

**CITY PLANNING COMMISSION**

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

<b>APPLICANT</b> Area West Engineers, Inc. 7478 Sandalwood Dr. Citrus Heights 95621
<b>OWNER</b> Colonial Baptist Church of Sacramento 4831 63rd Street Sacramento, CA 95829
<b>PLANS BY</b> Area West Engineers, Inc. 7478 Sandalwood Dr. Citrus Heights Sacto. CA 95621
<b>FILING DATE</b> 10-17-89 <b>ENVIR. DET.</b> Exempt 15315 <b>REPORT BY</b> BW:df
<b>ASSESSOR'S PCL. NO.</b> 023-0061-002

- APPLICATION:**
- A. Tentative Map to divide 0.32+ vacant acres into 2 lots of 6,380 and 7,395 sq. ft. in the Standard Single Family (R-1) zone.
  - B. Variance to create 2 lots with less than 52 feet of lot width in the R-1 zone.
  - C. Subdivision Modification to create 2 lots with less than 52 feet of lot width in the R-1 zone.

**LOCATION:** South side of 64th Street, 120'+ south of 21st Avenue.

**PROPOSAL:** The applicant is requesting the necessary entitlements to establish two lots for construction of single family dwellings.

**PROJECT INFORMATION:**

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

Surrounding Land Use and Zoning:	Setbacks:	Required		Provided	
		Parcel A	Parcel B	Parcel A	Parcel B
North: Duplex;R-1	Front:	25'	25'	25'	25'
South: Single Family;R-1	Side(Int):	5'	5'	5'	5'
East: Vacant/Single Family;R-1	Rear:	15'	15'	15'	15'
West: Church;R-1					

Parking Required:	2 spaces
Parking Provided:	2 spaces
Property Dimensions:	Parcel A 51' x 145'; Parcel B 44' x 145'
Property Area:	0.32+ acres
Density of Development:	5 d.u. per acre
Square Footage of Building:	1,600 sq. ft. per unit
Height of Building:	20 ft. - one story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	wood
Roof Material:	composition

**001208**

**APPLC. NO.** P89-375 **MEETING DATE** December 14, 1989 **ITEM NO.** 16

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 22, 1989, by a vote of 6 ayes and 3 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Parcel Map and Subdivision Modification subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of one vacant parcel on 0.32± acres in the Standard Single Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 Du/Na). Surrounding land uses and zoning are single family to the south and east, zoned R-1; a duplex to the north, zoned R-1 and a church to the west, zoned R-1. The proposed project is consistent with the City's General Plan and current zoning.

B. Applicant's Proposal:

The applicant proposes to divide one vacant lot into two single family lots with widths less than the required 52 feet width. Parcel A proposed lot size is 51' x 145' and Parcel B proposed lot size is 44' x 145'. Parcel A contains 7,395 square feet and Parcel B contains 6,380 square feet. Both parcels require a variance and a Subdivision Modification from the standard minimum 52 foot lot width. The minimum depth required is 100 feet, which both lots satisfy. In addition, both lots are greater than the minimum required 5,200 square feet lot area.

C. Tentative Map Design:

The 0.32± acre parcel is proposed to be divided into two lots with adequate frontyard, sideyard and rearyard building setbacks. A 10 foot wide electric easement exist on Parcel A, located on the southern portion of the lot. A 6 foot high wood fence is shown on the north property line of Parcel B and the south property line of Parcel A. A 6-foot high chain link fence is indicated on the map along each parcel's west property line.

There are existing lots along 64th Street with lot widths less than 52 feet wide. Staff has supported previous tentative maps with widths less than 52 feet where the proposed dwelling would meet minimum setbacks and adequate yard areas are provided. Staff, therefore, supports the variance and Subdivision Modification.

The single-family dwellings proposed on the subject lots are 1,255 square feet in size with three bedrooms and two baths (see attached floor plan). Exterior building and roof materials will consist of wood and composition respectively. The proposed exterior building colors are earth tones, which will be compatible with the surrounding residential structures.

