

CITY PLANNING COMMISSION
1231 I STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Pacific Consulting Engineers, 4020 El Camino #A2, Sacramento 95821				
OWNER	Habib & Sakina Bukish, 6204 Fernwood Ct. Sacramento, CA 95822				
PLANS BY	David Dahmen				
FILING DATE	1-5-89	ENVIR. DET.	Cat Ex. 15315	REPORT BY	DCS:df
ASSESSOR'S PARCEL NO.	041-0053-008				

- APPLICATION:
- A. Tentative Map
 - B. Variance to establish lots less than 100 feet in depth.
 - C. Subdivision Modification to establish lots less than 100 feet in depth.
 - D. Variance to establish one lot less than 5200 sq. ft. in size.
 - E. Subdivision Modification to establish one lot less than 5200 sq. ft. in size.

LOCATION: 7034 Woodbine Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 0.41+ partially developed acres into three single family lots in the Standard Single Family - Executive Airport Overlay 4 (R-1[EA-4]) zone.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 Du/Na)
1984 Airport Meadowview Community Plan Designation:	Residential (4-8 Du/Na)
Existing Zoning of Site:	R-1 (EA-4)
Existing Land Use of Site:	One single family dwelling

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: R-1 (EA-4);Residential	Front:	25'	Required
South: R-1 (EA-4);Residential	Side(Int):	5'	Setbacks
East: R-1 (EA-4);Residential	Side(St):	12.5'	to be
West: R-1 (EA-4);Residential	Rear:	15'	Provided.

Property Dimensions:	Irregular
Property Area:	0.41+ acres
Density of Development:	7 d.u. per acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

002956

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 9, 1990 by a vote of 6 ayes and 3 absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site is a infill site located in the Woodbine Redevelopment Area. It is an irregularly "L" shaped parcel comprised of 0.41+ acres. A single family residence and detached garage are existing on the easterly side of the lot. Upon approval, the residence and garage would be located on Parcel C of the proposed subdivision. Because of the "L" shape of the lot, Parcel A will have an irregularly shaped rear yard. Even though the area is irregular, sufficient useable space is provided as the lot is 142 feet deep and at least 38 feet wide.

The property is zoned R-1(EA-4) which would allow the three single family lots proposed by the division. The EA-4 overlay zone applied to the property reflects the project's proximity to Executive Airport. (approximately one mile to the northwest). The EA-4 category restricts high density and intense land uses but does not restrict single family uses such as that proposed.

B. Variance/Subdivision Modification

The project as proposed requests a variance and a subdivision modification to create two lots less than 100 feet in depth. An additional variance and subdivision modification is requested for one lot would be less than 5200 square feet in size. Because the project is an infill development the depth of the parcels are only 82 feet which is a result of existing adjacent development and existing street locations. Staff feels that the proposal is the best design for the property considering the existing development in the area and has no objection to the variance and subdivision modification requests.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project is exempt from the California Environmental Quality Act pursuant to Section 15315.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Recommend approval the tentative map subject to conditions, and forward to City Council;
- B. Approve the variance to establish lots less than 100 feet in depth subject to the following conditions, and based on findings of fact which follow;
- C. Recommend approval of the subdivision modification to establish lots less than 100 feet in depth and forward to City Council;

- D. Approvel the variance to establish one lot less than 5200 square feet in size based on findings of fact which follow; and
- E. Recommend approval of the subdivision modification to establish one lot less than 5200 square feet in size and forward to the City Council.

