

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

APPLICANT	Equity Trust, 2747 Aramon Dr., Rancho Cordova, CA 95670
OWNER	Equity Trust, 2747 Aramon Dr., Rancho Cordova, CA 95670
PLANS BY	Donald Wattenbarger Civil Engineer
FILING DATE	July 19, 1991 ENVIR. DET. Cat. Ex. 15303 REPORT BY DCS
ASSESSOR'S PCL. NO.	015-0192-022

APPLICATION:

- A. Tentative Map to subdivide .245+ developed acres into one single family lot and one duplex (on corner) lot in the Standard Single Family (R-1) zone;
- B. Variance to create two parcels less than the required width;
- C. Variance to create a corner lot less than 6200 sq.ft. in area;
- D. Subdivision Modification to create two parcels less than the required width; and,
- E. Subdivision modification to create a corner lot less than 6200 sq.ft. in area.

LOCATION: Northeast corner of 52nd Street and 11th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide .245+ developed acres into one single family lot and one duplex lot in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Two duplex units
Surrounding Land Use and Zoning:
 North: Residential; R-1
 South: Residential; R-1
 East: Residential; R-1
 West: Residential; R-1

Property Dimensions: 100'X 106'
Property Area: .245+ gross acres,
Topography: Flat
Street Improvements: Existing
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On September 4, 1991, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is designated Low Density Residential (4-15 du/na) in the General Plan. The property is a .245± acre developed parcel located on the northeast corner of 52nd Street and 11th Avenue. The subject and surrounding properties are zoned Single Family Residential (R-1). Two duplexes are currently located on the site. The R-1 zone typically allows one dwelling unit per parcel except for corner lots which can have a duplex. The applicant proposes to convert the northerly duplex to a single family unit. Therefore, the project will conform to the R-1 zoning regulations. Surrounding land uses consist mostly of single family residential dwellings.

B. Applicant's Proposal

The applicant is requesting a tentative map to subdivide the .245± acres into two lots. The northerly lot would be a single family residence; while the southerly lot would be a duplex. A variance and subdivision modification are requested to meet lot widths as required by the current zoning requirements.

C. Staff Analysis

Site Design and Lot Layout- The two buildings located on the site were constructed in 1956. The buildings are considered to be built in the California bungalow style. At his time, the applicant requests approval of a subdivision of the existing lot with two duplexes, to one lot with a single family unit and another lot with a duplex on .245± acres in the R-1 zone. The lot is currently 100' X 106' in size. Approval of the map would allow two 50' X 106' wide parcels. Because the width of these parcels is not the required 52 feet for an interior lot, or 62 feet for a corner lot, a variance and subdivision modification are required. Another variance and subdivision modification is required as the parcels do not meet the required 5200 square foot area for an interior lot, or 6200 square foot area for a corner lot. Staff can support these requests since the width and area of the lots would be consistent with other parcels in the neighborhood. Corner lots in the neighborhood are less than 6200 square feet. The proposed lots are also shorter than the typical 180' deep parcel in the neighborhood.

Building Design- Part of the proposal is to remodel the northerly dwelling from a duplex to a single family dwelling. Staff recommends a condition which requires approval of the remodel prior to completion of the final map. It will also be necessary to ensure that the existing garages meet building codes as they are located close to the property lines.

ENVIRONMENTAL DETERMINATION:

The Environmental Services Manager has determined that the project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15303).

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

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A. Recommend approval of the Tentative Map to subdivide .245± developed acres into one single family and one duplex lot in the Single Family (R-

- 1) zone subject to conditions and forward to the City Council;
- B. Approve the Variance to create two parcels less than the required width based upon findings of fact which follow;
- C. Approve the Variance to create a corner lot less than 6200 sq.ft. in area;
- D. Recommend approval of the Subdivision Modification to create parcels less than 52 feet wide and forward to the City Council; and,
- E. Recommend approval of the Subdivision Modification to create a corner lot less than 6200 square feet in area.

