25

CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
725 "J" STREET SACRAMENTO, CALIF. 95814 TELEPHONE (916) 449-5604
MARTY VAN DUYN
PLANNING DIRECTOR

September 25, 1980

APPROVED
BY THE CITY COUNCIL
SEP 30 1980
OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Tentative Map (P-9062)
2. Subdivision Modification to waive frontage improvements
3. Subdivision Modification to allow two substandard lots

LOCATION: Northwest corner of Woodbine Avenue and Yreka Avenue

SUMMARY

This is a request for entitlements necessary to divide a .4 acre site into three single family lots located within the R-1 Zone. The staff and Planning Commission recommended approval of the Tentative Map and Subdivision Modification to create substandard lots subject to conditions. The Planning Commission also recommended denial of a Subdivision Modification to waive frontage improvements.

BACKGROUND INFORMATION

The subject site is located in an area that is primarily developed with single family dwellings. There are various vacant parcels located in the general area and commercial uses are located to the south.

The staff and Planning Commission have no objection to the proposed lot split. In reference to the substandard width and depth lots, the configuration of the existing lot makes it difficult to meet the minimum dimensional requirements of the Subdivision Ordinance. The lot area, however, is sufficient in size to develop a dwelling on each lot.

A letter of protest was received regarding the proposed division. It indicated an objection to the proposed lot sizes. The letter is attached for the Council's information.

VOTE OF COMMISSION

On August 28, 1980, the Planning Commission, by a vote of seven ayes, one absent, one vacancy, recommended approval of the Tentative Map and Subdivision Modification to allow substandard lots and denial of the Subdivision Modification to waive frontage improvements.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Tentative Map and Subdivision Modification to allow substandard lots by adopting the attached resolution. It is also recommended that the Subdivision Modification to waive frontage improvements be denied.

Respectfully submitted,

Howard Lee for

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-9062

September 30, 1980
District No. 7

RESOLUTION NO. 80-640

Adopted by The Sacramento City Council on date of

APPROVED
BY THE CITY COUNCIL

SEP 30 1980

OFFICE OF THE
CITY CLERK

SEPTEMBER 30, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF WOODBINE AVENUE AND YREKA AVENUE (APN: 041-053-08) (P-9062)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at the northwest corner of Woodbine Avenue and Yreka Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on September 30, 1980 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 Airport 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 County of Sacramento treatment plants have a design capacity for which 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: Given the irregular configuration of the overall parcel it is impossible to conform to the strict application of the zoning 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: Lots in the surrounding area are of varying size.

c. That the modification will not be detrimental to the public health, safety or welfare nor be injurious to other properties in the vicinity.

Fact: The proposed lots meet the minimum lot area and are buildable lots.

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. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance (bond and private contract required) prior to filing the final map.

2. The applicant shall dedicate a 20-foot radius round corner at the northwest corner of Yreka Avenue and Woodbine.

3. The applicant shall place the following note on the final map: Lot "A" shall be designated for single family use only.

4. The applicant shall provide for the extension of the drainage line from the north to Parcel "C" to serve the subject site.

5. The applicant shall extend and hook up the water and sewer service to the existing structure located on Parcel "C" prior to recordation of the final map.

6. The garage structure located on Parcel "B" shall be removed prior to the filing of the final map.

7. The rear and front property lines of Parcel "B" shall be increased to 64 feet.

MAYOR

ATTEST:

CITY CLERK

P-9062

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 8-28-80

ITEM NO. 3a FILE NO. P- 9062

M-

GENERAL PLAN AMENDMENT ☐ TENTATIVE MAP ☑

COMMUNITY PLAN AMENDMENT ☐ SUBDIVISION MODIFICATION ☐

REZONING ☐ EIR DETERMINATION ☐

SPECIAL PERMIT ☐ OTHER _____

VARIANCE ☐

Recommendation:

