



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

January 6, 1982

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental determination;
 2. Subdivision modification to waive water and sewer service connections to Parcel B;
 3. Tentative map (P-9590)

APPROVED
BY THE CITY COUNCIL

JAN 12 1982

OFFICE OF THE
CITY CLERK

LOCATION: East side of Franklin Blvd., at Valley Hi Drive

SUMMARY

This is a request for entitlements necessary to develop a 95+ acre site with 369 single family, 108 halfplex units and one remnant parcel consisting of 16.5 acres. The staff and Planning Commission recommend approval of the project subject to conditions. The Commission also approved an extension of the special permit for the halfplex units.

BACKGROUND INFORMATION

The subject site is a portion of a larger subdivision that was approved by the City Council in 1977. Since the original approval, a major portion of the site was developed with single family units. The developer was unable to develop the entire site within the time limits of the original tentative map. Therefore, they are requesting approval of a new tentative map.

The tentative map is identical to the previous map that was approved by both the Commission and Council.

The proposed subdivision is compatible with surrounding land uses and consistent with the Valley Hi Community Plan.

VOTE OF COMMISSION

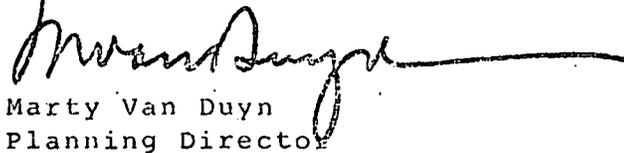
On December 10, 1981, the Planning Commission by a vote of seven ayes and two absent recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and the Planning Commission recommends that the Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached resolution adopting findings of fact, approving the tentative map with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P-9590

January 12, 1982
District No. 7

RESOLUTION No. 82-018

Adopted by The Sacramento City Council on date of

January 12, 1982

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR MESA GRANDE UNIT 3, LOCATED EAST OF FRANKLIN BOULEVARD, SOUTH OF DEER-FIELD UNIT 2 (P-9590) (APN: 119-070-04, 22, 44 AND 119-080-04)

APPROVED
BY THE CITY COUNCIL

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Mesa Grande Unit 3

JAN 12 1982
OFFICE OF THE
CITY CLERK

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on January 12, 1982 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Valley Hi Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
 - 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
 - 2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
 - 3. Name the streets to the satisfaction of the City Traffic Engineer.
 - 4. Place the following note on the final map: "Water and sewer service connection do not exist between the main lines and Lot B." These services must be paid for and installed at the time of obtaining building permits.
 - 5. Submit a sound study and erect a masonry or concrete wall to the height as determined by that study prior to filing the final maps for those portions westerly of Deer Leaf Drive. The design and material of the wall shall be reviewed and approved by the Planning Director.

6. File the necessary segregation requests and fees to segregate existing assessments.
7. 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 fee. The appraisal shall be dated not more than 90 days prior to filing the final map.
8. Dedicate and improve a 55' halfsection on Franklin Boulevard along Lot B in the same phase that the adjacent residential lots are being filed. New centerline for Franklin Boulevard = 23' easterly of existing centerline.
9. Prior to issuance of Building Permits, site plans, floor plans, and elevations of the halfplex units shall be submitted for Planning Department review and approval. A note to this effect shall be placed on the final map.
10. Applicant shall dedicate 6.3+ acres for a park site indicated as Parcel A on the tentative map.

MAYOR

ATTEST:

CITY CLERK

P-9590

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 10, 1981
 ITEM NO. 150 FILE NO. P-9590
M-

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

Recommendation:
 Favorable
 Unfavorable

LOCATION: E of Franklin Blvd, S of Deerfield Unit No. 2

Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	/		/	
Fong	<i>absent</i>			
Goodin	<i>absent</i>			
Holloway	/			
Hunter	/			/
Larson	/			
Muraki	/			
Silva	/			
Simpson	/			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL subject to cond. in staff report & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

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CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P. O. Box 2511, Sacramento, California 95811		
OWNER	H. C. Elliott, 4101 Power Inn Road, Sacramento, California		
PLANS BY	Spink Corporation, P. O. Box 2511, Sacramento, California 95811		
FILING DATE	10-19-81	50 DAY CPC ACTION DATE	REPORT BY: SD:mmm
NEGATIVE DEC.	11-13-81	EIR	ASSESSOR'S PCL. NO. 119-070-04,22,44

119-080-04

- APPLICATION:
1. Environmental Determination
 2. Extension of Special Permit (P8686) for half-plex Development
 3. Subdivision Modification to waive water and sewer service connections to Parcels B
 4. Tentative Map (P-9590)

LOCATION: East of Franklin Boulevard,
South of Deerfield, Unit 2

PROPOSAL: The project is a resubmission of a portion of Mesa Grande Unit 3, (P-8686) approved by the City Council, October 16, 1979

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1968 Valley Hi Community
 Plan Designation: Light Density Residential

Existing Zoning of Site: R-1 and R-1-A
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
 North: Single Family - R-1
 South: Drainage Ditch- A
 East: Residential - R-1
 West: Western Pacific-R/R

North/South Solar Access: 70%
 Property Area: 95.8± acre
 Density of Development: 5.8 du/ac. gross; 7.8 du/ac net
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided

BACKGROUND INFORMATION: The subject site is a portion of the original Mesa Grande Subdivision which consisted of 696 single family lots and was approved June 21, 1977. The project was divided into two phases due to concerns with regard to the drainage ditch located along the southern property line. The entire first phase has been recorded. The second, Mesa Grande Unit 3 (P-8686) was resubmitted and approved by City Council October 16, 1979. This map was different from the originally approved subdivision in that halfplexes were provided on 40-percent of the corner lots and 10-percent of the interior lots. Duplexes were located on some

December 10, 1981

~~November 17, 1981~~

corner lots. This was done to provide a housing mix in the area. Of that phase, 129 units have been recorded as unit 4.