Conditions- Tentative Map:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities adjacent to 52nd Street and 11th Avenue;
2. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to separate the combination system;
3. Verify water service locations and provide separate water services for each lot, as well as any water main extension which may be required, prior to filing Final Map;
4. Verify sewer service locations. Provide separate sewer services for each lot and provide private easements as needed prior to filing Final Map;
5. Existing deteriorated or uneven (heaved) curb, gutter, sidewalk and paving shall be removed and reconstructed to the satisfaction of the Department of Public Works;
6. Dedicate right-of-way along 11th Avenue to 22 foot half-street with a 20 foot radius at the corner;
7. Applicant may file a Certificate of Compliance and waiver of Parcel Map, in-lieu of a Final Map to record this lot split if no subdivision improvement agreement is required;

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8. Show all existing easements;
9. Applicant shall verify with the City Building Inspections Division that all structural changes will be in conformance with the Uniform Building Code. This shall include:
 - the elimination of the second unit within the northerly duplex;
 - verification that all structures have appropriate firewalls, etc. in light of the reduced setbacks; and,
 - any other regulations deemed appropriate by the City Building Inspection.Building Division verification shall be obtained prior to filing of the Final Map.

Findings of Fact-Variance

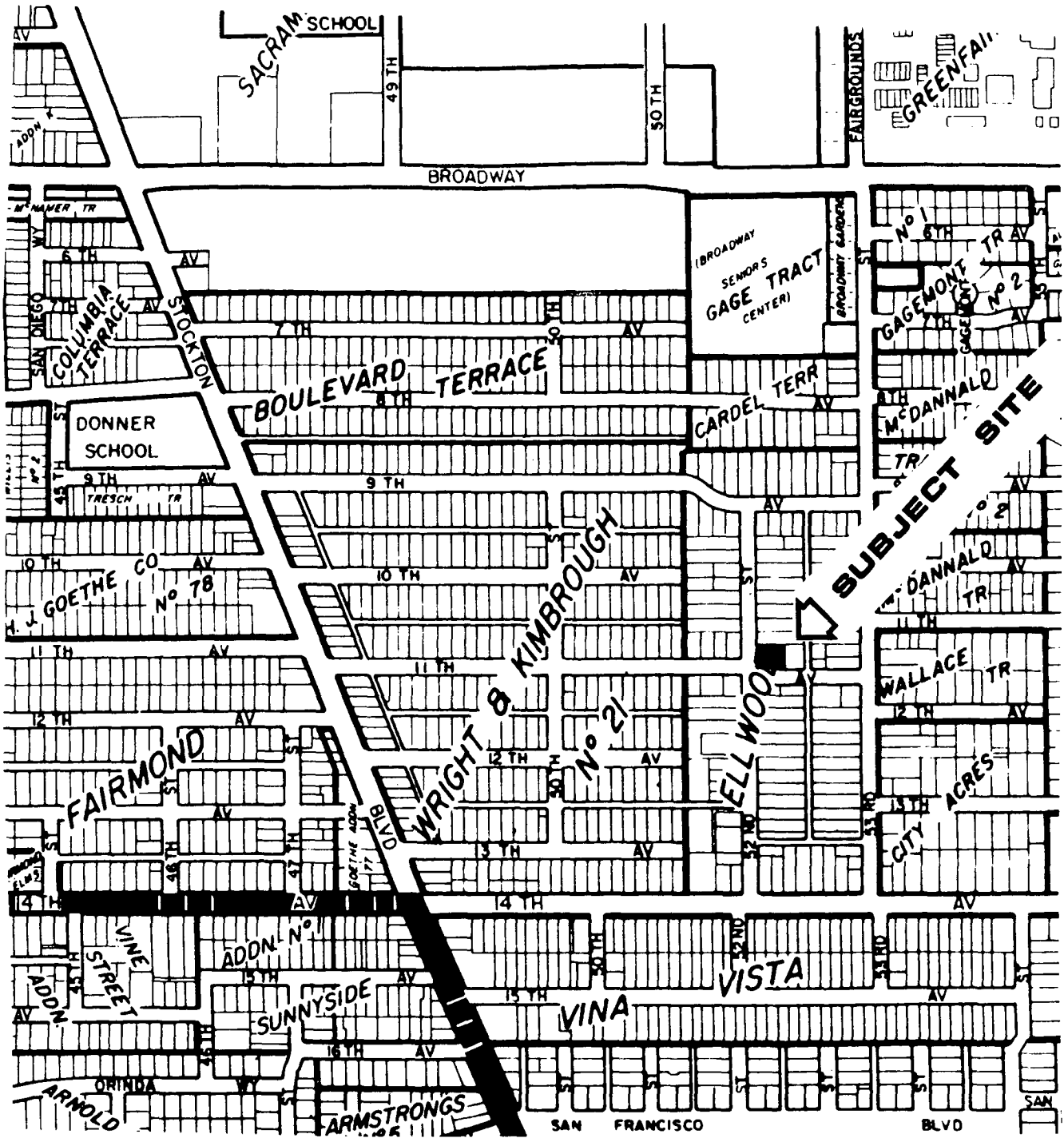
1. Granting of the variance does not constitute a special privilege extended to an individual applicant in that:
 - a) there are other lots in the neighborhood which do not meet minimum width and area;
 - b) the variances would be granted to other property owners facing similar circumstances; and,
 - c) the buildings and subsequent conditions are existing.
2. Granting of the variance does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the request will not be injurious to public welfare nor to property in the vicinity in that:
 - a) the buildings and related conditions are existing; and,
 - b) structural changes shall be subject to the review and approval of the Building Division.
4. The proposed project is consistent with the intent of the General Plan which designates the site for residential uses.

