



16

DEPARTMENT OF
PLANNING AND DEVELOPMENT

January 25, 1989

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Tentative Map (P88-424)

LOCATION: North Side of Lemon Hill Avenue, 2,000 Feet East of Stockton
 Boulevard

SUMMARY

The application is for a Tentative Map to allow development of the subject 8.19 acre site with 59 zero lot line single family homes. The Planning Commission and staff recommend approval of the request.

BACKGROUND INFORMATION

In 1983 the City approved entitlements to allow development of the subject site with 59 zero lot line single family homes. The project would be served by private streets. The project was not built and the entitlements have expired. The applicant has refiled for the same entitlements and has modified the project to include improvements worked out with staff. The improvements included increasing the width of the lots from 40 feet to 45-50 feet; a special permit for the project has been approved by the Planning Commission and the Tentative Map is before the City Council.

VOTE OF THE PLANNING COMMISSION

On December 15, 1988 the Commission voted seven ayes, one absent (one vacant seat) to recommend approval of the Tentative Map.

January 23, 1989

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Tentative Map (P88-424)

LOCATION: North Side of Lemon Hill Avenue, 2,000 Feet East of Stockton
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SUMMARY

The application is for a Tentative Map to allow development of the subject 8.19 acre site with 50 zero lot line single family homes. The Planning Commission and staff recommend approval of the request.

BACKGROUND INFORMATION

In 1983 the City approved entitlements to allow development of the subject site with 50 zero lot line single family homes. The project would be served by private streets. The project was not built and the entitlements have expired. The applicant has relied for the same entitlements and has modified the project to include improvements worked out with staff. The improvements included increasing the width of the lots from 40 feet to 42-50 feet; a special permit for the project has been approved by the Planning Commission and the Tentative Map is before the City Council.

VOICE OF THE PLANNING COMMISSION

On December 15, 1988 the Commission voted seven ayes, one absent (one vacant seat) to recommend approval of the Tentative Map.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

- 1. Ratify the Negative Declaration;
- 2. Adopt the attached Resolution which adopts findings of fact and approves the Tentative Map.

Respectfully submitted,



Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

District No. 6
January 31, 1989

P88-424

CONFIDENTIAL

The following information and data received from the following sources are being furnished to you:

1. The following information:

a. The following information received from the following sources:

b. The following information:

c. The following information:

FOR THE GOVERNMENT OF THE DISTRICT OF COLUMBIA
CITY MANAGER

CONFIDENTIAL

CONFIDENTIAL

454-838

RESOLUTION No. 89-087

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTH SIDE OF LEMON HILL AVENUE, 2,000 FEET EAST OF STOCKTON BOULEVARD

(P88-424) (APN: 038-0011-028)

APPROVED
BY THE CITY COUNCIL

JAN 31 1989

WHEREAS, the City Council on January 31, 1989, held a public hearing on the request for approval of a tentative map for property located at the north side of Lemon Hill Road, 2,000 feet east of Stockton Boulevard;

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 City Planning Commission and/or Planning staff 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.

information contained herein
and that the information and data contained herein are confidential and
may be used in connection with the proposed project only.
The information contained herein is the property of the City of Berkeley and shall

not be disclosed or otherwise made available to any other person or organization
without the express written consent of the City of Berkeley. The City of Berkeley
will not be responsible for any loss or damage to the information contained herein
or for any delay in the performance of the proposed project.

It is the policy of the City of Berkeley to provide information to the public
and to ensure that the information is accurate and reliable. The City of Berkeley
will not be responsible for any loss or damage to the information contained herein
or for any delay in the performance of the proposed project.

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information contained herein or for any delay in the performance of the proposed
project.

(888-888) (951) 933-0011-0011

THE CITY OF BERKELEY'S OFFICE OF THE CITY CLERK IS LOCATED AT
1000 CALIFORNIA STREET, SUITE 1000, BERKELEY, CALIFORNIA 94704
A TELEPHONE NUMBER OF 916-841-2000 IS AVAILABLE FOR INFORMATION.

- 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 South Sacramento Community Plan designate the subject site for residential use(s).
- 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 filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code along Lemon Hill Avenue;
 - b. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - c. 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;
 - d. 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 shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;

3. The proposed subdivision is consistent with the provisions of the existing zoning ordinance (Section 20.04) and the Comprehensive Zoning Ordinance (Section 20.04).

4. The proposed subdivision is consistent with the provisions of the existing zoning ordinance (Section 20.04) and the Comprehensive Zoning Ordinance (Section 20.04).

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9. The proposed subdivision is consistent with the provisions of the existing zoning ordinance (Section 20.04) and the Comprehensive Zoning Ordinance (Section 20.04).

10. The proposed subdivision is consistent with the provisions of the existing zoning ordinance (Section 20.04) and the Comprehensive Zoning Ordinance (Section 20.04).

11. The proposed subdivision is consistent with the provisions of the existing zoning ordinance (Section 20.04) and the Comprehensive Zoning Ordinance (Section 20.04).

- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- f. Dedicate a standard 12.5 foot Public Utility Easement for underground public utilities facilities and appurtenances adjacent to all public ways;
- g. Dedicate a 12.5 foot Public Utility Easement for underground, overhead electrical and public utility facilities and appurtenances adjacent to all private streets;
- h. Redesign to include standard streets widths (31 ft. back of curb to back of curb) standard cul-de-sacs and secondary access;
- i. Driveway off of Lemon Hill avenue is to be a maximum of 35 feet and constructed to City standards;
- j. No access shall be allowed from the cul-de-sac into the commercial development to the west;
- k. Construct a 40 foot radius cul-de-sac at the end of 55th Street; will require off-site dedication;
- l. Provide emergency access into development through the cul-de-sac;
- m. Provide on-site fire hydrants at locations approved by the City Fire Marshall's Office;
- n. All driveways shall be constructed with minimum 35 ft. inside turning radius;
- o. Dedicate the north five feet of the entire subdivision as a public utility easement for underground and overhead electrical facilities and appurtenances;
- p. Designate common landscaping areas as Lots A and B on the final map (revised 12-1-88);

- q. Designate private roadways and parking area as Lot C on the final map (revised 12-1-88);
- r. Language satisfactory to the City Attorney shall be included in the covenants, conditions and restrictions for all parcels: 1) requiring periodic contributions to a homeowner's association which shall be exclusively responsible for the maintenance of the aforementioned landscaped areas and roadways; and 2) conferring to the City the power to enforce said maintenance obligation and recover City overhead and legal costs incurred for any enforcement actions(s);
- s. Any amendments to the covenants, conditions and restrictions shall require the consent to the City;
- t. Name the streets to the satisfaction of the Fire Chief, Traffic Engineer, and Planning Director;
- u. Dedicate Lot C as a public utility easement for electrical and gas underground facilities (revised 12-1-88);
- v. Show standard 40 foot radius cul-de-sac for interior dead end streets, if any (revised 12-1-88).

