

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

Bill
Arm.

(209) 465-1526

APPLICANT	Armstrong Engineering, 3233 Lance Drive, Stockton, California 95205			
OWNER	Arlene Jones/Victor Yea & Associates, 6661 Florin Road, Sacramento, California 95831			
PLANS BY	Armstrong Engineering, 3233 Lance Drive, Stockton, California 95205			
FILING DATE	June 6, 1990	ENVIR. DET.	Negative Declaration	REPORT BY CG:
ASSESSOR'S PCL. NO.	041-0043-004 and 041-0044-003			

444-8555

APPLICATION:

- A. Negative Declaration.
- B. Tentative Map to subdivide 2 parcels totaling 1.7± acres into 10 parcels in the Standard Single Family (Executive Airport Overlay Zone 4) (R-1(EA-4)) zone.
- C. Subdivision Modification to create one parcel less than 52' in width to 50'.
- D. Subdivision Modification to create two parcels less than 100' in depth to 79'.
- E. Variance to reduce the lot width of one parcel from 52' to 50'.
- F. Variance to reduce the depth of two parcels from 100' to 79'.
- G. Alley Abandonment of two alleys bounded by Wah Avenue, 57th Avenue, 27th Street and Carnation Avenue (65402[a] Review).

LOCATION: Northwest and Southwest corners of Hing and Carnation Avenues

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide two parcels into ten standard single family parcels and abandon two alleys.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Airport/Meadowview Community	
Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1(EA-4)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1(EA-4)	Front:	25'	25'
South: Residential & Church; R-1(EA-4)	Side(Int):	5'	5'
East: Residential; R-1A(EA-4)	Side(St):	12.5'	12.5'
West: Vacant & Residential; R-1(EA-4)	Rear:	15'	15'

Property Dimensions:	285' x 258'
Property Area:	1.7± acres
Density of Development:	7 du/na
Topography:	Flat
Street Improvements:	To Be Provided

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Utilities:

To Be Provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On September 12, 1990, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 1.7± acres in the Standard Single Family (Executive Airport Overlay Zone 4) (R-1(EA-4)) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The Airport/Meadowview Community Plan designates the site Residential (4-8 du/na). The surrounding land use and zoning includes single family residential, zoned R-1(EA-4), to the north; single family residential and a church, zoned R-1(EA-4), to the south; single family residential, zoned R-1A(EA-4), to the east; and vacant and single family residential, zoned R-1(EA-4), to the west.

B. Applicant's Proposal

The applicant is proposing to construct a 10 unit single family residential subdivision of 1.7± acres. This request includes a Subdivision Modification to allow one lot 50 feet wide and two lots 79 feet deep. Also included are Variances to allow these lots below the minimum standards for width and depth. In order to develop this subdivision, two alleys need to be abandoned. These alleys are located between Wah Avenue, 57th Avenue, 27th Street, and Carnation Avenue.

C. Subdivision Modifications and Variances

The applicant is requesting two Subdivision Modifications and two Variances to accommodate the subdivision. One parcel is 50 feet wide, less than the required 52 foot wide lot. Two parcels are 79 feet deep which is less than the required 100 foot deep lot. Staff has no objection to the Subdivision Modification and Variance requests. All but one of the parcels is adequate in square footage even though the width and depth is decreased. This parcel is the corner parcel which is 72.5 feet x 79 feet. It contains only 5,719 square feet which is less than the required 6,200 square feet. The subject site is also within a designated infill area which allows greater flexibility of development standards in order to encourage development in the area. The applicant has submitted plans which indicate building footprints for the subdivision. The plans indicate that standard single family homes can be placed on the three substandard lots without the need of a variance for setbacks.

D. Alley Abandonments

The proposed alley abandonments require review of the Planning Commission for General Plan consistency findings as required by Government Code Section 65402(a). The two alleys to be abandoned run east west from 27th Street to Carnation Avenue between Wah Avenue and 57th Avenue. The alleys are being abandoned in order to facilitate the subdivision into ten single family lots. The alleys are only paper alleys and are not used nor are they paved at this time. Staff has no objection to the proposed abandonments. They are consistent with the City's General Plan and Airport/Meadowview Community Plan which designate the site Residential. The abandonments do not leave any parcels landlocked and are consistent with the City's Guidelines for Street Closures. All property owners adjacent to these alleys have no objection to the abandonment.

