

P00-067 - 2508 F Street Parcel Map

- REQUEST:
- A. Environmental Determination: Exempt **15315**
  - B. Tentative Map to subdivide 0.29 partially developed acres into two lots in the Single Family and Two Family (R1-B) zone.

LOCATION: 2508 F Street  
APN: 003-0193-004  
Central City Community Plan Area/Marshall School  
Neighborhood  
Sacramento City Unified School District  
Council District 3

APPLICANT:	Gerald Dishington, Allied-Langdon Engineering (916) 649-0177 1650 Silica Ave., Sacramento, CA 95815
OWNER:	Arquiros Gasnakis & George Gasnakis 676 39 <sup>th</sup> Street, Sacramento, CA 95816
PLANS BY:	Allied- Langdon Engineering
APPLICATION FILED:	May 11, 2000
STAFF CONTACT:	Jeanne Corcoran, (916) 264-5317

**SUMMARY:** The applicant proposes to subdivide an 80' X 160' lot totaling 0.29± partially developed acres into two lots. Parcel 1 is developed with a Victorian style home which was converted to a two family residence. Parcel 2 is vacant. The proposed map is a minor land division consistent with plans and policies of the City of Sacramento.

**RECOMMENDATION:** Staff recommends **approval of the project subject to conditions.** This recommendation is based on the consistency of the project with Subdivision and Zoning Ordinances and the Central City Housing Strategy to increase housing within the Central City.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/ac)
Central City Community Plan Designation:	Low Density Residential
Existing Land Use of Site:	2-Family Residential
Existing Zoning of Site:	R-1B

**Surrounding Land Use and Zoning:**

North: Residential; R-1B  
 South: Residential; R-1B  
 East: Residential; R-1B  
 West: Residential; R-1B

Setbacks:	Required	Provided
Front:	25' Or Average of two nearest buildings	14' (existing)
Side (East):	3'	7' (existing)
Side (West):	3'	3' (existing)
Rear:	15'	86' (existing)

Property Dimensions:	80' x 160'
Property Area:	0.29± net acres
Density of Development:	6.8 du/na (existing) 13 du/nac (proposed)
Square Footage of Building:	2,486 square feet
Height of Building:	25 feet, 2 stories
Exterior-Building Materials:	Lap-Siding
Roof Material:	Composition
Parking Provided:	4 spaces
Parking Required:	2 spaces
Street Improvements:	Existing
Utilities:	Existing

**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>
Final Map/Certificate of Compliance	Public Works, Development Services

**BACKGROUND INFORMATION:** In 1980, with the implementation of the Central City Community Plan the site was redesignated from Multi-family (R-4) zone to One or Two Family (R-1B) zone. In October 1987, the Planning Commission approved a special permit to permit a second residential unit. The request was to convert the existing single family

2442 square foot residence into two units, a basement unit consisting of a two bedroom, 1 bath unit totaling 1,050 square feet and the upper unit consisting of a two bedrooms, two bath unit totaling 1,392 square feet. The project was non controversial and the residence has been converted to two units.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan and the Central City Community Plan designates the site as low density residential (4-15 du/ac). The current density of the site is 6.8 du/ac, subdividing the property will result in a density of 13.7 du/ac. Therefore, the map is consistent with the land use designation of the site.

The proposed project generally furthers the General Plan and the Central City Community Plan goals and polices:

"... that adequate quality housing opportunities be provided for all income households and that projected housing needs are accommodated." (Sec. 1-31)

"... provide continued support of private and public efforts that promote the Central City's role as the region's commercial office, employment, and cultural center; and at the same time provide close-by housing within identifiable residential neighborhoods. (Sec. 1-32)

"... provide more balanced housing opportunities in communities that lack a full range of housing opportunities." (Sec.2-13)

"Provide rental and home ownership opportunities." (p 4)

"Improve the quality of residential neighborhoods Citywide by protecting, preserving and enhancing their character (Sec 2-10)

The project supports the following Central City Housing Strategy goals:

- produce new housing
- maintain and preserve existing housing and neighborhoods
- strengthen the residential identity and residential amenities of the Central City

B. Tentative Map Design

The proposed map divides an existing 80' X 160' lot into two - 40' X 160' lots. The proposed lots are consistent with historic lot sizes within the Central City area neighborhood, therefore a subdivision modification is not necessary to reduce the width to less than 52 feet.

