



CITY OF SACRAMENTO

25

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

March 17, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Tentative Map (P-9297)
2. Subdivision Modification to create two lots substandard in depth, width and area

LOCATION: Northwest corner of 24th and G Streets

SUMMARY

This is a request for entitlements to divide 6,400 square feet into two residential lots in the R-3A zone. The Planning Commission, in concurrence with staff, recommended approval of the requests subject to conditions.

BACKGROUND INFORMATION

The applicant is proposing to create two 40-foot by 80-foot lots. One of the proposed lots contains a dwelling unit and a detached accessory building. There are a number of similar sized lots in the immediate vicinity.

The residential structure located on proposed Parcel A is listed as a priority structure. The architecture of the existing detached garage compliments that of the residence. Because the detached accessory building will be adjacent to the side property line, staff and the Planning Commission recommend that the garage's rear wall be altered to conform to building code or that it be replaced with a structure of similar architecture.

VOTE OF COMMISSION

On February 26, 1981, by a vote of nine ayes, the Planning Commission recommended approval of the subdivision modification and the tentative map subject to conditions.

APPROVED
BY THE CITY COUNCIL

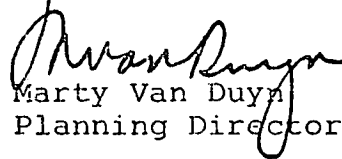
MAR 24 1981

OFFICE OF THE
CITY CLERK

RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the project and adopt the attached Resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:mm
Attachments
P-9297

March 24, 1981
District No. 4

RESOLUTION No. 81-219

Adopted by The Sacramento City Council on date of

MARCH 24, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR PRO-
PERTY LOCATED AT THE NORTHWEST CORNER OF
24TH AND G STREETS (APN: 003-185-13)
(P-9297)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for property located at the northwest corner of 24th and G Streets (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on March 24, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Central City Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

APPROVED
BY THE CITY COUNCIL

MAR 24 1981

OFFICE OF THE
CITY CLERK

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
 - a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The dimensions of the parcel make it impossible to create standard size lots.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: There is no feasible way to divide the site and meet all requirements of the subdivision ordinance.

- c. That the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

Fact: The project will not significantly change the characteristics of the area.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for residential uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall extend sewer and water services to Parcel A prior to filing the final map.
 - 2. The applicant shall retain the existing garage on Parcel B or replace the garage with a structure of similar architectural style.

MAYOR

ATTEST:

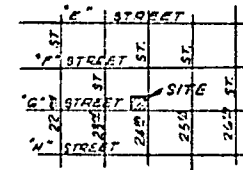
CITY CLERK

P-9297

TENTATIVE PARCEL MAP

THE SOUTH ONE-HALF OF LOT 5 IN THE BLOCK BOUNDED BY "F" AND "G", 23RD AND 24TH STREETS OF THE CITY OF SACRAMENTO

CITY OF SACRAMENTO JANUARY, 1981
SCALE: 1" = 10'



VICINITY MAP
NO SCALE

NOTES:

ASSESSOR'S PARCEL NO. 03-185-14
OWNER & SUBDIVIDER RICHARD L. KITOWSKI DEVELOPMENTS
5320 POWER INN ROAD B
SACRAMENTO, CALIFORNIA
PH. (916) 381-7020

ENGINEER JUSTICE & ASSOC., INC.
2830 Q STREET
SACRAMENTO, CA 95816
PH. (916) 452-7007

EXISTING LAND USE RESIDENTIAL
PROPOSED LAND USE RESIDENTIAL - 2 TOWNHOUSE UNITS
EXISTING ZONING R-4
PROPOSED ZONING R-4
NO. OF LOTS 2
GROSS AREA 6400 S.F.
AREA PARCEL "A" 3200 S.F.
AREA PARCEL "B" 3200 S.F.

