

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering, 811 'J' Street, Sacramento, CA 95814				
OWNER	Royal Oak Associates, Inc., P.O. Box 26508, Sacramento, CA 95826				
PLANS BY	JTS Engineering, 811 'J' Street, Sacramento, CA 95814				
FILING DATE	2-17-84	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC.	4-2-84	EIR		ASSESSOR'S PCL. NO.	038-261-05

- APPLICATION:
1. Negative Declaration
 2. Tentative Map (P84-084)
 3. Variance to reduce front yard setback from 25 feet to 15 feet for parcel 6 (Sec. 3-B-1)
 4. Variance to create lots less than 200 feet in depth (Sec. 3-D-19)
 5. Subdivision Modification to create lots less than 100 feet in depth (Sec. 40.322(c) Sub. Mod. Ord.)

LOCATION: 6331 Logan Street

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.3± acres into six single family lots for future development.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	One single family residence
<u>Surrounding Land Use and Zoning:</u>	
North:	Single Family; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	Single Family; R-1
Property Dimensions:	230' x 240'
Property Area:	1.3± acres
Density of Development:	4.6 du/ac.
Topography:	Flat
Street Improvements/Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 11, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of the tentative map and subdivision modification. 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 pursuant to Section 40.811 of the City Code;
2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

000858

APPLC. NO. P84-084

MEETING DATE May 8, 1984

CPC ITEM NO. 5

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3. 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;
4. Locate existing sewer and water services for parcel 6.

BACKGROUND INFORMATION: On October 6, 1981, the City Council approved an identical map known as Netherton Estates. This map has subsequently expired. The current application is a resubmittal of the Netherton Estates tentative map.

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

1. Maralee Estates is a recorded subdivision which is already constructed and located northeast of the subject site. The future lotting pattern for Maralee Estates designates a stub street to this site. (See Exhibit A.) Therefore, alignment of Netherton Lane is dictated by Maralee Estates. Staff supports the variance/subdivision modification request to create all lots with a depth of 97 feet because the stub street to the east makes it impossible to meet the 100 foot minimum lot depth requirement. All lots will meet width and area requirements. In addition, the width of the subject site makes standard single family development infeasible.
2. A variance has been requested to reduce front yard setback from 25 feet to 15 feet for the existing residence. The front yard is currently on Logan Street. When Kraemer Lane is constructed, the front yard will be along that frontage. Again, because street alignment was previously determined by Maralee Estates, staff supports the request.
3. The proposal is consistent with the surrounding land uses, zoning and adopted plans.
4. The Planning and Community Service Departments have calculated that 0.075 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be submitted and dated within 90 days of filing the final map with the City Council.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative map, subject to conditions which follow;
3. Approval of the Variance to reduce the front yard setback for an existing structure from 25 feet to 15 feet, based on Findings of Fact to follow;
4. Approval of the Variance to create lots less than the 100 feet in depth, based upon Findings of Fact which follow;
5. Approval of the Subdivision Modification.

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:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;

- b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- c. 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;
- d. Locate existing sewer and water services for parcel 6.

Findings of Fact - Variance

- a. The proposed variances are not special privileges extended to an individual property owner in that the stub street to the east dictates the location of the proposed street for the subject site;
- b. The project will not be injurious to the public welfare, nor to properties in the vicinity of the applicant in that it will not alter the residential characteristics of the area;
- c. The granting of the variance is not a use variance, in that single family dwellings are allowed in the R-1 zone;
- d. The project is consistent with the 1974 General Plan and the 1965 Colonial Community Plan in that both plans designate the site for residential uses.