☑ Favorable

☐ Unfavorable

LOCATION: N.W. Cor. Woodlake & Yorba Linda

☐ Petition ☐ Correspondence

PROPONENTS	
NAME	ADDRESS
Edward David Dolman	4020 El Camino Ave

OPPONENTS	
NAME	ADDRESS

MOTION NO. 3

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Goodin	absent			
Hunter	✓			
Larson	✓			
Muraki	✓			
Simpson	✓			
Silva	✓			✓
Fong	✓			

EXHIBITS:

A. Site Plan ☐

B. Floor Plan ☐

C. Elevation ☐

D. Landscaping ☐

MOTION:

☐ 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 _____ & FORWARD TO CITY COUNCIL

☐ TO RATIFY NEGATIVE DECLARATION

☐ TO CONTINUE TO _____ MEETING

☐ OTHER _____

CITY PLANNING COMMISSION

#17 9-10-80

JUL - 1980

RECEIVED July 8, 1980

Re: P 9062

Sirs:

We would like to protest the proposed parcel split (above number) to three parcels.

Our next door neighbors to the parcel we don't want two new houses "squeezed" in between the existing corners house and ours.

We have looked at the map and approve of the parceling into two lots. Most lots in that area are at least 60' frontage, we would like to keep it that way.

Mary Castillo

P-9062 August 28, 1980 August 14, 1980 #3

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Jepson & Dahman Civil Engineers, 4020 El Camino Ave. Sacto. Ca.		
OWNER	Habib Buksh & Sakina Buksh, 6204 Fenwood Court		
PLANS BY	Jepson & Dahman Civil Engineers, 4020 El Camino Ave. Sacto. Ca.		
FILING DATE	5/27/80	50 DAY CPC ACTION DATE	REPORT BY TM/jb
NEGATIVE DEC	6/30/80	EIR	ASSESSOR'S PCL. NO 41-053-08

APPLICATION:
1. Negative Declaration
2. Variance/Subdivision Modification to create lots with substandard width and depth
3. Variance to reduce the rearyard setback from 15' to 10' on Parcel "C" (WITHDRAWN)
4. Subdivision Modification to waive street improvements
5. Tentative Map (P-9062)

LOCATION: Northwest corner of Woodbine Avenue and Yreka Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide .4± acres into three lots

PROJECT INFORMATION:

General Plan Designation:	Residential
1965 Airport Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	One single family dwelling
Surrounding Land Use and Zoning:	
North:	Single Family R-1
South:	Single Family R-1
East :	Single Family R-1
West :	Beauty Shop, Single Family R-1
Property Area:	.4± acres
Density of Development:	7.5 units per acre
Topography:	Flat
Street Improvements:	Partial pavement existing
Utilities:	Available to site
School District:	Sacramento City Unified School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On June 25, 1980, by a vote of 7 ayes, 1 abstention and 1 absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

The applicant shall:

a. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance (Bond and private contract required) prior to filing the final map;

b. Dedicate a 20' radius round the corner at the northwest corner of Yreka Avenue and Woodbine;

c. Place the following note on the final map "Lot A shall be designated for single family use only";

d. Provide for the extension of drainage lines from the north to parcel "C" to serve the subject site;

e. Extend and hook-up the water and sewer services to the existing structure located on parcel "C" prior to recordation of the final map.

The Subdivision Review Committee also recommended denial of the Subdivision Modification to waive frontage improvements.

STAFF EVALUATION:

Staff has the following comments regarding this proposal:

1. Among the entitlements requested is a variance/subdivision modification to create lots substandard in size. Staff does not have any objection to this request because the proposed parcelization, as amended by staff, results in lots that meet the minimum area requirements and are buildable lots. Also, the surrounding area is characterized by lots of varying sizes.

2. The applicant has requested a subdivision modification to waive street improvements along both Yreka Avenue and Woodbine Avenue street frontages. The City Engineer recommends that these improvements be installed at this time because there is drainage in the immediate area to accommodate the street improvements.

   The subject site is located within an area which has been slated for the future formation of a street improvement assessment district. The formation of this district is anticipated to be within the next two or three years providing there is funding for such districts.

3. Staff notes that there is a garage structure located on parcel "B". Staff requests that this structure be removed prior to filing the final map.