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E. Agency Comments

The proposed alley abandonment and tentative map were reviewed by several divisions of the Public Works Department, as well as other City Departments and public utilities. Their comments regarding the tentative map have been incorporated into the tentative map conditions and the comments regarding the alley abandonment are as follows:

Water Division

No objection to the proposed abandonment.

Flood Control and Sewer Division

No objection to the proposed abandonment. There is a County sewer line on Hing Avenue.

Design Engineering (Electrical Section)

No objection to the proposed abandonment.

Traffic Engineering

No objection to the proposed abandonment provided that Hing Avenue abandonment is subject to filing of an approved subdivision map including parcel 36 and 47. The two alleys may be abandoned without traffic conditions.

Fire Department

No objection to the proposed abandonment.

Police Department

No objection to the proposed abandonment.

Pacific Bell

Pacific Bell has no objection to the proposed abandonment.

PG&E

PG&E has no facilities within these areas and has no objection to the proposed abandonment without reservation.

SMUD

We have been advised of the proposed abandonment of the portion of the alleys lying South of Wah Avenue, West of Carnation Avenue, North of 57th Avenue, (formerly Sung Avenue) and East of 27th Street, (formerly Moss Avenue) all as shown on the plat of "Camellia Acres" recorded in the office of the Recorder of Sacramento County on June 2, 1915, in Book 15 of Maps, Map No. 21.

Because this District has no facilities within these portions of the public streets and alleys, and has no need for them in the foreseeable future, we will not object to this abandonment.

Sacramento Cable Television

No objection to the proposed abandonment provided an easement be retained.

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. The following mandatory mitigation measure shall be incorporated in to the project to reduce potential environmental impacts to below a level of significance.

- 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 shall 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. Increase the frequency of City street cleaning along streets in the vicinity of construction site.
 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map to subdivide 2 parcels into 10 parcels subject to conditions and forward to City Council;
- C. Recommend approval of the Subdivision Modification to create one parcel less than 52' in width to 50';
- D. Recommend approval of the Subdivision Modification to create two parcels less than 100' in depth to 79';
- E. Approve the Variance to reduce the lot width of one parcel from 52' to 50' subject to conditions and based upon findings of fact which follow;
- F. Approve the Variance to reduce the depth of two parcels from 100' to 79' subject to conditions and based upon findings of fact which follow; and
- G. Recommend approval of the Alley Abandonments (as shown on Exhibit D) to the City Council, find them

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consistent with the City General Plan and transmit comments from agencies and City departments.

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. Meet all County Sanitation District requirements.
6. Submit a soils test prepared by a registered engineer to be used in street design.
7. Coordinate map and Improvement Plans with Carnation Garden Village to the east (P89-101).
8. Dedicate a standard 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways.
9. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first.
10. Cannot file final map until Carnation Garden Village (P89-101) is under construction and map is filed or an alternate access is provided.
11. Cannot file final map until abandonment proceedings are complete on the alleys from Carnation to 27th Street between Wah Avenue and 57th Avenue and Carnation between Hing and 57th.
12. 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.
13. Properly abandon existing well under permit from County Environmental Health and provided water facilities.
14. Property abandon any septic system(s).
15. Remove construction debris (concrete, scape metal, etc.) to a lawful disposal site.
16. 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 shall include the following:
 - a. Sprinkle all unpaved construction areas with water at least twice per day during demolition and

