

26



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 30, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to create six lots which have double street frontage
 2. Tentative Map (P-9339)

LOCATION: Southwest corner of Main Avenue and Norwood Avenue

SUMMARY

This is a request for the necessary entitlements to divide 15+ acres into 67 single family lots to be known as Glenwood Park Unit No. 6. The applicant is contesting condition "h" which pertains to solar design considerations. The Planning Commission and staff recommend approval of the requests subject to conditions.

BACKGROUND INFORMATION

The project was originally considered by the Planning Commission on May 13, 1981. The applicant presented an alternative proposal for Planning Commission consideration at the hearing. This proposal was approved in concept by the Commission but referred back to the Subdivision Review Committee for review and comment. The Subdivision Review Committee was directed to consider the alternative wall design as proposed by the applicant. Noting that the proposed wall did not adequately deal with noise impacts from Main Avenue or backyard privacy, the Committee did not approve the wall design.

When the Planning Commission considered the revised application at a subsequent date, they approved the applicant's proposal with a condition that the applicant submit plans for review and approval of staff for at least 18 of the 67 lots to insure proper solar orientation of the structural glazing. This condition is necessary to insure that 80 percent of the units will have the required lot or structure orientation as required by the Conservation Element of the General Plan. The applicant is requesting that this condition be deleted. A copy of the applicant's letter of request is attached for Council consideration.

APPROVED
BY THE CITY COUNCIL

*as amended;
deleting Condition H*

AUG -4 1981

OFFICE OF THE
CITY CLERK

The staff and Planning Commission recommend approval of the subdivision modification to create double frontage lots as it is not feasible to design a street plan for this site without these lots.

This project is exempt from the Parkland Dedication Ordinance because it was filed prior to April 6, 1981. The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

VOTE OF COMMISSION

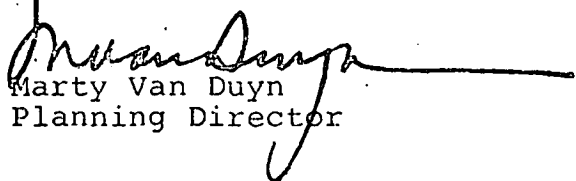
On June 25, 1981 the Planning Commission, by a vote of eight ayes and one absent, recommended approval of the project subject to conditions.

RECOMMENDATION

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

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

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TM:bw
Attachments
P-9339

August 4, 1981
District No. 2

RESOLUTION No. 81-588

Adopted by The Sacramento City Council on date of

August 4, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
GLENWOOD PARK UNIT NO. 6 (APN: 237-020-13)
(P-9339)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for Glenwood Unit No. 6 located at the southwest corner of Main Avenue and Norwood 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 August 4, 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 North Sacramento 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

AUG -4 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 the 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: It is not possible to design a subdivision which eliminates the double frontage lots due to the size of the property and existing stub streets.

- 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 granting of the modification does not reduce the cost to the subdivider.

- 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 required masonry wall will eliminate access onto Main Avenue.

- 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 modification will allow for the reasonable development of the subject site.

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:
 - a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
 - b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map;
 - c. The applicant shall name the streets to the satisfaction of the Planning Director;
 - d. The applicant shall bond for or construct a six-foot masonry wall along Main Avenue prior to recordation of the final map. The design of the wall shall be subject to review and approval of the Planning Director;
 - e. The final subdivision map cannot be recorded until Glenwood Park Unit No. 5 is recorded;

- f. The applicant shall abandon the portion of existing Norwood Avenue as determined by the City Engineer prior or concurrently with filing of the final map;
- g. The final map shall indicate front setback lines for Lots 50 through 67 varying between 25 and 30 feet;
- h. The applicant shall submit plans for review and approval by the Planning Director for at least 18 of the east/west oriented lots demonstrating that the predominant structural glazing faces within 22½ percent of the true south prior to issuance of any building permits.

