



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT

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

MARTY VAN DUYN
PLANNING DIRECTOR

APPROVED
BY THE CITY COUNCIL

November 8, 1983

NOV 15 1983

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

as amended

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to allow non-standard street cross sections
 3. Tentative Map (P83-282) (APN: 031-070-65 and 031-350-14)

LOCATION: Easterly side of Greenhaven Drive, south of Rose Tree Way

SUMMARY

This is a request for entitlements necessary to develop the second phase of a subdivision known as Park Place South. This phase of the subdivision consists of seventy halfplex units on 9.6+ acres. Planning staff and Planning Commission recommend approval of the request subject to conditions. The Subdivision Review Committee recommends approval of the Tentative Map but denial of the Subdivision Modification to allow landscaped planters in the middle of the public street.

BACKGROUND INFORMATION

This project consists of the second phase of Park Place South as approved by the City Council in March of 1978 (P-8027). The original subdivision was designed with public streets which incorporated landscaped islands within the center of the street at various intervals.

The requested Subdivision Modification is necessary to allow the continued utilization of these landscaped islands in the second phase of development. The Planning Commission, as well as Planning staff, supports this request subject to conditions in the attached staff report. In addition, the islands have been and will continue to be maintained by the developer/homeowner association.

The Subdivision Review Committee, and in particular the City Engineer and Traffic Engineering offices, recommend against the installation of landscaped islands in the center of the public streets. These offices are concerned about the deviation from standard street designs as required throughout the rest of the City.

The Environmental Coordinator has determined that the proposed projects will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF THE PLANNING COMMISSION

On October 13, 1983, the Planning Commission, by a vote of five ayes and four absent, recommended approval of the project.

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RECOMMENDATION

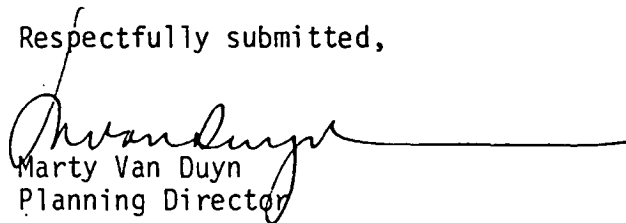
The Planning Commission and staff recommend that the City Council approve the project by:

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

However, should the Council desire to deny the Subdivision Modification, the proper procedure would be to deny the Subdivision Modification and to modify Condition "1" as follows:

1. The applicant shall redesign the Tentative Map to delete the landscaped islands in the public right-of-way.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

HY:lao
Attachments
P83-282

November 15, 1983
District 8

SACRAMENTO CITY PLANNING COMMISSION

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MEETING DATE October 13, 1983
 ITEM NO. 1201 FILE NO. P- 83-282
 M- _____

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

Recommendation LOCATION: E. side of Arumhamen Drive S of Rose Tree Way

- Favorable uncond.
 Unfavorable Petition Correspondence

| <u>NAME</u> | <u>PROponents</u> | <u>ADDRESS</u> |
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| <u>NAME</u> | <u>Opponents</u> | <u>ADDRESS</u> |
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MOTION NO. _____

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS 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 _____ MEETING
- OTHER _____

| | YES | NO | MOTION | 2ND |
|----------|---------------|----|--------|-----|
| Augusta | ✓ | | | |
| Fong | <u>absent</u> | | | |
| Holloway | <u>absent</u> | | | |
| Hunter | ✓ | | ✓ | |
| Ishmael | ✓ | | | ✓ |
| Larson | ✓ | | | |
| Silva | ✓ | | | |
| Simpson | <u>absent</u> | | | |
| Goodin | <u>absent</u> | | | |

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RESOLUTION No. 83-901

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED ON THE EASTERLY SIDE OF GREENHAVEN
DRIVE, SOUTH OF ROSE TREE WAY
(P-83-282)(APN: 031-070-65 and 031-350-14)

WHEREAS, the City Council, on November 15, 1983, held a public hearing on the request for approval of a subdivision modification and tentative map for property located on the easterly side of Greenhaven Drive, south of Rose Tree Way

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 balanced 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.