MAYOR

ATTEST:

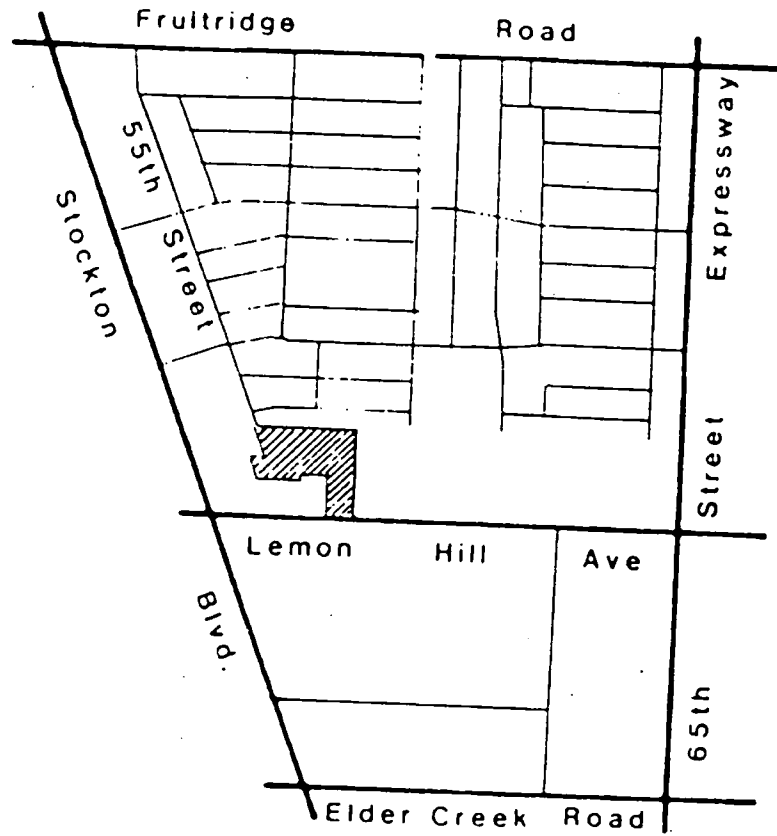
CITY CLERK

P88-424

- 1. Designate private roadways and building areas as lot lines and lot areas.
- 2. Designate all lots in the City Attorney's office as being subject to the provisions of the City Attorney's office for all purposes.
- 3. The City Attorney's office shall be responsible for the maintenance of the City Attorney's office and shall be responsible for the maintenance of the City Attorney's office.
- 4. The City Attorney's office shall be responsible for the maintenance of the City Attorney's office and shall be responsible for the maintenance of the City Attorney's office.
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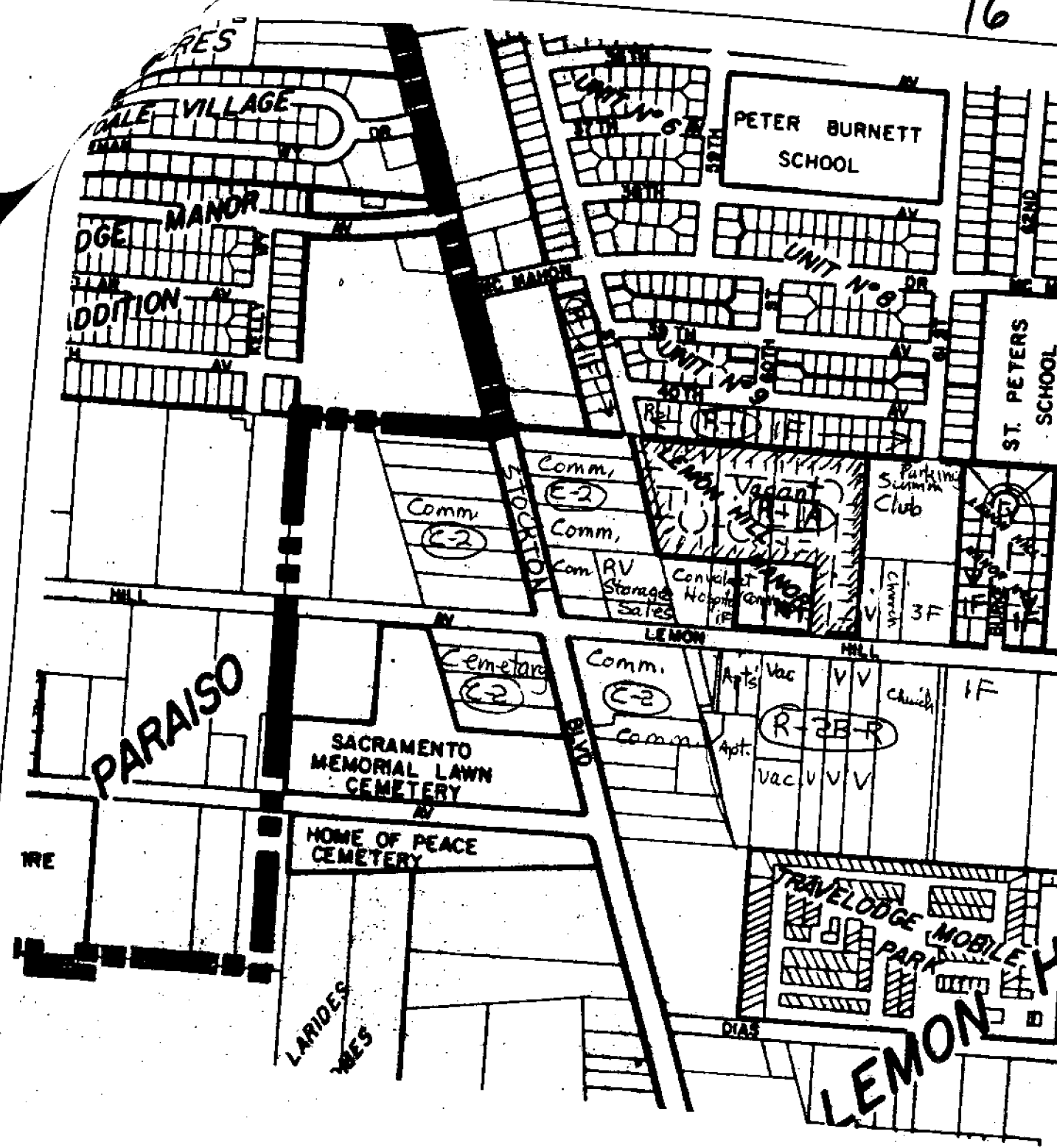


SITE LOCATION



Scale: None.

