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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

May 10, 1988

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

MAY 17 1988

OFFICE OF THE
CITY CLERK

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Post Subdivision Modification to Create 5 Corner Lot Halfplex Lots From 5 Approved Duplex Lots (P87-177)

LOCATION: Southeast Corner of May Street and Grace Avenue

SUMMARY

This is a request to create five halfplex lots from five existing duplex lots in the previously approved Sunset Vista (June 16, 1987). Staff and the Subdivision Review Committee recommend approval of the request subject to conditions which are attached.

BACKGROUND INFORMATION

On June 16, 1987, the City Council approved a tentative map to subdivide 5+ acres into 25 single family lots known as Sunset Vista. The plan included five corner lots upon which duplexes can be constructed by right. The applicant is requesting to further subdivide the corners for halfplex development. Each unit can then be individually owned. Staff suggests that specific building plans be selected prior to map recordation in order to assure that the lot line and common wall coincide.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION

The Map Advisory Agency (Planning and Public Works Directors), based upon comment by the Subdivision Review Committee, recommends:

1. Ratifying the Negative Declaration;
2. Approving the Post Subdivision Modification creating five additional lots in an approved subdivision.

Respectfully submitted,

Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:SD:rt
attachments

District No. 2
May 17, 1988

P87-177

RESOLUTION No. 88-400

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A POST SUBDIVISION MODIFICATION FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF MAY STREET AND GRACE AVENUE

(P88-177) (APN: 237-008-004)

WHEREAS, the City Council on May 17, 1988, held a public hearing on the request for approval of a post subdivision modification for property located at the southeast corner of May Street and Grace Avenue;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Parcel Map Advisory Agency has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1984 North Sacramento Community Plan designate the subject site for residential use(s).

APPROVED
BY THE CITY COUNCIL

MAY 17 1988

OFFICE OF THE
CITY CLERK

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- 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Dedicate and improve Grace Avenue to a 27' halfsection and provide 12 feet of paving on the north side of the street.
 - b. Improve May Street adjacent to PG&E parcel at south of subdivision.
 - c. Comply with previous conditions of approval.
 - d. If the Bell Avenue sewer has not been constructed to teh Dry Creek interceptor in Rio Linda Boulevard, developer shall construct said sewer per plans on file with Public Works.

If sewer is under construction and Bell Avenue Sewer A/D has not been formed, developer shall join sewer A/D and/or provide his fair share of the costs.

