



APPROVED
BY THE CITY COUNCIL

APR 9 1991

OFFICE OF THE
CITY CLERK

4.7
4.4

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

April 2, 1991

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

Honorable Members In Session:

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. REZONE 5.44± ACRES FROM R-1-R TO R-1A
3. TENTATIVE MAP TO SUBDIVIDE 5.44± ACRES INTO 35 SINGLE FAMILY LOTS (P90-430)

LOCATION: South of Meadowview Road Extension of Walsh Way and Beth Street

Owner: Jim Silva, et.al.
Applicant: Frost, McCormick and Heuston (Gregg Krabbe)

SUMMARY

This is a request for rezoning from Standard Single Family Review (R-1-R) to Alternative Single Family (R-1A) zone and a Tentative Map to subdivide 5.44± acres into 35 single family lots. The Planning Commission and Planning staff recommend approval of the requests.

BACKGROUND

The subject site consists of 5.44± vacant acres and is zoned R-1-R. The General Plan designates the site Low Density Residential (4-15 du/na) and the Airport-Meadowview Community Plan designates the site Residential (7-15 du/na). The subject project proposes 7.2 du/na.

CONTINUED
FROM 4-2-91
TO 4-9-91

City Council
South of Meadowview Road Extension
of Walsh Way and Beth Street (P90-430)
April 2, 1991
Page 2

The request is to rezone 5.44± acres from Standard Single Family Review (R-1-R) to Alternative Single Family (R-1A) zone and a Tentative Map to subdivide the 5.44± acre parcel into 35 single family lots. The applicant proposes to construct single family dwellings ranging from 1,115 square feet to 1,390 square feet. The lots range between 48 feet and 59 feet wide. The Planning Commission also approve a Special Permit to develop the 35 single family dwellings subject to conditions related to variable conditions related to variable setbacks and design of building elevations.

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur.

VOTE OF THE PLANNING COMMISSION

On January 24, 1991, the Planning Commission voted nine ayes to recommend approval of the request.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATIONS

The project is consistent with the General Plan and the Airport-Meadowview Community Plan.

MBE/WBE EFFORTS

Not applicable.

City Council
South of Meadowview Road Extension
of Walsh Way and Beth Street (P90-430)
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Page 3

RECOMMENDATION

The Planning Commission and Planning staff recommend the City Council take the following actions:

1. Ratify the Negative Declaration;
2. Adopt the attached ordinance which approves the rezoning from R-1-R to R-1A;
3. Adopt the attached resolution which approves the Tentative Map.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

For City Council Information:
WALTER J. SLIPE
City Manager

April 2, 1991
District No. 8

Contact Person:

Will Weitman, Principal Planner
(916) 449-5604

MMD:WW:vr
P90-430.CC
Attachments

APPROVED
BY THE CITY COUNCIL

APR 9 1991

OFFICE OF THE
CITY CLERK

ORDINANCE NO. 91-027

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED SOUTH OF MEADOWVIEW ROAD EXTENSION OF WALSH WAY AND BETH STREET BY REMOVING 5.44± ACRES FROM THE STANDARD SINGLE FAMILY REVIEW (R-1-R) ZONE AND PLACING THE SAME IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(P90-430) (APN: 052-0085-020 & 021)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit(s) which is located south of Meadowview Road Extension of Walsh Way and Beth Street in the Standard Single Family-Review (R-1-R) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family Alternative (R-1A) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on January 24, 1991, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit(s) by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

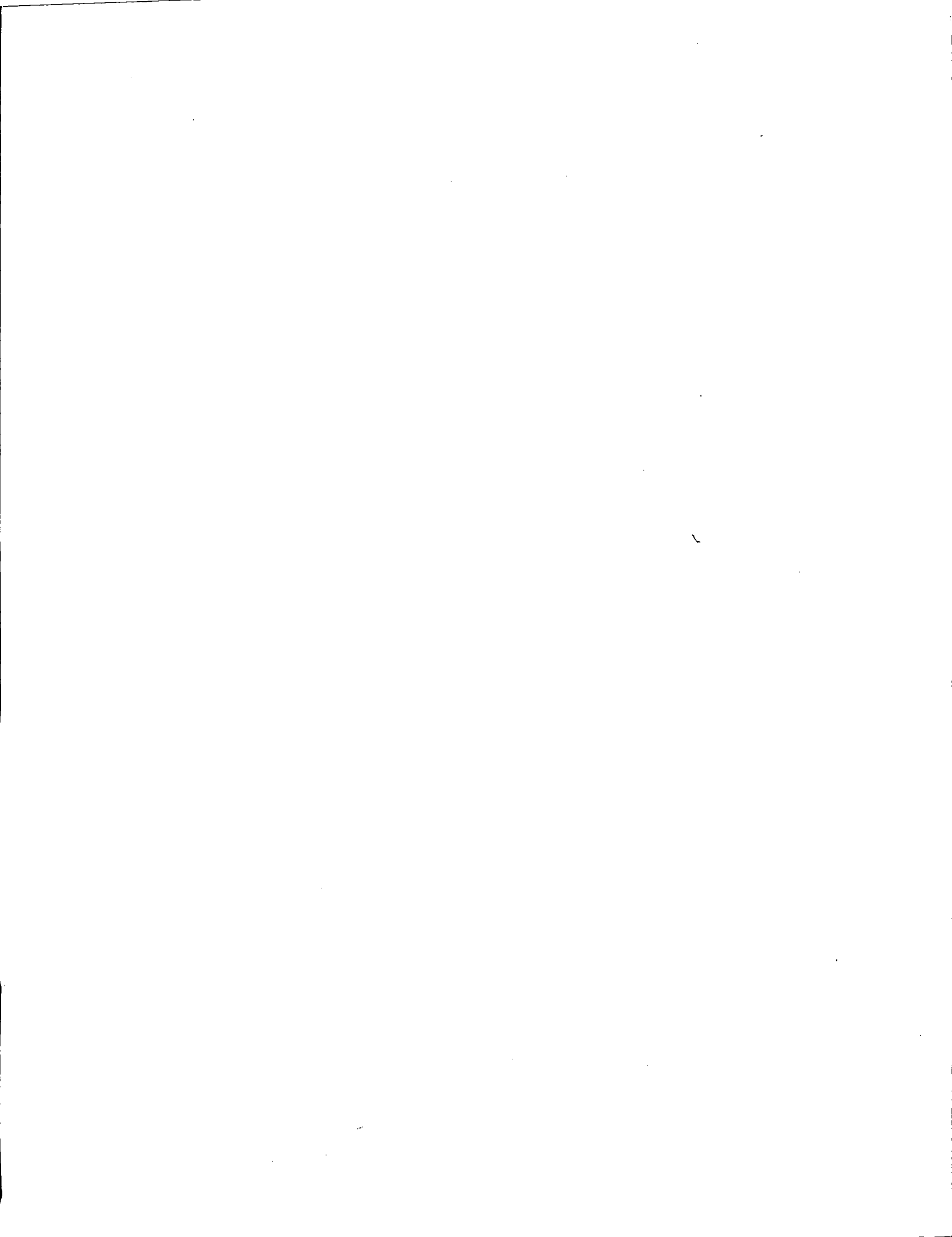
P90-430.PFP

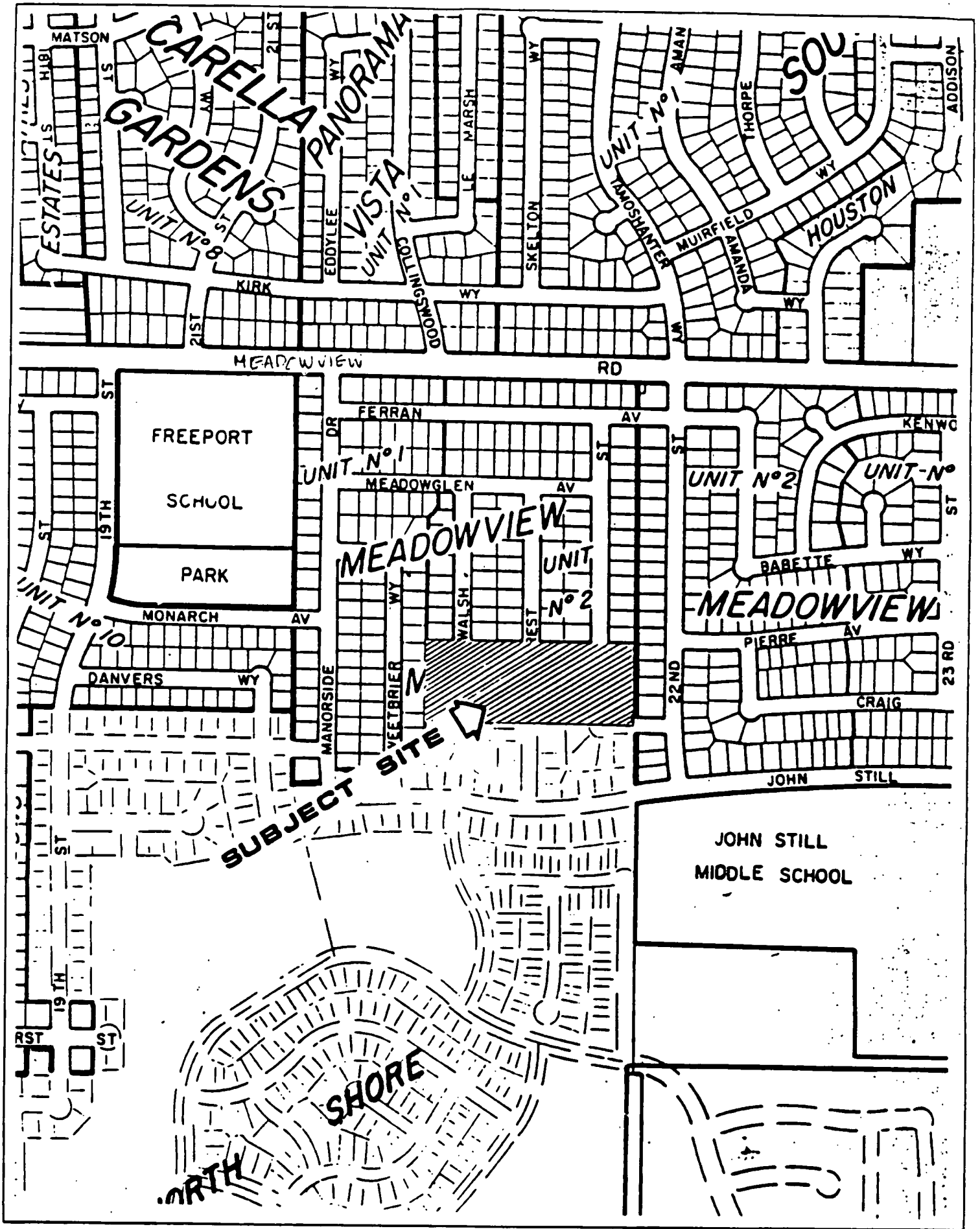
FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

