



CITY OF SACRAMENTO

24

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 31, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Negative Declaration
2. Subdivision Modification to create substandard lots
3. Tentative Map (P-9422)

LOCATION: 600 feet southeast of Riverside Boulevard and
13th Avenue

SUMMARY

This is a request for entitlements necessary to develop a 3+ acre site into eight single family lots in the R-1 zone. The Planning Commission and the staff recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject 3+ acre site is a vacant triangular-shaped parcel zoned R-1. The applicant proposes to divide the property into eight lots. One of the lots would be less than 100 feet in depth. Staff has no objection to the substandard lot in that the subject site is an irregular-shaped parcel which makes it difficult to meet all requirements of the Subdivision Ordinance.

The subject site is located in a single family residential area. The proposal is compatible in use and density with the surrounding neighborhood and the Riverside-Land Park Community Plan.

The Planning and Community Services Departments have determined that fees are to be charged in lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the residential land to be subdivided prior to filing of the final map.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

APPROVED
BY THE CITY COUNCIL

Page 1

AUG -4 1981

OFFICE OF THE
CITY CLERK

VOTE OF PLANNING COMMISSION

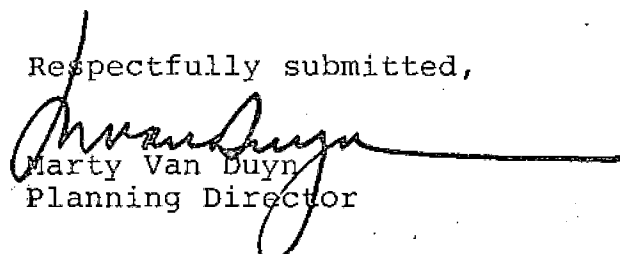
On June 25, 1981 the Planning Commission, by a vote of eight ayes and one absent, recommended approval of the project subject to conditions.

RECOMMENDATION

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

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

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:JIT:bw
Attachments
P-9422

August 4, 1981
District No. 4

RESOLUTION No. 81-586

Adopted by The Sacramento City Council on date of

AUGUST 4, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
PROPERTY LOCATED 600 FEET SOUTHEAST OF
RIVERSIDE BOULEVARD & 13TH AVENUE (P-9422)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for property located 600 feet southeast of Riverside Boulevard and 13th Avenue, (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on August 4, 1981 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 Riverside-Land Park 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.

APPROVED
BY THE CITY COUNCIL

AUG -4 1981

OFFICE OF THE
CITY CLERK

- 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 the actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
 - a. 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: Given the existing configuration of the overall site, it is impossible to create all lots with standard depth requirements.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: There is no feasible way to divide the site and meet all requirements of the Subdivision Ordinance.

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

Fact: The project is compatible to surrounding land uses.

- 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.

Fact: The site is designated for residential uses and the proposed development is consistent with this designation.

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 and Subdivision Modification be approved subject to the following conditions:
 - 1. Provide standard subdivision improvements as specified in Section 40.811 of the Subdivision Ordinance prior to filing the final map;
 - 2. Improve San Mateo Way from Riverside Boulevard to subject site with 36 feet from curb to curb and sidewalks on easterly side prior to recordation of the final map (off-site improvements required);
 - 3. Prepare a sewer and drainage study for review and approval of the City Engineer prior to filing of the final map;
 - 4. The applicant shall pay in-lieu fees pursuant to the Parkland Dedication Ordinance (No. 91-007) prior to the filing of the final map. The applicant shall submit an appraisal of the property to the City within ninety (90) days of filing of the final map (Section 40.1306b, 40.1313c);

5. The following trees shown on the grading plan shall be retained unless it is determined by the City Arborist that the tree(s) is diseased or not significant:
- 2 - Heritage trees located north and just off site along the east side of San Mateo Way. The applicant has jogged the road alignment of the access road (San Mateo Way) to avoid the drip lines of these trees;
 - 2 - Oaks on Parcel 1
 - 3 - Oaks on Parcel 2
 - 3 - Gums, 1 Poplar on Parcel 5
 - 5 - Oaks on Parcel 7
 - 4 - Oaks on Parcel 8
6. There shall be no grading (fill or removal) parking, or storage of vehicles or construction materials within the drip line of the specified trees, in order to assure there will be no spills, compaction, etc. that could be detrimental to the trees.

