

Planning Commission
Sacramento, California

Members In Session:

SUBJECT: Two Year Tentative Map extension to subdivide a 30,690 + square foot parcel with an existing house into four parcels in the Standard Single Family (R-1) zone.

LOCATION: 613 Hayes Avenue (Del Paso Heights)
Council District 2

SUMMARY

On May 14, 1991, the City Council approved a tentative map (P90-482, Attached) to subdivide a 30,690 \pm square foot lot (0.70 \pm acres) into three single family lots and one duplex corner lot. The Council also approved a subdivision modification to create one lot greater than 160 feet deep. The Tentative Map entitlement is effective for a two year period from the date of original approval. The applicant is therefore requesting a two year time extension for the Tentative Map prior to its expiration. Planning staff and the Subdivision Review Committee recommend approval of the two year time extension for the Tentative Map.

BACKGROUND

The General Plan and the North Sacramento Community Plan designate the site for Low Density Residential (4-15 du/na) and Residential (7-15 du/na) respectively. The proposed density, including the duplex, is 7.1 du/na. The southeast corner lot has been conditioned to include a duplex in order to ensure that the minimum density requirement is satisfied.

The Subdivision Map Act allows a maximum life of five years for a Tentative Map time extension up to a period of five years. The Tentative Map will be effective for a two year period from the date of the Commission action. If a final map has not been recorded on the effective date of the map and/or an extension has not been requested, a new Tentative Map application will be required.

VOTE OF THE SUBDIVISION REVIEW COMMITTEE

On June 16, 1993, the Subdivision Review Committee voted unanimously to approve the proposal per conditions of approval in the attached Resolution. A new condition, agreed to by the applicant, was added to the original map Resolution, which requires that the corner lot be developed with a duplex.

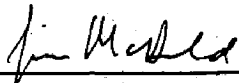
ENVIRONMENTAL DETERMINATION

A Negative Declaration was ratified by Council for the original Tentative Map (P90-482). The Environmental Services Manager has determined that no additional environmental review is necessary.

RECOMMENDATION

Staff recommends that the Commission adopt the attached Resolution and approve the two year Tentative Map Time Extension to subdivide a 30,690 \pm square foot (0.70 \pm acre) parcel into four lots, including a duplex corner lot, in the Standard Single Family (R-1) zone.

Respectfully submitted by:



Jim McDonald, Associate Planner

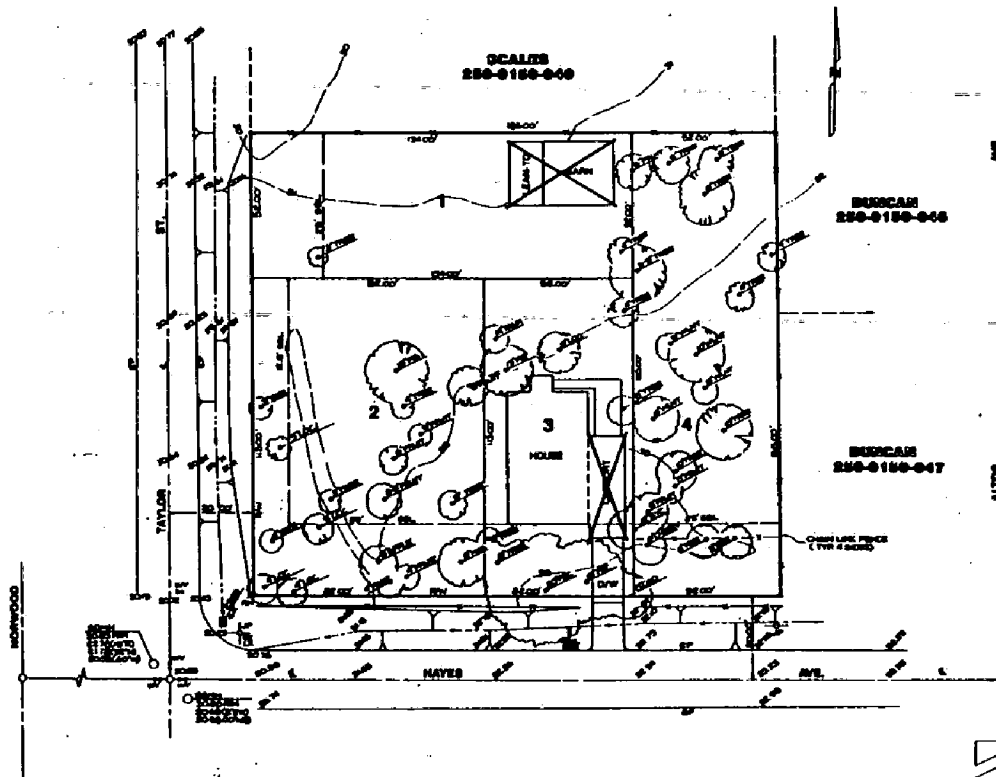
Approved by:



Scot Mende, Senior Planner

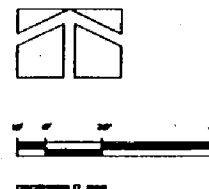
Attachments

JM:jm\M93-088.CPC 7/15/93



BERKMAN
250-0155-000

BERKMAN
250-0155-007



SECTION 11, 100

TENTATIVE PARCEL MAP

M & R

CITY OF SACRAMENTO

PROJECT INFORMATION

OWNER/DEVELOPER

1001 10TH STREET
SUITE 100
P.O. BOX 101
SACRAMENTO, CA 95833
PHONE: 352-4041

ENGINEER

FRANK P. GORDON, ENGINEER
1001 10TH STREET, SUITE 100
SACRAMENTO, CA 95833

EXISTING ZONING

R-1

PROPOSED ZONING

R-1

EXISTING USE

SINGLE FAMILY RESIDENTIAL

PROPOSED USE

SINGLE FAMILY RESIDENTIAL, 1 SFR / 1 DUPLEX

ASSESSOR'S PARCEL NO.

250-000-000

PROJECT SIZE

10,000 SF

LOT SUMMARY

SFR	1	2,500
DUPLEX	1	2,500
SFR	1	2,500
SFR	1	2,500

NOTE: CANNOT BE USED TO PREVENT ENCROACHMENT INTO ADJACENT LOT 1

WATER SUPPLY

CITY OF SACRAMENTO

SEWER

CITY OF SACRAMENTO

ELECTRICITY

PG&E

GAS

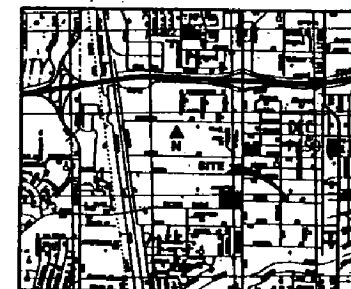
PG&E

TELEPHONE

PACIFIC BELL

SCHOOL DISTRICT

DEL PARDONIA SCHOOL DISTRICT
GRAND JOUR HIGH SCHOOL



VICINITY MAP

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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ITEM # 4

