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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF 95814
TELEPHONE (916) 449-5604

ETHAN BROWNING, JR
PLANNING DIRECTOR

November 7, 1979

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Application for:

1. Subdivision Modification to create deep lots
2. Tentative Map (P-8787)

LOCATION: South side of Silver Eagle Road, approximately 800 feet west of Norwood Avenue

SUMMARY

This is a request for entitlements necessary to divide a 4+ acre site into three single family lots in the R-1 zone. The staff and Planning Commission recommended approval of the Subdivision Modification and Tentative Map subject to conditions. The Planning Commission also approved a Variance for the deep lots.

BACKGROUND INFORMATION

The subject site is a flag-shaped lot that has frontage on Silver Eagle Road and Ford Road. Arrowrock Road also stubs into the site from the west. The site is located in an area that is primarily developed with single family dwellings. The proposal is compatible with surrounding land uses and consistent with the North Norwood Community Plan.

The proposal consists of three deep lots; however, the design allows for possible future division of each lot individually into smaller single family lots that are typical in this area. Staff, therefore, has no objection to the creation of the deep lots.

By the City Council
VOTE OF COMMISSION
Office of the City Clerk

On October 11, 1979, the Planning Commission, by a vote of 7 ayes, 2 absent, recommended approval of the requests subject to conditions.


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RECOMMENDATION

The staff and Planning Commission recommend that the requests be approved subject to the conditions listed on the attached resolution. If the City Council concurs with the recommendation, the proper action would be to adopt the attached tentative map resolution.

Respectfully submitted,


for Ethan Browning, Jr.,
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slupe, City Manager