UTILITIES

ELECTRICAL S.M.U.D.
9201 "S" STREET
SACRAMENTO, CA. 95817
PH. (916) 452-3211

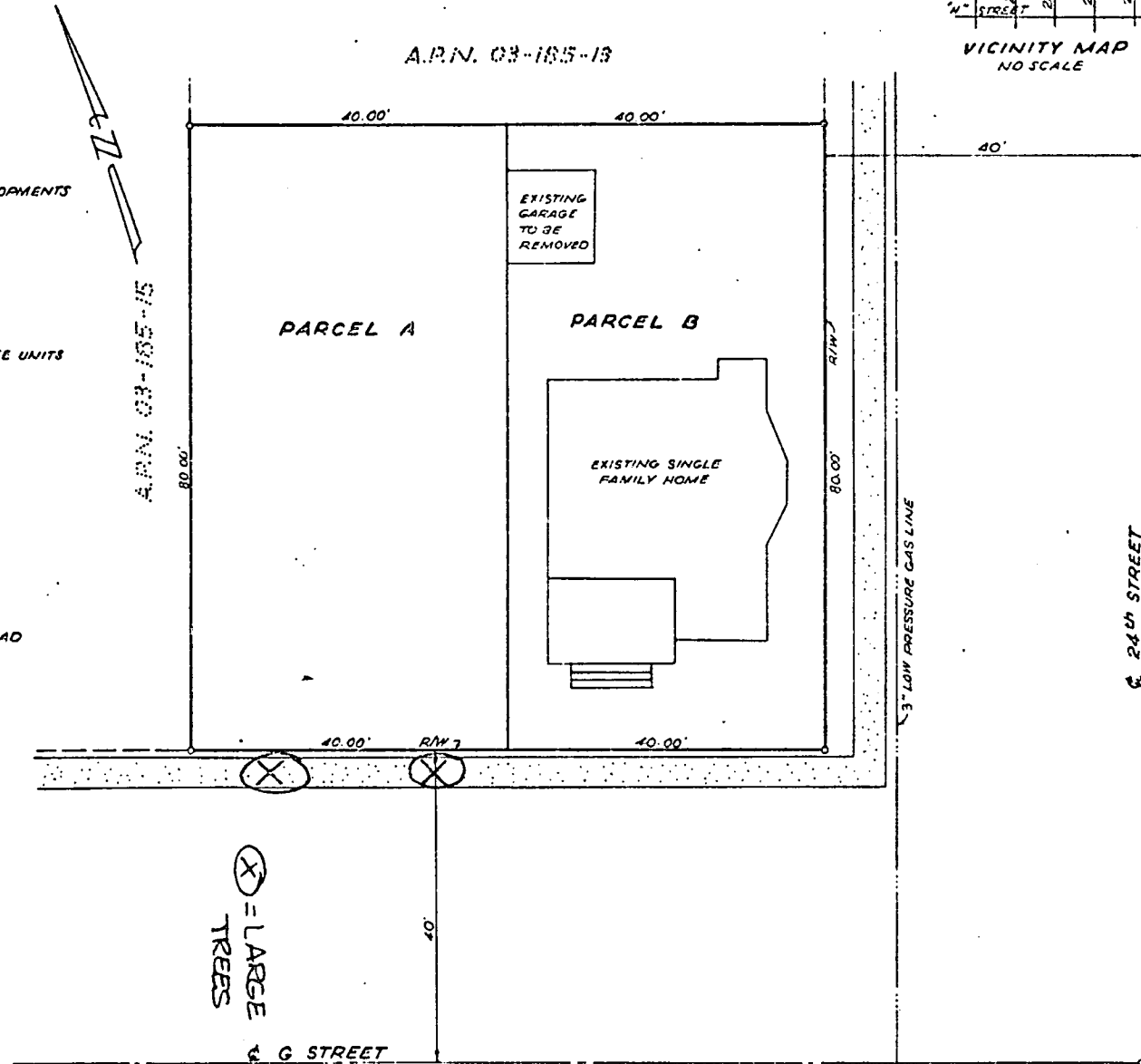
GAS P.G. & E
5550 FLORIN-PERKINS ROAD
SACRAMENTO, CA. 95826
PH. (916) 383-4141