VICINITY MAP



LAND USE & ZONING MAP

P-88-424

12-15-88 8

item 15

P-88-424

12-15-88

Item 15

RESUBMISSION
TENTATIVE MAP
LEMON HILL ESTATES
 CITY OF SACRAMENTO
 SEPTEMBER 1988

RECORD OWNER:
 WEST PACIFIC BUSINESS, INC.
 201 SOUTH FOURTH ST., #702
 SAN JOSE, CA. 95112

ENGINEER:
 THE SPIKE CORPORATION
 PO BOX 2811
 SACRAMENTO, CA 95811

SCHOOL DISTRICT:
 SACRAMENTO CITY UNIFIED

SEWER:
 CITY OF SACRAMENTO

DRAINAGE:
 CITY OF SACRAMENTO

WATER:
 CITY OF SACRAMENTO

EXISTING ZONING:
 R-1A

PROPOSED ZONING:
 R-1A

SUBDIVIDER:
 WEST PACIFIC BUSINESS, INC.
 201 SOUTH FOURTH ST., #702
 SAN JOSE, CA. 95112

ASSESSOR PARCEL NO.:
 38-011-28

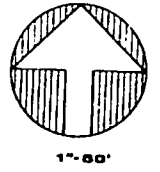
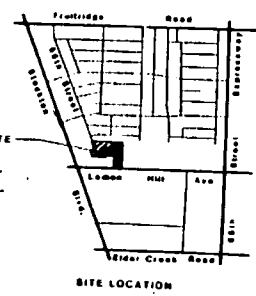
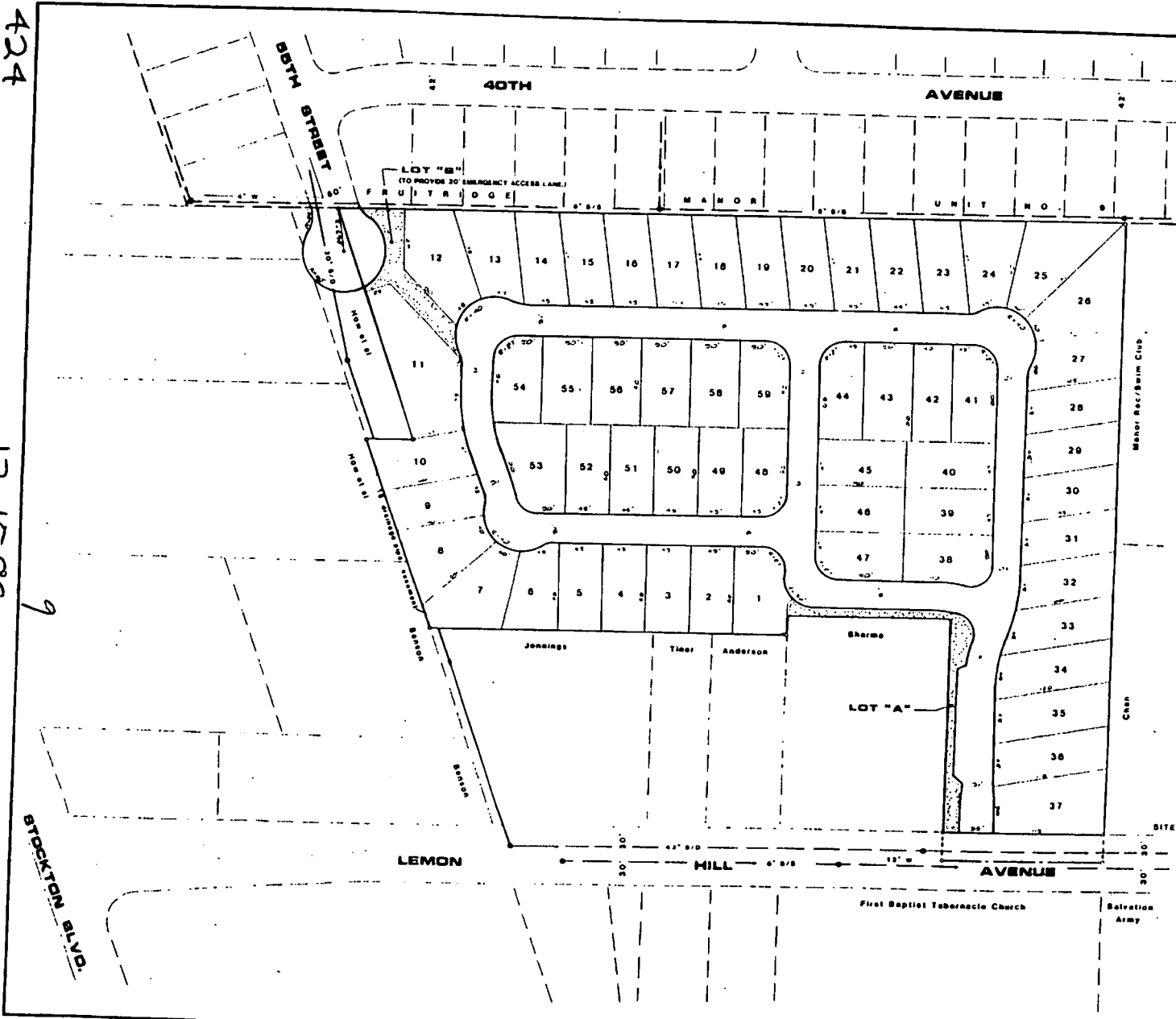
LEGAL DESCRIPTION:
 PARCEL 1, 60-P.M.-30

AREA:
 8.191 ACRES GROSS
 8.077 ACRES NET

EXISTING USE:
 VACANT

PROPOSED USE:
 68 SINGLE FAMILY LOTS
 2 LANDSCAPED AREAS
 DESIGNATED LOT A & B

1 COMMON LOT (PRIVATE DRIVES)
 DESIGNATED "LOT C"



TENTATIVE MAP

THE SPIKE CORPORATION
 ENVIRONMENTAL PLANNING ENGINEERING
 ARCHITECTURE SURVEYING MAPPING SYSTEMS
 1500 PEARSON DRIVE, SACRAMENTO, CALIF. 95811

REVISED: NOVEMBER, 1988

**Sacramento City Planning Commission
VOTING RECORD**

16

MEETING DATE
December 15, 1988

ITEM NUMBER
15 B

PERMIT NUMBER
P 88-424

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

STAFF RECOMENDATION

Favorable Unfavorable

Correspondence

Petition

LOCATION
N side of Lemon Hill Ave.
3,000±' E. of Stockton Blvd.

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NAME	ADDRESS

MOTION #

	Yes	No	Motion	Second
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GASTON	✓			
HOLLICK	✓			✓
HOLLOWAY	<i>absent</i>			
ISHMAFI	✓			
NOTESTINE	✓			
OTTO	✓			
RAMIREZ	✓		✓	
STOCKTON				
CHINN	✓			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

CITY PLANNING COMMISSION

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

16

APPLICANT	Spink Corporation, 2590 Venture Oaks Way, Sac., CA 95833				
OWNER	West Pacific Business Park, 201 South Fourth St., #702 San Jose, CA 95211				
PLANS BY	William Staines, Jr. 7712 Fair Oaks Blvd., Carmichael, CA 95608				
FILING DATE	9/30/88	ENVIR. DET.	Neg. Dec.	REPORT BY	DH:vf
ASSESSOR'S PCL. NO.	038-0011-028				

APPLICATION:

- A. Negative Declaration
- B. Tentative Map to divide 8.19+ vacant acres into 59 single family lots, two landscape lots and one driveway lot in the Single Family Alternative (R-1A) zone.
- C. Special Permit to establish 59 zero lot line single family units.

LOCATION: North side of Lemon Hill Road, 2,000 ft. east of Stockton Boulevard.

PROPOSAL: The applicant is requesting the necessary entitlements to establish a private 59 unit zero lot line subdivision.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential, 4-15 du/net acre
1986 South Sacramento Community Plan Designation:	Residential, 7 to 15 du/net acre
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Single family residential; R-1
South: Vacant, single & multiple family; R-2B-R
East : Swimming club, single family; R-1
West : Commercial, convalescent home; C-2 and R-2A-R

Parking Required:	59 spaces
Parking Provided:	118 spaces
Property Dimensions:	Irregular
Property Area:	8.1+ acres
Density of Development:	7.3 d. u. per acre
Square Footage of Building:	1,009, 1132, and 1,450 sq. ft.
Height of Building:	1 and 2 story
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Materials:	Stucco, wood trim
Roof Material:	Monier tile, terra cotta red

//

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 16, 1988, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend denial of the tentative map. The applicant redrew the map and submitted to staff, December 1, 1988, to reflect conditions of approval stated at the Subdivision Review Committee meeting if the Commission or Council approved the project. In addition, the revised map was reviewed by Fire Department, Traffic Engineering and City Engineering. These departments support the revised map.

BACKGROUND INFORMATION: The subject site is a portion of a tentative subdivision map that was reviewed by the Subdivision Review Committee in August, 1978. The application was not pursued due to problems relating to the right-of-way for 55th Street. On April 29, 1979, the City Council approved a request to rezone the site from R-3 to R-1 and to subdivide two parcels with existing structures, leaving the subject site for future development.

On February 22, 1983, the City Council approved the rezoning of the site from R-1 to R-1A and a tentative map to establish a 59 unit, zero lot line private subdivision of single family detached dwellings units. The tentative map and special permit expired two years after 1983 (P82-294). The applicant seeks to re-establish the tentative map and special permit based upon the previously approved project.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site contains 8.1+ vacant acres in the Single Family Alternative (R-1A) 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 7 to 15 du/net acre respectively. Adjacent land uses include standard single family to the north, a private swimming club to the east, apartments, vacant, a convalescent hospital, and single family to the south, and commercial to the west.

B. Project Description

The applicant is requesting various entitlements to establish a 59 unit private subdivision. A total of 59 zero lot line lots are proposed with one jointly owned landscaped lot and one lot for the common driveway on the tentative map. The tentative map establishes a private subdivision where the covenants, conditions and restrictions (CC&R'S) will be used to enforce landscaping, parking and access easements and maintenance of all common areas through the homeowner's association. Staff recommends that the CC&R'S of the association should be subject to review by the City Attorney prior to final map recordation.