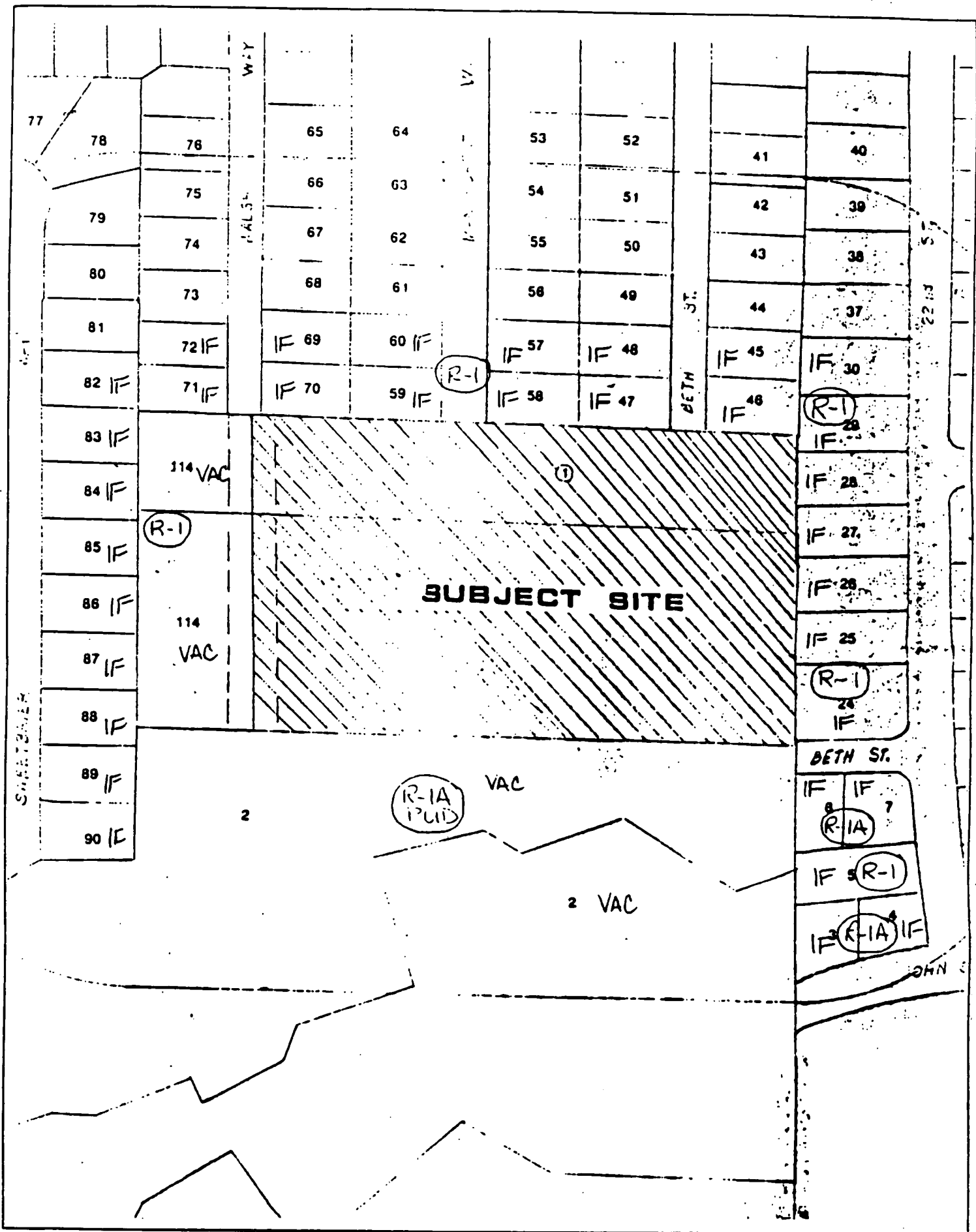
DATE ADOPTED: _____

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VICINITY MAP



LAND USE & ZONING MAP

91-256

RESOLUTION NO.

91-256

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED SOUTH OF MEADOWVIEW ROAD EXTENSION OF WALSH WAY AND BETH STREET

(P90-430) (APN: 052-0085-020 & 021)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 as follows:

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RESOLUTION NO.: _____

DATE ADOPTED: _____

- A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
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 Airport-Meadowview 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, including a 12 foot paved lane southbound on Walsh Way;
 - B. Prepare a sewer and drainage study for the review and approval of the City Engineer. Drain study required off-site extension, oversizing and possible pump station;
 - C. Pay off existing assessments, or file the necessary segregation requests and pay fees if any;
 - D. 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;
 - E. 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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

to review and approval of the City Engineer after consultation with the U.S. Postal Service;

- F. Submit a soils test prepared by a registered engineer to be used in street design;
- G. Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways;
- H. Dedicate the north 5 feet of lots 1, 14, 15, 28 and 29 as a public utility easement for overhead and underground facilities and appurtenances;
- I. Dedicate the east 5 feet of lots 29 through 35 as a public utility easement for overhead and underground facilities and appurtenances;
- J. Dedicate right-of-way along Beth Street and Walsh Way to 44 feet as per study on file with the City;
- K. Cannot file final map until abandonment proceeding for Walsh Way is complete;
- L. All sewer and water services shall be located in front of the lot (no backyard services allowed);
- M. Requires off-site dedication along Walsh Way and connection between Walsh Way and Manorcrest Way and connection of Beth Street;
- N. Developer shall provide a temporary connection between Walsh Way and Manorcrest Way with a minimum of 20 feet paving, or temporary turn-around at the end of Walsh Way and Manorcrest Way, to the satisfaction of the Traffic Engineer;
- O. Show all existing easements on final map;
- P. Developer shall provide curbs, gutters and sidewalks and paving on the north side of the connection at Beth Street, and a minimum of 12 feet of paving eastbound;
- Q. 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- R. Place a note on the final map: The applicant shall comply with the mandatory mitigation measures of the Environmental Coordinator on file in the Planning Division (P90-430).
- * S. The applicant agrees to enter into a written agreement with Sacramento City Unified School District prior to approval and recordation of the final map to mitigate the impact of the project on the school district on terms mutually satisfactory to the applicant and Sacramento City Unified School District and subject to acceptance by the City.

MAYOR

ATTEST:

CITY CLERK

P90-430.rev
* amended CC 4-9-91

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

APPROVED
BY THE CITY COUNCIL

APR 9 1991

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 91-256

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED SOUTH OF MEADOWVIEW ROAD EXTENSION OF WALSH WAY AND BETH STREET

(P90-430) (APN: 052-0085-020 & 021)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 as follows:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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- A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;
 - B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
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 Airport-Meadowview 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, including a 12 foot paved lane southbound on Walsh Way;
 - B. Prepare a sewer and drainage study for the review and approval of the City Engineer. Drain study required off-site extension, oversizing and possible pump station;
 - C. Pay off existing assessments, or file the necessary segregation requests and pay fees if any;
 - D. 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;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(9)

- E. 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;
- F. Submit a soils test prepared by a registered engineer to be used in street design;
- G. Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways;
- H. Dedicate the north 5 feet of lots 1, 14, 15, 28 and 29 as a public utility easement for overhead and underground facilities and appurtenances;
- I. Dedicate the east 5 feet of lots 29 through 35 as a public utility easement for overhead and underground facilities and appurtenances;
- J. Dedicate right-of-way along Beth Street and Walsh Way to 44 feet as per study on file with the City;
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- O. Show all existing easements on final map;
- P. Developer shall provide curbs, gutters and sidewalks and paving on the north side of the connection at Beth Street, and a minimum of 12 feet of paving eastbound;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(10)

- Q. 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.
- R. Place a note on the final map: The applicant shall comply with the mandatory mitigation measures of the Environmental Coordinator on file in the Planning Division (P90-430).

