

REPORT AMENDED BY STAFF 1-28-88
CITY PLANNING COMMISSION

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

APPLICANT Morton & Pitalo, Inc. - 1400 Alhambra Boulevard, Sacramento, CA 95816
OWNER Sumners, Nay & Phillips, c/o J. Lillis - Box 523, Fairfield, CA 94533
PLANS BY Morton & Pitalo, Inc. - 1400 Alhambra Boulevard, Sacramento, CA 95816
FILING DATE 8-7-87 ENVIR. DET. 1-18-88 REPORT BY SD:sg
ASSESSOR'S-PCL.NO. 226-0230-004; 0240-021-022

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map
 - C. Variance to create lots substandard in depth
 - D. Subdivision Modification to create lots substandard in depth
 - E. Subdivision Modification to create lots substandard in area (Withdrawn)

LOCATION: North side of Main Avenue, 600+' west of Rio Linda Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 7.3+ acres into 28 single family lots and 12 halfplex lots.

PROJECT INFORMATION:

General Plan Update

Designation:	Residential 4-15 du/ac.
1984 North Sacramento	
Community Plan Designation:	Residential 7-15 du/ac.
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Two single family residences

Surrounding Land Use and Zoning:

North: Single family; R-1
South: Single family; A
East: Single family; R-1
West: Single family; R-1

Property Dimensions:	Irregular
Property Area:	7.3+ acres
Density of Development:	7.1 d.u. per acre
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 13, 1988, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the project subject to the attached conditions.

APPLC.NO. P87-360 MEETING DATE January 28, 1988 ITEM NO 5

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the General Plan and 7-15 dwellings per acre in the 1984 North Sacramento Community Plan. The site is surrounded by single family development on lots of various sizes. Surrounding development is designated for low density residential uses.

B. Design

The subject site consists of three separate Assessor's parcels totalling 7.3+ acres. The site is developed with two residences. The house on proposed lot 11 is to remain. The house and accessory structures on lots 32-35B are to be removed.

The combination of parcels results in an irregularly-shaped parcel. In addition, proposed Taylor Street must align with existing Taylor Street to the south. These design constraints make standard single family lot dimensions infeasible. Lots 30-33 are less than 100' in depth. Staff has no objection since each lot has adequate area to construct a standard single family residence. No further height, area or setback variances for lots 30-33 will be supported by staff.

Kings Drive stubs at the east and west property line. The 5+ acre parcel to the west of the site is encumbered by a 100' wide P.G. & E. transmission line easement. Staff has worked out a possible future lotting pattern to assure the developability of the parcel adjacent to the west.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .596 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project will not have an adverse impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions by the Planning Commission:

- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map subject to conditions which follow;
- C. Approve the variance to create lots substandard in depth based upon findings of fact which follow; and
- D. Recommend approval of the subdivision modification to create lots substandard in depth.

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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code including "Nay" and "McKinney" parcels/parcel and Main Ave. and round corner por. of "McKinney" parcel, standard subdivision improvements excluding sidewalks will be required on Taylor St. adj. to "McKinney" parcel. (staff amended)
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site extensions and oversizing. City will condemn off-site easements outside public right-of-way at developer's expense if necessary.
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
4. 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.
5. 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.
6. 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 comply with Title 24 requirements of the Uniform Building Code.
7. Submit a soils test prepared by a registered engineer to be used in street design.
8. Name streets to the satisfaction of the Planning Director.
9. Dedicate the north 5' and the west 5' of Lot 11 Public Utility Easement for underground electrical facilities and appurtenances.
10. Remove accumulation of wire and auto parts.
11. Dedicate Main Avenue to an 80' right-of-way.
12. Require off-site dedication along Main Avenue and Taylor Street. City will condemn at developer's expense, if necessary.
13. Show all existing easements (abandon 30' road easement on map or by separate instrument prior to filing final map).
14. Enter into a reimbursement agreement with the City for overwidth paving required on Main Avenue.

15. Remove existing house and barn on Lots 32-35.

NOTE: a. A portion or all of the property may lie in zone "X" of FEMA (FIRM) Flood Maps.

b. West boundary line is 407' (not 417').

16. Provide a 10' tangent section between the reverse curve on Taylor Street and Kings Drive.
17. Width of Taylor Street shall be 50' for 200' north of Main Avenue.
18. Place a note on the final map indicating no additional height, area or setback variances will be supported on Lots 30-33.

Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended an individual applicant in that the subject property is irregularly-shaped and the existing alignment of Taylor Street pose design constraints on the site.
2. The request does not constitute a use variance in that single family residences are allowed in the R-1 zone.
3. Granting the request will not result in a disservice to surrounding property in that the lots will have adequate area for standard development.
4. The density of 7.1 units is within the range allowed in the 1984 North Sacramento Community Plan of 7-15 units per acre.
5. The project is consistent with the General Plan which designates the site as residential.