TELEPHONE PACIFIC TELEPHONE
SUITE 10
2929 FULTON AVENUE
SACRAMENTO, CA. 95825
PH. (916) 482-2941

SEWER & WATER CITY OF SACRAMENTO
927 10TH STREET
SACRAMENTO, CA. 95814
PH. (916) 449-5271

DRAINAGE CITY OF SACRAMENTO
CITY HALL
915 "I" STREET
SACRAMENTO, CA. 95814
PH. (916) 449-6291

NOTE:
WATER AND SEWER LOCATED IN ALLEY



and found them to be healthy. The applicant is advised to contact the City Community Services Department and Traffic Engineering Division with regard to a curb cut to develop proposed Parcel A.

2. Staff suggests that rather than remove the existing garage on Parcel B, the applicant shall retain the existing structure or replace the structure with a garage of similar architectural style.
3. Staff does not object to the applicant's proposal as there are several 40' x 80' lots in the central city including 10 within the same block.

STAFF RECOMMENDATION: Staff recommends the following:

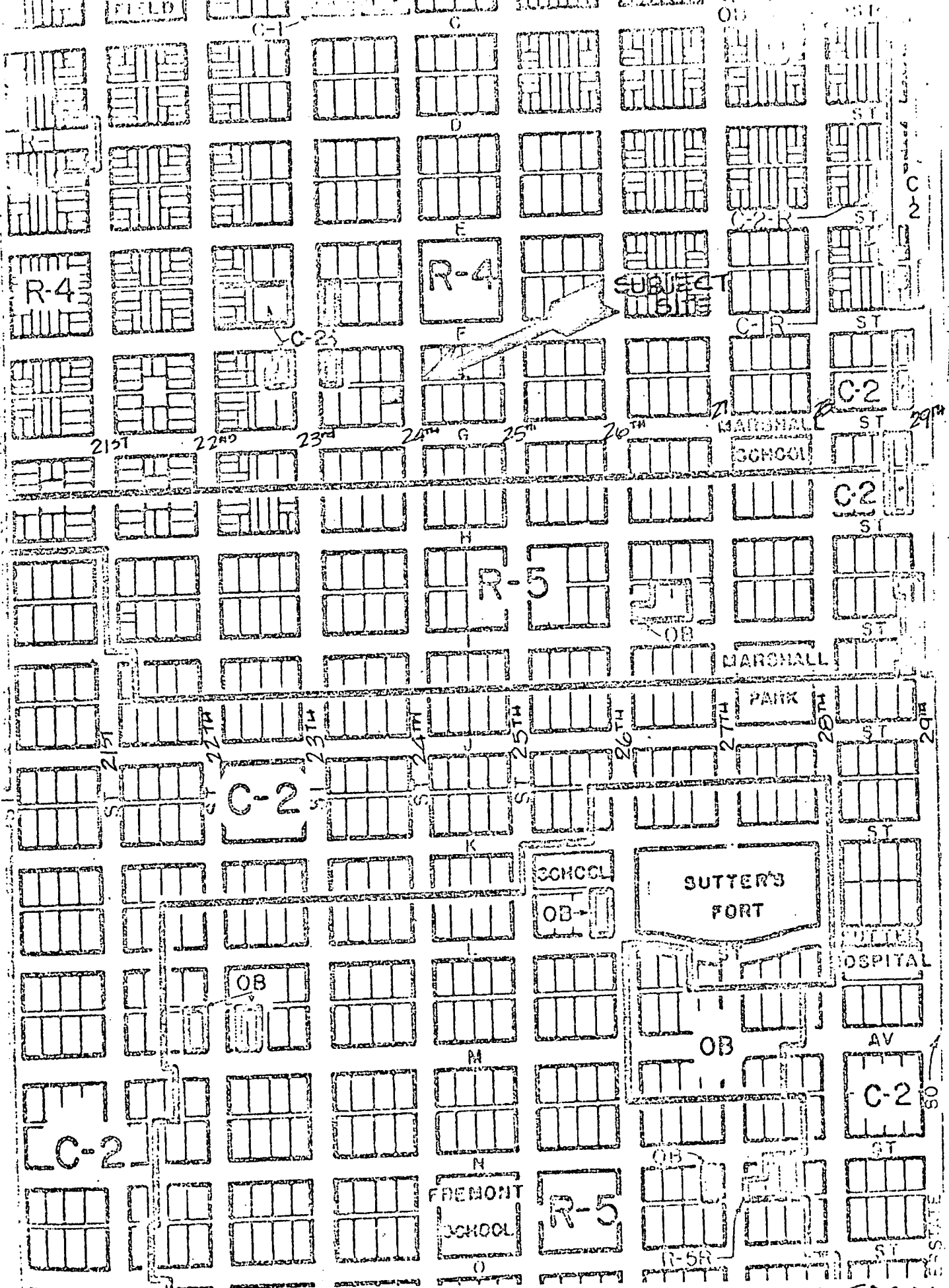
1. The Negative Declaration be adopted;
2. The Variance/Subdivision Modification to create lots substandard in depth, width and area be granted based on findings listed below;
3. The tentative map be approved subject to the conditions listed below.