MAYOR

ATTEST:

CITY CLERK

P90-430

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(11)

TENTATIVE SUBDIVISION MAP

BETH ESTATES

CITY OF SACRAMENTO, CALIFORNIA

OWNER
JIM SILVA, et al
309 FREDRICK DRIVE
SACRAMENTO, CA 95827

SUBDIVIDER
GREG KRASBE
SABINGTON HOMES
2424 K STREET, SUITE 7
SACRAMENTO, CA 95846

ENGINEER
FROST, MCCORTICK & HEUSTON
1808 UPLANDS WAY, SUITE D
CITRUS HEIGHTS, CA 95610

EXISTING ZONING

PROPOSED ZONING
R-1A

EXISTING USE
VACANT

PROPOSED USE
SINGLE FAMILY RESIDENTIAL LOTS

PROJECT DENSITY
NET DENSITY/ACRE: 74/AC
GROSS DENSITY/ACRE: 8.48/AC

VICINITY MAP



OCTOBER 9 1990

WATER SUPPLY
CITY OF SACRAMENTO

SEWER
CITY OF SACRAMENTO

DRAINAGE
CITY OF SACRAMENTO

ELECTRICITY
SPUD

GAS
PG & E

SCHOOL DISTRICT
CITY UNIFIED SCHOOL DISTRICT

ASSASSORS PARCEL NO.
52-085-10 + 21

ACREAGE
9.44 +/- ACRES

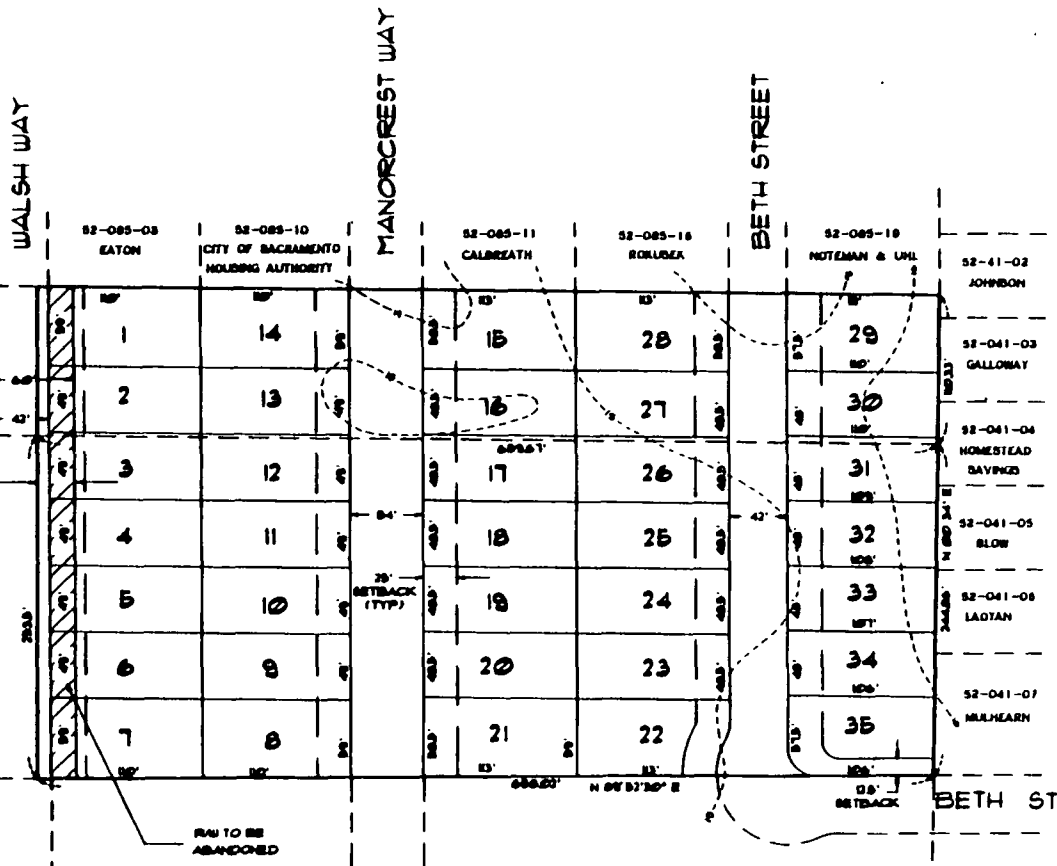
LOT SUMMARY

30 SINGLE FAMILY RESIDENTIAL LOTS
MINIMUM: 512 SF (0.12 AC)
MAXIMUM: 6,610 SF (0.15 AC)
AVERAGE: 9,100 SF (0.21 AC)

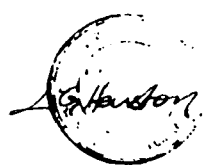


ENGINEERING
PLANNING &
SURVEYING, INC.
10101 B ST. SUITE 200

EXHIBIT A



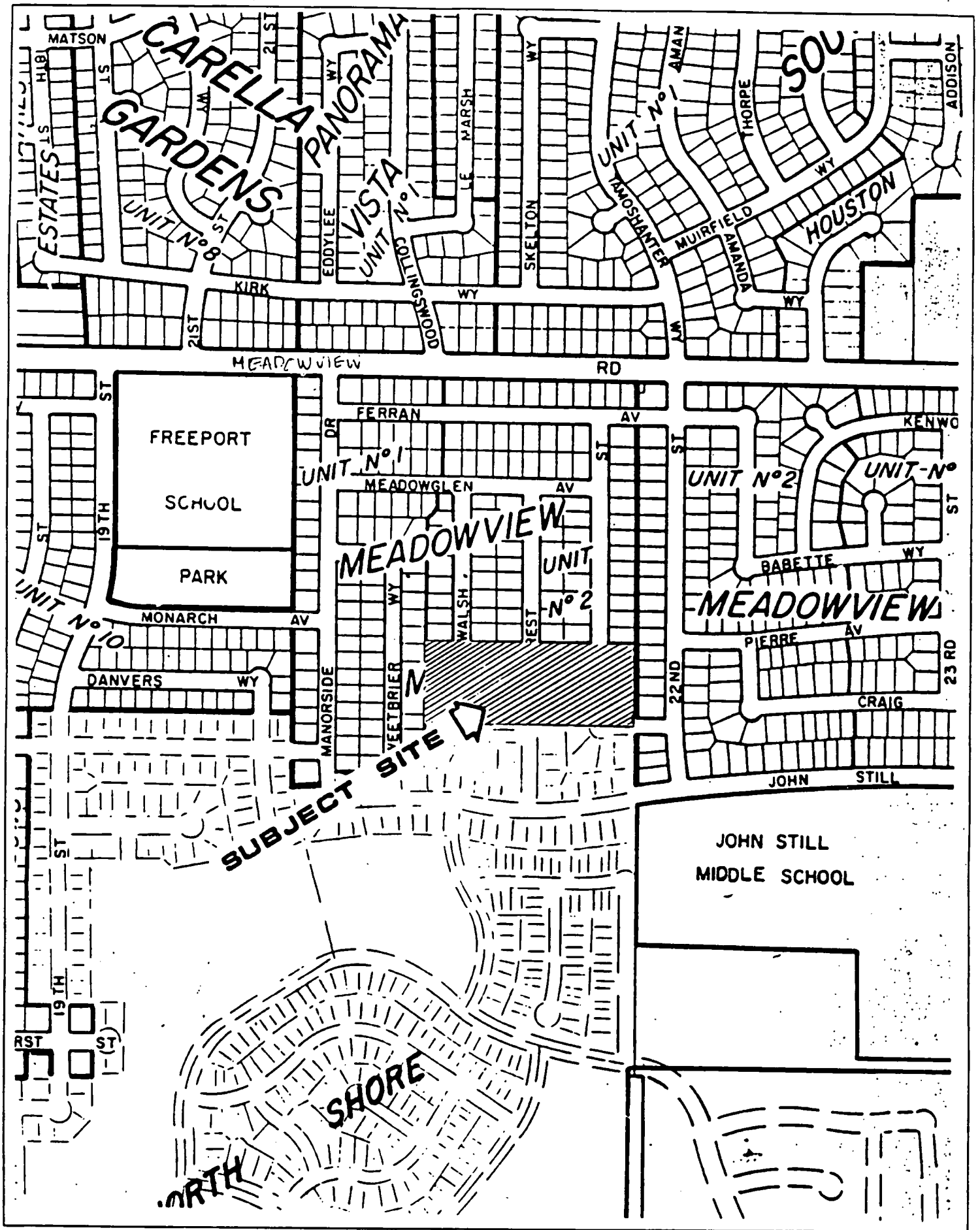
52-010-23
SANTA FE DEVELOPMENT
MORTGAGE CORPORATION
PROPOSED NORTH SHORE SUBDIVISION



