

CITY PLANNING COMMISSION

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

APPLICANT	Gardner-Feusi Co., 1722 Professional Dr. Ste. C Sacramento, CA 95825
OWNER	Daniel C. Martin, 6909 Centennial Way, Sacramento, CA 95842
PLANS BY	Gardner-Feusi Co., 1722 Professional Dr. Ste. C Sacramento 95825
FILING DATE	12-15-89
ENVIR. DET.	Negative Declaration
REPORT BY	CAS:df
ASSESSOR'S PCL. NO.	226-0110-028, 029

APPLICATION:

- A. Negative Declaration
- B. Tentative Map to divide two parcels consisting of 2.0+ partially developed acres into 9 lots in the Standard Single Family Residential (R-1) zone.
- C. Subdivision Modification to allow two lots greater than 160 feet in depth.
- D. Subdivision Modification to allow one corner lot less than 62 feet in width.
- E. Variance to allow one corner lot less than 62 feet in width.

LOCATION: Northwest corner of Pinedale Avenue and Second Street

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide two parcels consisting of 2.0+ partially developed acres into nine lots in the Standard Single Family Residential (R-1) zone.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento	
Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	Standard Single Family Residential (R-1)
Existing Land Use of Site:	Vacant, Single Family residence

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential, R-1	Front:	25'	Required
South: Residential, R-1	Side(Int):	5'	Setbacks
East: Vacant, R-1	Side(St):	12-1/2'	to be
West: Residential, R-1	Rear	15'	Provided

Property Dimensions: 264 feet x 330 feet
 Property Area: 2.0+ acres

Topography: Flat
Street Improvements: To be provided
Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 13, 1990, by a vote of 7 ayes and 2 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 2.0+ partially developed acres in the Standard Single Family Residential (R-1) zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site as Residential (4-8 du/na). The proposed density of the project is four and a half dwelling units per net acre. If the deep lots were developed with second dwelling units, then the density would be five and a half dwelling units per net acre. The surrounding land use and zoning for the subject site is Residential, zoned R-1 to the north, south, and west, and vacant, zoned R-1 to the east.

B. Applicant's Proposal

The applicant is proposing to subdivide 2.0+ partially developed acres into nine lots in the Standard Single Family Residential (R-1) zone. The applicant proposes rededicating Second Street from Pinedale Avenue to a proposed half-street extension of Irving Avenue (see Exhibit A-1). An existing single family residence will be retained.

C. Staff Analysis

1. Site Design and Lot Layout:

The applicant is proposing to divide 2.0+ acres into nine lots. The applicant proposes to rededicate Second Street and construct a half street for the future extension of Irving Avenue. Five lots will front the east side of Second Street and two lots will front the west side of Second Street. The other two lots will front Pinedale Avenue. An existing single family residence on one of the two lots facing Pinedale Avenue will be retained. The original site plan proposed seven lots, three lots facing Pinedale Avenue and four deep lots facing a proposed half street for Second Street (see Exhibit A). The original site plan did not incorporate the future extension of Irving Avenue.

2. Subdivision Modifications/Variance Analysis:

The applicant is requesting a subdivision modification to allow two lots greater than 160 feet in depth. These two lots face Pinedale Avenue. One lot has an existing single family residence. Staff recommends approval of the subdivision modification to allow two deep lots in that the existing single family residence and

out buildings establish the depth of the two lots and the two lots facing Second Street on the west side are of acceptable width.

The applicant is also requesting a subdivision modification/ variance to allow one corner lot less than 62 feet in width. Staff recommends approval of the subdivision modification and variance in that the location of the existing single family lot, the 44 foot wide Second Street public right-of-way, and the 100 foot deep lots to the east of Second Street define the width of the corner lot. Also, the required 6,200 square feet of area for a corner lot is met by this lot configuration.

3. School Impact:

The Grant Joint Union School District is an impacted school district. Based on a student yield of 0.88 for single family homes, the junior high school would gain 7.9+ students. Using a yield rate of 0.149 for single family, senior high school would gain 1.3+ students from this subdivision.