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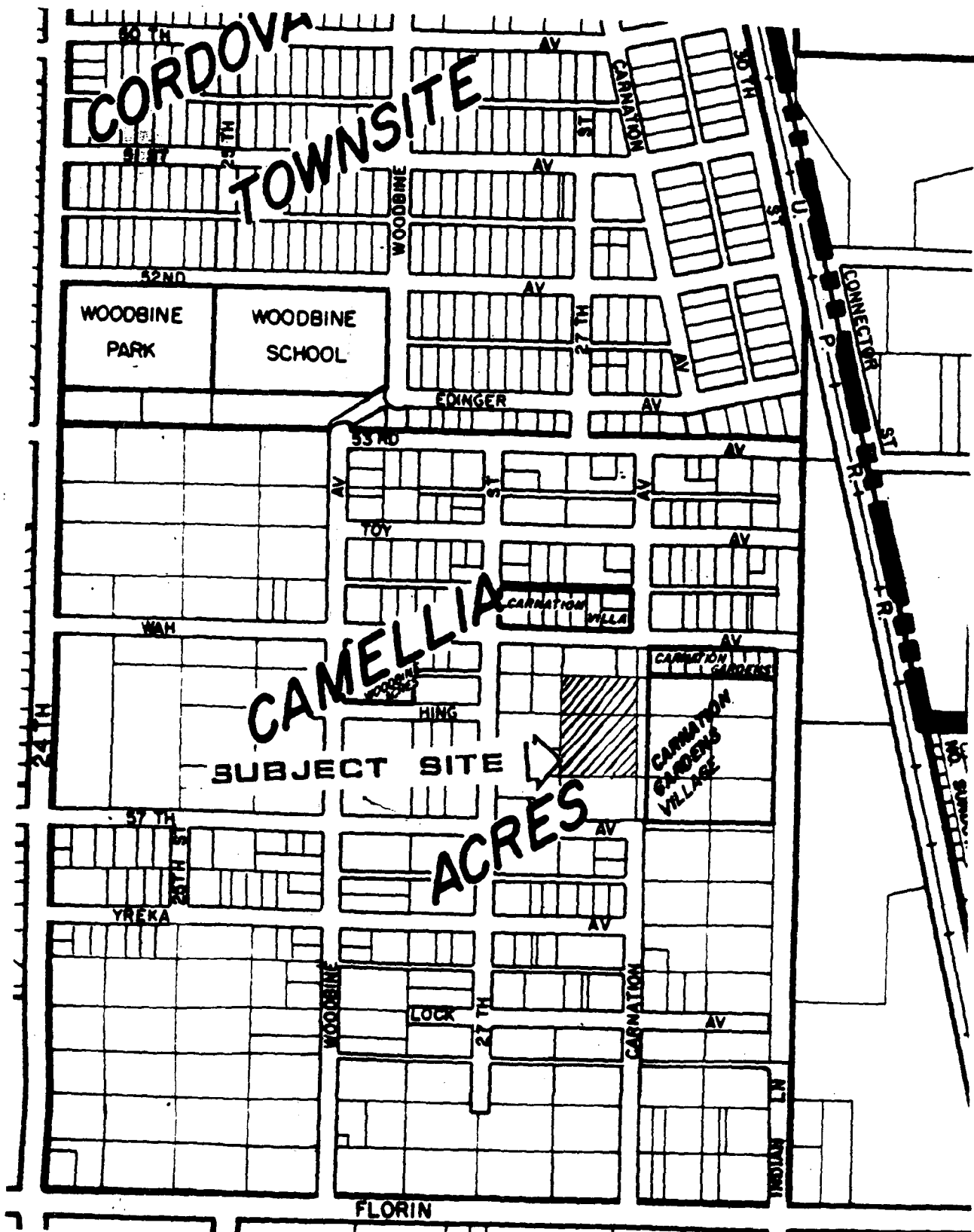
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excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.

- b. **Cover** stockpiles of sand, soil, and similar materials with a tarp.
- c. **Cover** trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
- e. Increase the frequency of City street cleaning along streets in the vicinity of construction site.
- f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

Findings of Fact

- 1. The project, as conditioned, is based upon sound principles of land use in that the proposed residential development is compatible with existing and future residential development in the area.
- 2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a public nuisance in that adequate setbacks will be provided for the proposed single family homes.
- 3. Granting the variances do not constitute a special privilege extended to an individual property owner in that variances would be granted for other property owners facing similar circumstances and the property is in a designated infill area which allows greater flexibility of development standards.
- 4. Granting the variances do not constitute use variances in that residential uses are permitted in the R-1 zone.
- 5. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na) and the Airport/Meadowview Community Plan which designates the site Residential (4-8 du/na). The 7 du/na density of this project conforms to the Plan designations.



