



CITY OF SACRAMENTO

25

Taylor

APPROVED BY THE CITY COUNCIL

intent to grant appeal based on F.O.I. due 11-10-81 and cost to street 11-10-81's

OCT 21 1981

OFFICE OF THE CITY CLERK

MARTY VAN DUYN PLANNING DIRECTOR

CITY PLANNING DEPARTMENT 827 TENTH STREET SUITE 300 SACRAMENTO, CA 95814 TELEPHONE (916) 449-5604

October 21, 1981

public events - common road no will city have to push up for this

City Council Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination 2. Subdivision Modification to create one lot that is substandard in width and depth. 3. Subdivision Modification to waive street improvements 4. Tentative Map (P-9428)

LOCATION: 1671 Glenrose Avenue and 2731 Crosby Way

SUMMARY

This is a request for entitlements necessary to divide 1.02 acre into two residential lots. The purpose of the division is to locate one of three existing dwellings on an individual lot. The staff and Planning Commission recommended approval of the requests, subject to conditions. The Commission also approved a variance to allow the substandard lot.

BACKGROUND INFORMATION

In regard to the Subdivision Modification to create a substandard size lot and the Tentative Map to divide the site, there were no objections by staff or the Planning Commission. The division is compatible with surrounding dwellings and consistent with the community plan.

In reference to the Subdivision Modification to waive street improvements (curbs, gutters and sidewalks), the staff and Subdivision Review Committee recommended denial of this request. Street improvements were required for the development of a parcel located to the north of the site along Crosby Way. Also, there is drainage available in the area to accommodate the street improvements. The Planning Commission, however, recommended a waiver of the street improvements. They felt that it was unreasonable to impose this requirement for this project.

The Environmental coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF PLANNING COMMISSION

On September 24, 1981 the Planning Commission, by a vote of six ayes, two noes, one absent, recommended approval of the Tentative Map and Subdivision Modifications subject to conditions.

RECOMMENDATION

The Staff and Planning Commission recommend that the Tentative Map and Subdivision Modification to create a substandard lot be approved by:

1. Ratifying the Negative Declaration;
2. Adopting the attached Resolution adopting Findings of Fact, approving the Tentative Map and Subdivision Modification with conditions.

The staff recommends that the Subdivision Modification to waive street improvements be denied based on Findings of Fact due on November 10, 1981.

The Planning Commission recommends that the Subdivision Modification to waive street improvements be approved based on Findings of Fact due on November 10, 1981.

Respectfully submitted,



Marty Van Duyen
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-9428

October 27, 1981
District No. 2

RESOLUTION No.

Adopted by The Sacramento City Council on date of

OCTOBER 27, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR TAYLOR/
PERRY PROPERTIES (APN: 266-271-03) (P-9428)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for Taylor/Perry Properties, located at 1671 Glenrose Avenue and 2731 Crosby Way (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on October 27, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Arden-Arcade Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The configuration of the site makes it impossible to meet all the requirements of the Subdivision Ordinance.
 - b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The creation of the substandard lots is unavoidable because of the existing dimensions of the site.

c. That the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

Fact: The proposal will not change the characteristics of the area.

d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for residential uses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 1. Separate water and sewer services shall be required.
 2. The applicant will agree to participate in the formation of any future assessment district to provide standard subdivision improvements.
 3. The subdivider shall submit to the City an appraisal pursuant to Section 40.1304 of the Subdivision Ordinance (Parkland Dedication). Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map with the City Council.

MAYOR

ATTEST:

CITY CLERK

P-9428

P 9428

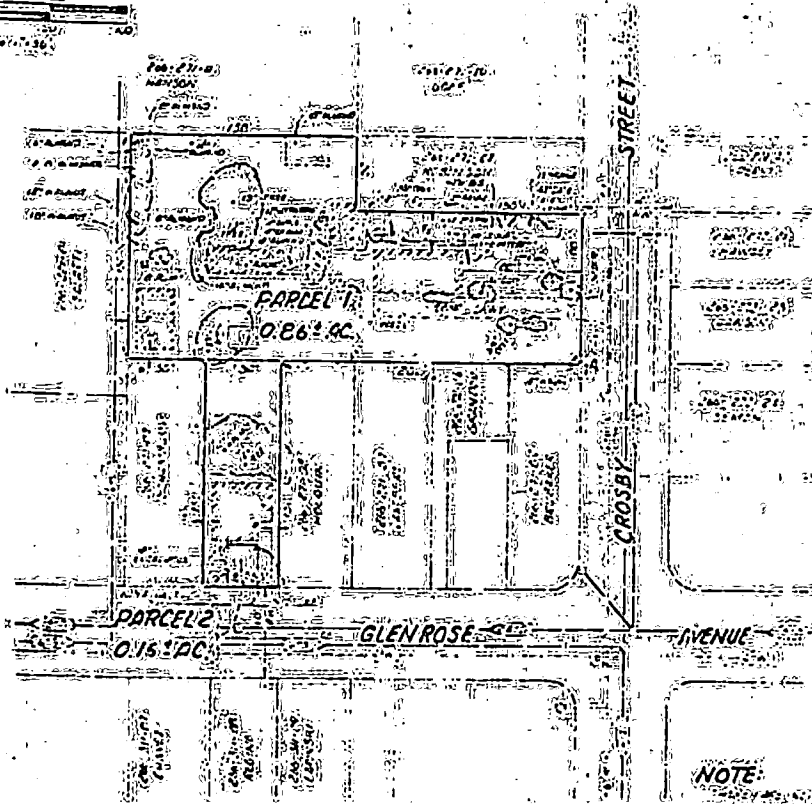
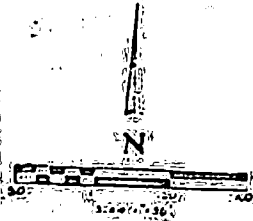
-6-



VICINITY MAP

TENTATIVE PARCEL MAP TAYLOR / PERRY PROPERTIES 1671 GLENROSE AVENUE

APN: 266-271-03



J.T.S. ENGINEERING CONSULTANTS

OWNER / DEVELOPER

ENGINEER

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NUMBER

ZONING

ACREAGE / NUMBER OF LOTS

USE

UTILITIES

LEGEND

NOTE

25 INCHES PER DIAGONAL OF WATER

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE September 24, 1981
 ITEM NO. 17a FILE NO. R-9429
 M# _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE

Recommendation:

- Favorable
 Unfavorable

LOCATION: New corner of Alameda Avenue & Crosby Street

- Petition Correspondence

PROponents

NAME	ADDRESS
<u>Imad Siddiqui - 511 J Street, Sacramento</u>	
<u>Edward Taylor - 2731 Crosby Way, Sacramento</u>	

OPponents

NAME	ADDRESS

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta		<input checked="" type="checkbox"/>		
Eng	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Goodin	<input checked="" type="checkbox"/>			
Holloway	<i>absent</i>			
Hunter		<input checked="" type="checkbox"/>		
Larson	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Munaka	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Salva	<input checked="" type="checkbox"/>			
Simpson	<input checked="" type="checkbox"/>			

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND APPROVAL with conditions outlined on p. 7 & FORWARD TO CITY COUNCIL
 TO PETITION NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

STAFF REPORT AMENDED 9/24/81
STAFF REPORT AMENDED BY CPC 9-24-81
CITY PLANNING COMMISSION

915 "I" STREET SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering, 811 "J" Street, Sacramento, CA 95814				
OWNER	Mary Perry and Edward Taylor, 2731 Crosby Way, Sacramento, CA 95815				
PLANS BY	JTS Engineering, 811 "J" Street, Sacramento, CA 95814				
FILING DATE	5/15/81	60 DAY CPC ACTION DATE		REPORT BY	PB:bw
NEGATIVE DEC	9/4/81	EIR		ASSESSOR'S PCL NO	266-271-03

- APPLICATION:**
1. Environmental Determination
 2. Tentative Map to divide 1.02+ acre into two parcels in the R-2A Garden Apartment zone
 3. Variance/Subdivision Modification to create one lot sub-standard in width and lots in excess of 100 feet in depth
 4. Subdivision Modification to waive street improvements