Removal of any bushes, as noted on grading plan, shall not disturb the above mentioned trees or their root systems.

MAYOR

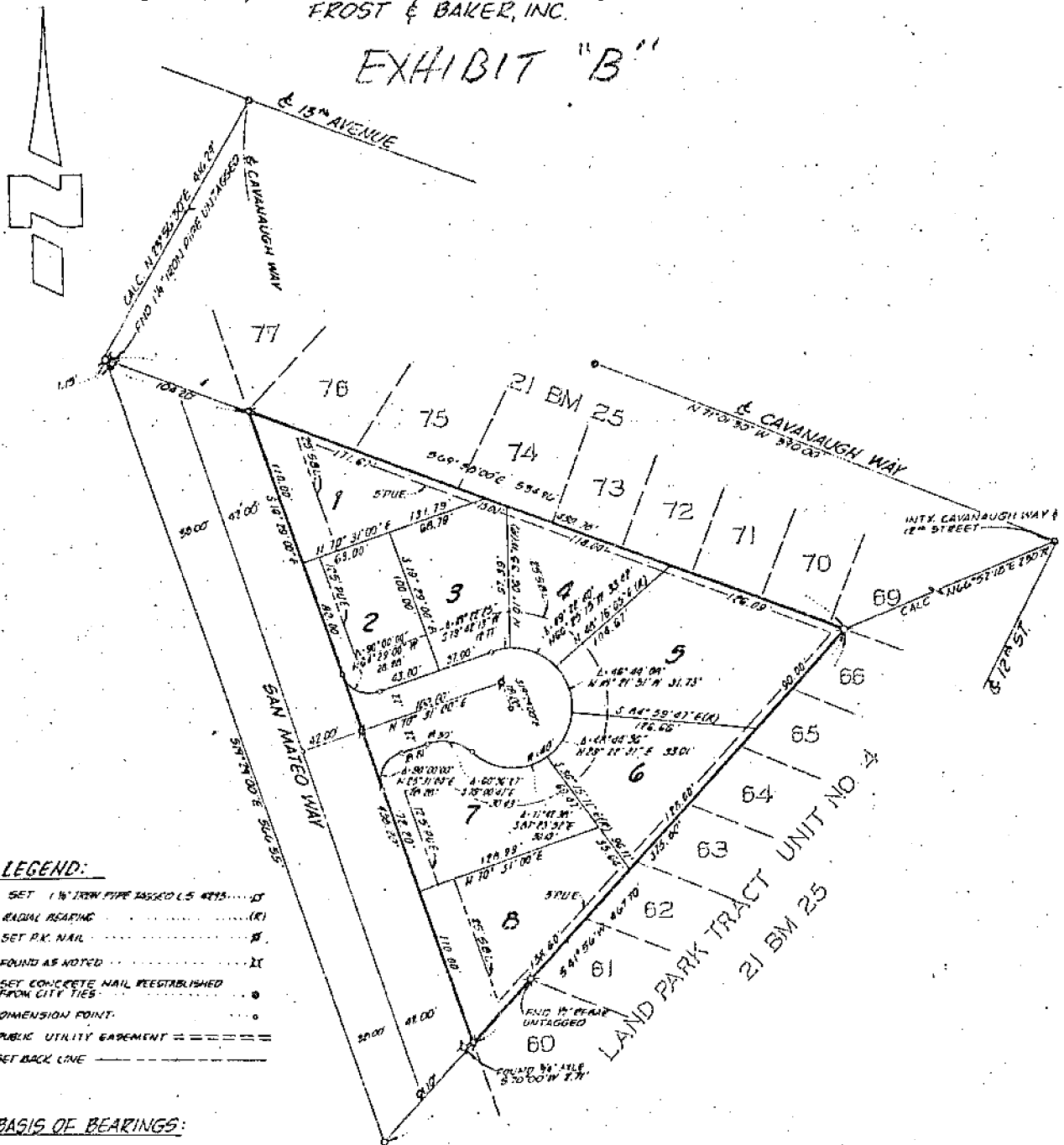
ATTEST:

CITY CLERK

PLAT OF PARK ESTATES

A PORTION OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 4 EAST, M.D.M.
CITY OF SACRAMENTO, CALIFORNIA
OCTOBER, 1980
SCALE 1"=50'
FROST & BAKER, INC.