Conditions - Tentative Map

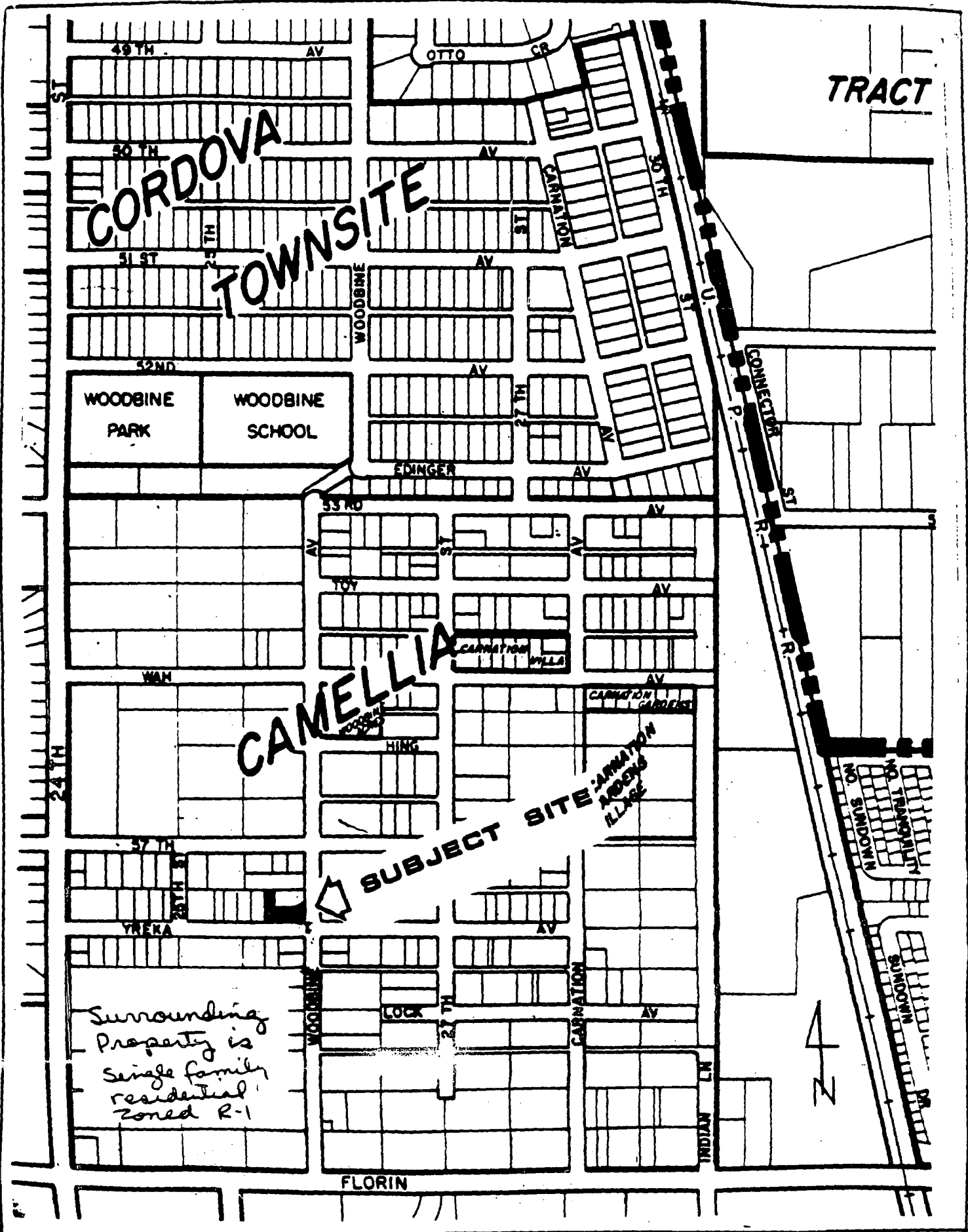
1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
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. 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 less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
6. Meet all County Sanitation District requirements;
7. Repair and replace any substandard improvements;
8. Show round corner previously dedicated or acquired;
9. Separate water and sewer services are required to each parcel and may be purchased and installed at time of building permit.

Condition - Variance/Subdivision Modification

Standard R-1 setbacks shall be observed on all parcels.

Findings of Fact - Variance

1. Granting these variances does not constitute a special privilege extended to an individual property owner in that:
 - a. reduction in lot depth from 100 to 82 feet and reduction in the standard 5200 square foot lot size to 4950 square feet allows adequate side, rear and front yard setbacks as required by the Zoning Ordinance;
 - b. the irregular lots are necessary due to previous development of the area; and
 - c. development of the site is consistent with the City's infill policies.
2. Granting these variances does not constitute use variance in that the lots are being divided for residential purposes that are permitted in the existing R-1 zone.
3. Granting these variances will not be detrimental to the public health, safety or welfare nor result in a nuisance in that:
 - a. adequate yard areas will be provided for each lot;
 - b. Lots will satisfy all other requirements of the Zoning Ordinance.
4. Granting the variance is consistent with the General Plan and Airport-Meadowview Community Plan which designates the site for low density residential.

