

RECEIVED  
CLERK'S  
OFFICE OF SAC  
23 12



46

APPROVED  
BY THE CITY COUNCIL

AUG 28 1990

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

OFFICE OF THE  
CITY CLERK  
1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998  
  
BUILDING INSPECTIONS  
916-449-5716  
  
PLANNING  
916-449-5604

August 28, 1990

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION
  2. TENTATIVE MAP TO DIVIDE 0.41± ACRES INTO THREE LOTS IN THE R-1 (EA-4) ZONE (89-053)
  3. SUBDIVISION MODIFICATION TO ESTABLISH LOTS LESS THAN 100 FEET IN DEPTH.
  4. SUBDIVISION MODIFICATION TO ESTABLISH ONE LOT LESS THAN 5,200 SQ. FT. IN AREA.

LOCATION: 7034 Woodbine Avenue

SUMMARY

The request is for a tentative map to divide 0.41± acres into three single family lots. The proposal also includes various subdivision modifications to establish two lots less than 100 feet in depth and to establish one lot less than 5,200 sq. ft. in area. The Planning Staff and Planning Commission recommend approval of the requests.

BACKGROUND

The subject site is an infill site located in the Woodbine Neighborhood. The parcel is irregularly shaped and contains 0.41± acres. The General Plan designated the site for Low Density Residential use (4-15 du/na). The Airport Meadowview Community Plan designates the site Residential (4-8 du/na). The proposal is 7 du/na.

The request is to divide the 0.41± acres into three lots. A single family dwelling and garage are existing on the easterly side of the lot. The applicant intends to construct two dwellings on the two newly created lots. In order to divide this property, two subdivision modifications are requested to reduce the depth of two lots from 100 feet to 82.5 feet and reduce the lot area of one lot from 5,200 sq. ft. to 4,950 sq. ft. These modifications are justified due to the irregular shape of the parcel, the existing adjacent development and the existing street location. The Planning Commission and Staff supports the project.

/

10  
11  
12  
13

FINANCIAL DATA

Not applicable.

POLICY MATTERS

The proposal is consistent with the adopted General Plan and Airport Meadowview Community Plan.

MBE/WBE EFFORTS

Not applicable.

VOTE OF THE PLANNING COMMISSION

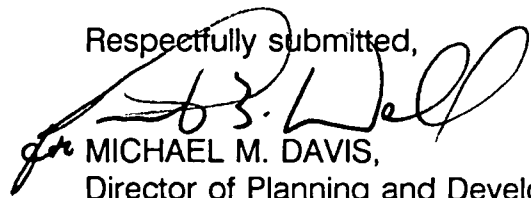
On June 28, 1990, the Planning Commission voted seven ayes, one absent, to recommend approval of the request.

RECOMMENDATION

The Planning Commission and Planning Staff recommends the City Council take the following actions:

1. Ratify the Negative Declaration;
2. Adopt the attached resolution and findings of fact for the tentative map and subdivision modification

Respectfully submitted,



MICHAEL M. DAVIS,  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

August 28, 1990  
District No. 7

Contact Person:

Will Weitman, Principal Planner  
449-5604

MMD:WW:pc  
P89-053.CC  
Attachments

**RESOLUTION NO. 90-715**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL  
**AUG 28 1990**  
OFFICE OF THE  
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 7034 WOODBINE AVENUE

(P89-053) (APN: 041-0053-008)

WHEREAS, the City Council on \_\_\_\_\_, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. 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. Both the City General Plan and the South Sacramento Community Plan designate the subject site for residential use(s).
4. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to establish lots less than 100 feet in depth and to establish one lot less than 5,200 square feet in area:
  - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the property is irregular in shape.
  - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the new lots will be similar in size with surrounding properties.

