

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

APPLICANT	<u>The Spink Corporation, 2590 Venture Way, Sacramento, CA 95833</u>		
OWNER	<u>Interfaith Service Bureau, 3720 Folsom Boulevard, Sacramento, CA 95816</u>		
PLANS BY	<u>The Spink Corporation, 2590 Venture Way, Sacramento, CA 95833</u>		
FILING DATE	<u>10-24-89</u>	ENVIR.DET	<u>Negative Declaration</u>
		REPORT BY:	<u>CS:ei</u>
ASSESSOR'S PCL. NO.	<u>008-0402-001</u>		

- APPLICATION:**
- A. Negative Declaration
 - B. Variance to reduce the sideyard setback from 5' to 2.5'.
 - C. Variance to reduce the rearyard setback from 15' to 3.5'.
 - D. Lot Line Adjustment to relocate the common property line between two parcels totaling 0.44± developed acres in the Single Family Residential (R-1) zone.

LOCATION: 3720 Folsom Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line between two parcels in order to create a vacant parcel for possible future sale.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	Single Family Residential, R-1
Existing Land Use of Site:	Church

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Residential, R-1	Front:	25'	56'
South: Residential, R-1	Side(Int):	5'	2.5'
East: Residential, R-1	Side(Int):	5'	10.6'
West: Residential, R-1	Rear:	15'	3.5'

Property Dimensions:	160'x120'
Property Area:	0.44± acres
Square Footage of Building:	4,100 square feet
Height of Building:	Two story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

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MEETING DATE January 11, 1990

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A. Land Use and Zoning

The subject site consists of 0.44± developed acres in the Single Family Residential (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding land use and zoning is Residential, zoned R-1 on all four sides.

B. Applicant's Proposal

The applicant is proposing to relocate the existing east-west property line dividing two parcels to a north-south direction, thereby creating a vacant east parcel of 70' x 120' for possible future sale. The applicant is also requesting variances to reduce the sideyard setback from the required 5' to 2.5' and the rearyard setback from the required 15' to 3.5'. No expansion of the existing building is proposed. The existing setbacks do not conform. The building on the proposed west parcel was constructed in 1915 as a house and was later converted to a church.

C. Staff Analysis

1. Setbacks:

The building is an existing structure. No addition or modification of the structure is proposed. The alley on the west side of the subject site buffers the reduced sideyard setback from the adjacent property. The reduced rearyard setback does not have a negative impact on the adjacent property in that the two story church structure backs up to a garage on the adjacent property. Staff supports the variances in that the building is existing, the alley buffers the impact of the reduced sideyard, and the rear of the building does not have a negative impact on the adjacent property.

2. Lot Line Adjustment:

The building currently crosses over the existing property line. Staff supports the lot line adjustment to relocate the existing property line in that the adjustment creates two standard shaped parcels and eliminates a property line crossing through the structure.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Building Inspections, Water and Sewer, and Waste Removal. The following comments were received:

Building Inspections:

Verify adequate wall construction at east wall of the building to meet Uniform Building Code requirements.

Engineering:

We request that the following conditions and comments be made a condition for approval of this lot line adjustment.

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Place note on final lot line adjustment: Sewer and water services to each lot shall be purchased and installed at time of obtaining building permits.
- d. Submit drawing showing location of existing sewer and water services.
- e. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact on the environment; therefore a Negative Declaration has been prepared. In compliance with Section 15070 (B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for December, 1989*).
- B. The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.
- C. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding."

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

* It is anticipated that residential projects located in the Sacramento River Levee Flood Failure area will not receive final project building permits until June, 1990. In the event the Land Use Policy is adopted (anticipated for December, 1989) the growth limitations of the policy will further prevent issuance of final project building permits until June, 1990 (or when decision makers determine it is appropriate to allow building to proceed).

