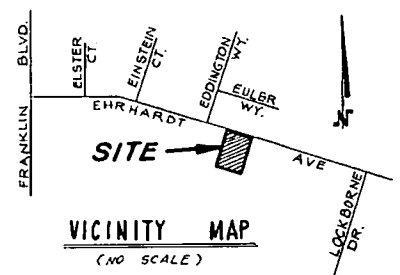
WILKERSON
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VALLEY

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117-132-26

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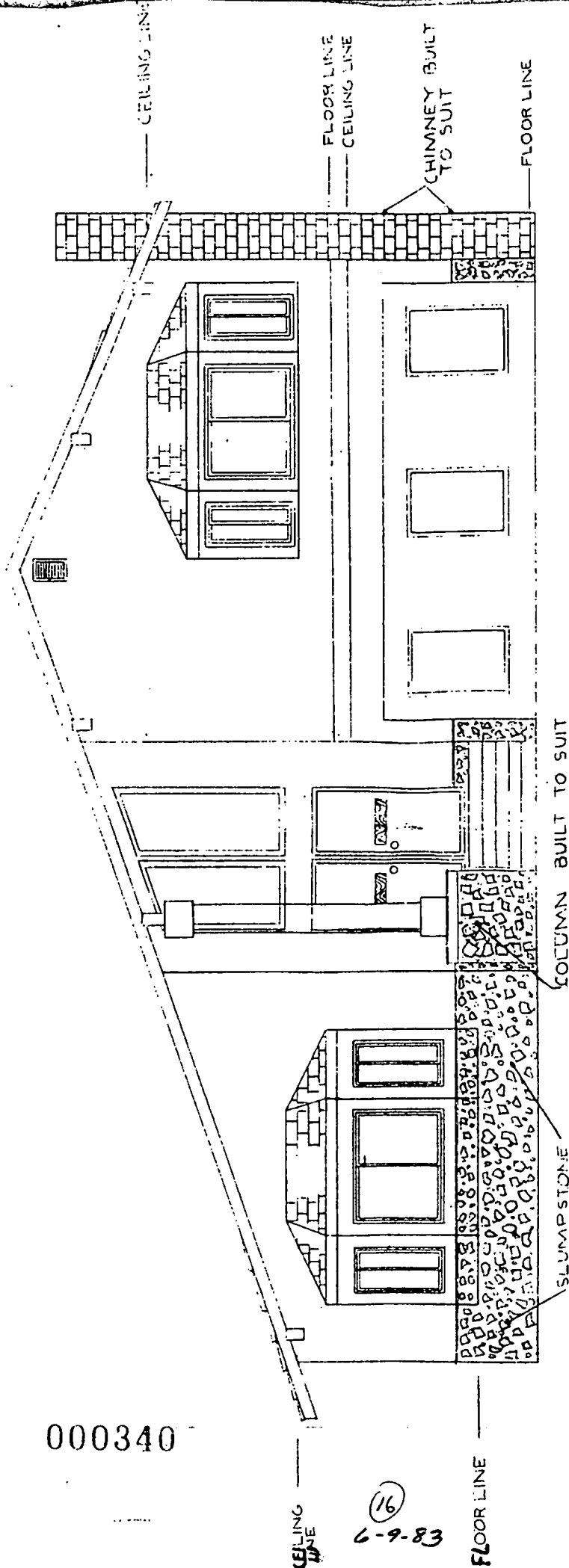


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Exhibit B

NORTH VIEW



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P83-130

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CEILING LINE

FLOOR LINE
CEILING LINE

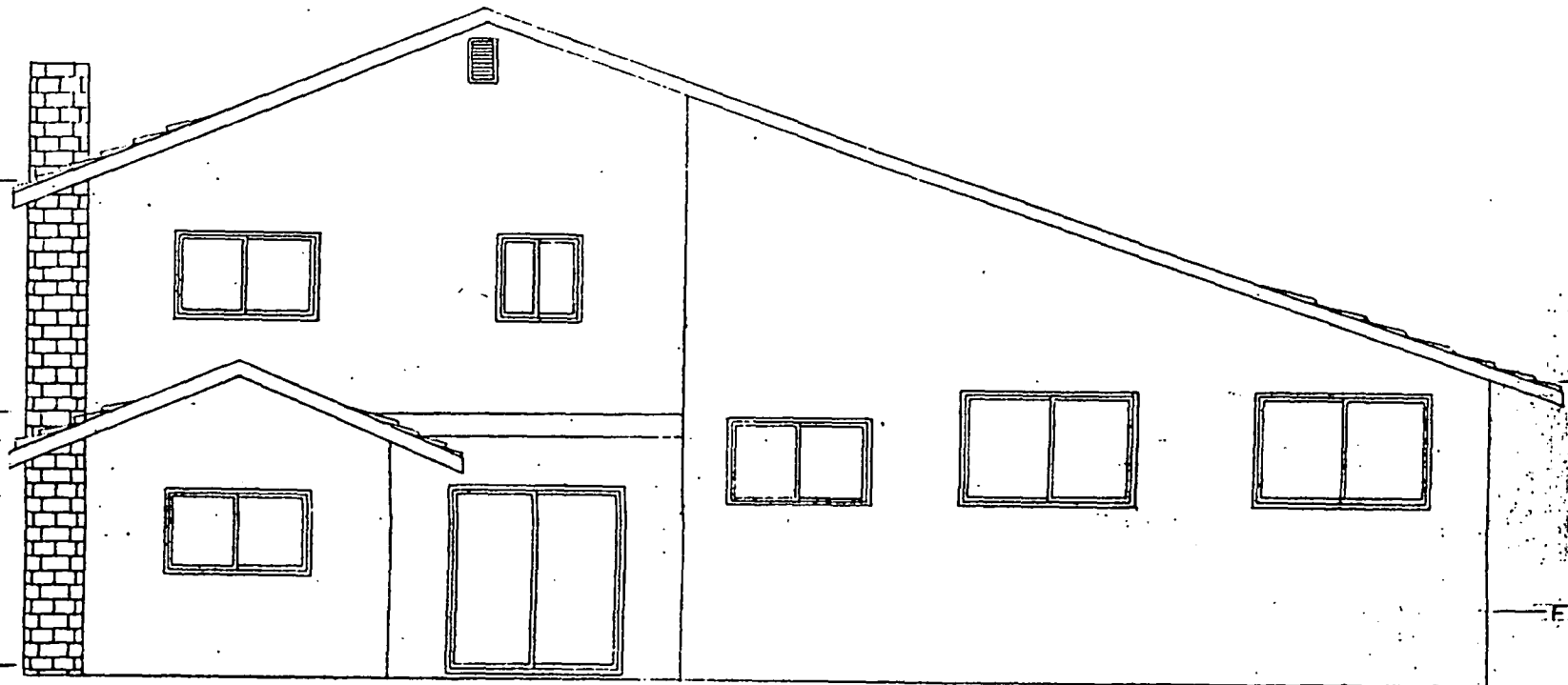
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FLOORLINE

