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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

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

Marty Van Duyn

PLANNING DIRECTOR

February 14, 1980

CITY MANAGER'S OFFICE
RECEIVED
FEB 14 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Time Extension for Larchmont Valley Hi #13A
and #14 - Tentative Map (P-8292)

BACKGROUND INFORMATION

The subject tentative map was approved by the City Council on September 5, 1978, and is scheduled to expire on March 5, 1980. The applicant is requesting a one-year extension in order to allow additional time to complete the final map.

The subdivision contains 43 acres and consists of 224 single family lots. As indicated on the attached Exhibit A, 21 lots have been recorded. Currently, the City Engineer's staff and the County Public Works Department are reviewing the improvement plans for the remainder of the project.

The original staff report is attached for the Council's information.

RECOMMENDATION

The staff recommends that the Council grant a one-time, one-year time extension for the tentative map. Said extension will lapse on March 5, 1981.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slupe
Walter J. Slupe, City Manager

APPROVED
BY THE CITY COUNCIL

FEB 19 1980

OFFICE OF THE
CITY CLERK

MVD:DP:jm
Attachments
P-8292

February 19, 1980
District No. 8

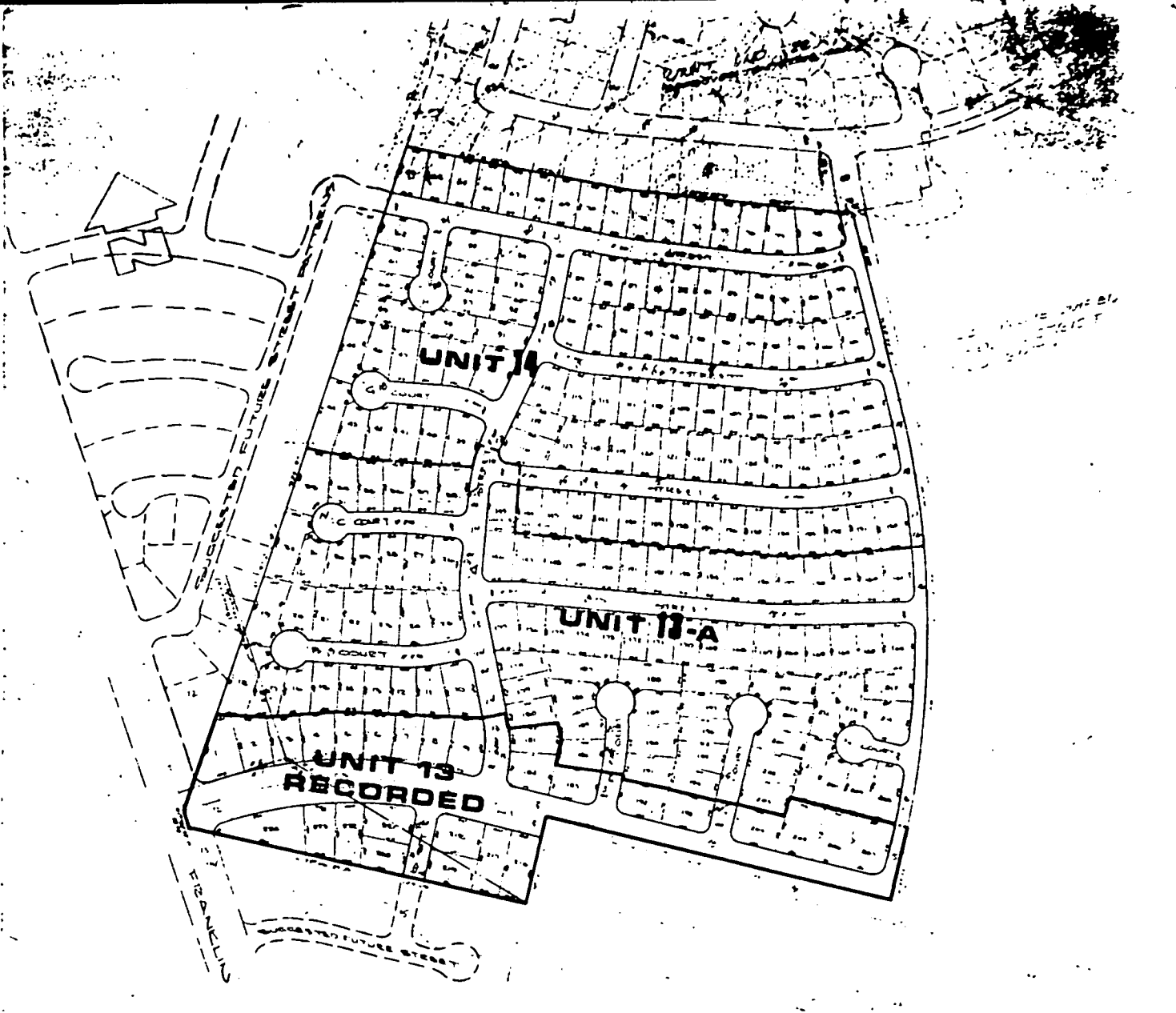


Exhibit "A"

