

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Morton & Pitalo Inc. 1430 Alhambra Blvd., Sacramento, CA 95816				
<b>OWNER</b>	George Cale, S. Ogata & Comet Investment c/o Morton & Pitalo				
<b>PLANS BY</b>	Morton & Pitalo, Inc., 1430 Alhambra Blvd., Sacramento, CA 95816				
<b>FILING DATE</b>	1/13/89	<b>ENVIR. DET.</b>	Neg. Dec.	<b>REPORT BY</b>	DH:kjr
<b>ASSESSOR'S PCL. NO.</b>	038-052-01, 04, 09 & 10; 038-061-01				

- APPLICATION:**
- A. Negative Declaration
  - B. Tentative Map to divide 6.7 partially developed acres into 38 standard single family lots in the Standard Single Family (R-1) Zone.
  - C. Variance to reduce the minimum lot depth (withdrawn)
  - D. Subdivision Modification to reduce lot depth (withdrawn)

**LOCATION:** Northeast Corner of Bellview Avenue and Lemon Hill Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to divide 6.7 acres into 38 standard single family lots.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential 4-15 du/net acre
1986 South Sacramento Community Plan Designation:	Residential 4-8 du/net acre
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Two single family dwellings and vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family & Vacant; R-1	Front:	25'	None Shown
South: Single Family & Vacant; R-1	Side(Int):	5'	
East: Church, Single Family & Vacant; R-1	Side(St):	12 1/2'	
West: Vacant & Single Family; R-1	Rear:	15'	

Property Dimensions:	590 ft. x 600 ft.
Property Area:	6.7+ acres.
Density of Development:	5.5 d.u. per acre
Topography:	Flat.
Street Improvements:	To be extended
Utilities:	To be extended

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On July 26, 1989, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

10-12-89  
82489

BACKGROUND INFORMATION: The subject site was previously reviewed and approved for a tentative map dividing 5.7 acres into 27 single family lots by the City Council on April 20, 1980 (Bell Estates P-8932). The tentative map was never recorded and the map has expired. The present request includes five lots under three different ownerships totaling 6.7 acres to be divided into 38 proposed lots.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site contains 6.7 partially developed acres in five lots in the Standard Single Family (R-1) zone. The 1988 City General Plan and 1986 South Sacramento Community Plan designate the site for Low Density Residential 4-15 du/net acre and Residential 4-8 du/net acre respectively. Two existing single family dwellings are located on two of the lots and the remaining acreage is vacant. Surrounding land uses are single family to the north; a church with residences to the east; vacant and single family to the south, and vacant with single family to the west.

The proposed density of the development is 5.5 dwelling units per acre which is consistent with the General Plan and Community Plan. Surrounding Zoning is R-1.

B. Subdivision Design

The applicant is seeking the entitlements to establish a 38 unit standard single family subdivision. Access is provided off Lemon Hill, Bellview Avenue, and a proposed east-west street with a 44 foot wide right-of-way. The original proposed Lot 33 at the northeast corner of Bellview and Lemon Hill Avenues is 87 feet in depth where a minimum of 100 feet is required. A variance and subdivision modification are required to establish the proposed Lot 33. The applicant has redesigned the map to increase Lot 33 to comply with area requirements. The future internal street allows for the extension to the east into vacant land. In 1980, a future street lotting pattern was prepared showing the future potential development to the east of the project site.

Staff notes that the existing single family dwellings are not shown on the original tentative map. Staff recommends that if the two dwellings are to be retained, that the proposed property lines observe all required setbacks. The final map shall show the existing structures complying with the minimum setbacks of the R-1 Zone.

Lemon Hill Avenue is planned as an 80 foot ultimate right-of-way. Bellview Avenue is shown as a 50 foot wide ultimate right-of-way. Both street frontages will require improvements including curb, gutter, and sidewalk along Bellview and the repair and/or replacement along Lemon Hill Avenue where new driveways will be constructed serving the new lots. Curb, gutter, and sidewalk are installed along the Lemon Hill Avenue street frontage. Lemon Hill also has a bicycle lane constructed in the roadway. Lemon Hill is shown as a Major Street in the 1986 South Sacramento Community Plan.