ENVIRONMENTAL DETERMINATION:

The project as proposed is exempt from environmental review pursuant to state EIR Guidelines (CEQA Section 15315).

RECOMMENDATION: Staff recommends the following actions:

- A. Recommend approval of the tentative parcel map subject to conditions which follow;
- B. Approve the variance to create 2 lots less than 52 feet in width subject to conditions and based upon findings of fact which follow;
- C. Recommend approval of the subdivision modification to create 2 lots less than 52 feet in width;

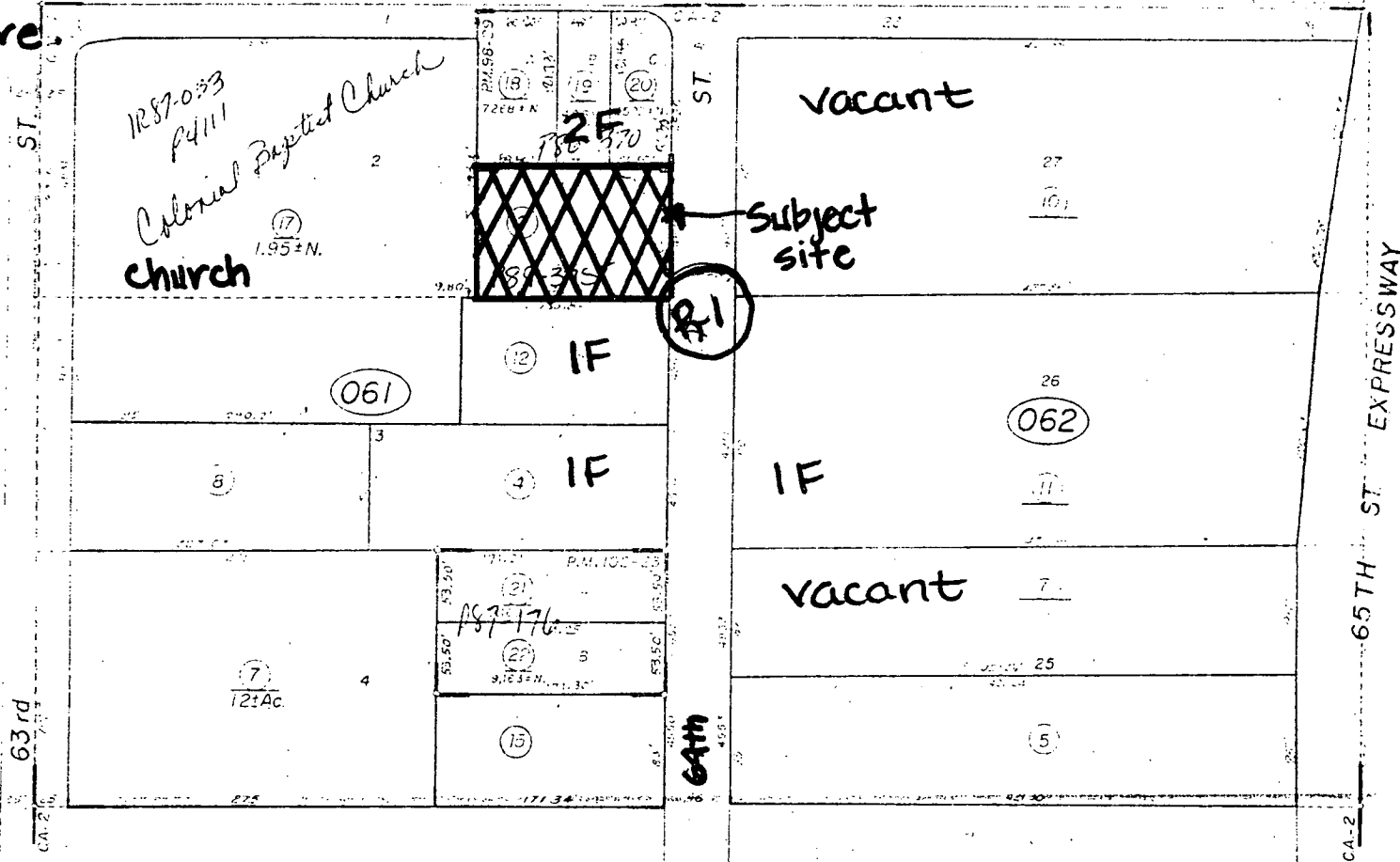
CONDITIONS - TENTATIVE MAP

The applicant shall satisfy each of the following conditions prior to filing a final map unless a different time for compliance is specifically noted:

- 1. Place the following note on the final map: Water and sewer services must be paid for and installed at the time of obtaining building permits.
- 2. 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 (1.1324 ac.);