4. Parkland Dedication:

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate for each lot excluding Lot #9. Fees will be based upon fee acres of land multiplied by the per acre value established by the applicant's appraiser.

Staff supports the approval of the tentative map, the subdivision modifications, and variance in that the lots will each be greater than 5,200 square feet, adequate yard areas will be provided, and the lot configuration provides a logical relationship between the existing residence, Pinedale Avenue, Second Street, and the future extension of Irving Avenue.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with the following mitigation measure:

- A. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration
- B. Recommend approval of the tentative map subject to the following conditions and forward to the City Council.
- C. Recommend approval of the subdivision modification to allow two lots greater than 100 feet in depth subject to the following conditions and forward to the City Council.

- D. Recommend approval of the subdivision modification to allow one corner lot less than 62 feet in width subject to the following conditions and forward to City Council.
- E. Approve the variance to allow one corner lot less than 62 feet in width subject to the conditions and based upon the findings of fact which follow.

Conditions - Tentative Map: 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code for Pinedale Avenue to 25 foot half street with 12 foot paving eastbound, Irving Avenue to 22 foot half street, and newly named street to 44 foot full street. Standard improvements along Irving Street shall include curbs, gutters, sidewalks, street lights and/or conduits and paving to within two feet of north property line. A timber barricade shall be placed at each round corner and along the north property line from round corner to round corner;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. 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 excluding Lot #9. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
5. 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;
6. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
7. Submit a soils test prepared by a registered engineer to be used in street design;
8. Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways;
9. Provide separate water service for each lot;
10. Properly abandon well under proper permit from Sacramento County Environmental Health;

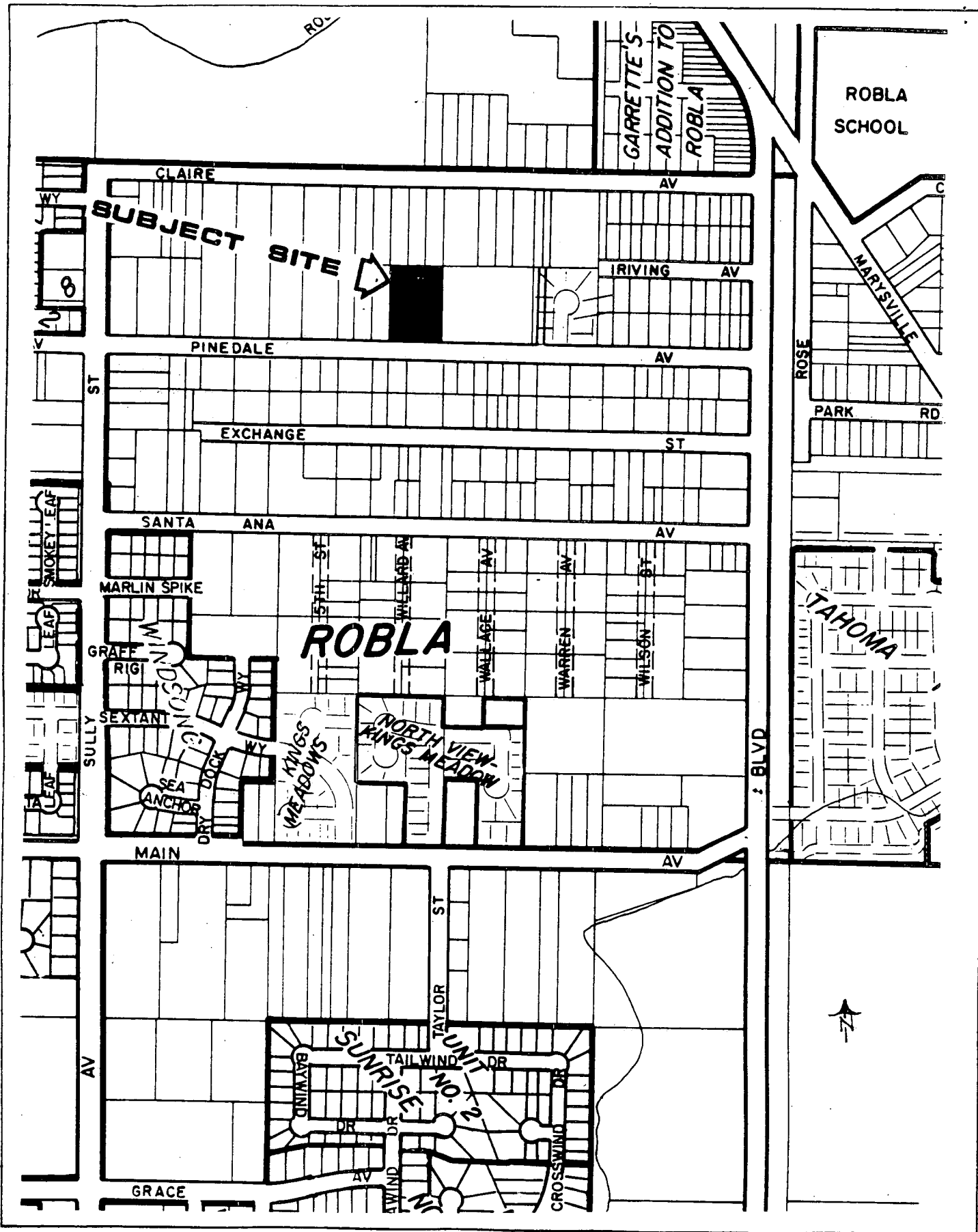
11. Septic tank leach lines shall remain a minimum of 10 feet from adjacent property lines;
12. Applicant shall comply with the mitigation measure for Pinedale Subdivision stated in the Negative Declaration for P90-047 on file at the City Planning Department. A note referencing compliance with the mitigation measure shall be recorded on the face of the final map and in the deeds to the lots;
13. Rename Second Street to the satisfaction of the Planning, Fire, Building, and Transportation Divisions.