MAYOR

ATTEST:

CITY CLERK

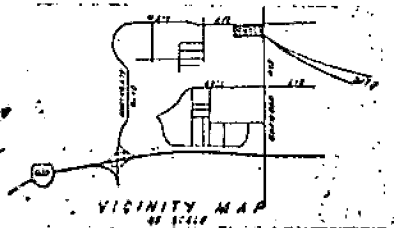
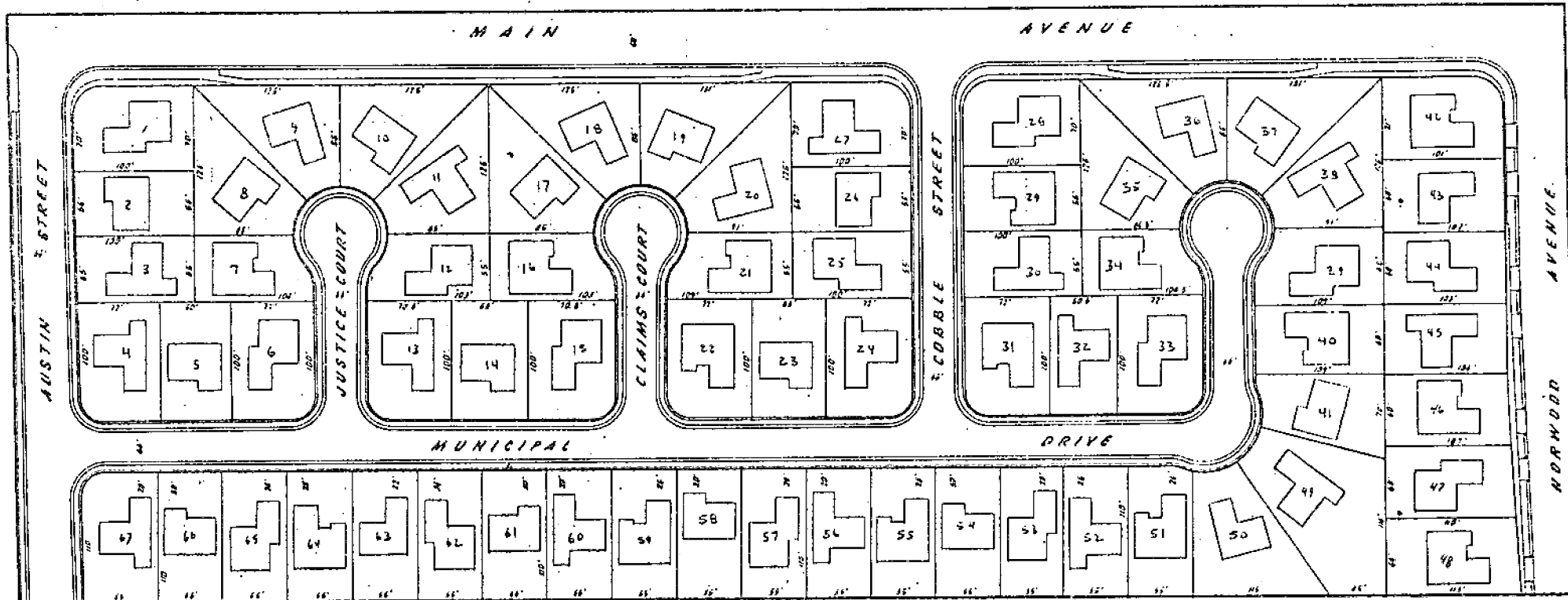
MAP NO. 127-40-11
 PREPARED BY: THE NATIONAL LITHOGRAPHIC COMPANY
 SACRAMENTO, CALIF. 95811
 DRAWN BY: JOHN J. HANSEN, INC.
 7802 SUNSET AVENUE, SUITE B
 FAIR OAKS, CALIF. 95624
 PROJECT: 95A-0111

DESCRIPTION: PLANNING OF 67 LOTS IN A 2.00 AC. TRACT, SITUATE AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 11 OF SACRAMENTO COUNTY RECORDS AT PAGE 8.

