



CITY OF SACRAMENTO

18

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 6, 1981

APPROVED
BY THE CITY COUNCIL

OCT 13 1981

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to create a flag-shaped lot
 3. Tentative Map (P-9474)

LOCATION: Northwest corner of Wilkinson Street and 34th Avenue

SUMMARY

This is a request for entitlements necessary to divide a 1+ acre site into one single family lot and a flag-shaped lot intended for future deep lot development. The staff and Planning Commission recommend approval of the project subject to conditions. The Planning Commission also approved a Special Permit to allow seven units for Parcel B.

BACKGROUND INFORMATION

The subject site is a long, narrow lot. It is located in an area where deep lots are common. It appears that this site would be best utilized for deep lot development because it cannot be further subdivided for standard single family lots.

In reference to the Subdivision Modification to create a flag-shaped lot, staff has no objection to this because of the substandard depth of the lot. The dimensions of the site make it impossible to meet all requirements in the Subdivision Ordinance.

The proposed division is compatible with surrounding properties. It is also consistent with the community plan.

VOTE OF COMMISSION

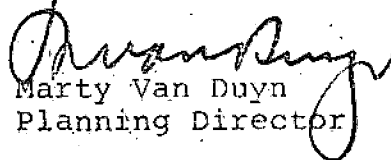
On September 10, 1981, the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

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

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:jm
Attachments
P-9474

October 13, 1981
District No. 6

RESOLUTION No. 81-748

Adopted by The Sacramento City Council on date of

OCTOBER 13, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR PROPERTY
LOCATED AT THE NORTHWEST CORNER OF WILKINSON
STREET AND 34th AVENUE (APN: 027-142-20)
(P-9474)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for property located at the northwest corner of Wilkinson Street and 34th Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on October 13, 1981, 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 Colonial 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.

APPROVED
BY THE CITY COUNCIL

OCT 13 1981

OFFICE OF THE
CITY CLERK

- 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.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. 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 the particular case to conform to the strict application of these regulations.

Fact: The site is substandard in depth and cannot be divided to comply with all requirements of 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 creation of the flag-shaped lot would allow better utilization of the site. The substandard depth makes it difficult to develop with standard sized lots.

- 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 modification 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 site is designated for residential uses.

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 prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map. Lots should drain to Wilkinson Street. Drain extension will be required.
 - 2. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A and B. These services must be paid for and installed at the time of obtaining building permits.