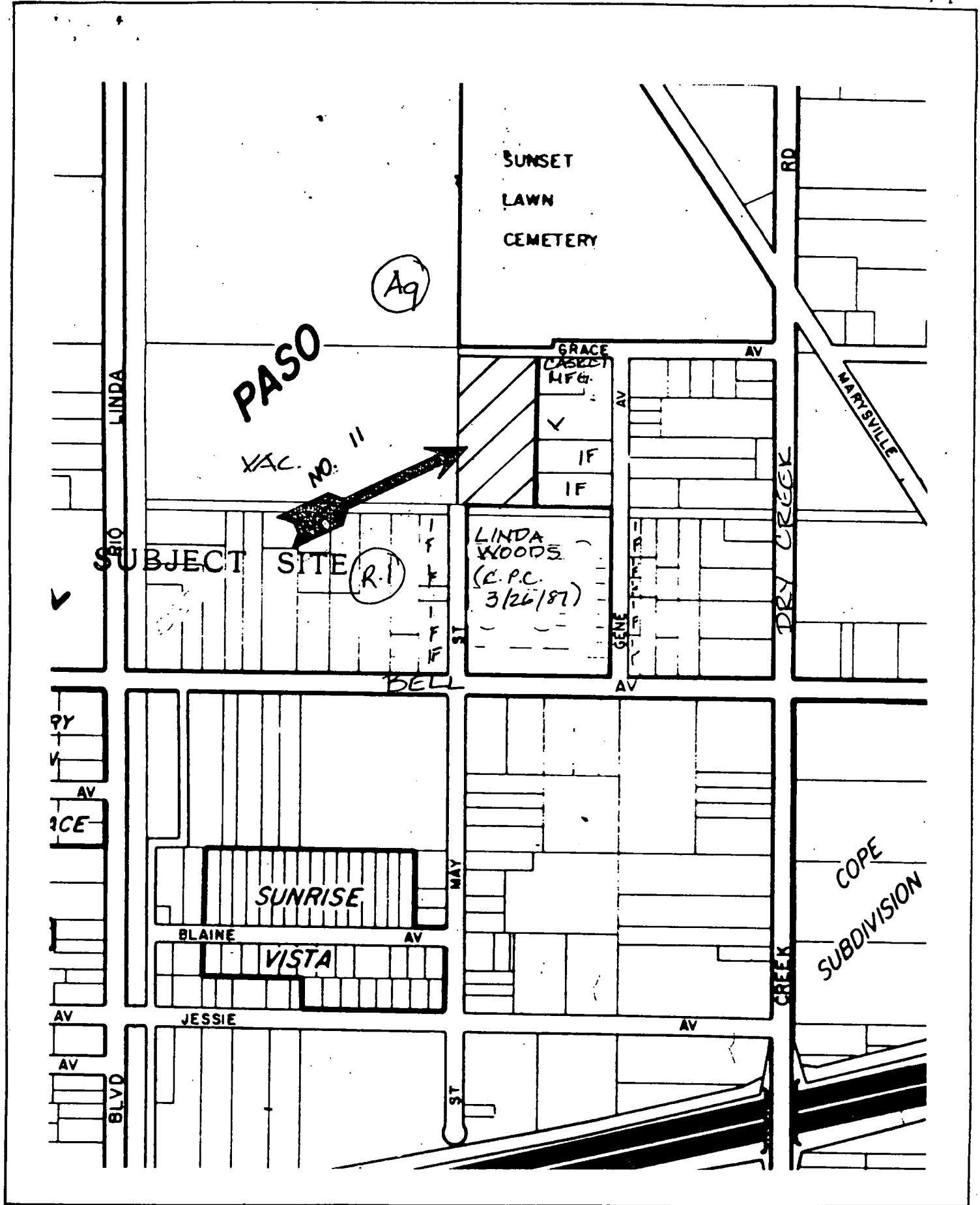
If sewer has been constructed previously, a sewer A/D of has been formed, developer shall pay fair share of district costs to be used for necessary pavement overlay work on May Street and Bell Avenue to the satisfaction of Public Works Department.

MAYOR

ATTEST:

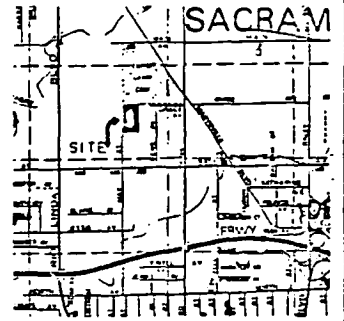
CITY CLERK

P88-177



VICINITY - LAND USE - ZONING

TENTATIVE SUBDIVISION MAP
SUNSET VISTA
CITY OF SACRAMENTO MARCH 25, 1988

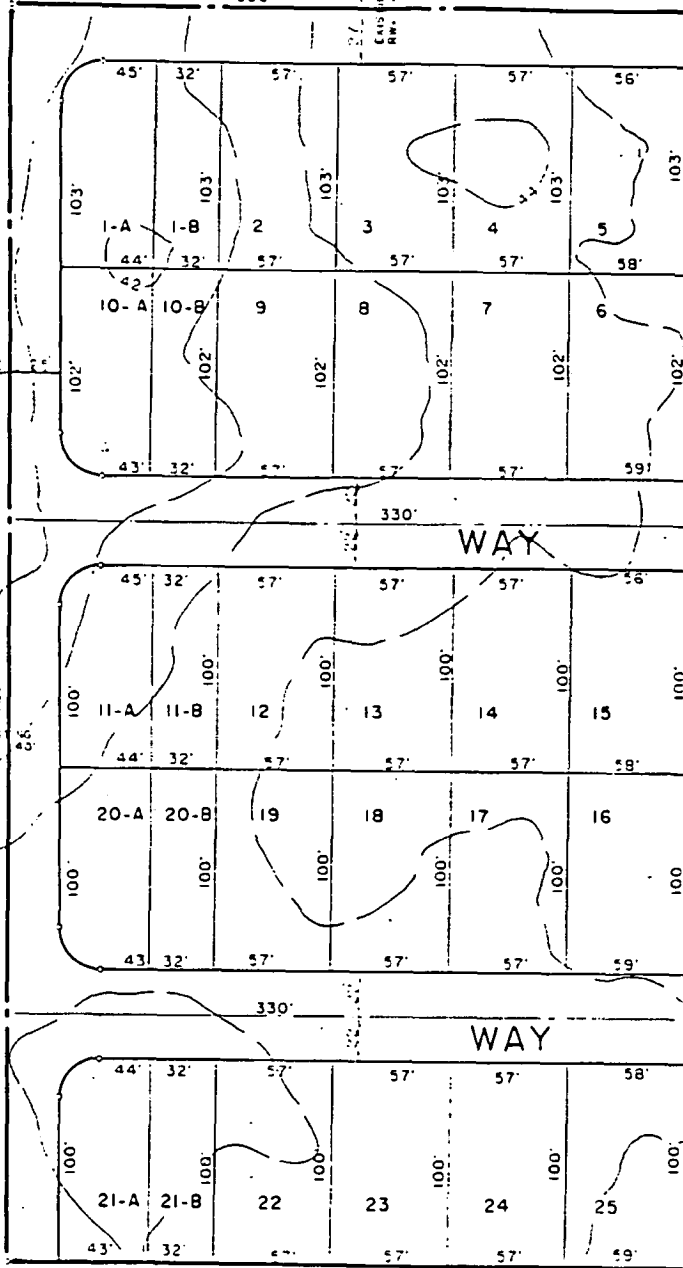


VICINITY MAP
NO SCALE

CHAPEL OF THE CHURCHES DISTRICT

GRACE AVENUE

SUNSET ROAD INC.
237-81-15



OWNER

MOLINA
237-81-15
LINDA WOODS INC. II
& CALIFORNIA LIMITED PARTNERSHIP
5441 FAIR JAMES BLVD. SUITE C
CARMICHAEL, CA 95608

DEVELOPER

DD ENTERPRISES
3425-B AMERICAN RIVER DRIVE
SACRAMENTO, CA 95854

APPLICANT/ENGINEER

DENNIS J. DALEIDEN
CONSULTING CIVIL ENGINEER
3425-B AMERICAN RIVER DRIVE
SACRAMENTO, CA 95854

ASSESSOR'S PARCEL NO.

237-0081-004

AREA

4.7± AC.

ZONING

R-1

SANITARY SEWER)

STORM DRAINAGE)

WATER)

SCHOOL DISTRICT) CITY OF SACRAMENTO

PARKS & RECREATION)

FIRE PROTECTION)

POLICE PROTECTION)

ELECTRICITY

S.M.U.D.

SAS

P.G. & E.