The subject project consists of the resubmission of the remaining 95.8± acres into 369 single family and 108 halfplex units. A time extension was requested for this map. The City Council, in consideration of the Parkland Dedication Ordinance, granted a six month extension in June, 1981. Recognizing that six months may be insufficient time to record the map, the Council waived fees for any such map resubmitted prior to November 1, 1981 and which is substantially the same design, density and other physical characteristics as the currently approved tentative map.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 12, 1981, by a vote of 6 ayes, 2 absent, 1 abstention, the Subdivision Review Committee voted to recommend approval of the project. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name the streets to the satisfaction of the City Traffic Engineer;
4. Place the following note on the final map: "Water and sewer service connection do not exist between the main lines and Lot B. These services must be paid for and installed at the time of obtaining building permits;
5. Submit a sound study and erect a masonry or concrete wall to the height as determined by that study prior to filing the final maps for those portions westerly of Deer Leaf Drive. The design and material of the wall shall be reviewed and approved by the Planning Director.
6. File the necessary segregation requests and fees to segregate existing assessments;
7. 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 fee. The appraisal shall be dated not more than 90 days prior to filing the final map.
8. Dedicate and improve a 55' halfsection on Franklin Boulevard along Lot B in the same phase that the adjacent residential lots are being filed. New centerline for Franklin Boulevard = 23' easterly of existing centerline.

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The Planning and Community Services Departments have determined that 9.33 acres are required for parkland dedication purposes. Credit will be given for the 6.5 acre park site. Fees are to be charged in-lieu of the required dedication of 3.03 acres. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted no more than 90 days prior to filing the final map with the City Council.
2. The applicant is requesting an extension of the special permit to develop the halfplex units.
3. The applicant has submitted no definite site layouts for the halfplex units at this time. To insure that the halfplexes are compatible with the single family dwellings, staff suggests that the following criteria be required:
 - a. All corner lots that are designated for halfplexes shall be designed with individual driveways off of each street;
 - b. On interior halfplex lots where garages are located adjacent to each other, they shall be offset from one another by at least two to five feet;
 - c. A note shall be placed on the final map that site and floor plans and elevations of the halfplex units must be reviewed and approved by the Planning Director prior to issuance of building permits.
4. In order to avoid inactive hook-ups on the parcels designated for future development, staff supports the request for a subdivision modification to waive sewer and water services to Parcels A and B.

STAFF RECOMMENDATION: Staff recommends the following actions be taken:

1. Ratification of the Negative Declaration.
2. Approval of the request to extend the Special Permit for halfplex development subject to conditions and based on findings of fact to follow.
3. Approval of the Subdivision Modification to waive sewer and water services.
4. Approval of the Tentative Map subject to conditions to follow.

Findings of Fact - Special Permit

1. The project is based on sound principles of land use in that:
 - a. The halfplex units are compatible to surrounding single family dwellings.
 - b. The halfplexes on corner lots will be designed with driveways from both streets.
 - c. Adequate parking will be provided.
2. The proposed project will not be injurious to surrounding properties in that:
 - a. Adequate setbacks will be provided.
 - b. The project is compatible to the area.
 - c. The project is consistent with the 1974 General Plan which designates the site for residential and encourages a mixture of housing types.

Conditions - Special Permit

1. All corner lots that are designated for halfplexes shall be designed with individual driveways off of each street.
2. On interior halfplex lots where garages are located adjacent to each other, they shall be offset from one another by at least 2 to 5 feet.
3. A note shall be placed on the final map that site plans, floor plans and elevations of the halfplex units must be reviewed and approved by the Planning Director prior to issuance of building permits.

Conditions - Tentative Map

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
3. Name the streets to the satisfaction of the City Traffic Engineer.
4. Place the following note on the final map: "Water and sewer service connection do not exist between the main lines and Lot B. These services must be paid for and installed at the time of obtaining building permits.
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CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

H.C Elliott
4101 Power Inn Road
Sacramento, CA

On December 21, 1981, the following matter was filed with my office to set a hearing date before the City Council:

Various requests for property located east of Franklin Boulevard, south of Deerfield Unit No. 2 (D8)(P-9590):

- A. Tentative Map to divide 96± acres into: 361 single family lots; 108 halfplex lots; 1 park site; 1 parcel for future development;
- B. Subdivision Modification to waive sewer and water service connections.

This hearing has been set for January 12, 1981, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,

Lorraine Magana
City Clerk

LM/mm

cc: The Spink Corporation
P-9590 Mailing List (155)



OFFICE OF THE CITY CLERK
 915 I STREET
 CITY HALL ROOM 203
 SACRAMENTO CALIFORNIA 95814
 TELEPHONE (916) 449-3422

Ng 130



PRESORTED
FIRST CLASS



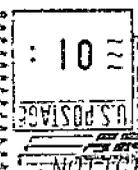
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 Incorrect Address _____

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(200) ~~Deputy~~ *John Scott* / Patricia
 2 Alcala Court
 Sacramento, CA 95823
 APN: 119-324-19



PRESORTED
FIRST CLASS

NOTICE OF CITY COUNCIL HEARING