The existing historic Victorian residence will be located on Parcel 1 and complies with setbacks, lot coverages and parking requirements of the Zoning Ordinance. Parcel 2, is vacant, however, adequate property is provided to construct one or two housing units (2<sup>nd</sup> unit requires a Zoning Administrator's special permit) on the lot.

Staff supports the request for the tentative map, subject to conditions in the Notice of Decision.

#### PROJECT REVIEW PROCESS:

##### A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315), since the project is a division of property in an urbanized area zoned for residential, less than four parcels and complies with the General Plan and zoning requirements.

##### B. Public/Neighborhood/Business Association Comments

The project was routed to the following neighborhood associations: Marshall School, New Era Park, Boulevard Park and Sacramento Old City Association (SOCA). No comments were received.

##### C. Summary of Agency Comments

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

###### 1. Public Works

- Solid Waste - no impact on solid waste or recycling collection programs
- Entitlements Section - comments have been incorporated into Notice of Decision

###### 2. Utilities - Comments have been incorporated into the Notice of Decision

##### D. Subdivision Review Committee Recommendation

On June 21, 2000, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Notice of Decision.

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

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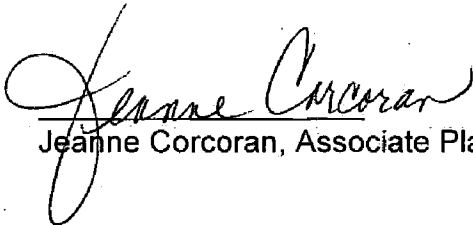
**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

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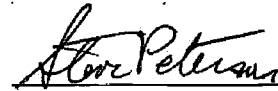
- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15315;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide 0.29± acres into two lots in the One or Two Family (R-1B) zone.

Report Prepared By,

Report Reviewed By,



Jeanne Corcoran, Associate Planner



Steve Peterson, Senior Planner

Attachments

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

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
2508 F STREET PARCEL MAP,  
LOCATED AT 2508 F STREET, SACRAMENTO, CALIFORNIA  
IN THE ONE OR TWO FAMILY (R-1B) ZONE. (P00-067)**

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At the regular meeting of July 27, 2000, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Exempt 15315;**
- B. Approved the Tentative Map to subdivide 0.29± partially developed acres into two lots in the One or Two Family (R-1B) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines.
- B. Tentative Map: The Tentative Map to subdivide 0.29± acres into two lots in the One or Two Family (R-1B) zone is **approved** subject to the following findings of fact and conditions of approval:
  - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision.
  - 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the subject site as Low Density Residential (4-15 du/ac).
  - 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

#### CONDITIONS OF APPROVAL

- B. The Tentative Map (Exhibit 1-A) is hereby approved, subject to the following conditions, the applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in the condition:
  - B-1. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;
  - B-2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - B-3. Pursuant to City Code Section 40.16.1601 (parkland dedication), 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;
  - B-4. Show all existing easements;
  - B-5. Remove and reconstruct existing deteriorated curb, gutter and sidewalk per City standards;
  - B-6. Sign assurance that owner and successors shall join and participate in any future assessment district for the construction of any future alley improvements;
  - B-7. Relocation of sewer and water services to parcel 1 shall be required, if existing services cross the proposed property line;
  - B-8. New water and sewer services for parcel 2 will be required at the time of building permit application.

#### TENTATIVE MAP ADVISORY NOTES:

1. Negotiate with the Sacramento City Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.



"F" STREET

25TH STREET

APN 003-0193-023

APN 003-0193-002

APN 003-0193-001

HOUSE (VICTORIAN)  
2 STORY  
WOOD FRAME  
(7 APARTMENTS)  
TF=22.2

PARCEL 1  
6400 S.F.