EXHIBIT "B"



LEGEND:

- SET 1 1/2" IRON PIPE BASED L.S. 4015..... X
- RADIAL BEARING (R)
- SET P.K. NAIL N
- FOUND AS NOTED II
- SET CONCRETE NAIL REESTABLISHED FROM CITY TIES O
- DIMENSION POINT •
- PUBLIC UTILITY EASEMENT =====
- SET BACK LINE -----

BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THAT OF LAND PAK TRACT UNIT NO. 4, D. B. 175

NOTES:

1. ALL STREET CORNERS HAVE A 20-FOOT RADIUS AT THE RIGHT-OF-WAY LINE UNLESS OTHERWISE NOTED
2. ALL BEARINGS & DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS

SACRAMENTO CITY PLANNING COMMISSION

00-222-112

MEETING DATE 10-25-81
 ITEM NO. 1812 FILE NO. P-9422
 M- _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

LOCATION: 610' SE OF RIVERSIDE BLVD & B.M. 411

- Favorable
- Unfavorable
- Petition
- Correspondence

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

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

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	/			✓
Fong	<u>absent</u>			
Goodin	/			
Holloway	/			
Hunter	/			
Larson	/			
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 & FORWARD TO CITY COUNCIL
- TO SATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Frost & Baker, Inc., 7932 Sunset Ave., Suite B, Fair Oaks, CA				
OWNER	Robert Parks, 1800 Tribute Road, Suite 105, Sacramento, CA 95815				
PLANS BY	Frost & Baker, Inc., 7932 Sunset Avenue, Suite B, Fair Oaks, CA				
FILING DATE	5-8-81	50 DAY CPC ACTION DATE	6-25-81	REPORT BY	PB:bw
NEGATIVE DEC.	6-1-81	EIR		ASSESSOR'S PCL. NO.	APN: 017-041-24,25

- APPLICATION:
1. Environmental Impact Determination
 2. Variance/Subdivision Modification to create substandard lots
 3. Tentative Map

LOCATION: 600 feet southeast of Riverside Boulevard and 13th Avenue

PROPOSAL: To divide 3+ acres into eight single family lots

PROJECT INFORMATION

General Plan Designation:	Residential
Riverside-Land Park Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	Railroad Tracks; C-4

Property Dimensions:	Irregular shaped	Area:	2.67 acres
Density of Development:	2.9 units/acre		
Significant Features of Site:	Landlocked parcel		
Topography:	Flat		
Street Improvements:	To be provided		
Utilities:	Available to the site except water main		
School District:	Sacramento City Unified		

BACKGROUND INFORMATION: On January 11, 1979 the Commission approved the subject tentative map for eight lots. A map extension was approved by the City Council in April, 1981. Since the map will expire in August, 1981, the applicant has submitted a new application.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 27, 1981 the Committee recommended approval of the tentative map and subdivision modification to create lot 3 with less than 100 feet in depth by a vote of eight ayes, one abstention, subject to the following conditions:

- a. Provide standard subdivision improvements as specified in Section 40.811 of the Subdivision Ordinance:

- b. Improve San Mateo Way from Riverside Boulevard to subject site with 36 feet from curb to curb and sidewalks on easterly side prior to recordation of the final map;
- c. Prepare a sewer and drainage study for review and approval of the City Engineer prior to filing the final map.

Informational Item: A 48-inch water main is not available for service. Water main extension is required.

STAFF EVALUATION: Staff has the following comments regarding the proposal:

