

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

**APPLICANT:** Russell Hodge, P.O. Box 221268, Sacramento, CA 95822  
**OWNER:** Russell Hodge, P.O. Box 221268, Sacramento, CA 95822  
**PLANS BY:** Glen E. Williams, 6020 Rutland Dr., Suite 19, Carmichael, CA 95608  
**FILING DATE:** Sept. 5, 1990      **ENVIR. DET.:** Exempt (15315)      **REPORT BY:** Doug  
**ASSESSOR'S PCL. NO.** 030-0770-014

**APPLICATION:** Tentative Map to subdivide a corner parcel totaling 7,184± partially developed sq. ft. into 2 halfplex lots in the Standard Single Family (R-1) zone.

**LOCATION:** 2 Ararat Court

**PROPOSAL:** The applicant is requesting the necessary entitlement to redivide 7,184± partially developed sq. ft. into 2 halfplex lots.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
Pocket Community	
Plan Designation:	Low Density Residential (3-6 du/na)
Existing Zoning of Site:	Standard Single Family (R-1)
Existing Land Use of Site:	Two partially built halfplexes

**Surrounding Land Use and Zoning:**

North:	Residential, R-1
South:	Residential, R-1
East:	Residential, R-1A
West:	Residential, R-1

Property Dimensions:	80' x 89.8'
Property Area:	7,184± sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION**

On October 24, 1990, by a vote of 6 ayes, 3 absent the Subdivision Review Committee recommended approval of the Tentative Map subject to conditions.

**PROJECT EVALUATION:**

**A. Land Use and Zoning**

The subject site consists of a 7,184± sq. ft. lot in the Standard Single Family (R-1) zone. The General Plan and Pocket Community Plan designate the site Low Density Residential (4-15 du/na, 3-6 du/na respectively).

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002809

Surrounding land uses are developed single family residences to the north, south, and west and halfplex residential units across Florin Avenue to the east. The proposed project is consistent with the General Plan and the Pocket Community Plan, and the current zoning which allows halfplex on corner lots.

B. Applicant's Proposal

The applicant is requesting a Tentative Map to subdivide one corner lot in the Standard Single Family (R-1) zone into 2 halfplex lots.

C. Staff Evaluation

The 7,189 sq. ft. lot would be divided into two halfplex lots. There are two halfplex residential units presently being built on the site. The units being built on the site exceed the setback requirements. The sideyard setback is 12.5', the frontyard setback is 25.3', the interior sideyard setback is 5.5', and the rearyard setback is 16.65'. The halfplexes would be in design conformity with the surrounding residential units and meet Zoning Ordinance requirements for halfplex developments on corner lots.