Staff has noted that a storm drain line easement bisects the site. Lots 14 and 7 and 8 may require redesign to allow for the storm drain easement.

The proposed east-west street off Bellview should have a turning area at the east property line. Staff recommends that the applicant show a turning area approved by the City Traffic Engineer and Fire Marshall's Office.

Three lots fronting on Lemon Hill are 100 feet in depth with two lots 145 feet deep. Staff recommends the lots along Lemon Hill be increased to a minimum of 125 feet of depth and an increased front yard setback established at 35 feet rather than the standard 25 feet. The increased setback would provide a larger front yard commonly found in the area. Lot width should be increased to a minimum width of 60+ feet which is less than the 75 foot development standards along major streets stated in the 1986 South Sacramento Community Plan.

In reviewing the tentative map design, staff observes the mix of lot dimensions makes for several oddly shaped parcels. Staff recommends that the applicant redesign the tentative map to show more standard parcels reflecting easements, buildings to be preserved, and standard size lots on the interior and lots 125 feet deep and 58+ feet in width fronting on Lemon Hill.

The applicant provided a revised map at the July 26, 1989, Subdivision Review Committee meeting which increased the lot depth of parcels fronting on Lemon Hill from 100 feet to 125 feet. Specific setbacks from the proposed property lines to be existing dwellings were not shown. Staff recommends that actual property lines reflect minimum building setbacks.

Staff has not reviewed building plot plans for lots along Lemon Hill Avenue where a 35 foot front setback will be established. In the front yard area, only 40 percent of the total required front yard area can be covered with impervious surfaces. Staff recommends the Planning Director review and approve all plot plans for lots fronting on Lemon Hill for compliance with setbacks, hammerhead driveway design, lot coverage, and landscaping prior to issuance of building permits. A note to this effect shall be recorded in the deeds fronting on Lemon Hill.

C. Variance and Subdivision Modification

On the original tentative map, Lot 33 did not meet the minimum lot depth requirement for a corner lot of 100 feet. Since a single family dwelling is located on the lot, staff recommends the tentative map be revised to show all structures, including the two houses with minimum setbacks. Lots fronting on Lemon Hill Avenue are recommended to have 125 feet of lot depth in order to provide a larger front yard area. Staff does not support the variance or subdivision modification. The map can be redesigned to allow larger lots which would be more appropriate in this area of the City where larger lots are prevalent.

ENVIRONMENTAL DETERMINATION: The City's Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map subject to conditions;
- C. Deny the Variance (Withdrawn);
- D. Deny the Subdivision Modification (Withdrawn);

Tentative Map Conditions

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. 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. Meet all County Sanitation District requirements;
8. Submit a soils test prepared by a registered engineer to be used in street design;
9. Must annex to Regional Sanitation District and pay necessary fees;
10. Dedicate a standard 12.5-foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
11. Show all existing easements;

12. Driveway permits required along Lemon Hill;
13. Dedicate R/W along Bellview to a 25 ft. half-street, reconstruct Bellview Avenue with full improvements northbound and 15 foot lane southbound;
14. Place flood hazard warning note on final map, if required. Note will be provided by Department of Public Works;
15. Revise the lots along Lemon Hill to be a minimum of 60+ ft. in width and 125 feet in depth. A minimum 35 foot front yard setback shall be recorded for all lots fronting on Lemon Hill;
16. Future property lines shall observe the minimum required setbacks from all existing structures. The final map shall show existing structures and dimensions to all property lines;
17. For vacant lots fronting on Lemon Hill, within the 35 foot front yard setback, a hammerhead driveway turning area shall be provided with decorative treatment such as turfstone subject to Planning staff review. Front yard landscaping shall include shrubbery between the sidewalk and turning area. All front yards are to be landscaped fronting on Bellview Avenue or Lemon Hill Avenue;
18. Show all existing storm drain locations and existing ditches on the final map;
19. Show Bellview with a 50 ft. R/W (25' half-section) and standard round corner on lots 1, 27, and 33;
20. Preserve trees as shown on the tentative map;
21. Provide a temporary turning area at the eastern end of the proposed east-west street off Bellview to the satisfaction of City Traffic Engineer;
22. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status.

