Amended by staff 12-13-90

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

APPLICANT Allied-Langdon Eng., P.O. Box 2077, Citrus Heights, CA 95610
OWNER Sunview Development, 8421 Auburn Blvd., Citrus Heights, CA 95610
PLANS BY Allied-Langdon Engineering
FILING DATE 8-9-90 **ENVIR. DET.** Negative Declaration **REPORT BY** DCS
ASSESSOR'S PCL. NO. 038-0111-006 and 008

APPLICATION:

A. Negative Declaration;

B. Tentative Map to be called "Emerald Creek Estates Unit No.2" to divide 2.5± partially developed acres into 11 single family lots;

C. Variance to allow a 20 foot front yard setback in the R-1 zone;

D. Lot Line Adjustment to relocate the common property line between two parcels; and,

E. Subdivision Modification to establish one lot greater than 160 feet in length.

LOCATION: 6712 Lemon Hill

PROPOSAL: The applicant is requesting a tentative subdivision map to subdivide 2.5± partially developed acres into 11 Single Family lots in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1986 South Sacramento Community Plan:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Partially developed

Surrounding Land Use and Zoning:

			Setbacks:	Required:	Provided:
North:	Residential, R-1		Front:	25'	Setbacks
South:	Residential, R-1		Side(Int):	5'	Will Be
East:	Residential, R-1		Side(St):	12.5'	Provided
West:	Residential, R-1		Rear:	15'	As Required

Property Dimensions:	Irregular
Property Area:	2.5± acres
Density of Development:	4.5± d.u. per acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

APPLC.NO. P90-347 MEETING DATE December 13,1990 ITEM NO. 14

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 24,1990, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions of approval listed below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 2.5± 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). The South Sacramento Community Plan designates the site Residential (4-8 du/na). The surrounding land use and zoning for the subject site are Single Family Residential (R-1).

B. Applicant's Proposal

The applicant is requesting a tentative map to subdivide 2.5± partially developed acres into 11 single family lots in the Standard Single Family (R-1) zone. In addition to the tentative map, a variance lot line adjustment, and subdivision modification are requested.

C. Staff Analysis

Site Design and Lot Layout- The subdivision would create 11 single family lots. The single family lots primarily range in size from 5200 to 7,000± square feet. One parcel, however, is over 12,000 square feet in size. The larger parcel is necessary due to constraints created by existing development around the site. Although the map will create the one deep lot parcel, the overall design of the map is compatible with the General Plan, zoning and surrounding land uses.

Variance- A variance is requested to reduce the required front yard setback from 25' to 20' for an existing dwelling. As proposed, the subdivision affects two existing dwellings. One of the dwellings is within the subdivision, the other dwelling is not. Both of these dwellings will be provided new access through an extension of Bryce Court. After the construction of the cul-de-sac at the end of Bryce Court, however, one of the existing buildings will be less than the required 25 feet from its front property line. Staff supports the request for the five foot variance as adequate front yard area for the existing house is provided, and the loss of five feet should not be significant in this case. The varied setbacks may also add interest to the layout of the neighborhood.

Lot Line Adjustment- A Lot Line Adjustment is requested to alter the location of the property lines between Parcel 3 of this map and an adjacent property. The adjustment will create a more buildable Parcel 3 and will facilitate the relocation of a driveway off the new Bryce Court.

Subdivision Modification- Because of the existing development of the area and the irregular shape of the property, one parcel (number 8) will be created with a depth over the desired maximum of 160 feet. Parcel number 8 would have the potential of deep lot development, which requires approval of a special permit.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed below.

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

A. Ratify the Negative Declaration; and,

B. Recommend approval of the Tentative Map to be called "Emerald Creek Estates Unit No.2" to divide 2.5± partially developed acres into 11 single family lots subject to conditions and forward to the City Council;

C. Approve the Variance to allow a 20 foot front yard setback in the R-1 zone subject to conditions and based on the findings of fact that follow;

D. Approve the Lot Line Adjustment to relocate the common property line between two parcels; and,

E. Recommend approval of the Subdivision Modification to establish one lot greater than 160 feet in length and forward to the City Council.