November 13, 1979
District No. 2

EBj:HY:bw

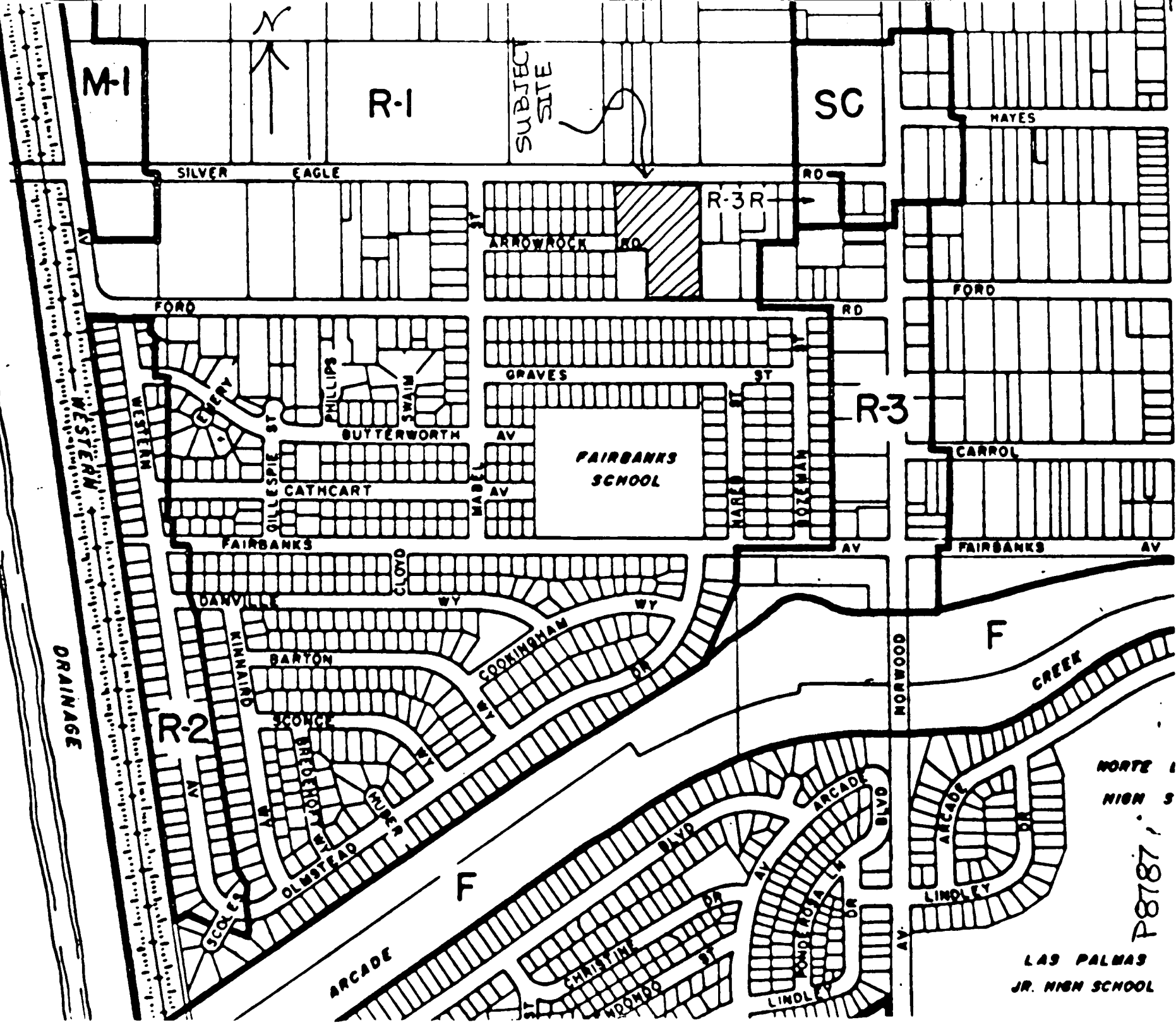
Attachments

P-8787

P 8787

10-11-79

2836



NORTE 1
HIGH 3

P8787

LAS PALMAS
JR. HIGH SCHOOL

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Louis Butz & Associates, Inc., P.O. Box 57, Fair Oaks CA 95628
OWNER James Yerby, 275 Ford Road, Sacramento, CA 95836
PLANS BY Louis Butz & Associates, Inc., P.O. Box 57, Fair Oaks CA 95628
FILING DATE 9/14/79 50 DAY CPC ACTION DATE _____ REPORT BY SL
NEGATIVE DEC. 10/1/79 EIR _____ ASSESSOR'S PCL. NO. 250-191-36

- APPLICATION:
1. Environmental Impact Determination
 2. Variance/Subdivision Modification to create deep lots.
 3. Tentative Map (P-8787)

LOCATION: South side of Silver Eagle Road, approximately 800' West of Norwood Avenue.

PROPOSAL: Request entitlements to divide 4+ acres into 3 single family lots.

PROJECT INFORMATION:

General Plan Designation: Residential
North Norwood Community
Plan Designation: Light Density; Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: One Residence, Several Outbuildings
Surrounding Land Use and Zoning:
North: Residential R-1
South: Vacant R-1
East: Residential R-1
West: Residential R-1
Property Dimensions: 4+ Acres
Significant Features of Site: Olive, Walnut and Sycamore Trees
Topography: Flat
Street Improvements: To Be Provided
Existing Utilities: Available To Site
School District: Del Paso Heights School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 26, 1978, the committee by a vote of 8 ayes, 1 abstention recommended approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements along Ford and Silver Eagle Roads per the Subdivision Ordinance (Section 40.811).
2. The applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
3. The applicant shall conduct a right of way study to determine the required width of dedication along Silver Eagle Road and shall dedicate said width of right of way.
4. The applicant shall dedicate a 30' half section right of way along Ford Road.

APPLC. NO. P-8787

MEETING DATE October 11, 1979

CPC ITEM NO. 20

5. The applicant shall file the necessary segregation request and fees for segregation of existing assessments.

STAFF EVALUATION: The subject site is located in an area that is surrounded by single family dwellings. Staff has no problem with the applicant's design, which allows for possible future division.