CONDITIONS - TENTATIVE MAP

1. The applicant shall extend sewer and water services to Parcel A prior to filing the final map.
2. The applicant shall retain the existing garage on Parcel B or replace the garage with a structure of similar architectural style.

Findings of Fact - Variance

1. The granting of the variance will not constitute a special privilege in that there are other 40' x 80' lots in the surrounding area.
2. The variance will not be a use variance in that residential uses are permitted in the R-3A zone.
3. The project will not be injurious to public welfare or to property in the vicinity as the project will not significantly alter the characteristics of the area.
4. The variance is in harmony with the policy of the General Plan and the Central City Plan encouraging increased residential densities near employment centers...



P.9297

FEBRUARY 26, 80

ITEM NO. 14



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 203

TELEPHONE (916) 449-3426

LORRAINE MAGANA
CITY CLERK

March 13, 1981

Owner of Property:

Richard L. Kitowski
5320 Power Inn Road, B
Sacramento, CA

On March 9, 1981, the following matter was filed with my office to set a hearing date before the City Council.

Various requests for property located at the northwest corner of 24th and G Streets. (P-9297) (D4)

- a. Tentative Map to divide 0.2+ acre into two 40-foot by 80-foot parcels
- b. Subdivision Modification to create 2 lots substandard in width, depth and area.

The hearing has been set for March 24, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.

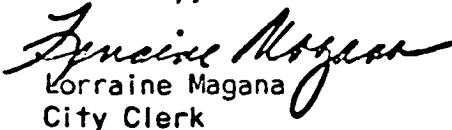
Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am:sj

cc: Mailing List 53
(P-9297)



OFFICE OF THE CITY CLERK
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 449-6429

NUR 28 231467N1 03/14/81

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Key #9
Michael/Judy Norsworthy
2328 F St.
Sacramento, CA 95816
APN: 003 185 09

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
MAR 17 11 44 AM '81

NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

March 25, 1981

Mr. Richard L. Kitowski
5320 Power Inn Road B
Sacramento, CA

Dear Mr. Kitowski:

On March 24, 1981, the City Council approved the following for property located at the northwest corner of 24th and G Streets (P-9297).

- A. Tentative Map to divide 0.2+ acre into two 40-foot by 80-foot parcels
- B. Subdivision Modification to create 2 lots substandard in width, depth and area

Enclosed please find a copy of certified resolution relative to this action.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Planning

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