



CITY OF SACRAMENTO

20

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

MARTY VAN DUYN
PLANNING DIRECTOR

May 9, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Subdivision Modification to create two lots that are less than 100 feet in depth
3. Tentative Map (P84-089) (APN: 117-132-30)

LOCATION: Eastern terminus of Graeagle Way

SUMMARY

This is a request to subdivide a 1.16 acre vacant site into six single family lots in the R-1 zone. The staff and Planning Commission recommend approval of the project.

BACKGROUND INFORMATION

The subject site is located in an area that is developed with single family subdivisions. The proposed single family lots are compatible with adjacent uses and consistent with the Valley Hi Community Plan.

The applicant is proposing two lots (parcels 1 and 6) that are substandard in depth with less than 100 feet. Both parcels have an average depth of 92 feet. Staff has no objection to the two substandard lots. The lots are large enough to accommodate dwelling units.

VOTE OF THE PLANNING COMMISSION

On April 12, 1984, the Planning Commission, by a vote of eight ayes and one absent, recommended approval of the project subject to conditions.

APPROVED
BY THE CITY COUNCIL

MAY 1 1984

OFFICE OF THE
CITY CLERK

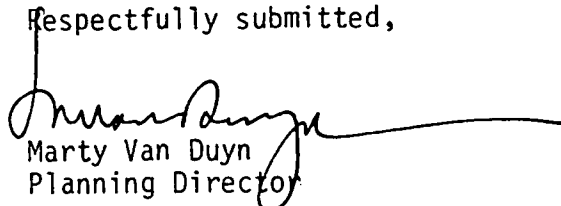
(1)

RECOMMENDATION

The staff and Planning Commission recommend approval of the project by:

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

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

HY:lao
attachments
P84-089

May 15, 1984
District No. 7

RESOLUTION No. 84-105

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED ON THE EASTERN TERMINUS OF
GRAEAGLE WAY
(P-84-089)(APN: 117-132-30)

WHEREAS, the City Council, on May 15, 1984, held a public hearing on the request for approval of a subdivision modification and tentative map for property located on the eastern terminus of Graeagle Way

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 balanced these needs against the public service needs of City residents and available fiscal and environmental resources.

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 therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

APPROVED
BY THE CITY COUNCIL



MAY 15 1984

OFFICE OF THE
CITY CLERK

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 1968 Valley Hi Community Plan designate the subject site for light density 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 Water 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 allow two lots that are substandard in depth :
 - a. That there are special circumstances in this case to warrant the granting of a modification
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 surrounding properties and location of existing stub street make it difficult to meet the 100 foot depth requirement.
 - 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 granting of the modification will not increase the number of lots in the subdivision
 - 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 granting of the modification will not alter 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 in that the site 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 the filing of the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 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. The applicant shall check with the County Sanitation District and meet all requirements.

MAYOR

ATTEST:

CITY CLERK

P84-089

SACRAMENTO CITY PLANNING COMMISSION

20

MEETING DATE April 12, 1984
 ITEM NO. 150 FILE P SN-089
 M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER _____

Location: East end of Grange Way

Recommendation:
 Favorable with cond.
 Unfavorable Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	<u>absent</u>			
Goodin	✓			
Hunter	✓			
Ishmael	✓			
Ramirez	✓			✓
Simpson	✓		✓	
Holloway	✓			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

