

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815				
OWNER	Money Brokers, Inc., 2306 'J' Street, Sacramento, CA 95816				
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815				
FILING DATE	9-16-83	50 DAY CPC ACTION DATE	10-27-83	REPORT BY	SC:bw
NEGATIVE DEC	Exempt 15115	EIR		ASSESSOR'S PCL. NO.	025-202-11

- APPLICATION:
1. Tentative Map to divide a .28± acre parcel of land into two lots in the Single Family (R-1) zone.
 2. Variance to create a lot substandard in width per Section 3-E(19) of the zoning code.
 3. Subdivision Modification to create a lot substandard in width.

LOCATION: North side of 37th Avenue, west of Maple School

PROPOSAL: The applicant is requesting the necessary entitlements to create two single family lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Fruitridge Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant with foundation of removed structure
Surrounding Land Use and Zoning:	
North:	Single Family; R-1
South:	Single Family; R-1
East:	School; R-1
West:	Single Family; R-1
Property Dimensions:	101' x 120'
Property Area:	.28± acres
Density of Development:	7 units per acre
Square Footage of Lot(s):	49' x 120'-Parcel #1; 52' x 120'-Parcel #2
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE: On October 12, 1983, by a vote of eight ayes and one absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the following conditions. 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. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and parcels 1 and 2. These services must be paid for and installed at the time of obtaining building permits;
2. File the necessary segregation requests and fees to segregate existing assessments;

003242

APPLC. NO. P83-316

MEETING DATE October 27, 1983

CPC ITEM NO. 18

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.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located on the west side of an existing school. The neighborhood is developed with single and two-family dwellings. The site was at one time developed with a single family structure and accessory buildings. The dwelling has, however, been removed and all that remains on the site are the foundations of the previous structures.
2. The applicant is proposing to subdivide this lot into two separate parcels. Due to the size of the lot it is not possible to split this lot and maintain the minimum width for both lots. The lot area is, however, in excess of the minimum required for each lot and staff has no objections to the request.
3. The Planning and Community Services Departments have determined that 0.0298 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication.

The applicant shall submit an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following:

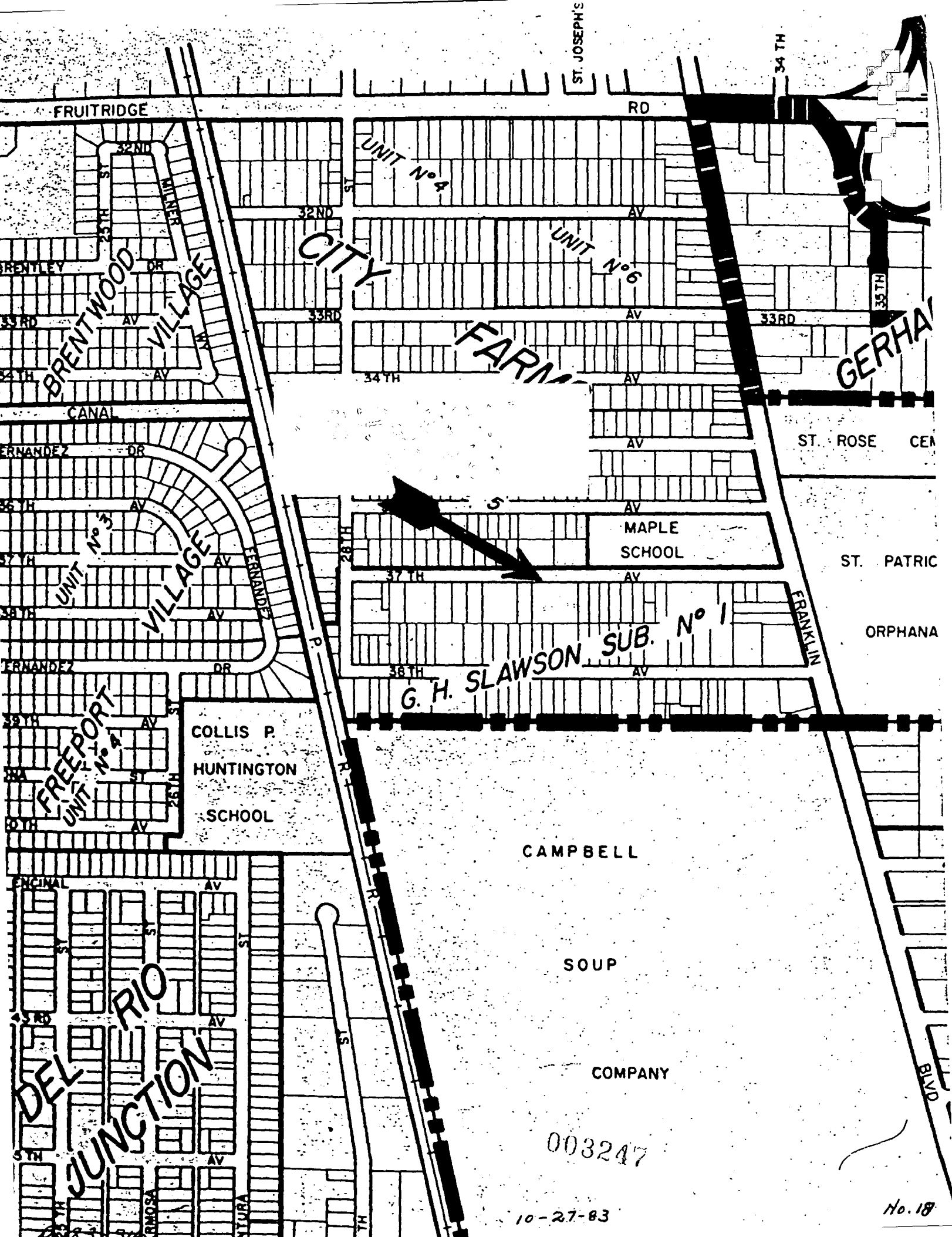
1. Approval of the Tentative map, subject to the conditions which follow:

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 parcels 1 and 2. These services must be paid for and installed at the time of obtaining building permits;
 - b. 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.
2. Approval of the Variance to create a lot substandard in width, based upon Findings of Fact to follow;
 3. Approval of the Subdivision Modification to create lots substandard in width.

Findings of Fact - Variance

- a. If granted, the Variance does not constitute a special privilege extended to one property owner in that special circumstances exist which would hinder further development of this site due to the size of the lot;
- b. The proposed Variance is not a use variance in that residential uses are allowed on this site;
- c. The Variance as proposed will not be injurious to the public welfare or other property owners in the vicinity in that adequate lot area will be provided for each parcel;
- d. The proposed Variance is consistent with the General Plan and the Fruitridge Community Plan in that the site is designated for residential purposes.



