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REPORT AMENDED BY CPC 10-22-87

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA

MEMBERS IN SESSION:

- SUBJECT:
- A. Negative Declaration
  - B. Tentative Map (P87-303)
  - C. Variance to create lots less than 52 feet wide
  - D. Subdivision Modification to create lots less than 52 feet wide
  - E. Subdivision Modification to waive standard street improvements
  - F. Subdivision Modification to defer Parkland Dedication requirements

LOCATION: Southeast corner of Los Robles Boulevard and Pilgrim Court

SUMMARY:

On October 8, 1987, the Planning Commission considered a request to subdivide 2.5+ vacant acres into 6 standard single family lots and a large lot for future residential development. At that hearing, neighbors objected to the proposed lot sizes. The Commission instructed the applicant to revise the map to address the neighbor's concerns.

PROJECT EVALUATION:

The applicant has submitted a revised map which subdivides the subject site into 9 lots. Three lots (6, 7 and 8) on the interior of the site are provided access by means of a private, 28 foot wide road which intersects Los Robles Boulevard. The road will be surfaced. Lot 9, which is also on the interior of the parcel, is reached by a long driveway with 22 feet of frontage on Los Robles Boulevard (See Exhibit A).

Staff has several concerns with the proposed revision which uses two private roads to access lots to the rear of the subject site. These narrow roads are inconsistent with road widths in the area. The owners of lots 6, 7 and 8 will bear the burden of maintaining the 28 foot wide access road. The owner of lot 9 will maintain the 130 foot long access into that lot. Lots 6 and 8 are tucked into the corner with minimal road access. These lots will present problems for security and police protection. The only view for lot 8 is into the side yard of lot 3 or lot 7. The only view for lot 6 is into the rear of 4 and 5 or the side yard of lot 7.

At the October 8, meeting, staff presented an alternative design which involves a short cul-de-sac to access the interior of the site. The applicant, however, indicated that construction costs would be prohibitive. The neighbors also proposed an alternative which would involve a cul-de-sac longer than the one staff proposed and would be more cost prohibitive (see Exhibit C).



After reviewing the various alternatives, staff believes the one alternative presented at the previous Commission meeting to be the most acceptable (see Exhibit B). This proposal would create 7 lots. Four lots would front onto Los Robles Boulevard. Lot widths of 72 or more feet are more compatible with existing development. Twenty-five foot front yard setbacks would also be more compatible with existing front yard setbacks. All lots would take access from an improved and publicly maintained street.

This design would not require the variance/subdivision modification to create lots less than 52 feet wide at the setback lines. Staff, therefore, recommends that this variance request be denied.

The applicant has also requested subdivision modifications to waive street improvements and parkland dedication fees. Neither staff nor the Subdivision Review Committee support this request since map recordation is the normal time to obtain the fees and improvements.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration
- B. Recommend approval of the tentative map based on staff's exhibit B and subject to conditions which follow.
- C. Deny the variance to create lots less than 52 feet wide based upon findings of fact which follow.
- D. Recommend denial of the subdivision modification to create lots less than 52 feet wide.
- E. Recommend denial of the subdivision modification to waive street improvements. *(CPC recommended approval, but required street light improvements)*
- F. Recommend denial of the subdivision modification to defer Parkland Dedication in lieu fees.

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. 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 (.1043 ac).
- 2. Remove, to a legal dump site, bath tubs, cement tub, metal tub, wire, piping, 55 gallon drums, scrap metal and wood and old fuel tank to the satisfaction of the City/County Health Department and Planning Director.



- 3. Provide standard street improvements pursuant to Section 40.811 of City code. *(CPC recommend waiver of street improvements except for street lights)*
- 4. Soils testing for street design will be required.
- 5. Water line extension and additional fire hydrants may be required.
- 6. Show all existing easements.
- 9. Cannot file final map until abandonment proceedings are complete for the south 28 feet of Los Robles Boulevard.

NOTE: School Facility Fees will be required at the time building permits are obtained.

NOTE: All or a portion of the property may lie in an area the Federal Emergency Management Agency (FEMA) has identified as a special flood hazard area. No development, substantial improvements and/or placement of manufactured homes or any other structure shall occur in special flood hazard areas without full compliance with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approvals in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will be reasonably safe from flooding.

Findings of Fact/Variance

- 1. Granting the variance constitutes a special privilege extended an individual applicant in that:
  - a. it is inconsistent with surrounding development; and
  - b. the property can be subdivided into standard sized lots.
- 2. Granting the variance would constitute a disservice to the community in that it would create lots incompatible with the large lot character of the area.

Respectfully submitted,

*Art Gee*

Art Gee,  
Principal Planner  
AG:vf