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the new lots will comply with front, side and rear yard setbacks.
  - 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 in that the property is designated for residential uses.
7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
- A. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
  - B. 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;
  - C. 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;
  - D. The applicant/developer shall designate and place on the final map those structure 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;
  - E. 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;

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

5

- F. Meet all County Sanitation District requirements;
- G. Repair and replace any substandard improvements;
- H. Show round corner previously dedicated or acquired;
- I. Separate water and sewer services are required to each parcel and may be purchased and installed at time of building permit.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P89-053.CC

P90-115

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

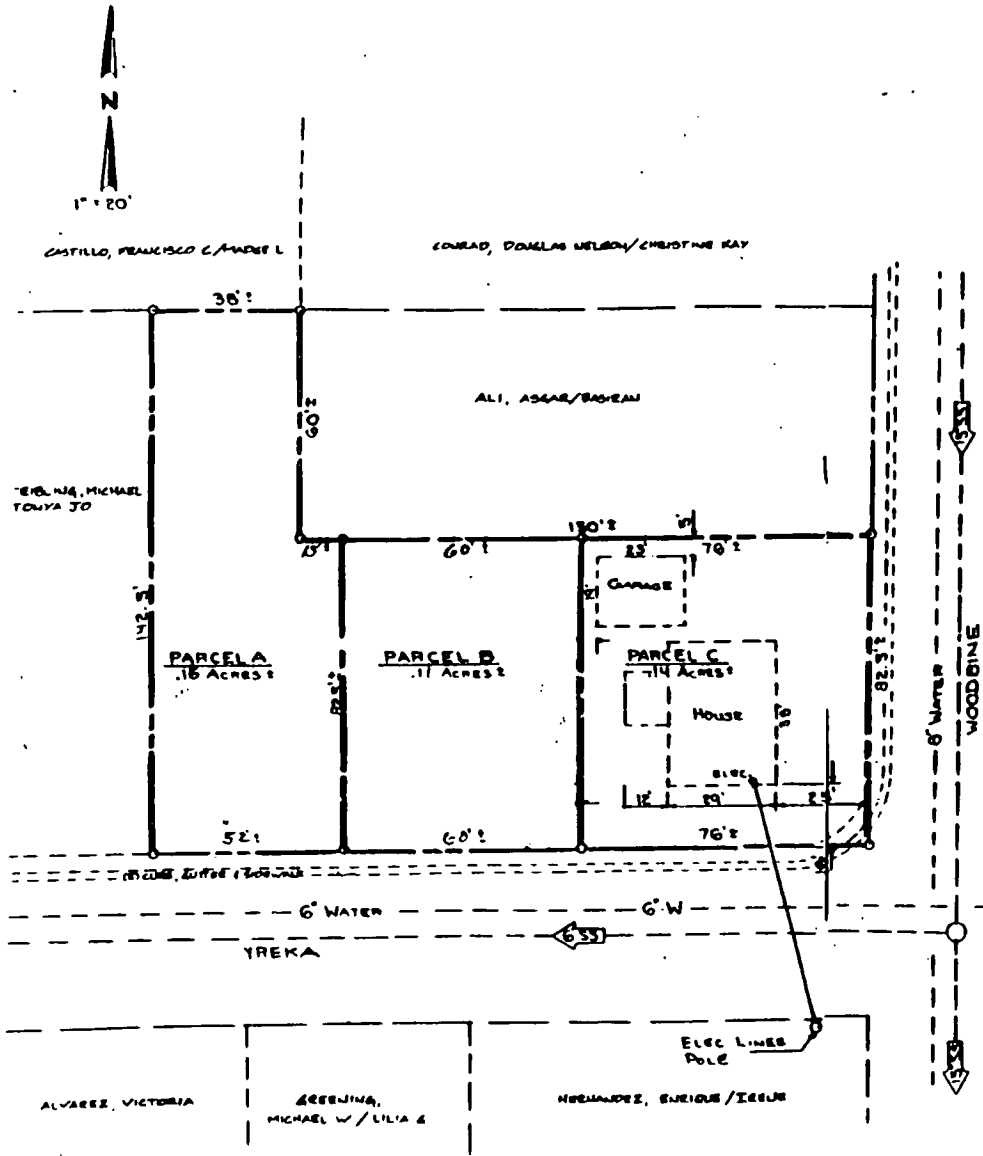
6

**EXHIBIT A**

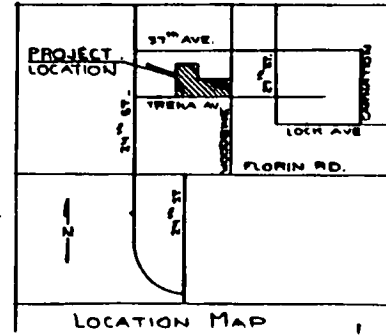
**TENTATIVE PARCEL MAP**

LOT 97 OF CAMELLIA ACRES, RECORDED  
JUNE 2, 1915, BK. 15 OF MAPS, MAP NO. 21.