D. Agency Comments

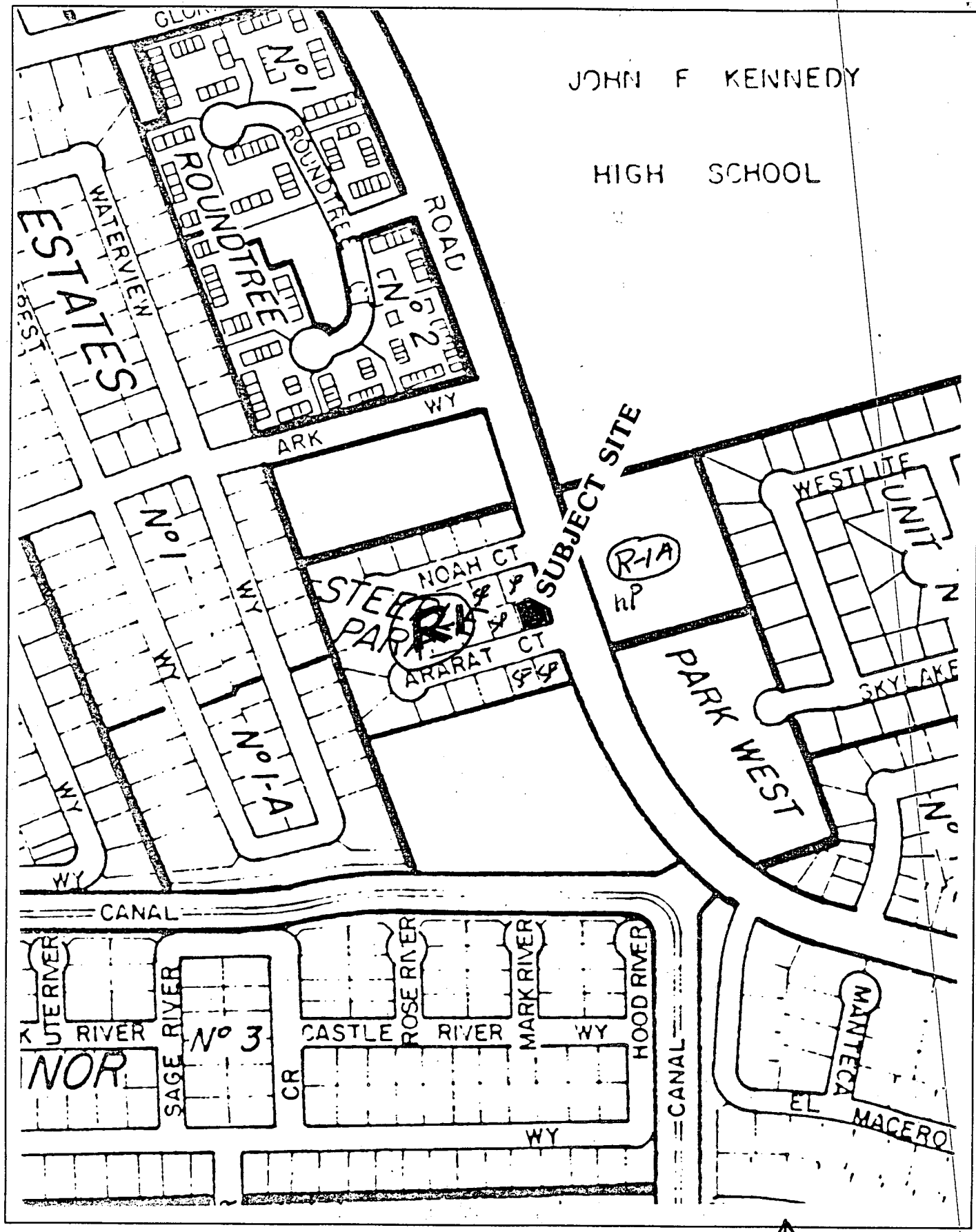
The following comments were received from the Engineering Development Division:

- 1) Provide separate sewer and water services at time of Building Permit.
- 2) Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- 3) Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- 4) Driveway on Ararat Court can not be located in curb return area.
- 5) Applicant may file for a Certificate of Compliance rather than a parcel map to record the lot split.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines, CEQA Section 15303 (e).

RECOMMENDATION: Staff recommends that the Planning Commission approve the Tentative Map, subject to conditions, by adopting the attached resolution.





JOHN F KENNEDY  
HIGH SCHOOL

SUBJECT SITE

R-1A  
hp

LAND USE & ZONING MAP

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11-19-90

002813

BAIZ  
030-077-12

JEFFERSON  
030-077-13

MARTIN  
030-077-15

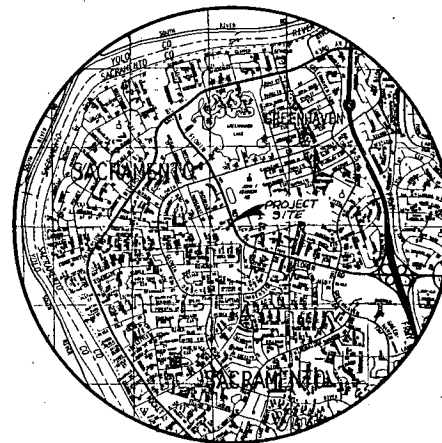
14 A

EXISTING 5/16" RACK  
EASEMENT TO BE  
ABANDONED

14 B

ARARAT CT.