APPROVED
BY THE CITY COUNCIL

NOV 15 1983

OFFICE OF THE
CITY CLERK

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 South Pocket Community Plan designate the subject site for 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 Water 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. In the matter of the hereby approved requested subdivision modification to allow landscaping islands within the public right-of-way:
 - a. There are special circumstances in this case to grant the request that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the landscaping islands will be similar to existing islands to the north.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the applicant is proposing to continue a design concept that was used in Phase I of the project.
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modification will not significantly alter 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 in that the site is designated for residential use.
7. 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;
- c. Name the streets to the satisfaction of the Planning Director;
- d. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments;

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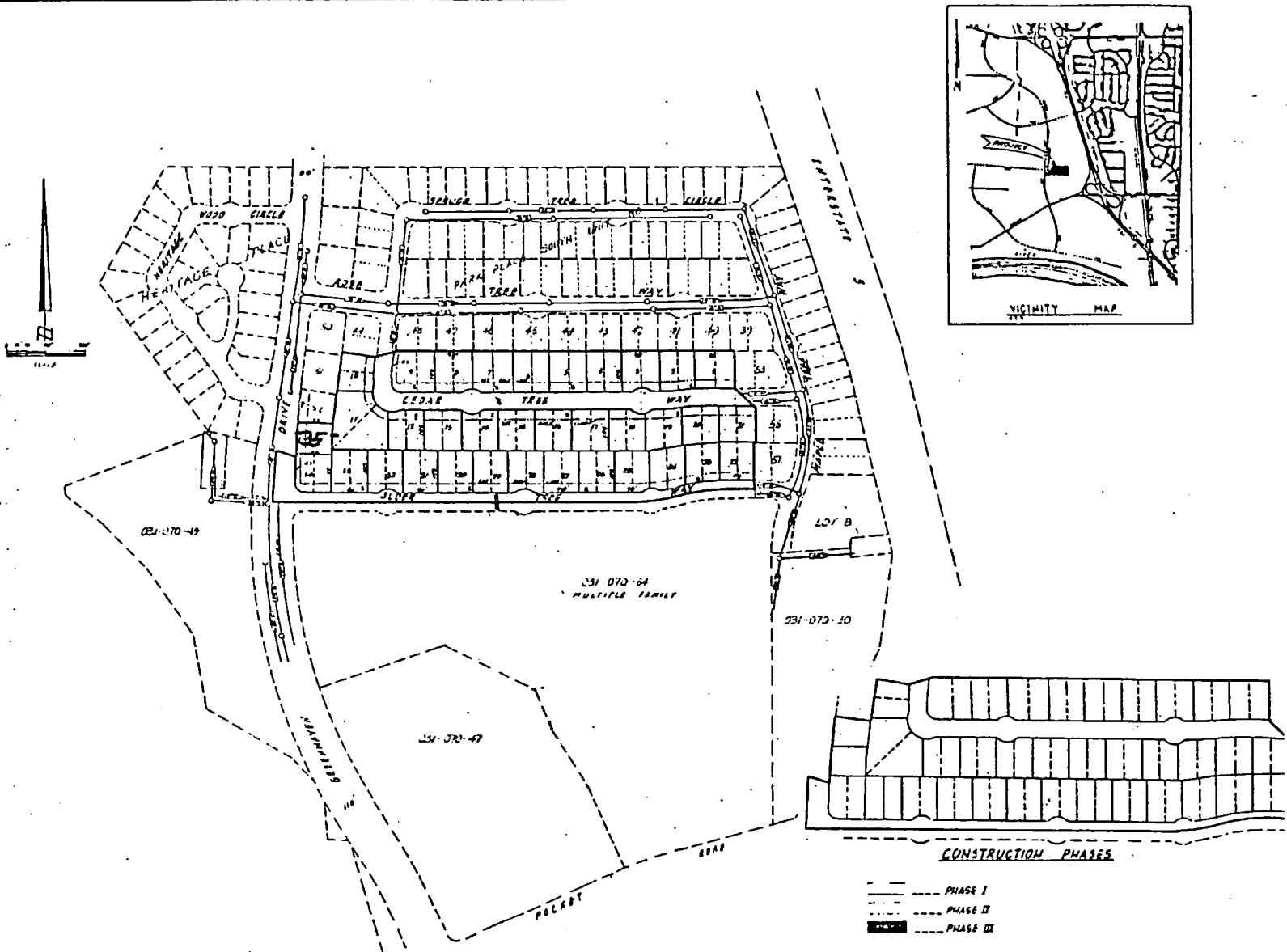
- e. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- f. Pursuant 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;
- g. Pay Pocket Bridge fees;
- h. Minimum lot pad elevations = +3.5', minimum gutter grade = +2.0';
- i. Provide for right-of-way width of 27' for Alder Tree Way and 12' of pavement on south side;
- j. Adjust the lot lines between proposed parcel 35 and the northern adjacent parcel through a lot line adjustment application;
- k. Revise the lot number system to include the designation of A and B for each proposed halfplex lot.
- l. The applicant shall redesign the Tentative Map to incorporate the landscaped planter design as illustrated on Exhibit "A".