FRUITRIDGE RD

ST. JOSEPH'S

34 TH

UNIT No 4

BRENTWOOD VILLAGE

CITY

UNIT No 6

FARM

GERHARD

FREEPPOINT VILLAGE

ST. ROSE CEN



MAPLE SCHOOL

ST. PATRIC

G. H. SLAWSON SUB. No 1

ORPHANA

FREEPPOINT VILLAGE

COLLIS P. HUNTINGTON SCHOOL

CAMPBELL

SOUP

COMPANY

003247

10-27-83

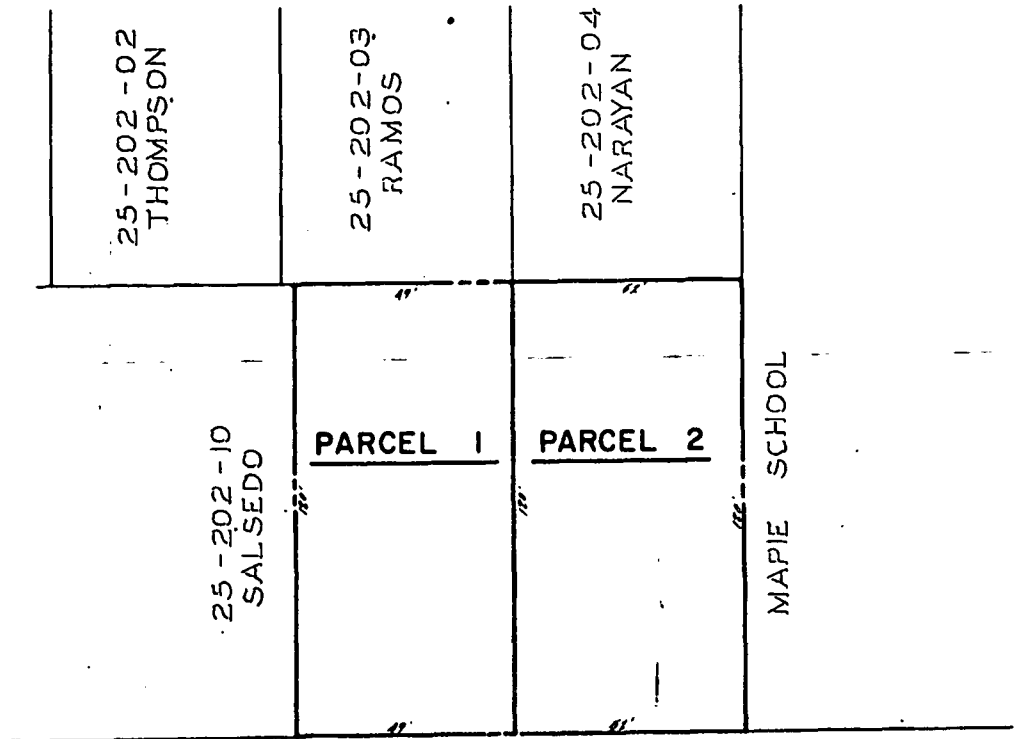
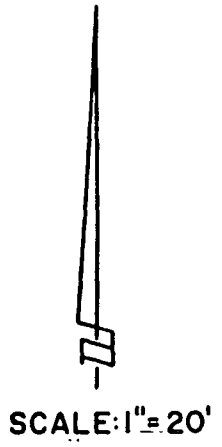
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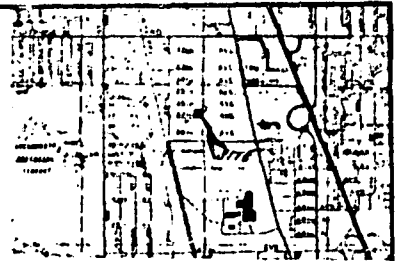
10-27-83

No. 18

003248



37th AV.



LOCATION MAP

- OWNER
MONEY BROKERS, INC.
2306 "J" STREET
SACRAMENTO, CA 95816
- ENGINEER
MORTON & PITALO, INC.
1767 "J" TRIBUTE ROAD
SACRAMENTO, CA 95815
(916) 920-2411
- SANITARY SEWER
CITY OF SACRAMENTO
- WATER
CITY OF SACRAMENTO
- ELECTRICITY
SACRAMENTO MUNICIPAL UTILITY DISTRICT
- GAS
PACIFIC GAS & ELECTRIC COMPANY
- SCHOOL DISTRICT
CITY UNIFIED SCHOOL DISTRICT
- ZONING
R-1
- ACREAGE
.28 ACRE
- ASSESSOR'S PARCEL NO.
25-202-11
- NUMBER OF LOTS
2

P 83316

<p>MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING</p>	<p><u>TENTATIVE PARCEL MAP</u> <u>FOR</u> THE MONEY BROKER CITY OF SACRAMENTO, CALIFORNIA</p>	DATE APR 83
		FILE NO. 830124