C. Special Permit and Tentative Map Overview

In discussions with the applicant regarding the redesign for the proposed project to reflect the various issues raised during the review process, the applicant disagree with the recommendation of the Subdivision Review committee to revise the tentative map and bring back a modified project reflecting

resolve of design issues to Subdivision Review Committee. On November 16, 1988, the Subdivision Review Committee recommended to deny the tentative map. Subsequently, the applicant met with staff to discuss several concerns of the Subdivision Review Committee and agreed to continue the matter so that a revised site plan and elevations can be submitted to staff for reconstruction. The applicant, therefore, submitted a revised map that is, in staff's opinion, a major improvement over the old map. The lots have been increased in width from 40 feet to 45-50 feet and the circulation pattern flows better. The applicant also routed the revised map to Fire, Traffic and the City Engineer. These departments have approved the revised map with some minor changes.

D. Subdivision Design

Staff has reviewed the proposed project in light of the 1983 conditions of approval. The following revisions should be incorporated into the revised map.

1. A cul-de-sac bulb is shown extended from 55th Street where a private road easement was shown. In providing the bulb, concern expressed by the City Engineer, Traffic Engineer and Fire Marshall's office have been addressed.
2. It is necessary to obtain off-site right-of-way for the cul-de-sac. The City Engineer has indicated that the city will use its condemnation powers to obtain off-site right-of-way at the owner's expense if an agreement cannot be reached with the adjoining property owner.
3. The applicant is requesting a special permit for zero lot line development and a tentative map to subdivide the property to develop 59 units. Zero lot line refers to the location of the structure on one side property line. That side of the structure has a solid wall to maintain privacy of the adjacent unit. A five foot easement should be provided on the final map for maintenance of the solid wall. Situating units on one side of the property allows for a moderate increase in density without appearing to squeeze structures together. The proposed density of 7.3 units per acre is well within the limits of the R-1A zoning classification.
4. Only three exterior elevations are provided. Ordinarily staff would recommend additional elevations. However, the applicant is attempting to avoid a cluttered appearance by the use of many elevations. A varied and interesting streetscape will be achieved by emphasizing heavily landscaped front yards, various courtyard treatments and carefully selected colors, textures and materials.
5. The original tentative map showed the southern 25 feet of Lot 1, adjacent to Lemon Hill Avenue as a separate landscape lot. The current proposal shows the 25 foot area as part of Lot 1. Staff

recommends a 20 foot landscape setback adjacent to Lemon Hill Avenue. Intensive landscaping is recommended with two to three foot high landscape berm adjacent to Lemon Hill Avenue.

- 6. The commonly owned landscaped area should be designated Lot A and Lot B and the private street designated Lot C on the final map. These areas are to be owned and improved by a homeowners' association. Conditions, covenants and restrictions of the association should be subject to review by the City Attorney prior to final map recordation.
- 7. Landscaping along the street side of the structures should be designed to soften the appearance of unbroken walls. Planting material should consist of one to five-gallon shrubs, five to 15 gallon trees and ground cover. Landscaping and shading plans will be subject to approval prior to issuance of building permits.
- 8. The Sewer and Water, and Fire Department have suggested on-site fire hydrants and provision of a second source of water. This is to assure adequate fire protection and availability of domestic water.
- 9. Street lights are required on Lemon Hill Avenue. Staff recommends an interior street lighting system for security. Plans should be approved by the City Electrical Engineer prior to final map recordation.
- 10. The Planning and Community Services Departments have determined that 0.660 acres of land are required for Parking Dedication purposes and that fees will be charged in-lieu of the required dedication. The subdivider shall submit to the city, an appraisal of the land to be subdivided. Such appraisal shall be dated and submitted not more than 90 days prior to filing of the final map. Fees are to be paid prior to filing the final map.
- 11. In order to buffer the proposed residences from the noise of adjacent commercial uses, staff requests a solid six-foot high, decorative masonry wall be erected along the west and south property lines abutting commercial uses or zones.

E. Special Permit - Zero Lot Line

- 1. The western portion of the cul-de-sac bulb (55th Street) should have barricades to prevent access to the rear of the commercial properties located to the west. Staff recommends the applicant revise the site plan to show barriers along the west side of the cul-de-sac bulb.
- 2. Staff recommends all yards be fenced with six ft. high solid board fencing.

- 3. Detailed landscaping and irrigation plans were not provided. Staff recommends review and approval of landscape plans by the Planning Director prior to issuance of building permits.
- 4. Lot No. 37 that fronts on Lemon Hill Avenue should be designed to provide a minimum of 20 feet of landscape setback along Lemon Hill Avenue. In addition, a six foot high decorative masonry wall should be installed to provide a sound barrier and privacy wall. The distance between the wall and the dwelling should be a minimum of 10 feet. See Exhibit A for details.
- 5. If possible, a variable front building setback should be provided in order to create interest along the streetscape.

Based upon the redesigned project submitted on December 1, 1988, by the applicant, Planning has modified the tentative map conditions of approval and recommend approval of the tentative map and special permit subject to conditions.

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. Approve the Special Permit based upon findings of fact and subject to conditions which follow:

Tentative Map - 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 along Lemon Hill Avenue;
- 2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- 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 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 Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
6. Dedicate a standard 12.5 foot Public Utility Easement for underground public utilities facilities and appurtenances adjacent to all public ways;
7. Dedicate a 12.5 foot Public Utility Easement for underground, overhead electrical and public utility facilities and appurtenances adjacent to all private streets;
8. Redesign to include standard streets widths (31 ft. back of curb to back of curb) standard cul-de-sacs and secondary access;
9. Driveway off of Lemon Hill Avenue is to be a maximum of 35 feet and constructed to city standards;
10. No access shall be allowed from the cul-de-sac into the commercial development to the west;
11. Construct a 40 ft. radius cul-de-sac at the end of 55th Street; Will require off-site dedication;
12. Provide emergency access into development through the cul-de-sac;
13. Provide on-site fire hydrants at locations approved by the City Fire Marshall's Office;
14. Provide on-site water main loop (from Lemon Hill to 40th Avenue).
15. All driveways shall be constructed with minimum 35 ft. inside turning radius;
16. Dedicate the north five feet of the entire subdivision as a public utility easement for underground and overhead electrical facilities and appurtenances;
17. Designate common landscaping areas as Lots A and B on the final map (Revised 12-1-88);

- 18. Designate private roadways and parking area as Lot C on the final map (Revised 12-1-88);
- 19. Language satisfactory to the City Attorney shall be included in the covenants, conditions and restrictions for all parcels: 1) requiring periodic contributions to a homeowner's association which shall be exclusively responsible for the maintenance of the aforementioned landscaped areas and roadways; and 2) conferring to the city the power to enforce said maintenance obligation and recover city overhead and legal costs incurred for any enforcement actions(s);
- 20. Any amendments to the covenants, conditions and restrictions shall require the consent of the city;
- 21. Name the streets to the satisfaction of the Fire Chief, Traffic Engineer, and Planning Director;
- 22. Dedicate lot C as a public utility easement for electrical and gas underground facilities (Revised 12-1-88);
- 23. Show standard 40 ft. radius cul-de-sac for interior dead end streets, if any (Revised 12-1-88);