July 22, 1993

P43-088

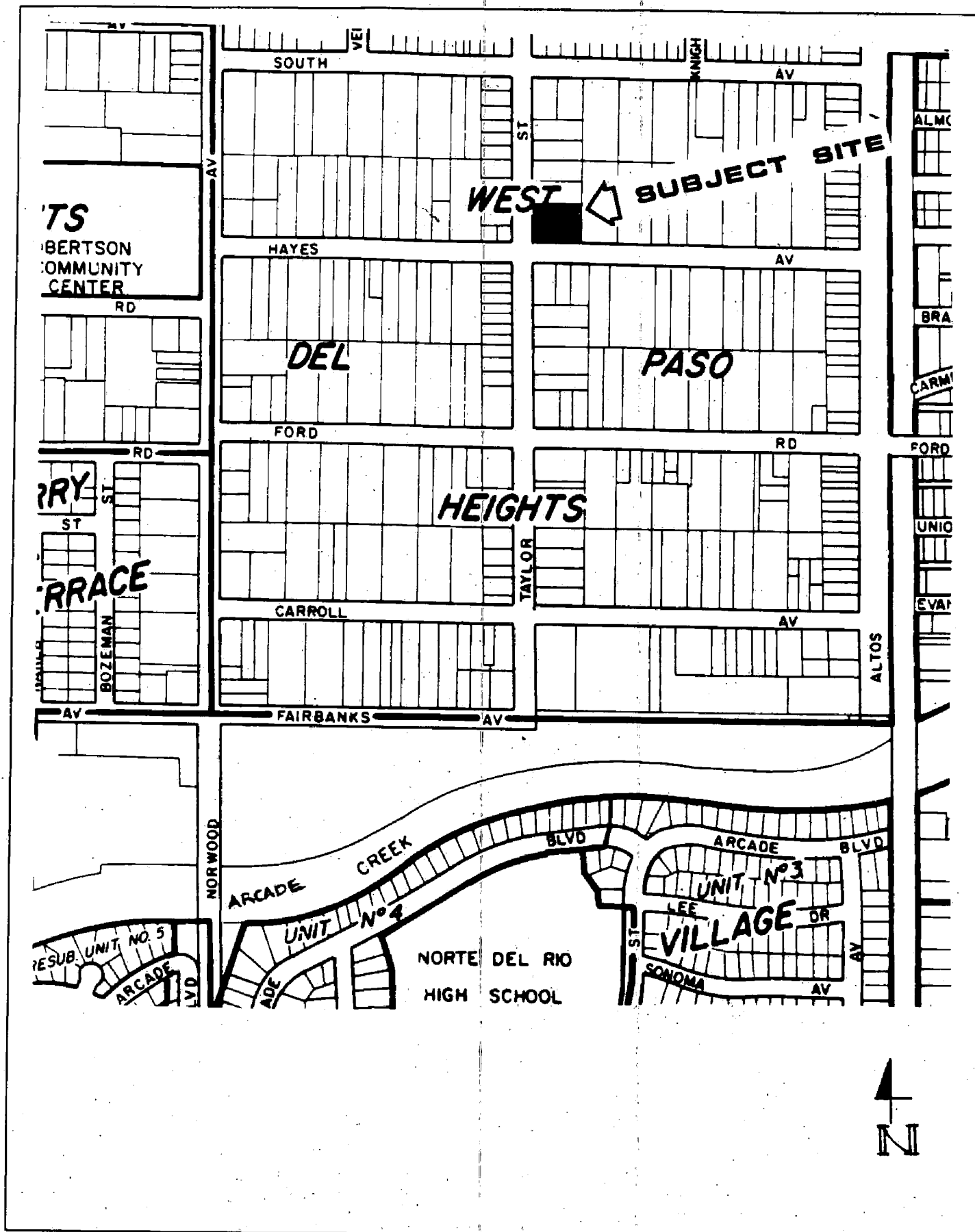
FRANK P. GORDON, ENGINEER
1001 10TH STREET, SUITE 100
SACRAMENTO, CA 95833
PHONE: 352-4041

TENTATIVE PARCEL MAP
M & R
CITY OF SACRAMENTO, CALIFORNIA



DATE: 7/22/93

BY: [Signature]

