

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816				
OWNER	Feature Homes, Inc. - 6130 Freeport Boulevard, Sacramento, CA				
PLANS BY	Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816				
FILING DATE	4-27-87	ENVIR. DET.	5-18-87	REPORT BY	SD:sg
ASSESSOR'S-PCL. NO.	117-647-01				

APPLICATION: A. Negative Declaration

B. Tentative Map

LOCATION: South of Larchmont Valley, east of Villa Royale Unit 3.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10.8+ vacant acres into 82 single family petite lots located in the R-1A zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1986 South Sacramento Community
Plan Designation: Residential 4-8 du/ac.
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1A & R-1
South: Vacant; A
East: Single Family; R-1
West: Single Family; R-1A

Property Dimensions: Irregular
Property Area: 10.8+ acres
Density of Development: 9.5 d.u. per acre net
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided

BACKGROUND INFORMATION: The subject site is a portion of Villa Royale originally approved by the City Council on November 10, 1983 (P83-334) for 233 zero-lot line units and 12 acres of multi-family development. Subsequent approvals changed the project to its current 311 single family petite units (P84-237 and P85-395). The map expired on September 4, 1986 and Unit 4 was not recorded.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 13, 1987, by a vote of four ayes, four absent, one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

001310

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan and four to eight units per acre in the 1986 South Sacramento Community Plan. The site is surrounded by single family residences located in the R-1 and R-1A zone.

APPLC. NO. P87-218 MEETING DATE May 28, 1987 ITEM NO 19

The project is the same design and number of lots as was approved in 1984. This unit has a density of 9.5 units per net acre. The overall Villa Royale Subdivision has a density of 7.5 units per net acre. Staff, therefore, finds the project consistent with the 1986 South Sacramento Community Plan.

B. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .9184 acres of land multiplied by the per acre value established by the applicant's appraiser.

C. Sound Study

The project is located near the proposed alignment of Cosumnes River Boulevard, a major arterial. The City/County Health Department requests a sound study to determine if a wall or other noise mitigation measure is appropriate.

D. Special Permit

Construction of the residences has begun in other Villa Royale units and the floor plans and elevations have not been changed. A renewal of the special permit is therefore not necessary.

E. Schools

The Elk Grove School District is impacted. Fees are collected with building permits.

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

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 the following conditions:

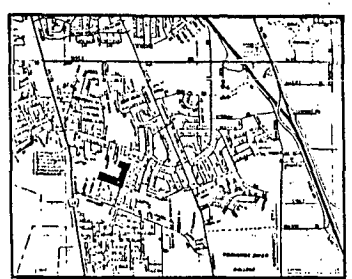
Conditions - The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
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 (.9184 acre);

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 consultation 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. Submit a soils test prepared by a registered engineer to be used in street design.
7. Submit an acoustical report regarding noise generated by Cosumnes River Boulevard for the review and approval of the City/County Health Department. Comply with any recommendations made in the report.

00130+

TENTATIVE MAP FOR
VILLA ROYALE UNIT NO. 4
 A PORTION OF REVISION TO
 ACCESSION OF VALLEY HI UNIT NO. 22 - 150 B.M. 16
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL, 1987
 MORTON & PITALO, INC.
 SHEET 1 OF 15 SHEETS
 SCALE: 1"=50'