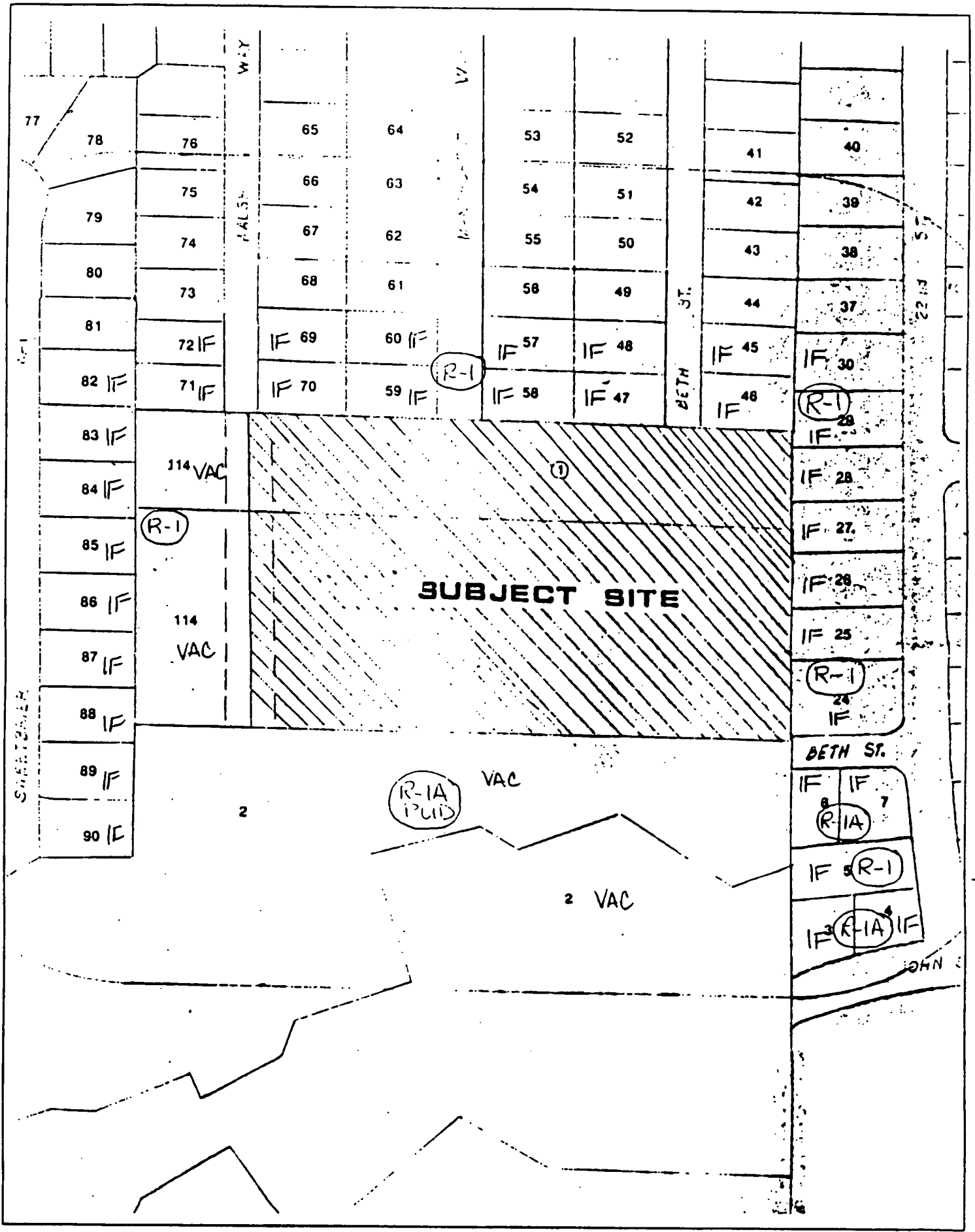
P90-430

12 January 24, 1991

HE: #19



VICINITY MAP



LAND USE & ZONING MAP

**Sacramento City Planning Commission
VOTING RECORD**

MEETING DATE
January 24, 1991

ITEM NUMBER
19-B

PERMIT NUMBER
P 90-430

ENTITLEMENTS

- | | |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input checked="" type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMENDATION
 Favorable Unfavorable

Correspondence
 Petition

LOCATION
A side of Meadowview Rd., W of 22nd St.

NAME	ADDRESS

NAME	ADDRESS

MOTION #

	Yes	No	Motion	Second
--	-----	----	--------	--------

BECERRA	✓			
CHINN	✓			
HOLLOWAY	✓		✓	
NOTESTINE	✓			
OTTO	✓			✓
REYNA	✓			
ROSEN	✓			
YEE	✓			
HOLLICK	✓			

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

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

APPLICANT <u>Frost, McCormick & Heuston, 7806 Uplands Way, Suite B, Citrus Heights, California 95610</u>
OWNER <u>Jim Silva, et al, 989 Piedmont Drive, Sacramento, California 95822</u>
PLANS BY <u>Frost, McCormick & Heuston, 7806 Uplands Way, Suite B, Citrus Heights, California 95610</u>
FILING DATE <u>October 9, 1990</u> ENVIR. DET. <u>Negative Declaration</u> REPORT BY <u>CG</u>
ASSESSOR'S PCL. NO. <u>052-0085-020 and 021</u>

- APPLICATION:**
- A. Negative Declaration.
 - B. Rezone of 5.44 ± vacant acres from Standard Single Family - Review (R-1-R) to Single Family Alternative (R-1A) zone.
 - C. Tentative Map (Beth Estates) to subdivide 5.44 ± vacant acres into 35 single family parcels in the proposed Single Family Alternative (R-1A) zone.
 - D. Special Permit to develop 35 single family residences.

LOCATION: South of Meadowview Road, West of 22nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop 35 single family homes.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Airport-Meadowview Community Plan Designation:	Residential (7-15 du/na)
Existing Zoning of Site:	R-1-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Single Family; R-1	Front:	25'	25'
South:	Vacant; R-1A(PUD)	Side(Int):	5'	5'
East:	Single Family; R-1	Side(St):	12.5'	12.5'
West:	Vacant; R-1	Rear:	15'	15'

Property Dimensions:	658' x 355' ±
Property Area:	5.44 ± gross acres
Density of Development:	7.2 du/net acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Building Square Feet -	Plan 1: 1,115 square feet
	Plan 2: 1,390 square feet
	Plan 3: 1,238 square feet
Building Height:	18' to 28', 1 and 2 stories
Exterior Building Materials:	T1-11
Roof Materials:	Asphalt Shingle

APPLC. NO. P90-430

MEETING DATE January 24, 1991

ITEM NO. 19

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 9, 1991, by a vote of seven ayes, two 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 5.44 \pm vacant acres in the Standard Single Family (R-1-R) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The Airport-Meadowview Community Plan designates the site Residential (7-15 du/na). The surrounding land use and zoning includes single family residential, zoned R-1, to the north and east; vacant, zoned R-1A(PUD), to the south; and vacant, zoned R-1, to the west.

B. **Applicant's Proposal**

The applicant is requesting a rezone of the subject site from R-1-R to R-1A in order to allow the development of 35 single family homes. The applicant is also requesting a tentative map to subdivide the site into 35 lots. The R-1A zoning allows staff to review the design of the homes under a special permit.

C. **Policy Considerations**

The proposed rezone from Standard Single Family (R-1-R) to Single Family Alternative (R-1A) is consistent with the General Plan and Airport-Meadowview Community Plan. The 7.2 du/na density of the project conforms to the plan designations.

D. **Tentative Map**

The tentative map proposes to divide the 5.44 \pm acres into 35 parcels. The lots range between 48 feet and 59 feet wide. These widths are acceptable for an R-1A zoned property. There are some off-site dedications required for connections of Walsh Way and Manorcrest Way within the North Shores Subdivision. Temporary connections or turn-arounds are necessary until the development of North Shores occurs. Staff has no objection to the tentative map proposal provided the conditions listed below are met.

E. **Special Permit**

The requested R-1A zoning requires special permit approval for any development. The applicant has submitted proposed floor plans and elevations for the thirty-five single family homes. The 35 lots will contain three different units, with one and two stories. Staff recommends a master site plan be submitted showing which of the three units will be located on each lot with the setbacks to be provided. Staff suggests varying setbacks for a more interesting streetscape. The front setbacks should range from 25 to 30 feet.

The proposed elevations consist of T1-11 siding with masonry trims. Staff suggests the applicant revise the elevations and submit for review and approval of Design Review Staff prior to the issuance of Building Permits. The revised elevations should include a more pronounced entrance for the units and increasing the windows on some of the elevations, specifically the east and west elevations of Plan 2. The revised elevations should, in a very detailed fashion, specify the type of materials to be used. T1-11 is a building material that requires careful consideration. The adequacy of architectural features will determine the appropriateness of whether it will be an acceptable material. The revised elevations should specify the masonry trim materials as well as window and door trims. The roof material is also important. Generally, laminated dimensional composition shingles with a minimum 25 year rating are suggested. Staff also suggests metal garage doors with raised panel design. Special attention should be paid to building design on the corner lot (Lot 35) of the subdivision.

APPLC. NO. P90-430

MEETING DATE January 24, 1991

ITEM NO. 19

18

F. Agency Comments

The proposed project was reviewed by several City departments and other agencies. Their comments are incorporated into the tentative map conditions below.