CITY OF SACRAMENTO CALIFORNIA

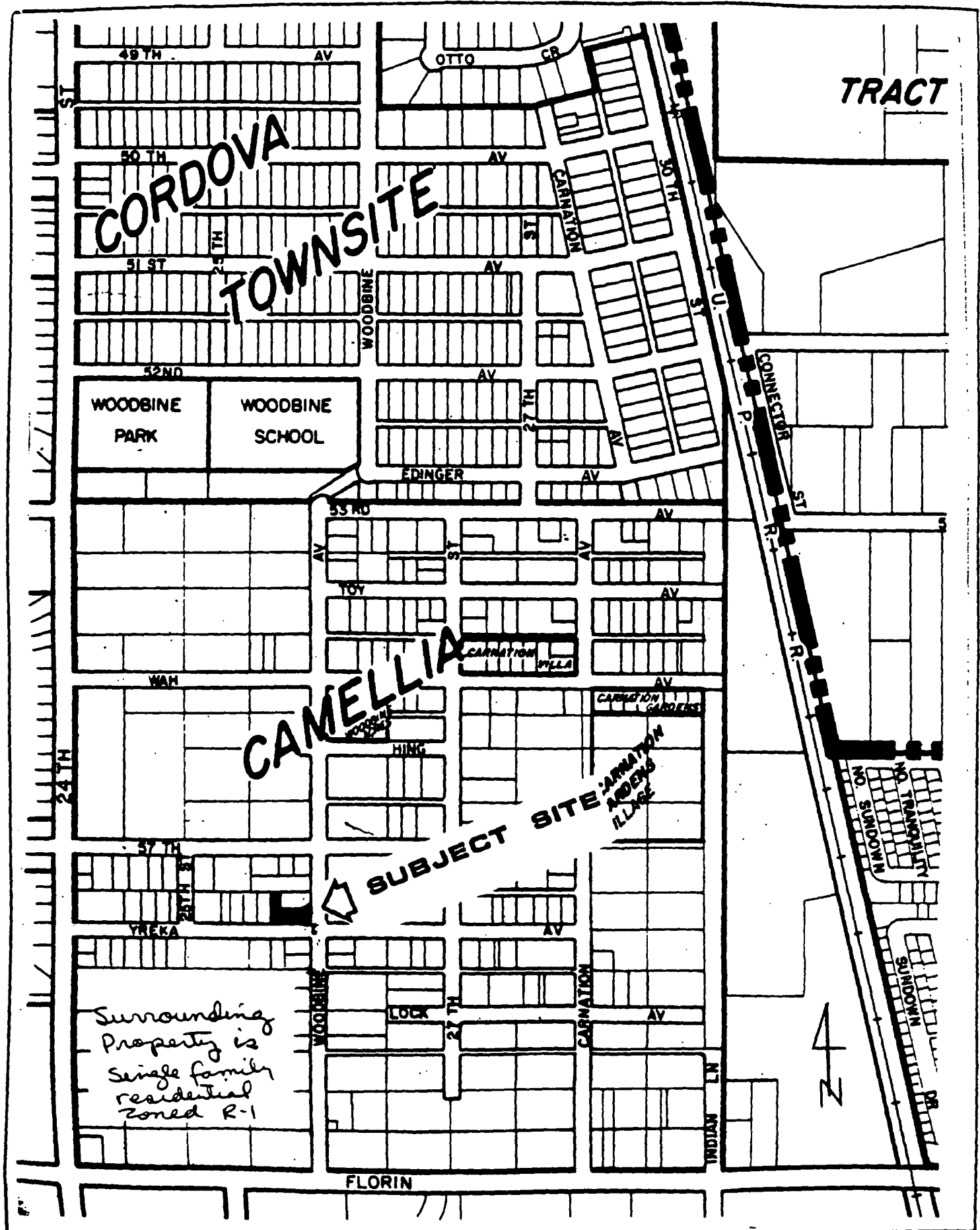


- SPARKS, LONNIE STAL
1. RECORD OWNER: HABIB BUKSH & SANDRA BUKSH  
6104 FARWOOD CT  
SACRAMENTO, CA
  2. SUB-DIVIDER: SAME AS RECORD OWNER
  3. MAP PREPARED BY: Phelps Consulting Engineering  
4020 El Camino Ave Suite A-2  
Sacramento, Calif. 95821  
Phone: 431-5046
  4. MAP PREPARED ON: NOV 14, 1998
  5. NO. OF LOTS: 3
  6. TOTAL AREA: 0.41 ACRES
  7. PRESENT USE: Parcel A VACANT  
Parcel B VACANT  
Parcel C SINGLE FAMILY
  8. PROPOSED USE: Parcel A SINGLE FAMILY  
Parcel B SINGLE FAMILY  
Parcel C SINGLE FAMILY
  9. PRESENT SORTING: R-1
  10. ASSESSOR'S PARCEL NUMBER: 41-033-0
- EXISTING IMPROVEMENTS: CURB, GUTTER 15-INCH
- ALI, USMAN/ANNA



ITEM NO. 19  
620-907  
P89-053





**VICINITY - LAND USE - ZONING**

P89-053

6-28-90

Item No. 11

**Sacramento City Planning Commission  
VOTING RECORD**

MEETING DATE  
June 28, 1990

ITEM NUMBER  
10A

PERMIT NUMBER  
P 89-053

**ENTITLEMENTS**

- |   |   |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input checked="" type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING                 | <input type="checkbox"/> LOT LINE ADJUSTMENT      |
