

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Dave A. Bradley, 22 Topam Court, Sacramento, CA 95833				
OWNER	Herbert W. Bradley Jr., c/o Dave Bradley, 22 Topam Ct., Sac., CA 95833				
PLANS BY	The Spink Corporation				
FILING DATE	5/6/88	ENVIR. DET.	Ex. 15305 (a)	REPORT BY	HK:vf
ASSESSOR'S-PCL. NO.	225-0765-005; 225-0765-006; 225-0765-004				

- APPLICATION:**
- A. Variance to reduce the required side yard setback from five feet to four and one-half feet.
 - B. Lot line adjustment to relocate a common property line.

LOCATION: Located at the southwest corner of Azevedo Drive & Cordoval Drive

PROPOSAL: The applicant is requesting the necessary entitlements to adjust the lot lines between three parcels to reflect an existing fence line, and a variance to allow the side yard setback to be reduced from five feet to four and one-half feet.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/net acre)
1984 South Natomas Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant and Single Family

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	Staggered	20.5'
South: Single Family; R-1	Side(Int):	5'	4.0'
East : Single Family; R-1	Side(St):	12.5'	15.0'
West : Single Family; R-1	Rear:	15'	15-1/2'

Parking Required:	2 spaces
Parking Provided:	4 spaces
Property Dimensions:	86' x 103'
Property Area:	0.2+ acres
Square Footage of Building:	1,278 and 1,185 sq. ft.
Height of Building:	1 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Horizontal wood siding
Roof Material:	Shake

BACKGROUND: On December 3, 1987, the Planning Commission approved a lot line adjustment (P87-457) to relocate the property boundary between the two vacant lots fronting on Cordoval Drive (APN: 225-0765-005,006) eight feet east to increase the rear yard area for plan 1278.

PROJECT EVALUATION: Staff has the following comments:

The fence line between the two half-plex lots on Cordoval Drive (APN: 225-0765-005,006) and the single family dwelling fronting on Azevedo Drive (225-0765-004) was constructed incorrectly north of the actual property boundary. The property owner of the single family dwelling installed a pool that intrudes onto the adjacent property.

The applicant is requesting that the property boundary be adjusted north along the existing fence for APN: 225-0765-006 to accommodate the existing pool. The existing fence on APN: 225-0765-005 is proposed to be relocated to the actual property line.

The lot line adjustment will cause the proposed halfplexes to encroach six inches into the required side yard setback. Staff supports the variance due to the unusual circumstances involved in this situation. The fence was constructed incorrectly by the contractor. The property owner built the pool in compliance with requirements without knowledge of the error.

AGENCY COMMENTS: Plans for this project were routed to City Engineering, City Building Inspection and the City Police Department. The Engineering Division had the following comments:

1. Pay off or segregate any existing assessments.
2. File Certificate of Compliance and waive parcel map prior to recordation of the lot line adjustment.
3. Each parcel shall have separate water and sewer services.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)).

RECOMMENDATION: Staff recommends that the Planning Commission approve the lot line adjustment, subject to the following conditions and findings of fact.

Conditions:

1. Pay off or segregate any existing assessments.
2. File Certificate of Compliance and waive parcel map prior to recordation of the lot line adjustment.
3. Each parcel shall have separate water and sewer services.

Findings of Fact:

1. The proposal would not be a special privilege in that unique circumstances exist that justify the granting of the variance that would be extended to any other property owner under similar circumstances.
2. The proposal is not a use variance in that halfplexes are permitted on corner lots in the R-1 zone.
3. The proposal will not be injurious or detrimental to public health, safety or welfare or result in the creation of a nuisance in that adequate setbacks, landscaping and parking will be provided.
4. The proposal is consistent with the General Plan map and text and the South Natomas Community Plan.