1. In reference to the variance/subdivision modification, the applicant is proposing to create one lot with less than 100 feet in depth. Staff has no objection to this request because the site is an irregular shaped lot which makes it difficult to meet all requirements of the Subdivision Ordinance.
2. The subject site is a landlocked parcel and surrounded on three sides by existing single family development. At the present time access to this site is via a piece of City-owned property. The applicant is proposing to construct a street on the City's property which will connect the subject site and Riverside Boulevard. The street will have to be designed with a 50 foot right-of-way section; however, sidewalks will be required on the east side only. The curb to curb width is 36 feet. The 36 foot curb to curb is necessary because there is a baseball park located south of the subject site and access to this park is also along the City-owned property. Vehicles utilize the City property for parking during usage of this ball park, and it is anticipated that the proposed access street (San Mateo Way) will be utilized for parking.
3. The proposed use of the site is compatible to surrounding land uses. There are existing single family dwellings to the north, south, and east. There are several lots which are irregular in shape, however, it is unavoidable in this case because of the triangular shape of the site.
4. The applicant shall pay in-lieu fees pursuant to the Parkland Dedication Ordinance (No. 81-007) prior to the filing of the final map. The applicant shall submit an appraisal of the property to the City within ninety (90) days of filing the final map (Sec. 40.1306., 40 1313c).
5. The staff has noted a significant number of trees throughout the site and determined that retention of all but one is feasible. There is only one tree in the proposed street right-of-way. Staff suggests that the remaining trees be retained.

