

P04-225 – THELMA AVENUE TENTATIVE MAP

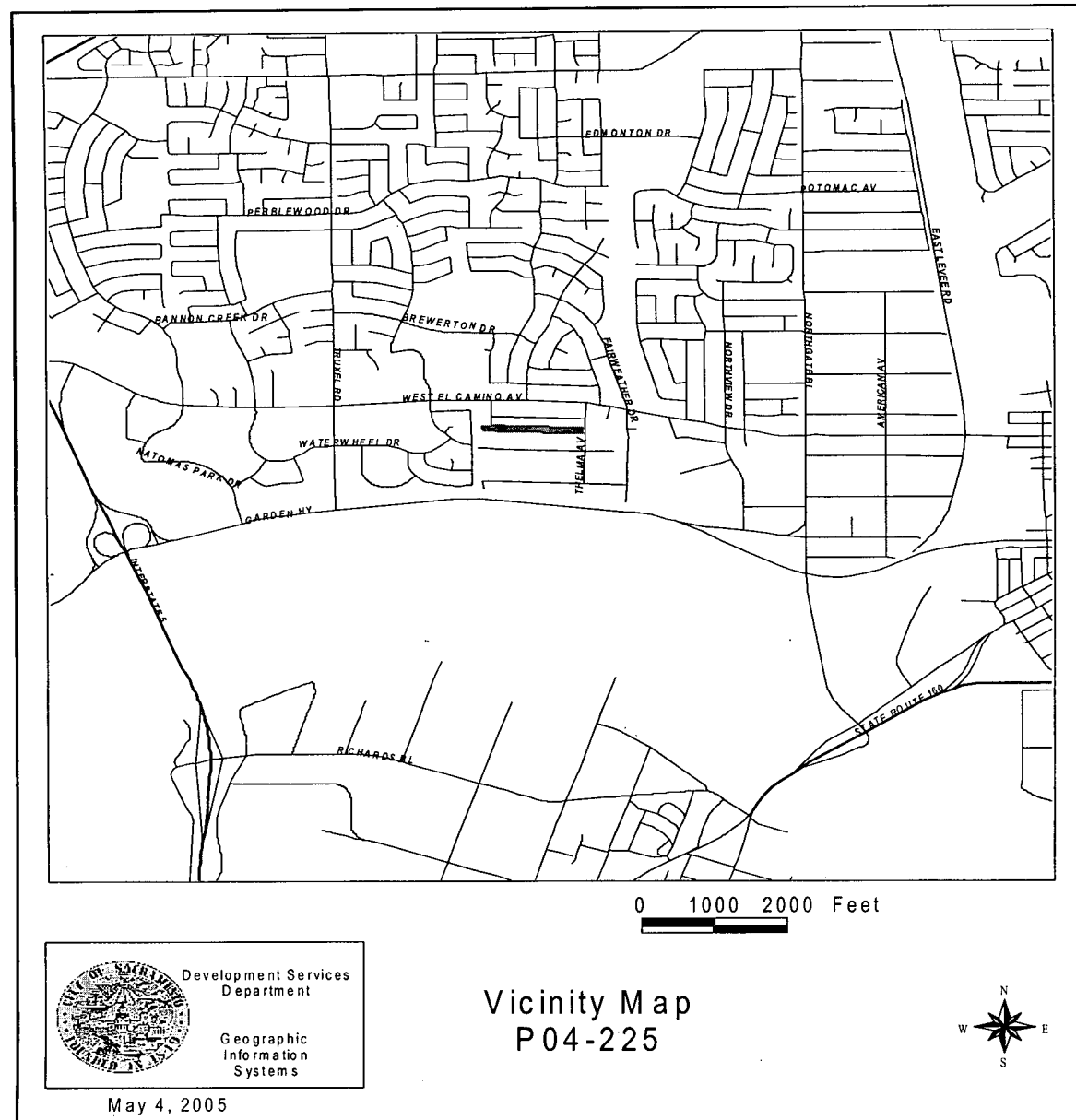
- REQUEST:
- A. **Environmental Determination:** Categorical Exemption
(Section 15322)
 - B. **original** Map to subdivide 3.86± acres into the Standard Single-Family (R-1)
 - C. Map to create parcels with less than 100 feet in depth and to create off-site through-lot parcels.