RECOMMENDATION: Staff recommends the following actions:

- a. Ratify the Negative Declaration
- b. Approve the Variance to reduce the sideyard setback from 5' to 2.5'.
- c. Approve the Variance to reduce the rearyard setback from 15' to 3.5'.
- d. Approve the Lot Line Adjustment to relocate the common property line between two parcels totaling 0.44± developed acres in the Standard Single Family Residential (R-1) zone.

Conditions:

1. The City shall not approve the final project building permit until the Land Use Planning Policy EIR is completed and approved (anticipated for December, 1989*).
2. The applicant shall comply with all applicable mitigation measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable mitigation measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.
3. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding."

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

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Findings of Fact:

1. Granting the variances will not constitute a special privilege to one property owner in that:
 - a. the existing sideyard setback is 2.5' and the existing rearyard setback is 3.5', and
 - b. variances would be granted to any other property owner facing similar circumstances.
2. Granting the variances will not be detrimental to the public welfare nor to properties in the vicinity in that:
 - a. the church structure is existing,
 - b. an alley buffers the reduced sideyard setback from the adjacent property, and
 - c. the reduced rearyard setback does not have a negative impact on the adjacent property.
3. The requested variances do not constitute use variances in that the church use is allowed in the R-1 zone.
4. The project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na) and the project conforms to the plan designation.

EXHIBIT A



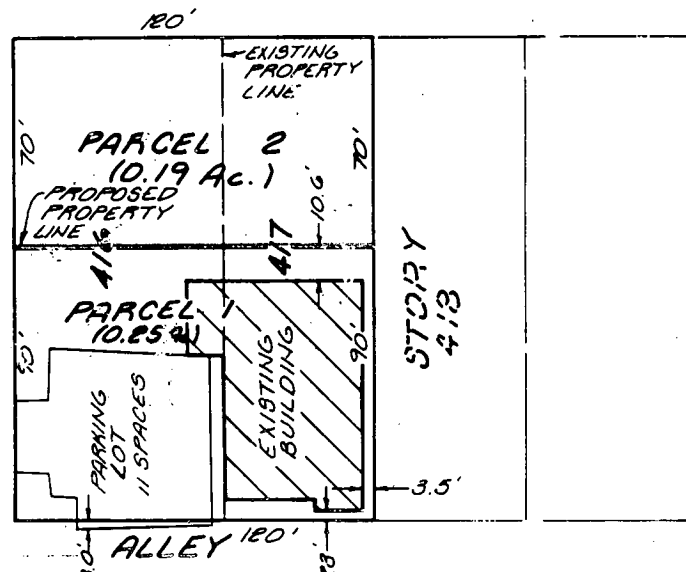
431

430

38TH STREET

BOULEVARD


FOLSOM



415

417

001339

REVISION	JOB NO. 4957-001	TITLE: LOT LINE ADJUSTMENT - LOTS	 THE SPINK CORPORATION ENGINEERS • PLANNERS • SURVEYORS
	DATE: SEPT 89	416 & 417 OF B.B.M. 39	
	F.B. PAGE:	CLIENT: DAVID E. LANE	
	SCALE: 1"=50'		
	DRAWN BY: HB		
CHECKED BY: CN		CODE: SAC 65 DR. NO. H-6688	

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EXHIBIT B

4957-001-2

PROPOSED PARCELS

PARCEL NO. 1:

Lots 416 and 417, as shown on "Wright and Kimrough Subdivision No. 17", the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 8 of Maps, Map No. 39.

EXCEPTING THEREFROM: The Easterly seventy (70.00) feet of said Lots 416 and 417.