STAFF RECOMMENDATION: Staff recommends:

1. The negative declaration be ratified;
2. Approval of the variance/subdivision Modification to create a lot with less than 100 feet in depth;
3. Approval of the tentative map subject to conditions:

Conditions of Tentative Map

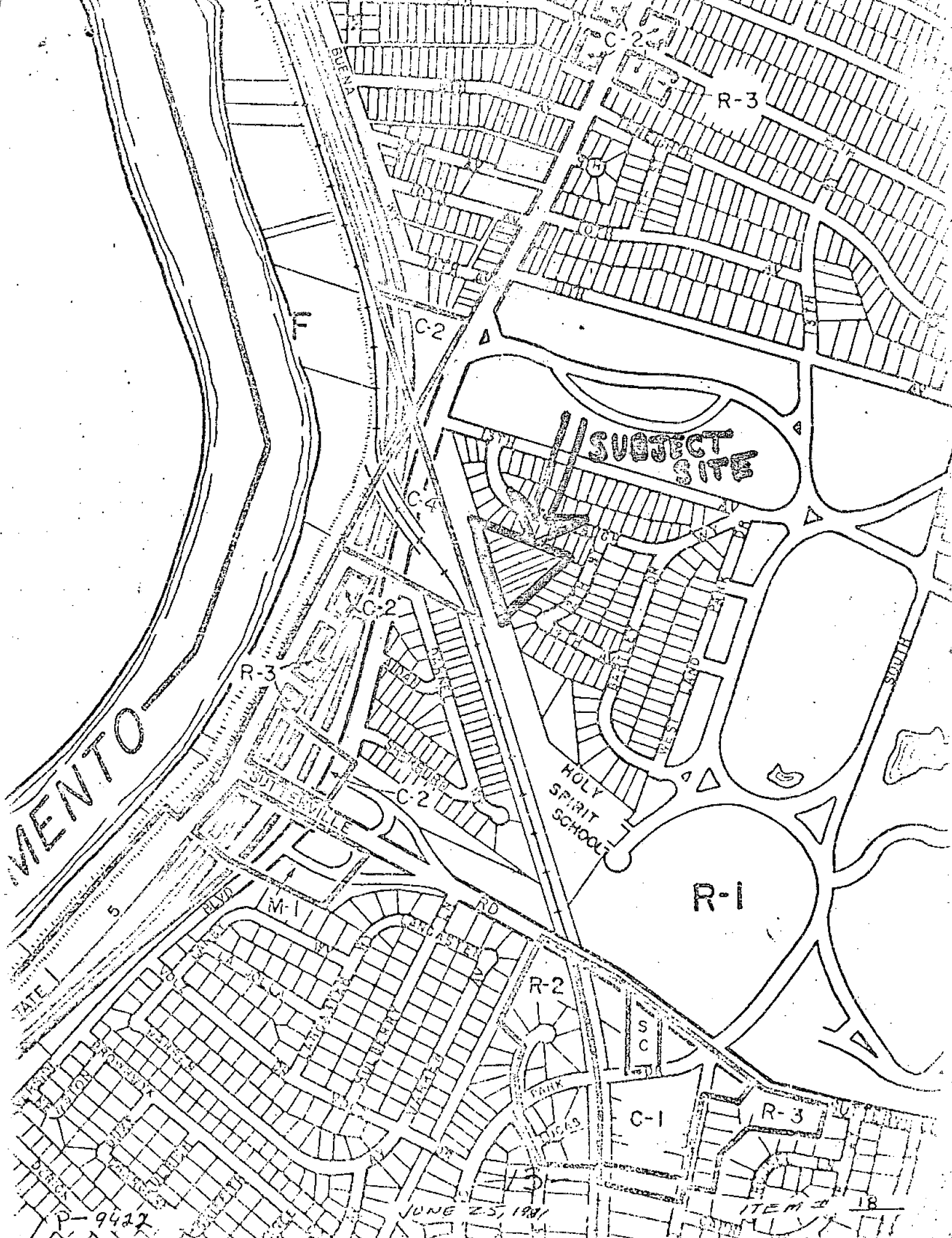
- a. Provide standard subdivision improvements as specified in Section 40.811 of the subdivision ordinance prior to filing the final map;
- b. Improve San Mateo Way from Riverside Boulevard to subject site with 36 feet from curb to curb and sidewalks on easterly side prior to recordation of the final map (off-site improvements required);
- c. Prepare a sewer and drainage study for review and approval of the City Engineer prior to filing of the final map;
- d. The applicant shall pay in-lieu fees pursuant to the Parkland Dedication Ordinance (No. 81-007) prior to the finling of the final map. The applicant shall submit an appraisal of the property to the City within ninety (90) days of filing of the final map (Section 40.1306b, 40 1313c);
- e. The following trees shown on the grading plan shall be retained unless it is determined by the City Arborist that the tree(s) is diseased or not significant:
 - 2 - Heritage trees located north and just off-site along the east side of San Mateo Way. The applicant has jogged the road alignment of the access road (San Mateo Way) to avoid the drip lines of these trees;
 - 2 - Oaks on Parcel 1
 - 3 - Oaks on Parcel 2
 - 3 Gums, 1 Poplar on Parcel 5
 - 5 - Oaks on Parcel 7
 - 4 - Oaks on Parcel 8
- f. There shall be no grading (fill or removal) parking, or storage of vehicles or construction materials within the drip line of the specified trees, in order to assure there will be no spills, compaction, etc. that could be detrimental to the trees.