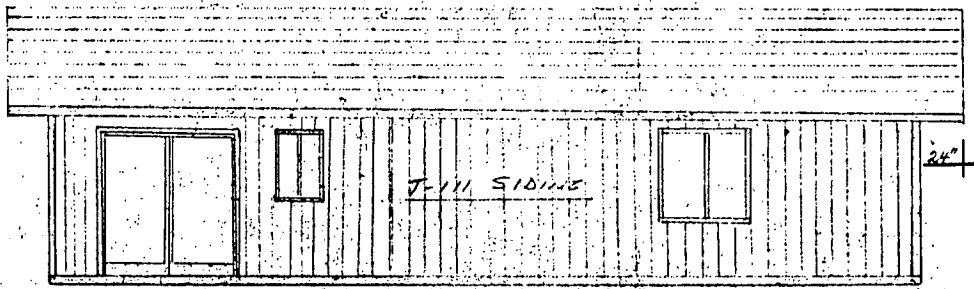


VICINITY - LAND USE - ZONING

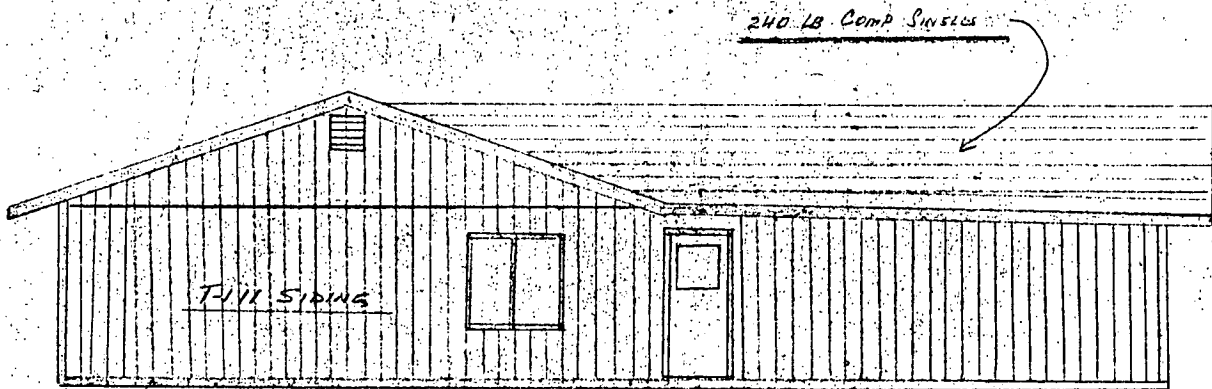
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Item No. 1