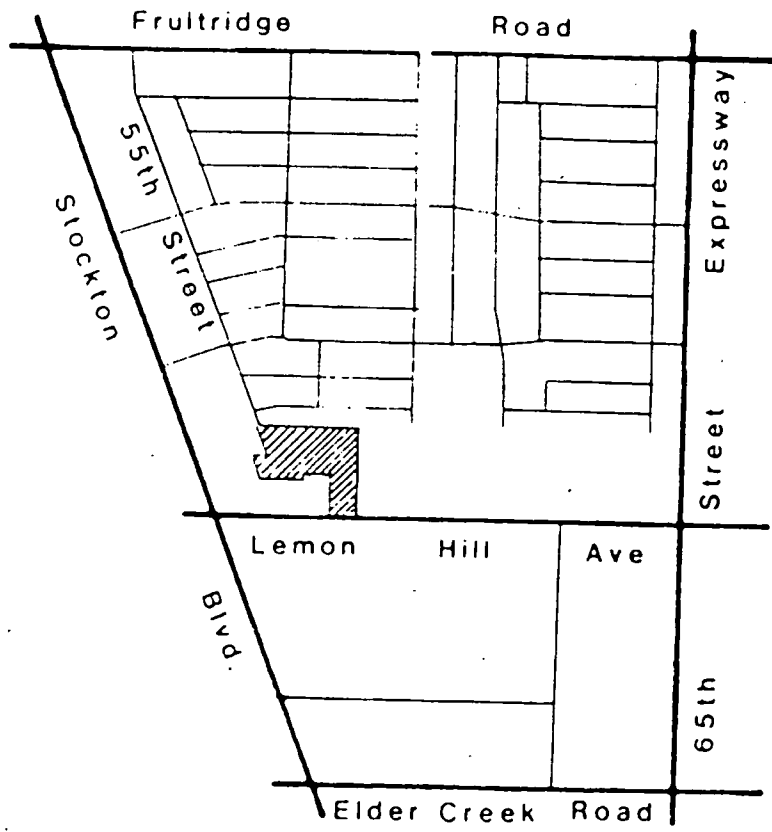
Conditions Special Permit

- 1. Lots A, B and C shall be improved to the satisfaction of the City Planning Director and Director of the Department of Community Services prior to issuance of occupancy permits;
- 2. Provide an interior private street lighting system, subject to the approval of the City Electrical Engineer, prior to issuance of building permits;
- 3. All yards are to be fenced with a six foot high, solid board fence;
- 4. The applicant shall construct a six foot high, decorative solid wall of masonry or similar material along the property line adjacent to commercial uses or zoning. Design of the wall shall be approved by the Planning Director prior to issuance of building permits;
- 5. Landscaping, irrigation and shading plans shall be subject to review and approval by the Planning director prior to issuance of building permits. The landscaping shall consist of a variety of planting material that includes one to five gallon shrubs, five to 15 gallon trees and ground cover;

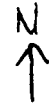
- 6. The project shall be developed per the submitted site plan, elevation, footprints, tile roofs, chimneys and building material;
- 7. The applicant shall design lot 37 with a 20 foot landscape setback with a two to three foot undulating berm consisting of lawn and trees along the Lemon Hill frontage. A six foot high, decorative masonry wall shall also be installed as indicated in Exhibit A.

Findings of Fact - Special Permit

- 1. The project, as conditioned, is based on sound principles of land use in that:
 - a. an alternative type of housing is being provided;
 - b. the project provides for passive solar energy access.
- 3. The project, as conditioned, will not be injurious to the surrounding properties in that it will not significantly alter the characteristics of the area which consist of residential and commercial uses;
- 4. The project, as conditioned, is consistent with the goals of the Housing Element of the 1986 South Sacramento Community Plan which state:
 - a. accommodate growth projected for South Sacramento in an orderly and efficient manner which enhances the existing attractive features and which provides assists which the community needs;
 - b. encourage more variation of housing types in South Sacramento, especially to meet the needs of the two ends of the housing and income spectrum.
- 5. The project is consistent with the 1986 South Sacramento Community Plan which designates the site for Residential 7-15 du/acre.

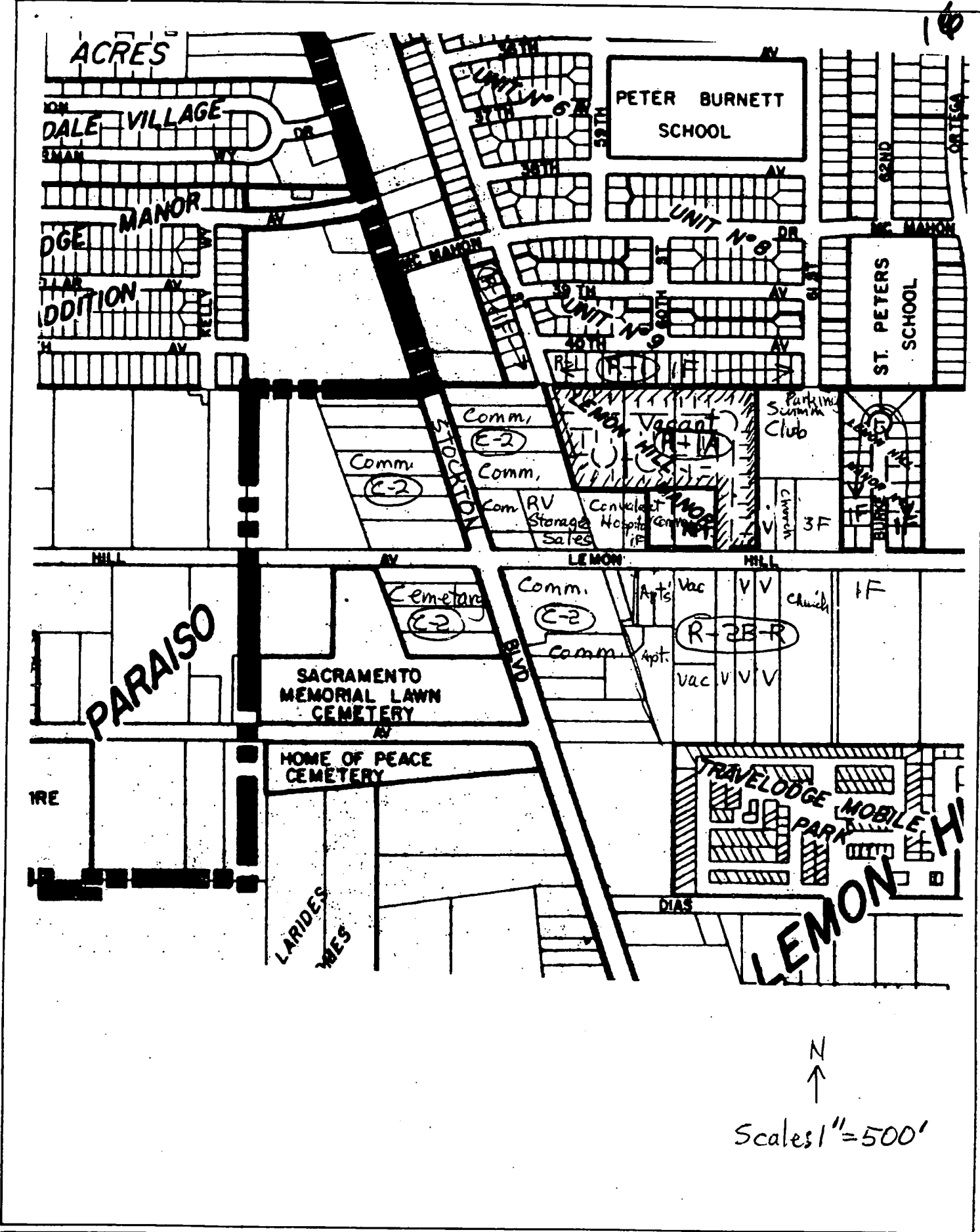


SITE LOCATION



Scale: None.