4. Staff notes that the proposed configuration of parcel "B" does not meet minimum area requirements. Therefore, staff requests that the boundry lines be readjusted so that the front and rear property lines are 64 feet rather than 63 feet.

5. A letter protesting the applicant's request is attached for the Commission's review.

STAFF RECOMMENDATION:

Staff recommends the following actions:

1. Ratification of the Negative Declaration;

2. Approval of the Variance/Subdivision Modification to create lots with substandard street frontage and depth based on findings of fact which follow;

3. The subdivision modification to waive street improvements be denied.

4. Approval of the tentative map subject to the following conditions:

The applicant shall;

a. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance (Bond and private contract required) prior to filing the final map;

b. Dedicate a 20' radius round corner at the northwest corner of Yreka Avenue and Woodbine;

c. Place the following note on the final map, "Lot "A" shall be designated for single family use only";

d. Provide for the extension of the drainage line from the north to parcel "C" to serve the subject site;

e. Extend and hook-up the water and sewer service to the existing structure located on parcel "C" prior to recordation of the final map;

f. The garage structure located on parcel "B" shall be removed prior to the filing of the final map;

g. The rear and front property lines of parcel "B" be increased to 64 feet.

Findings of Fact for Variances:

1. The granting of a variance will not constitute a special privilege in that the subject property is surrounded by lots of widths less than 52 feet and the site is irregular in shape;

2. The variance will not be a use variance in that single family dwellings are permitted in the R-1 zone;

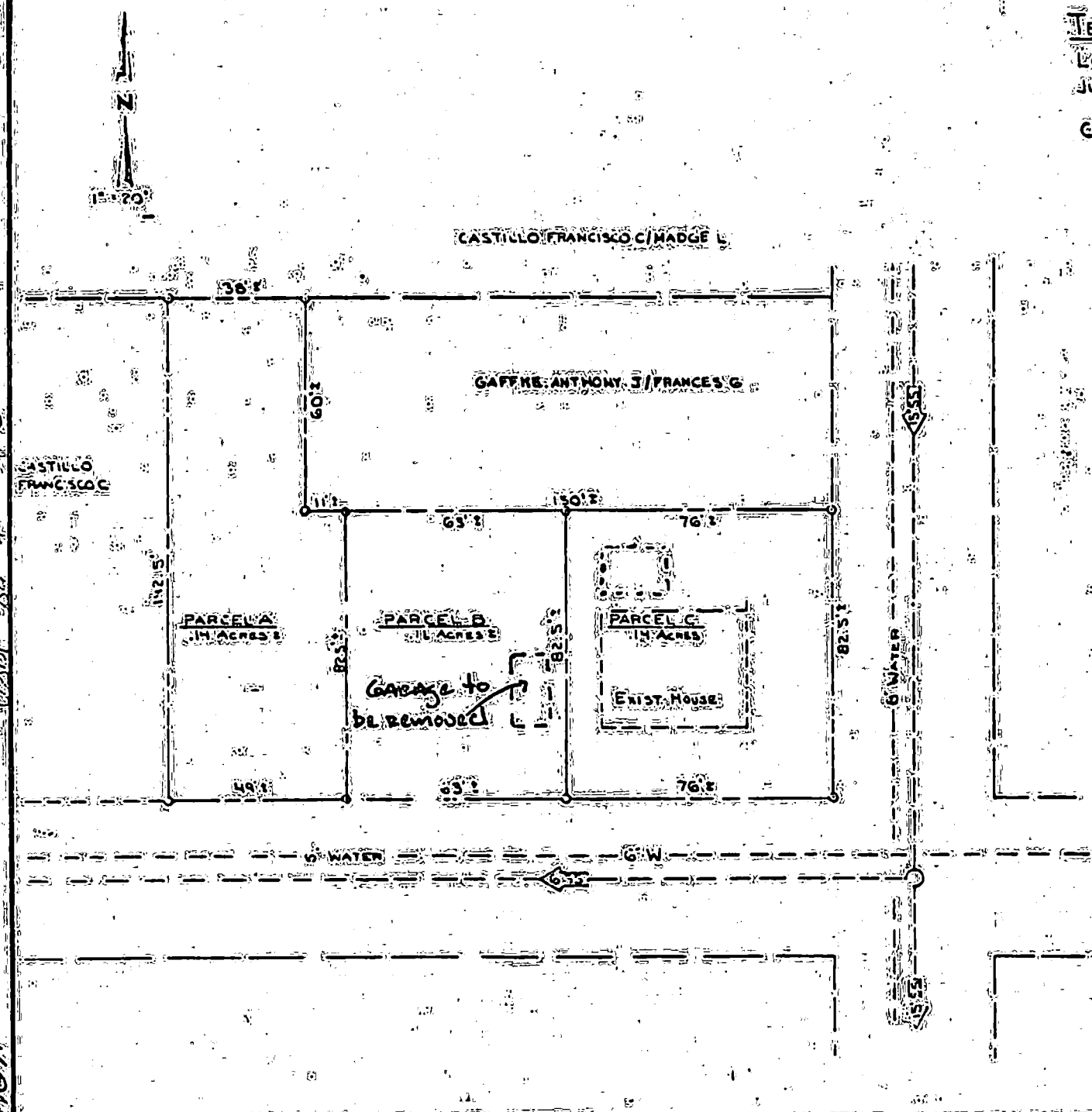
3. The project will not be injurious to public welfare or to the property in the vicinity because it will not significantly alter the characteristics of the area;

