

P93-116 - FOWLER TENTATIVE MAP

- REQUEST:
- A. Negative Declaration
  - B. Mitigation Monitoring Plan
  - C. Tentative Map to subdivide 1.0± partially developed acres into four lots in the Standard Single Family (R-1) zone.
  - D. Subdivision Modification to create one parcel less than 100 feet deep.
  - E. Variance to locate both driveways for a duplex on the same street.

LOCATION: 6245 Fowler Avenue  
Assessor's Pcl. No. 040-0031-012  
South Sacramento  
Sacramento City Unified School District  
Council District 6

APPLICANT:	Gary A. Little, 457-7309 5525 F Street, Sacramento, CA, 95819
OWNER:	Valen Lee, 5525 F Street, Sacramento, CA, 95819
APPLICATION FILED:	July 22, 1993
STAFF CONTACT:	Sandra Yope, 264-7158

SUMMARY/RECOMMENDATION: The applicant is proposing to subdivide a 1.0± acre parcel into four lots with an existing duplex remaining on the new corner lot. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are the site design, the density of the development, and the compatibility of the project with the

surrounding residential area. **Staff recommends approval of the project.** This recommendation is based on the project's consistency with the policies regarding residential uses in the General Plan and the South Sacramento Community Plan; and consistency with the Zoning Ordinance and the Subdivision Ordinance regarding residential lots.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (4-8 du/na)
Existing Land Use of Site:	Duplex
Existing Zoning of Site:	R-1

**Surrounding Land Use and Zoning:**

North: Vacant, R-1  
 South: Mobile Home Park; R-1  
 East: Single Family; R-1  
 West: Multi-Family and Duplexes; R-2 and R-1A

Setbacks:	Required	Provided
Front:	25'	25'
Side(Interior):	5'	5'
Side(Street side):	12.5'	48'
Rear:	15'	15'

Property Dimensions:	123.5 feet x 370.7 feet
Property Area:	1.05 $\pm$ gross acres 0.994 $\pm$ net acres
Density of Development:	5.03 dwelling units per net acre
Square Footage of Buildings:	1,610 square foot duplex
Height of Building:	1 story
Exterior Building Materials:	Stucco
Roof Material:	Asphalt Shingles and Rolled Roof
Parking Provided:	2 spaces
Parking Required:	2 spaces
Topography:	Flat
Street Improvements:	Existing and to be provided
Utilities:	Existing and to be provided

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

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<u>Permit</u>	<u>Agency</u>
Encroachment Permit	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

**BACKGROUND INFORMATION:** On October 28, 1992, the Planning Director approved a Special Permit for Deep Lot Development to construct nine single family residential units on 1.05± partially developed acres. The entitlement was requested in order to demolish the existing duplex that is in poor condition and to construct the maximum number of new units permitted on the parcel according to the Zoning Ordinance. An adjacent neighbor appealed the Planning Director's approval of the Deep Lot Special Permit. The neighbor stated the project would have too many units for the site and would cause a decrease in his property value.

The Planning Commission denied the appeal on December 10, 1992. The adjacent neighbor filed an appeal of the Planning Commission's action. Prior to the appeal being heard by the City Council, the applicant, staff, concerned neighbors, and Councilman Darrell Steinberg and his staff met numerous times to discuss the issues and reach a workable compromise. The appeal has never been heard by the City Council because the applicant agreed to submit a revised project that represented a compromise of neighborhood and developer concerns.

This project submittal reflects the compromise position agreeable to all parties except the original appellant. The original concerns were that the proposed project had too many units that would be rental units and offered no possibility for individual ownership. The new proposal reduced the total number of units from nine to a future maximum of five. The creation of four individual lots allows for the possibility of individual ownership for the future single family dwellings. A corner lot will be created with the proposed subdivision which will include the existing duplex. The desire of the individual who has filed all the appeals is to demolish the duplex and to disallow any type of development.

**STAFF EVALUATION:** Staff has the following comments:

A. Policy Considerations

The General Plan designates the subject site as Low Density Residential (4-15 du/na). The South Sacramento Community Plan designates the site as Residential (4-8 du/na). The site qualifies as an infill parcel because it has development on three sides. The proposed low density subdivision is consistent with the land use designations and policies of the General Plan. The General Plan states "Some neighborhoods are characterized by vacant land skipped over in the process of development. To more fully utilize this resource, efforts to promote infill and remove development constraints will be necessary." The South Sacramento Community Plan also encourages infill development. The proposed project will

develop a vacant and underutilized infill parcel located within the area. The proposed subdivision density of 5.03 (du/na) meets the required density range for Low Density Residential (4-15 du/na) and Residential (4-8 du/na).