MAYOR

ATTEST:

CITY CLERK

P83-282



OWNER:
 JWA & DEVELOPMENT CO
 8355 RIVERSIDE BLVD. BLDG. NO. 2
 SACRAMENTO, CALIF. 95831
 PH. 916-418-7883

SUBDIVIDER:
 SAME AS ABOVE

ENGINEER:
 METROPOLITAN CIVIL ENGINEERING CO
 1110 ROYALS RD.
 SACRAMENTO, CALIF. 95818
 PH. 916-422-8946

PRESENT ZONING:
 R. I. A.

PRESENT USE:
 VACANT

PROPOSED ZONING:
 R. I. A.

PROPOSED USE:
 34 SINGLE FAMILY ATTACHED LOTS
 (60 D.U.)
 1 SINGLE FAMILY LOT

NUMBER OF LOTS:
 SINGLE FAMILY ATTACHED - 34 (60 DU)
 SINGLE FAMILY - 1 LOTS

AREA:
 9.6 AC. ±

SCHOOL DISTRICT:
 SACRAMENTO CITY UNIFIED SCHOOL DIST

SOURCE OF WATER SUPPLY:
 CITY OF SACRAMENTO

SANITARY SEWER & STORM DRAINAGE:
 CITY OF SACRAMENTO

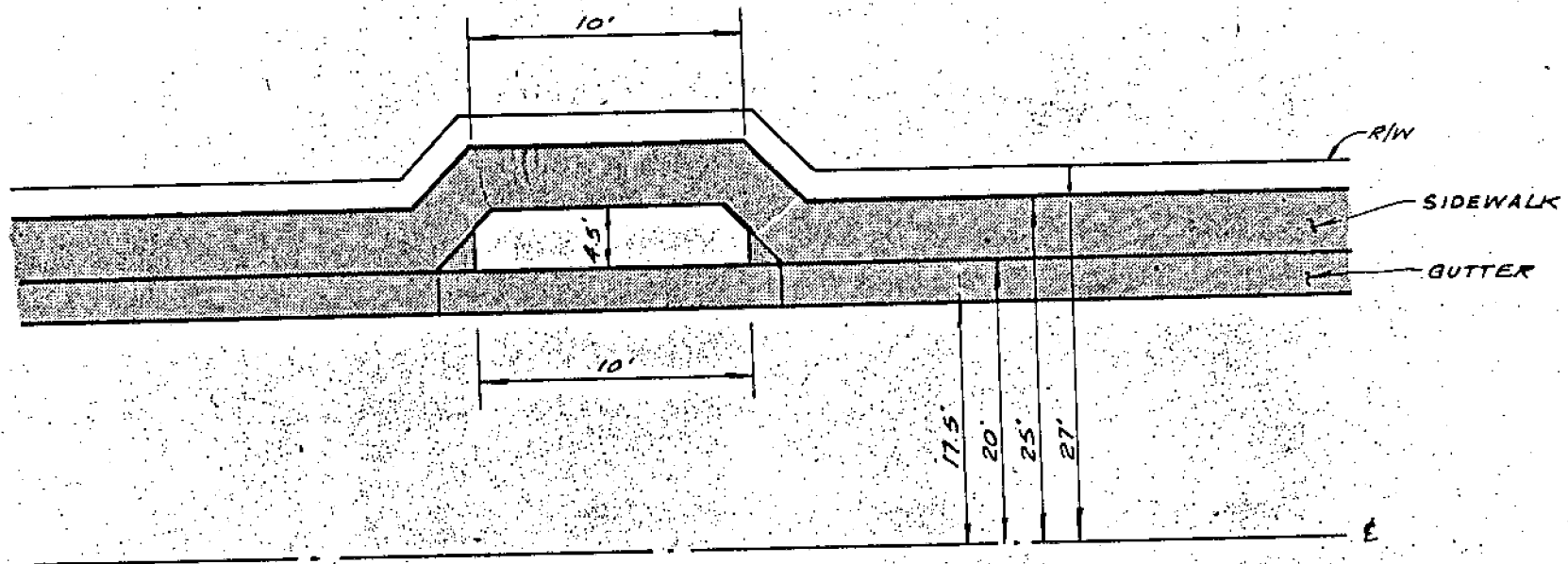
ASSESSORS PARCEL NO.:
 031-070-63
 031-550-14