Staff has no objection to the creation of deep lots as the design is a practical way to divide the parcel.

The site contains several healthy, mature Olive, Sycamore and Walnut trees. Staff recommends the trees be retained and developed around.

Regional Transit has reviewed the proposed project and has no comments or requirements.

STAFF RECOMMENDATIONS:

Staff Recommends:

1. Ratification of the Negative Declaration.
2. Approval of the Variance/Subdivision Modification to create deep lots.
3. Approval of the Tentative Map subject to the following conditions:
 - a. The applicant shall provide standard subdivision improvements along Ford and Silver Eagle Roads per the Subdivision Ordinance (Section 40.811).
 - b. The applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
 - c. The applicant shall conduct a right of way study to determine the required width of dedication along Silver Eagle Road and shall dedicate said width of right of way.
 - d. The applicant shall dedicate a 30' half section right of way along Ford Road.
 - e. The applicant shall file the necessary segregation request and fees for segregation of existing assessments.
4. The applicant shall retain and develop around the existing Olive, Sycamore and Walnut trees.

Findings of Fact for Variance to Create Deep Lots:

1. The granting of the variance will not constitute a special privilege in that there are deep lots in the surrounding area.
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 property in the vicinity as the project will not significantly alter the

characteristics of the area.

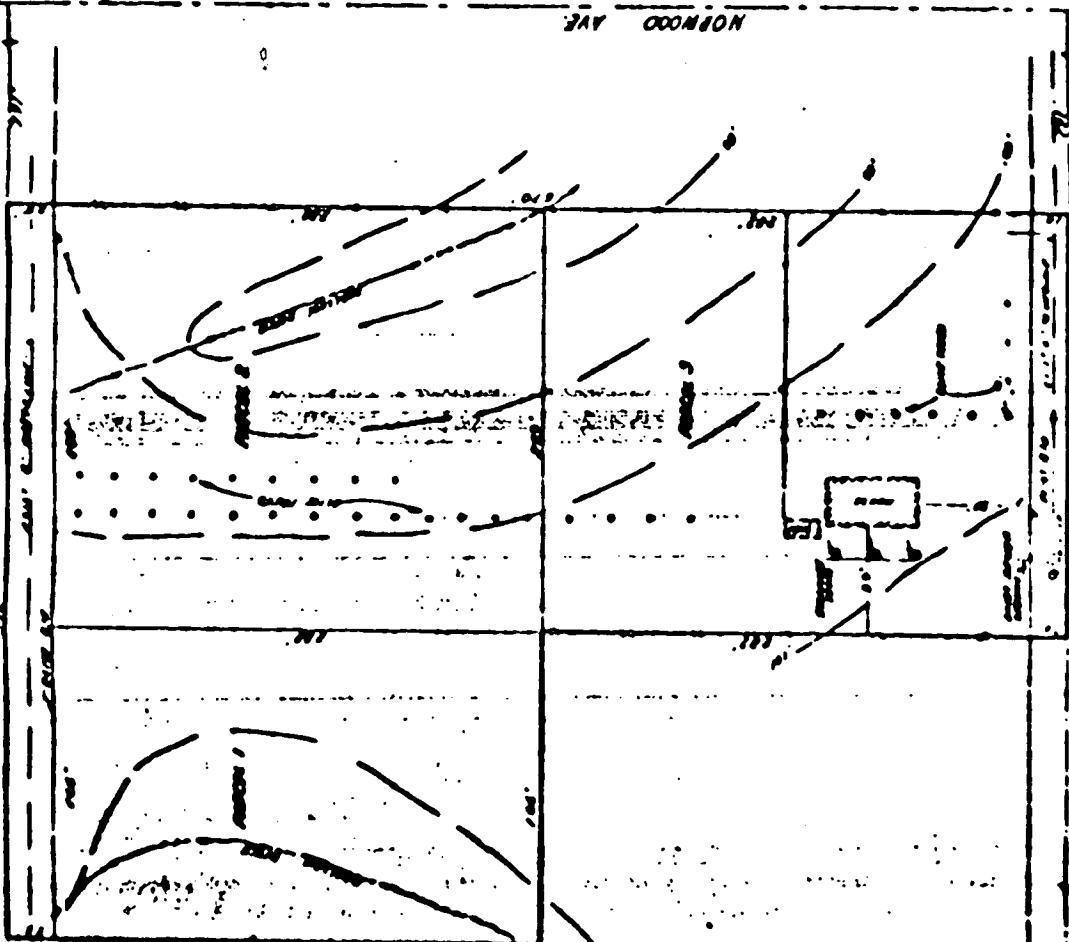
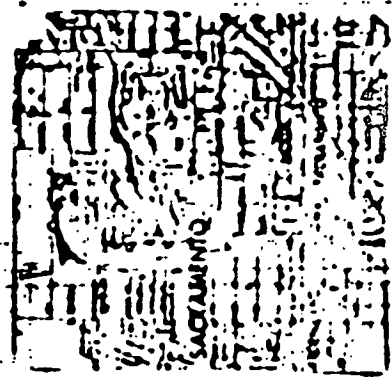
4. The variance is in harmony with the General Plan in that the area is designed for single family dwellings.