EXISTING MAPS: 127-40-11
 EXISTING ZONE: (VACANT)
 PLANNING DISTRICT: B-1
 CITY: CITY OF SACRAMENTO
 COUNTY: CITY OF SACRAMENTO
 STREET IMPROVEMENTS: PER CITY STANDARDS
 BUILDING STANDARDS: PER CITY STANDARDS

ALL WORK SHALL BE UNDER THE DIRECT SUPERVISION OF:
 JOHN J. HANSEN, INC., ENGINEER

TENTATIVE MAP
GLENWOOD PARK UNIT NO. 6



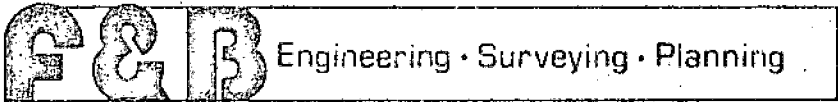
67 LOT
 41 NORTH-SOUTH 61%

- NOTES:
1. DRAWING WILL BE CORRECTED TO FOLLOW THE CITY OF SACRAMENTO PLANNING DISTRICT B-1.
 2. ALL IMPROVEMENTS SHALL BE PER CITY OF SACRAMENTO.
 3. EXISTING BUILDING FOOTPRINTS: 6700 SQ. FT.
 4. EXISTING BUILDING MATERIALS: BRICK, CEMENT & WOOD.

JOHN J. HANSEN, INC.
 Engineering - Surveying - Planning
 7802 SUNSET AVENUE, SUITE B
 FAIR OAKS, CALIFORNIA 95624
 (916) 485-1011



P-9339



FROST AND BAKER, INC.
7932 Sunset Avenue; Suite B
Fair Oaks, California 95628 (916)966-8511

SACRAMENTO CITY COUNCIL
915 'I' STREET, ROOM 205
SACRAMENTO, CA 95814

JULY 2, 1981
JOB NO. 78039

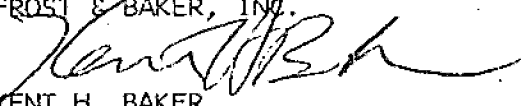
RE: GLENWOOD PARK UNIT #6 (P-9339)

DEAR COUNCIL MEMBERS:

FROST & BAKER, INC. AS REPRESENTATIVE FOR THE APPLICANT, THE HOFMANN COMPANY,
WISH TO APPEAL CONDITION H ON THE SUBJECT TENTATIVE MAP OF GLENWOOD PARK UNIT #6.
CONDITION H IS AS FOLLOWS:

THE APPLICANT SHALL SUBMIT PLANS FOR REVIEW AND APPROVAL BY
THE PLANNING DIRECTOR FOR AT LEAST 18 OF THE EAST/WEST ORIENTED
LOTS DEMONSTRATING THAT THE PREDOMINANT STRUCTURAL GLAZING FACES
WITHIN 22½% OF TRUE SOUTH PRIOR TO ISSUANCE OF ANY BUILDING
PERMITS.

SINCERELY,
FROST & BAKER, INC.


KENT H. BAKER
VICE-PRESIDENT

KHB/SR

CC: JAN MIRRIONE ✓

SACRAMENTO CITY PLANNING COMMISSION

Consent

MEETING DATE 6-25-81
 ITEM NO. 23A FILE NO. P-9339
M-

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

Recommendation: Favorable Unfavorable
 LOCATION: _____
 Petition Correspondence

PROPOSERS		
NAME	ADDRESS	

OPPOSERS		
NAME	ADDRESS	

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Fong	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Goodin	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Holloway	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Hunter	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Larson	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Muraki	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Silva	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Simpson	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

- MOTION:
- Staff report*
- 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 sub to cond in Staff report & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: 1. Tentative Map
2. Subdivision Modification to create 6 lots
which have double frontage.

LOCATION: Southwest corner of Main Avenue and Norwood Avenue

SUMMARY

The applicant is requesting the necessary entitlements to divide 15½ acres into 67 single family lots. The subject site is located in the North Sacramento Community Plan area.

BACKGROUND INFORMATION

This project was originally considered by the Planning Commission on May 13, 1981. A staff report, which discussed subdivision of the site into 65 single family lots, was prepared and presented to the Commission.