RESOLUTION NO.
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF
APPROVED A LOT LINE ADJUSTMENT TO RELOCATE
A COMMON PROPERTY LINE
(APN: 225-0765-005, 225-0765-006, 225-0765-004)
(P88-213)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southwest corner of Azevedo Drive and Cordoval Drive; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (a)); and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1984 South Natomas Community Plan; and the proposed single family use conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the southwest corner of Azevedo Drive and Cordoval Drive, City of Sacramento, be approved as shown and described in Exhibit A attached hereto, subject to the following conditions:

1. Pay off or segregate any existing assessments.
2. File Certificate of Compliance and waive parcel map prior to recordation of the lot line adjustment.
3. Each parcel shall have separate water and sewer services.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION
HK:vf

P88-213

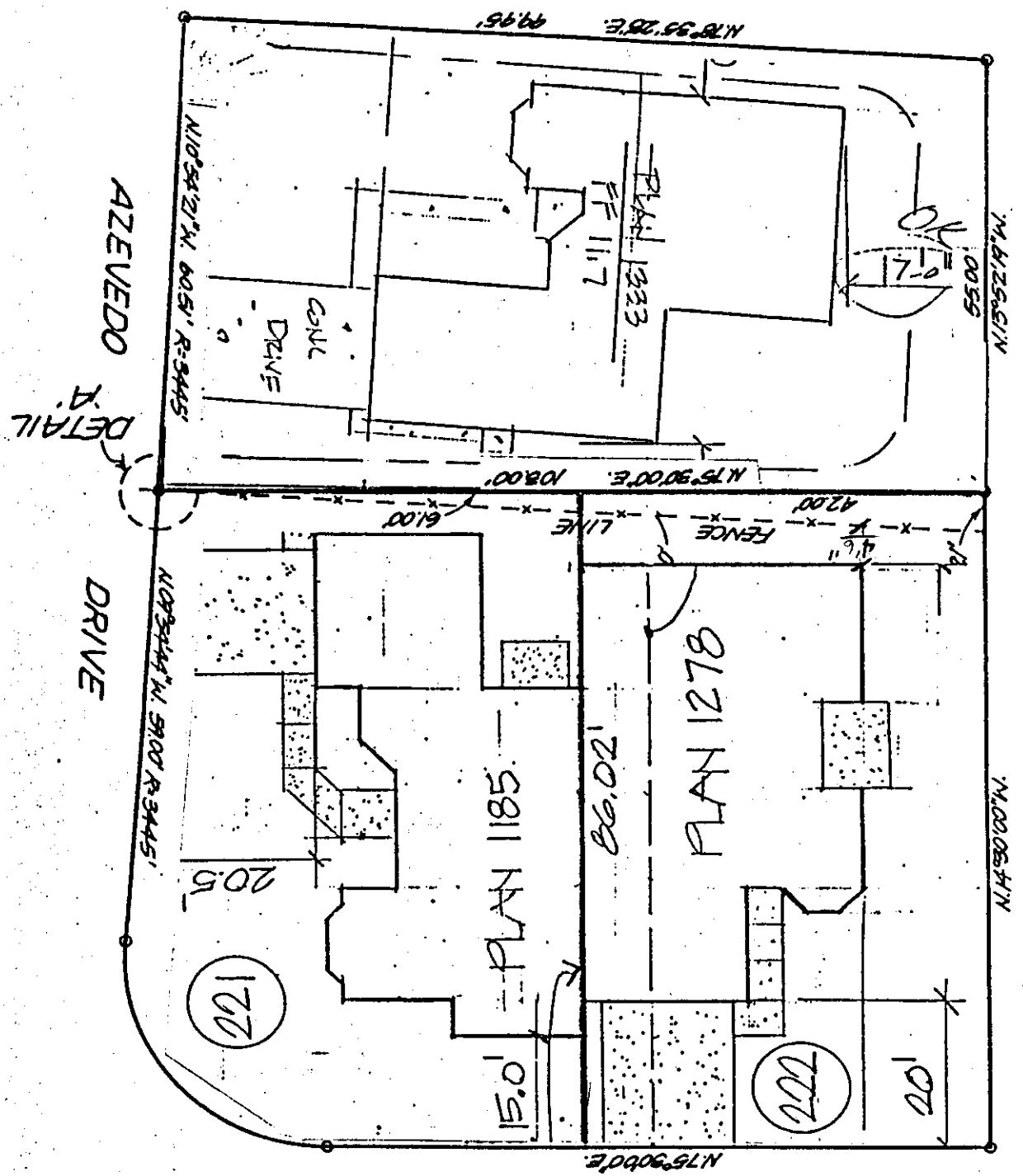
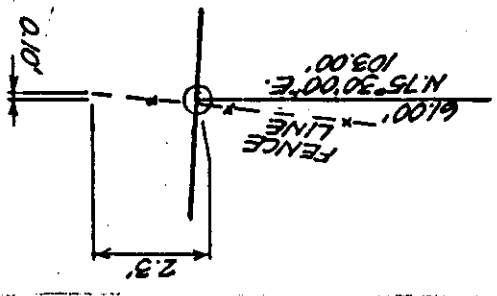
June 9, 1988