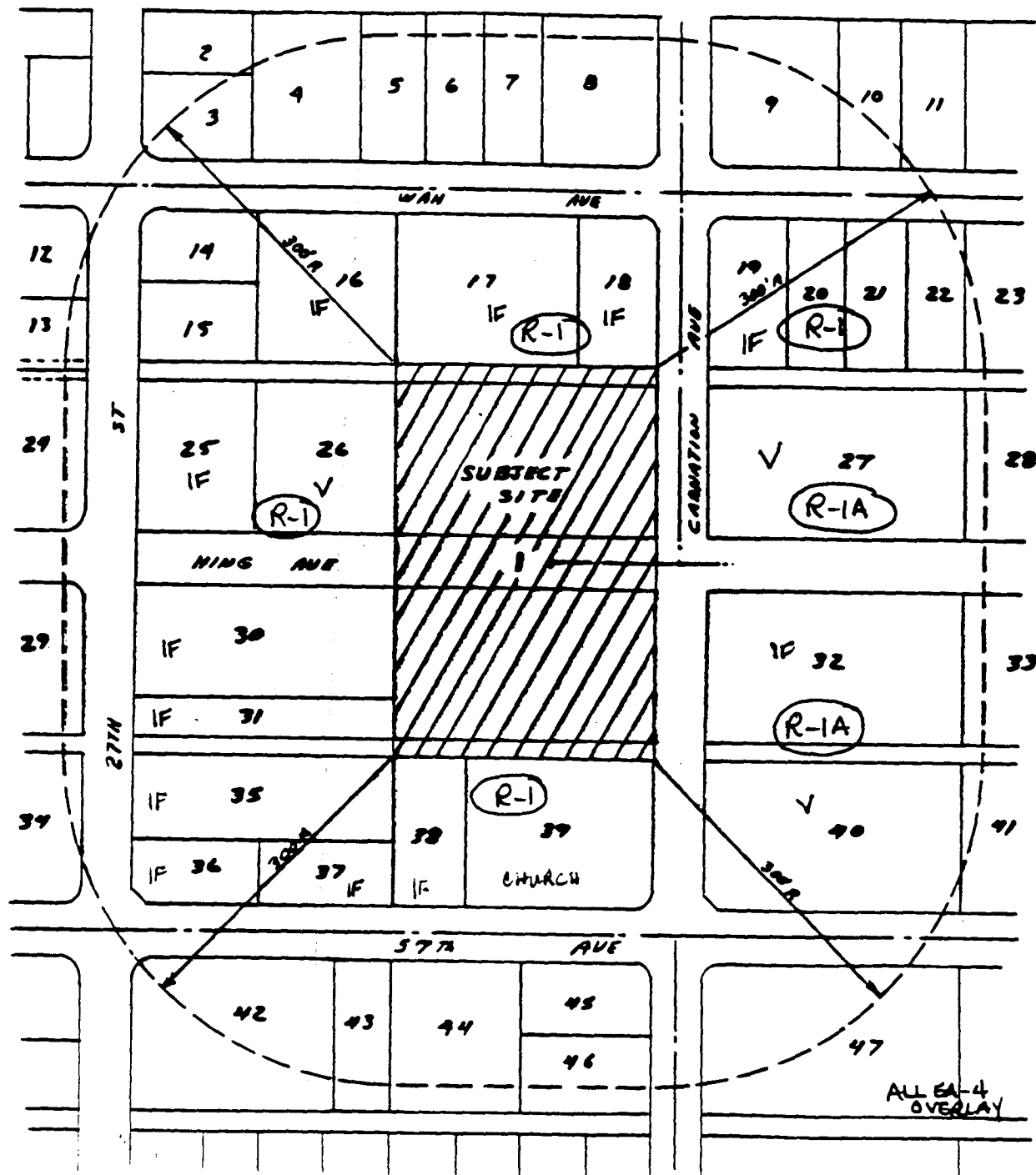
VICINITY MAP 003346

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CAMELLIA ESTATES



LAND USE & ZONING MAP

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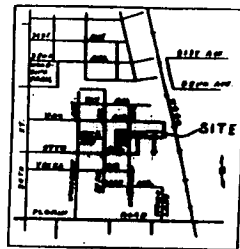
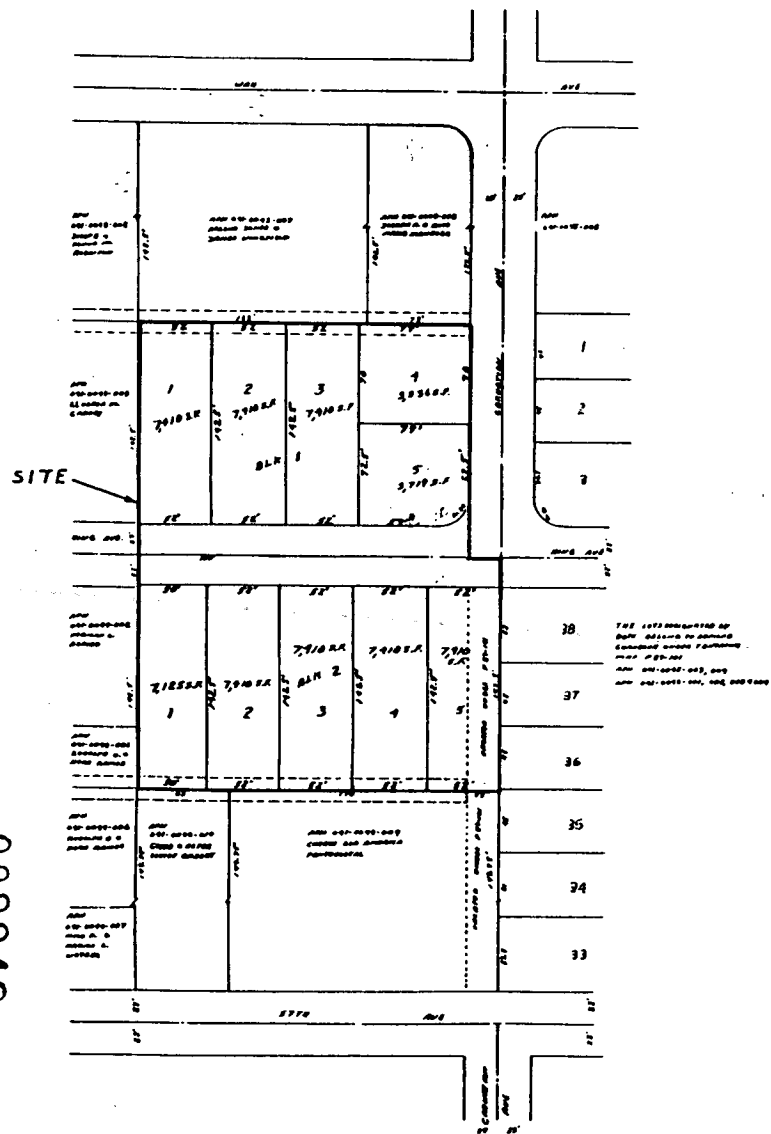
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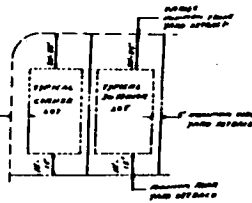


VICINITY MAP
1/4" = 1" SCALE

GENERAL INFORMATION

WATER SUPPLY: City of Sacramento
 SEWER DISPOSAL: City of Sacramento
 APN: 41-001-00
 41-000-00
 ACRES: 1.000 AC (gross)
 1.000 AC (net)
 BENEFIT: 2.27 BVAL
 RECORD OWNER/ADDRESS: 41-041-04
 ARLEN JONES
 600 FLORINE ROAD
 SACRAMENTO, CA 95820
 (916) 341-0700
 WATER USE & ASSOCIATED 41-041-00
 610 BUNDELMERE BLVD
 SACRAMENTO, CA 95805
 (916) 440-0000
 ENGINEER:
 ANTHONY DUNNINGTON
 3033 LAURE BLVD
 SACRAMENTO, CA 95805
 (916) 440-1300
 EXISTING USE & ZONE:
 VAGANT, D-1
 PROPOSED USE & ZONE:
 1/4 SINGLE FAMILY LOTS, D-1A
 MINIMUM LOT SIZE 1,000 S.F.
 ZONE 1 OUTSIDE MAP PLAN
 COMMUNITY-PANEL NUMBER 000000 00000
 MAP REVISED FEBRUARY 4, 1988