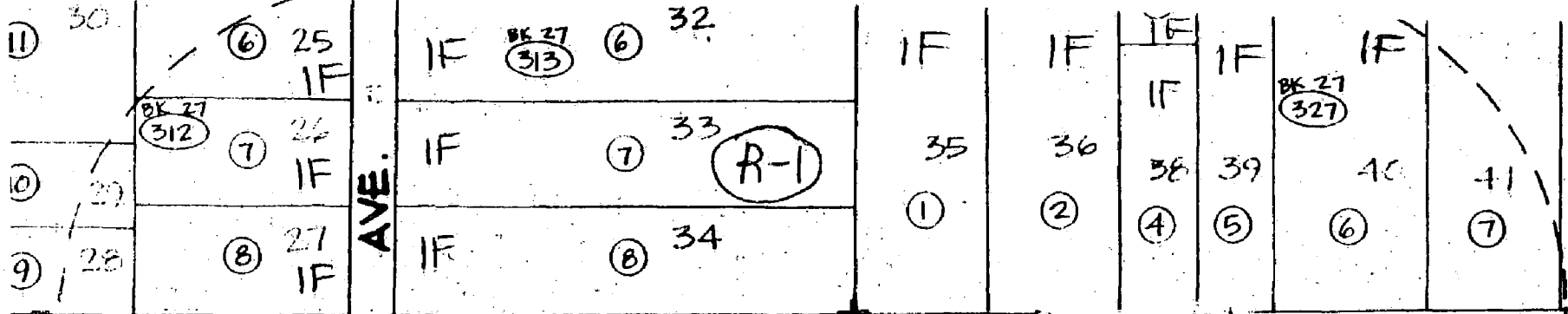
of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding;