DESCRIPTION:
 PORTION OF LOT C AND PORTION OF LOT 30, PARK
 PLACE SOUTH, 130 A.M. 7

TENTATIVE MAP OF
PARK PLACE SOUTH UNIT NO. 2

A SINGLE FAMILY ATTACHED HOME DEVELOPMENT
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST, 1983 SCALE: 1/4" = 100'
 PREPARED BY:
 METROPOLITAN CIVIL ENGINEERING COMPANY
 2190 ROYALE ROAD
 SACRAMENTO, CALIFORNIA 95816

--- PHASE I
 --- PHASE II
 --- PHASE III



TREE WELL DETAIL

EXHIBIT "A"

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STAFF REPORT AMENDED 10-13-83
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

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|---------------|--|------------------------|----------|---------------------|-----------------------|
| APPLICANT | Metropolitan Civil Eng. Co. - 2120 Royale Road, Sacramento, CA 95815 | | | | |
| OWNER | D.W.B. & D. Develop. Co. - 6355 #2-0 Riverside Dr., Sacramento, CA 95831 | | | | |
| PLANS BY | Metropolitan Civil Eng. Co. - 2120 Royale Road, Sacramento, CA 95815 | | | | |
| FILING DATE | 8-22-83 | 50 DAY CPC ACTION DATE | 10-13-83 | REPORT BY | SC:sg |
| NEGATIVE DEC. | 9-22-83 | EIR | | ASSESSOR'S PCL. NO. | 031-070-65;031-350-14 |

- APPLICATION:
1. Environmental Determination
 2. Tentative Map to divide 9.6± acres into 70 halfplex lots in the Townhouse (R-1A) zone
 3. Subdivision Modification to allow non-standard street cross section

LOCATION: E side of Greenhaven Drive south of Rose Tree Way

PROPOSAL: The applicant is requesting the necessary entitlements to create 70 halfplex lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Residential
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1A
South: Vacant; R-1A
East: Freeway I-5; R-1A
West: Single Family Residential; R-1

Property Dimensions: Irregular
Property Area: 9.6± acres
Density of Development: 7 units per acre
Square Footage of Lots: 4,725 sq. ft.
Square Footage of Buildings: 1,200 sq. ft. to 1,800 sq. ft.
Height of Structures: Single story
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Exterior Building Colors: Earth tone
Exterior Building Materials: Wood and brick
North/South Lot Orientation: 92%

Subdivision Review Committee Recommendation: On September 28, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map subject to conditions which follow and denial of the subdivision modification to allow non-standard street cross sections.

The Subdivision Review Committee recommends approval of the tentative map and denial of the subdivision modification. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the Planning Director;
4. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments;
5. 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;
6. 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;
7. Pay Pocket Bridge fees;
8. Minimum lot pad elevations = +3.5', minimum gutter grade = +2.0';
9. Provide for right-of-way width of 27' for Alder Tree Way and 12' of pavement on south side;
10. Adjust the lot lines between proposed parcel 35 and the northern adjacent parcel through a lot line adjustment application;
11. Revise the lot number system to include the designation of A and B for each proposed halfplex lot.

Background Information: In March of 1978 the City Council approved a subdivision known as Park Place South (P-8027). A portion of the subject site was designated as lot A on the original Park Place map and was proposed for future development in conjunction with this subdivision. The Park Place South development consists of zero lot lines with halfplex structures. Phase I is nearly completed and the applicant is proposing the Second Phase of development on the subject site. As approved by the City Council, the Phase I development was serviced by public streets with planted islands at various intervals in the center of the street.