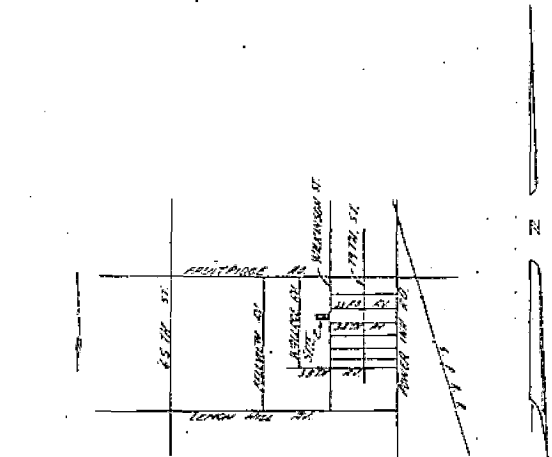
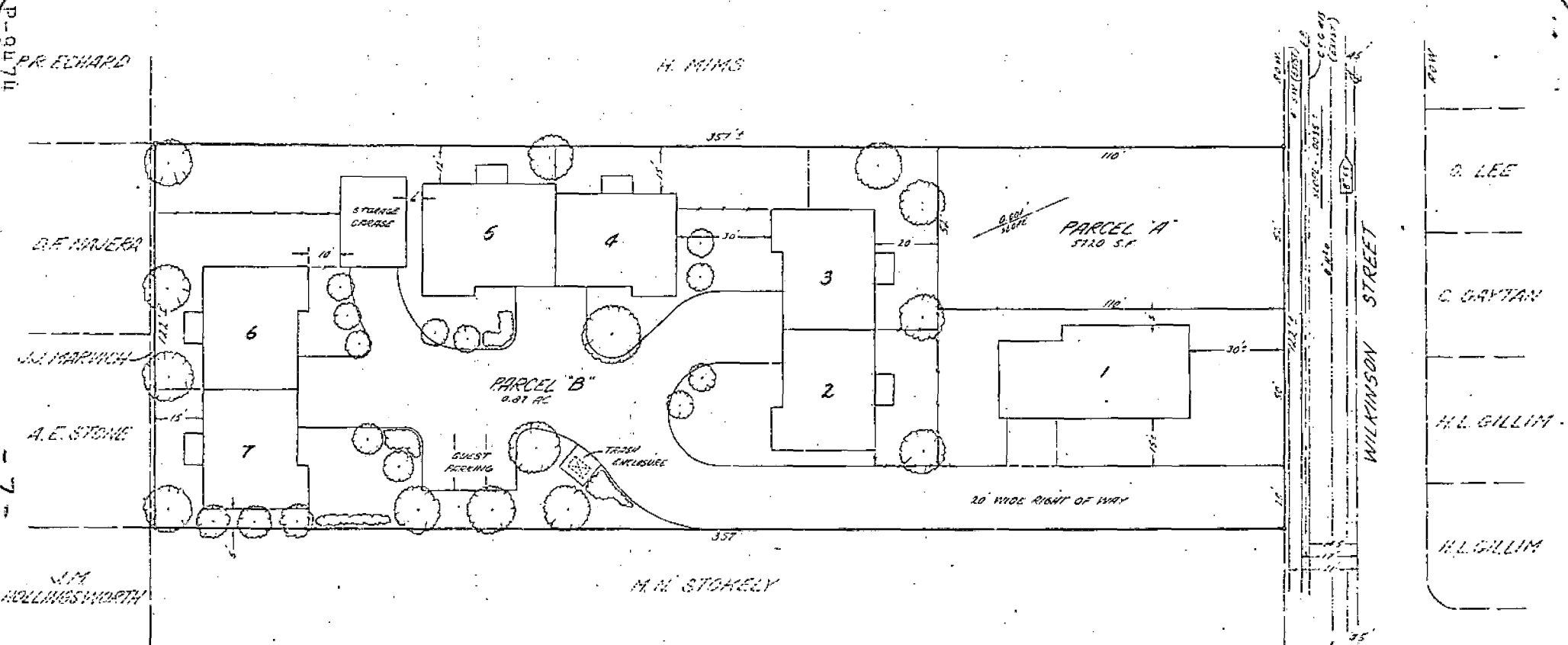
3. The subdivider shall submit to the City an appraisal pursuant to Section 40.1304 of the Subdivision Ordinance (Parkland Dedication) no more than 90 days prior to filing the final map. The required in-lieu fees shall be paid prior to the final map.

MAYOR

ATTEST:

CITY CLERK

P-9474



VICINITY MAP
1:24,000

OWNER: ELMO SLIDER
1300 45TH ST.
SAC., CA. 95817

ENGINEER: ALLIED ENGINEERING, SURVEYING & PLANNING
P.O. BOX 1077 749-7533
CIT. HTS., CA. 95610

ASSESSOR'S # 27-102-20

ZONING: R-1

GROSS AREA 1.8 AC.

PRESENT USE: VACANT

PROPOSED USE: ONE RESIDENTIAL LOT AND 7 D.U.'S ON PARCEL "B".

WATER: CITY OF SAC.

SEWER: CITY OF SAC.

DRAINAGE: CITY OF SAC.

SCHOOL DIST. SACRAMENTO CITY UNIFIED

FIRE DIST. SACRAMENTO

PARK DIST. CITY OF SAC.

(REVISED)
**TENTATIVE PARCEL MAP
AND SITE PLAN FOR
DEEP LOT DEVELOPMENT**
A PORTION OF LOT 58 OF "HOME GARDEN ACRES,"
18 BM 54, CITY OF SACRAMENTO, CALIFORNIA.