VICINITY MAP

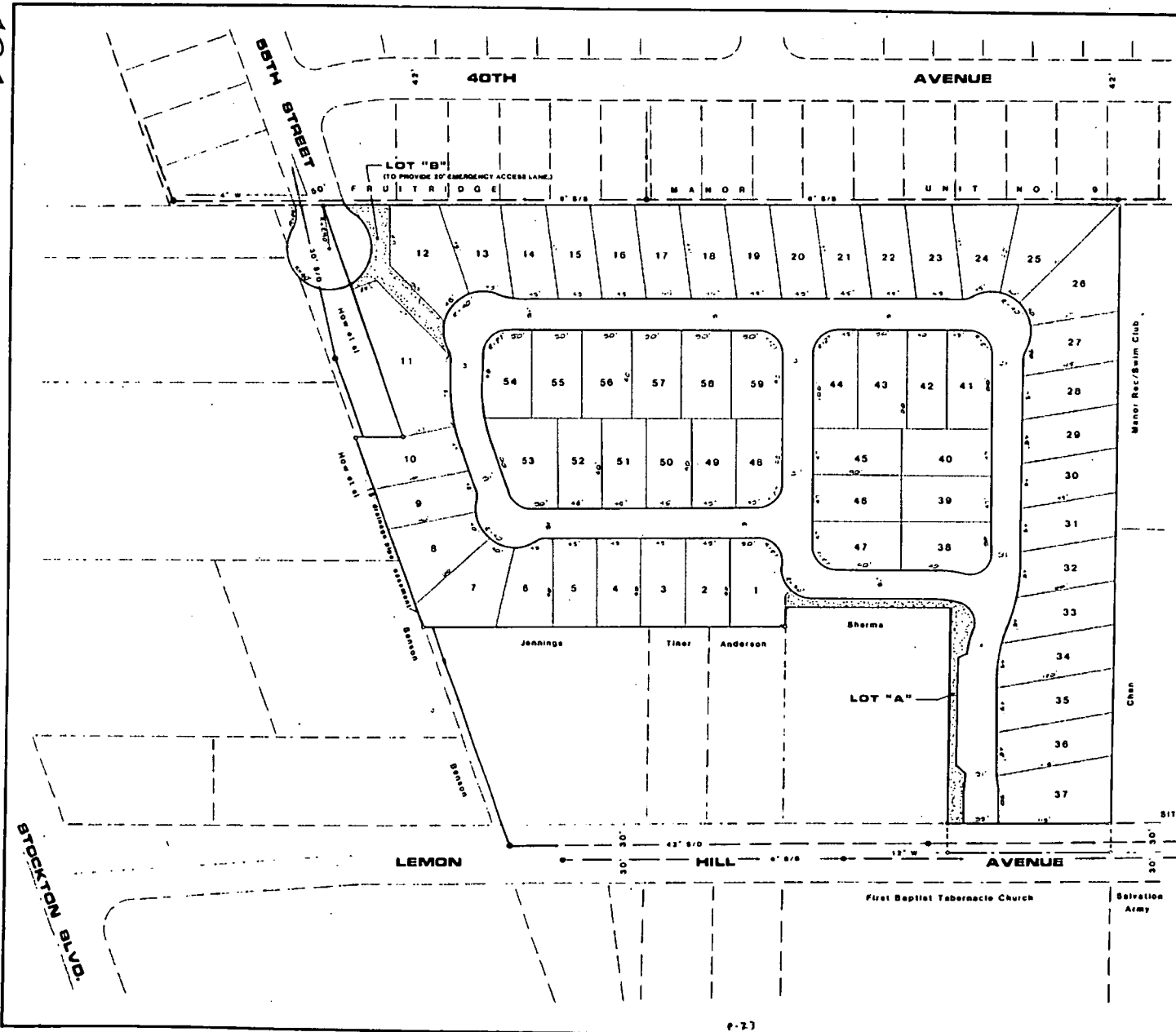


LAND USE & ZONING MAP

P-88-424

12-15-88 21

Item 15



RESUBMISSION
TENTATIVE MAP
LEMON HILL ESTATES
CITY OF SACRAMENTO
SEPTEMBER 1988

RECORD OWNER:
WEST PACIFIC BUSINESS, INC.
201 SOUTH FOURTH ST., #702
SAN JOSE, CA. 95112

ENGINEER:
THE SPINK CORPORATION
PO BOX 2511
SACRAMENTO, CA 95811

SCHOOL DISTRICT:
SACRAMENTO CITY UNIFIED

SEWERS:
CITY OF SACRAMENTO

DRAINAGE:
CITY OF SACRAMENTO

WATER:
CITY OF SACRAMENTO

EXISTING ZONING:
R-1A

PROPOSED ZONING:
R-1A

SUBDIVIDER:
WEST PACIFIC BUSINESS, INC.
201 SOUTH FOURTH ST., #702
SAN JOSE, CA. 95112

ASSESSOR PARCEL NO.:
38-0111-28

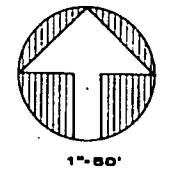
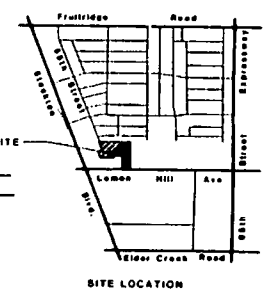
LEGAL DESCRIPTION:
PARCEL 1, 50-P.M.-30

AREA:
8.191 ACRES GROSS
8.077 ACRES NET

EXISTING USE:
VACANT

PROPOSED USE:
59 SINGLE FAMILY LOTS
2 LANDSCAPED AREAS
DESIGNATED LOT A & B

1 COMMON LOT (PRIVATE DRIVES)
DESIGNATED "LOT C"



TENTATIVE MAP

THE SPINK CORPORATION
ENVIRONMENTAL PLANNING · ENGINEERING
ARCHITECTURE · SURVEYING · MAPPING · SYSTEMS
2525 VENTURE DRIVE WAY SAC, CA 95833 (916) 922-4555

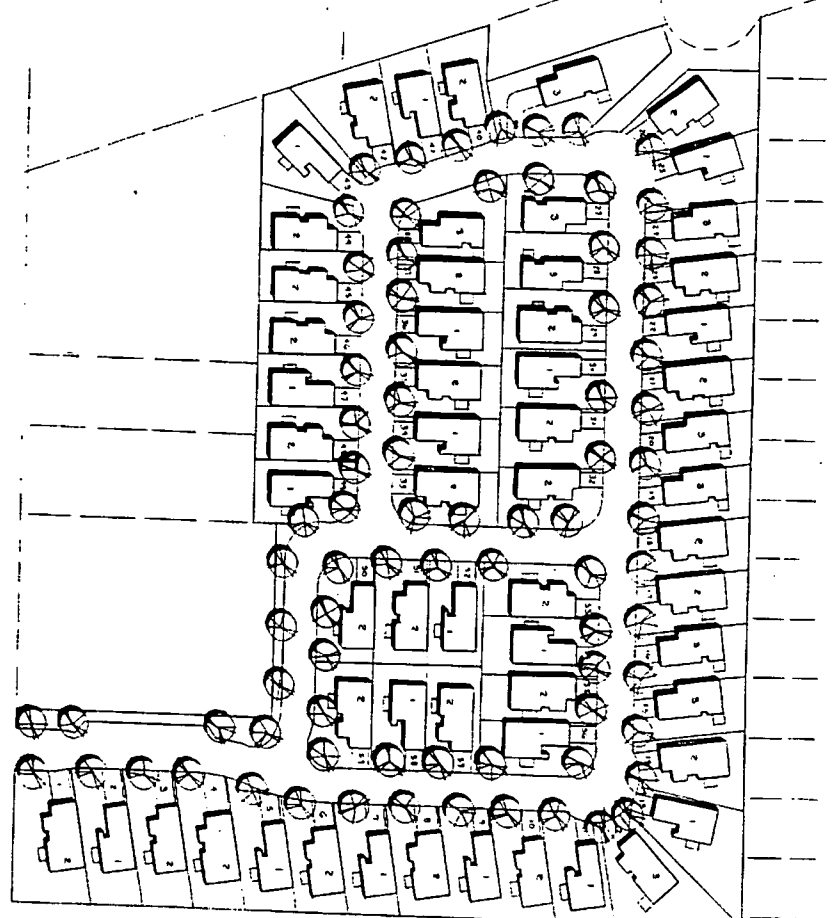
REVISED: NOVEMBER, 1988

P-23

16

TABULATION

AREA	11.1
PERCENT	1.1
UNIT	11
PLAN	11
ORD. SPACE	11
BUILDING COVERAGE	11%
STREET COVERAGE	11%
OVERALL	11%
OVERALL	11%
OVERALL	11%



40TH AVENUE

LEHON HILL AVENUE

West Pacific Business, Inc.