B. Tentative Map Design

The proposed subdivision would create three interior lots and one corner lot for a total of four single family lots. The single family lots range from approximately 6,461 to 9,056 square feet in size. All the lots exceed the minimum 5,200 and 6,200 square foot size requirement for single family interior and corner lots respectively.

The area available for the subdivision is limited by surrounding development. The site fronts on Fowler Avenue. The City's standard 44 foot wide right-of-way is also required for the new cul-de-sac along the east side of the development which also limits the amount of area available for the subdivision. Due to the location of the bulb of the cul-de-sac, the center lot will have a depth less than the required 100 feet. This lot will have a width of 104 feet with a depth ranging from 44.75 feet at the narrowest point to 79.5 feet at the widest point. The street width requirement will be reduced to 40 feet because a sidewalk is not required along the east side. This will add an additional four feet to the front of the center lot and the east side of the corner lot. A subdivision modification is necessary to allow the creation of a substandard lot. Staff has no objection to the map and subdivision modification provided the conditions listed in the attached resolution are met.

C. Site Plan Design/Zoning Requirements

The submitted site plan indicates the existing duplex that will be on the new proposed corner lot will meet the required residential setbacks. The proposed site plan shows typical single family dwelling footprints/ floorplans on each proposed lot including the irregular shaped lot that requires the Subdivision Modification for lot depth. The typical footprints also meet all required setback requirements.

The Zoning Ordinance requires that a duplex have driveways to each unit on separate streets. The City Traffic Engineer requires the existing driveway be removed and both driveways be off the newly created street due to the close proximity of the existing driveway to the new intersection. The applicant is seeking a Variance to comply with the Traffic Division's request. Staff recommends the area where the existing driveway is eliminated be landscaped to include sod and trees. Staff supports the Variance to eliminate a potentially hazardous traffic intersection.

D. Building Design

The duplex on the corner parcel is existing and in a state of disrepair. The single story duplex will be renovated in the immediate future. There were no other buildings for the site proposed at this time. Future single family residences will be subject to the Design Review process prior to the issuance of building permits.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address trees and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Attachment 3).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the Southeast Area Neighborhood Association and no comments were received. Staff has also received on-going calls in opposition to the project from the adjacent property owner who originated the previous project appeals. Staff discussed the project with the adjacent property owner and he does not want the duplex or any development on the parcel of any type.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Their comments are incorporated into the conditions attached in the resolution for the tentative map.

D. Subdivision Review Committee Recommendation

On September 15, 1993, the Subdivision Review Committee, by a vote of two ayes and one absent, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny them all. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

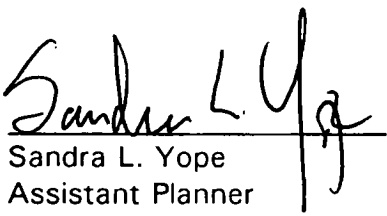
RECOMMENDATION: Staff recommends approval of the proposed development for the following reasons:

- o The proposed single family project will be consistent with the General Plan and the South Sacramento Community plans and policies.
- o The proposed project meets the density for the site.
- o The proposed project will provide adequate setbacks, landscaping, and is compatible with adjacent residential development.

Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the Mitigation Monitoring Plan.
- C. Adopt the attached Resolution approving the Tentative Map to subdivide 1.0 $\pm$  partially developed acres into four lots.
- D. Adopt the attached Resolution approving the Subdivision Modification to create one parcel less than 100 feet deep.
- E. Adopt the attached Resolution approving the Variance to locate both driveways for a duplex on the same street.