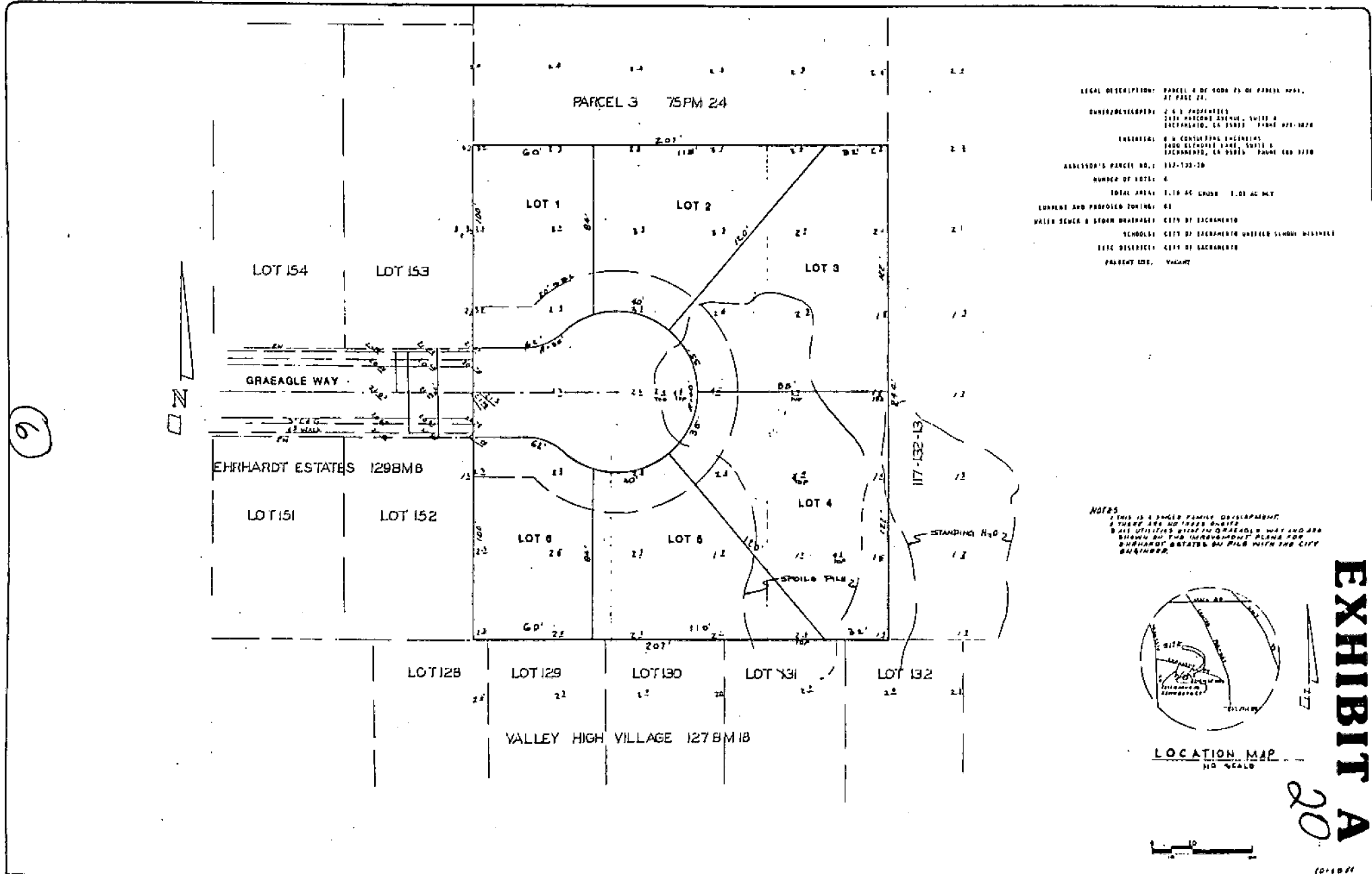
3

P84-089

4-12-84

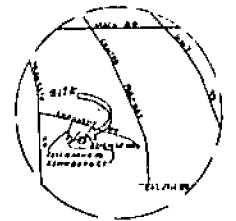
6

No. 15

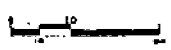


LEGAL DESCRIPTION: PARCEL 4 OF SODA PL OF PARCEL MAP,
 AT PAGE 24,
 DIVISION/DEVELOPER: J. G. B. PROPERTIES,
 2120 HAYWARD STREET, SUITE 2
 SACRAMENTO, CA 95811 PHONE 927-1828
 ENGINEER: O W CONSULTING ENGINEERS
 3400 ELWOOD BLVD, SUITE 1
 SACRAMENTO, CA 95821 PHONE 484-3380
 ADJACENT PARCEL NO.: 117-132-10
 NUMBER OF LOTS: 6
 TOTAL AREA: 3.19 AC GROSS 1.02 AC NET
 CURRENT AND PROPOSED ZONING: R1
 WATER SEWER & STORM DRAINAGE: CITY OF SACRAMENTO
 SCHOOLS: CITY OF SACRAMENTO UNDETERMINED DISTRICT
 ELEC. DISTRICT: CITY OF SACRAMENTO
 PRELIM. USE: VACANT

NOTES:
 1 THIS IS A SINGLE FAMILY DEVELOPMENT,
 & THERE ARE NO TRAIL GARAGES
 2 ALL UTILITIES SHOWN ON GRAEAGLE WAY AND ARE
 SHOWN ON THE SURVEY MAP. PLEASE FOR
 BURHARDT ESTATES BU FILE WITH THE CITY
 ENGINEER.