CEILING LINE

FLOORLINE

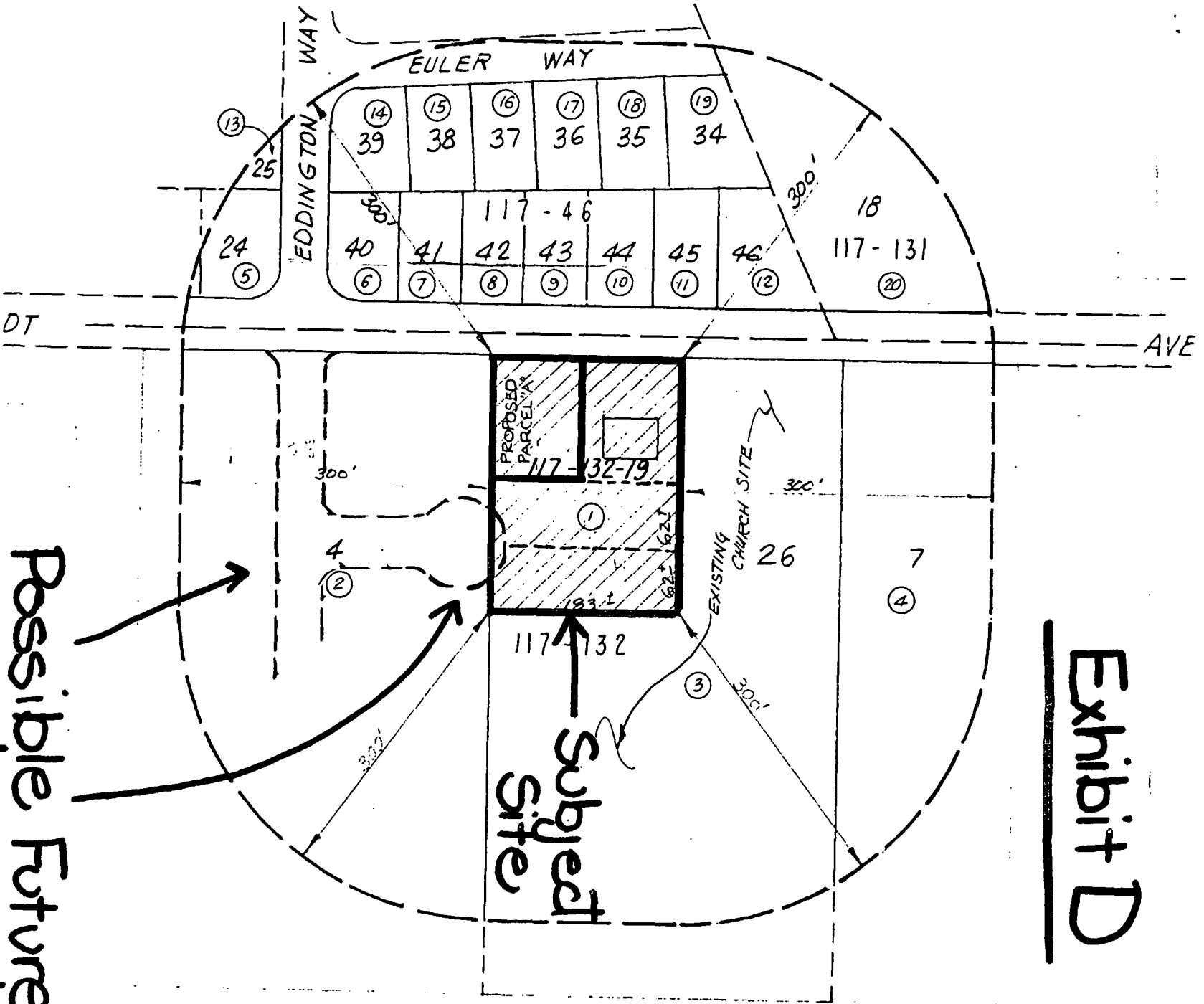


SOUTH VIEW

Exhibit C

ITEM 15

Exhibit D



Possible Future
Development

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June 9, 1983

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