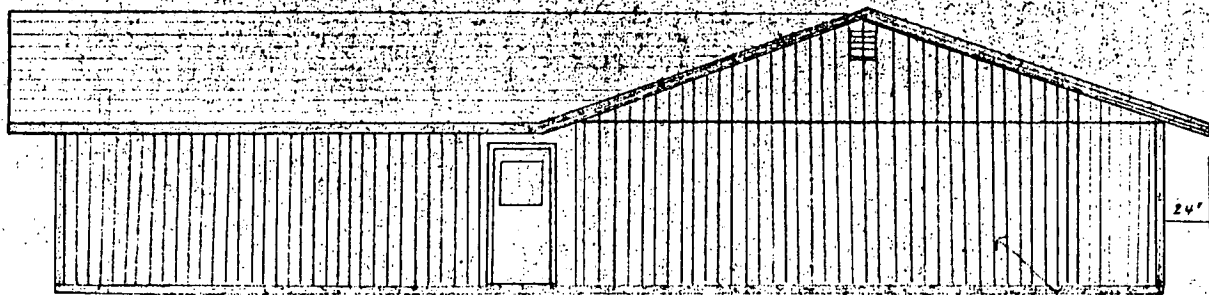
REAR ELEVATION



240 LB COMP SHEETS

T-111 SIDING

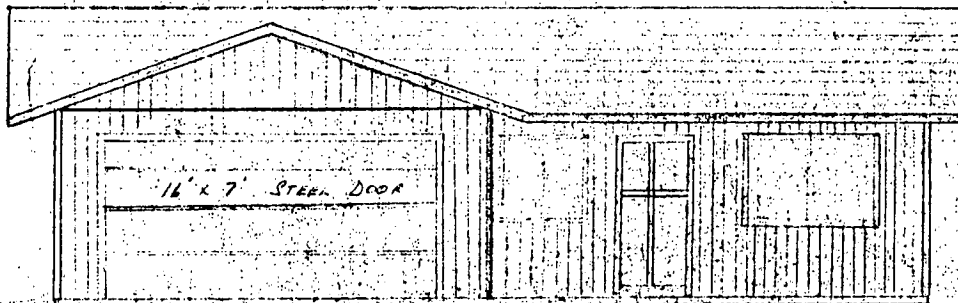
LEFT ELEVATION



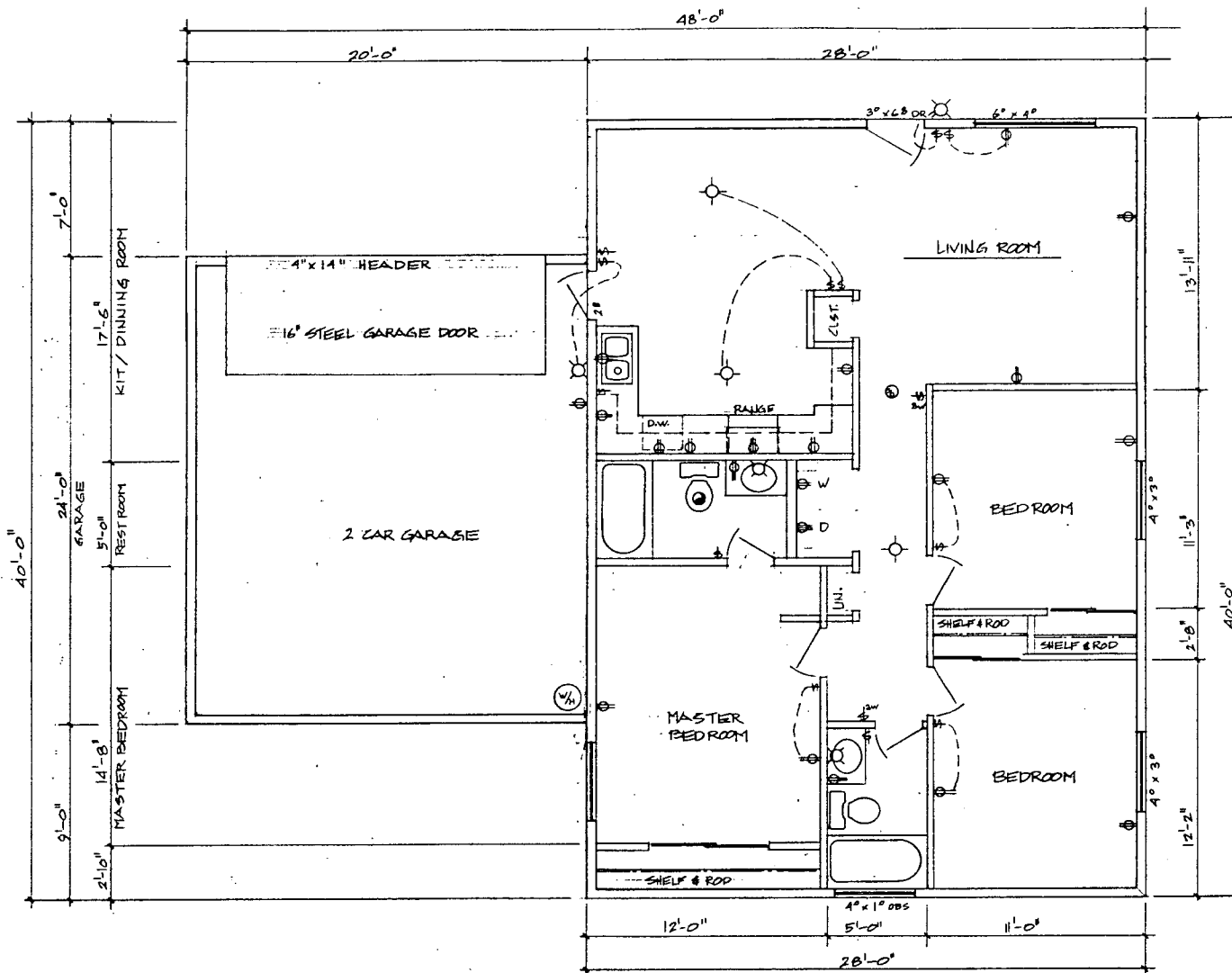
RIGHT ELEVATION

T-111

5/8" WOOD SIDING



FRONT ELEVATION



002985

House for
PARCEL "B"

PACIFIC CONSULTING ENGINEERS 6220 El Comero Ave., Suite A-2 Sacramento, Calif. 95821 Phone: 938-482-2333		
SCALE 1/4"=1'-0" DATE 3-12-90	APPROVED BY 	DRAWN BY AEL REVISED
HABIB BUKSH		DRAWING NUMBER