LOCATION MAP
 NO SCALE



20

EXHIBIT A

		O W CONSULTING ENGINEERS REGISTERED PROFESSIONAL ENGINEERS CIVIL ENGINEERING 3400 ELWOOD BLVD, SUITE 1 SACRAMENTO, CA 95821 (916) 484-3380	SHEET NO. 156 PROJECT NO. 156 DATE: 4/12/84 DRAWN BY: JCL CHECKED BY: JCL APPROVED BY: JCL	TITLE: GRAEAGLE COURT TENTATIVE MAP SCALE: AS SHOWN DATE: 4/12/84
--	--	---	---	---

CITY PLANNING COMMISSION

20

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	GW Consulting Engineers - 2400 Glendale Lane, Suite G, Sacramento, CA 95825		
OWNER	J & L Properties - 3434 Marconi Avenue, Suite A, Sacramento, CA 95821		
PLANS BY	GW consulting Engineers - 2400 Glendale Lane, Suite G, Sacramento, CA 95825		
FILING DATE	2-27-84	50 DAY CPC ACTION DATE	REPORT BY: JP:sq
NEGATIVE DEC.	4-2-84	EIR	ASSESSOR'S PCL NO. 117-132-30

- APPLICATION:
1. Environmental Determination
 2. Tentative Map
 3. Variance to create two lots less than 100 feet in depth (lots 1 and 6)
 4. Subdivision Modification to create two lots less than 100 feet in depth (lots 1 and 6)

LOCATION: East end of Graeagle Way

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.16± acres into six single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1968 Valley Hi Community Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-1
 South: Single Family Residential; R-1
 East: Vacant; R-1
 West: Single Family Residential; R-1

Property Dimensions: 207' x 244'
 Property Area: 1.16± acres
 Density of Development: 5.2± units per acre
 Topography: Flat
 Street Improvements: To be provided
 Utilities: Available to site

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 28, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification, subject to the following conditions. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;

(7)

- 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. The applicant shall check with the County Sanitation District and meet all requirements.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

- 1. The subject site is a 1.16± acre parcel located at the eastern terminus of Graeagle Way and in the Single Family (R-1) zone. The applicant proposes to subdivide the property into six single family parcels and cul-de-sac the east terminus of Graeagle Way.
- 2. Two of the parcels to be created will be substandard in depth (Lots 1 and 6). Staff has no objection to the proposed depth as the lot sizes do not fall below the minimum required 5,200 square feet.
- 3. The Planning and Community Services Departments have determined that .0894 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to the filing of the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Tentative Map, subject to the following conditions:
- 3. Approval of the Variance to create two lots less than 100 feet in depth, based on findings of fact to follow;
- 4. Approval of the Subdivision Modification to create two lots less than 100 feet in depth;