Conditions- Subdivision Modifications/ Variance:

1. Standard R-1 setbacks shall be observed for structures on Lots #1 through 8 and any additional structures on Lot #9.

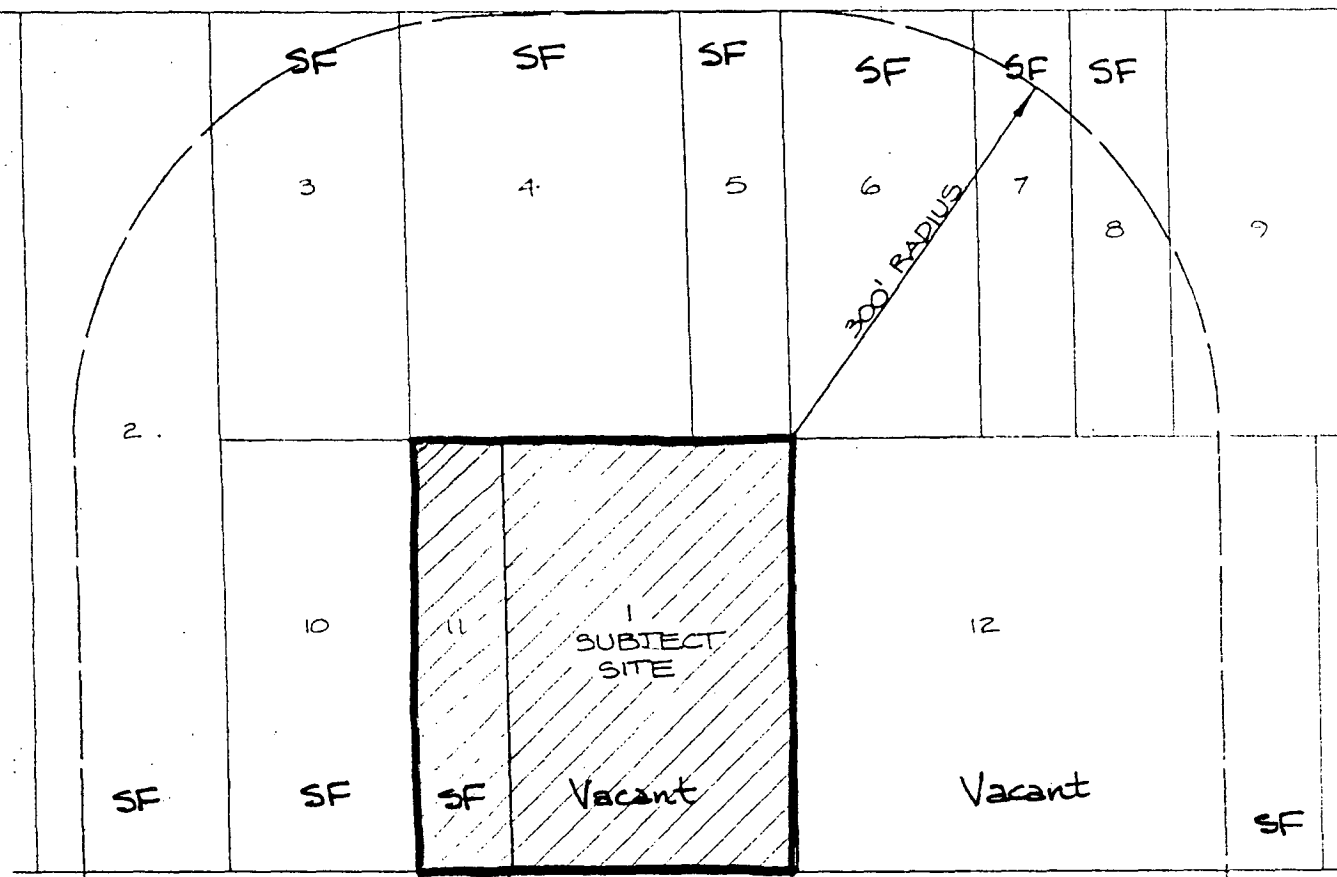
Findings of Fact- Variance:

1. Granting the variance does not constitute a special privilege extended to one individual property owner in that:
 - a. the width of the narrow corner lot is defined by the existing single family residence, the public right-of-way, and the five lots on the east side of Second Street;
 - b. each corner lot is greater than the minimum required 6,200 square feet of area; and
 - c. the City would support variances for any other property owner in similar circumstances.
2. Granting the variance will not be detrimental to the public welfare nor to properties in the vicinity in that:
 - a. adequate usable yard areas will be established for each lot,
 - b. lots are each greater than the minimum required 5,200 square foot lot area, and
 - c. lots will satisfy all other Zoning Ordinance requirements.
3. The requested variance does not constitute a use variance in that the residential uses are allowed in the R-1 zone.
4. The project is consistent with the General Plan and the 1984 North Sacramento Community Plan which designate the site as Low Density Residential (4-15 du/na).

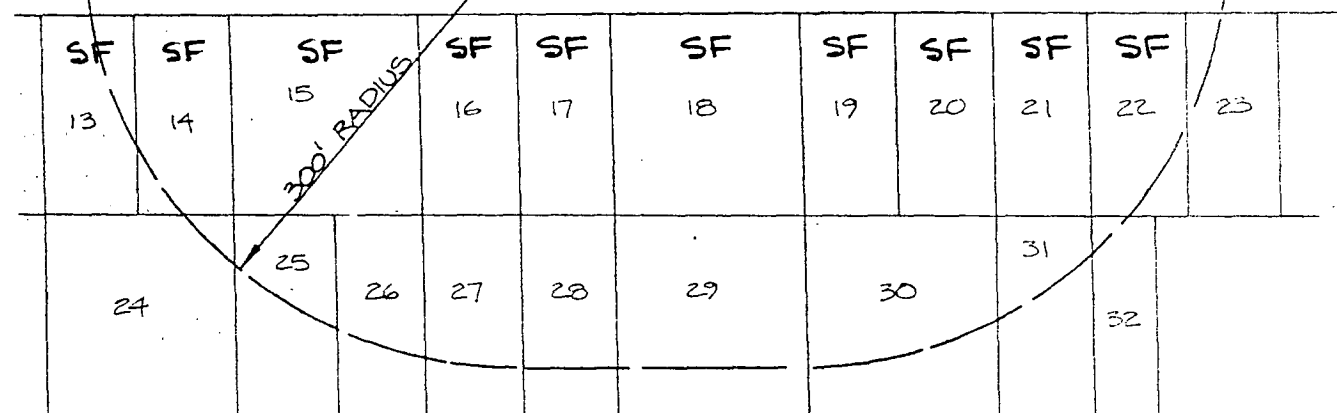


VICINITY MAP

CLAIRE AVE



PINEDALE AVE



EXCHANGE ST

(R-1) entire page

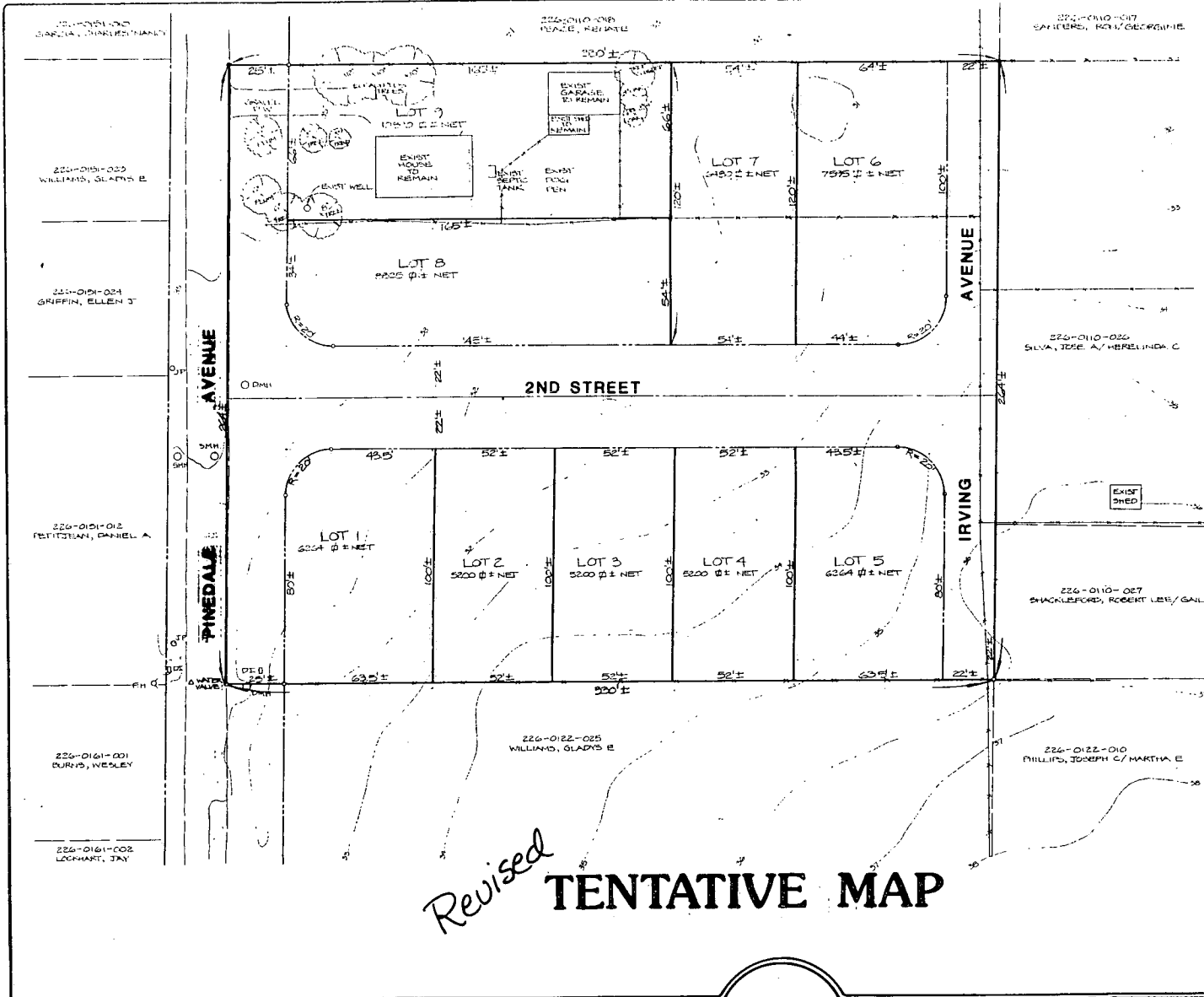


LAND USE & ZONING MAP

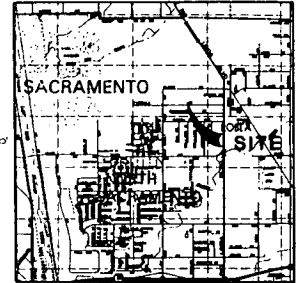
P90-047

June 28, 1990

Item # 5



LOCATION MAP



SCALE: 1"=200'