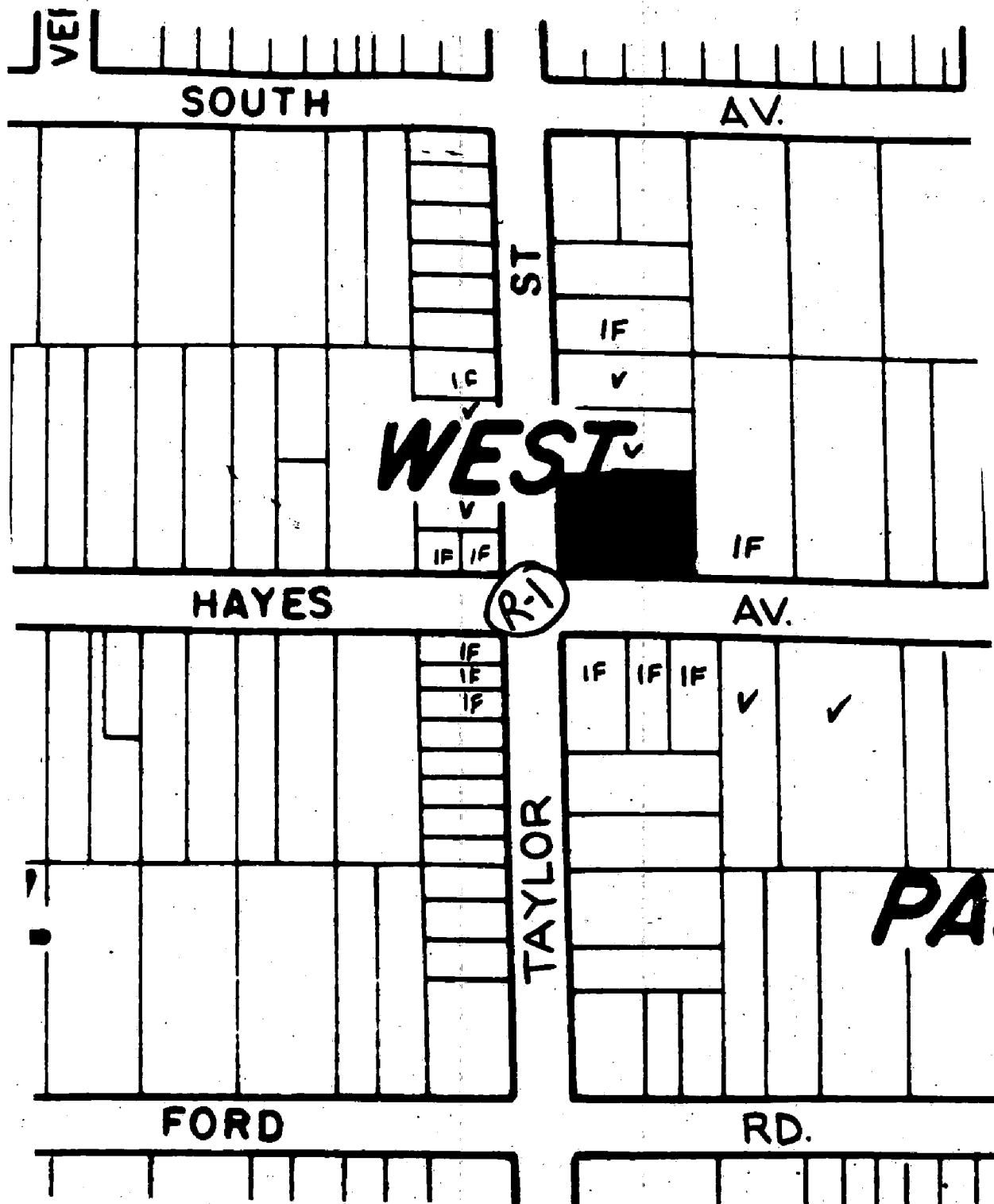


VICINITY MAP

P90-482
P93-088

July 22, 1993

Item No. 4



LAND USE & ZONING MAP



4.11
APPROVED BY CITY COUNCIL 5-14-91

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 500
95814-2987
916-449-5571

ECONOMIC DEVELOPMENT
ROOM 500
95814-2987
916-449-1225

SUBSIDY ABATEMENT
ROOM 301
95814-0082
916-449-5015

May 7, 1991

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. TENTATIVE MAP TO SUBDIVIDE 0.7± PARTIALLY DEVELOPED ACRES INTO THREE SINGLE FAMILY LOTS AND ONE DUPLEX CORNER LOT (P90-482)(FT)
3. SUBDIVISION MODIFICATION TO CREATE ONE LOT GREATER THAN 160 FEET DEEP

LOCATION: 613 Hayes Avenue
OWNER: Mike and Ron Strautman
APPLICANT: Frost, McCormack and Heuston

SUMMARY

This is a request for a tentative map to divide 0.7± partially developed acres into three single family lots and one duplex corner lot in the Standard Single Family (R-1) zone. Planning staff and the Subdivision Review Committee have reviewed the project and recommend approval of the request.

Land divisions of four or fewer lots, not accompanied by other entitlements requiring Planning Commission action, can be reviewed by staff and transmitted directly to the City Council for consideration.

City Council
613 Hayes Avenue (P90-482)(FT)
May 7, 1991
Page 2

BACKGROUND

The subject site is located on the northeast corner of Taylor Avenue and Hayes Avenue. The site is designated Low Density Residential (4-15 du/na) by the General Plan and Residential (7-15 du/na) by the North Sacramento Community Plan. The surrounding properties are single family residential uses in the R-1 zone. The density of the proposed development is 7.1 dwelling units per net acre.

The request is also for a subdivision modification to create one lot greater than 160 feet deep. The existing lot is a deep lot with existing buildings. The existing dwelling limits the options for the property and results in one parcel that is over 160 feet deep. Under the current Zoning Ordinance, the parcel could be further developed with additional dwellings, upon approval of a Planning Director's Special Permit for a deep lot.

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur.

FINANCIAL DATA

Not applicable.

POLICY MATTERS

The project conforms to the provisions of the General Plan.

MBE/WBE EFFORTS

Not applicable.