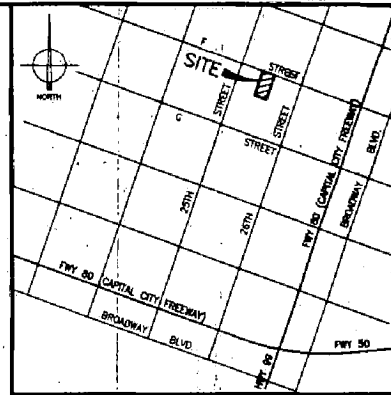
PARCEL 2  
6400 S.F.

APN 003-0193-005

20' PAVED ALLEY

EXIST. R/W

EXIST. R/W



**VICINITY MAP**  
NOT TO SCALE

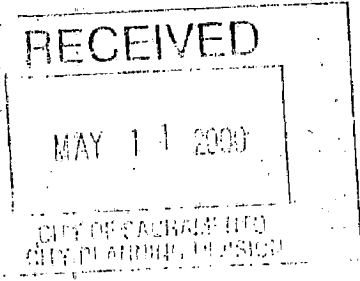
OWNER & SUBDIVIDER:	ARGIRIOS CASNAKIS 675 39TH STREET SACRAMENTO, CA 95816 (916) 688-9090
ENGINEER:	ALLIED-LANGDON ENGINEERING 1650 SILICA AVENUE SACRAMENTO, CA 95815 (916) 649-0177
IMPROVEMENTS:	AS REQUIRED
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	R-1B
PROPOSED ZONING:	R-1B
ASSESSOR'S PARCEL NO.:	003-0193-004
SEWAGE DISPOSAL:	CITY OF SACRAMENTO
WATER SUPPLY:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
FIRE PROTECTION:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	CITY OF SACRAMENTO
PARK DISTRICT:	CITY OF SACRAMENTO
ACREAGE:	0.294
NO. OF LOTS:	2
LOT SIZE:	AS SHOWN

**TENTATIVE  
PARCEL MAP**

FOR  
**2508 F. STREET**  
APN 003-0193-004

CITY OF SACRAMENTO, CALIFORNIA  
APRIL, 2000 SCALE: 1"=20'  
SHEET 1 OF 1

**ALLIED  
LANGDON  
ENGINEERING**  
1650 SILICA AVENUE, SACRAMENTO, CALIFORNIA 95815  
PHONE: (916) 649-0177 FAX: (916) 649-7825