SCALE: 1"=20'

EXHIBIT A-1

REVISED PLAN

PROJECT DATA

RECORD OWNER/SUBOWNER: PHILLIS HORNE & BILL MARTIN
 ADDRESS: 620 GARDNER-FLEURY CO.
 1722 PROFESSIONAL DR.
 SACRAMENTO CA 95825
 SUITE 'C' PHONE 482-5177

EXISTING ZONING: R-1
 PROPOSED ZONING: VACANT / RESIDENTIAL
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: AS REQUIRED
 ACREAGE: 2.00 AC GROSS, 1.05 AC NET
 PARCEL NUMBER: 226-010-025 (02)
 LEGAL DESCRIPTION: FOR LOT 4, 6264 ACRES, 1/4 SW 25
 SACRAMENTO COUNTY
 WATER SUPPLY: SACRAMENTO CITY
 PARKS/RECREATION: CITY OF SACRAMENTO
 FIRE DISTRICT: SACRAMENTO
 SCHOOL DISTRICT: ROSA

Revised TENTATIVE MAP

REVISIONS	DESCRIPTION	APP'D BY	DATE

BENCHMARK
 ELEV 5610
 NO 382011
 P.R. SPIRE PLN. FACE OF TOWER
 50 FT. AT 25.00' E. OF 25.00' S. OF MAIN AVE.

HORIZ SCALE 1"=20'
 VERT SCALE N/A
 SURVEYED BY M.D.
 FIELD BOOK NO 213, 215
 A.P. NO: 226-010-025(02)

DRAFTED BY A.F.
 DESIGNED BY A.F.
 CHECKED BY S.G.
 DATE NOV 1989

1722 Professional Drive
 Suite 'C'
 Sacramento, CA. 95825
 916-482-5177

TENTATIVE MAP
REVISED

HORNE & MARTIN
PINEDALE AVE.