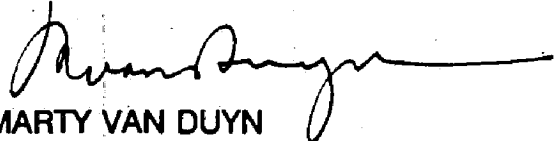
City Council
613 Hayes Avenue (P90-482)(FT)
May 7, 1991
Page 3

RECOMMENDATION

The Parcel Map Advisory Agency (Planning and Public Works Directors), based upon comment by the Subdivision Review Committee, recommend the following action by the

1. Ratify the Negative Declaration;
2. Adopt the attached resolution which approves the Tentative Map and Subdivision Modification.

Respectfully submitted,



MARTY VAN DUYN
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

Approved:



ROBERT P. THOMAS
Acting Director, Planning & Development

Contact Person:

Wilfred Weitman, Principal Planner
(916) 449-5604

MMD:WW:DS:ds
P90-482
Attachments

District No. 2
May 7, 1991

M & R
CITY OF SACRAMENTO

OWNER/DEVELOPER

PO BOX 874
ROSEVILLE, CA 95661
PHONE: 916-486-4

ENGINEER

PROST PACCORCK & HENSTON
2800 UPLAND WAY SUITE B
CITRUS HEIGHTS, CA 95610

EXISTING ZONING

100

PROPOSED ZONING

EXISTING LINE

EXISTING USE
 SINGLE FAMILIAL RESIDENTIAL

PROPOSED USE

GROUP 1 PAPER Y NONCONFIDENTIAL, 09/04/01 4 DUPLS

ASSESSOR'S PARCEL NO

750 - 670 - 043

PROJECT BIZ

1. **Introduction**

LOT SUMMARY

OPR	1	0.000	0.00
DUPLEX	2	0.000	0.00
OPR	3	0.000	0.00

DP 4 02020 07

NOTE: CASPORN WILL BE MODIFIED TO
PREVENT ENCROACHMENT INTO
SIDE Y AND SETBACK OF LOT # 3

WATER SUPPLY

CITY OF SACRAMENTO

GILLNET

CITY OF SACRAMENTO
ELECTRICITY

Electronics
 1980-1981
 No. 48

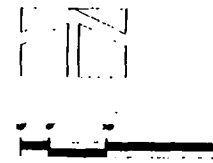
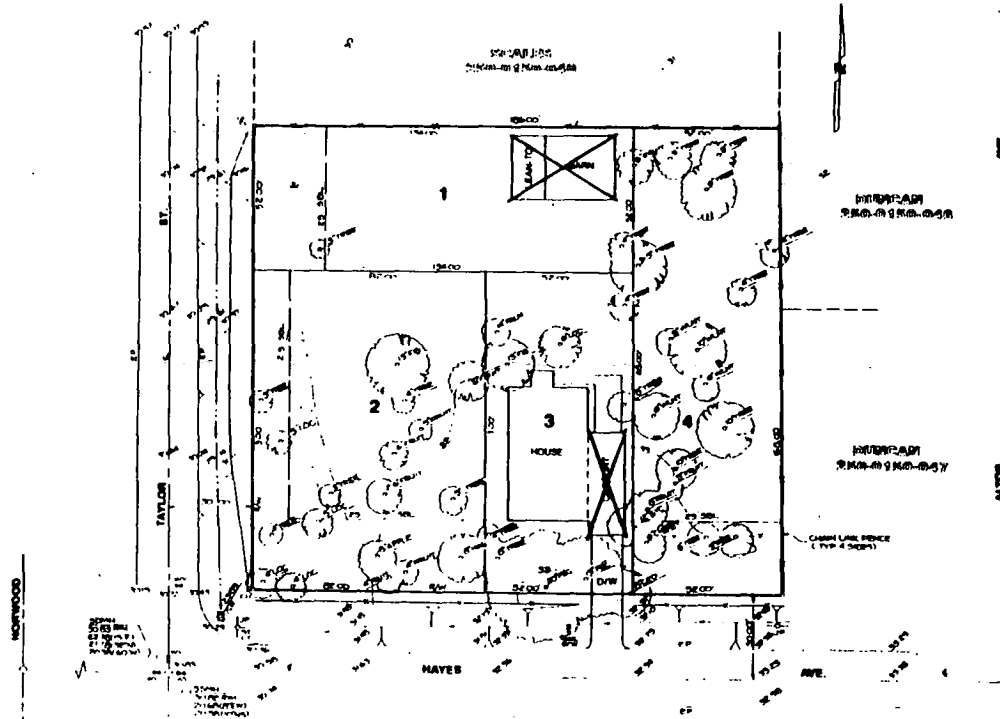
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TELEPHONE

PACIFIC BELL

SCHOOL DISTRICT
OF EAST HAVEN SCHOOL CORP.