LEMON HILL ESTATES

LAND USE AND LOCATION MAP

SOUTH CREEK

ELDER CREEK SCHOOL

SAC. PARK

000865

MARALEE MARALEE NEW ESTATES

SITE

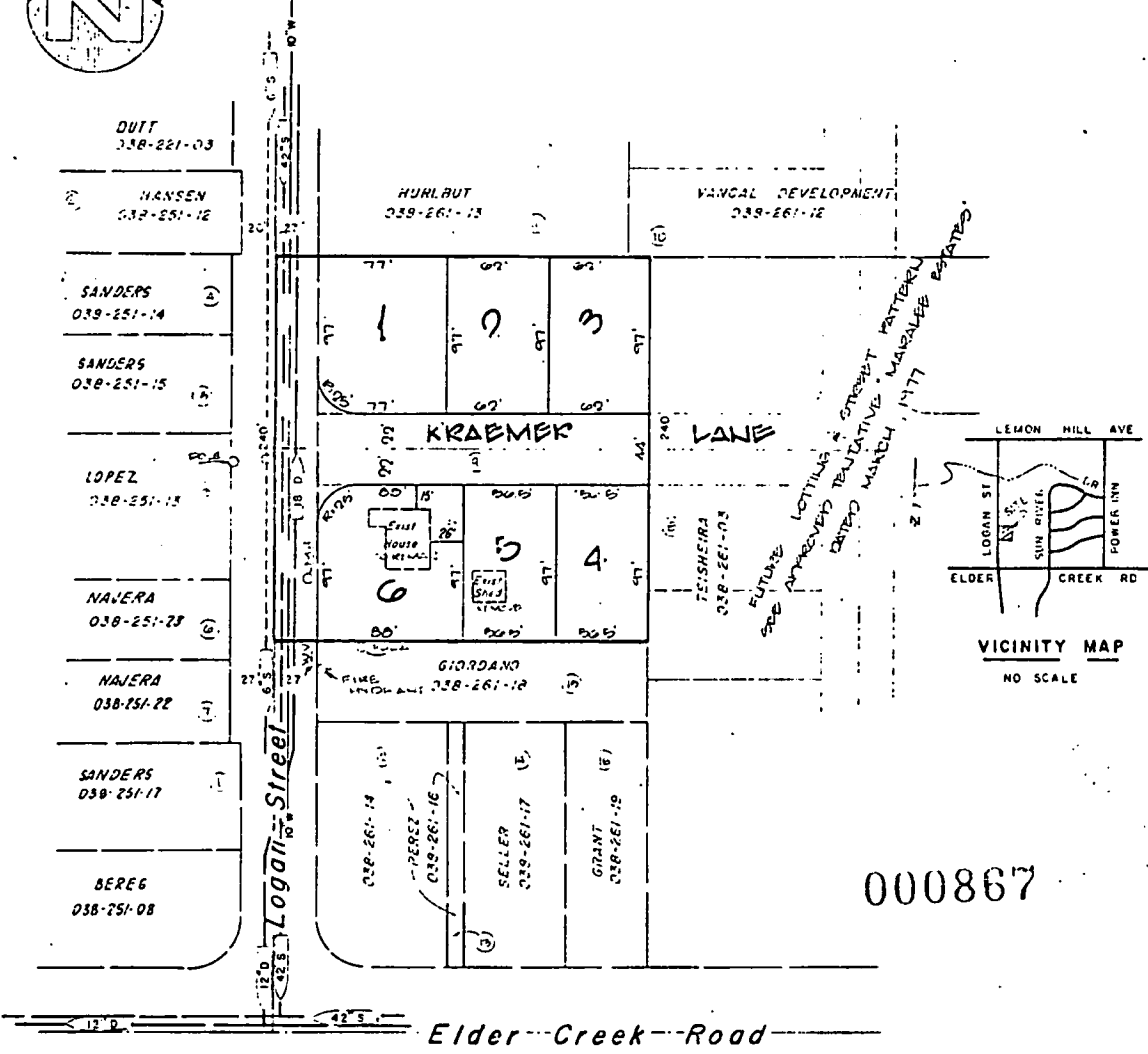
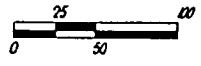
VACANT

ELDER UNIT No 1 UNIT No 2

P84.084

5-8-84

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TENTATIVE MAP AMNA ESTATES

6331 LOGAN STREET
BEING A PORTION OF LOT 16
PLAT OF SOUTH SACRAMENTO GARDENS
BK. 14 B.M. PG. 40

CITY OF SACRAMENTO, SACRAMENTO COUNTY STATE OF CALIFORNIA
SCALE 1" = 50' MARCH 1984

DEVELOPER:
SAMIR ANASTAS, CAPITOL INVESTMENT GROUP
P. O. Box 16228
SACRAMENTO, CA 95814
(916) 386-1500

OWNER:
ROYAL OAK ASSOCIATES, INC.
SAID M. YASSIR ET AL.
C/O CAPITOL INVESTMENT GROUP
P. O. Box 16228
SACRAMENTO, CA 95826
(916) 386-1500

ENGINEER:
JTS ENGINEERING CONSULTANTS, INC.
811 J STREET
SACRAMENTO, CA 95814
(916) 441-6708

PROPOSED USE:
SIX (6) R-1 PARCELS
EXISTING R-1 ZONING TO REMAIN

PRESENT USE:
SINGLE FAMILY HOME ON LOT 4 TO REMAIN
ALL OTHERS VACANT

ACREAGE:
1.05 ACRES GROSS
MINIMUM LOT SIZE 77' x 97' FT.

IMPROVEMENT:
CURB & GUTTER EXISTING ALONG LOGAN STREET
ASSESSOR'S PARCEL NUMBER:
038-261-05

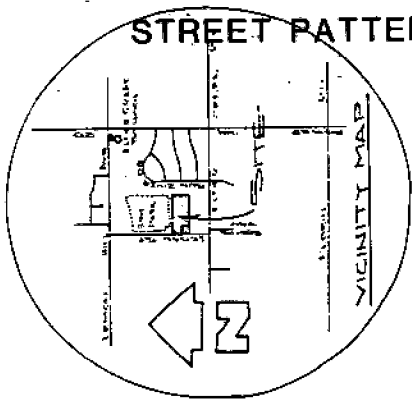
UTILITIES:

GAS	P.G.&E.
ELECTRICITY	S.M.U.D.
TELEPHONE	PACIFIC BELL
WATER	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
DRAINAGE	CITY OF SACRAMENTO
FIRE	CITY OF SACRAMENTO