1120.75 LIVING AREA AND 480 SF GARAGE AREA

ALL DOUBLE INSULATED WINDOWS AND DOORS

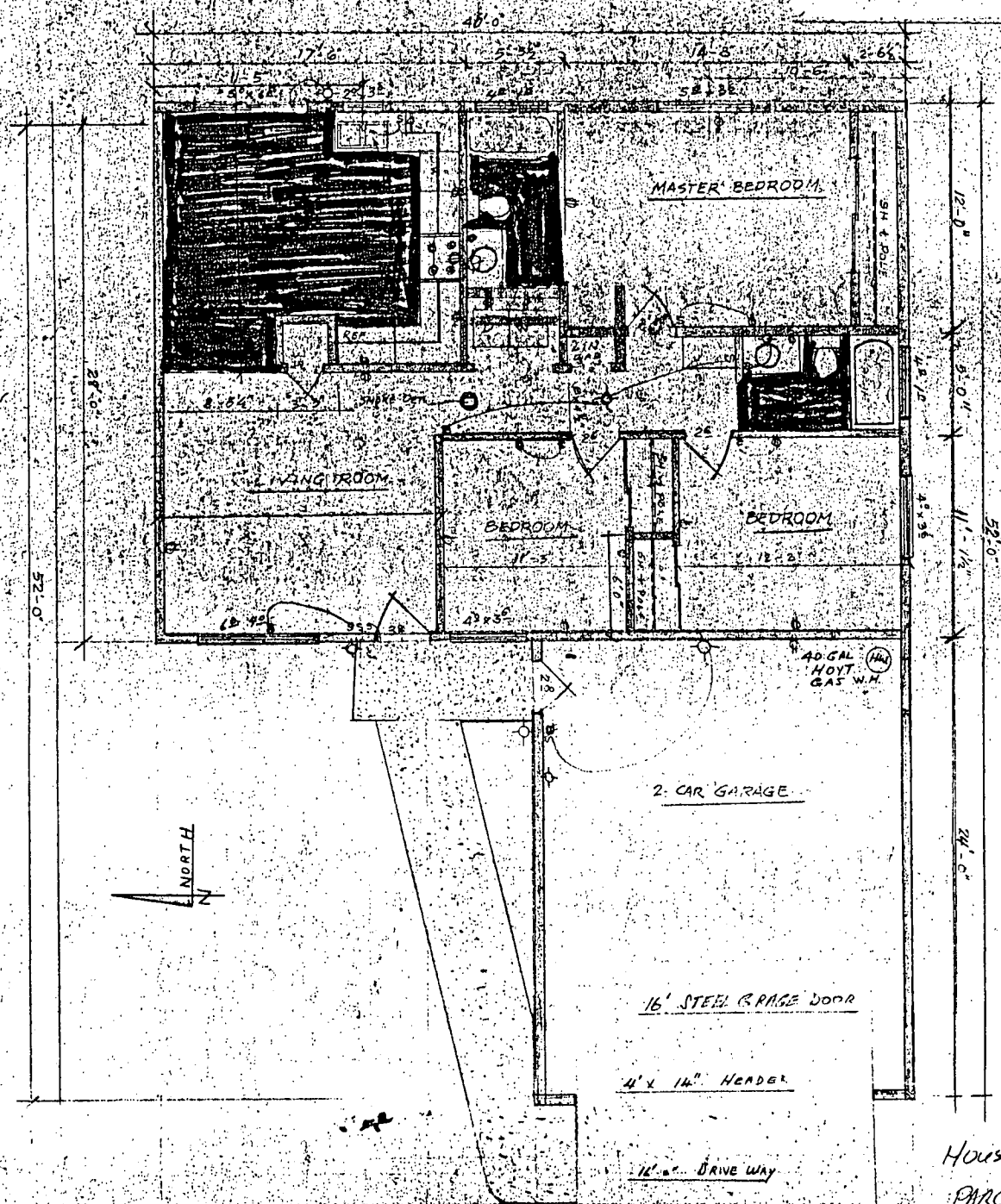
INSULATE CEILING AND WALLS

HEAT PUMP E.R.