Conditions:

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 necessary off-site removal and replacement of Bryce Court;

2. Prepare a sewer and drainage study for the review and approval of the City Engineer;

3. 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;

4. Meet all County Sanitation District requirements;

5. Submit a soils test prepared by a registered engineer to be used in street design;

6. A lot line adjustment shall be filed by certificate of compliance between APN 038-0111-006 and 008 to allow creation of lots as shown on tentative map. Certificate of compliance shall be recorded prior to final map;

7. Requires off-site dedication along Bryce Court. City will condemn at developer's expense if necessary;

8. Dedicate a 12.5-foot public utility easement for underground and over-head facilities and appurtenances adjacent to all public ways;

9. Dedicate the north 10 feet of subdivision as a public utility easement for over-head facilities and appurtenances adjacent to Lemon Hill;

10. Applicant shall provide a temporary traffic turn around at the end of Francine Drive to the satisfaction of the Fire Department;

11. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street;

12. Driveway for Parcel 038-0111-006 shall be relocated to access off Bryce Court;

13. Remove horse stall located on Parcel 7 prior to recordation of the final map;

14. Property abandon any existing wells or septic systems and provide public services;

15. Place a note on the final map: Individual dwellings shall be subject to the review and approval of the Design Review Board staff prior to issuance of a building permit. If model homes are provided for the subdivision, only the model homes shall require approval; and,

16. Place a note on the final map: Dwellings shall be constructed in compliance with the mandatory mitigation measures of the City's Environmental Coordinator (P90-347).

<u>Mandatory Mitigation Measures</u>

A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:

1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.

2. Cover stockpiles of sand, soil, and similar materials with a tarp.

3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.

4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.

5. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

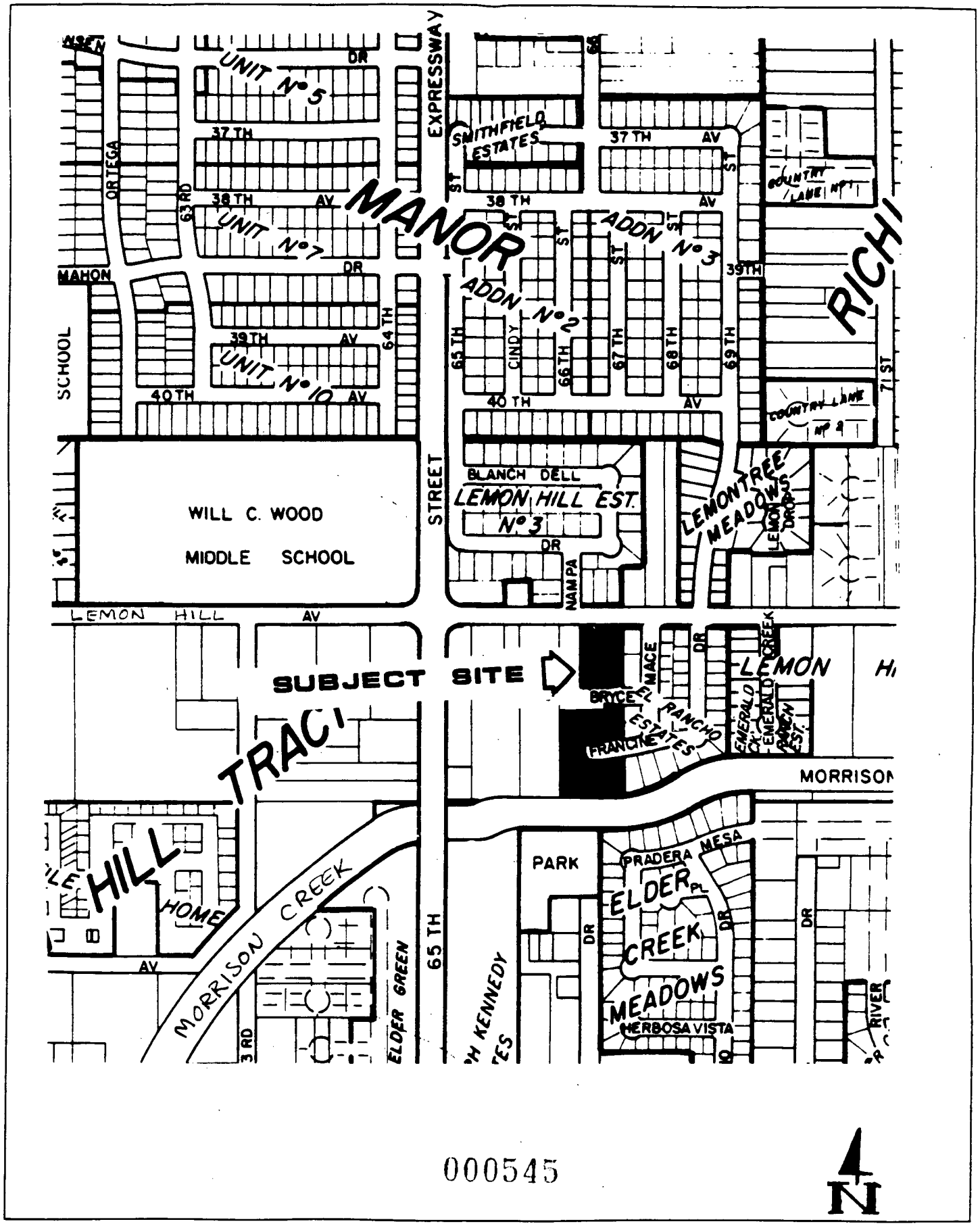
6. Increase the frequency of city street cleaning along streets in the vicinity of the construction site.