LOCATION: 1671 Glenrose Avenue/2731 Crosby Way

PROPOSAL: Applicant is requesting the necessary entitlements to divide 1.02+ acre into two lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Arden-Arcade Community Plan Designation:	Multi-family residential
Existing Zoning of Site:	R-2-A
Existing Land Use of Site:	Single family residential

Surrounding Land Use and Zoning:

North:	Electrical contractor and residence; M-1 & R-2-A
South:	Residence; R-2-A
East:	Residence; R-2-A
West:	Storage yard and residence; M-1

Parking Required:	3 spaces	Parking Provided:	3 spaces
Parking Ratio:			1/dwelling unit
Property Dimensions:			Varies
Property Area:			1.02+ acre
Density of Development:			3 du/per acre
Significant Features of Site:			3 existing dwellings
Topography:			Flat
Street Improvements:			See application
Utilities:			Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 10, 1981, by a vote of eight ayes, one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements with exception of street lights, pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. Separate water and sewer services required.

APPLC NO. P-9428

MEETING DATE September 24, 1981

CPC ITEM NO. 17

3. Street lights shall be installed when installed in adjacent areas.

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The subject property contains three single family dwellings. The purpose of the tentative map is to create two separate parcels from an irregularly shaped parcel. This will allow one single existing family residence on one lot (Glenrose Avenue), and two existing dwellings on the larger lot (Crosby Way).
2. The Subdivision Modification is requested in order to create one lot substandard in width (50') and two lots in excess of 100 feet.
3. The Planning and Community Service Departments have calculated that .194 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map. Fees shall be paid prior to filing the final map with the City Council.
4. Staff has no objection to the variance/subdivision modification in that the property is developed with dwellings; the substandard lot width exists; and there are several lots in the area with similar circumstances.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the tentative map, subject to conditions which follow;
3. Approval of the variance/subdivision modification to create a lot substandard in width, based on findings of fact to follow;
4. Denial of the subdivision modification to waive street frontage improvements. *(CPC recommended approval)*

Conditions - Tentative Map

- a. ~~The Applicant shall provide standard subdivision improvements with the exception of street lights pursuant to Section 40.1304 of the Subdivision Ordinance prior to filing the final map.~~ *(deleted by CPC)*
- b. Separate water and sewer services shall be required;
- c. ~~Street lights shall be installed when installed in adjacent areas.~~ *(CPC replaced with: Applicant will agree to participate in formation of any future assessment district to provide standard subdivision improvements.)*
- d. The subdivider shall submit to the City an appraisal pursuant to Section 40.1304 of the Subdivision Ordinance (Parkland Dedication). Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map with the City Council.

Findings of Fact - Variance

- a. The project constitutes no special privilege extended to one property owner in that the lot width already exists;
- b. Approval of the request does not constitute a use variance in that single-family and two-family residences are allowed in the R-2A zone;
- c. The project would not be injurious to the public welfare nor property in the vicinity of the project in that the site is already developed and will not alter the character of the area;
- d. The project is in compliance with the 1974 General Plan and the 1965 Arden-Arcade Community Plan in that the plans indicate residential and multi-family residential respectively.

FOR CONTINUATION SEE MAP 35

37

352,000'

350,000'

348,000'

346,000'