Report Prepared By,

  
Sandra L. Yope  
Assistant Planner

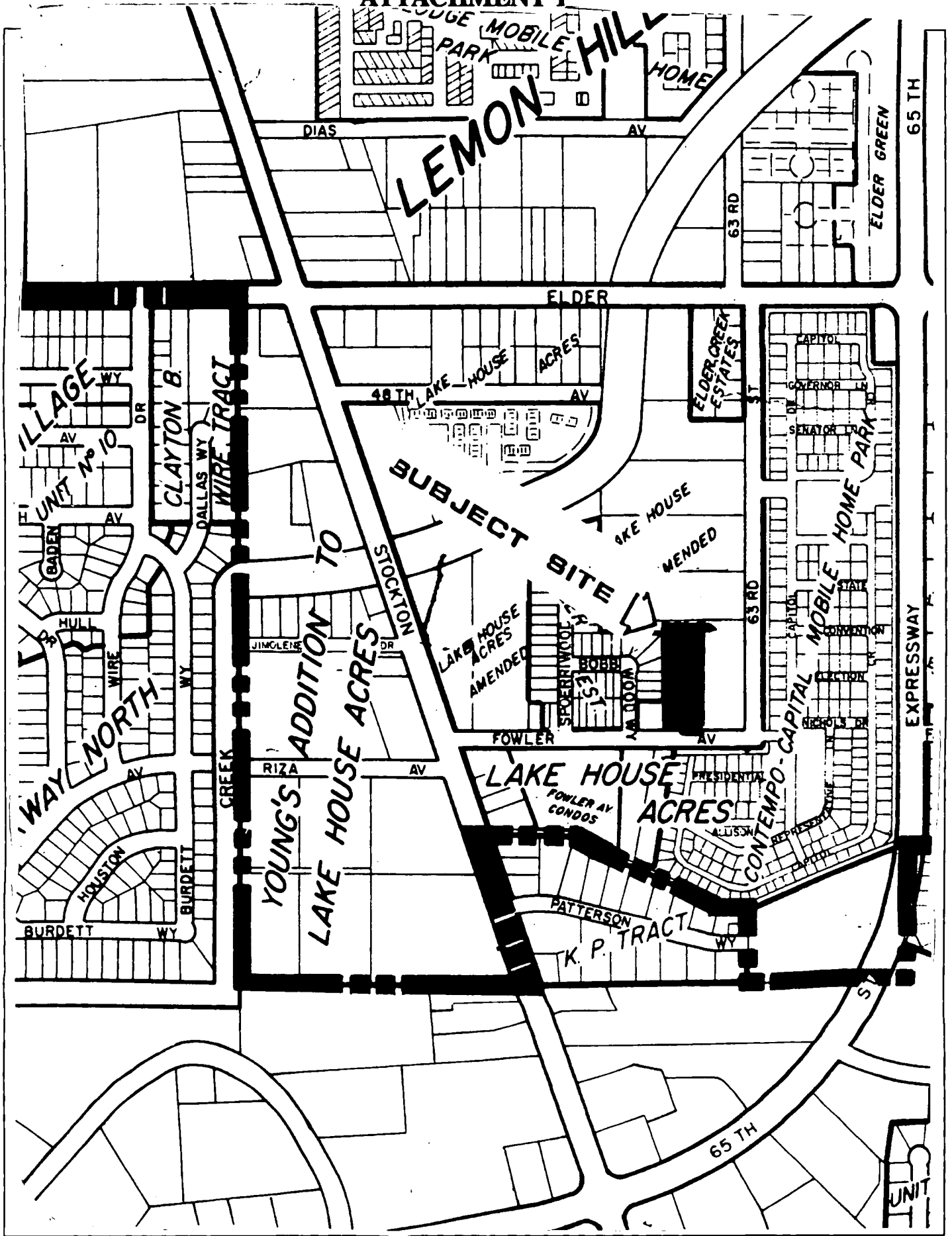
Report Reviewed By,

  
Barbara L. Wendt  
Senior Planner