DEL. WASH. EMBROIDERS SCHOOL, DAYTON
GRANT JOHN UNION HIGH SCHOOL



DECEMBER 17, 1966

**VICINITY MAP**

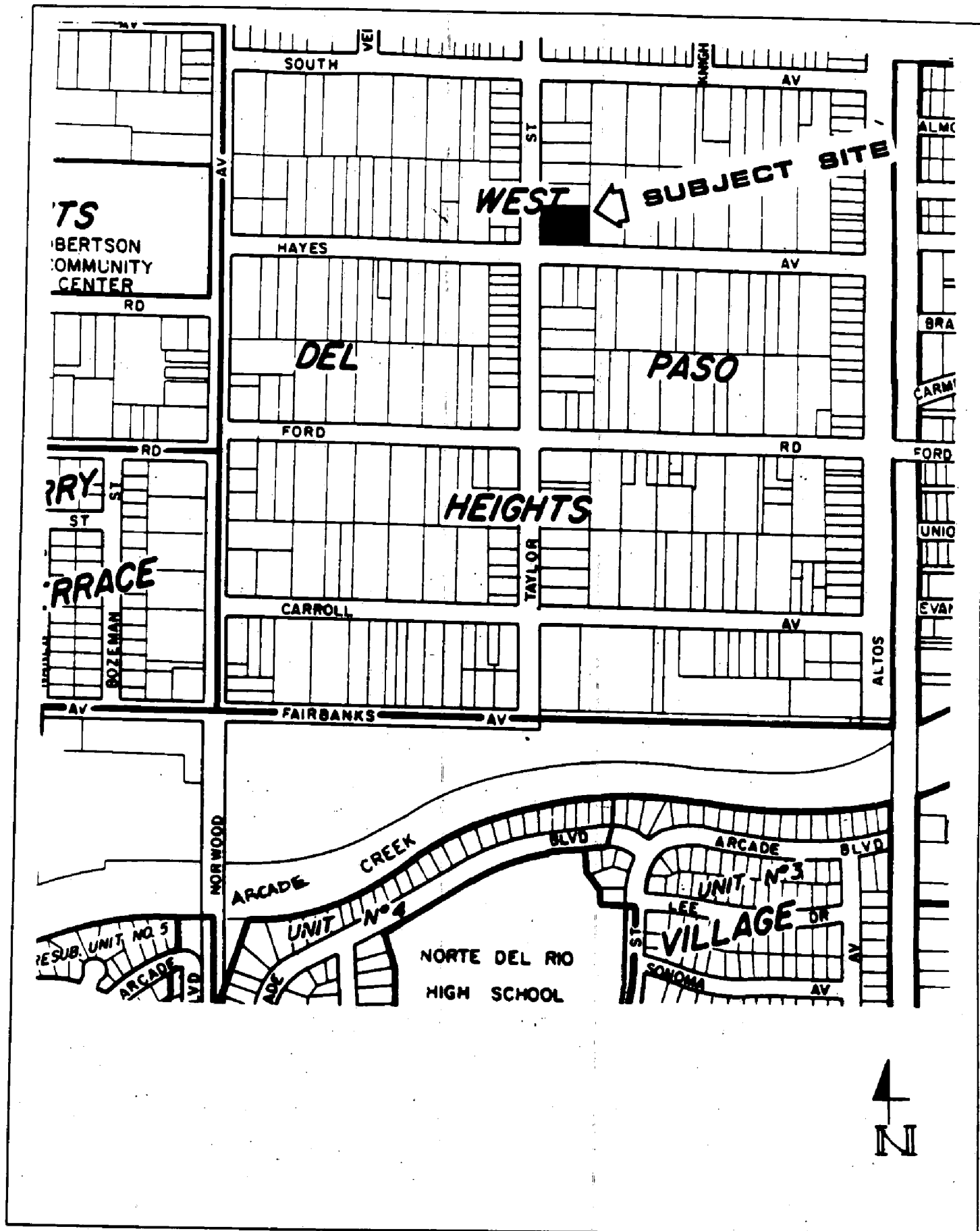
FROST
mcmormax
A HEBLSON
FROST MCMORMAX & HEBLSON
P.O. BOX 1000
NEW YORK, N.Y. 10018
TEL: 212-697-1000