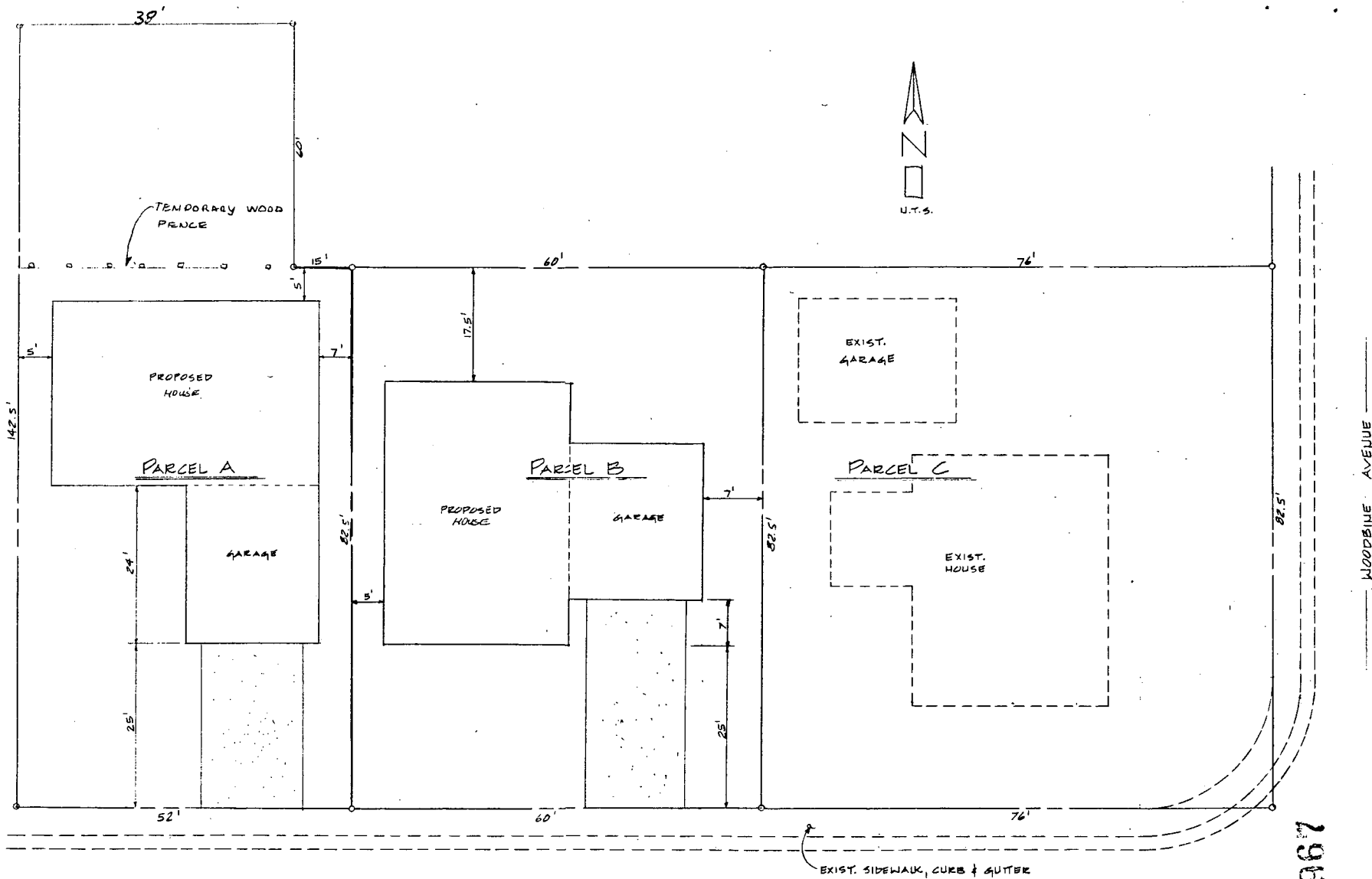
INSULATE EXTERIOR AREA WITH R-12 & 2X4 STUDS ALL OUTSIDE WALL

WEATHER STRIP ALL EXTERIOR DOORS

OWNER BUILDER



House for
PARCEL
"A"



YREKA AVENUE

WOODBINE AVENUE