TELEPHONE

PACIFIC BELL

CABLE TV

SACRAMENTO CABLEVISION

SCOTT'S PUMP AND
237-81-15

ANDERSON
237-81-58

MOWE
237-81-78

SOLE
237-81-3

LINDA WOODS UNIT NO. 1

MAY STREET
1"=40'

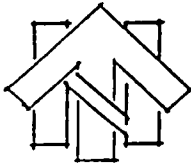
SOLE
237-81-12

SOLE
237-81-23

ANDY CIRCLE



DENNIS J. DALEIDEN
CONSULTING CIVIL ENGINEER
3425-B AMERICAN RIVER DR
SACRAMENTO CA 95854
TELEPHONE 916-446-277



SCALE: 1"=50'

TENTATIVE SUBDIVISION MAP SUNSET VISTA CITY OF SACRAMENTO MARCH 27, 1987



OWNER/DEVELOPER
TAHOMA GROUP
4833 CRESTWOOD WAY
SACRAMENTO, CA 95822

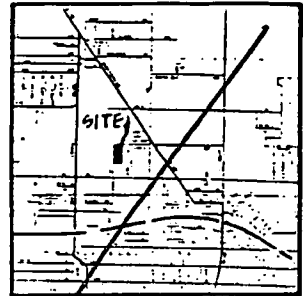
APPLICANT
MORTON & PITALO, INC.
1430 ALHAMBRA BLVD., SUITE 200
SACRAMENTO, CA 95816

ASSESSOR'S PARCEL NO.
237-08-04

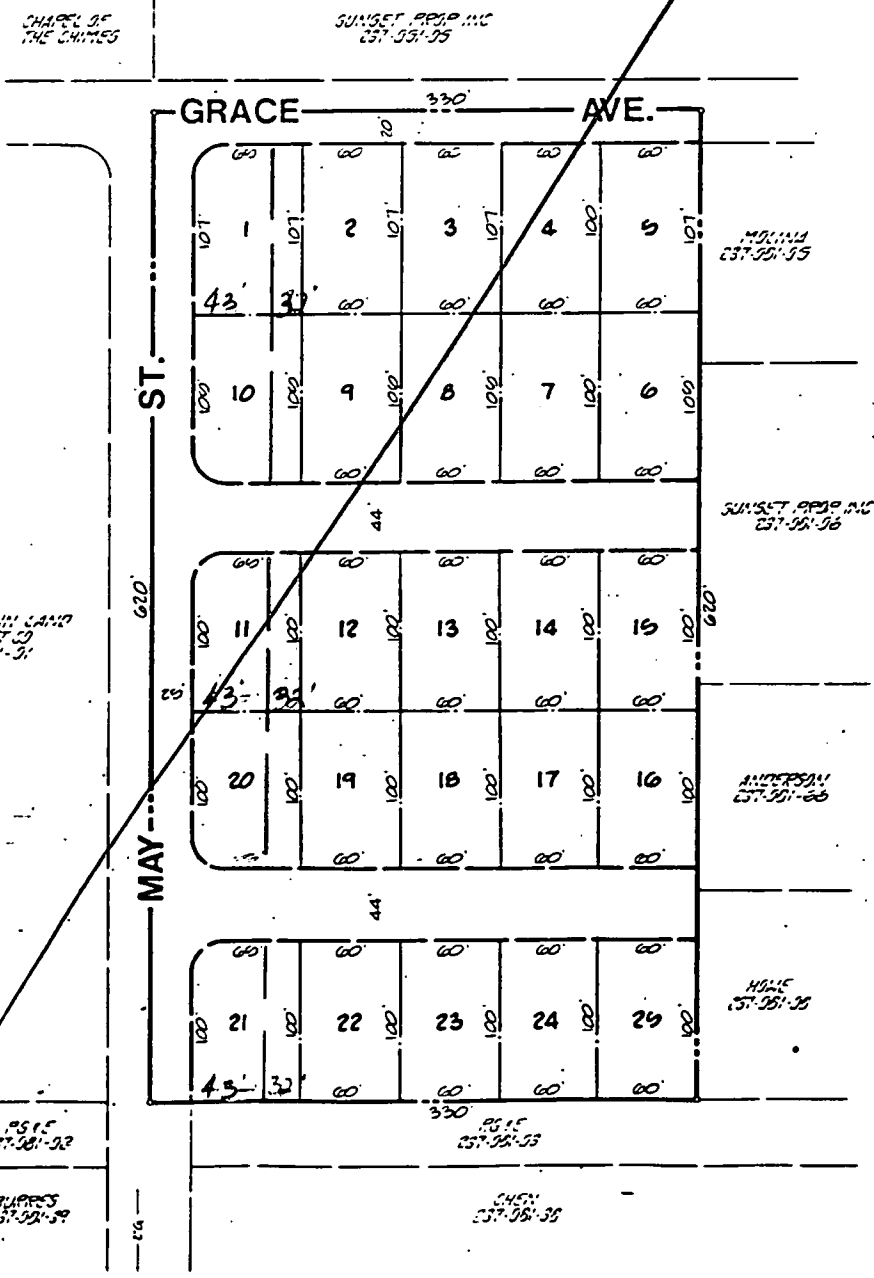
AREA
4.7 ± AC.