- 3. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- 4. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- 5. Meet all County Sanitation District requirements and coordinate.
- 6. Show existing easements;



1st Ave.



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# LAND USE & ZONING MAP

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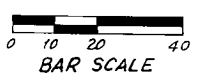
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89-99



VICINITY MAP N.T.S.

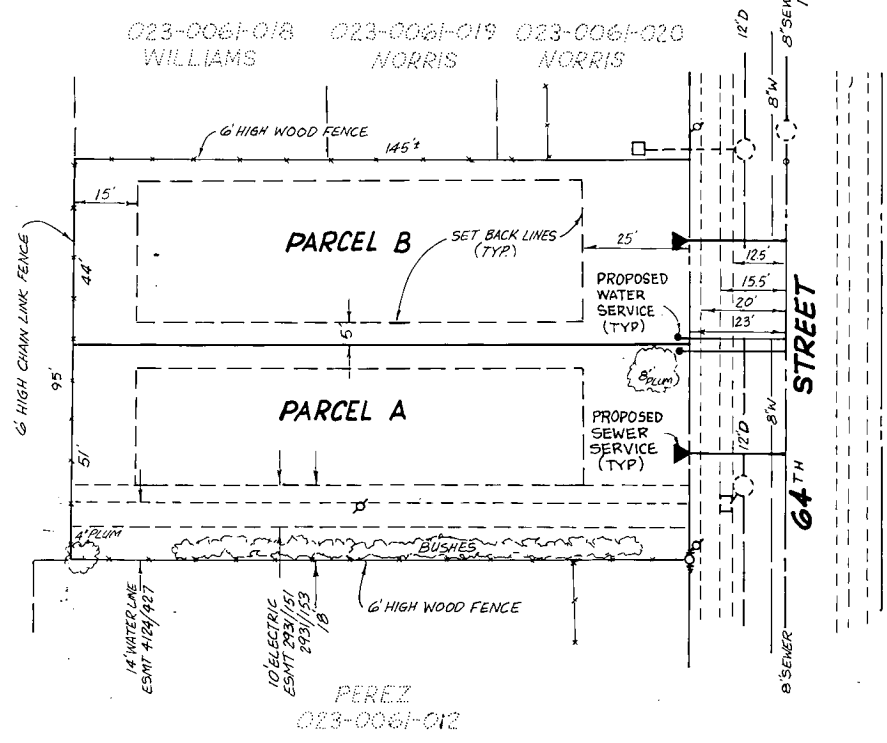


NORTH  
SCALE 1"=20'

### TENTATIVE PARCEL MAP

FOR APN 023-0061-002  
OCTOBER 1989  
CITY OF SACRAMENTO

21<sup>ST</sup> AVENUE



023-0061-017  
COLONIAL BAPTIST  
CHURCH OF SACRAMENTO

081215



*Richard Rozumowicz*  
RICHARD ROZUMOWICZ  
RCE 28217  
DATE 10/13/89

NOTE:  
1) ALL TREES SHOWN ARE ORNAMENTAL VARIETY. DRIPLINES ARE APPROXIMATE.  
2) CONTOURS OMITTED, PROPERTY IS GENERALLY LEVEL.