VICINITY MAP

REVISIONS

REVISED FOR NBC ADDRESS BY JAY B. 1/78

P-8292

TENTATIVE MAP
 LARCHMONT
 VALLEY HI UNIT 13 & 14

CITY OF SACRAMENTO, CALIFORNIA
 JUNE 11, 1978 SCALE 1"=100'



SACRAMENTO CITY PLANNING COMMISSION

AG DATE August 10, 1978
 M NO. 7c FILE NO. P-8292
 M- _____

- REZONING
- SPECIAL PERMIT
- VARIANCE
- SUBD. MOD.
- TENTATIVE MAP
- EIR DETERMINATION
- EXT. OF PERMIT
- OTHER

LOCATION: E side of Franklin Blvd., approx. 2,600' S of Mack Rd.

PROponents

<u>NAME</u>	<u>ADDRESS</u>
<u>Rev. Ramirez</u>	<u>2550 Valley Rd.</u>

OPponents

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

MOTION NO. _____

	YES	NO	MOTION	2ND
Andrews	✓			
Augusta	✓			✓
Collin	✓			
Fong	✓			
Grimes	✓			
Muraki	✓		✓	
Silva	✓			
Simpson	✓			

MOTION:

- 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 conds. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping

R-2A-R

C-2

R-2

R-3

MACK

R-3-R

R-2B-R

P-8292

R-1

C-2

C-2

R-1

R-1

AUGUST 10, 1978

R-1

FRANKLIN
R-2

R-1

SUBJECT
SITE

A

MONAGH

PARA

MONAGHAN CIR

VALLEY

MEADOW PARK

R-3

Item No. 7

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Reiners & Hayes, 2550 Valley Road, Sacramento, CA				
OWNER	M. J. Brock & Sons, 3350 Watt Avenue, Sacramento, CA				
PLANS BY	Reiners & Hayes, 2550 Valley Road, Sacramento, CA				
FILING DATE	7-13-78	50 DAY CPC ACTION DATE		REPORT BY:	PH:BJ
NEGATIVE DEC.	7-31-78	EIR		ASSESSOR'S PCL. NO.	117-010-70

- APPLICATION:
1. Environmental Impact Determination
 2. Rezoning from R-2 and R-3 to R-1
 3. Subdivision Modification/Variance to create lots with a depth greater than 160 feet
 4. Tentative Map to divide 43.2+ acres into 224 single family lots

LOCATION: On east side of Franklin Boulevard, approximately 2,600 feet south of Mack Road

PROJECT INFORMATION

General Plan Designation: Residential
Valley Hi Community Plan(1968): Light Density Residential
Existing Zoning of Site: R-1, R-2, R-3
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:

North: Vacant; R-1 (approved tentative map)
South: Vacant; R-1 (approved tentative map)
East: Vacant; R-1 (school sites)
West: Vacant; R-1 and R-2

Property Dimensions: Irregular shaped Area: 43. acres
Density of Development: 5.18 du/gross acre
Topography: Flat
Street Improvements: To be provided
Existing Utilities: Available to site
School District: Elk Grove School District
Average Lot Size: 55' x 100' (interior lots)
65' x 100' (corner lots)
North/South Lots: 79%

STAFF EVALUATION

An evaluation of the requests has identified the following issues:

1. The project is compatible with surrounding land uses and consistent with the General Plan and Valley Hi Community Plan. There are approved tentative subdivision maps to the north and south.
2. The Elk Grove School District reviewed the proposal and indicated it would generate a maximum yield of 59 elementary, 12 junior high, and 24 senior high school students. The District indicated that additional portable classrooms would be provided if enrollment increases beyond the current physical capacity. They also indicated that the District can no longer guarantee that students will be housed in facilities in the immediate neighborhood.
3. The applicant is proposing seven cul-de-sacs in the design of the subdivision. The proposed cul-de-sac lots meet the lot depth, width and size requirements of the R-1 single family residential zone, but staff still has concern with the future outcome of the cul-de-sac design.
4. The applicant is proposing to rezone the following lots from R-2 and R-3 to R-1.
R-3 (Lots 220, 222, 223, 224 and a portion of Lots 216, 217, 218, 219 and 225).
R-2 (Lots 1, 2 and a portion of 3, 17 and 18).
Note: The remaining lots are zoned R-1.
5. The applicant is proposing to develop lot 224 as a deep lot. With the location of Valley Hi Drive being fixed, the design of this area was extremely limited. The odd configuration of the lot may be resolved at a later date, with the development of the property to the south (assuming the owner of the property to the south develops his property as single family).