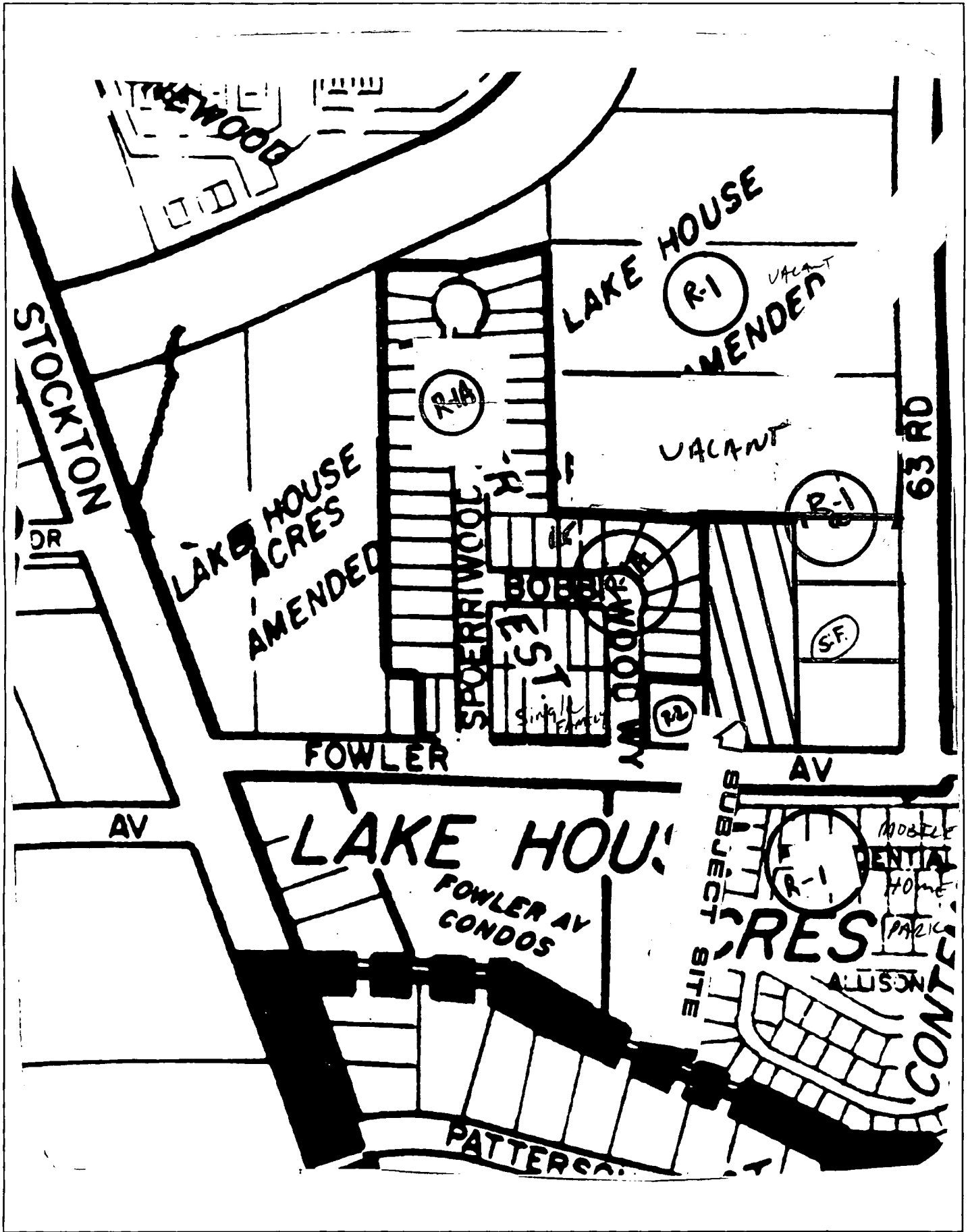
Attachments

Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Mitigation Monitoring Plan
Resolutions	
Exhibit A	Tentative Map
Exhibit B	Site Plan