Removal of any bushes, as noted on grading plan, shall not disturb the above mentioned trees or their root systems.

Findings of Fact for Variance for lot with less than 100 feet in depth

- a. The proposal is not injurious to the properties in the vicinity of the subject site in that the substandard depth lots will not change the characteristics of the adjacent single family subdivision;

- b. The granting of the variance would not be a special privilege in that this site is irregular in shape and it is not possible to design all standard size lots;
- c. The granting of this variance is not a use variance in that single family uses are permitted in the R-1 zone;
- d. The proposal is not adverse to the 1974 General Plan and Riverside-Land Park Community Plan in that both plans designate the site for residential development.



MENTO

SUBJECT SITE

R-1

R-3

C-2

C-2

C-2

R-2

C-1

R-3

BUENA VISTA

SOUTH

BLVD

RO

PARK

S
C
T

JUNE 25, 1981

ITEM 18

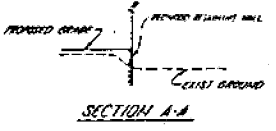
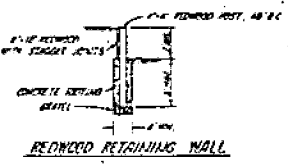
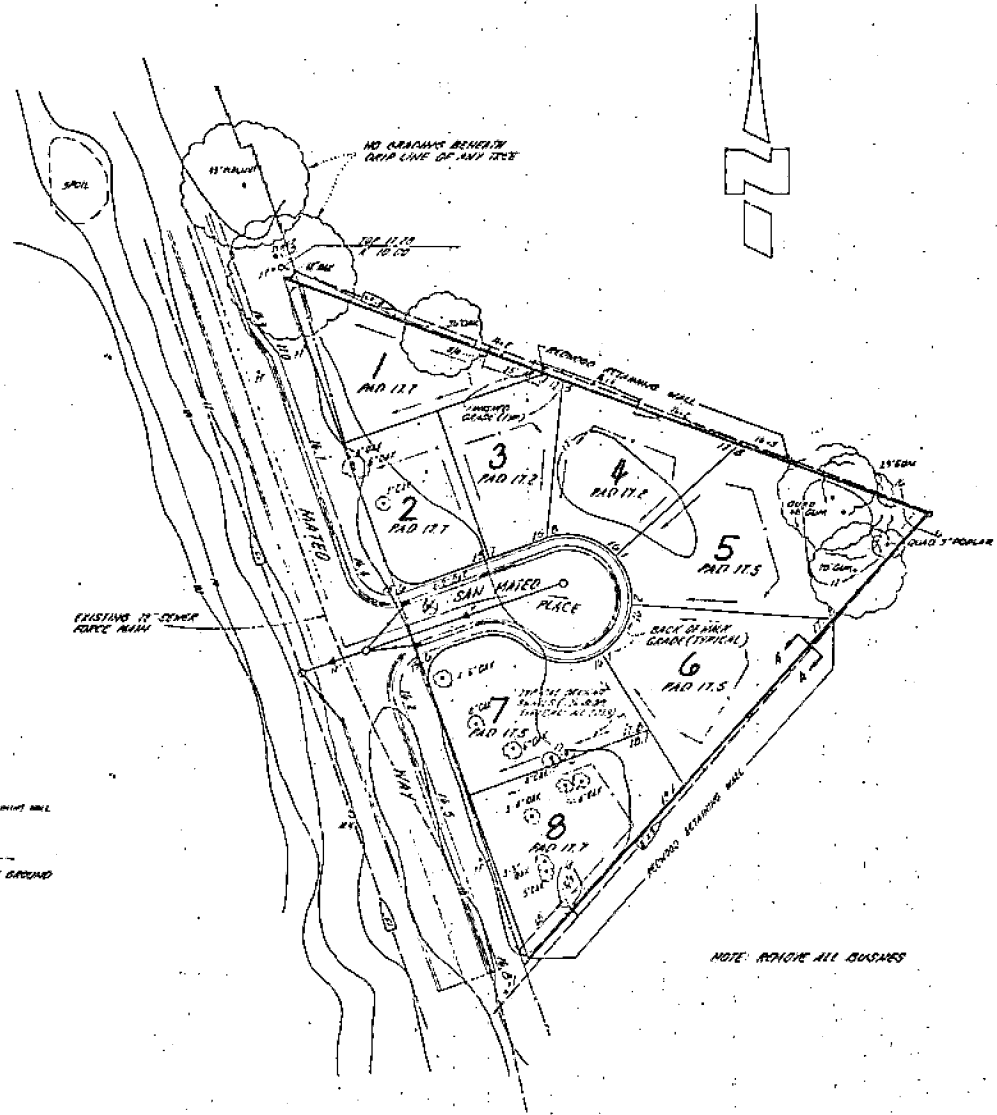
P-9422

0422

25 June 1981

-15-

ITEM 18



NOTE: REMOVE ALL BUSHES

EXHIBIT C

REVISIONS		
NO.	DESCRIPTION	DATE BY

BENCH MARK	ELV.

FIELD BOOK
SCALE
HORIZ. 1" = 40'
VERT. 1" = 4'

CITY OF SACRAMENTO
ENGINEERING DEPARTMENT

DESIGNED BY: S.S. CHECKED BY: _____
 APPROVED BY: _____ H. C. E. DATE: _____

Frost and Baker Inc.
Engineering - Surveying - Planning
 7512 SUNSET BLVD. STE. 9
 FAIR OAKS, CALIFORNIA 95628
 (916) 966-658

GRADING PLAN FOR:
PARK ESTATES

SHEET **16**
OF
16



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

August 5, 1981

Robert S. Parks
1800 Tribute Road, Suite 105
Sacramento, CA 95815

Dear Mr. Parks:

On August 4, 1981, the City Council approved the following for property located at the east side of San Mateo Way, 600 feet southeast of the intersection of Riverside Boulevard and 13th Avenue (P-9422):

Adopted a resolution adopting Findings of Fact and approving a Tentative Map to divide 3 acres into eight single family lots, and a Subdivision Modification to create lots substandard in depth.

A copy of said resolution is enclosed for your information.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/24
Enclosure

cc: Frost and Baker
Planning Department