



CITY OF SACRAMENTO

21

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 9, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Tentative Map (P84-100) (APN: 117-011-25,29,32)

LOCATION: South side of Mack Road, approximately 500' west of Center Parkway

SUMMARY

This is a request to subdivide 34+ acres into 171 single family lots. The staff and Planning Commission recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site is located in an area that is primarily developed with single family residential units. There is adjacent properties that are zoned for multiple family units. The proposed single family subdivision is compatible to surrounding land uses and consistent with the Valley Hi Community Plan.

An identical map was approved in 1982 for the proposed subdivision. The map was never recorded and therefore expired. The applicant is requesting approval of a new tentative map.

VOTE OF THE PLANNING COMMISSION

On April 12, 1984, the Planning Commission, by a vote of seven ayes and two absent, recommended approval of the project subject to conditions.

APPROVED
BY THE CITY COUNCIL

MAY 15 1984

OFFICE OF THE
CITY CLERK

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City Council

-2-


May 9, 1984

RECOMMENDATION

The staff and Planning Commission recommend approval of the project by:

- 1. Ratifying the Negative Declaration; and
- 2. Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map with Conditions.

Respectfully submitted,


 Marty Van Duyn
 Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

HY:lao
 attachments
 P84-100

May 15, 1984
 District No. 7

SACRAMENTO CITY PLANNING COMMISSION

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MEETING DATE April 12, 1984
 ITEM NO. 16 FILE P84-100
 M _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER _____

Location: South side of Mack Road, 500⁺ west of Center Parkway

Recommendation:

- Favorable w/cond.
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	<u>opponent</u>			
Goodin	✓			
Hunter	✓			
Ishmael	✓			
Ramirez	✓			✓
Simpson	✓		✓	
Holloway	✓			

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO 12th APRIL 1984 MEETING
 - OTHER _____

(3)

RESOLUTION No. 84406

Adopted by The Sacramento City Council on date of

APPROVED
CITY COUNCIL

MAY 15 1984

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE SOUTH SIDE
OF MACK ROAD, APPROXIMATELY 500 FEET WEST OF CENTER
PARKWAY
(P-84-100)(APN: 117-011-25,29,32)

OFFICE OF THE
CLERK

WHEREAS, the City Council, on May 15, 1984, held a public hearing on the request for approval of a tentative map for property located on the south side of Mack Road, approximately 500 feet west of Center Parkway;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1968 Valley Hi Community Plan designate the subject site for light density residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; will require off-site sewer and drain extension to Mack Road;
 - c. 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;
 - d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
 - e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 30% south orientation (including solar access) to the satisfaction of the Planning Director;
or meet Title 24 requirements.
 - f. Provide off-site right-of-way on Bamford Drive (City will condemn at developer's expense).

MAYOR

ATTEST:

CITY CLERK

P84-100

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CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	R & B Builders, 620 Main Street, El Cajon, CA 92021		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	3-9-84	50 DAY CPC ACTION DATE	4-12-84
REPORT BY:	SC:bw		
NEGATIVE DEC	3-15-84	EIR	ASSESSOR'S PCL. NO. 117-011-25,29,32

APPLICATION: 1. Environmental Determination
 2. Tentative Map to divide 34± vacant acres into 171 single family lots in the Single Family (R-1) zone. (Subdivision Ord.)

LOCATION: South side of Mack Road, approximately 500 feet west of Center Parkway

PROPOSAL: The applicant is requesting the necessary entitlement to resubdivide 34 acres into 171 single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1968 Valley Hi Community Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-3-R
 South: Vacant & Single Family; R-1
 East: Vacant & Single Family; R-1; R-2B-R
 West: Vacant & Single Family; R-1, C-2, R-3 & A

Parking Required: 171 spaces
 Parking Provided: 171+ spaces
 Property Dimensions: Irregular
 Property Area: 34 acres
 Density of Development: 4.97 units per gross acre
 Square Footage of Lots: from 5,200 sq. ft.
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be installed
 North/South Lot Orientation: 69%

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 28, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of this map, subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; will require off-site sewer and drain extension to Mack Road;

- c. 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;
- d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director;
- f. Provide off-site right-of-way on Bamford Drive (City will condemn at developer's expense).

BACKGROUND INFORMATION: In March of 1982 the City Council approved an identical tentative map for this site (P-9662). This map has expired; therefore, the applicant is resubmitting a new map for the site. There were also two similar maps approved for the subject site prior to 1982 and none of these maps have ever been recorded (P-7862, P-9023). The previous requests for this site have also included 13 acres of land on the south side of Mack Road which is proposed for future multiple family development. In October of 1983 the City Council approved a parcel map for the subject site (P83-281). This map also separated the 13 acre multiple family site from the subject site. This parcel map was finalized on February 1, 1984.