SCHOOL DISTRICT:
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT



STREET PATTERN APPROVED WITH MARALEE ESTATES



OWNER: (98-20412)
 BEE COUNTRY
 2337 ALTO'S AVE
 SACRAMENTO, CA 95815

DEVELOPER:
 MARALEE INC.
 9210 DEAN LN
 NEWCASTLE, CA 95658
 TEL 988-7145

PLANNING CONSULTANT:
 REINERS & HAYES
 1850 VALLEY RD SUITE C
 SACRAMENTO, CA 95821
 TEL 482-1141

ENGINEER: (98-1144)
 STEVE P. THOMAS
 205 VERNON ST.
 P.O. BOX 288
 ROSEVILLE, CA 95678
 TEL. 187-4700

AREA: 4.02 ACRES
 ANNESEID'S PARCEL NO.: 98-20412

ZONING: R-1

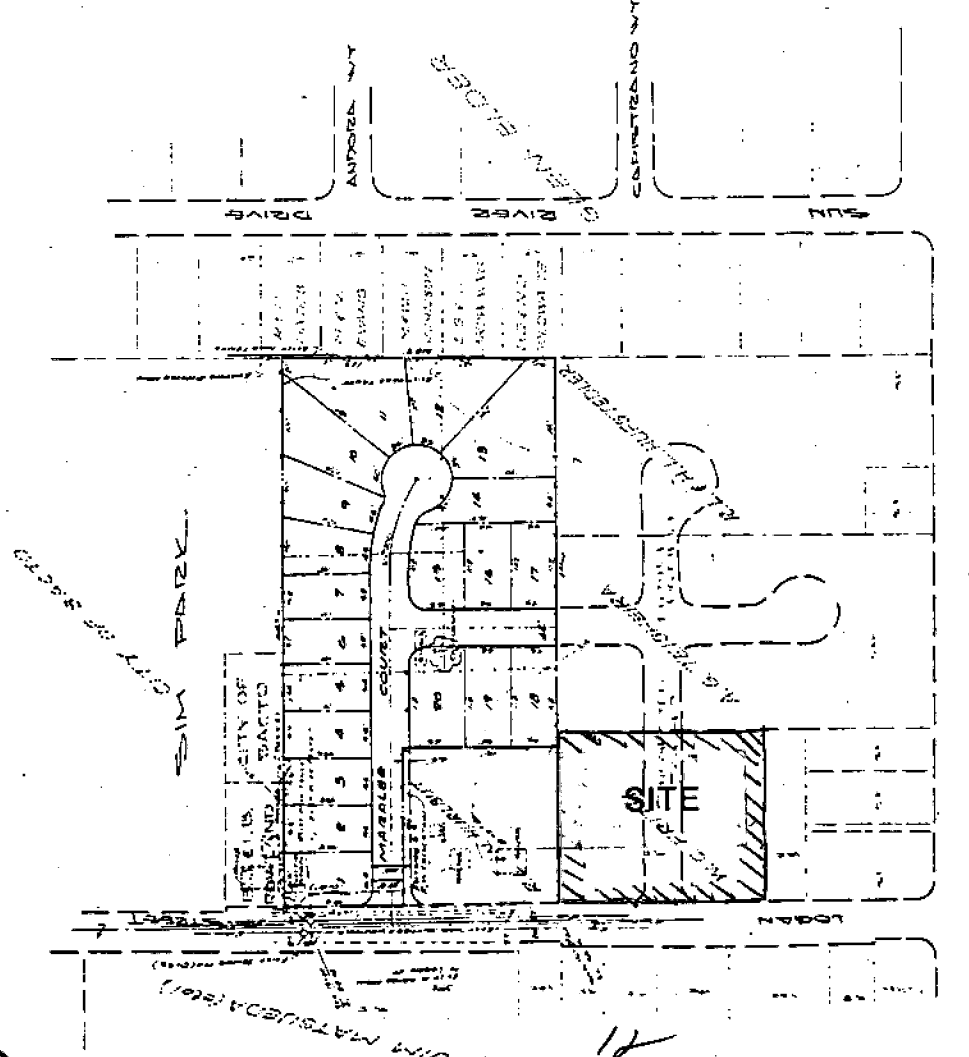
EXISTING USE: VACANT

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

NO. OF LOTS: 20

LOT SIZE: 5,000 SQ. FT. (APPROX.)

PROPOSED IMPROVEMENTS: SACRAMENTO CITY STAMPADE'S BUILDING SET BACKS, FREIGHT SIGNATURES, DEER IS CONSTRUCTION PHASES: ONE (1)



TENTATIVE MAP
MARALEE ESTATES

CITY OF SACRAMENTO, CALIFORNIA
MARCH 17, 1977

000866

NOTE: THE FIRST 100 FT. OF MARALEE COURT TO CORNER OF BULL MARSHANT ROAD WITH CURB, INTERSECTING MARALEE COURT, CURB, CUTTING CORNER BACK TO MARALEE COURT, TO BE BUILT ON LOT 18 BY THE CITY OF SACRAMENTO. REMAINING PORTION OF MARALEE COURT TO BE INTERSECTED TO BULL MARSHANT ROAD.