Staff Evaluation: Staff has the following comments regarding this request:

1. The subject site is presently zoned for this type of development and the density is consistent with the South Pocket Plan for this location. The property to the north of the site is developed with halfplex structures and property south of the site is proposed for a 272 unit condominium project.
2. The Subdivision Review Committee recommended denial of the requested subdivision modification to allow non-standard street cross sections within this development. This recommendation was made because the proposal is not consistent with the City's adopted street standards. The first phase of this development was approved by the City Council with the non-standard street cross sections. Staff has no objections to the use of this street design on

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the interior streets within the subdivision since this design is consistent with the existing development north of the site. Staff does have concern over the use of this street design on Alder Tree Way since it is expected that traffic along this street will be greater due to the proposed condominium development on the south side of this street. The Subdivision Review Committee recommendation for a 54 foot street width without islands should be maintained on Alder Tree Way to ensure traffic safety and adequate access for development along this street.

3. The Planning and Community Services Departments have determined that 1.043 acres of land are required for parkland dedication purposes and that fees are to be charge in lieu of the required dedication.

The applicant shall submit 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.

4. The Sacramento Unified School District has indicated that the maximum yield of students from this development to be 11 elementary, five middle school and four high school students.

Recommendation: Staff recommends the following actions:

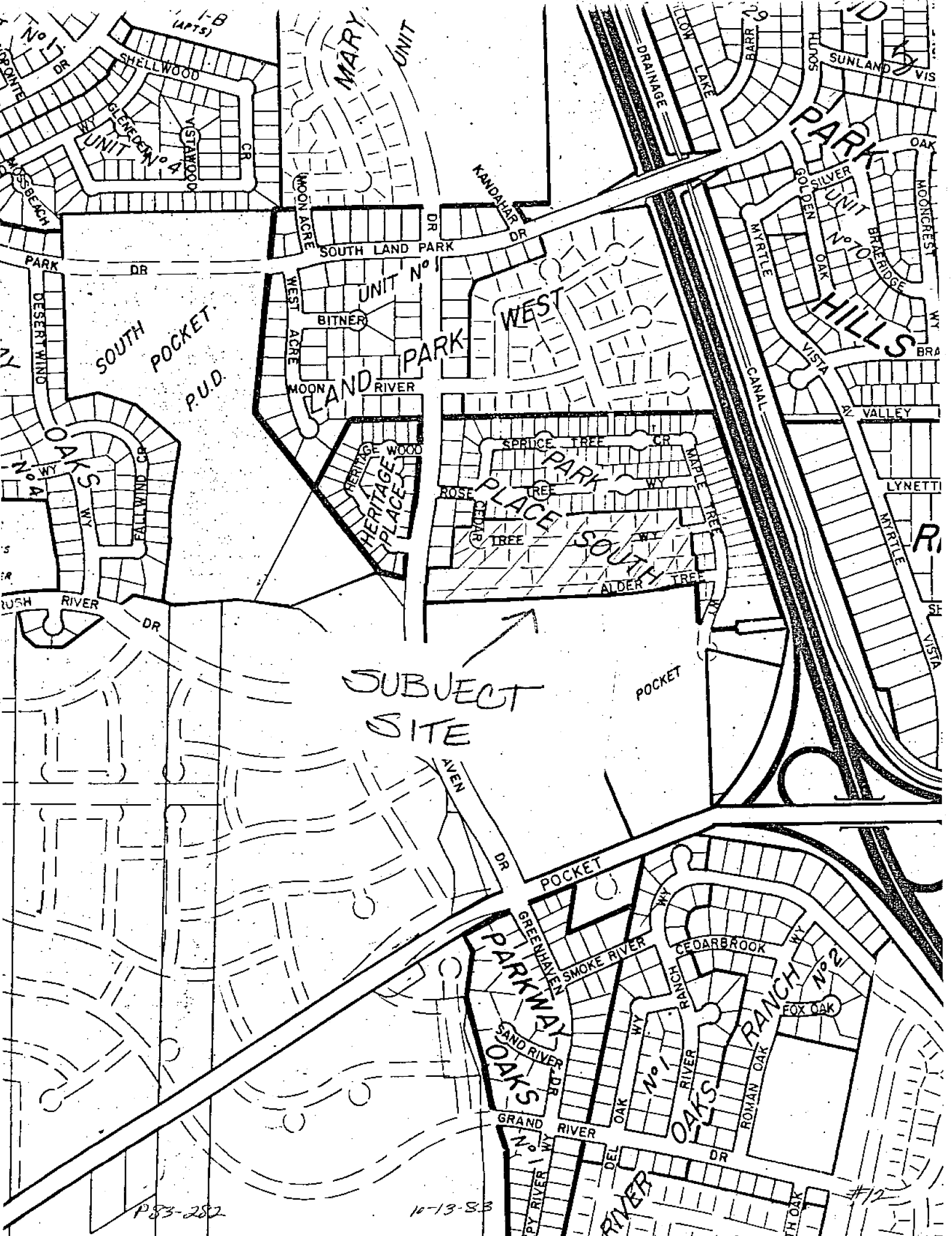
1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map subject to conditions to follow; and
3. Approval of the Sub vision Modification to allow non-standard street sections *on Cedar Tree Way, as indicated on the tentative map and the tree pockets on Alder Tree Way as indicated on Exhibit A. (CPC amended)*