M & R

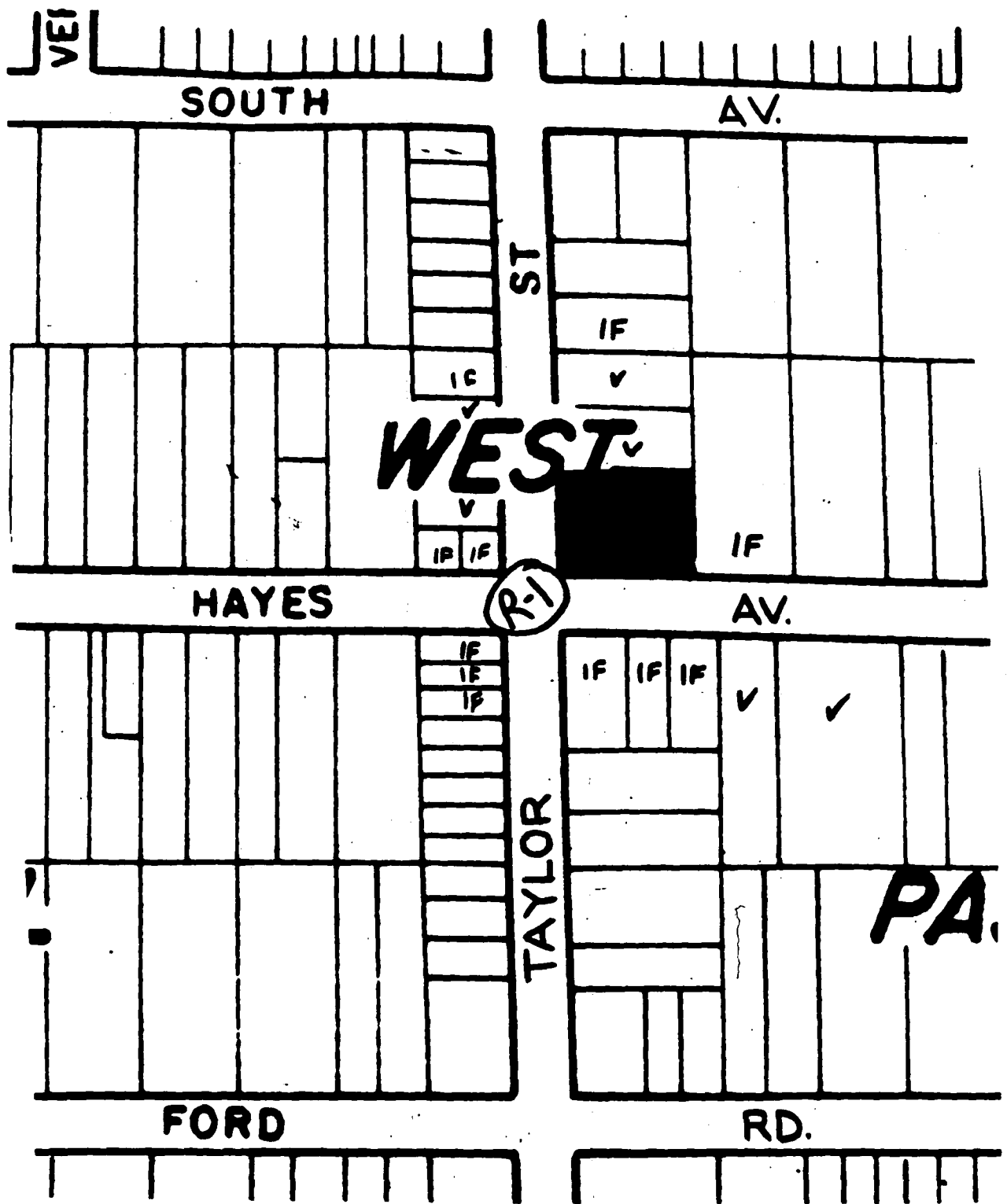
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1990



VICINITY MAP



LAND USE & ZONING MAP