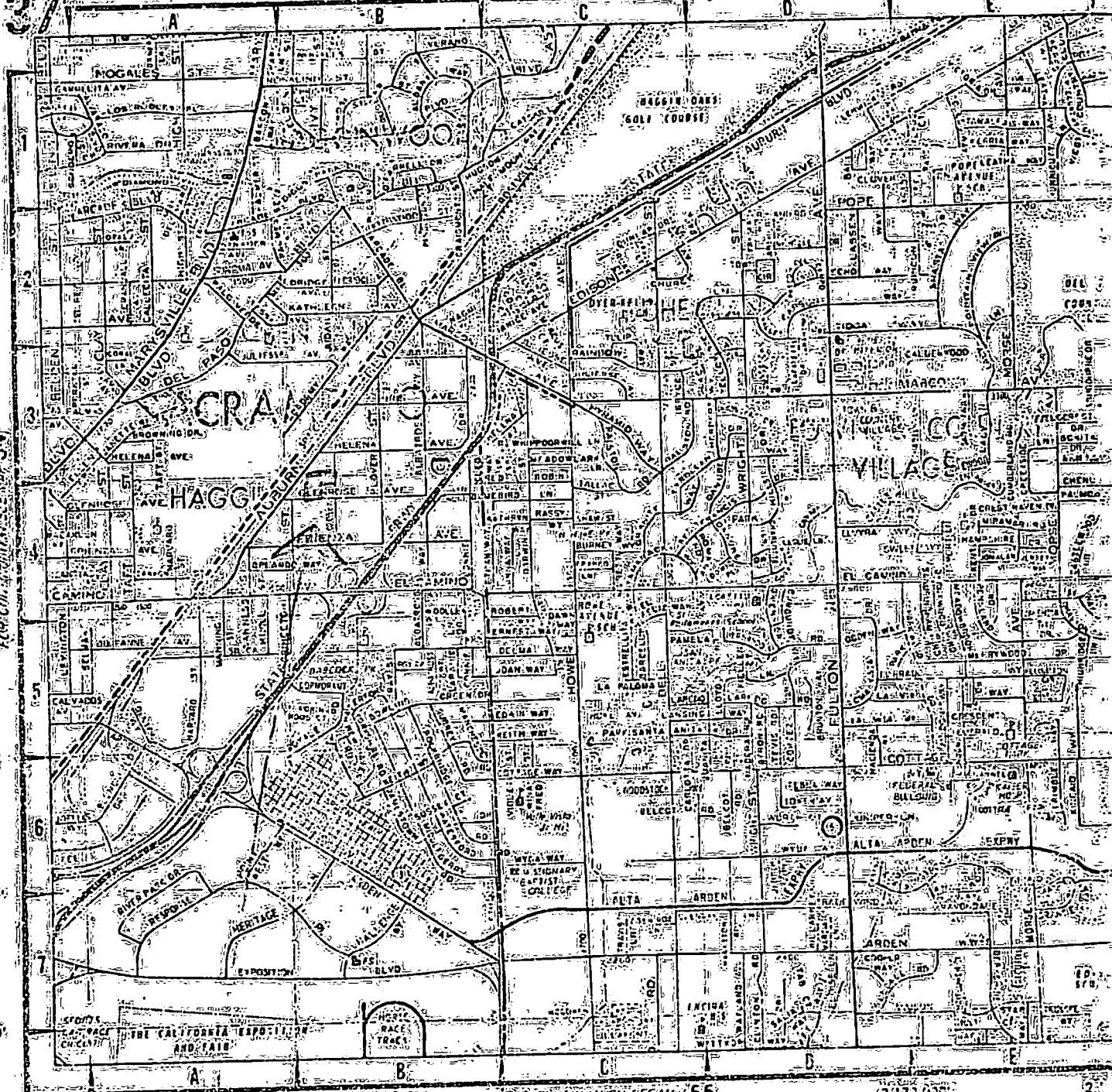
344,000'

342,000'

340,000'

338,000'

FOR CONTINUATION SEE MAP 34



2,160,000'

2,163,000'

2,166,000'

2,169,000'

2,172,000'

FOR CONTINUATION SEE MAP 55

PROJECT SITE



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 J STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

Mary Perry and Edward Taylor
2731 Crosby Way
Sacramento, CA 95815

Dear Mr. Taylor and Ms. Perry:

On October 27, 1981, the Sacramento City Council took the following actions for various requests for property located at the northwest corner of Gelnrose Avenue and Crosby Street (P-9428):

- A. Continued the Public Hearing on requests for Tentative Map and Subdivision Modification to create lot substandard in depth and width, to the regular City Council meeting of November 10, 1981.
- B. Adopted by motion its intent to grant a request for Subdivision Modification to waive street improvements based on Findings of Fact which are due on November 10th, 1981.

Sincerely,

Anne Mason
Assistant City Clerk

MM/AM/mm

cc: Planning Department
JTS Engineering