ZONING
R-1

- SANITARY SEWER)
- STORM DRAINAGE)
- WATER)
- SCHOOL DISTRICT) CITY OF SACRAMENTO
- PARKS & RECREATION)
- FIRE PROTECTION)
- POLICE PROTECTION)
- ELECTRICITY)
- S.M.U.D.)
- GAS)
- P.G. & E.)



VICINITY MAP
NO SCALE



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CITY PLANNING COMMISSION

19

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

APPLICANT	MORTON & PITALO, INC. 1430 Alhambra Blvd., Suite 200, Sac., CA 95816		
OWNER	TAHOMA GROUP, 4833 Crestwood Way, Sacramento, CA 95816		
PLANS BY	MORTON & PITALO		
FILING DATE	4/3/87	ENVIR. DET.	5/4/87
ASSESSOR'S-PCL. NO.	237-080-04		
REPORT BY	SD/vf		

- APPLICATION:
- A. Negative Declaration
 - B. Rezone 5+ acres from Agricultural (A) to Single Family (R-1)
 - C. Tentative Map (P87-177)

LOCATION: Southeast corner of Grace Avenue and May Street

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 4.7+ vacant acres into 25 single-family lots located in the R-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 N. Sacramento Community Plan Designation:	Residential 7 to 15 du/ac
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant (Cemetery) A
South: Vacant; R-1
East: Vacant & Residential: R-1
West: Vacant; R-1

Property Dimensions:	330' x 620'
Property Area:	5+ acres
Density of Development:	7.2 d.u. per acre net
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 22, 1987, by a vote of 5 ayes, 4 absent the S.R.C. voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. It is designated for 7 to 15 units per acre in the 1984 North Sacramento Community Plan. The site is surrounded by single-family residences located on large acreages and by vacant cemetery land. The 10 acres adjacent to the south was approved by the Commission for 52 single-family lots on March 26, 1987. The applicant proposes 25

single-family lots. At least two corner lots will be designated for halfplex development. The net resulting density of 7.2 units per net acre conforms to the community plan designation.

The subject site is currently zoned Agricultural (A). The applicant has requested a rezoning to Single Family (R-1) in order to pursue the project. Staff has no objections to the rezoning since the residential use and the density conform to the community plan designation.

B. Design

The applicant proposes 25 single-family lots which meet all dimensional requirements of the Subdivision Ordinance. Proposed streets will be stubbed to the east to provide a circulation pattern for property to the east.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 0.447 acres of land multiplied by the per acre value established by the applicant's appraiser.

D. Schools

The school districts are currently impacted and are implementing developer's fees. These will be collected at the time of obtaining building permits.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

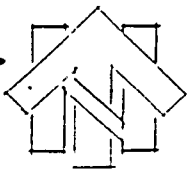
- A. Ratify the negative declaration;
- B. Recommend approval of the rezone from Agricultural (A) to Single Family (R-1);
- C. Recommend approval of the tentative map subject to the following conditions:

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; half street improvements plus 12-foot paved lane shall be required along May Street and Grace Avenue.
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer (sewer must be extended to County interceptor near Rio Linda Boulevard; City will condemn off-site right-of-way at developer's expense;