HEARD  
030-077-26



### EASEMENT ABANDONMENT & TENTATIVE PARCEL MAP

LOT 14 AS SHOWN ON  
THE "FLAT OF STEEPLE PARK" 116 B.M. 17  
CITY OF SACRAMENTO CALIFORNIA  
AUGUST, 1990 SCALE: 1" = 20'

OWNER / DEVELOPER:  
HODGE DEVELOPMENT  
P.O. BOX 221268  
SACRAMENTO, CA 95822-8268 - PH. (916) 492-2588

GENERAL NOTES:  
ASSESSOR'S PARCEL NO.: 030-770-14  
EXISTING USE: VACANT  
PROPOSED USE: 1 HALF-PLEX LOT (2 DWELLING UNITS)  
EXISTING ZONING: R-1A  
PROPOSED ZONING: R-1A  
AREA: 7200± SQ. FT.  
SEWER: CITY OF SACRAMENTO  
WATER SUPPLY: SACRAMENTO WATER DIST.  
FIRE PROTECTION: SACRAMENTO FIRE DIST.  
ELECTRICAL SERVICE: S.M.U.D.  
TELEPHONE SERVICE: PACIFIC BELL  
GAS SUPPLY: PG & E  
SCHOOL DISTRICT: SACRAMENTO UNIFIED  
PARK DISTRICT: CITY OF SACRAMENTO

030-770-14  
ASSESSOR'S PARCEL NO.

EXHIBIT - A  
TENTATIVE MAP

REV.	DATE	DESCRIPTION	BY	APP.	BENCHMARK: D11-30-44 elev. 4.408
		MULTI-UNIT CONIC-BASE STREET LIGHT AT SW CORNER JOHN F. KENNEDY HIGH SCHOOL, E. SIDE FLORIN RD.			

SCALE		DRAWN BY: E.B.	
horizontal:	1" = 10'	DESIGNED BY: G.L.B.	
vertical:	N/A	CHECKED BY:	
DATE:	90-09-103	JOB NUMBER:	

**GLW** GLENN F. WILLIAMS CIVIL ENGINEERING & SURVEYING  
SITE ENGINEERING - LAND PLANNING - SURVEYING  
SPECIAL PROJECTS  
6020 RUTLAND DRIVE, SUITE B - CARMICHAEL, CA 95608 - PHONE (916) 331-4338  
GLENN F. WILLIAMS (1926 - 1982)

632 FLORIN ROAD  
CITY OF SACRAMENTO CALIFORNIA

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF

APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 2 ARARAT COURT  
(P90-383)

(APN: 030-0770-014)

WHEREAS, the City Planning Commission on November 19, 1990, held a public hearing on the request for approval of a tentative map for property located at 2 Ararat Court; and

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

WHEREAS, the project is exempt from environmental review pursuant to State EIR Guidelines, CEQA Section 15303 (e); and

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Planning Commission its report and recommendations on the proposed subdivision; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento that:

1. None of the conditions described in Government Code Section 66474, subsections (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 Chapter 40 of the City Code, which is a Specific Plan of the City and the City General Plan. Both the General Plan and the Pocket Community Plan designate the site for Low Density Residential (4-15 du/na) respectively.
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in

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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 and natural heating and cooling opportunities.
5. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
  - a) Provide separate sewer and water services at time of Building Permit.
  - b) Pay off or segregate existing assessments.
  - c) Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
  - d) Driveway on Ararat Court can not be located in curb return area.
  - e) Applicant may file for a Certificate of Compliance rather than a parcel map to record the lot split.

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CHAIR

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

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