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;
- B. Recommend approval of the Rezone of 5.44 ± vacant acres from Standard Single Family - Review (R-1-R) to Single Family Alternative (R-1A) zone, and forward to the City Council;
- C. Recommend approval of the Tentative Map (Beth Estates) to subdivide 5.44 ± vacant acres into 35 single family parcels subject to the following conditions and forward to the City Council; and
- D. Approve the Special Permit to develop 35 single family residences subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map

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 a 12 foot paved lane southbound on Walsh Way;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer. Drain study required off-site extension, oversizing and possible pump station;
- 3. Pay off existing assessments, or file the necessary segregation requests and pay fees if any;
- 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. 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;
- 6. Submit a soils test prepared by a registered engineer to be used in street design;
- 7. Dedicate a standard 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways;
- 8. Dedicate the north 5 feet of lots 1, 14, 15, 28, and 29 as a public utility easement for overhead and underground facilities and appurtenances;

9. Dedicate the east 5 feet of lots 29 through 35 as a public utility easement for overhead and underground facilities and appurtenances;
10. Dedicate right-of-way along Beth Street and Walsh Way to 44 feet as per study on file with the City;
11. Cannot file final map until abandonment proceeding for Walsh Way is complete;
12. All sewer and water services shall be located in front of the lot (no backyard services allowed);
13. Requires off-site dedication along Walsh Way and connection between Walsh Way and Manorcrest Way and connection of Beth Street;
14. Developer shall provide a temporary connection between Walsh Way and Manorcrest Way with a minimum 20 feet of paving, or a temporary turn-around at the end of Walsh Way and Manorcrest Way, to the satisfaction of the Traffic Engineer;
15. Show all existing easements on final map;
16. Developer shall provide curbs, gutters and sidewalks and paving on the north side of the connection at Beth Street, and a minimum of 12 feet of paving eastbound; and
17. 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.
18. Place a note on the final map: The applicant shall comply with the mandatory mitigation measures of the Environmental Coordinator on file in the Planning Division (P90-430).

Conditions - Special Permit

1. The applicant shall submit a master site plan showing which of three units will be located on each lot with the setbacks to be provided, for review of the Planning Director prior to the issuance of Building Permits. The front setbacks should range from 25 to 30 feet.
2. The applicant shall submit revised, detailed, elevations for review and approval of Design Review Staff prior to the issuance of Building Permits. Design Review Staff shall address, at a minimum, the exterior siding material and trim, roof material, enhanced front entrance to the unit, and increased windows. The corner lot (Lot 35) shall also have an enhanced elevation for the street side elevation.

Mandatory Mitigation Measures

1. 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 the construction zones. Elements of this program should include the following:
 - a. Sprinkle all unpaved construction areas with water at least twice per day during grading 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 percent.
 - 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 re-suspension 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.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact do 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 significant level through mitigation.

Findings of Fact

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that the residential development is consistent with the surrounding residential neighborhood.
- 2. The proposed project, as conditioned, will not be detrimental to the public health or welfare, nor result in the creation of a public nuisance in that the required setbacks and lot coverage requirements will be provided.
- 3. The proposed project is consistent with the General Plan and Airport-Meadowview Community Plan which designate the site for residential uses.

990-430

22 January 24, 1991

HE 111 # 19

TENTATIVE SUBDIVISION MAP

BETH ESTATES

CITY OF SACRAMENTO, CALIFORNIA

OWNER

JIFI SILVA et al
985 PIEDMONT DRIVE
SACRAMENTO, CA 95827

SUBDIVIDER

GREG KRADDE
WASHINGTON HOMES
2424 K STREET, SUITE 1
SACRAMENTO, CA 95816

ENGINEER

PROST, MCCORTICK & HEUSTON
1806 UPLANDS WAY, SUITE D
CITRUS HEIGHTS, CA 95610

EXISTING ZONING

R-1R

PROPOSED ZONING

R-1A

EXISTING USE

VACANT

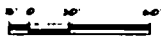
PROPOSED USE

SINGLE FAMILY RESIDENTIAL LOTS

PROJECT DENSITY

NET DENSITY/ACRE: 74/AC
GROSS DENSITY/ACRE: 648/AC

VICINITY MAP



OCTOBER 9, 1990

WATER SUPPLY

CITY OF SACRAMENTO

SEWER

CITY OF SACRAMENTO

DRAINAGE

CITY OF SACRAMENTO

ELECTRICITY

SMUD

GAS

PG & E

SCHOOL DISTRICT

CITY UNIFIED SCHOOL DISTRICT

ADJACENT PARCEL NO.

52-000-20 & 21

ACREAGE

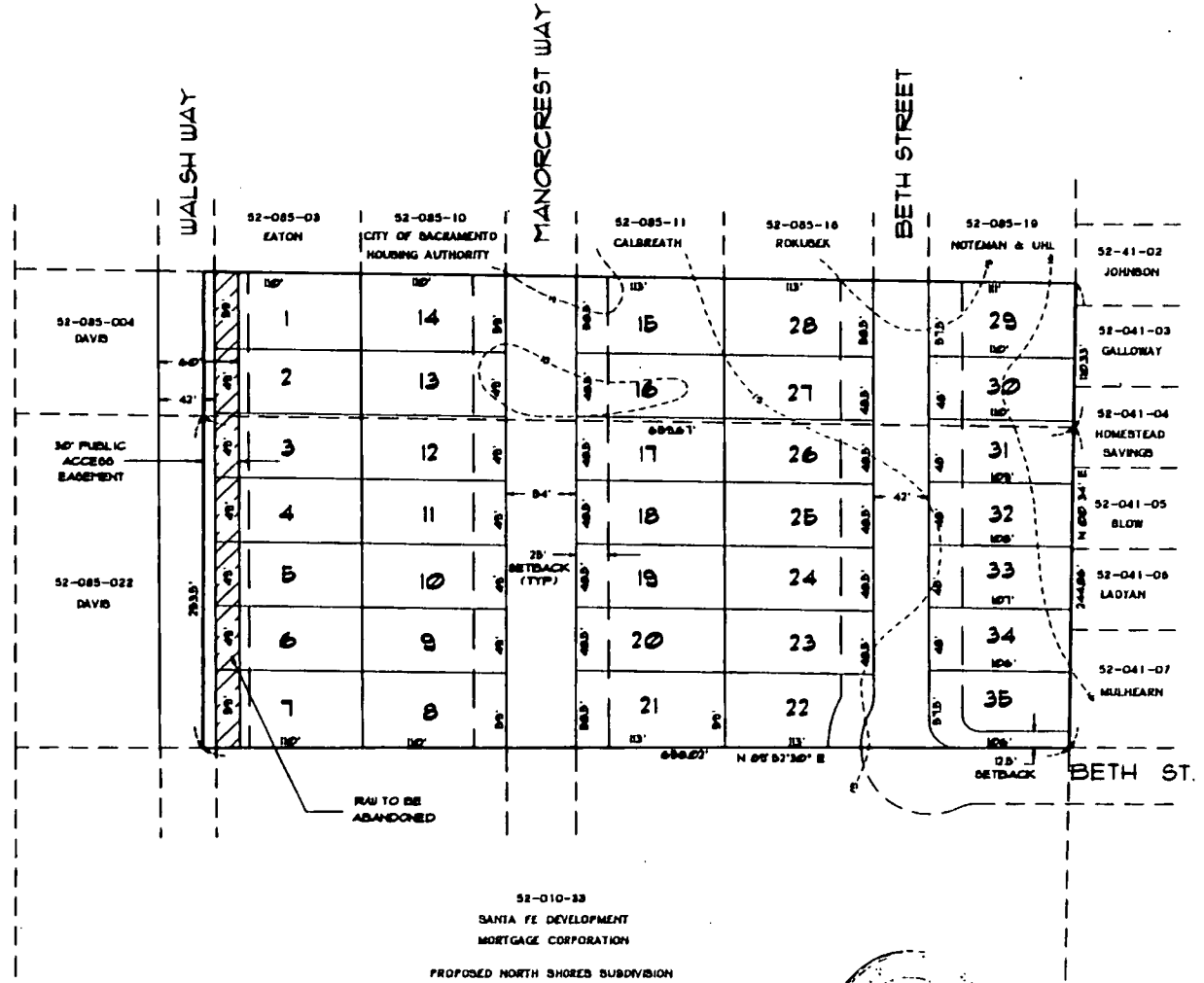
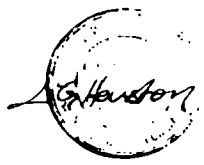
5.44 +/- ACRES

