

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> <u>Rose's Engineering, 9070 Elk Grove Blvd., Elk Grove, CA 95624</u>		
<b>OWNER</b> <u>Tien Phuong Chung, etal. 7042 Sylvan Rd. Citrus Heights, CA 95823</u>		
<b>PLANS BY</b> <u>Rose's Engineering</u>		
<b>FILING DATE</b> <u>12-29-89</u>	<b>ENVIR. DET.</b> <u>Negative Declaration</u>	<b>REPORT BY DS</b>
<b>ASSESSOR'S PCL. NO.</b> <u>038-0051-008</u>		

**APPLICATION:** A. Negative Declaration  
B. Tentative Map (P90-067)

**LOCATION:** 7301 Lemon Hill Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlement to subdivide 2.81± partially developed acres into 15 Standard Single Family lots.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
1986 South Sacramento Community Plan Designation:	Low Density Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Primarily vacant with one existing residence.
Surrounding Land Use and Zoning:	Setbacks: Required Provided
North: Residential, R-1	Front: 25'
South: Residential, R-1	Side(Int): 5'
East: Residential, R-1	Side(St): 12.5'
West: Residential, R-1	Rear: 15'

Property Dimensions: 225' X 627'  
Property Area: 2.81± acres  
Density of Development: 5.3 d.u. per acre  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

002118

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On August 8, 1990, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the tentative map. The recommended conditions of approval are contained below.

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site consists of 2.81± partially developed acres in the Standard Single Family (R-1) zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1986 South Sacramento Community Plan designates the site as Residential (4-8 du/na). The surrounding land use and zoning for the subject site is residential, zoned R-1 on all sites.

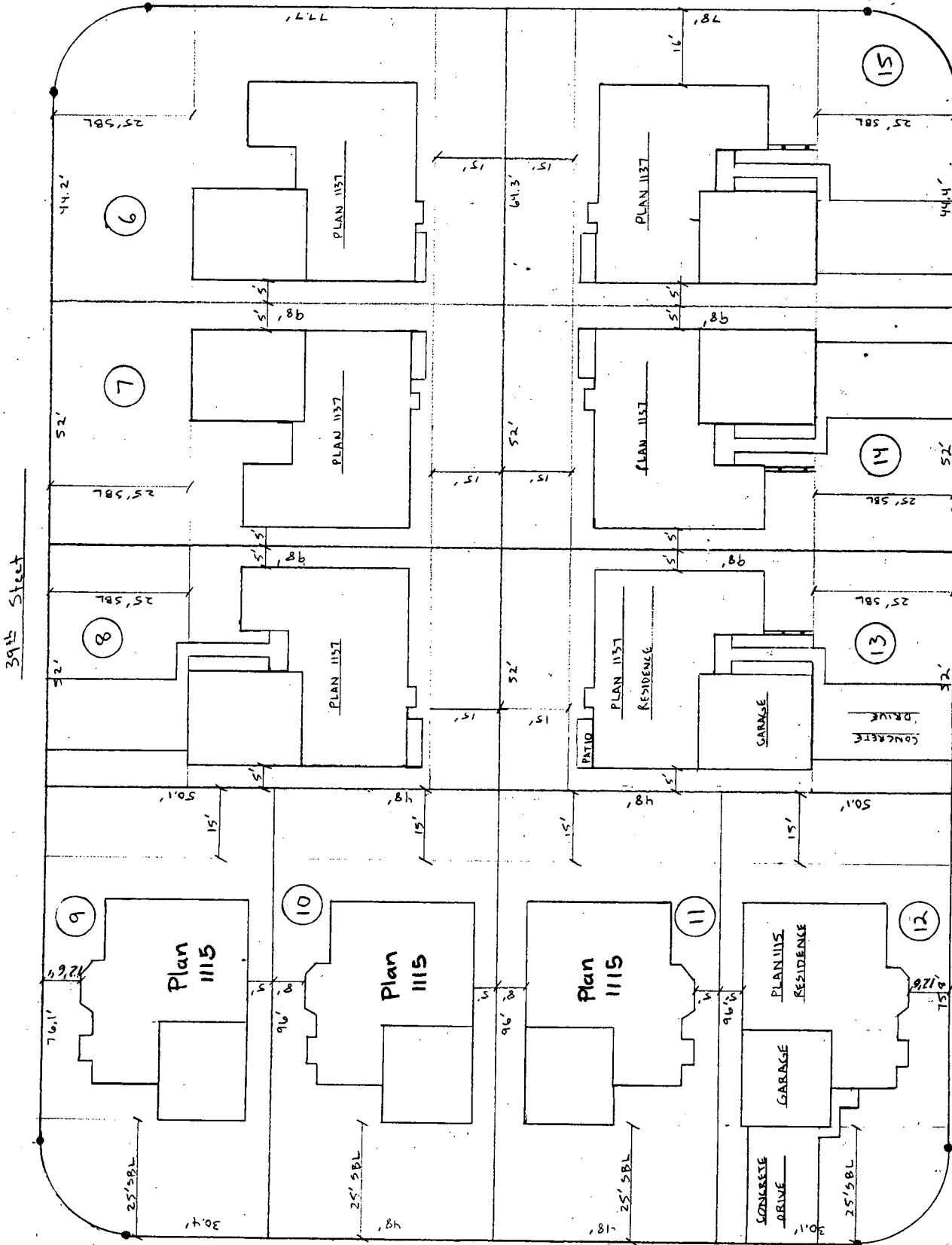


EXHIBIT B  
 SITE PLANS FOR  
 VARIANCES &  
 SUBMODS. (LOTS 6-16)

BELLCREST  
 ESTATES  
 PLOT PLAN  
 1115 & 1137  
 LOTS 6-16

SCALE 1" = 20'

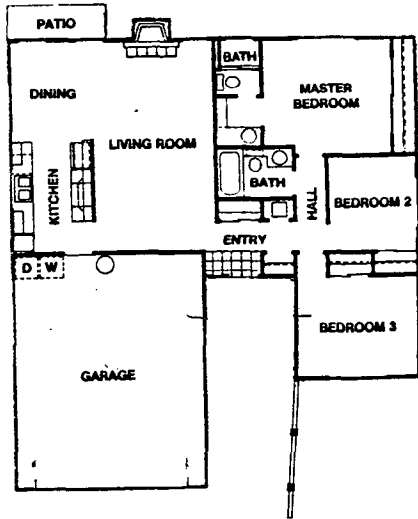
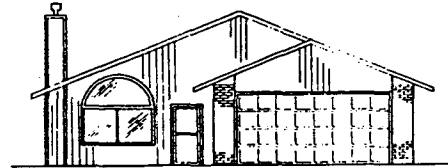
Belleview Avenue



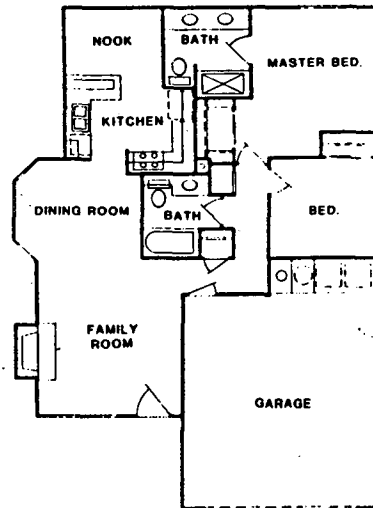
002126



BELL CREST ESTATES LOTS 6-16



PLAN 1137



PLAN 1115

002127

EXHIBIT C  
FLOOR PLANS  
FOR LOTS 6-16

P90-067

MAY 23, 1991

# 16