OWNER/DEVELOPER
 FEATURE HOMES, INC.
 6130 FREEPORT BOULEVARD
 SACRAMENTO, CA 95822

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

MUNICIPAL SEWER
 CITY OF SACRAMENTO

WATER
 CITY OF SACRAMENTO

ELECTRICITY
 SACRAMENTO MUNICIPAL
 UTILITY DISTRICT

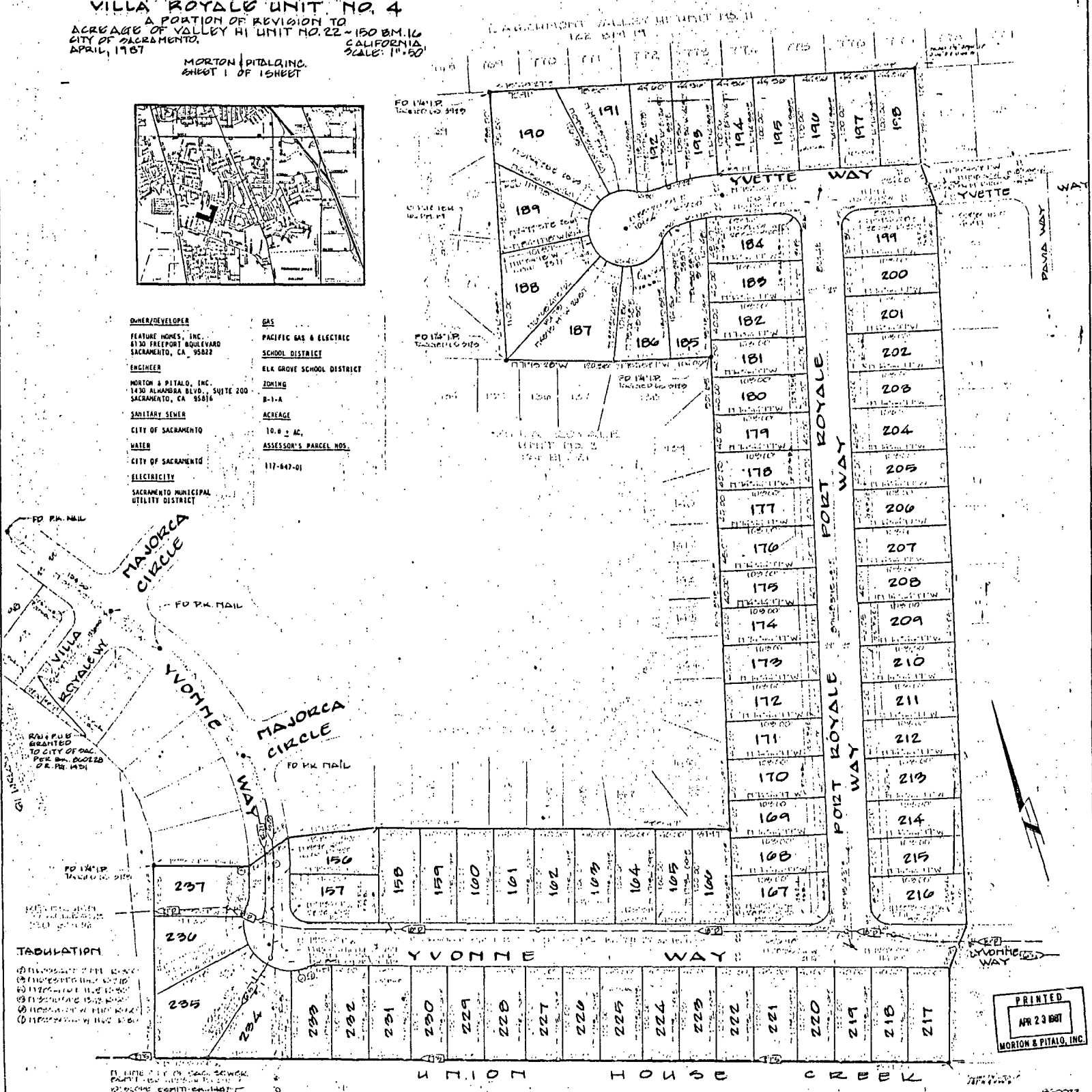
GAS
 PACIFIC GAS & ELECTRIC

SCHOOL DISTRICT
 ELK GROVE SCHOOL DISTRICT

ZONING
 R-1-A

ACREAGE
 10.8 ± AC.

ASSESSOR'S PARCEL NOS.
 117-047-01



TABULATION

PROPOSED LOT AREA
 PROPOSED LOT PERMITS
 PROPOSED LOT PERMITS
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 APR 23 1987
 MORTON & PITALO, INC.

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Item 19