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. 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 consulting with the U.S. Postal Service:
5. 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:
6. Meet all County Sanitation District requirements:
7. Submit a soils test prepared by a registered engineer to be used in street design:
8. Submit a street right-of-way study and dedicate streets as required:
9. A minimum of 24 feet of pavement shall be provided along May Street to Bell Avenue:
10. Extend drain line along extension of Grace Avenue to west and provide easement as required:
11. City will condemn any off-site right-of-way at developer's expense, if necessary:
12. Water mains shall be looped by extending mains east along Grace Avenue to Gene and south along May Street to Bell Avenue.



SCALE: 1"=90'

TENTATIVE SUBDIVISION MAP SUNSET VISTA CITY OF SACRAMENTO MARCH 27, 1987



OWNER/DEVELOPER
 TAIKOMA GROUP
 4833 CHESTNUT WAY
 SACRAMENTO, CA 95827

APPLICANT
 MORTON & PITALO, INC.
 1310 OLIVARIA BLVD., SUITE 20
 SACRAMENTO, CA 95816

ACCESSORY PARCELS WILL
 137-00-008

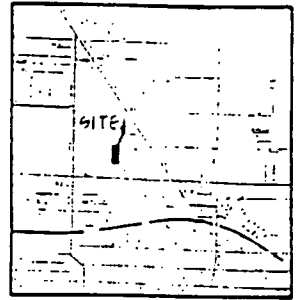
AREA
 4.12 AC.

ZONING
 R-1

SEWERAGE / SEWER
 TOWN DRAINAGE
 UTILITY

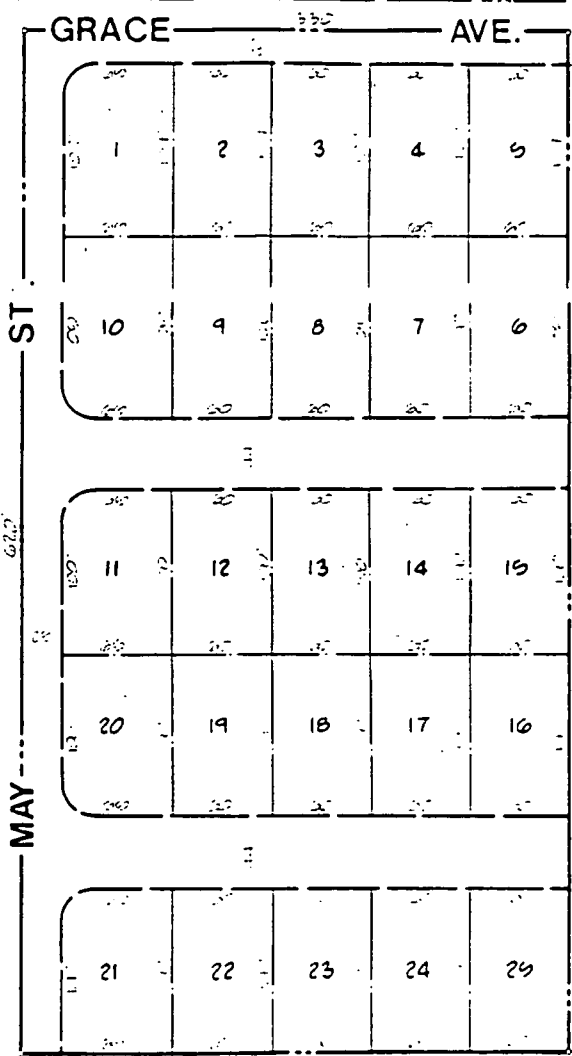
SCHOOL DISTRICTS
 CITY OF SACRAMENTO

FEES & SERVICE CHARGES
 SUBDIVISION
 SURVEYING



VICINITY MAP
NO SCALE

19.