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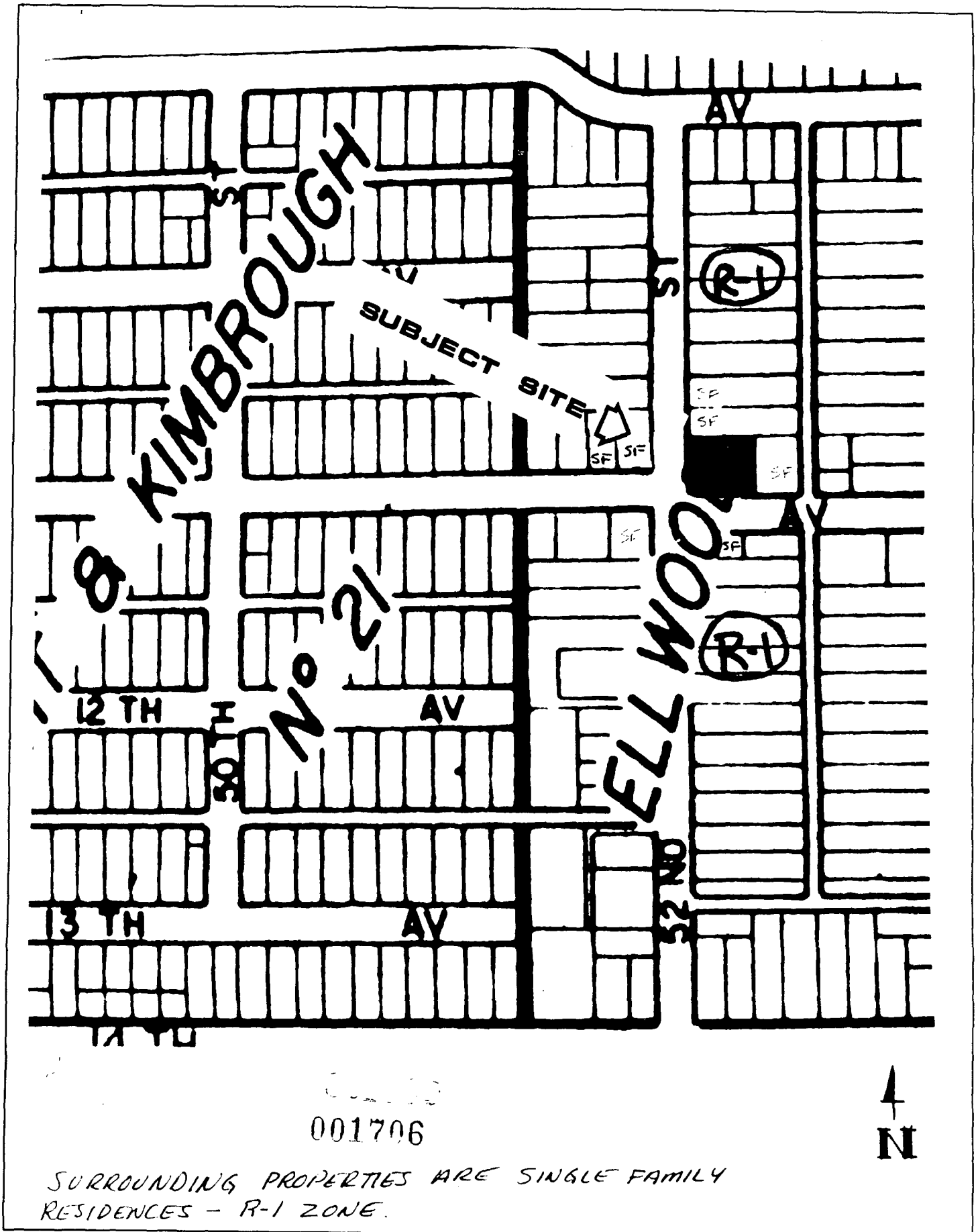
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VICINITY MAP