Item #29

DETAIL A
 NO SCALE

P88 213

EXHIBIT B



88-213 | 1577-001

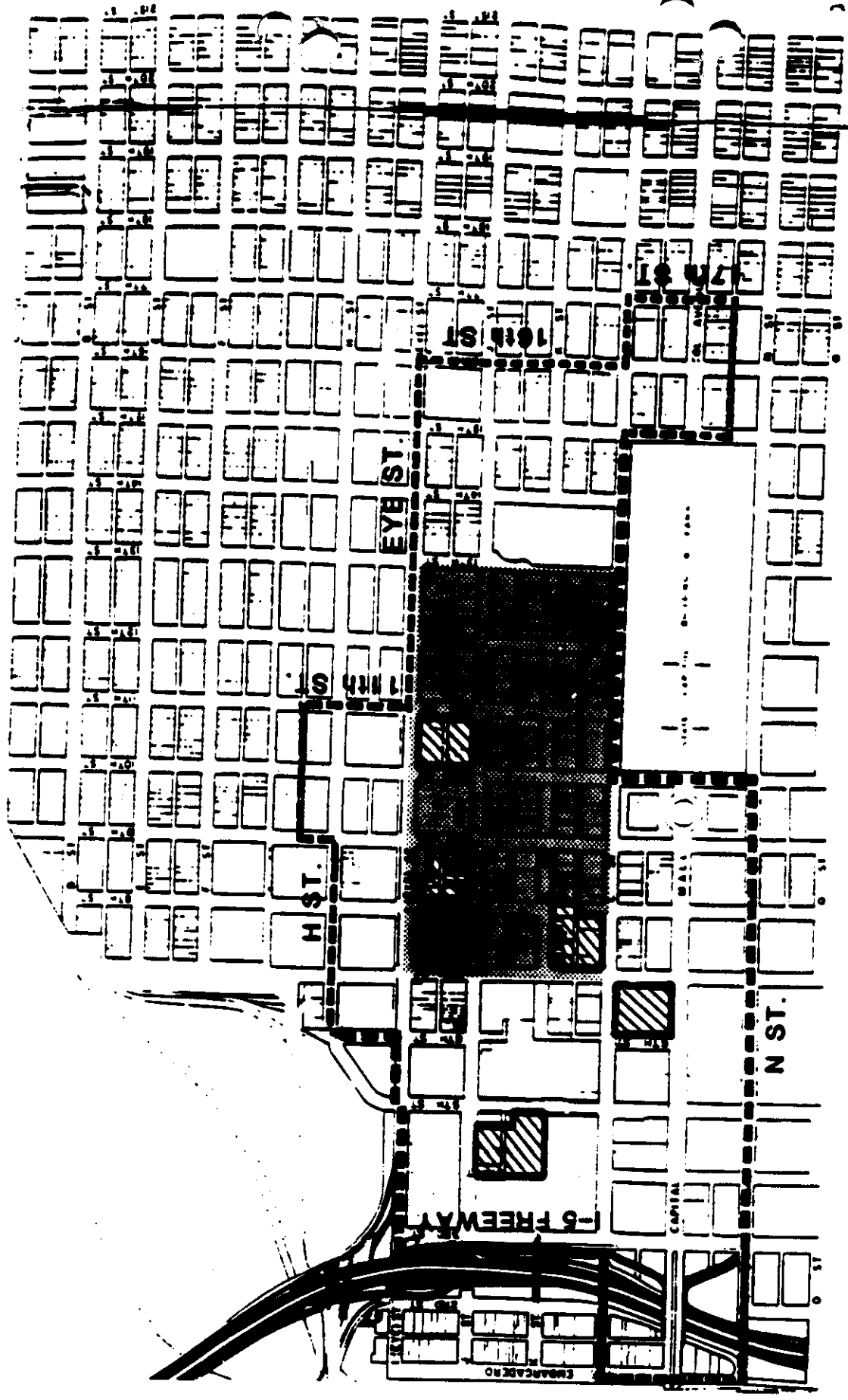
88-6-9
 CORRAL DRIVE

#

P86-456

5-14-87
5-28-87

Stem



SACRAMENTO URBAN DESIGN PLAN

CRD with Incentive Zone and Catalyst Sites

Sacramento Housing & Redevelopment Agency
Sacramento Department of City Planning

-  INCENTIVE ZONE
-  CATALYST SITES
-  CENTRAL BUSINESS DISTRICT (C-3 ZONE)

annual retail sales and the CBD-SPD, and expansion of retail activities and quality of development, and traffic and parking impacts. } new

DRAFT

SECTION 2

The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series as amended) is hereby amended by adding thereto Subsection J to Section 14, to read as follows:

J. Notwithstanding any other provision of this ordinance to the contrary, no variance from height standards shall be issued for any structure outside of the C-3 zone (shown on Appendix A, attached hereto and incorporated herein by reference) for a period of three (3) years or until the construction of two million square feet of additional office space within said area, whichever occurs first. This prohibition shall not apply to variances of ten percent or less of the height standard which is applicable where such variance is requested to accommodate the top floor of a building or a penthouse. This prohibition shall not apply to projects within 660 feet radius of a light rail station which are consistent with existing zoning and standards established in the City's Transportation Management Plan and Parking Reduction Ordinance, and projects which have received a variance, planned unit development special permit, or any other discretionary land use entitlement allowing a building height exceeding height standards of the Zoning Ordinance, prior to the effective date of this ordinance, including but not limited to projects subject to litigation in Natomas Community Association, et al. v. City Council, et al., Sacramento Superior Court Case No. 337704. } new