LOT SUMMARY

35 SINGLE FAMILY RESIDENTIAL LOTS
MINIMUM: 512 SF (0.11 AC)
MAXIMUM: 6610 SF (0.15 AC)
AVERAGE: 5700 SF (0.13 AC)

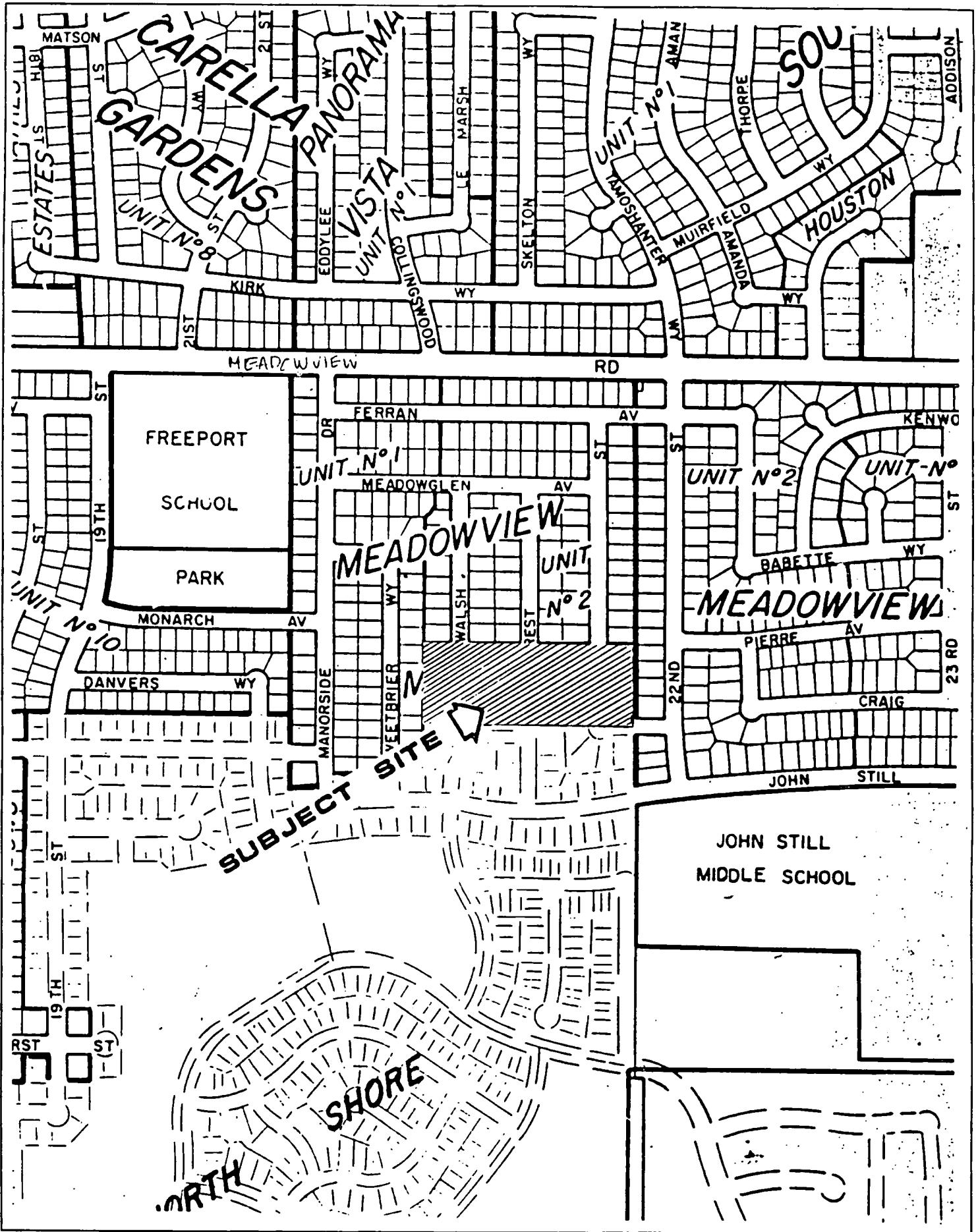


ENGINEERING
PLANNING &
SURVEYING
19161957-9999

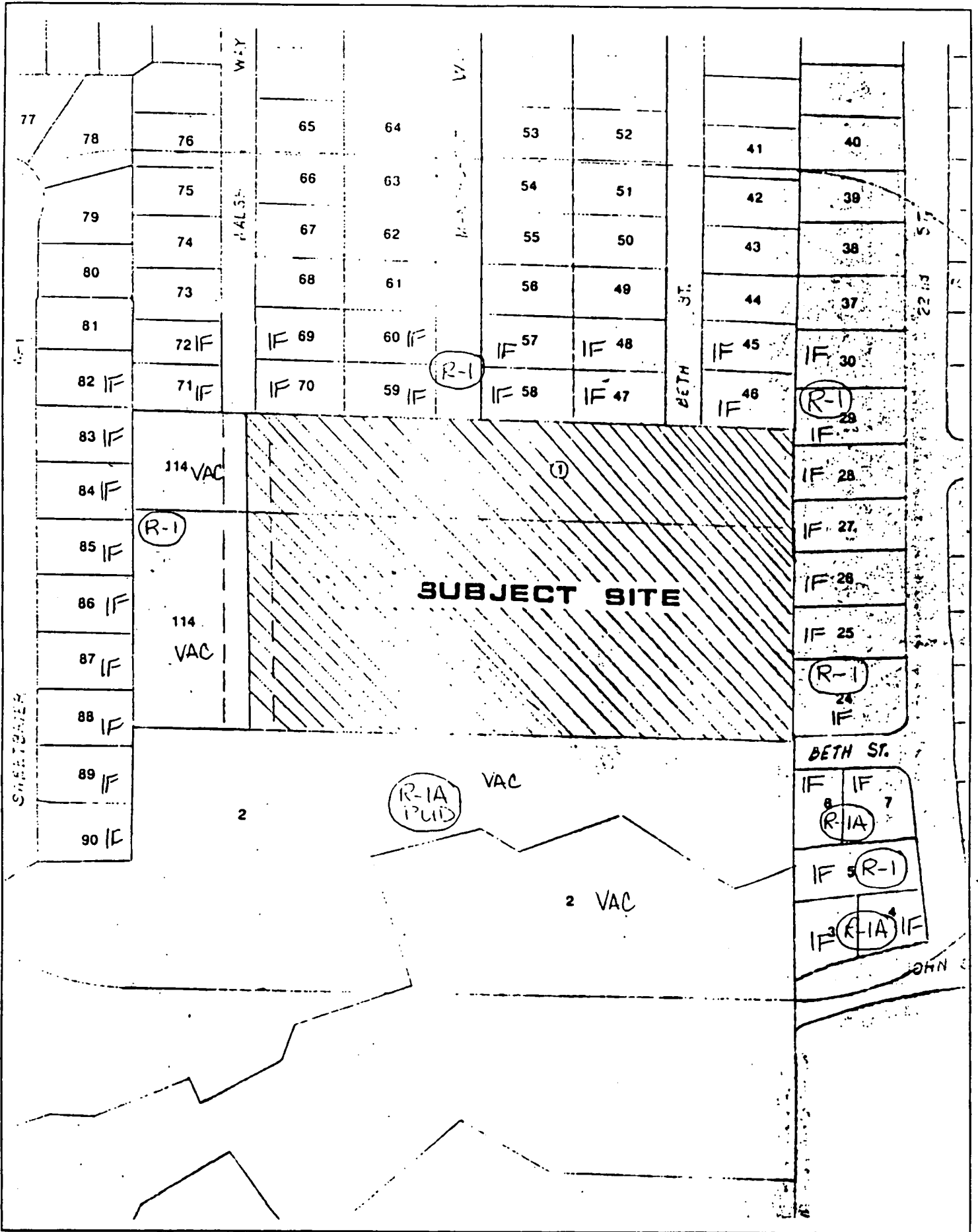


52-010-23
SANTA FE DEVELOPMENT
MORTGAGE CORPORATION
PROPOSED NORTH SHORED SUBDIVISION

EXHIBIT A



VICINITY MAP



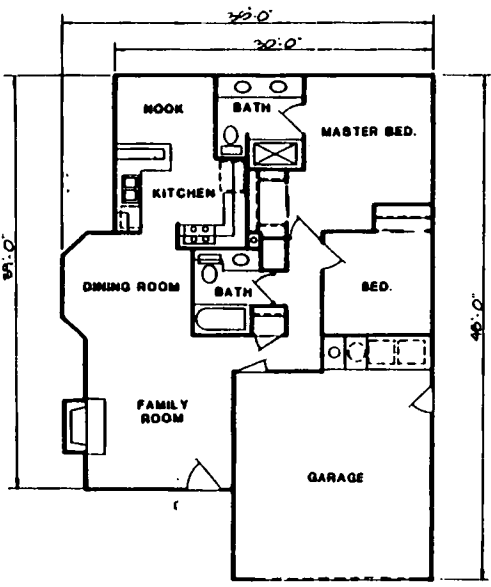
LAND USE & ZONING MAP

EQ-430

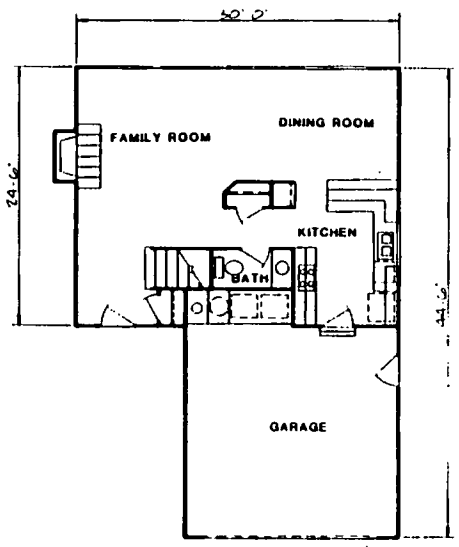
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6/19

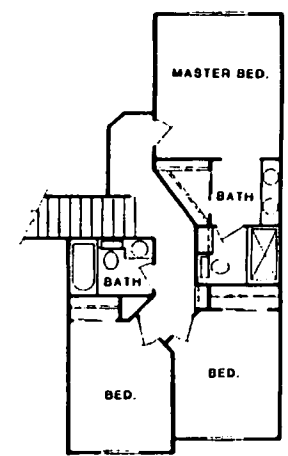
25



PLAN 1
1,115 S.F.



FIRST FLOOR



SECOND FLOOR

PLAN 2
1,390 S.F.