LOCATION: South of Reiner Way and West of Thelma Avenue
APN: 274-0060-012
South Natomas Community Plan Area
Grant Joint Union High School District
Council District 1

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|------------------------|-----------------------------------------------------------------------------------------------------------|
| APPLICANT: | D.A. "Al" Johnson, German Engineering, (916) 455-3000 3000 Franklin Boulevard, Sacramento, CA 95818 |
| OWNER: | Nick and Mike Ciric 501 Peralta Avenue, Sacramento, |
| PLANS BY: | German Engineering 3000 Franklin Boulevard, Sacramento, CA 95818 |
| APPLICATION FILED: | November 8, 2004 |
| APPLICATION COMPLETED: | March 9, 2005 |
| STAFF CONTACT: | Arwen Wacht, (916) 808-1964 |

SUMMARY: The applicant is requesting a Tentative Subdivision Map to subdivide one (1) 3.86± acre parcel into twenty (20) parcels and a Subdivision Modification to create parcels with less than 100 feet in depth and to create off-site through-lot parcels (to the south). The property is currently vacant and is surrounded by single-family residences.

This project was originally scheduled to be heard at the May 12, 2005 Planning Commission meeting. To allow for a neighborhood meeting on the project (on May 25, 2005), staff continued the project to the June 9, 2005 Planning Commission meeting.



RECOMMENDATION: Staff recommends approval of the project, subject to the conditions of approval in the attached Notice of Decision. This recommendation is based upon the proposal's consistency with the land use designations for this site.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Single-Family Residences; Standard Single-Family (R-1) zone
 South: Single-Family Residences; Standard Single-Family (R-1) zone
 East: Vacant; Standard Single-Family (R-1) zone
 West: Single-Family Residences; Single-Family Alternative Planned Unit Development (R-1A-PUD) zone

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| Property Dimensions: | Irregular |
| Property Area: | 3.86± gross acres 2.66± net acres |
| Density of Development: | 7.52± dwelling units per net acre |
| Topography: | Flat |
| Street Improvements: | Existing and To Be Constructed |
| Utilities: | Existing and To Be Constructed |

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:

| <u>Permit</u> | <u>Agency</u> |
|---------------------|-------------------------------------|
| Design Review | Design Review Staff |
| Final Map | Development Engineering and Finance |
| Encroachment Permit | Development Engineering and Finance |
| Driveway Permit | Development Engineering and Finance |
| Building Permit | Building Division |

BACKGROUND INFORMATION: A review of the planning entitlement history for the project site revealed no recent activity. The site is currently vacant.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations**General Plan**

The General Plan designation for the site is Low Density Residential (4-15 du/na). The proposed subdivision will result in a density of 7± dwelling units per net acre (du/na), which is within the range of density for Low Density Residential. The proposed subdivision is supportive of numerous goals and policies of the General Plan, which are listed below:

It is the policy of the City to:

- Improve the quality of residential neighborhoods Citywide by protecting, preserving, and enhancing their character (p. 2-10).
- Develop residential land uses in a manner, which is efficient and utilizes existing and planned urban resources (p. 2-15).
- The City shall promote appropriate and compatible infill housing (p. 3.10-3).
- The City shall encourage the development of a variety of housing styles and lot sizes to accommodate residents who wish to "move-up" within their community plan area (p. 3.10-13).
- Revitalize and improve the quality of existing Sacramento neighborhoods (p. 3.10-24).

Staff believes the proposal is consistent with these policies; therefore staff is supportive of the applicant's proposal.