Findings of Fact:

1. Granting the Variance does not constitute a special privilege extended to one property owner in that variances would be granted to other property owners facing similar circumstances.

2. Granting the variance does not constitute a use variance in that an residential uses are allowed in the R-1 zone.

3. The project is consistent with the General Plan which designates the site low density residential.



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VICINITY MAP

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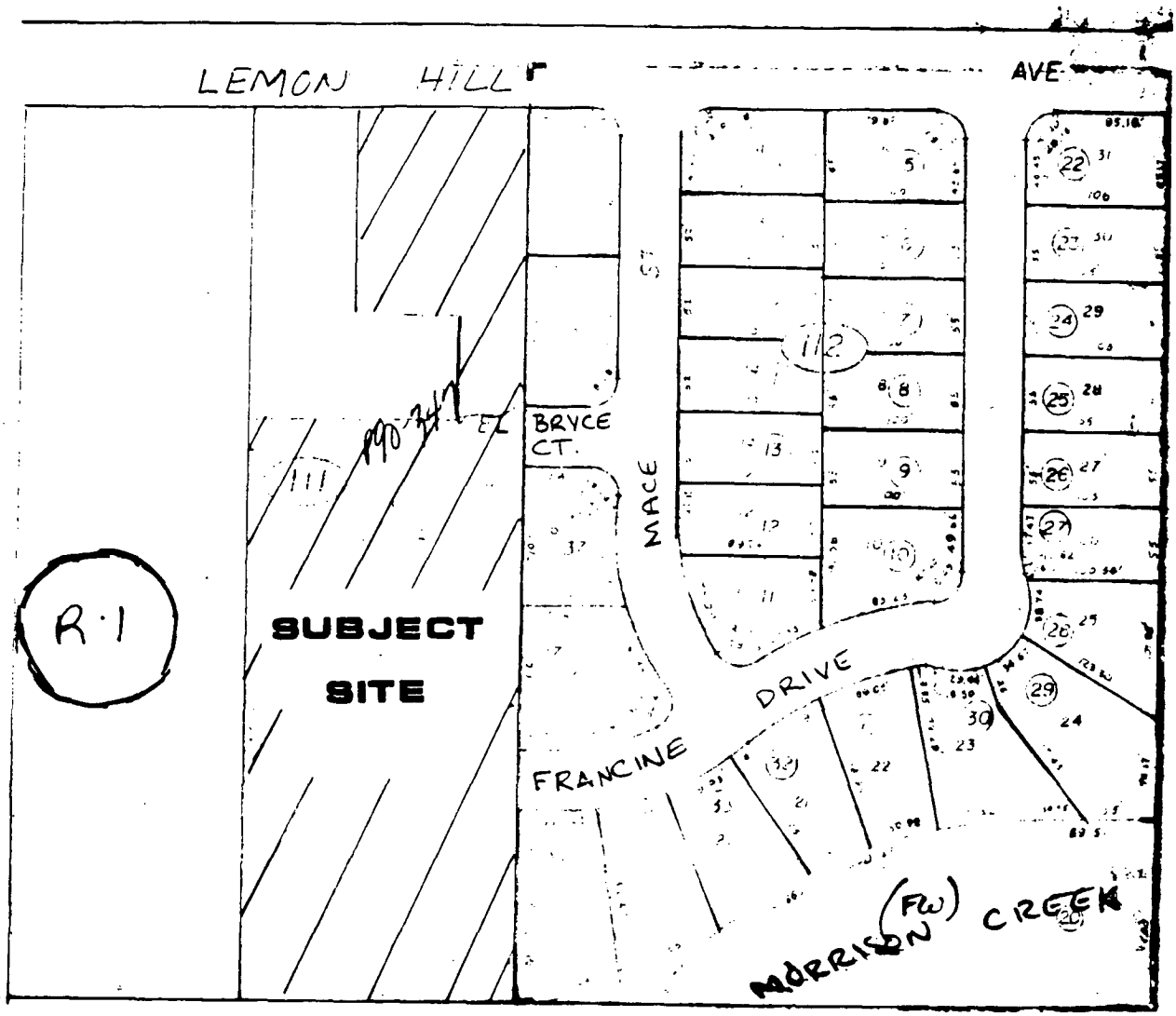