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION

On July 20, 1978, the committee recommended approval of the tentative map with a vote of 9 ayes and 1 abstain, subject to the following conditions:

1. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
2. Applicant shall provide the standard subdivision improvements as per the City of Sacramento Subdivision Ordinance (Sec. 40.811).
3. Applicant shall name all streets, subject to the satisfaction of the Planning Director.
4. Applicant shall name all cul-de-sacs with six lots or more with a separate name "Court."

5. Applicant shall redesign the tentative map around "A" Street and "B" Court to the satisfaction of the Planning Director and Traffic Engineer.
6. Applicant shall provide street lights as per the Standard Improvements of the Subdivision Ordinance.
7. Applicant shall connect on-site water systems to at least two or more existing distribution systems. Off-site water mains may be required.
8. No half streets are allowed; applicant must construct full streets along all boundaries.
9. Applicant shall dedicate 90-foot right-of-way along Valley Hi Drive.
10. Applicant shall construct full improvements for 54-foot street fronting school site.

STAFF RECOMMENDATION: The staff recommends:

1. The Negative Declaration be ratified.
2. The subject site be rezoned from R-2 and R-3 to the R-1 Single Family Residential zone.
3. The Subdivision Modification/Variance to create lot 224 with a depth greater than 160 feet be approved.
4. The tentative map be approved subject to compliance with the Subdivision Review Committee's recommended conditions.

Findings of Fact for Tentative Map

1. The proposed map is consistent with the applicable general and specific plans.

Fact: The 1974 General Plan and the 1968 Valley Hi Community Plan indicate the site for residential uses.
2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Fact: Section 40.102 of the Subdivision Regulations designates said regulations as a specific plan for the City of Sacramento.

Fact: Any required site improvements will be accomplished under the provisions of the Subdivision Regulations.
3. The site is physically suitable for the type of proposed density of development.

Fact: The site is physically suitable for the type of proposed density of development in that it is flat with no significant erosional soil expansion or other similar problems.

4. The design of the subdivision and proposed improvements are not likely to cause significant environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

Fact: The Environmental Coordinator has assessed the project and has filed a Negative Declaration with the City Clerk.

5. The design of the subdivision and type of improvements are not likely to cause serious public health problems.

Fact: The County Environmental Health Agency has reviewed the proposal and has recommended no conditions of approval for the tentative map.

6. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Fact: Other than public utility easements, no easements for access through or use of property within the proposed subdivision have been acquired by the public at large.

7. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by the California Water Quality Control Board.

Fact: The City of Sacramento Water and Sewer Department on behalf of the California Regional Water Quality Control Board, Central Valley Region, has reviewed the proposal and has no conditions related to water quality requirements for this tentative map.

Findings of Fact for Subdivision Modification/Variance:

1. 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: Since Valley Hi Drive is fixed by an approved tentative map to the south, the applicant had little choice in the design of Lot 224.

2. That cost to the subdivider of strict or literal compliance with the regulations is not the sole reason for granting the modification.

Fact: With the portion of the site below Valley Hi Drive being an odd configuration, there was not many ways to divide that portion.

3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.

Fact: Lot 224 is a buildable lot in that, if approved, all minimum setbacks can be met.

4. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

Fact: The site is designated for residential uses.

RESOLUTION NO. 78-606

Adopted by The Sacramento City Council on date of

SEP - 5 1978

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR A TENTATIVE MAP FOR VALLEY HI UNIT No. 13
AND 14. (P-8292)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Valley Hi Unit No. 13 and 14 (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on September 5, 1978, 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 Valley Hi 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.
- 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 actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

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 be approved subject to the following conditions:
 - 1. Applicant shall prepare a sewer and drainage study for review and approval by the City Engineer.
 - 2. Applicant shall provide the standard subdivision improvements as per the City of Sacramento Subdivision Ordinance (Sec. 40.811).
 - 3. Applicant shall name all streets, subject to the satisfaction of the Planning Director.
 - 4. Applicant shall name all cul-de-sacs with six lots or more with a separate name "Court".
 - 5. Applicant shall redesign the tentative map around "A" Street and "B" Court to the satisfaction of the Planning Director and Traffic Engineer.
 - 6. Applicant shall provide streetlights as per the Standard Improvements of the Subdivision Ordinance.
 - 7. Applicant shall connect on-site water systems to at least two or more existing distribution systems. Off-site water mains may be required.
 - 8. No half streets are allowed; applicant must construct full streets along all boundaries.
 - 9. Applicant shall dedicate 90-foot right-of-way along Valley Hi Drive.
 - 10. Applicant shall construct full improvements for 54-foot street fronting school site.

PHILLIP L. ISENBERG
MAYOR

ATTEST:

LORRAINE MAGANA
CITY CLERK

km

P-8292

CERTIFIED AS TRUE COPY
of Resolution No. 78-606

SEP 6 1978

DATE CERTIFIED
Deputy CITY CLERK, CITY OF SACRAMENTO