The applicant presented an alternate proposal for Planning Commission consideration at the hearing. This proposal was approved in concept by the Commission. It consisted of 67 single family lots, 6 of which are through lots (double frontage) and require approval of a subdivision modification. This proposal has a 54% north/south lot orientation. Since the alternate plan was not reviewed by Subdivision Review Committee, the Commission referred the plan back to the Subdivision Review Committee for review and comment.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

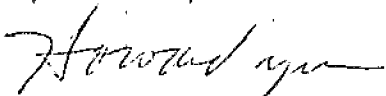
On May 27, 1981, by a vote of 8 ayes, 1 abstention, the Subdivision Review Committee recommended approval of the Tentative Map/Subdivision Modification subject to conditions. Noting that the proposed wall did not adequately deal with noise on Main Avenue or back yard privacy, the Subdivision Review Committee did not approve the wall design.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Subdivision Modification to create 6 lots with double frontage.

3. Approval of the Tentative Map (P-9339) subject to the following conditions:
- a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
 - b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map;
 - c. The applicant shall name the streets to the satisfaction of the Planning Director;
 - d. The applicant shall bond for or construct a six-foot masonry wall along Main Avenue prior to recordation of the final map. The design of the wall shall be subject to review and approval of the Planning Director;
 - e. The final subdivision map cannot be recorded until Glenwood Park Unit No. 5 is recorded;
 - f. The applicant shall abandon the portion of existing Norwood Avenue as determined by the City Engineer prior or concurrently with filing of the final map;
 - g. The final map shall indicate front setback lines for Lots 50 through 67 varying between 25 and 30 feet.
 - h. The applicant shall submit plans for review and approval by the Planning Director for at least 18 of the east/west oriented lots demonstrating that the predominant structural glazing faces within 22½% of true south prior to issuance of any building permits.

Respectfully submitted,



Howard Yee
Principal Planner

HY:SD:mm

STAFF REPORT AMENDED 5-13-81
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Frost & Baker, Inc., 7932 Sunset Ave., Ste. B, Fair Oaks, CA 95628		
OWNER	The Hofmann Co., P.O. Box 13349, Sacramento, CA		
PLANS BY	Frost & Baker, Inc., 7932 Sunset Ave., Ste. B, Fair Oaks, CA 95628		
FILING DATE	2/26/81	50 DAY CPC ACTION DATE	REPORT BY: SD:lo
NEGATIVE DEC.	3/30/81	EIR	ASSESSOR'S PCL. NO. 237-020-13

APPLICATION: 1. Negative Declaration
2. Tentative Map to divide 15.0+ acres into 61 single family lots zoned R-1

LOCATION: Southwest corner of Main and Norwood Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 15+ acres into 61 single family residential lots to be known as Glenwood Park Unit No. 6.

PROJECT INFORMATION:

General Plan Designation:	Residential
1965 North Norwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Use:	Vacant
Surrounding Land Use and Zoning:	
North:	Vacant; R-1-A
South:	Vacant (proposed school); A
East:	Vacant; A
West:	Mobile Home Park; A
Density of Development:	4.0 units/gross acre
North/South Lot Orientation:	28%
Average Lot Size:	60' x 110'
Street Improvements:	To be provided
Utilities:	Available to Site
Topography:	Flat
School District:	Robla School District

Subdivision Review Committee Recommendation: On March 25, 1981, by a vote of six ayes, two absent, one abstention, the Subdivision Review Committee recommended approval of the Tentative Map subject to the conditions listed below:

- The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
- The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map;
- The applicant shall name the streets to the satisfaction of the Planning Director;

APPLC. NO. P-9339

MEETING DATE April 23, 1981
April 9, 1981
May 13, 1981
June 25, 1981

CPC ITEM NO. 11
21
8
23

- d. The applicant shall bond for or construct a six-foot masonry wall along Main Avenue prior to recordation of the final map. The design of the wall shall be subject to review and approval of the Planning Director;
- e. The final subdivision map cannot be recorded until Glenwood Park Unit No. 5 is recorded;
- f. The applicant shall dedicate a ten-foot access easement through the end of each cul-de-sac onto Main Avenue to the City of Sacramento in order to allow pedestrian access;
- g. The applicant shall abandon the portion of existing Norwood Avenue as determined by the City Engineer prior or concurrently with filing of the final map.

BACKGROUND INFORMATION: An identical tentative map was approved by the City Council on the subject site on December 12, 1978. A request for time extension was subsequently granted and will lapse on June 21, 1981. The current resubmission constitutes a new application.