FLOOR PLANS
PLANS 1 & 2 BETH ESTATES
CITY OF SACRAMENTO OCT. 1990
SCALE: 1"=1/8"

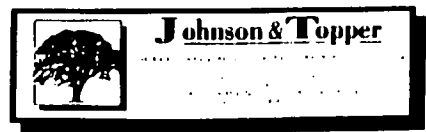
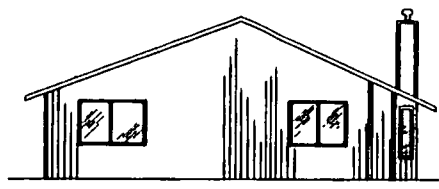


EXHIBIT B

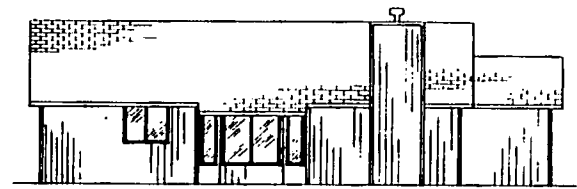
Fig. 437

January 24, 1991

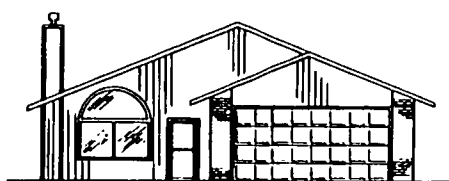
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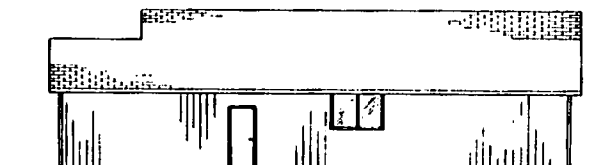
SOUTH ELEV.



EAST ELEV.

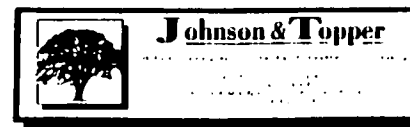


NORTH ELEV.

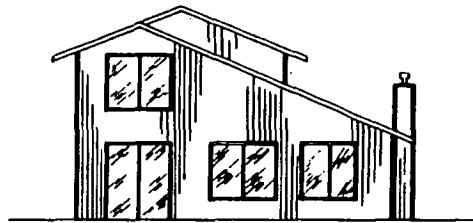


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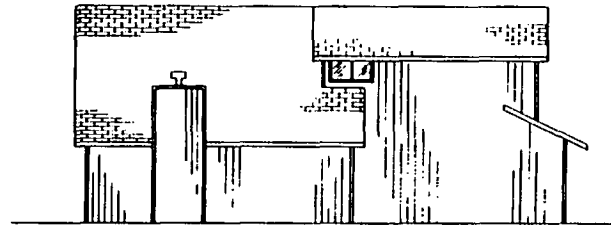
ELEVATIONS
PLAN 1 BETH ESTATES
 CITY OF SACRAMENTO OCT. 1990
 SCALE: 1"=1/8"



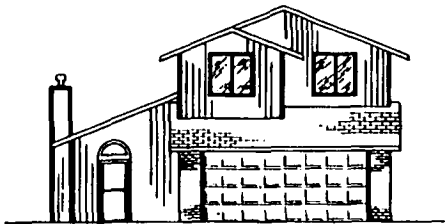
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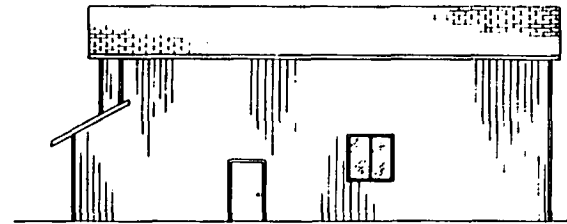
SOUTH ELEV.



EAST ELEV.

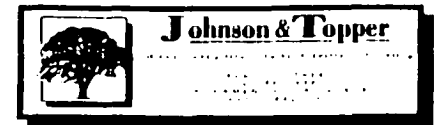


NORTH ELEV.



WEST ELEV.

ELEVATIONS
PLAN 2 BETH ESTATES
CITY OF SACRAMENTO OCT. 1990
SCALE: 1 1/8"



27

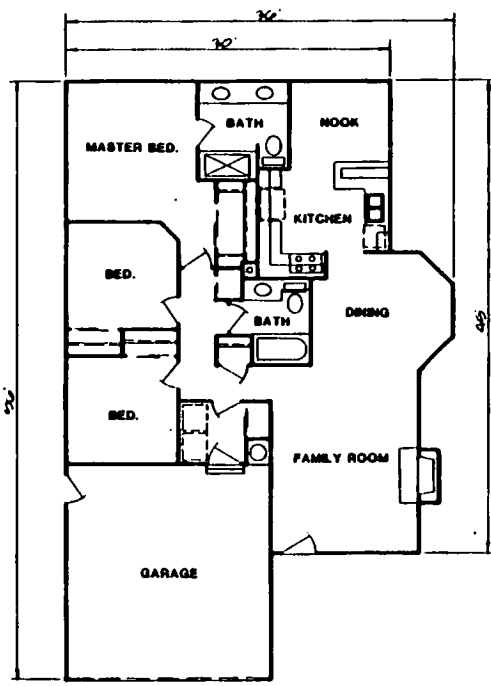
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FIG. 43

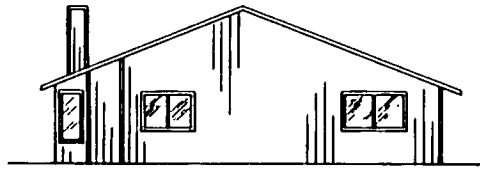
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(88)

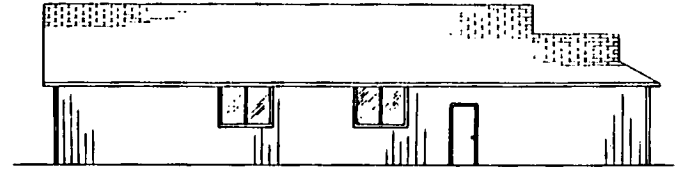
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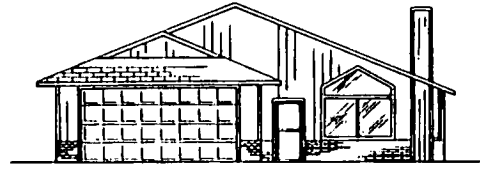
PLAN 3
1,238 S.F.



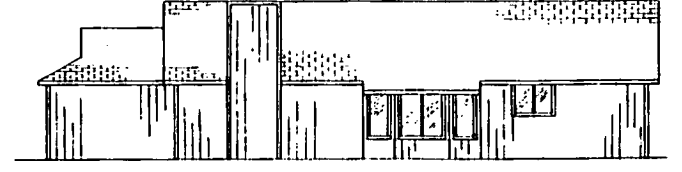
SOUTH ELEV.



EAST ELEV.



NORTH ELEV.



WEST ELEV.

FLOOR PLAN & ELEVATIONS
PLAN 3 BETH ESTATES
 CITY OF SACRAMENTO OCT. 1990
 SCALE: 1-1/8"

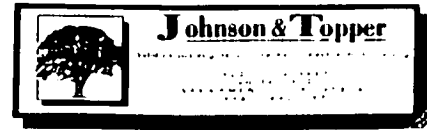


EXHIBIT E

P90-430

3.28

4.7
4.4



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

City Council
Sacramento, California

March 26, 1991

PASSED FOR
PUBLICATION
& CONTINUED
TO 4-2-91

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

Honorable Members In Session:

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

SUBJECT: ORDINANCE AMENDING THE DISTRICTS
ESTABLISHED BY THE COMPREHENSIVE ZONING
ORDINANCE NO. 2550, FOURTH SERIES, AS
AMENDED, FOR PROPERTY LOCATED AT THE SOUTH
SIDE OF MEADOWVIEW ROAD, WEST OF 22ND STREET
BY REMOVING 5.44± ACRES FROM THE STANDARD
SINGLE FAMILY REVIEW (R-1-R) ZONE AND PLACING THE SAME IN THE
SINGLE FAMILY ALTERNATIVE (R-1A) ZONE(S) OR A MORE RESTRICTIVE
ZONE(S) (P90-430)

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to April 2, 1991.