Tentative Map Conditions

- 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;
- c. Name the streets to the satisfaction of the Planning Director;
- d. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments;
- e. 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;
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- g. Pay Pocket Bridge fees;
- h. Minimum lot pad elevations = +3.5', minimum gutter grade = +2.0';
- i. Provide for right-of-way width of 27' for Alder Tree Way and 12' of pavement on south side;
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- k. Revise the lot number system to include the designation of A and B for each proposed halfplex lot.



SUBJECT SITE

P83-282

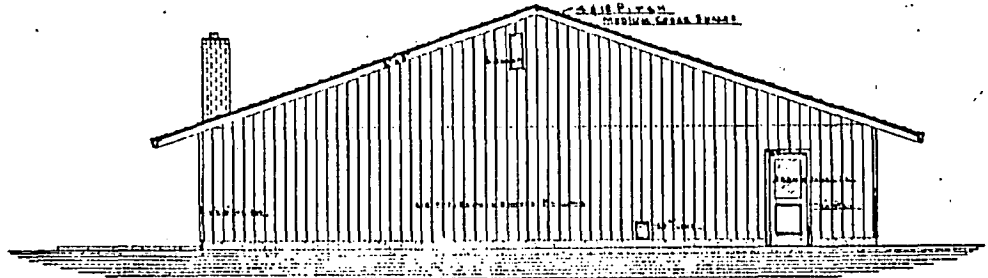
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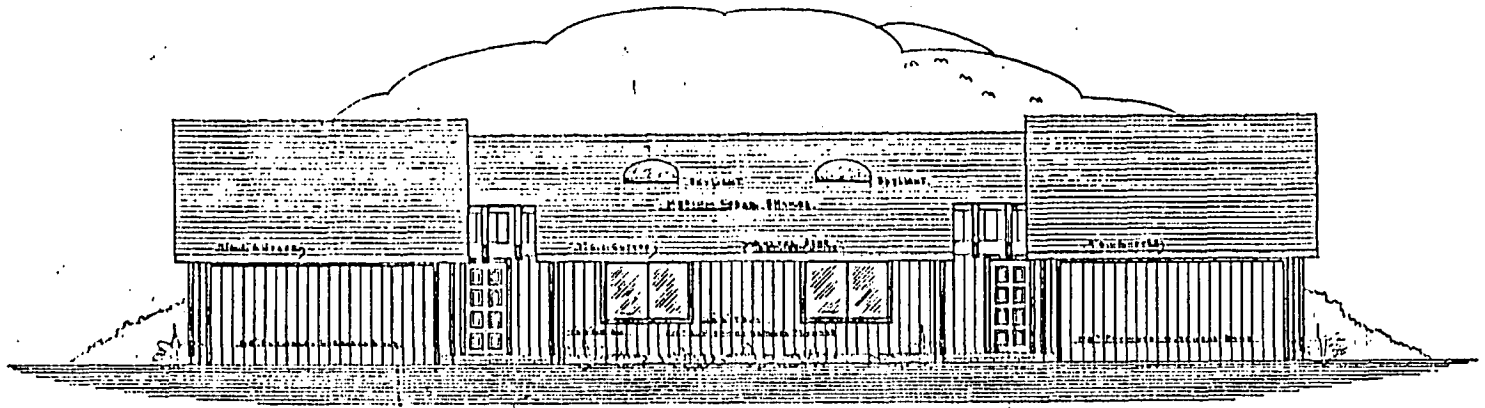
P
83282