23. Provide a 10 ft. public utility easement over the 36" drain to the satisfaction of the Public Works Department.



P-89-069

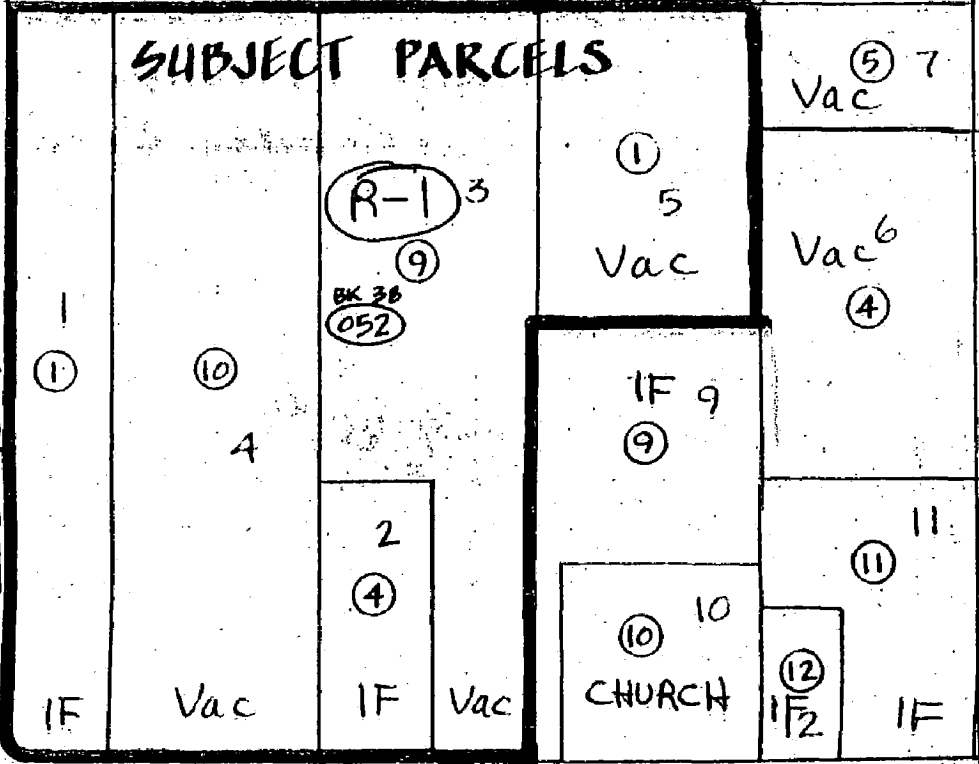
# LAND USE & ZONING MAP



AVE.

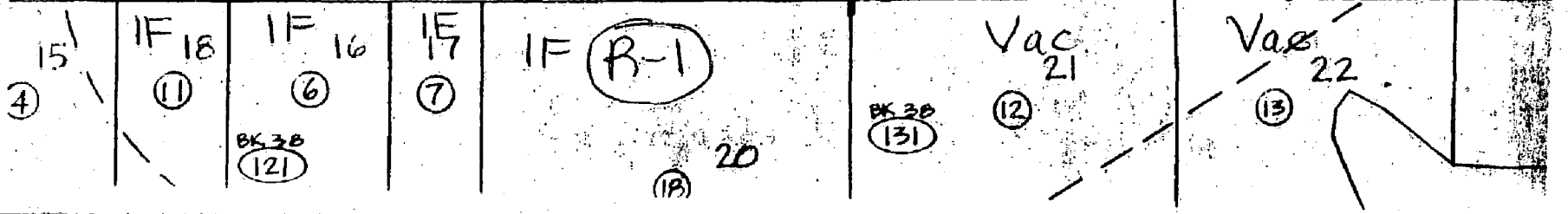
BELLYVIEW

## SUBJECT PARCELS



N  
↑  
Scale: Reduced

LEMON HILL AVE.



8-11-89

Tom

SECTION 1  
 SECTION 2  
 SECTION 3  
 SECTION 4  
 SECTION 5  
 SECTION 6  
 SECTION 7  
 SECTION 8  
 SECTION 9  
 SECTION 10  
 SECTION 11  
 SECTION 12  
 SECTION 13  
 SECTION 14  
 SECTION 15  
 SECTION 16  
 SECTION 17  
 SECTION 18  
 SECTION 19  
 SECTION 20  
 SECTION 21  
 SECTION 22  
 SECTION 23  
 SECTION 24  
 SECTION 25  
 SECTION 26  
 SECTION 27  
 SECTION 28  
 SECTION 29  
 SECTION 30  
 SECTION 31  
 SECTION 32  
 SECTION 33  
 SECTION 34  
 SECTION 35  
 SECTION 36  
 SECTION 37  
 SECTION 38  
 SECTION 39  
 SECTION 40  
 SECTION 41  
 SECTION 42  
 SECTION 43  
 SECTION 44  
 SECTION 45  
 SECTION 46  
 SECTION 47  
 SECTION 48  
 SECTION 49  
 SECTION 50