**OWNER:**  
COLONIAL BAPTIST CHURCH OF SACRAMENTO  
4831 63<sup>RD</sup> STREET  
SACRAMENTO, CA. 95820

**ZONING:**  
PRESENT: R-1 SINGLE FAMILY  
PROPOSED: R-1 SINGLE FAMILY

**USES:**  
PRESENT: VACANT  
PROPOSED: SINGLE FAMILY

**AREA:**  
0.37± AC (GROSS)  
0.32± AC (NET)

**NUMBER OF LOTS**  
PRESENT: ONE  
PROPOSED: TWO

**SIZES:**  
PARCEL A = 51' x 145' = 7395± SF  
PARCEL B = 44' x 145' = 6380± SF

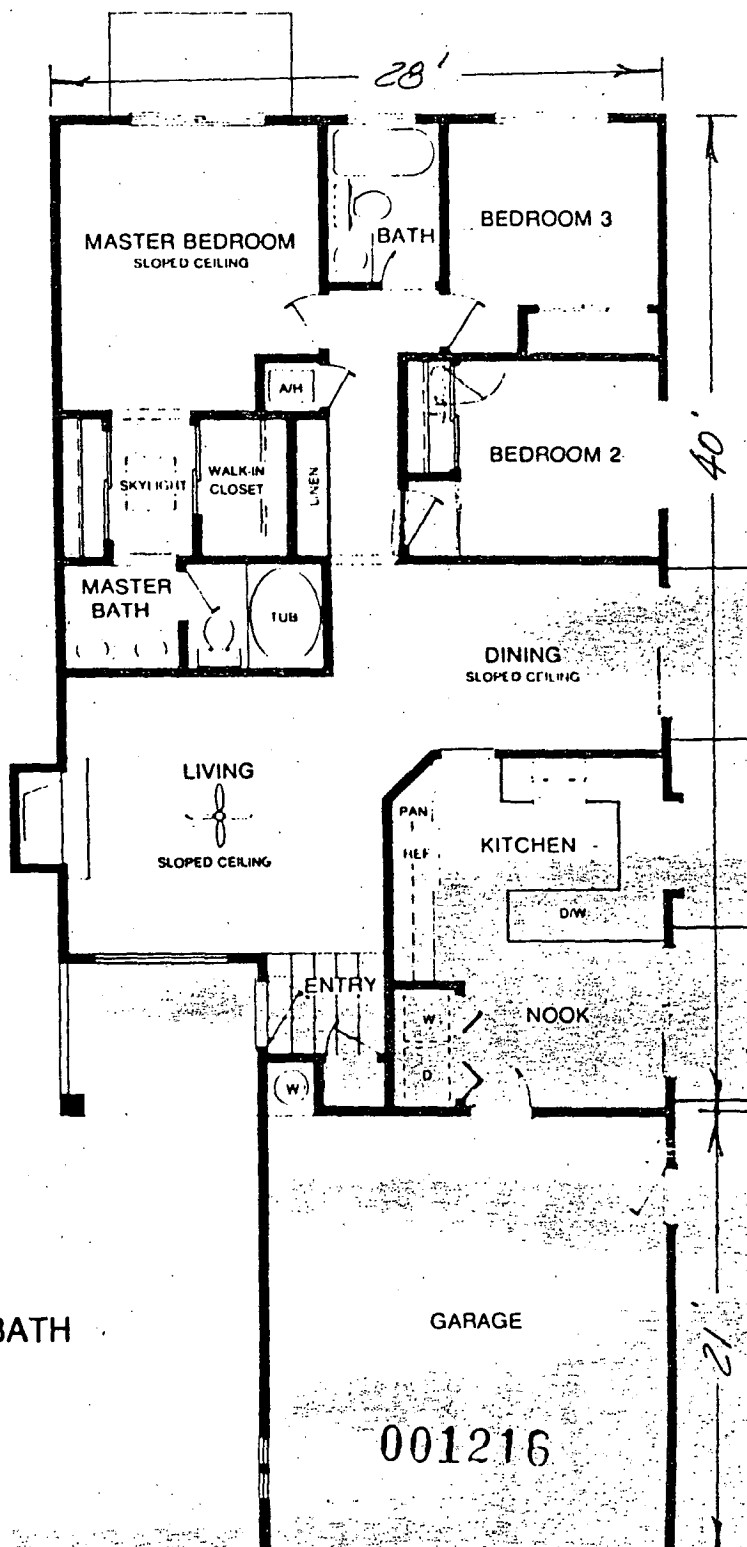
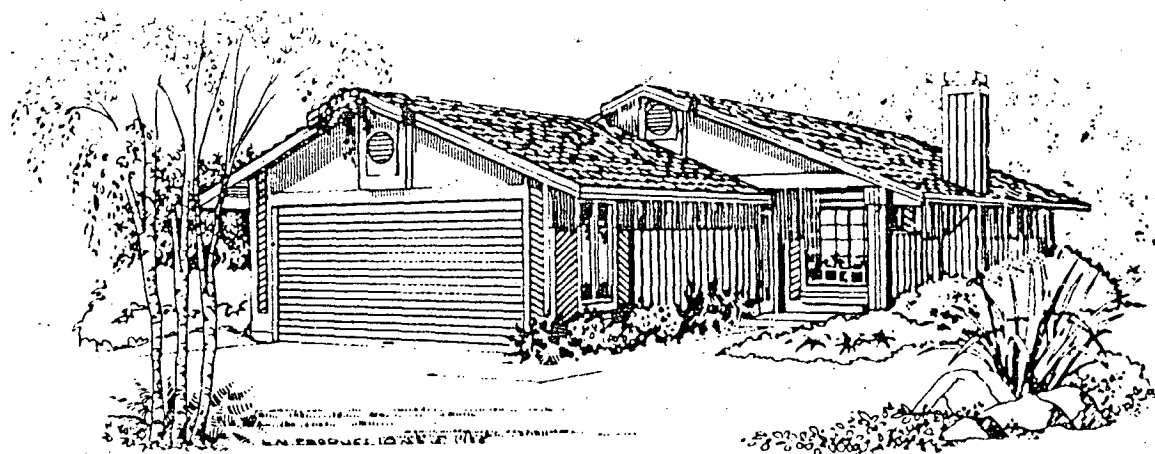
**SCHOOL DISTRICT**  
SACRAMENTO CITY UNIFIED