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P86-456

~~5-28-87~~
~~5-14-87~~
6-9-88

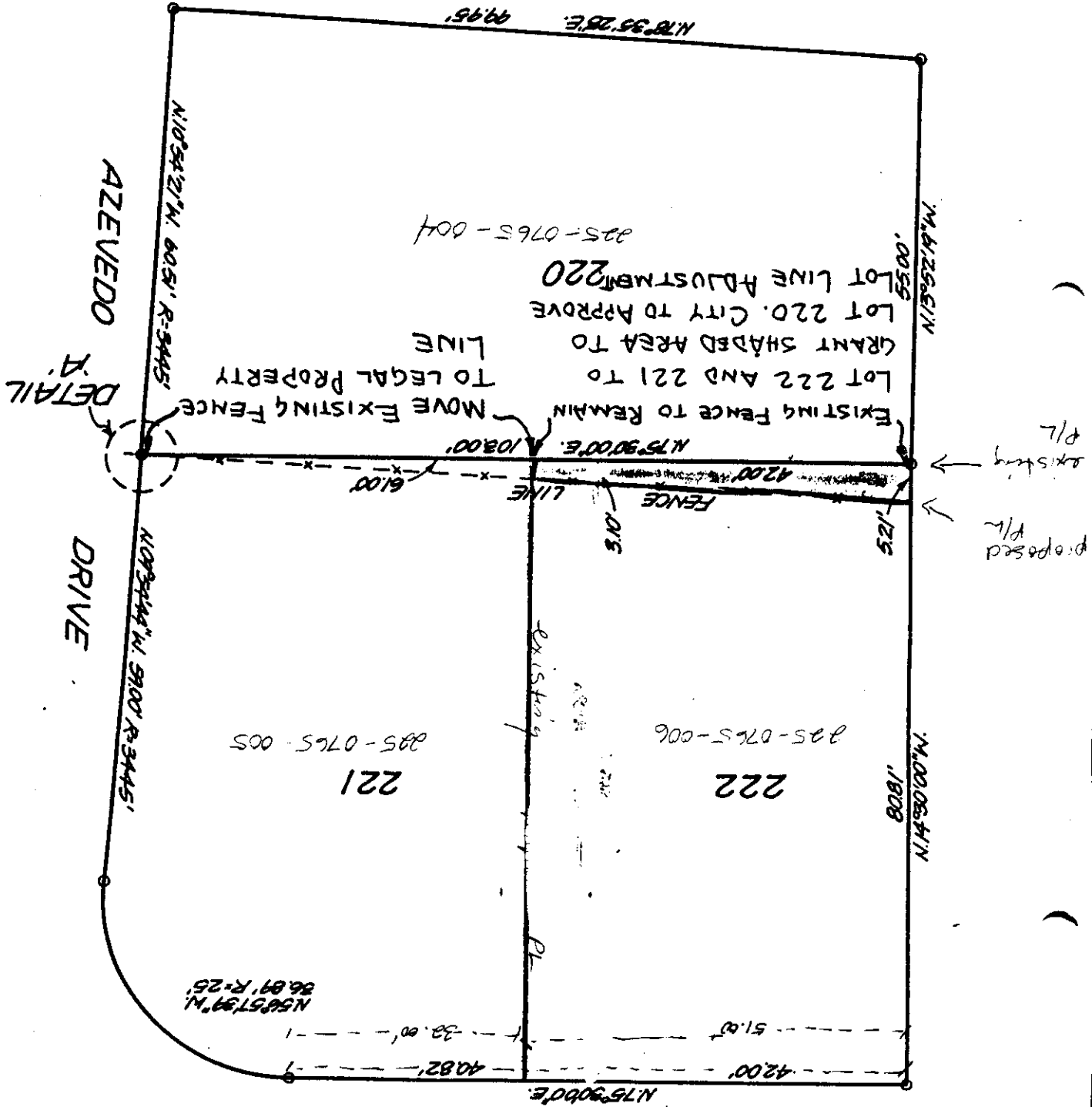
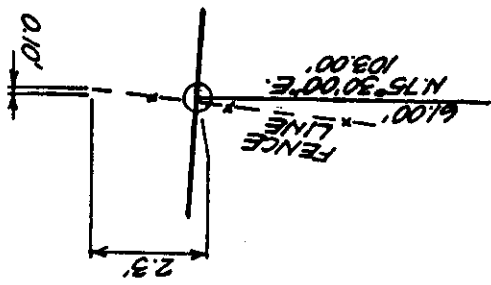
Item 10