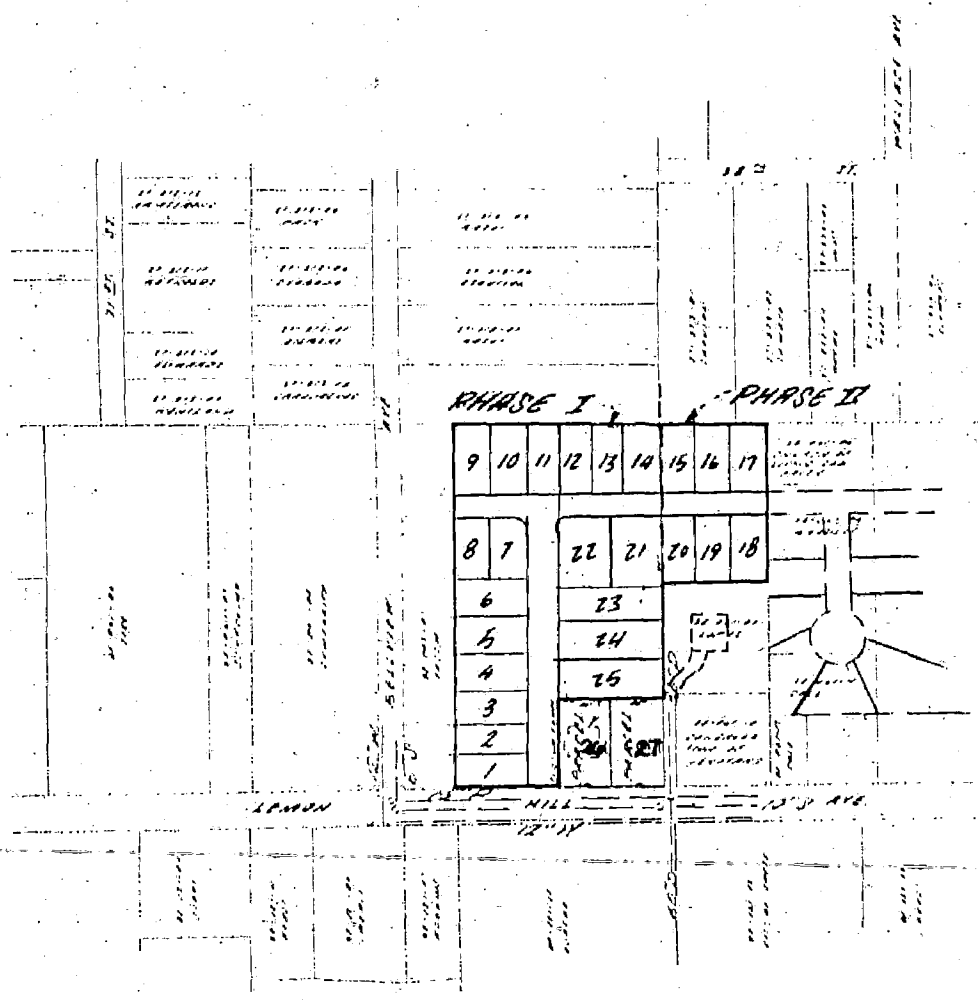



Exhibit "A"

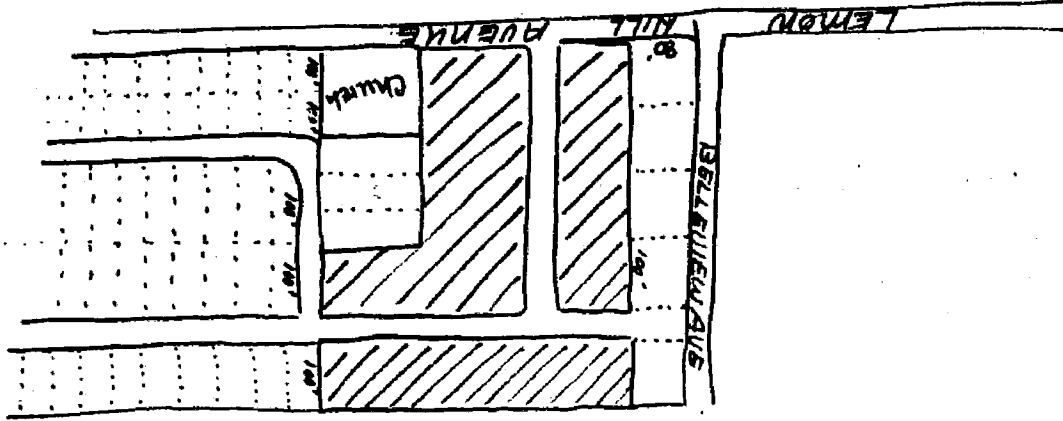
P-R932  
 000317  
 3-27-80


 MORTON & PITALO, INC.  
 1000 J STREET, SACRAMENTO, CALIF. 95811

TENTATIVE  
**BELL ESTATES**  
 CITY OF SACRAMENTO, CALIFORNIA

No. 7

Exhibit "B"  
Staff's proposed  
site development  
plan.