PARCEL NO. 2:

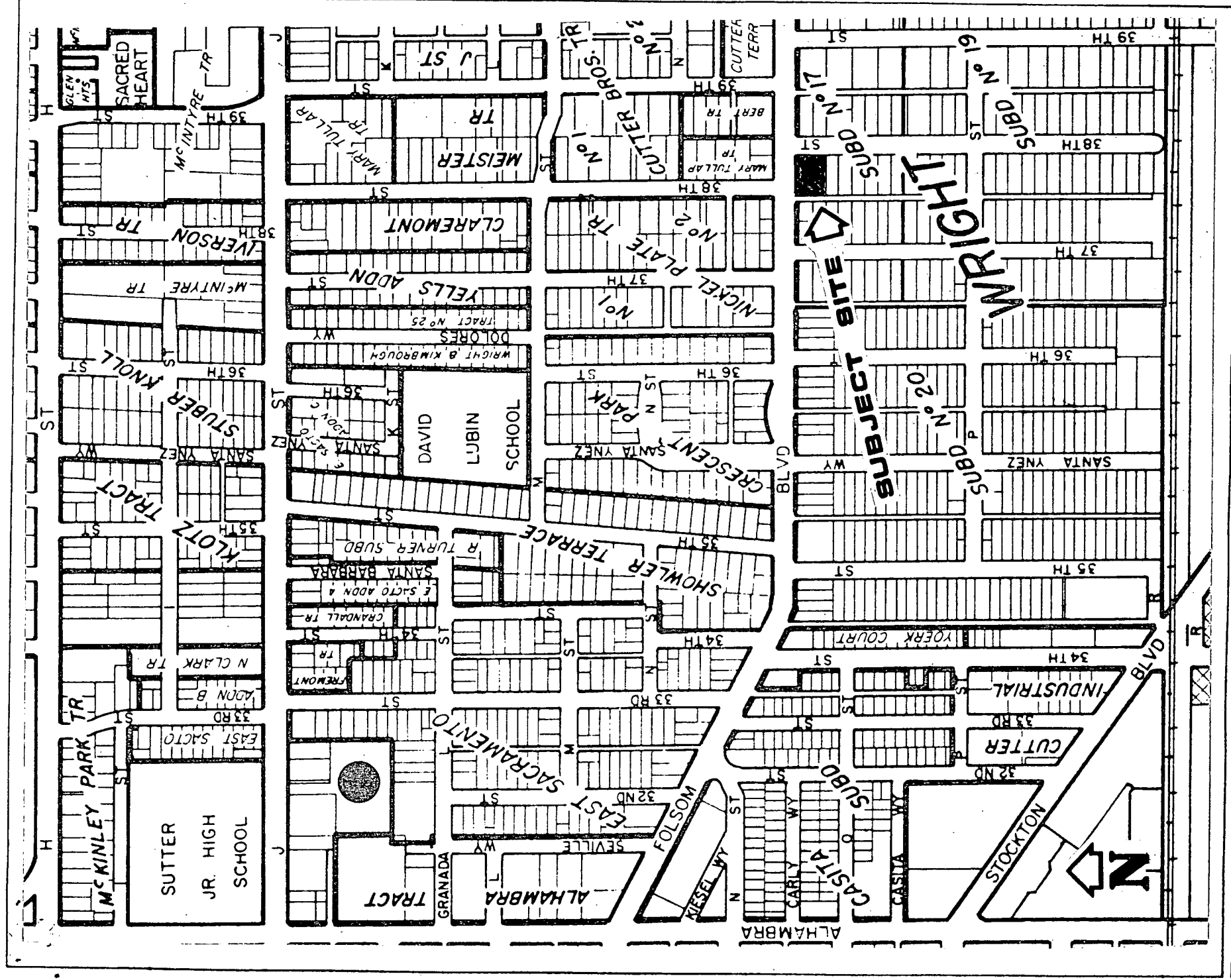
The Easterly seventy (70.00) feet of Lots 416 and 417, as shown on "Wright and Kimbough Subdivision No. 17", the official plat of which is recorded in the Recorder of Sacramento County in Book 8 of Maps, Map No. 39.

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VICINITY MAP

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EXHIBIT C



EAST SIDE YARD



FRONT VIEW



REAR YARD



WEST SIDE YARD

001340

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3720 Folsom Bl.

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