STAFF EVALUATION: Staff has the following concerns and comments with regard to the applicant's proposal:

- 1. On December 16, 1980, the City Council amended the Conservation Element of the General Plan to require the following:

"Subdivisions with more than twenty single family lots must have at least eighty percent of the lots with the side lot lines oriented within 22½% of true north unless findings are made that such design is infeasible due to configuration or orientation of the property; or an in-lieu program to insure that eighty percent of the structure orientation is within 22½% of true north."

The present design achieves only a 28% north/south lot orientation. However by reorienting lots on the north side of proposed Municipal Drive (Lots 3-6, 11-14, 19-21 and 27-30 of the applicant's proposal), forty-five percent (45%) of the lots have side property lines that are oriented within 22½% of true north.

Due to concerns regarding front on lots along Main Avenue, staff finds the possibility of achieving 80% north/south lot orientation infeasible. Staff, therefore, requests that the applicant be required to orient at least 23 units to face north/south in order to allow solar glazing. This will achieve the 80% north/south lot and/or unit orientation and will therefore be consistent with the policies of the General Plan.

P-9339

~~April 9, 1981~~
April 23, 1981
May 13, 1981
June 25, 1981

Item No. ~~24~~
11
8
23

2. Staff's proposed site plan (Exhibit "A") results in a yield of 65 lots, four more than the applicant's design. This brings the density to 4.3 dwelling units per acre, well within the density requirements of the R-1 zone.
3. The proposed subdivision design creates a linear street (Municipal Drive) that includes all 60' wide lots. This design has a tendency to create a "row" affect along the south side of this street. Staff suggests that a variation in lot width (55' to 65') and a variation in setbacks ranging from 25' to 35' in order to help break the row appearance of this street.

STAFF RECOMMENDATION: Staff recommends ratification of the Negative Declaration and approval of the Tentative Map based on staff's proposal, Exhibit "A", subject to conditions listed below:

1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map;
3. The applicant shall name the streets to the satisfaction of the Planning Director;
4. The applicant shall bond for or construct a six-foot masonry wall along Main Avenue prior to recordation of the final map. The design of the wall shall be subject to review and approval of the Planning Director;
5. The final subdivision map cannot be recorded until Glenwood Park Unit No. 5 is recorded;
6. The applicant shall dedicate a ten-foot access easement through the end of each cul-de-sac onto Main Avenue to the City of Sacramento in order to allow pedestrian access;
7. The applicant shall abandon the portion of existing Norwood Avenue as determined by the City Engineer prior or concurrently with filing of the final map;
8. The final map shall indicate front setback lines for Lots 50 through 65 varying between 25 and 35 feet. (CPC amended to:..between 25 and 30 feet.)
9. The applicant shall submit plans for review and approval by the Planning Director for at least 23 of the east/west oriented lots demonstrating that the predominant structural glazing faces within 22½% of true south prior to issuance of any building permits.
10. Subject to review by SRC. (added by CPC)

P-9339

April 9, 1981

Item No. 24

April 23, 1981

11

May 13, 1981

8

June 25, 1981

23

3

PINEDALE AV

PINEDALE

NO.

ST

EXCHANGE

SUBD.

P-9185
VILLAGE GREEN
NORTH
224 UNITS
RANCHO DEL PASO

SANTA ANA

ROBLA

SULLY

AV

MAIN AV.

MUNICIPAL
UNIT NO. 6
DR

SUBJECT
RANCHO DEL PASO SITE

UNIT NO. 5

GRACE AV

TAYLOR ST

UNIT NO. 8

P.9339

BETHOUD ST

NORWOOD

UNIT NO. 2

June 25, 1981
APRIL 2, 1981

Item No. 24 11

P-9339

May 23, 1981

8



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

August 5, 1981

The Hofmann Company
P.O. Box 13349
Sacramento, CA 95814

Dear Gentlemen:

On August 4, 1981, the City Council approved the following for property located at the southwest corner of Main Avenue and Norwood Avenue (P-9339):

Adopted a resolution adopting Findings of Fact and approving a Tentative Map to divide 15 acres into 61 lots in the R-1 Single Family Zone, and a Subdivision Modification to create six lots which have double street frontage.

A copy of said resolution is enclosed for your information.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/26
Enclosures

cc: Frost & Baker
Planning Department