EXIST. SIDEWALK, CURB & GUTTER

P89-053

296290

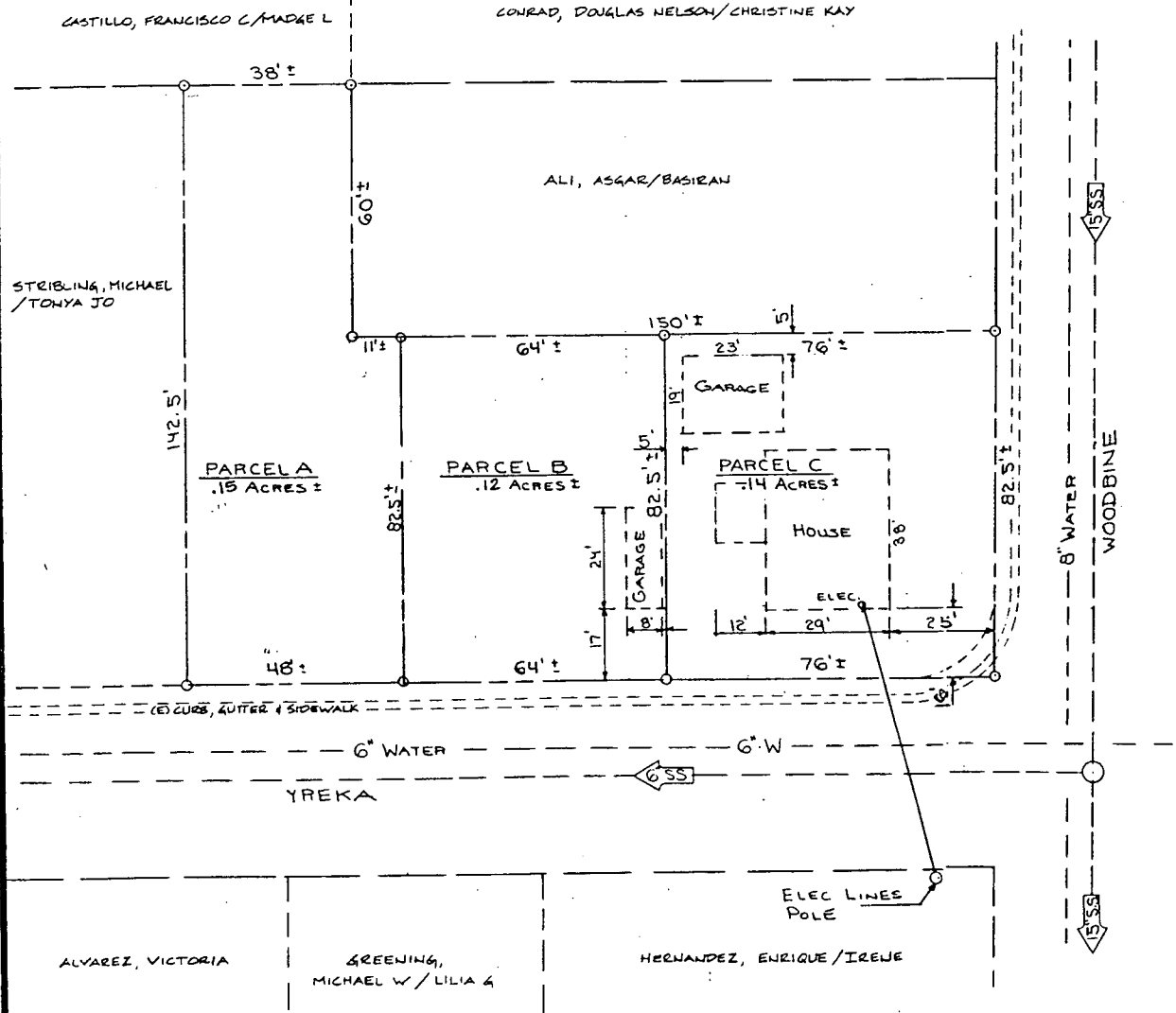
PC PACIFIC CONSULTING ENGINEERS
 4020 El Camino Ave., Suite A-2
 Sacramento, Calif. 95821 Phone: 916-482-7378

