

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Tim Train, Surveyor - 2604 21st Street, Sacramento, CA 95818
OWNER Ralph Pedersen - 1148 Weber Way, Sacramento, CA 95822
PLANS BY Tim Train, Surveyor - 2604 21st Street, Sacramento, CA 95818
FILING DATE 1-21-88 ENVIR. DET. Reg. Dec. 1-28-88 REPORT BY DH:sg
ASSESSOR'S-PCL. NO. 036-0061-019

APPLICATION: A. Negative Declaration

B. Rezone 0.2+ acres developed with a duplex from Standard Single Family (R-1{EA-4}) zone to Two Family (R-2{EA-4}) zone

C. Tentative Map to divide 0.36 developed acres into two lots in the Standard Single Family (R-1{EA-4}) & Two-Family (R-2{EA-4}) zones

LOCATION: Southwest corner of 25th Street and 45th Avenue; 2430 45th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide off an existing duplex in order to allow construction of a single family dwelling on a future corner lot.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential
1984 Airport-Meadowview
Community Plan Designation: Residential 4-8 du/ac.
Existing Zoning of Site: R-1
Existing Land Use of Site: Duplex & trees

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1(EA-4)	Front:	25'	25'
South: Vacant; R-1(EA-4)	Side(Int):	5'	7'
East: Single family; R-1(EA-4)	Side(St):	12½'	NA
West: Vacant; R-1(EA-4)	Rear:	15'	36'

	<u>Existing</u>	<u>Proposed</u>
Parking Required:	2 spaces	3 spaces
Parking Provided:	2 spaces	None shown
Property Dimensions:	150' x 100'	
Property Area:	0.35+ acres	
Density of Development:	8 d.u. per acre	
Square Footage of Building:	1,710 sq. ft. existing duplex	
Height of Building:	Existing single story	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	
Exterior Building Materials:	Concrete block wall	

APPLC. NO. P88-070 MEETING DATE February 25, 1988 ITEM NO. 17

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one lot developed with a duplex located at the southwest corner of 45th Avenue and 25th Street containing 0.35+ acres in the Standard Single Family - Executive Airport Overlay 4 (R-1{EA-4}) zone. Surrounding land uses include vacant lots to the north, south and west and single family to the east. The area is located east of Executive Airport. The 1984 Airport Meadowview Community Plan designates the site as Low Density Residential four to eight du/acre. The proposed project results in three units on 0.35 acres for a density of 7.9 units per acre, consistent with the Community Plan. The corner lot will have a conventional single family dwelling constructed on it.

B. Project Description

The applicant is requesting a parcel map to divide one lot into two parcels of 75 feet in width and 100 feet in depth. Proposed parcel dimensions meet minimum city requirements. One parcel will contain an existing duplex and requires rezoning to R-2 in order for it to be established. The corner lot will remain R-1 zone. Staff supports the rezoning request and the tentative map since the construction of a third dwelling will maximize the use of the residential property. Staff notes that adequate yard and parking area will be created for both lots independent of each other.

C. Subdivision Review Committee Recommendation

On February 10, 1988, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which follow.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has issued a negative declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Rezoning from R-1(EA-4) to R-2-R(EA-4) subject to conditions which follow; and
- C. Recommend approval of the Tentative Map subject to conditions which follow.