STAFF EVALUATION: Staff has the following comments regarding this request:

- 1. As proposed this map is identical to the previously approved map (P-9662), excluding the 13 acres of Garden Apartment zoned property north of the subject site. The subject site is zoned for single family use and, therefore, staff has no objections to this request.
- 2. Parkland dedication fees were waived for the subject site in the recently approved parcel map since the site would require further subdivision. As proposed, this subdivision will now require parkland dedication. The Planning and Community Services Divisions have determined that 2.5479 acres of land are required for parkland dedication purposes and that fees are require in lieu of the dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends:

- 1. Ratification of the Negative Declaration; and
- 2. Approval of the Tentative Map, subject to the following conditions:

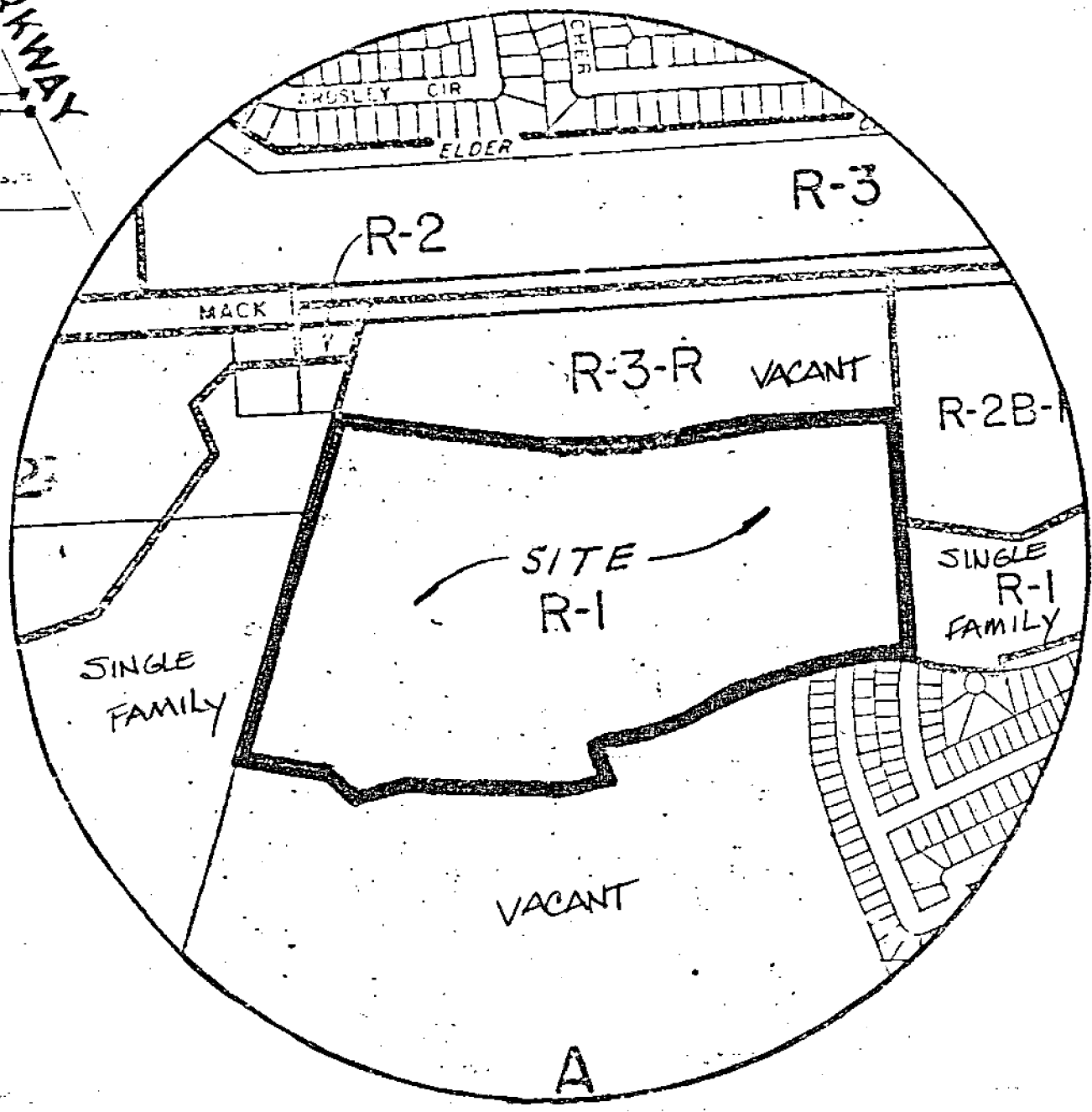
Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

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- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; will require off-site sewer and drain extension to Mack Road;
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- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director; *or meet Title 24 requirements.*
- f. Provide off-site right-of-way on Bamford Drive (City will condemn at developer's expense).

WINTER PARKWAY



LAND USE MAP

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FEATURE HOMES

RECORD OWNER AND SUBDIVIDER
 RWA Builders, Inc.
 600 East Main Street
 El Cajon, CA 92021

 EXISTING ZONE
 R-1

 PROPOSED ZONE:

11

4-12-84

P84-100

No. 16