MAY, 1981
AUGUST, 1981 (REVISED) SCALE: 1"=20'

ALLIED ENGINEERING, SURVEYING & PLANNING
AUBURN CITRUS HEIGHTS



SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE September 10, 1981
 ITEM NO. 90 FILE NO. P-9474
 M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING EIR DETERMINATION
- SPECIAL PERMIT OTHER _____
- VARIANCE _____

Recommendation:

- Favorable Unfavorable Petition Correspondence

LOCATION: NW of intersection of Wilkerson St. & 43rd Ave.

<u>NAME</u>	<u>PROponents</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPponents</u>	<u>ADDRESS</u>

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	<i>absent</i>			
Goodin	✓			
Holliday	✓			
Hunter	✓			✓
Larson	✓		✓	
Muraki	✓			
Silva	✓			
Simpson	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL *subject to cond. in staff report* & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Allied Engineering, P. O. Box 2077, Citrus Heights, Ca. 95608		
OWNER	Elmo Slider 3800 45th Street, Sacramento, Ca. 95817		
PLANS BY	Allied Engineering, P. O. Box 2077, Citrus Heights, Ca. 95608		
FILING DATE	7/17/81	60 DAY CPC ACTION DATE	REPORT BY: SD:mmm
NEGATIVE DEC	8/31/81	EIR	ASSESSOR'S PCL. NO. 027-142-20

APPLICATION:

1. Environmental Determination
2. Special Permit to develop 7 dwelling units under the deep lot provision (Section 9) of the Zoning Ordinance, on 1½ acres zoned R-1
3. Subdivision Modification to create a flag-shaped lot.
4. Tentative Map (P-9474)

LOCATION: Northwest of the intersection of Wilkinson Street and 34th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 1½ acres into one standard single family lot and one flag shaped lot for deep lot development of 7 units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Colonial Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Single Family: R-1
South: Single Family: R-1
East: Single Family: R-1
West: Single Family: R-1

Parking Required:	7 spaces	Parking Provided	10 Spaces
Parking Ratio:	1/1		
Property Dimensions:	357x122'		
Property Area:	1½ Acres		
Density of Development:	7 du/per/ac/		
Square Footage of Building(s):	Unit A-1239 sq.ft. Unit B- 921 sq.ft.		
Significant features of site:	Length in excess of 160'		
Topography:	Flat		
Street Improvements:	To be provided		
Utilities:	To be provided		
Exterior Building Material:	Grooved plywood and asphalt shingle roof		
Exterior Building Colors:	Earth tones		
Number of stories	One		

Subdivision Review Committee Recommendation: On August 26, 1981 by a vote of 8 ayes and 1 abstention, the Subdivision Review Committee voted to recommend approval of the map subject to the following conditions:

1. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map. Lots should drain to Wilkinson Street. Drain extension will be required.
2. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A and B. These services must be paid for and installed at the time of obtaining building permits.
3. The subdivider shall submit to the City an appraisal pursuant to Section 40.1304 of the Subdivision Ordinance (Parkland Dedication) no more than 90 days prior to filing the final map. The required in-lieu fees shall be paid prior to filing the final map.

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The deep lot section of the Zoning Ordinance is intended to provide design and development flexibility for lots in excess of 160 feet in depth which are located in the R-1 zoning designation. This type of development is discouraged except where further subdivision with public streets and standard lot sizes is infeasible. This particular block would not be feasible to develop with an additional street and standard sized lots.
2. Staff notes that the site plan is drawn in such a way as to allow potential similar development to the south to relate to the subject site and produce a street circulation pattern. Staff supports the request for deep lot development. There are other deep lot developments in the neighborhood. The applicant should be aware that if future subdivision of the site becomes desirable, a variance must be obtained to the provision that the property on which deep lot development is constructed must remain one parcel.
3. Staff requests that in order to avoid monotony of units within the project, a variety of outside decorative building materials be selected. These can be indicated at the time of obtaining building permits.
4. The surfaced area, parking, maneuvering and driveway space, must be shaded according to zoning code standard, (50-percent shaded surface within 15 years).
5. The subdivision modification is requested so that one standard single family site can be created to front on Wilkinson Street. Staff has no objection to this request.