Surrounding Property is Single Family R-1 zone with existing single family dwellings.

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LAND USE & ZONING MAP

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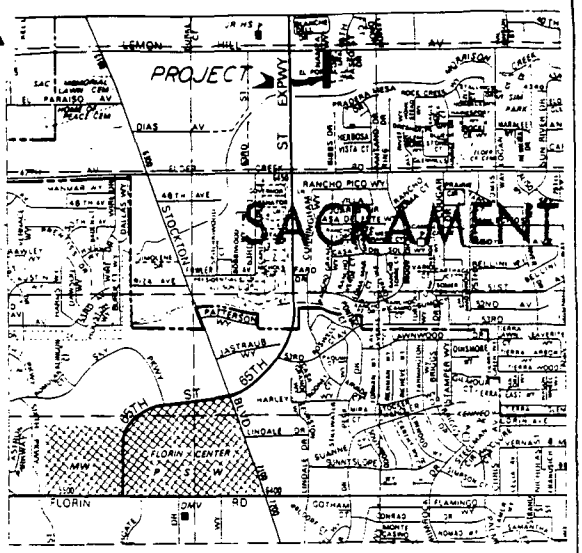
EXHIBIT A



VICINITY MAP
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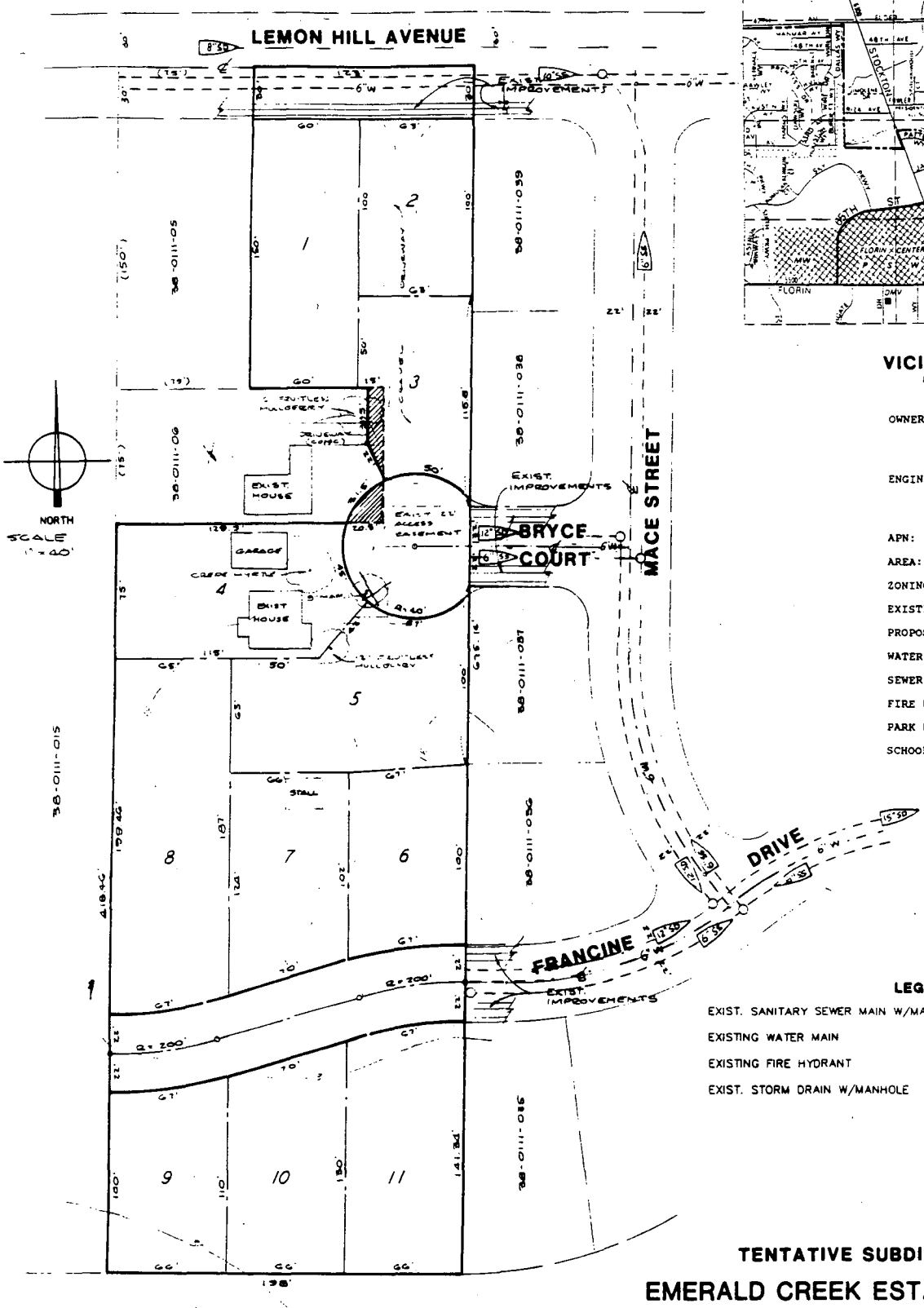

OWNER: SUNVIEW DEVELOPMENT COMPANY
& VICTOR CAMPBELL
8421 AUBURN BLVD. #256
CITRUS HEIGHTS, CA 95610

ENGINEER: ALLIED-LANGDON ENGINEERING
P.O. BOX 2077
CITRUS HEIGHTS, CA 95611
(916) 969-7533

APN: 38-111-08

AREA: 2.42 ACRES

ZONING: R-1 SINGLE FAMILY

EXISTING USE: ONE HOUSE

PROPOSED USE: 11 HOMES

WATER DISTRICT: CITY OF SACRAMENTO

SEWER DISTRICT: CITY OF SACRAMENTO

FIRE DISTRICT: CITY OF SACRAMENTO

PARK DISTRICT: CITY OF SACRAMENTO

SCHOOL DISTRICT: CITY UNIFIED

LEGEND

EXIST. SANITARY SEWER MAIN W/MANHOLE — 6" SS

EXISTING WATER MAIN — 12" W

EXISTING FIRE HYDRANT

EXIST. STORM DRAIN W/MANHOLE — 12" SD

TENTATIVE SUBDIVISION MAP

EMERALD CREEK ESTATES UNIT NO. 2

A PORTION OF LOT 14 LEMON HILL ANNEX

CITY OF SACRAMENTO CALIFORNIA

SCALE: 1" = 40'

JULY 1990

APN: 38-0111-08

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ALLIED LANGDON ENGINEERING
8421 AUBURN BLVD. SUITE 250, CITRUS HEIGHTS
SAC • 969-7533 C.H. • 726-3375 AUB • 624-1997

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