ATTACHMENT I



VICINITY MAP



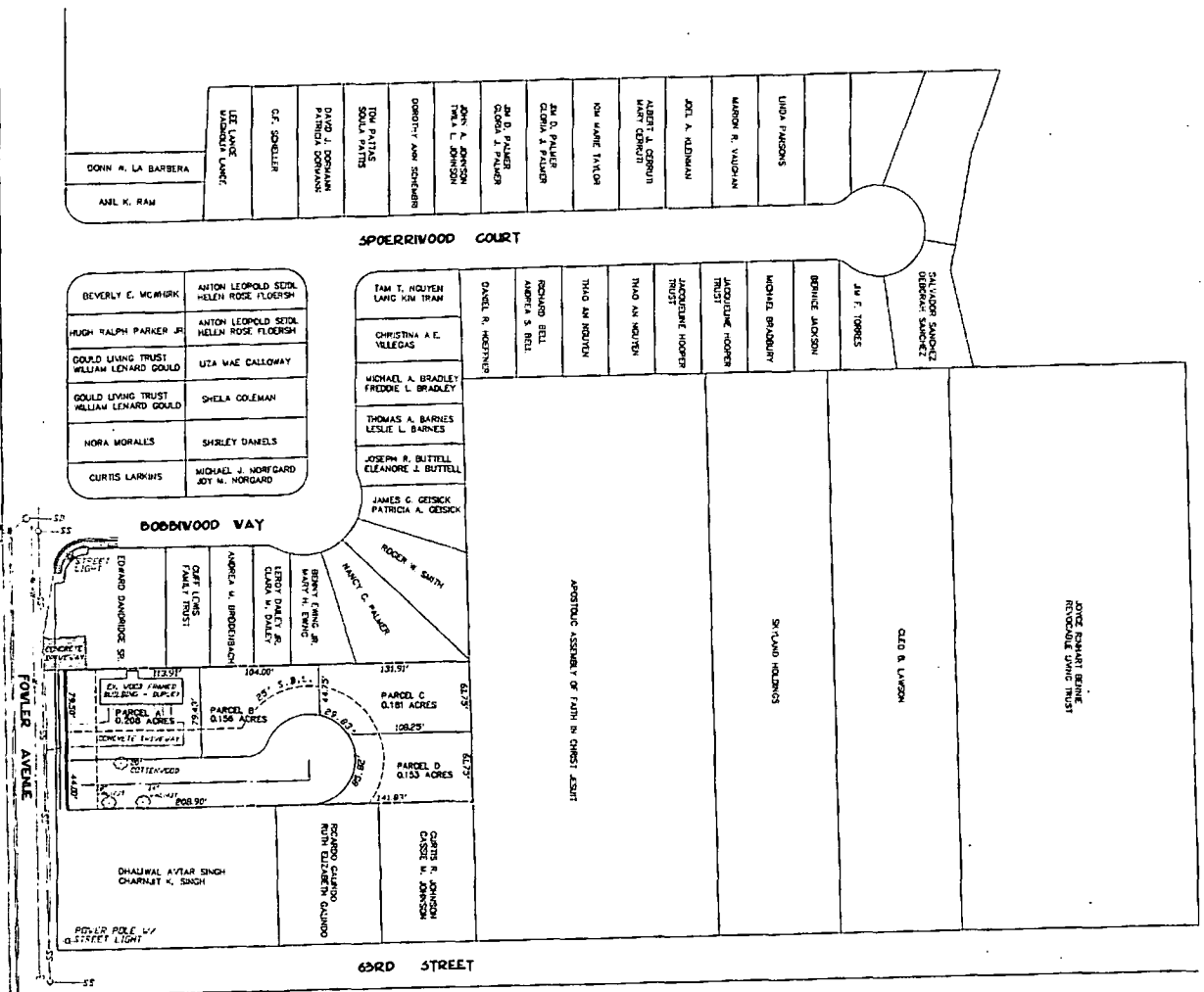
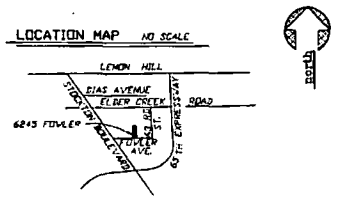
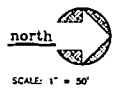
LAND USE & ZONING MAP



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OCTOBER 14, 1993

ITEM 5



RECORD OWNER: VALEN V. LEE  
3023 F. STREET  
SACRAMENTO, CA. 95818

SUBDIVIDER: SAME AS RECORD OWNER

MAP PREPARED BY: C M J ENGINEERING INC.  
4600 EL CAMINO AVE., SUITE D-2  
SACRAMENTO, CA 95821  
(916) 467-0837

NUMBER OF LOTS: 4

TOTAL AREA: 0.994 ACRES

PRESENT USE: PARCEL A = DUPLEX  
PARCEL B = VACANT  
PARCEL C = VACANT  
PARCEL D = VACANT

PROPOSED USE: PARCEL A = DUPLEX  
PARCEL B = SINGLE FAMILY  
PARCEL C = SINGLE FAMILY  
PARCEL D = SINGLE FAMILY

PRESENT ZONING: R-1

ASSESSOR'S PARCEL NUMBER: 040-0031-012

EXISTING IMPROVEMENTS: NONE

### TENTATIVE PARCEL MAP

BEING  
THE EAST 123.5 FEET OF THE WEST 170.0 FEET OF LOT 8  
AS SHOWN ON THE AMENDED PLAT OF LIGHT HOUSE ACRES  
RECORDED JULY 26, 1909 IN BOOK 9 OF MAPS, MAP No. 43

CITY OF SACRAMENTO, CALIFORNIA JULY 1993

**C M J ENGINEERING INC.**  
ENGINEERS & SURVEYORS  
4600 EL CAMINO AVE., SUITE D-2  
SACRAMENTO, CA 95821 PHONE (916) 467-0837

SCALE: 1" = 50'  
DATE: 7/17/93

SYS. NO.  
FILE NO.  
NFWLER.DWG

EXHIBIT A

RECEIVED

JUL 22 1993

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

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