South Natomas Community Plan (SNCP)

The South Natomas Community Plan designates the site as Low Density Residential (4-8 du/na). The proposed density for this site is 7± du/na, which is within the range of Low Density Residential. The proposed subdivision is supportive of numerous goals and policies of the South Natomas Community Plan, which are listed below:

- Low Density Residential (Four to Eight Units per Net Acre): Maximum average density is seven units per net acre (5.6 units per gross acre). Single family attached and detached units (including patio homes, duplexes and halfplexes) are within this designation. Most of South Natomas' older residential areas fall within this density range. (p. 11)
- Provide housing of varied types, densities and prices, arranged to enhance neighborhood identity, to create and maintain family-oriented environments, and to avoid visual monotony. (p. 13)
- Maintain single-family housing type residential dominance east of Interstate 5. (p. 13)

Staff believes the proposal is consistent with the above policies; therefore staff is supportive of the applicant's proposal.

Zoning Ordinance

The subject parcel is located in the Standard Single Family (R-1) zone, which has an approximate density of six to eight dwelling units per net acre (du/na). The proposal is at 7± du/na, which is within the approximate density for the zone. Staff supports the subdivision based on the South Natomas Community Plan (SNCP) policy that allows for a range of 4-8 dwelling units per net acre and because subdivision is encouraged over deep lot development, in the SNCP.

The Standard Single-Family (R-1) zone requires minimum lot dimensions of fifty-two (52) feet by one hundred (100) feet for interior lots. Most of the proposed lots are less than 100 feet in

depth (average depth of 85 feet), but are an average of 62 feet wide. Therefore, the applicant is requesting a Subdivision Modification to allow parcels to be less than 100 feet in depth. This will still provide parcels that exceed 5,200 square feet for interior lots and 6,200 square feet for corner lots as required by Sacramento City Code (S.C.C. Section 16.40.220).

B. Tentative Map Design and Subdivision Modifications

The applicant is requesting to subdivide the 3.83± gross acre parcel into twenty (20) parcels. The proposed density is 7.52± dwelling units per net acre. Pedestrian and vehicular access to the parcels will be provided through an extension of Reiner Way (from the northwest) to Thelma Avenue (to the west). There are no existing structures on site.

The proposed Tentative Map complies with the requirements of the Subdivision Ordinance, except for the following Sacramento City Code, Subdivisions sections:

16.40.220 Lots - Width and Area for Single and Two-Family Uses

The minimum width and area of all lots proposed for single-family and two-family residential uses (other than those within a planned development or as otherwise allowable under the City Zoning Ordinance) shall conform to the following restrictions:

- (c) Lot depth shall not exceed 160 feet and shall not be less than 100 feet in depth.

16.40.270 Lots--Access to two parallel streets prohibited.

Lots proposed for single-family and two-family uses shall not have access to two parallel streets.

The applicant is requesting two subdivision modifications: 1) to create nineteen parcels (Parcels 2 through 20) that will not have a minimum of 100 feet in depth; and 2) to create off-site parcels with access to two parallel streets. The Subdivision Ordinance requires that all lots proposed for single-family residential uses have a minimum of 100 feet in depth. Due to the length and width of the existing parcel, staff is supportive of the requested to create lots within less than 100 feet in depth. The currently subdivision design allows for a public street through the project site while also providing lots greater than 5,200 square feet in size.

The currently subdivision layout provides for a public street along the southern property line. This will provide street frontage at the rear of the parcels to the south (that front onto Hawk Way). Should the property owners to the south choose to subdivide their property, this layout allows them to subdivide their parcels and provide street frontage to future parcels. Staff is also supportive of the request to created off-site parcels (to the south) with access to two parallel streets. As discussed earlier, the current proposal provides public street access through the site and allows for future subdivision opportunities for the parcels to the south.