SCALE NONE	APPROVED BY	DRAWN BY
DATE 2-5-90		REVISED
HABIB BUKSH		DRAWING NUMBER

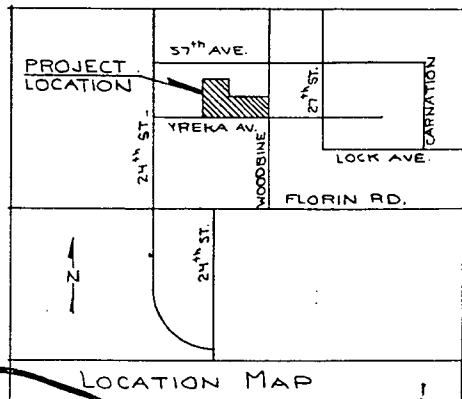
APPROVED MAP



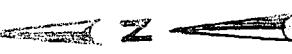
TENTATIVE PARCEL MAP
 LOT 97 OF CAMELLIA ACRES, RECORDED
 JUNE 2, 1915, Bk. 15 OF MAPS, MAP No. 21.
 CITY OF SACRAMENTO CALIFORNIA



- RECORD OWNER: HABIB BUKSH & SAKINA BUKSH
6204 FENWOOD CT.
SACRAMENTO, CA.
- SUB-DIVIDER: SAME AS RECORD OWNER
- MAP PREPARED BY: PACIFIC CONSULTING ENGINEERING
4020 El Camino Ave Suite A-2
Sacramento, Calif. 95821
Phone: 483-5046
- MAP PREPARED ON: NOV. 14, 1988
- NO. OF LOTS: 3
- TOTAL AREA: 0.41 ACRES
- PRESENT USE: Parcel A VACANT
Parcel B VACANT
Parcel C SINGLE FAMILY
- PROPOSED USE: Parcel A SINGLE FAMILY
Parcel B SINGLE FAMILY
Parcel C SINGLE FAMILY
- PRESENT ZONING: R-1
- ASSESSOR'S PARCEL NUMBER: 41-053-B
- EXISTING IMPROVEMENTS: CURB, GUTTER & SIDEWALK



see Revised Map



SCALE = 1" = 50'

57th AVE.

25th STREET

YREKA AVE.

WOODBINE ALLEY

Church

Vac

MF

IF

IF

15 15 15

25 15

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8 For Sale 15

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12 15

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15 15

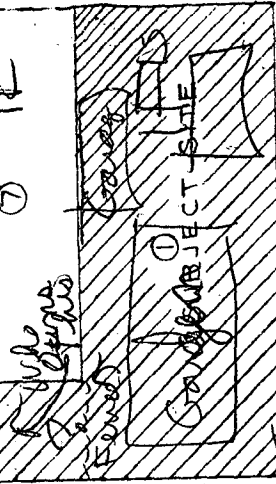
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Curb gutters side wall
ETA, New Page

P-89-053
Land Use & Zoning