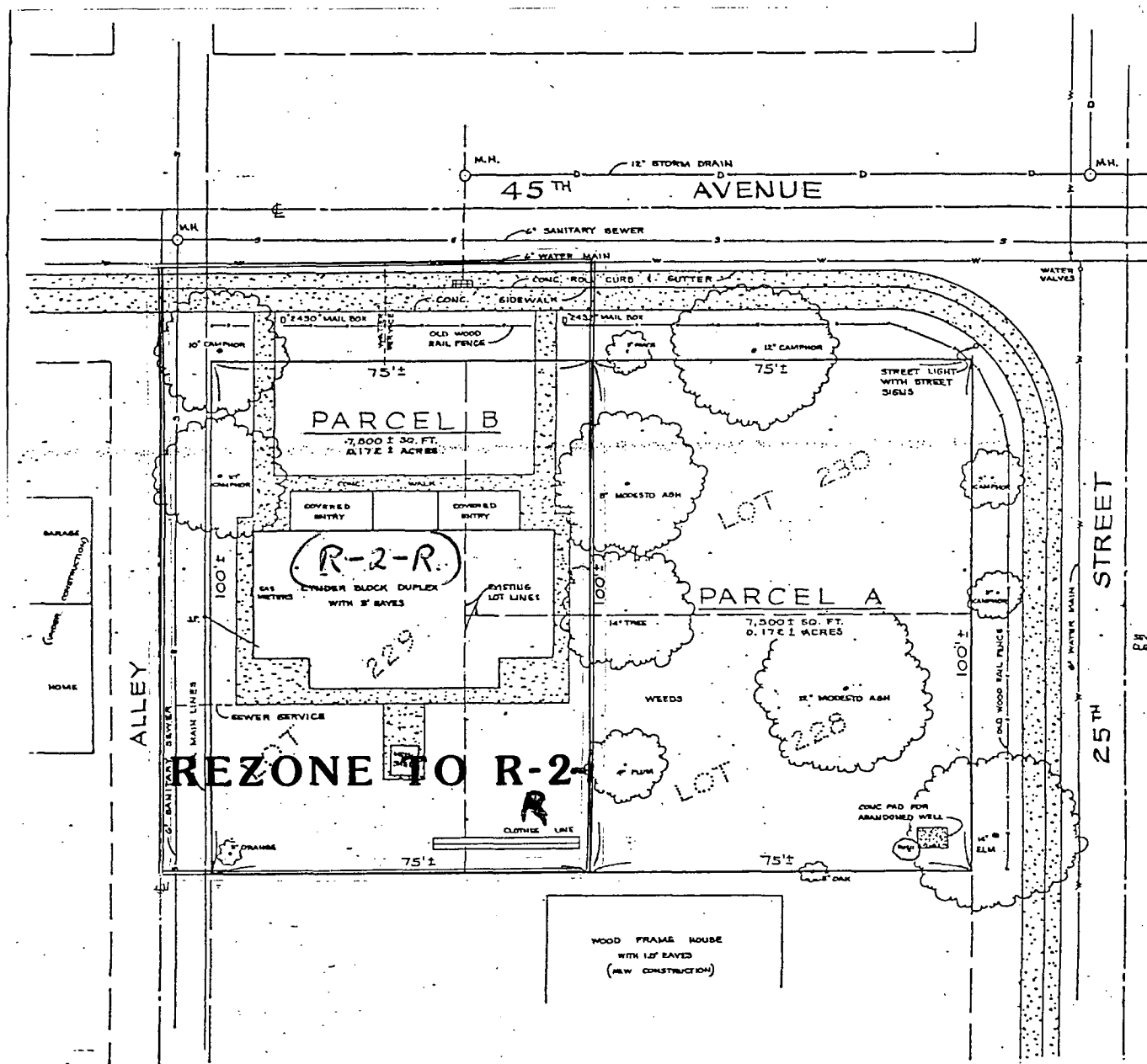
Condition - Rezoning

Only one single family dwelling is allowed on the proposed corner lot in the remaining R-1 zone.

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. Place the following note on the final map: Water and sewer service connections to parcel A must be paid for and installed at the time of obtaining building permits.
2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
3. 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.
4. Dedicate the south five feet of Parcel B as a public utility easement for underground and overhead facilities and appurtenances.
5. Grade lots to drain to street.
6. Locate existing sewer and water services.

Note: Contact City/County Health if well is to be removed.