Lemon Hill

SM WILLIAM F. STAINES, JR. ARCHITECT

2113 FAIR OAKS BLVD. CARROLL, CA 95901

DATE	12-15-88
BY	WFS
CHECKED	WFS
SCALE	AS SHOWN
PROJECT	LEMON HILL
NO.	11

SITE PLAN

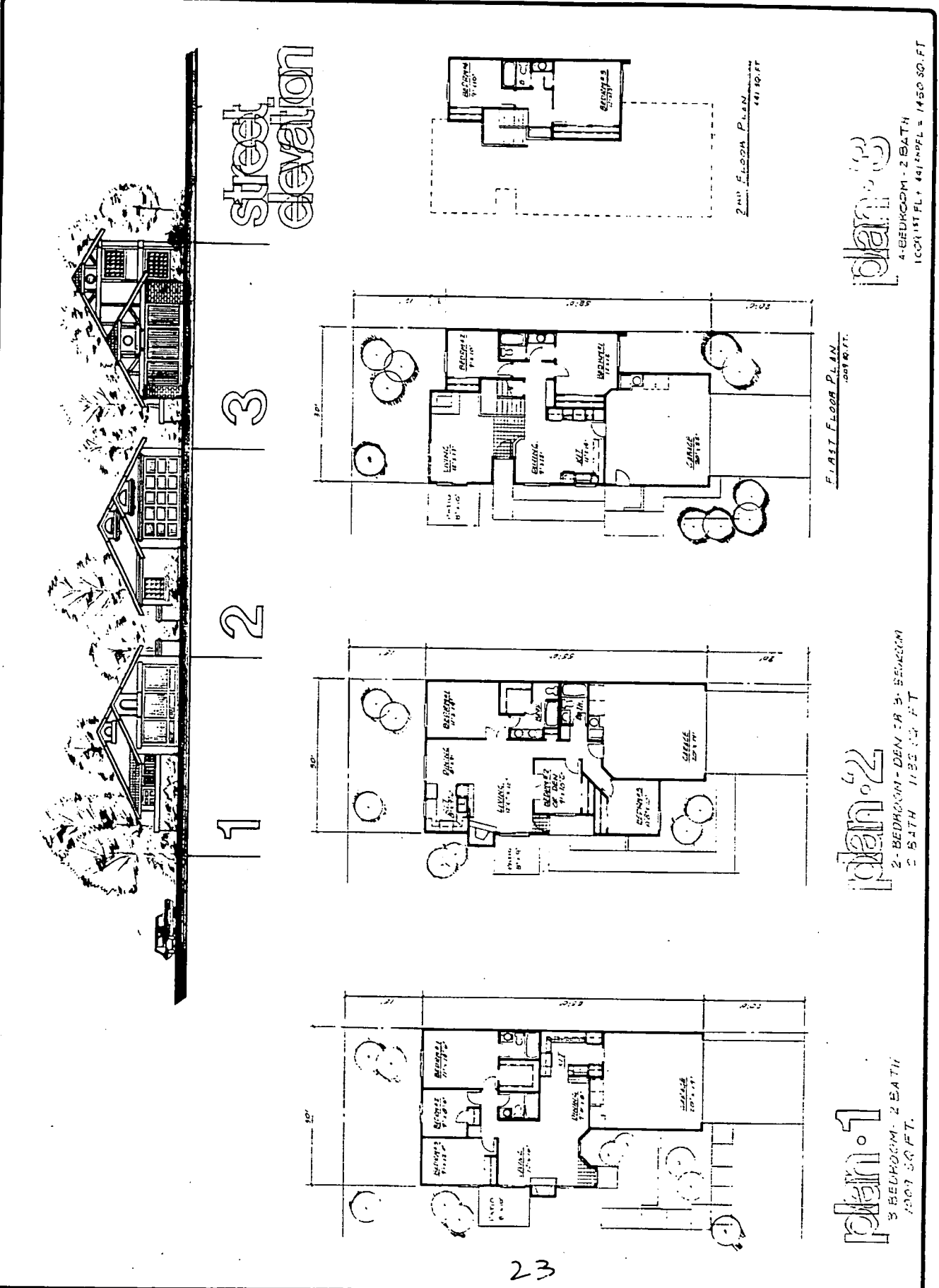
FLOOR PLAN ELEVATIONS



WS
 WILLIAM F. STAINES, JR.
 ARCHITECT
 2122 PARKWAY BLVD. CANNONHILL, CT 06824

West Pacific Business, Inc.
 Lemon Hill

DATE	
PROJECT	
NO. OF SHEETS	
SHEET NO.	
SCALE	
DESIGNED BY	
CHECKED BY	
DATE	



street elevation

3

2

1

FIRST FLOOR PLAN 1009 SQ. FT.

FIRST FLOOR PLAN 1009 SQ. FT.

FIRST FLOOR PLAN 1009 SQ. FT.

plan 3
 4-BEDROOM - 2 BATH
 1601 SQ. FT. + 491 SQ. FT. = 1450 SQ. FT.

plan 2
 2-BEDROOM - DEN. FR. 3-BEDROOM
 2 BATH 1122 SQ. FT.

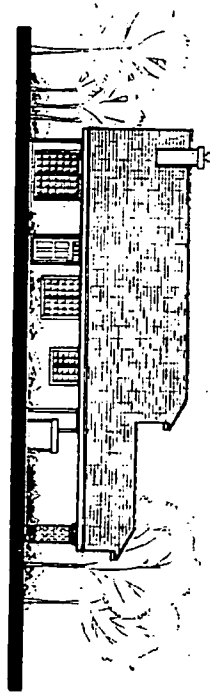
plan 1
 3-BEDROOM - 2 BATH
 1007 SQ. FT.

23

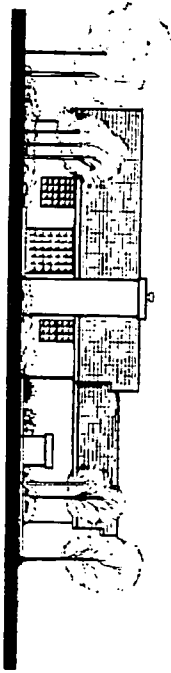
12-15-88

item B

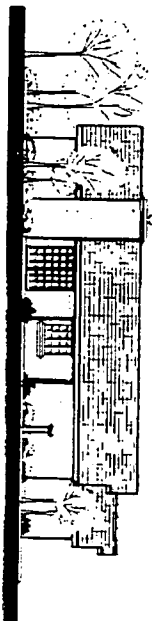
24



3rd side elevation



1st side elevation



2nd side elevation

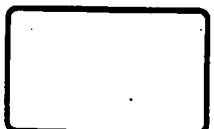
DATE	
BY	
FOR	
PROJECT	
SCALE	
NO.	

West Pacific Business, Inc.