| <input type="checkbox"/> SPECIAL PERMIT           | <input type="checkbox"/> ENVIRONMENTAL DET.       |
| <input type="checkbox"/> VARIANCE                 | <input type="checkbox"/> OTHER _____              |

STAFF RECOMMENDATION

Favorable  Unfavorable

Correspondence

Petition

LOCATION  
7034 Woodbine Avenue

**PROPOSERS**

NAME	ADDRESS

**OPPOSERS**

NAME	ADDRESS

MOTION # \_\_\_\_\_

Yes	No	Motion Second
-----	----	---------------

BECERRA	<u>absent</u>		
CHINN	<u>✓</u>		
HOLLOWAY	<u>✓</u>		
NOTESTINE	<u>✓</u>		<u>✓</u>
OTTO	<u>✓</u>		<u>✓</u>
ROSEN	<u>✓</u>		
YEE	<u>✓</u>		
HOLLICK	<u>✓</u>		

- MOTION**
- |  |  |
|--|--|
| <input type="checkbox"/> TO APPROVE  | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL                             |
| <input type="checkbox"/> TO DENY   | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION  |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT               | <input type="checkbox"/> TO CONTINUE TO _____ MEETING  |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE    | <input type="checkbox"/> OTHER _____   |

**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

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. Approve 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.