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CITY PLANNING COMMISSION

APPROVED

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

Date: 3-8-77

| | | | |
|---------------|---|------------------------|--------------------------------|
| APPLICANT | The Spink Corporation, 720 F Street, Sacramento, CA 95814 | | |
| OWNER | Enlow Ose, 2399 American River Drive, Sacramento, CA | | |
| PLANS BY | The Spink Corporation, 720 F Street, Sacramento, CA 95814 | | |
| FILING DATE | 12-30-76 | 50 DAY CPC ACTION DATE | Waived |
| REPORT BY | REH:bw | | |
| NEGATIVE DEC. | 1-17-77 | EIR----- | ASSESSOR'S PCL. NO. 291-221-59 |

- APPLICATION:
1. Environmental Impact Determination
 2. Special Permit
 3. Tentative Map (P-7628)

LOCATION: Southwest corner of American River Drive and University Avenue

PROPOSAL: This is a proposal to develop 48 townhouse units in the R-2A-R zone and to subdivide 6+ acres into 48 townhouse lots and one common area lot.

PROJECT INFORMATION:

General Plan Designation: Residential
 Community Plan Designation: Cluster housing
 Existing Zoning of Site: R-2A-R
 Existing Land Use of Site: Vacant

Surrounding Land Uses and Zoning:

North: Apartments and R-1-R
 South: Vacant and A
 West: Apartments and R-3
 East: Duplexes and R-1

Street Improvements: Fully improved
 Existing Utilities: Available to the site
 School District: San Juan Unified School District
 North/South Lots: 28 lots (58%) are oriented in a north/south direction

Lot Size: 2,700 square feet

BACKGROUND INFORMATION: On September 8, 1975 the Commission approved a special permit request to develop the site into 48 rental unit apartment project. The applicant changed his approach from a rental project to an ownership of the units.

PROJECT EVALUATION: The staff has the following concerns regarding the development of this property:

1. The City Engineer has requested that all storm and sanitary drainage flow to the utility lines in American River Drive. In addition, the Engineer has requested that adequate oversizing provisions be made for servicing the vacant property to the south of this townhouse development. This may involve significant off-site utility

APPLC. NO. P-7628

MEETING DATE February 10, 1977

CPC ITEM NO. 17 & 17a

installation. The applicant is advised to contact the City Engineer's office to determine the exact specifications of said improvements.

The site
of deve
Fact

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: The Committee, by a vote of 7 ayes, 1 absent, 1 abstain, recommends the Tentative Map be approved and subject to the following conditions:

- a. existing assessments to be paid in full;
- b. storm drainage and sanitary sewers to flow to American River Drive;
- c. make provisions to the satisfaction of the City Engineer for providing utility services to the property to the south of the subject site;
- d. water service shall be made available only from American River Drive or University Avenue;
- e. redesign the map to allow for minimum 4-unit attached cluster excepting lots 29, 30, 13 and 14 (as a result of the redesign submittal, this condition (e) is no longer necessary).

STAFF RECOMMENDATION: The staff recommends:

The Negative Declaration be ratified.

- 2. The Special Permit to develop 48 townhouse lots in the R-2A-R zone be approved.
- 3. The Tentative Map be approved subject to the conditions as recommended by the Subdivision Review Committee, excepting condition (e). The applicant has incorporated this change in his design.

The staff recommendation on the tentative map is based on the following findings as required in Sections 66474 and 66474.6 of the Government Code.

- 1. The proposed map is consistent with applicable general and specific plans.
Fact: The 1974 General Plan and the East Ranch Planned Unit Development Schematic Plan indicate the site for residential development.
- 2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
Fact: Section 40.102 of the Subdivision Regulations designates said regulations as a specific plan for the City of Sacramento.
Fact: Required site improvements will be accomplished under the provisions of the Subdivision Regulations.

The site is physically suitable for the type and proposed density of development.

Fact: The site is physically suitable for the type and proposed density of development in that it is flat with no significant erosional, soil expansion or other similar problems. With proper engineering practices, the site may be developed into its intended use.

Fact: Light Density Residential and Multiple Family Residential developments are in the immediate vicinity.

4. The design of the subdivision and proposed improvements are not likely to cause significant environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

Fact: The Environmental Coordinator has assessed the project and has filed a Negative Declaration with the County Clerk.

5. The design of the subdivision and type of improvements are not likely to cause serious public health problems.

Fact: The County Environmental Health Agency has reviewed the proposal and has recommended no conditions of approval for the tentative map.

6. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision.

Fact: Other than public utility easements and dedicated rights-of-way, no easements for access through, or use of, property within the proposed subdivision have been acquired by the public at large.

7. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

Fact: The County of Sacramento Water Quality Division, on behalf of the California Regional Water Quality Control Board, Central Valley Region, has reviewed the proposal and has no conditions related to water quality requirements for this tentative map.

8. In the matter of the special permit request, the staff offers the following findings in support of the requested permit:

- a. the proposed project is a logical easterly extension of the apartment development to the west;

- b. the units are single stories set back from University Avenue at least 25 feet and are therefore compatible with the single-family subdivision to the east in as much as the subdivision contains several corner lot duplex units directly across from the subject site;
- c. considerable landscaped open area is provided, much of which is visible from public streets;
- e. the site plan conforms to the schematic plan for the East Ranch PUD and the 1974 General Plan.