787360

JAN. 28, 1988

122

211



SCALE: 1"=40'

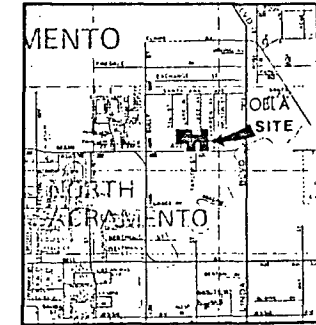
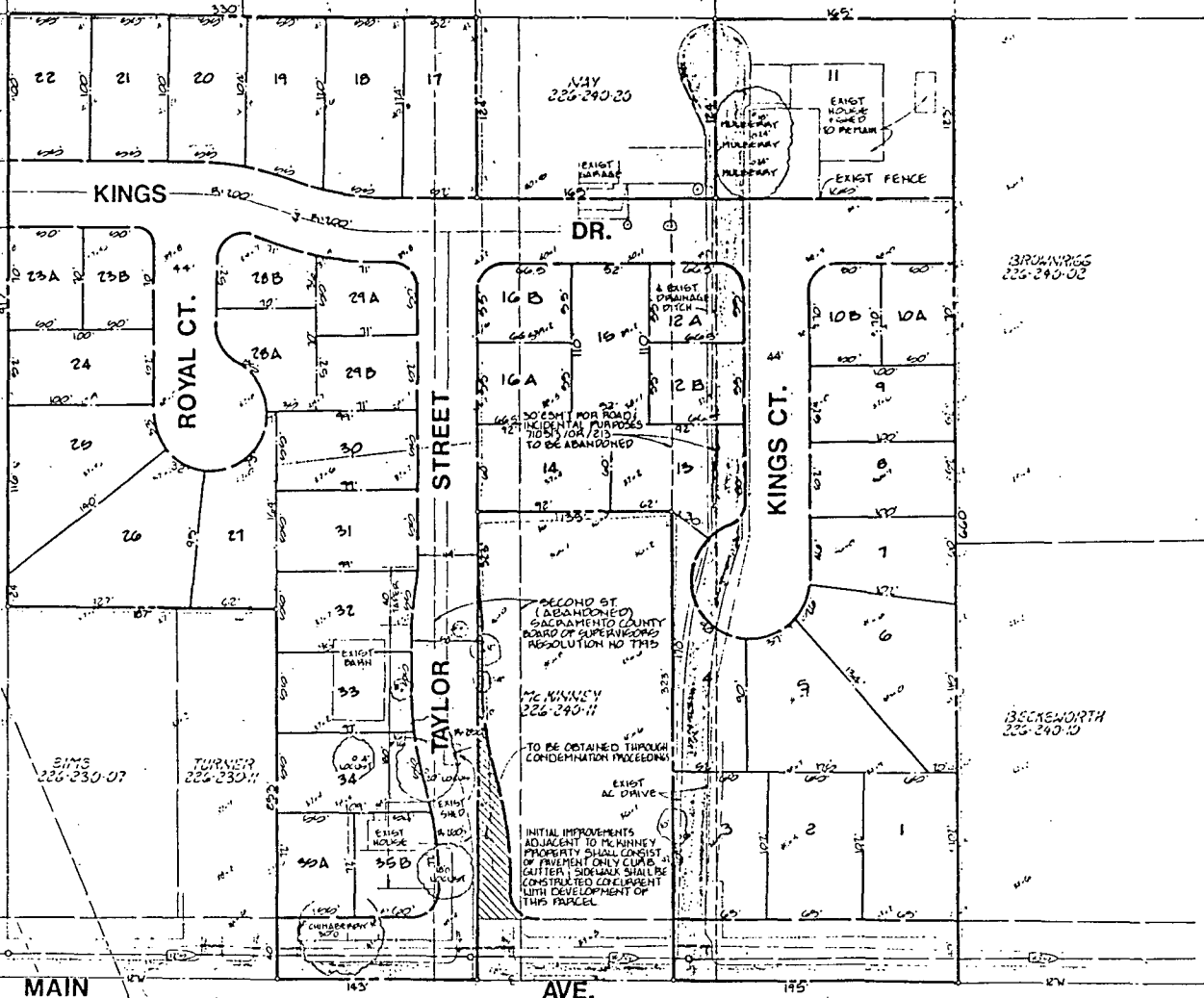
AMMISLEY
226-190-25

GOISEL
226-190-33

MUSOLF
226-190-18

CATLETT
226-200-45

VOAST
226-200-43



VICINITY MAP
NO SCALE

OWNER/DEVELOPER
JOE LILLIS AND LEO VAN PUTTEN
P.O. BOX 523
FAIRFIELD, CA 94533

ARCHITECT
MORTON & PITALO, INC.
1600 ARDEN AVENUE, SUITE 200
SACRAMENTO, CA 95816

ASSESSMENT MAPS
720-24-1 & 22
720-23-04

AREA
7.32 ACRES

PERMITS
N-3

STREET FRONTAGE
CITY OF SACRAMENTO

WATERWAY FRONTAGE
CITY OF SACRAMENTO

WATER
CITY OF SACRAMENTO

ELECTRICITY
CITY OF SACRAMENTO

SEWER
CITY OF SACRAMENTO

SEWER GAS & ELECTRIC
CITY OF SACRAMENTO

SEWER DISTRICT
CITY OF SACRAMENTO

SEWER & WATER MAINS
CITY OF SACRAMENTO

SEWER & WATER MAINS
CITY OF SACRAMENTO

SEWER & WATER MAINS
CITY OF SACRAMENTO

SEWER & WATER MAINS
CITY OF SACRAMENTO

Original Request

WILSON
237-040-12

GARVIN
237-040-13

DAVIS
237-040-14

TAYLOR
ST.

BURLESON
237-040-15

GEORGE
237-040-16

CAUFIELD
237-040-17

MIRANDA
237-040-18

REINTEMA
237-040-19

REVISED 1-5-88
REVISED 12-1-87
REVISED 11-11-87

NO.	DESCRIPTION	APPROVED	DATE
1	DISK NO.		
2	BENCH MARK		
3	SCALE		
4	HORIZ. 1"=40'		
5	VERT. 1"=10'		

002371

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR. JEP

mp MORTON & PITALO, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING

TENTATIVE SUBDIVISION
KINGS MEADOW

CITY OF SACRAMENTO

DATE
AUG 1987
SHEET
OF 1

FILE NO. 270210