Respectfully submitted,

MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

March 26, 1991
District No. 8

MMD:WW:vr
P90-430.PFP
Attachment

①

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED AT THE SOUTH SIDE OF MEADOWVIEW ROAD, WEST OF 22ND STREET BY REMOVING 5.44± ACRES FROM THE STANDARD SINGLE FAMILY REVIEW (R-1-R) ZONE AND PLACING THE SAME IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(P90-430) (APN: 052-0085-020 & 021)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit(s) which is located south of Meadowview Road, west of 22nd Street, in the Standard Single Family-Review (R-1-R) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family Alternative (R-1A) zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____



- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on January 24, 1991, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibit(s) by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

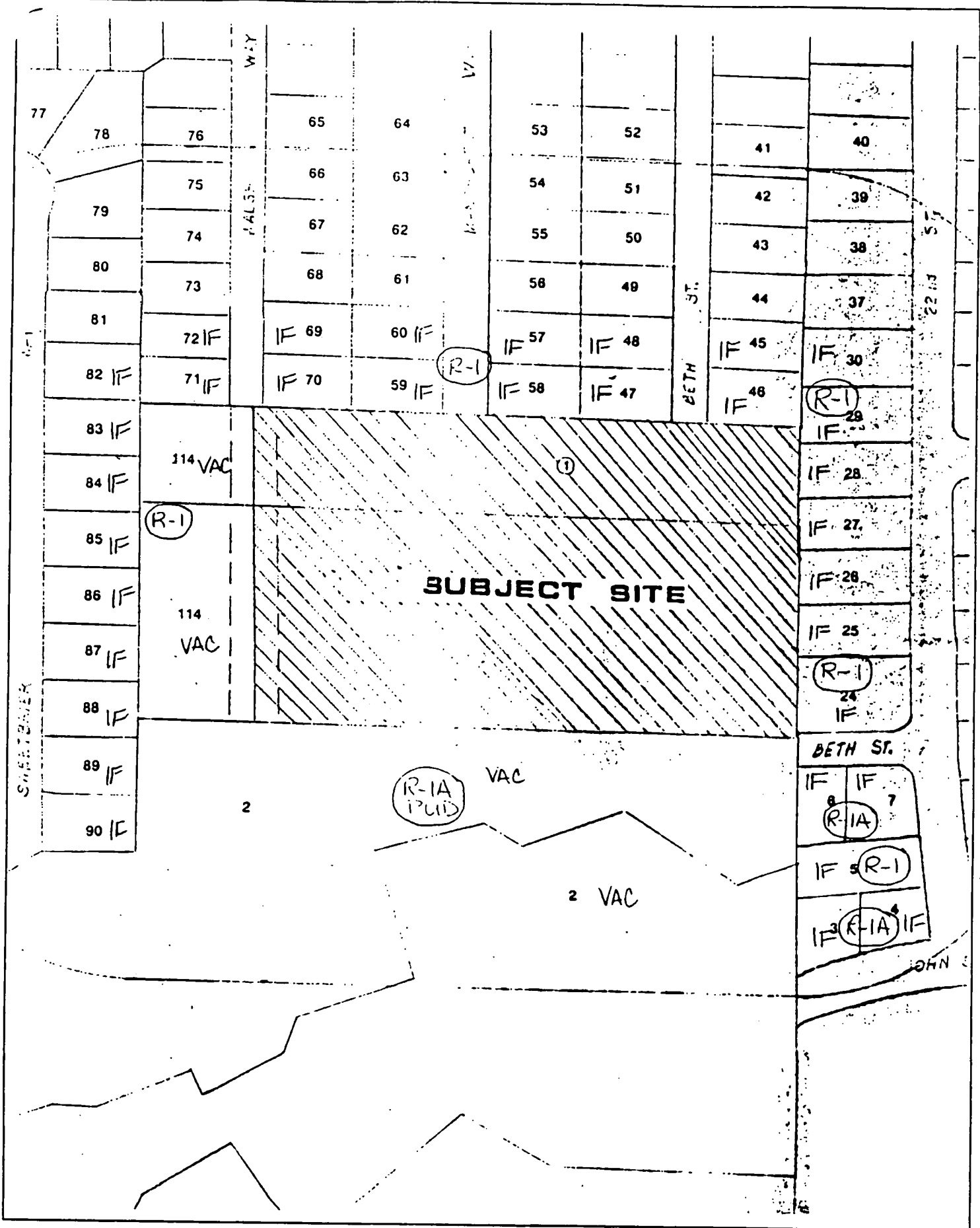
CITY CLERK

P90-430.PFP

FOR CITY CLERK USE ONLY

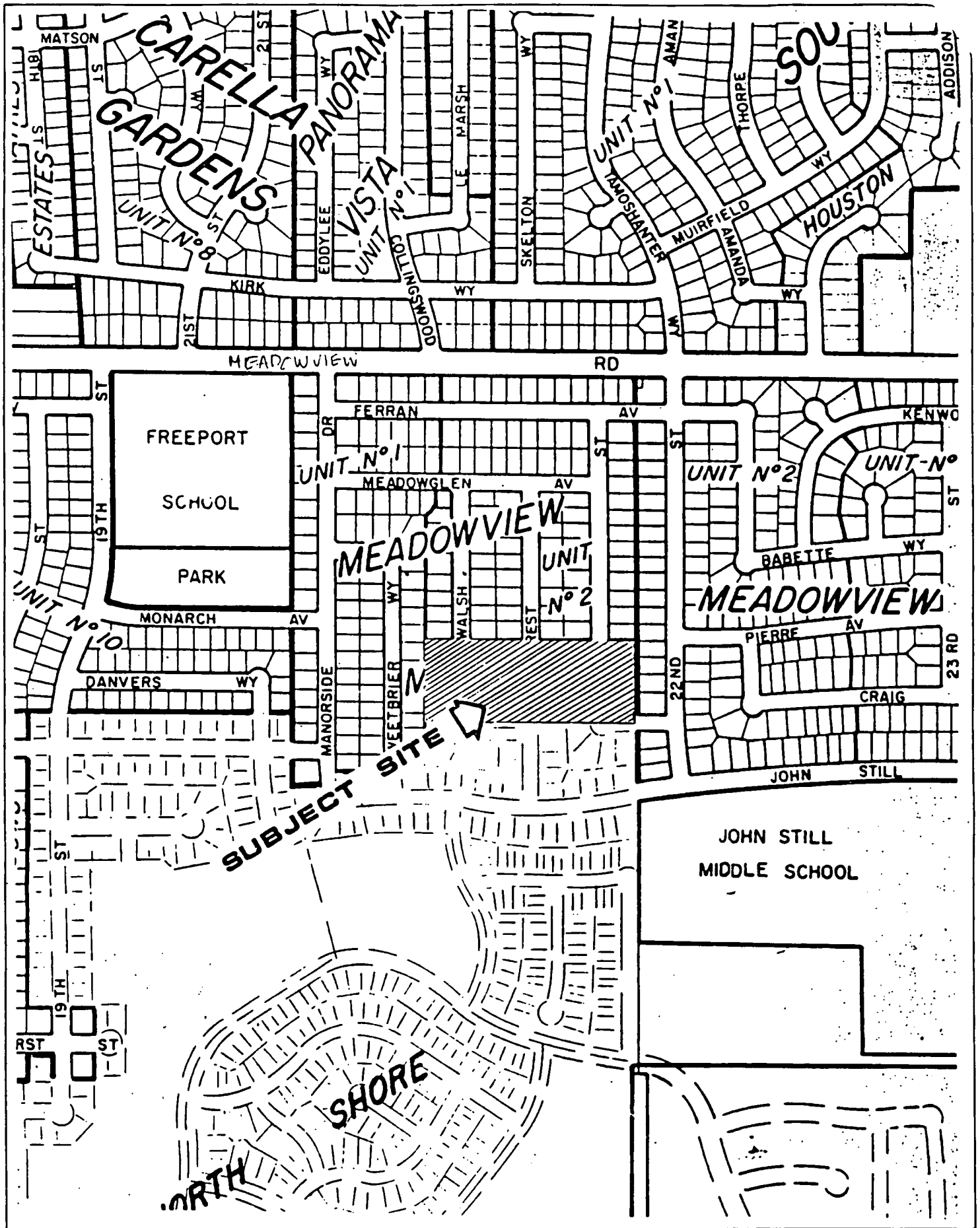
ORDINANCE NO.: _____

DATE ADOPTED: _____



LAND USE & ZONING MAP

4



VICINITY MAP

5

CLTA PRELIMINARY REPORT
SCHEDULE A

Order No.: 905207

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

PARCEL NO. 1:

Lot 4, as shown on the "Plat of Riverside Acres", recorded in Book 11 of Maps, Map No. 19, records of said County.

EXCEPTING THEREFROM all that portion of said Lot 4 lying within the following:

All that portion of Riverside Acres, the official plat of which is recorded in the office of the County Recorder's Office of Sacramento County in Book 11 of Maps, Map No. 19, described as follows: Beginning at a point which lies South 89° 53' 40" West 20 feet from the Northeast corner of Riverside Acres, said Northeast corner being on the centerline of Meadowview Road; thence leaving said centerline South 00° 42' West 100.00 feet; thence North 89° 53' 40" East 20.00 feet to a point on the West boundary of Meadowview Village Unit No. 2, the official plat of which is recorded in the office of the County Recorder of Sacramento County, on September 19, 1958, in Book 50 of Maps, Map No. 27; thence along said West boundary South 00° 42' West 868.09 feet; thence leaving said West boundary South 89° 53' 40" West 806.08 feet to a point on the Easterly boundary of Meadowview Manor Unit No. 1, recorded in the office of the County Recorder's Office of Sacramento County, on May 11, 1959, in Book 54 of Maps, Map No. 8, thence along the Easterly boundary of said Meadowview Manor Unit No. 1, the following seven courses and distances: North 00° 16' 10" West 385.00 feet, North 55° 44' 20" East 26.72 feet; North 00° 06' 20" West 90.00 feet; North 15° 16' 20" East 56.00 feet; North 00° 06' 20" West 210.00 feet; North 00° 54' 50" West 54.01 feet; and North 00° 06' 20" West 160.00 feet to a point on the centerline of Meadowview Road; thence leaving said Easterly boundary along the centerline of said road, North 89° 53' 40" East 764.59 feet to the point of beginning.

PARCEL NO. 2:

Lot 5 as shown on the "Plat of Riverside Acres", recorded in Book 11 of Maps, Map No. 19, records of said County.

APN: 052 0085 020 & 052 0085 021

P90 420

6