Conditions - Tentative Map

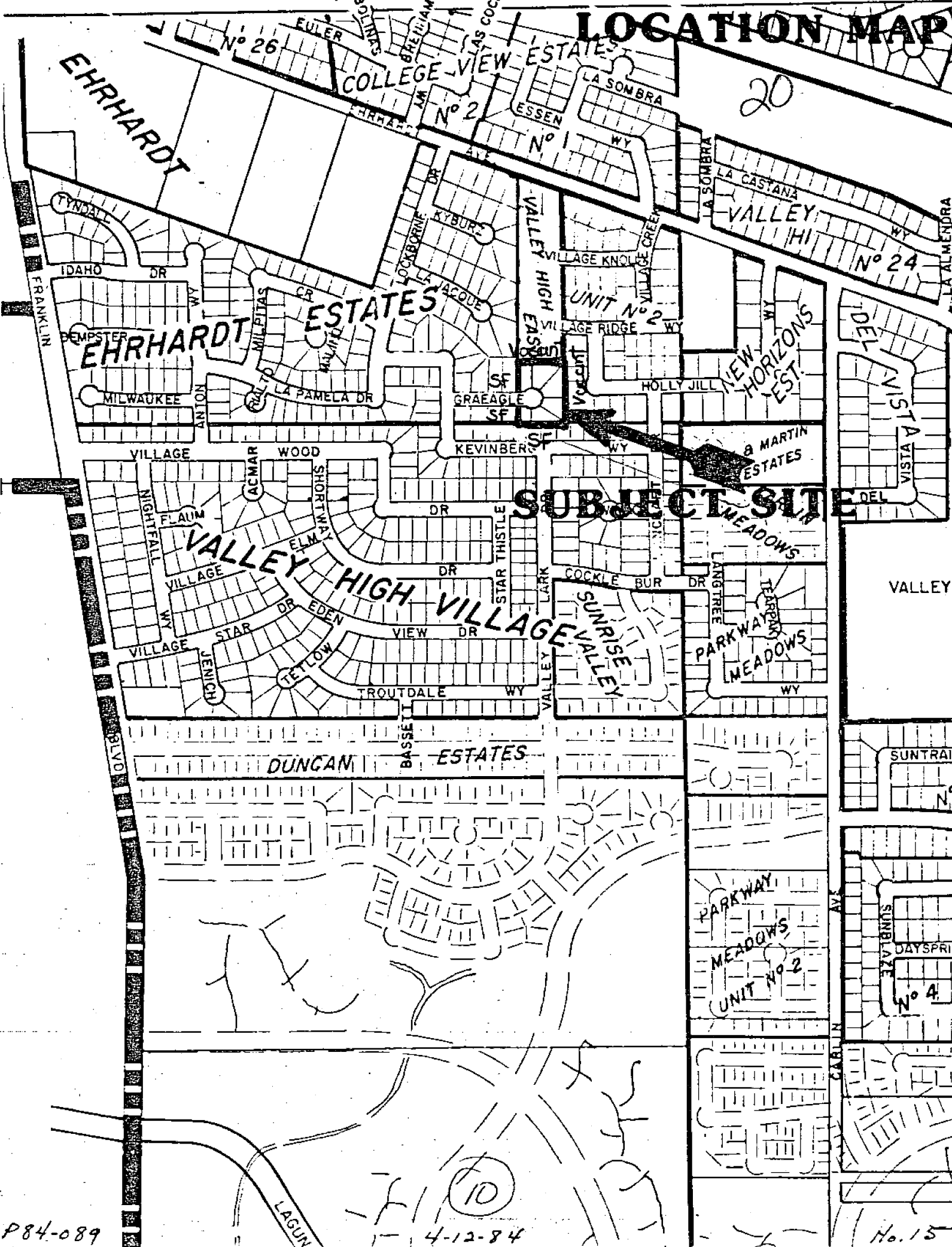
- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Pursuant to City Code Section 40.1302 (Parkland Dedication) the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
- c. The applicant shall check with the County Sanitation District and meet all requirements.

Findings of Fact - Variance

- a. The granting of the variance will not constitute a special privilege in that the lots will meet the minimum interior lot size of 5,200 square feet;
- b. The variance is not a use variance in that single family dwellings are allowed in the R-1 zone;
- c. The project will not be injurious to the public welfare nor to neighboring properties in that it will not significantly alter the characteristics of the area;
- d. The project is consistent with the 1974 General Plan and the 1968 Valley Hi Community Plan which designate the site for residential uses.

LOCATION MAP

20



P84-089

4-12-84

No. 15

May 16, 1984

J & L Properties
3434 Marconi Avenue, Suite A
Sacramento, CA 95821

Dear Gentlemen:

On May 15, 1984, the Sacramento City Council took the following action(s) for property located at east end of Graegle Way (P-84089):

- A. Tentative Map to divide 1± acre into six single family lots in R-1 zone.
- B. Subdivision Modification to create two lots substandard in depth.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Anne Mason
Assistant City Clerk

AM/rr/20

Enclosure

cc: Planning Department

GW Consulting Engineers