Due to the excessive length and reduced depth of the existing lot and the location of residences surrounding this property, staff is supportive of the proposed Tentative Map and the Subdivision Modifications. As previously indicated, staff is also supportive of the Tentative Map and Subdivision Modifications because the SNCP encourages subdivisions over deep lot development.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332).

B. Public/Neighborhood/Business Association Comments

The proposal was routed to the following neighborhood groups: Discovery Village Homeowners, Environmental Council of Sacramento (ECOS), Gardenland-Northgate Neighborhood Association (GNNA), Natomas Community Association (NCA), Natomas Journal, River Oaks Community Association (ROCA), Riverview HOA, South Natomas Against Crime (SNAC), Swallows Nest HOA, Witter Ranch, Parks Citizen Advisory Committee (CAC), and WalkSacramento. No comments were received from the neighborhood groups.

Staff received several inquires about the proposal from adjacent property owners. Staff also received one letter in opposition to the proposal, which will be made available at the Planning Commission hearing.

A neighborhood meeting was held on May 25, 2005. Property owners within a 500 foot radius of the project site were mailed flyers and flyers were also distributed to people that attended the May 12, 2005 Planning Commission meeting regarding this proposal. The following key issues were raised at the neighborhood meeting:

- o Most adjacent residents would like to see either a masonry wall or wood fence along the northern and southern property lines of the project site.
- o Concerns about having two-story residences adjacent to the primarily single-story residences in the area.
- o Concerned that the long straight extension of Reiner Way will be a speedway. What traffic calming measures will be taken?
- o Would like to see if the City would develop this site as a park.
- o Concerns that development and/or construction of this site will result in damages to adjacent properties.
- o If this site is going to be developed, the majority of the neighbors would prefer to see less units with only one-story structures on them. The applicant raised this as a possibility.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Building:** No comments.
2. **County Sanitation District 1 (CSD-1):** Comments provided have been incorporated as conditions of approval and/or advisory notes.
3. **Development Engineering and Finance:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
4. **Fire:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
5. **Parks Planning, Design & Development Division:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
6. **Pacific Gas & Electric (PG&E):** No comments.
7. **Sacramento Municipal Utility District (SMUD):** Comments provided have been incorporated as conditions of approval and/or advisory notes.
8. **Solid Waste:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
9. **Transportation – Engineering Services – Electrical Section:** Comments provided have been incorporated as conditions of approval and/or advisory notes.
10. **Utilities:** Comments provided have been incorporated as conditions of approval and/or advisory notes.

D. Subdivision Review Committee Recommendation

On April 20, 2005, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny (B) the Tentative Subdivision Map and (C) the Subdivision Modification. 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:

- The proposal is consistent with the South Natomas Community Plan (SNCP), in that it: encourages subdivisions over deep lot development; continues to maintain single-family housing type dominance east of Interstate 5; and provides for a variety of density in the neighborhood.
- The proposed density of 7± dwelling units per net acre is consistent with the existing General Plan, Community Plan, and Zoning designations of Low Density Residential and Standard Single-Family Residential, for the project site.
- The proposal will allow for future subdivision opportunities for the deep lots to the south.

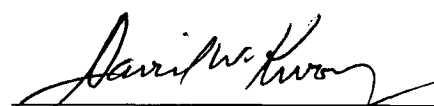
Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15332;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the **Tentative Subdivision Map** to subdivide 2.66± net acres into twenty (20) parcels in the Standard Single-Family (R-1) zone; and
- C. Adopt the attached Notice of Decision and Findings of Fact approving the **Subdivision Modification** to create parcels with less than 100' in depth and to create off-site through-lot parcels.

Report Prepared By,

Report Reviewed By,


Arwen Wacht, Associate Planner


David Kwong, Interim Principal Planner

Attachments

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| Attachment 1 | Notice of Decision & Findings of Fact |
| Exhibit 1A | Tentative Subdivision Map Exhibit |
| Attachment 2 | Vicinity Map |
| Attachment 3 | Land Use & Zoning Map |