10-13-83

Item 12



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



STREET ELEVATION
SCALE 1/4" = 1'-0"

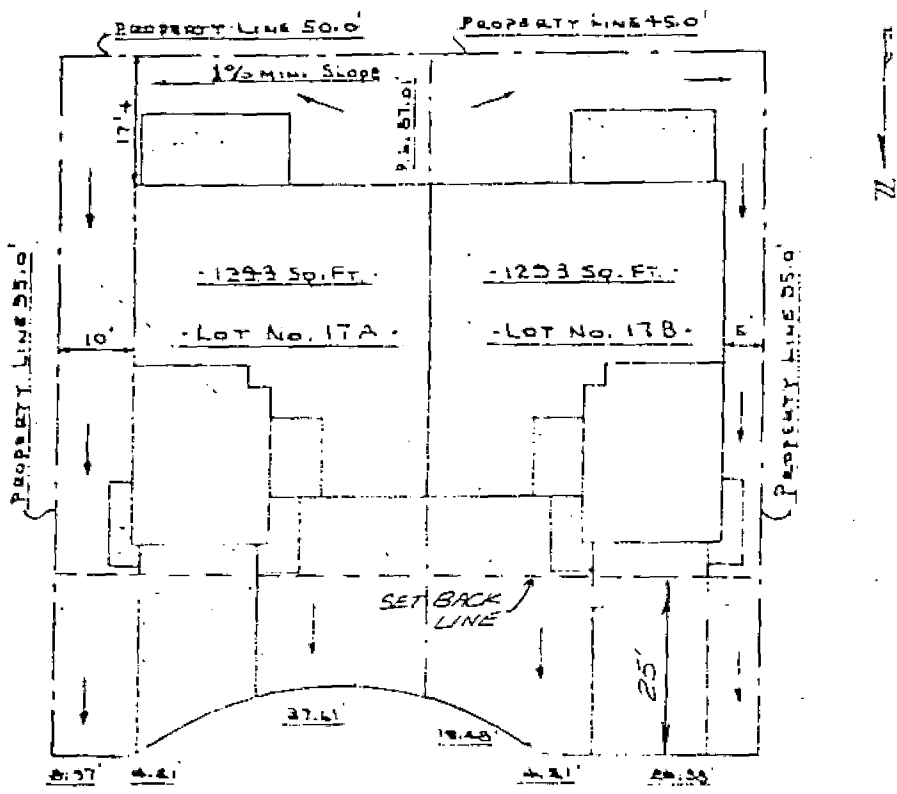
BASEFORD CONSTRUCTION CO.

PLAN No. 1293

MILTON F. WHITE
 ARCHITECT
 1000 BROADWAY, NEW YORK, N.Y.
 10018

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• LOTS No. 17A & 17B •
 • PARK PLACE SOUTH •
 • SACRAMENTO, CA. •

• PLOT PLAN •
 • SCALE 1/4" = 1'-0" •

November 17, 1983

DWB & D Development Company
6455 Riverside Drive, Building 2, Suite '0'
Sacramento, CA 95831

Dear Sir or Madam:

On November 15, 1983, the Sacramento City Council took the following action(s) for property located on east side of Greenhaven Drive south of Rose Tree Way (P-83282):

Adopted a resolution adopting Findings of Fact approving a tentative map to divide 9.16± ac. into 70 halfplex lots in R-1A zone; and subdivision modification to allow non-standard street cross section.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,



Lorraine Magana
City Clerk

LM/sl/15

Enclosure: CC83-901

cc: Planning Department

METROPOLITAN CIVIL ENGINEERING COMPANY
2120 Royale Road
Sacramento, CA 95815