SHEET 1 OF 1
 SHEETS
 PLAN NO
 89-54

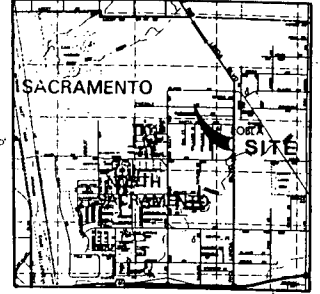
P90-047

June 23, 1990

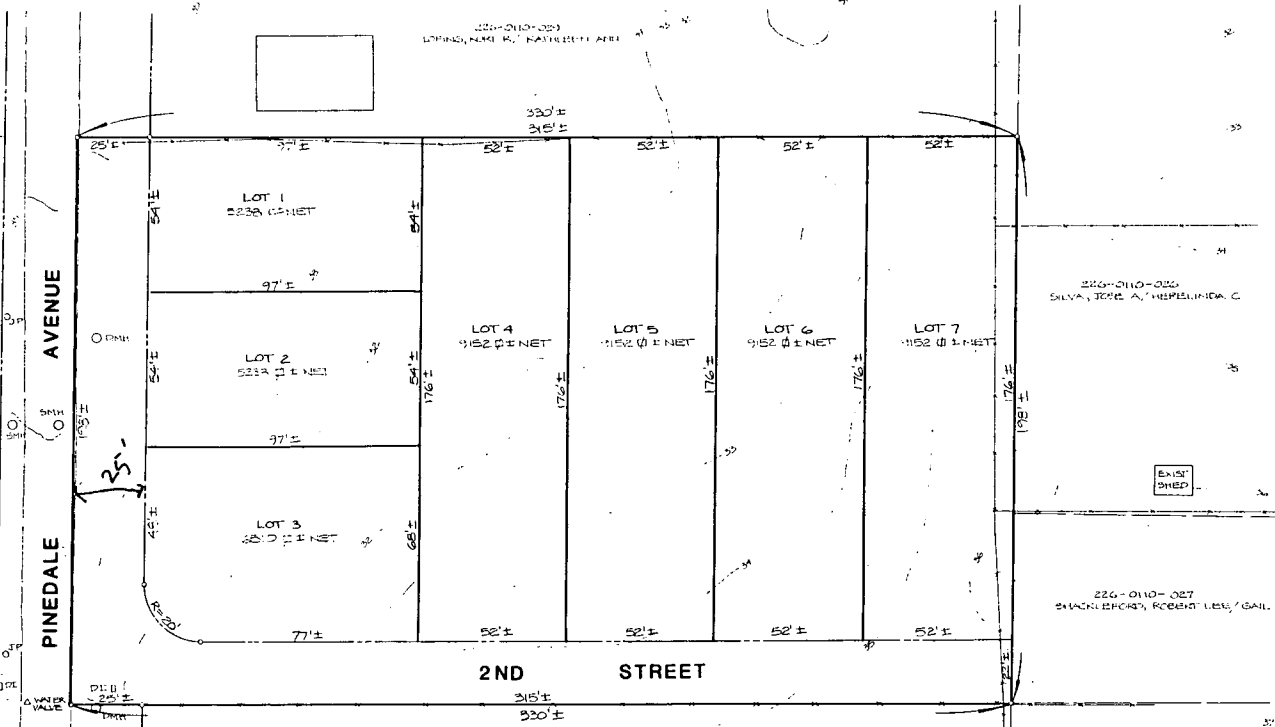
Item # 5

TENTATIVE MAP

LOCATION MAP



SCALE: 1"=200'



*Superseded
by Revised Plans
(Exhibit A-1.)*

PROJECT DATA

RECORD OWNER & SUBDIVIDER: PHYLIS HORNE & BILL MARTIN
 ADDRESS: C/O GARDNER-FEUSI CO
 1722 PROFESSIONAL DR.
 SACRAMENTO CA 95825
 SUITE 'C' PHONE 482-5177

EXISTING ZONING: R-1
 PROPOSED ZONING: R-1
 EXISTING USE: VACANT
 PROPOSED USE: RESIDENTIAL
 PROPOSED IMPROVEMENTS: AS REQUIRED
 ACREAGE: 1.50 AC. GROSS, 1.57 AC. NET
 PARCEL NUMBER: 226-0110-02B
 LEGAL DESCRIPTION: PER LOT 4, PINE DALE AVENUE, 1/4 QUARTER, SACRAMENTO COUNTY, SACRAMENTO CITY, SACRAMENTO COUNTY, SACRAMENTO
 WATER SUPPLY: SACRAMENTO CITY
 SEWER DISPOSAL: SACRAMENTO CITY
 PARK & RECREATION: SACRAMENTO
 FIRE DISTRICT: SACRAMENTO
 SCHOOL DISTRICT: RPKLA

NO.	DESCRIPTION	DATE BY	APPROVAL

BENCHMARK
 ELEV 26.18
 NO 226931
 R.F. CORNER, 1/4 MI. EAST OF PINE DALE AVENUE, AT S.E. CORNER OF TAYLOR ST & MAIN AVE.

HORIZ SCALE 1"=20'
 VERT SCALE N/A
 SURVEYED BY M.D.
 FIELD BOOK NO 213
 DATE NOV 1989
 A.P.N. 226-0110-02B

DRAFTED BY A.F.
 DESIGNED BY L.S.
 CHECKED BY S.G.
 DATE NOV 1989

GARDNER-FEUSI COMPANY
 1722 Professional Drive
 Suite 'C'
 Sacramento, CA. 95825
 916-482-5177

TENTATIVE MAP

**HORNE & MARTIN
 PINEDALE AVE.**

SHEET 1 OF 1
 PLAN NO. 89-54

EXHIBIT A