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THE STATE OF CALIFORNIA
 COUNTY OF SACRAMENTO
 I, the undersigned, County Clerk of the County of Sacramento, California, do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same appears in the records of the County of Sacramento, California.
 Witness my hand and the seal of the County of Sacramento, California, this 10th day of November, 1979.
 COUNTY CLERK
 SACRAMENTO, CALIFORNIA



0287

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR A PORTION OF LOT 28, JOHNSON HEIGHTS (P-6767)
(APN: 250-191-36)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located on the south side of Silver Eagle Road, approximately 800' west of Norwood Ave. (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 November 13, 1979 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 North Norwood 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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

C. 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 that the particular case to conform to the strict application of these regulations.

Fact: The owner wishes to separate the existing dwelling from the remainder of the site and the shape and site dimensions make it difficult to meet all design standards specified in the subdivision 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: The dimensions and shape of the site make it difficult to meet standard subdivision lot sizes in this case.

- c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

Fact: The project will not change 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.

Fact: The North Norwood Community Plan designates the site for Light Density Residential.

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 along Ford and Silver Eagle Roads per the Subdivision Ordinance (Section 41.811).
 - 2. The applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
 - 3. The applicant shall conduct a right of way study to determine the required width of dedication along Silver Eagle Road and shall dedicate said width of right of way.
 - 4. The applicant shall dedicate a 30-foot half section right of way along Ford Road.
 - 5. The applicant shall file the necessary segregation request and fees for segregation of existing assessments.
 - 6. The applicant shall retain and develop around the existing Olive, Sycamore and Walnut trees.

MAYOR

ATTEST:

CITY CLERK

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P-8787



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-6426

LORRAINE MAGANA
CITY CLERK

January 3, 1980

James Yerby
275 Ford Road
Sacramento, CA 95838

Dear Mr. Yerby:

The hearing scheduled for January 2, 1980 regarding TENTATIVE MAP to divide 4 \pm acres into 3 single family lots and SUBDIVISION MODIFICATION to create deep lots for property located on the south side of Silver Eagle Road, approximately 800' west of Norwood Avenue, has been continued to January 8, 1980. (P-8787)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, further continuances may be obtained only by personally appearing at the Council meeting at the time the hearing is scheduled and by satisfying the Council that extraordinary circumstances exist which would justify such a continuance.

Sincerely,


Lorraine Magana
City Clerk

LM:HO'

cc: Louis Butz & Assoc. (J. Leahy)
Planning Department

Item No. 24