4. The variance is in harmony with the General Plan in that the area is designated for single family dwellings.

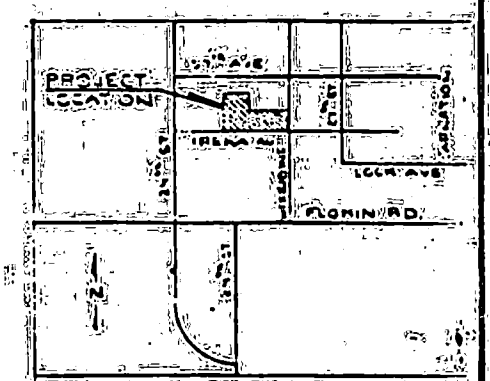
TENTATIVE PARCEL MAP

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

CITY OF SACRAMENTO CALIFORNIA



1. RECORD OWNER: HABIB BUKSH & SAMIRA BUKSH
6204 FENWOOD CT.
SACRAMENTO, CA.
2. SUB-DIVIDER: SAME AS RECORD OWNER
3. MAP PREPARED BY: Jensen & Damon Civil Engineers
4020 El Camino Ave Suite A-8
Sacramento, Calif. 95821
Phone: 453-5046
4. MAP PREPARED ON: MAY 5, 1980
5. NO. OF LOTS: 3
6. TOTAL AREA: 0.40 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 ZONING: R-1
10. ASSESSOR'S PARCEL NUMBER: 41-033-8
11. EXISTING IMPROVEMENTS: NONE



LOCATION MAP

P 9062

August 28, 1980

P-9062

August 14, 1980

#8 P13

P-9062

CITY OF SACRAMENTO

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
SEP 10 4 10 PM '80

CITY PLANNING DEPARTMENT
725 J STREET SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

PFP: 9-23-80
Hrg: 9-30-80
FCA DATE: 10-14-80

cc: Van Duyn
Carlson
Miller
file

September 8, 1980

MEMORANDUM

TO: Lorraine Magana

FROM: Jan Mirrione

SUBJECT: Request to Set Public Hearings

Please schedule the following items for public hearings. All necessary support material is attached.

1. Various requests for property located at the northwest corner of Woodbine Avenue and Yreka Avenue. (P-9062) (D7)
   a. Tentative Map to divide 0.4+ acres into three lots
   b. Subdivision Modification for two substandard lots and to create lots with substandard street frontage.

   The Planning Commission recommended denial of:

   c. Subdivision Modification to waive street improvements.