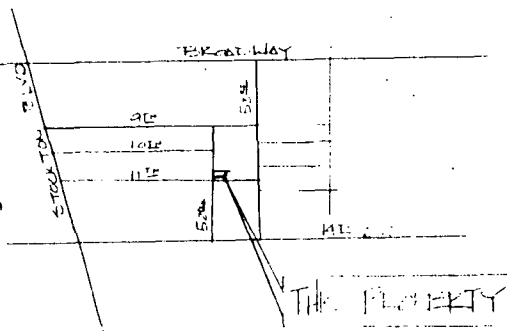


LAND USE & ZONING MAP

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SEPTEMBER 26, 1991

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LOCATION MAP

VICINITY MAP

AREA OF LOCATION MAP

GENERAL INFORMATION

WATER SUPPLY: CITY OF SACRAMENTO
SEWER DISPOSAL: CITY OF SACRAMENTO
15' 0" 015-115-000
AREA: 0.245 ACRES
DEVELOPER: R. L. LUGG
RECORD: 001707

EDITH TRUST (10) 45-4000
1245 LUGGON DR
KENT, WASHINGTON 98112

ENGINEER:
DON DIETENBERGER, INC., 2000
101 11TH AVE. N.E.
BREMEN, WA 98147

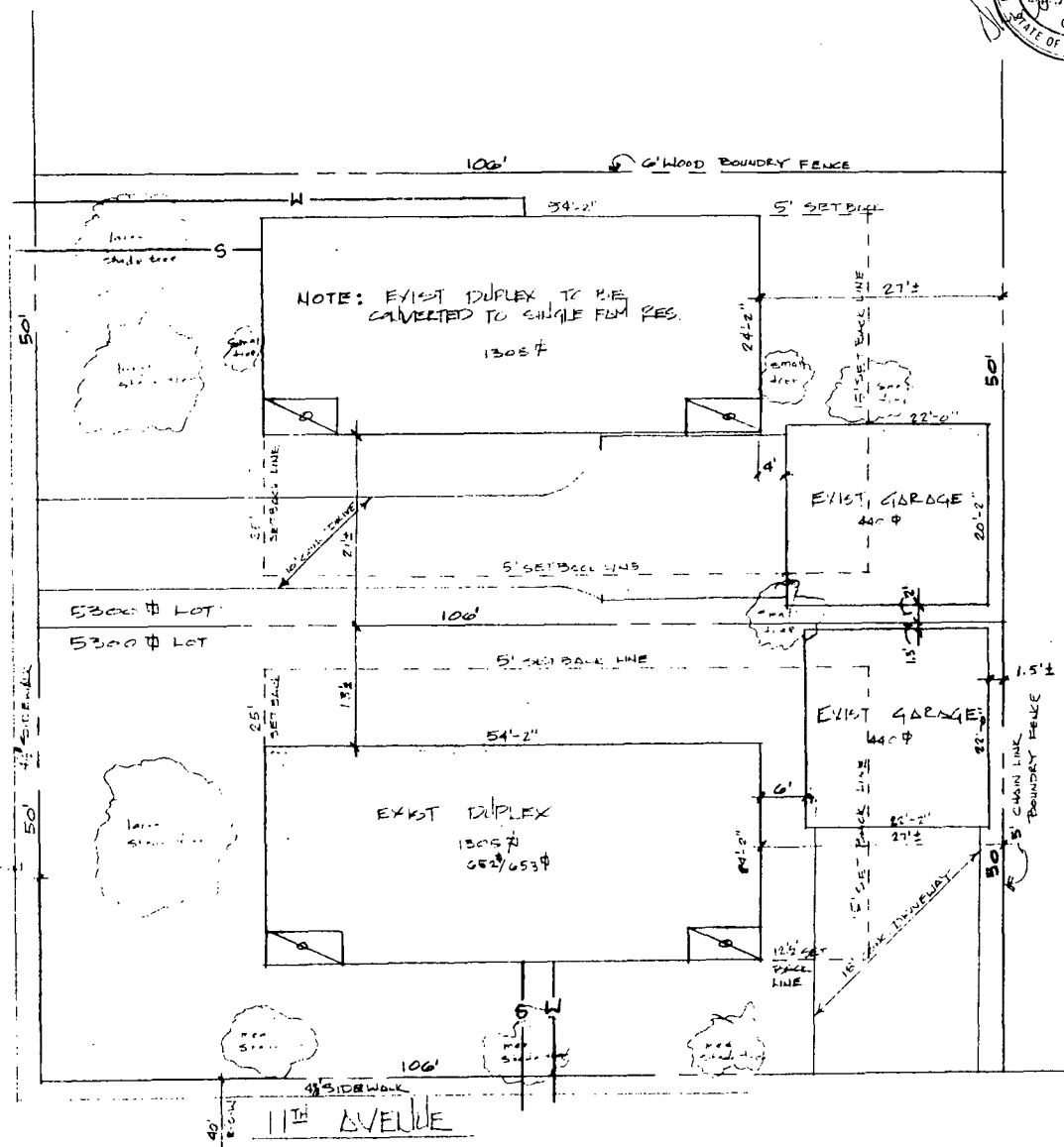
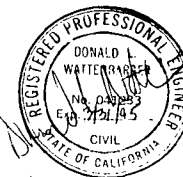
EXIST. USE: 1.500 1.500 1.500 R-1
PROPOSED USE: 1.500 1.500 1.500 R-1

SCALE: 1"=10'



NOTE: EXIST. LANDSCAPE & TREES
TO REMAIN "AS IS"