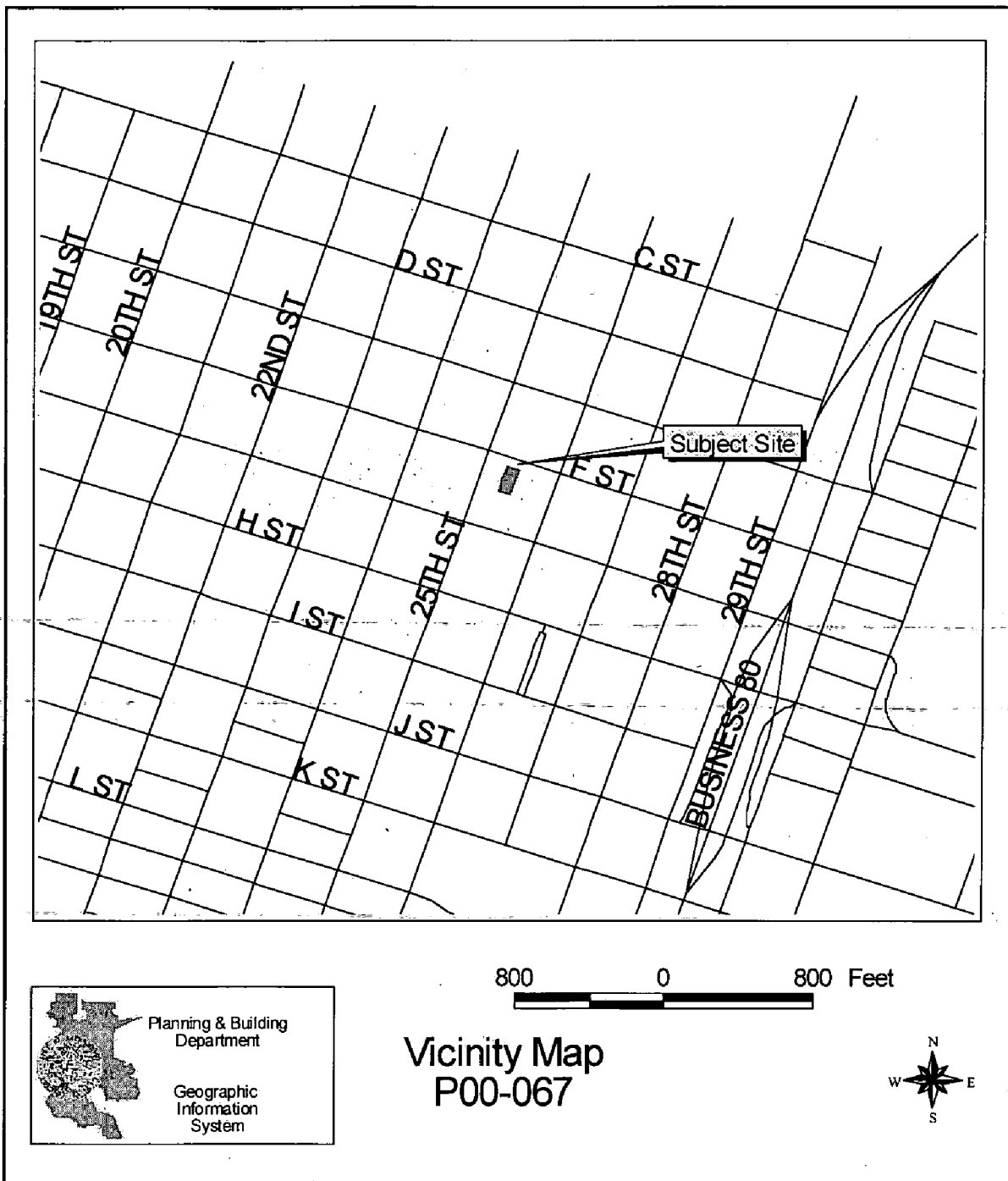
P 00-067

EXHIBIT 1A

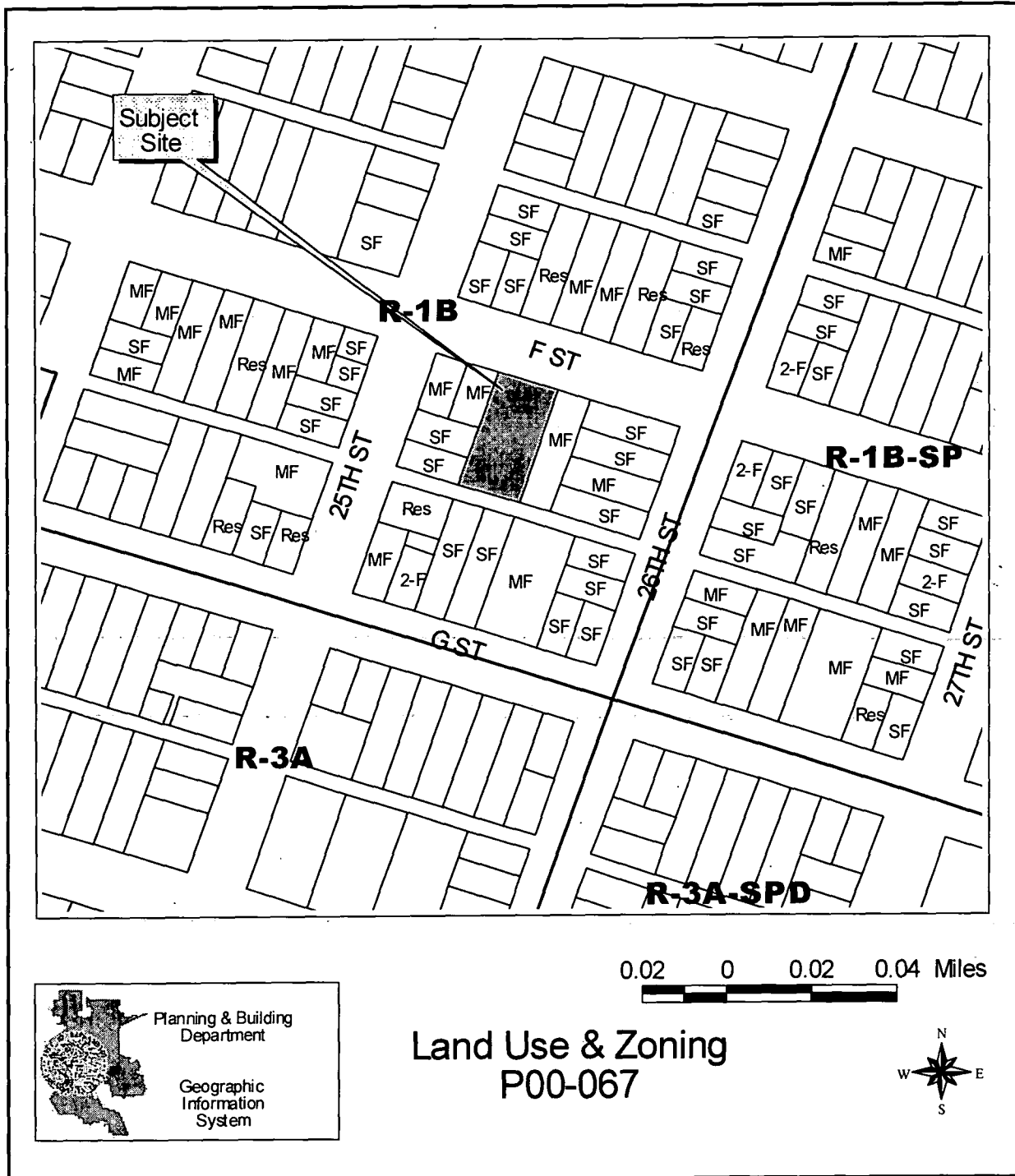
Item 10  
19

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Attachment 2



ATTACHMENT 3



P00-067 - 2508 F Street Parcel Map

REQUEST:                   A.    Environmental Determination: Exempt **15315**  
  
                              B.    Tentative Map to subdivide 0.29 partially developed  
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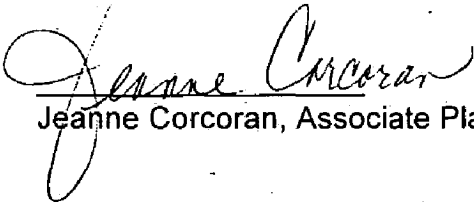
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Report Prepared By,

Report Reviewed By,



Jeanne Corcoran, Associate Planner



Steve Peterson, Senior Planner

Attachments

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

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IN THE ONE OR TWO FAMILY (R-1B) ZONE. (P00-067)**

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\_\_\_\_\_  
CHAIRPERSON

ATTEST:

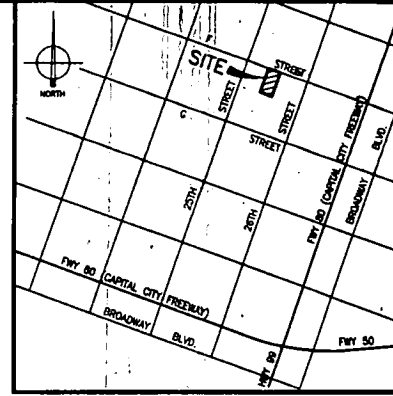
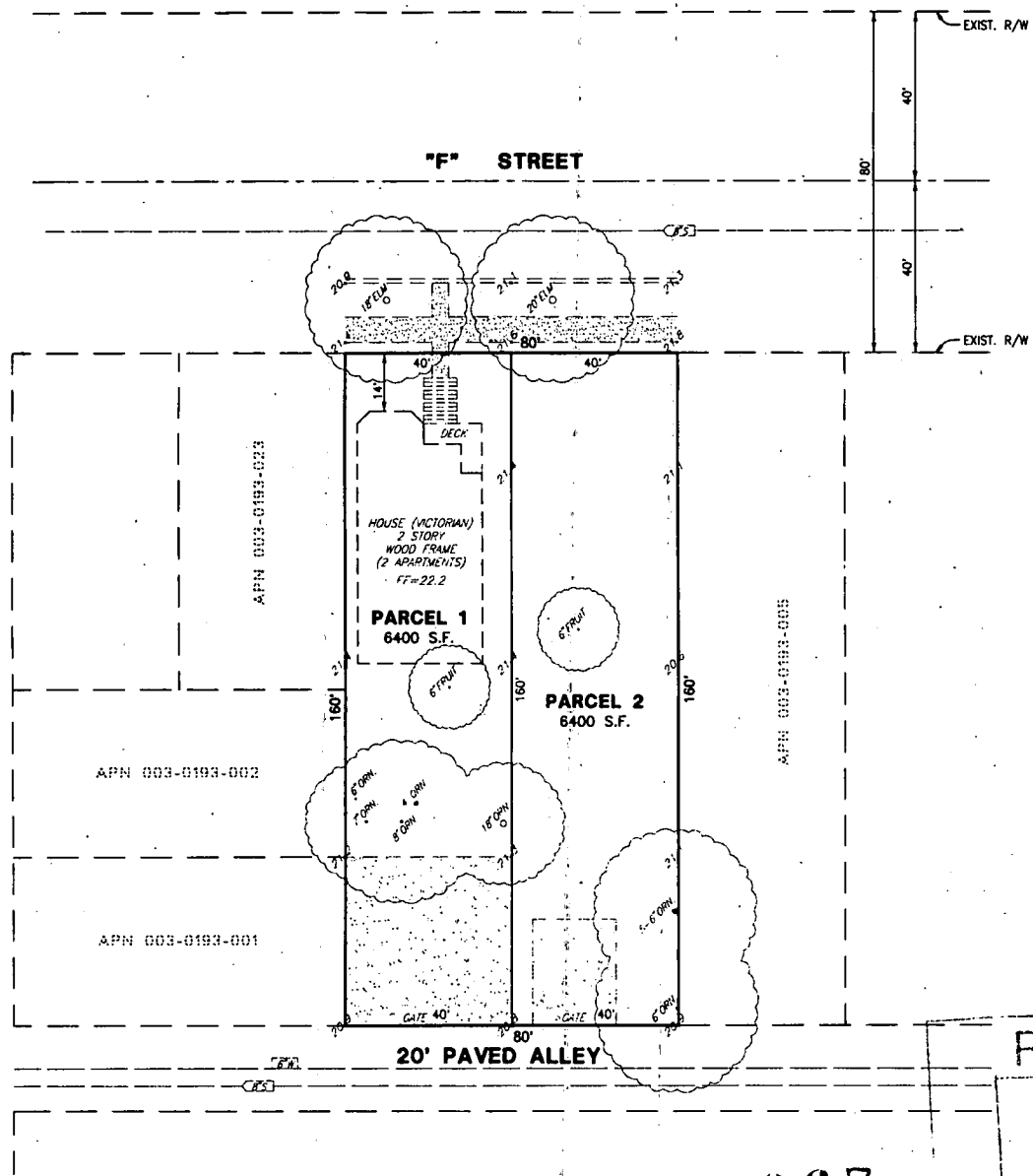
\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE (P00-067)

Exhibit 1A Tentative Map



25TH STREET



**VICINITY MAP**  
NOT TO SCALE

OWNER & SUBDIVIDER:	ARGIROS CASNAKIS 878 39TH STREET SACRAMENTO, CA 95816 (916) 688-9090
ENGINEER:	ALLIED-LANGDON ENGINEERING 1650 SILICA AVENUE SACRAMENTO, CA 95815 (916) 649-0177
IMPROVEMENTS:	AS REQUIRED
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	R-1B
PROPOSED ZONING:	R-1B
ASSESSOR'S PARCEL NO.:	003-0193-004
SEWAGE DISPOSAL:	CITY OF SACRAMENTO
WATER SUPPLY:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
FIRE PROTECTION:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	CITY OF SACRAMENTO
PARK DISTRICT:	CITY OF SACRAMENTO
ACREAGE:	0.294
NO. OF LOTS:	2
LOT SIZE:	AS SHOWN

**TENTATIVE  
PARCEL MAP**

FOR  
**2508 F STREET**  
APN 003-0193-004

CITY OF SACRAMENTO, CALIFORNIA  
APRIL, 2000 SCALE: 1"=20'