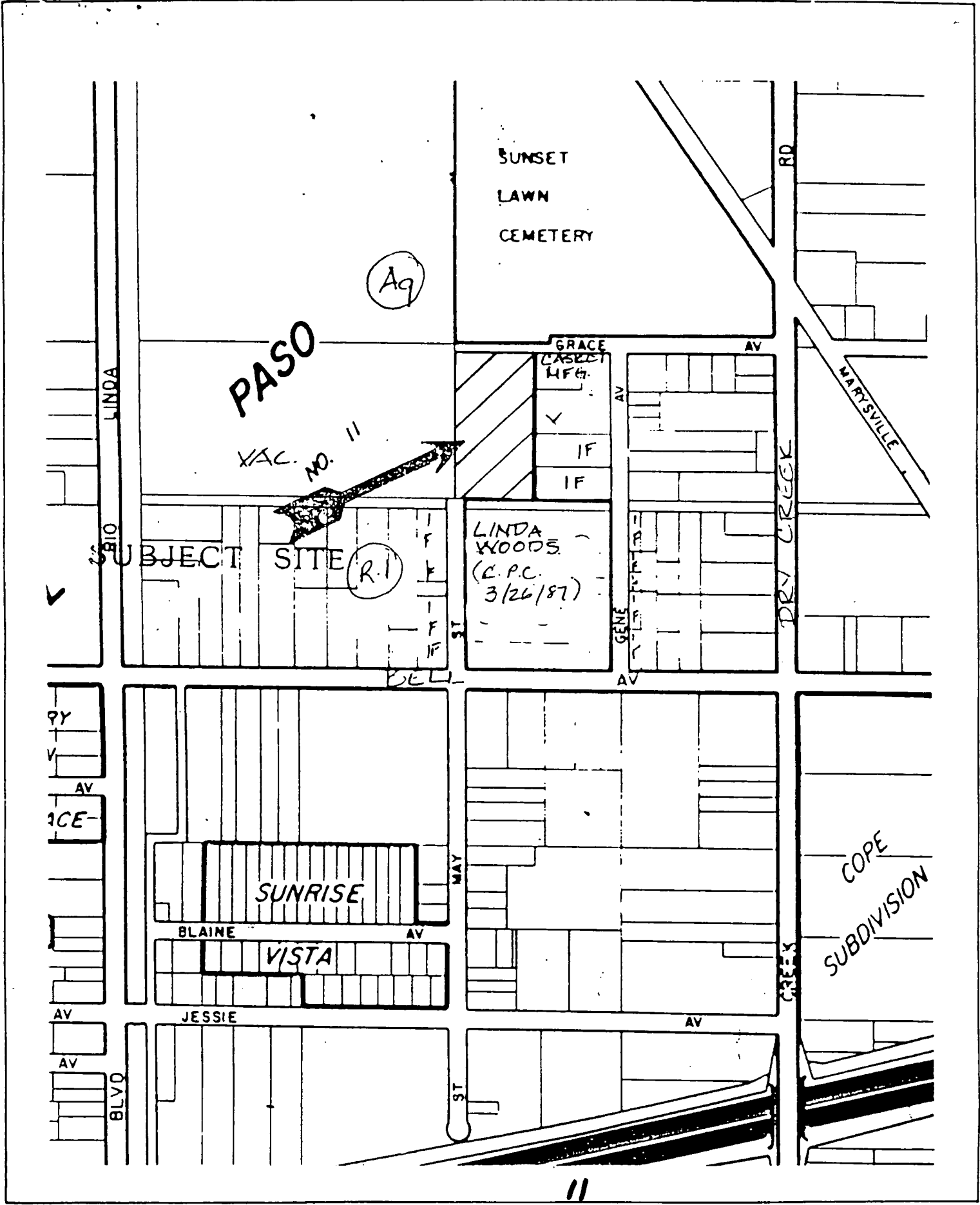
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Item 19

MAY 2 1987
MORTON & PITALO, INC.



VICINITY - LAND USE - ZONING

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Item 19.