Lemon Hill

WS WILLIAM F. STAINES, JR. ARCHITECT

712 FARM ROAD BLVD. LARCHMOUNT, N.Y. 10538



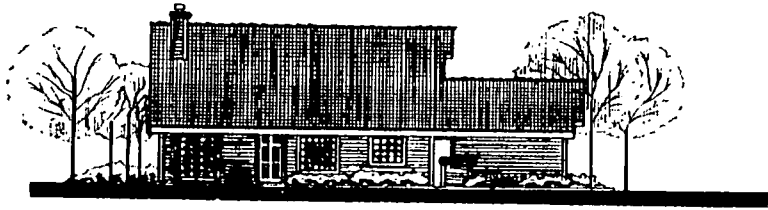
16



1B

2B

3B



3 1/2 side elevation B



2 1/2 side elevation B



1 1/2 side elevation B

25



WS
 WILLIAM F. STAINES, JR. - ARCHITECT
 7712 FAIR OAKS BLVD. CARMEL, CA 94008

West Pacific Business, Inc.
 Lemon Hill

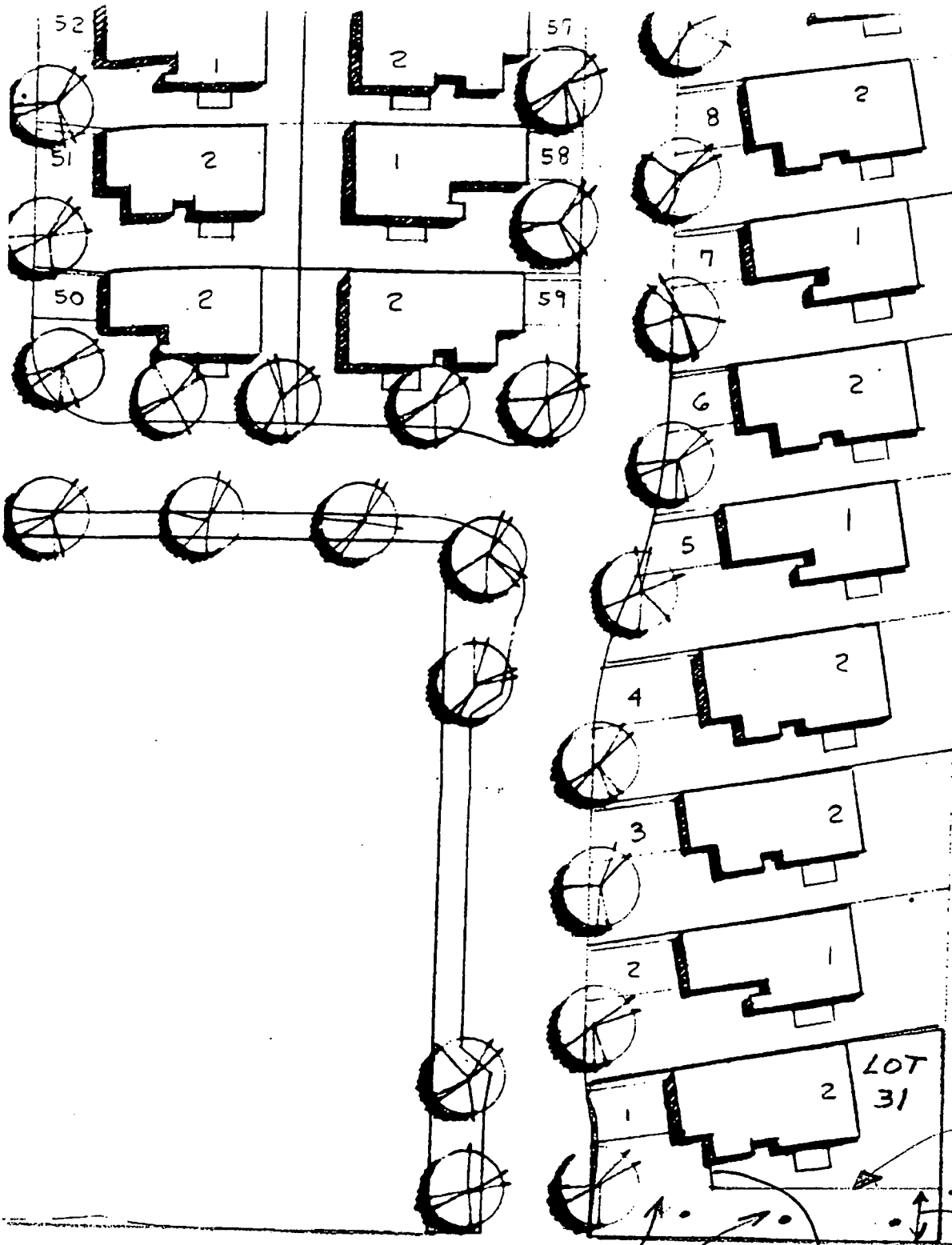
DATE	01 '88
SCALE	1/8" = 1'-0"
JOB NO.	
HEET	

item 15

12-15-88

88-424

EXHIBIT
"A" 16



NUE
LEMON
HILL AVE

Planting Area;
3' berms, Lawn area
shrubs and trees

20 foot setback

Minimum setback
10 feet

6 foot high
Masonry
wall

1" = 50'

26

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12-15-88

Item 15

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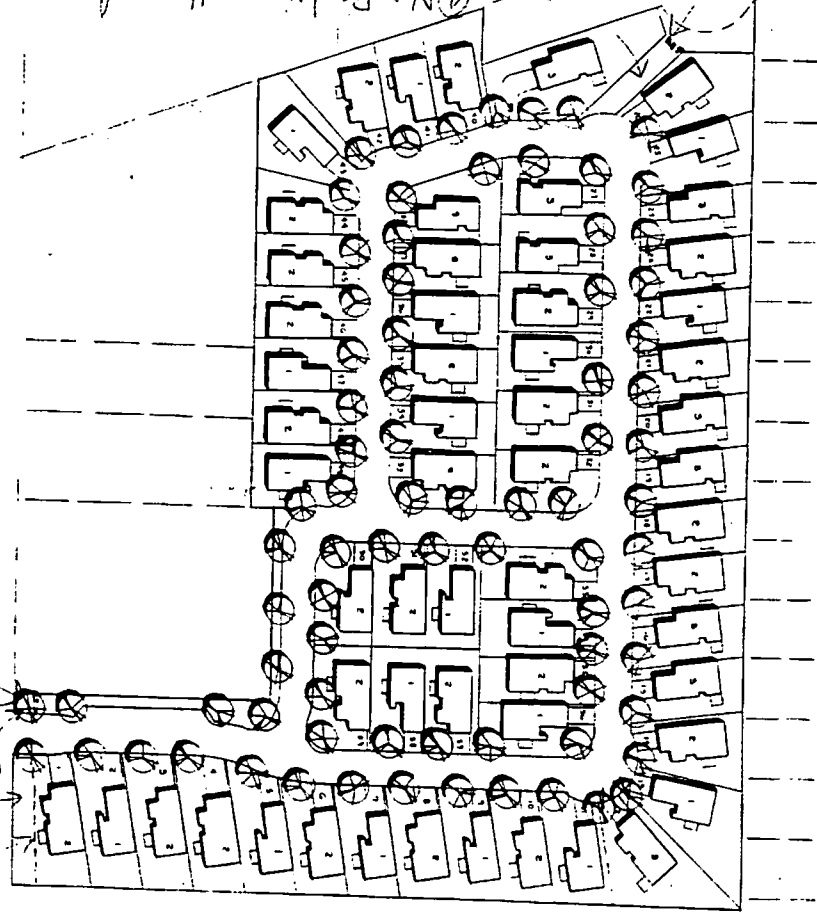
provide barrier to prevent access except for emergency equipment. No pedestrian access.

FABRICATION	
ITEM	QTY
ALUMINUM	110
STEEL	110
WOOD	110
GLASS	110
PAINT	110
FINISH	110
INSTALLATION	110
PERMIT	110
TOTAL	110

No Parking allowed in driveway

LEMON HILL AVENUE

40TH AVENUE



① 6 ft. solid decorative masonry wall, 20 ft from property line

② 2 to 3 ft high landscape berm
concrete wall treatment

EXHIBIT A-1

DATE	NO. OF SHEETS
12-15-88	1
12-15-88	1
12-15-88	1

West Pacific Business, Inc.

Lemon Hill

WS WILLIAM F. STAINES JR. ARCHITECT

713 FARM OAKS BLVD CARLSBAD, CA 92008

February 8, 1989

Spink Corporation
2590 Venture Oaks Way
Sacramento Ca 95833

On January 31, 1989, the City Council took the following action(s) for property located at the north side of Lemon Hill Drive, 2,000± east of Stockton Boulevard: (P-88424)

Adopted Resolution 89-087 adopting Findings of Fact and approving a Tentative Map to divide 8.19± acres into 59 single family lots, 11 landscape lots and one driveway in the R-1A zone.

Enclosed for your records, is a fully certified copy of the above referenced resolution.

Sincerely,

Janice Beaman
Acting Assistant City Clerk

lmh/jb/#16

Enclosure

cc: Planning Division
West Pacific Business Park, 201 South Fourth Street, #702, San Jose, Ca, 95211