000315

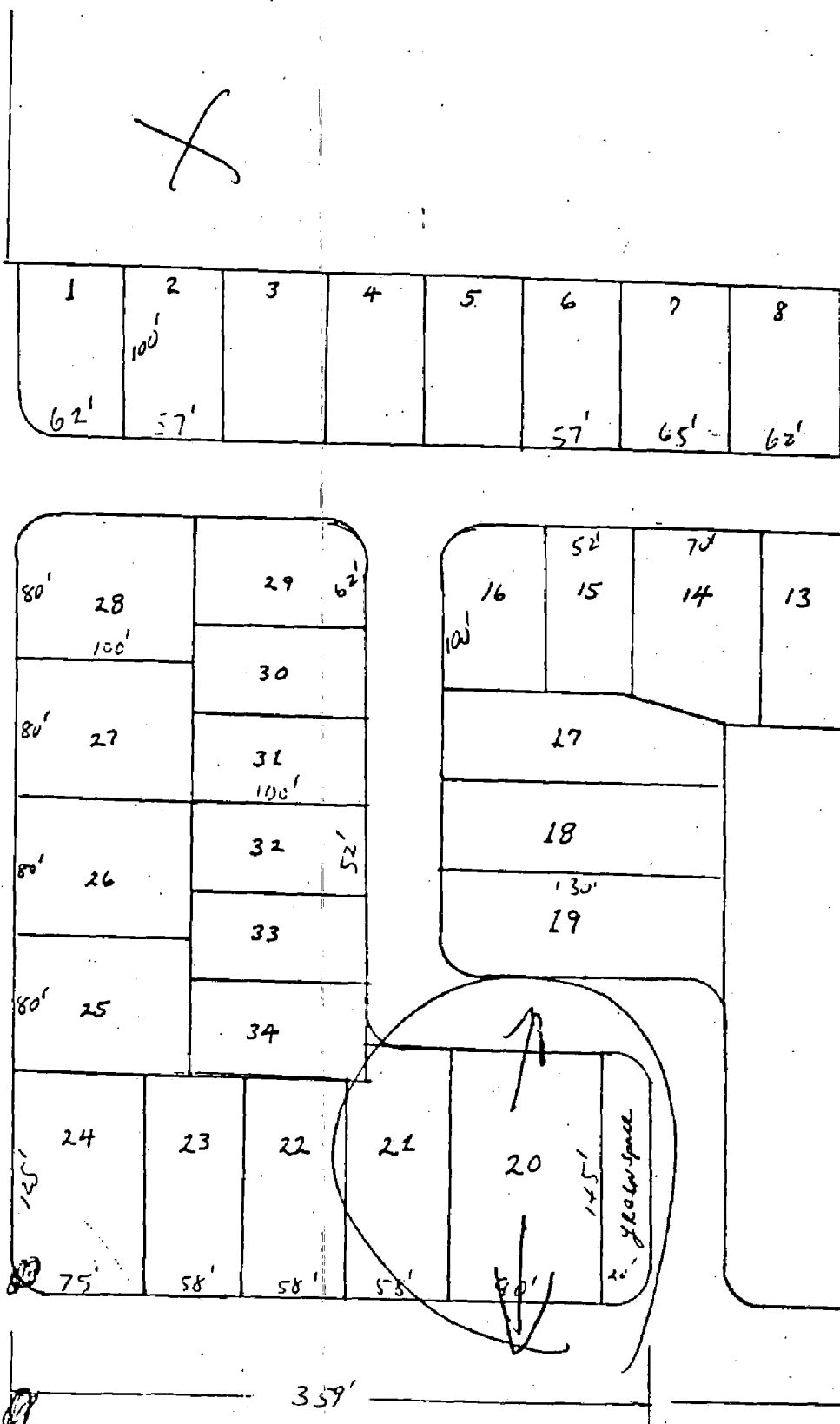
DR-6-C-2

2-27-80

# EXHIBIT 1



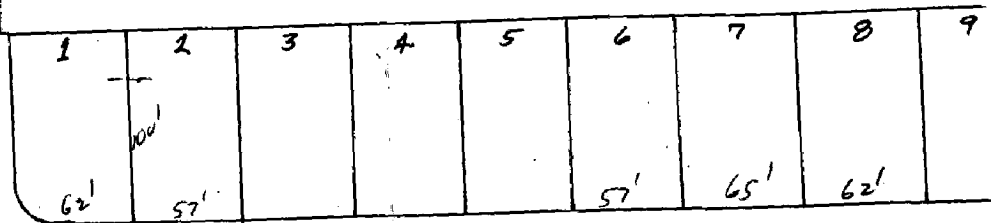
Scale 1" = 100'



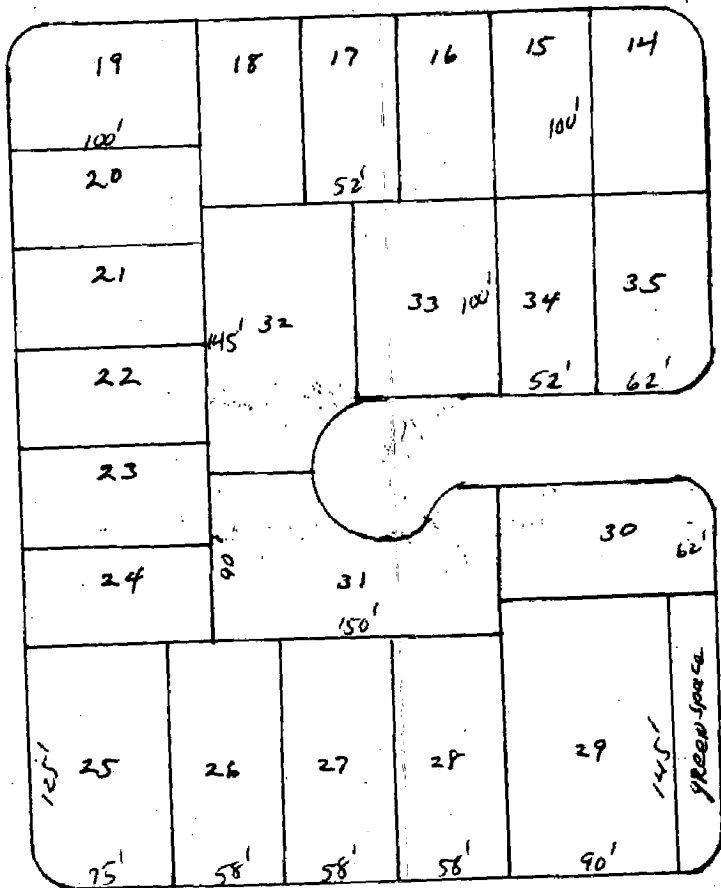
# # Exhibit 2



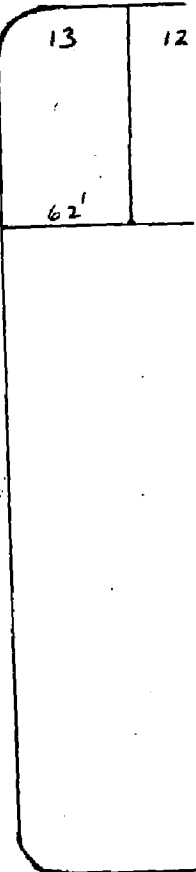
Scale = 1" = 100'



Bessieview AVE



STORM DRAIN LINE EASEMENT



Lemon Hill

359'

000319