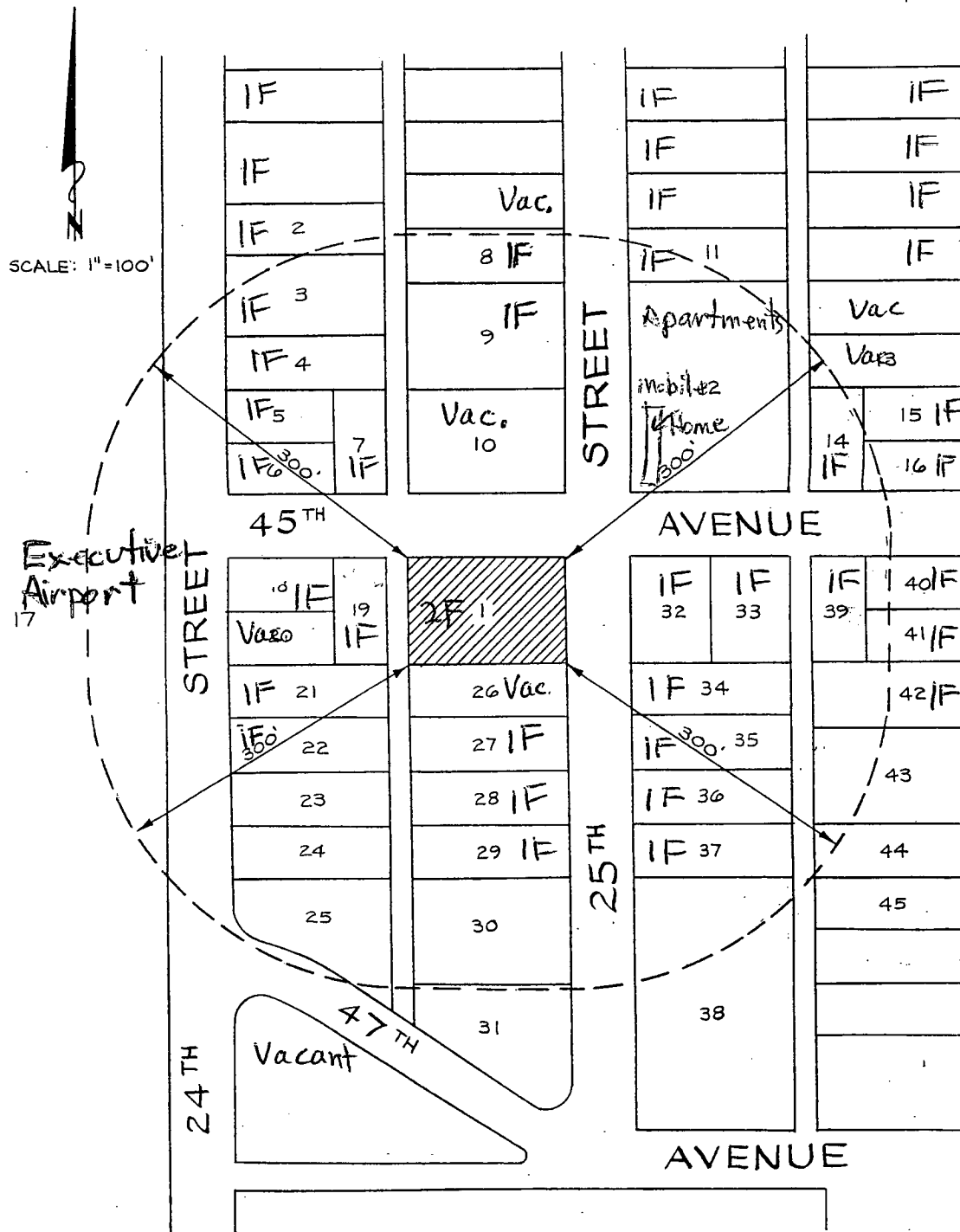
REZONE EXHIBIT

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Zoning: R-1(EA-4) Entire Area

LAND USE & ZONING MAP