P88 213

EXHIBIT A
SITE PLAN

DETAIL A
NO SCALE

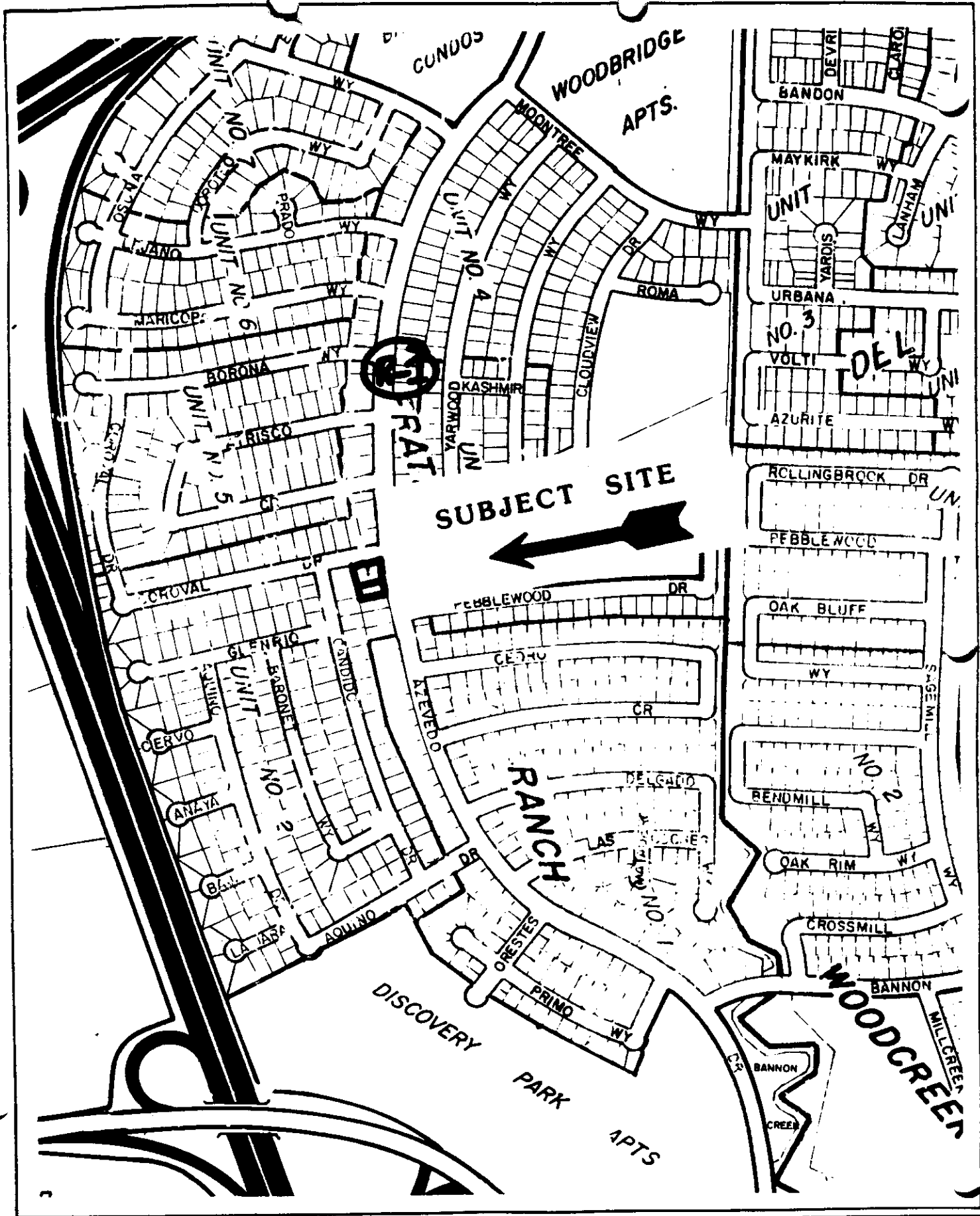


existing p/l
proposed p/l

88-6-9
COROVAL DRIVE

21

1571-001/213-P88



VICINITY - LAND USE - ZONING

P88-212

6-9-88

2