SHEET 1 OF 1



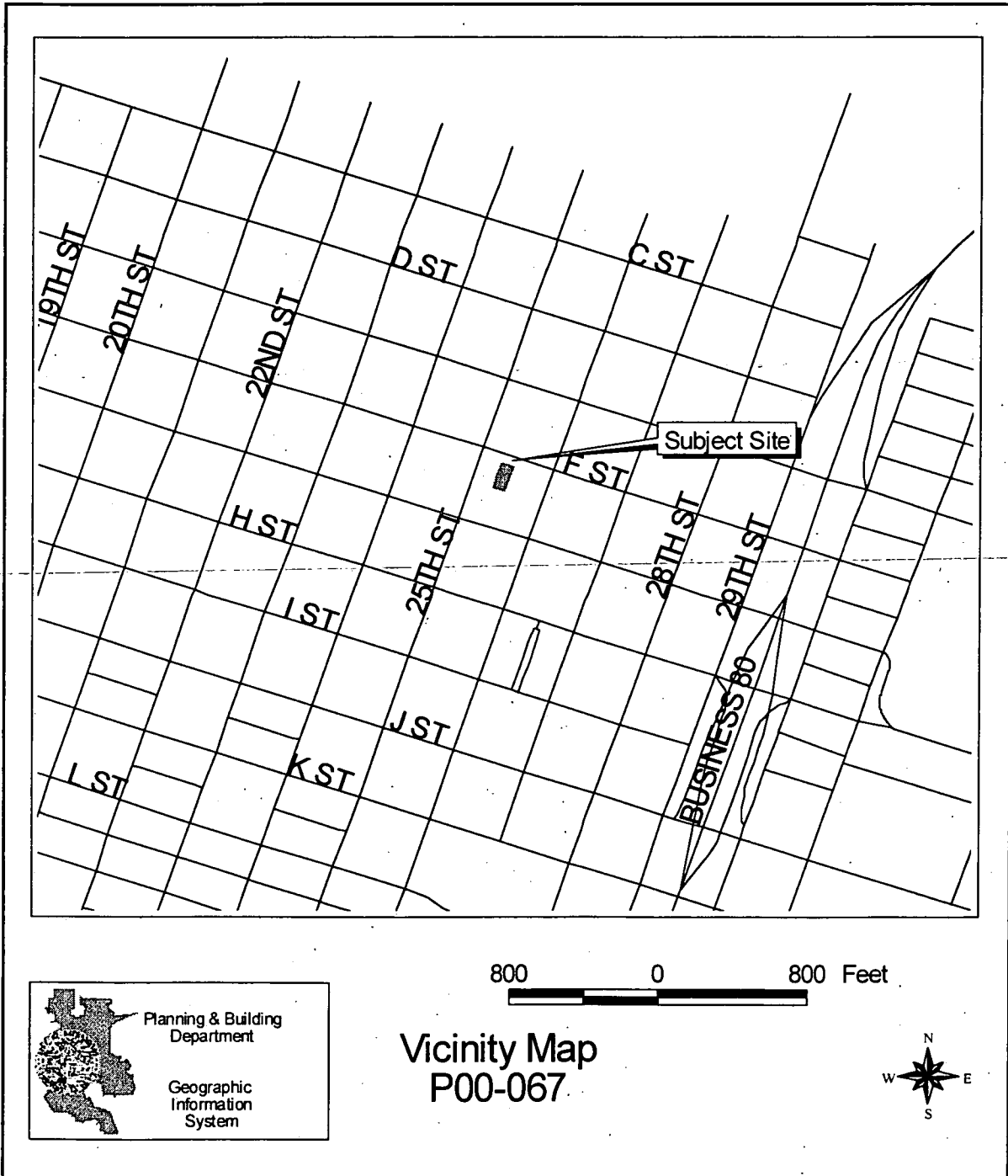
RECEIVED

MAY 11 2000

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

P 00-067

Attachment 2



Planning & Building  
Department

Geographic  
Information  
System

Vicinity Map  
P00-067

ATTACHMENT 3