**SOURCE OF WATER:**  
CITY OF SACRAMENTO

**SANITATION FACILITIES:**  
CITY OF SACRAMENTO

**DRAINAGE FACILITIES**  
CITY OF SACRAMENTO

**AREA WEST ENGINEERS, INC.**  
7478 SANDALWOOD DRIVE  
CITRUS HEIGHTS, CA 95621  
(916) 725-5551 (916) 969-5551 FAX: (916) 725-5603  
CIVIL ENGINEERING - PLANNING - SURVEYING



THREE BEDROOM • TWO BATH  
1255 SQUARE FEET

*189-375*

*12-14-89*

*Item No. 16 89-99*

TENTATIVE MAP:

REQUEST FOR SUBDIVISION MODIFICATION

Date: 10/16/89

Name of Map: T. P. M. FOR APN 023-0061-002

Assessor's Parcel Number: 023-0061-002

In accordance with the Provisions of Article 9 of the City of Sacramento's Subdivision Regulations, I hereby request (concurrent) (post) modification to the requirements or standards imposed by said Subdivision Regulations:

The requested modification is described as:

REDUCE THE REQUIREMENT FOR 52 FEET WIDE LOT TO  
51 FEET FOR PARCEL A, 44 FEET FOR PARCEL B

Subdivider (or designated agent): AREA WEST ENGINEERS, INC.

Application Number: P 89-375 CPC Meeting 12-14-89

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