TENTATIVE SUBDIVISION MAP OF
CAMELLIA ESTATES
 CITY OF SACRAMENTO
 CALIFORNIA
 MAY, 1990



LOT SETBACKS

EXHIBIT A

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Mem #10

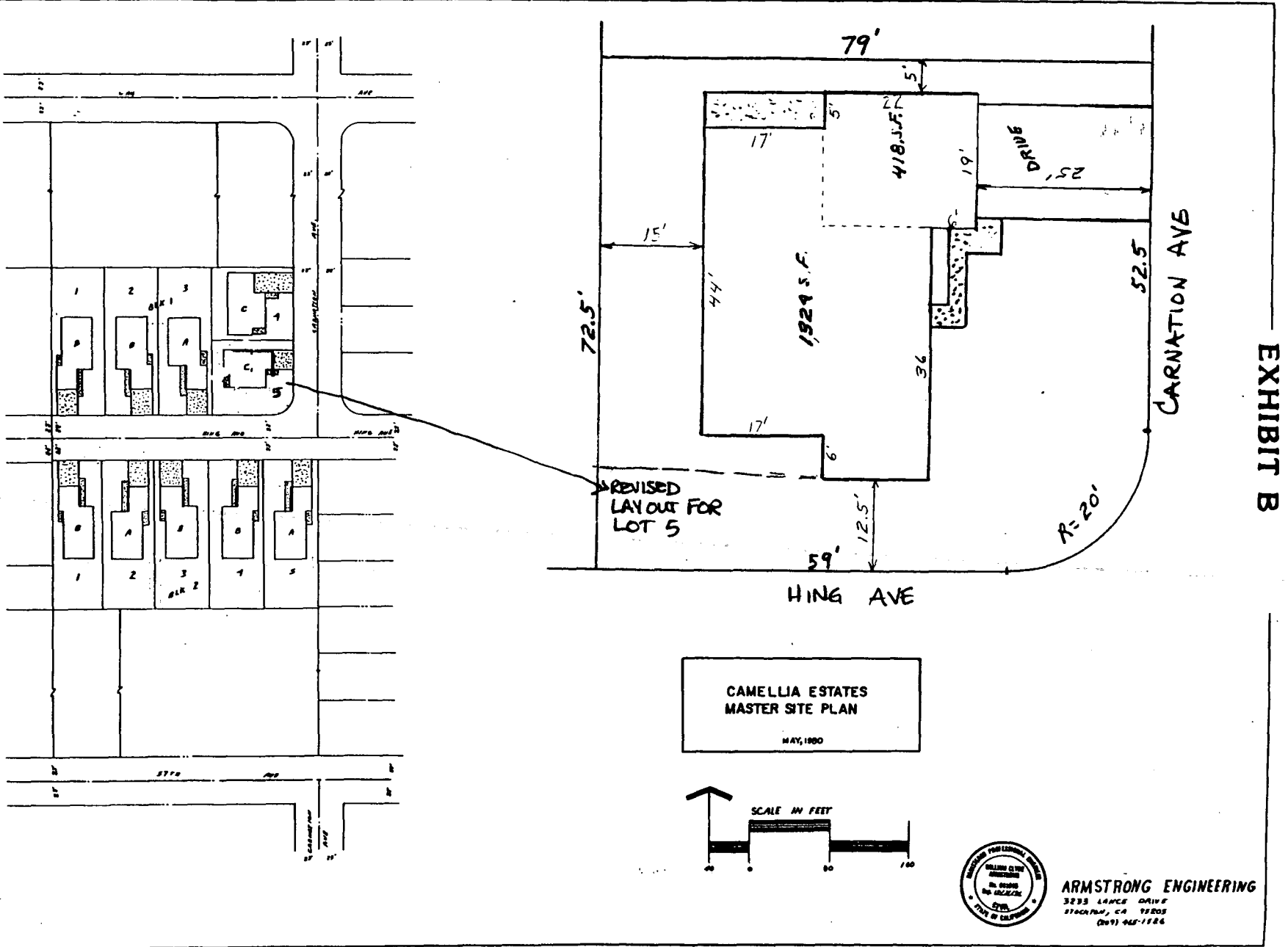


EXHIBIT B

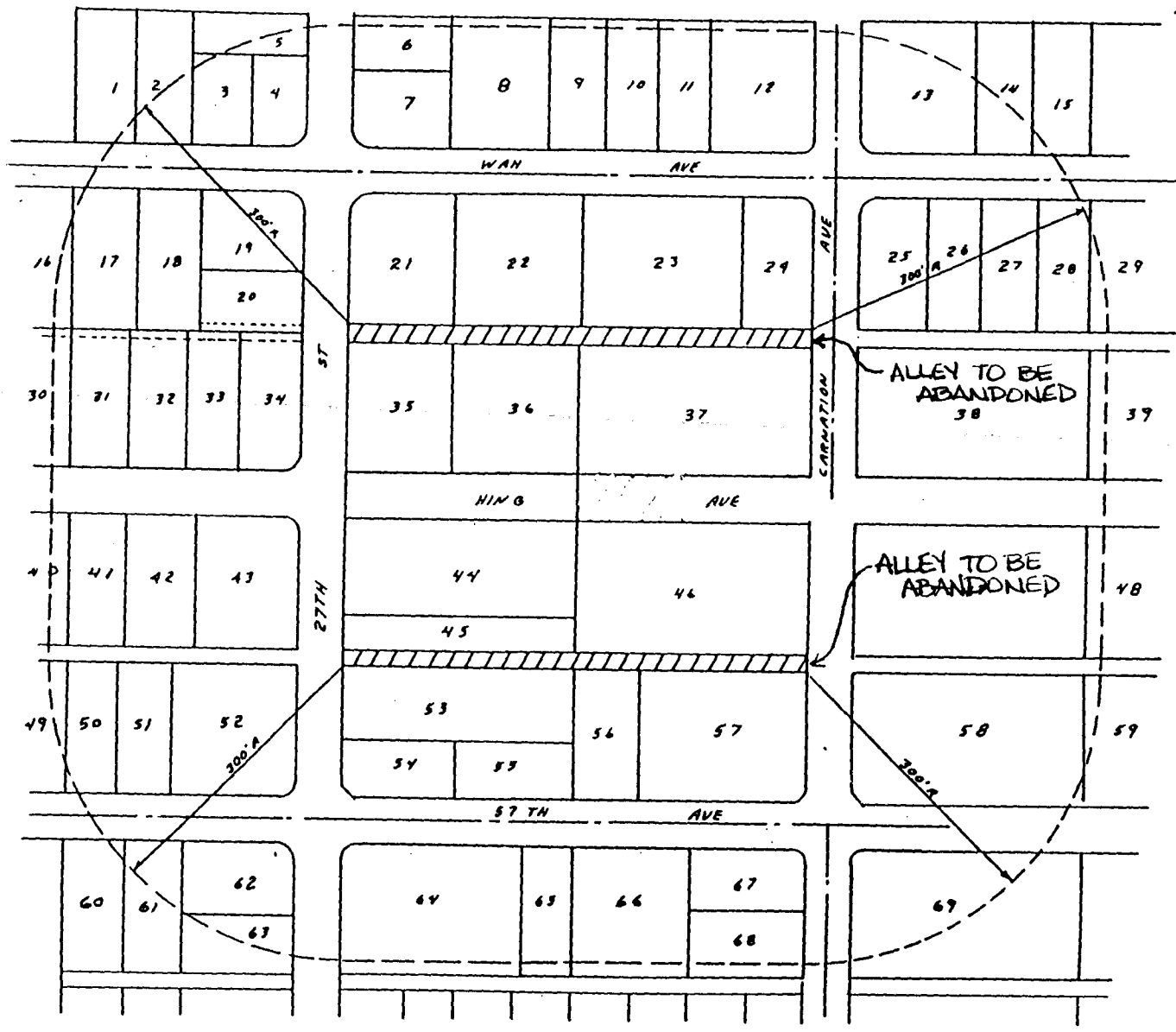
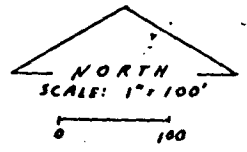
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CAMELLIA ESTATES



EXHIBIT

EXHIBIT D

P90 260



DEPARTMENT OF
PUBLIC WORKS

WATER DIVISION

CITY OF SACRAMENTO
CALIFORNIA

May 30, 1990

1391-35TH AVENUE
SACRAMENTO, CA
95822-2911

916-449-5271

ABANDONMENT FORM LETTER

TO: ARMSTRONG ENGINEERING 3233 LANCE DRIVE, STOCKTON, CA 95205
Applicants Name Mailing Address

FROM: Ed Hollis, Utilities Coordinator

ABANDONMENT OF: **ALLEY BETWEEN WAH AVE AND HING AVE. AND 27TH ST.
AND CARNATION AVE. ALLEY BETWEEN HING AVE. AND 57TH ST. AND 27TH ST.
AND CARNATION AVE., HING AVE. WEST BOUNDARY OF APN: 041-0043-04 & 041-
0044-03 TO 100' EAST**

Location (see attached map and description)

The Water Division has reviewed your request and made the following recommendations:

No objection to the proposed abandonment.

No objection to the proposed abandonment provided an easement
be retained, see comments below.

Not approved, see comments below.

COMMENTS:

Signed:

Ed Hollis

Date:

5/31/90

WDABAN

P90 260

~~1391-35TH AVENUE~~
003352