PURPOSE: REESTABLISH PREVIOUS LOT LINE



REVISIONS	BY

EXHIBIT A

Date 7/15/91

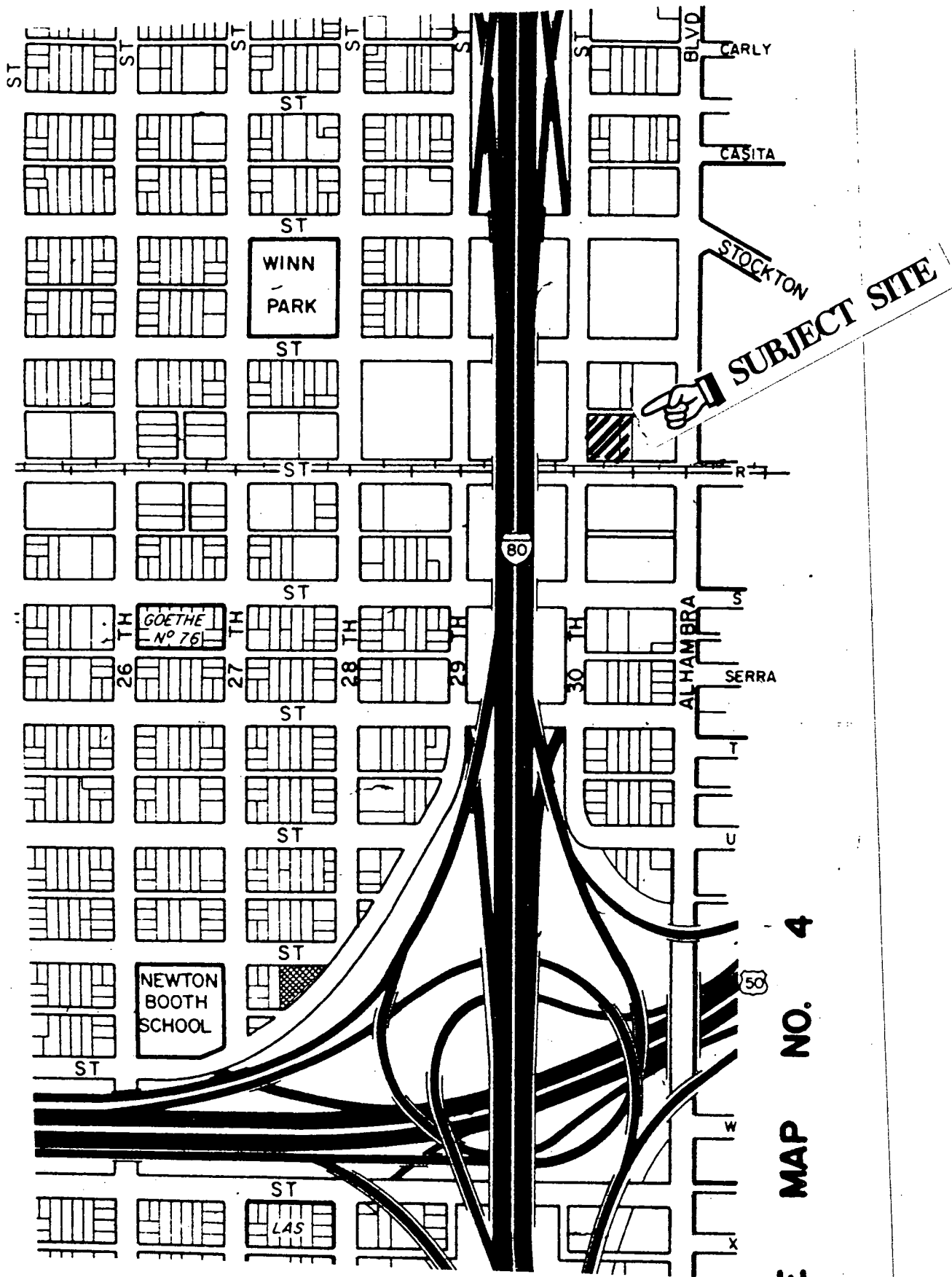
Scale 1"=10'

Drawn

Job

Sheet

Of Sheets



VICINITY MAP

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