2. Tentative Map to resubdivide 33+ acres into 96 single family lots and 50 halfplex lots. Location: South side of Windbridge Drive, 500+ feet west of South Land Park Drive. (P-9131) (D8)

3. The Planning Commission recommended denial of the following item: Tentative Map to divide 5+ acres into 67 lots. Location: West side of Northgate Boulevard, 100+ feet south of Turnstone Drive. (P-9132) (D1)

cancel appeal for pursuit letter

4. Various requests for property located at 7659 River Ranch Way. (P-9137) (D8)
   a. Rezone 0.3+ acre from R-1 to R-1A
   b. Tentative Map to divide 0.3+ acre into two lots
   c. Subdivision Modification to waive service connections.

jm

Attachments

*An appeal of the Planning Commission's denial of a Special Permit to develop 66 townhouse units was received for this item also. The appeal is attached for P-9132.

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION — APPLICATION TAKEN BY: JT

☐ Gen. Plan Amend. (GPA) ☐ Comm. Plan Amend. (CPA) ☐ Rezone (RZ) from _____ to _____

☐ Special Permit (SP) ☒ Variance (V) ☒ Tentative Map (TM) ☒ Sbdvn. Modification (SM)

Other ED

Assessors Parcel No. 041 - 053 - 08 Address NW corner of Woodbine Ave. & Yreka

Request(s) 1.)Environmental Determination 2.)Variance/Subdivision Modification to create 2 lots substandard in depth 3.)Variance/Subdivision Modification to create a lot with substandard street frontage 4.)Parcel Map to divide .4 acres in R-1 zone into 3 lots

Owner(s) Habib & Sakina Buksh - 6204 Fenwood Ct., Sacto. Phone No. _____

Applicant Sepsen & Dahmen Civil Eng. - 4020 El Camino Ave., Sacto Phone No. 483-5046

Signature _____ $75 + 180 + 180 + 30 = Filing Fee 465.00 Receipt No. 5327

C.P.C. Meeting Date July 10, 1980;cont'd. to 7-24-80;cont'd. to 8-14;cont'd. to 8-28

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ Is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____
SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____
DATE

P № 9062

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE: August 28, 1980
ITEM NO: 3a FILE NO: P-9062
M-

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

Recommendation:
- [x] Favorable
- [ ] Unfavorable

LOCATION: NW corner Woodlake Dr & Yreka Ave

- [ ] Petition
- [ ] Correspondence

PROPONENTS NAME	ADDRESS

OPPONENTS NAME	ADDRESS

MOTION NO.

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Flores	absent			
Goodin	absent			
Hunter	✓			
Larson	✓			
Muraki	✓			
Simpson	✓			✓
Silva	✓			
Fong	✓			

MOTION:

- [ ] 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
- [x] TO RECOMMEND APPROVAL subj. to cond. & FORWARD TO CITY COUNCIL
- [x] TO RATIFY NEGATIVE DECLARATION
- [ ] TO CONTINUE TO MEETING
- [ ] OTHER

EXHIBITS:
- A. Site Plan [ ]
- B. Floor Plan [ ]
- C. Elevation [ ]
- D. Landscaping [ ]

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE August 28, 1980 ITEM NO. 3d FILE NO. P-9062 M-

- [ ] GENERAL PLAN AMENDMENT
- [ ] COMMUNITY PLAN AMENDMENT
- [ ] REZONING
- [ ] SPECIAL PERMIT
- [ ] VARIANCE
- [ ] TENTATIVE MAP
- [x] SUBDIVISION MODIFICATION
- [x] EIR DETERMINATION
- [ ] OTHER 7 waive street improvements

Recommendation:
- [x] Favorable
- [ ] Unfavorable

LOCATION:

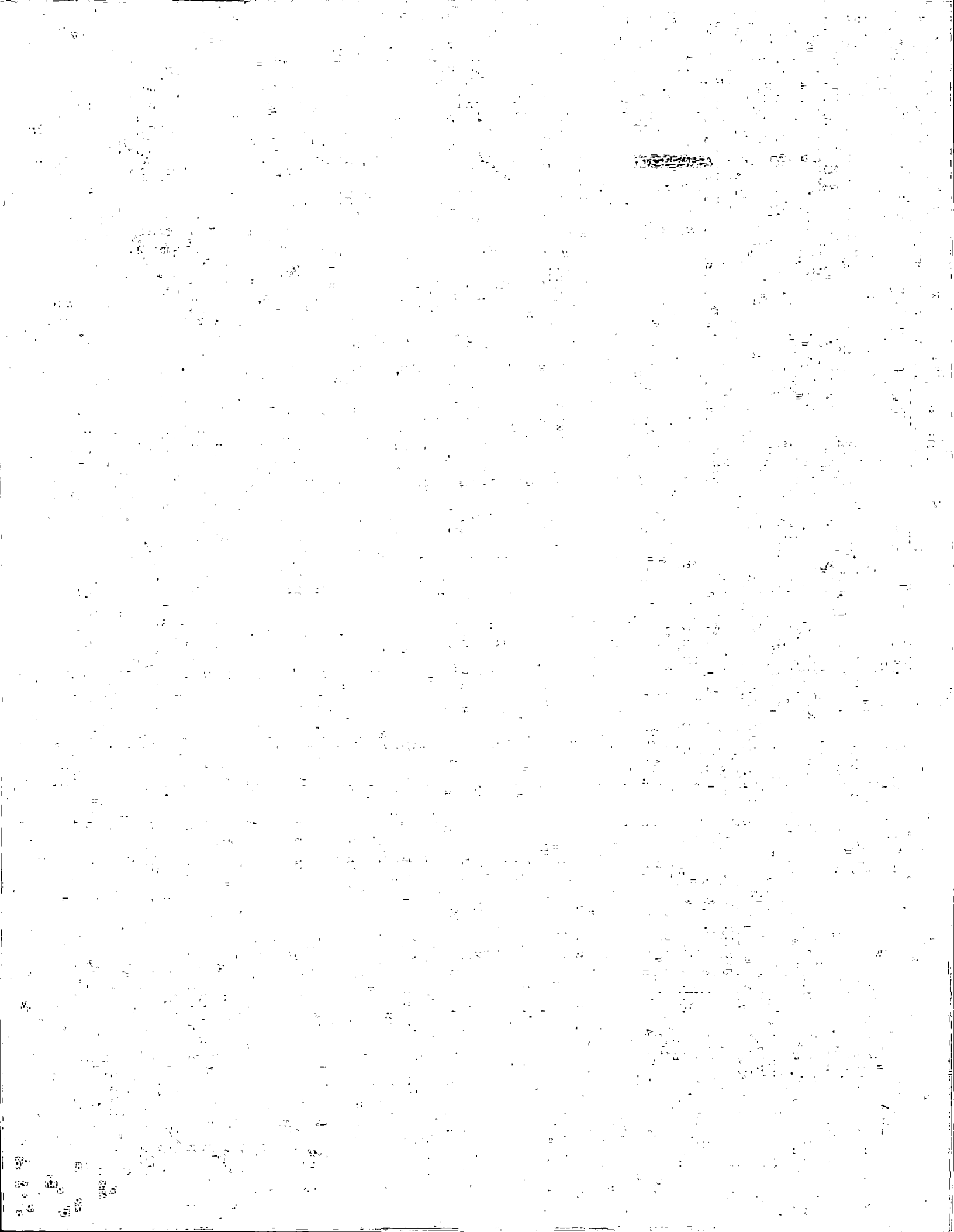
[ ] Petition [ ] Correspondence

PROPONENTS NAME	ADDRESS

OPPONENTS NAME	ADDRESS

MOTION NO.:

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Flores	absent			
Goodin	absent			
Hunter	✓			
Larson	✓			
Muraki	✓			
Simpson	✓			
Silva	✓			✓
Fong	✓			

EXHIBITS:
- A. Site Plan [ ]
- B. Floor Plan [ ]
- C. Elevation [ ]
- D. Landscaping [ ]

MOTION:
- [ ] 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 _____
- [x] TO RECOMMEND [redacted] Denial & FORWARD TO CITY COUNCIL
- [x] TO RATIFY NEGATIVE DECLARATION
- [ ] TO CONTINUE TO _____ MEETING
- [ ] OTHER _____