6. The Planning and Community Service Departments have calculated that .104 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map. Fees shall be paid prior to filing the final map with the City Council.
7. Staff recommends that the garage portion of Unit 1 be located so that a standard 20-foot driveway can be achieved.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration.
2. Approval of the Special Permit for deep lot development based on findings of fact and subject to conditions to follow;
3. Approval of Subdivision Modification to create a flag shaped lot.
4. Approval of the Tentative Map, subject to conditions to follow;

CONDITIONS - SPECIAL PERMIT

1. Outside decorative materials shall be varied subject to approval by the Planning Director prior to issuance of building permits.
2. The applicant shall submit a shading diagram for the surfaced area demonstrating 50-percent shading within 15 years. The diagram shall be subject to review and approval of the Planning Director prior to issuance of building permits.
3. The garage on Unit 1 shall have a driveway 20-feet in depth.
4. The project shall satisfy all special requirements listed under Section 9 (E) Deep Lot Regulation of the Zoning Ordinance.
5. The applicant shall submit elevations and floor plans of the single family unit to staff for review and approval prior to building permit approval.

FINDINGS OF FACT - SPECIAL PERMIT

1. The request is based on sound principles of land use in that:
 - a. It allows for development of a vacant deep lot.
 - b. The project is compatible with surrounding land uses.
2. The project will not be detrimental to public welfare or surrounding property in that:
 - a. It will utilize a site which might otherwise become an unmaintained nuisance.
 - b. The project provides adequate off-street parking.

3. The project is in compliance with the 1974 General Plan and the 1965 Colonial Plan which designate the site residential.

CONDITIONS - TENTATIVE MAP:

1. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map. Lots should drain to Wilkinson Street. Drain extension will be required.
2. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcels A and B. These services must be paid for and installed at the time of obtaining building permits.
3. The subdivider shall submit to the City an appraisal pursuant to Section 40.1304 of the Subdivision Ordinance (Parkland Dedication) no more than 90 days prior to filing the final map. The required in-lieu fees shall be paid prior to filing the final map.



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

815 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

September 24, 1981

OWNER OF PROPERTY:

Elmo Slider
3800 - 45th Street
Sacramento, CA 95817

On September 21, 1981, the following matter was filed with my office to set a hearing date before the Sacramento City Council.

P-9474 Various requests for property located northwest of the intersection of Wilkinson Street and 34th Avenue. (D6)

- a. Tentative Map to divide 1.0+ vacant acre into two parcels in the Single Family R-1 Zone;
- b. Subdivision Modification to create a flag-shaped lot.

The hearing has been set for October 6, 1981, 7:30 p.m., Council Chamber, Second Floor, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedures 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the Monday prior to the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the CITY PLANNING DEPARTMENT, 927 Tenth Street, Sacramento, CA 95814, telephone (916) 449-5604.

Sincerely,

Lorraine Magana
Lorraine Magana
City Clerk

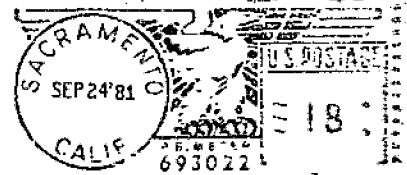
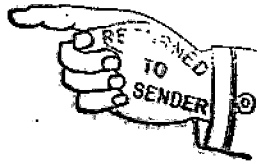
MM/LM/bb

cc: Allied Engineering
Mailing List P-9474 (32)

RA



OFFICE OF THE CITY CLERK
815 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 448-6426



FORWARDED NAME EXPIRED

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
SEP 29 10 50 AM '81

APN: 027-142-02

38. Zelda R. Love
1210 Bell St. #1
Sacramento, CA 95825

NOTICE OF CITY COUNCIL HEARING