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CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

April 8, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Tentative Map (P86-062)

LOCATION: East side of Bellview Avenue between Fruitridge Road
and Lemon Hill Avenue

APPROVED
BY THE CITY COUNCIL

APR 15 1986

OFFICE OF THE
CITY CLERK

SUMMARY

This is a request to subdivide 6+ vacant acres into 31 single family lots located in the Single Family, R-1 zone. The Planning Commission and staff recommend approval of the Tentative Map with conditions.

BACKGROUND INFORMATION

The subject site is surrounded by single family development located on large lots. The area, as well as the subject site, is designated for light density residential uses in the Community and General Plans. It is zoned Single Family, R-1. The applicant proposes 31 residential units for a density of 6.5 units per net acre.

VOTE OF THE PLANNING COMMISSION

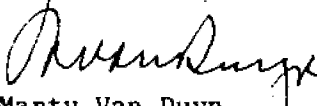
On March 13, 1986, the Planning Commission voted six ayes, two absent, and one vacancy, to recommend approval of the project.

RECOMMENDATION

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

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution adopting Findings of Fact and approving the Tentative Map subject to conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

SD:lao
attachments
P86-062

April 15, 1986
District No. 6

SACRAMENTO CITY PLANNING COMMISSION

17

MEETING DATE March 13, 1986

ITEM NO. 18B FILE P 86-062

M _____

- | | |
|---|---|
| GENERAL PLAN AMENDMENT <input type="checkbox"/> | TENTATIVE MAP <input checked="" type="checkbox"/> |
| COMMUNITY PLAN AMENDMENT <input type="checkbox"/> | SUBDIVISION MODIFICATION <input 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 _____ <input type="checkbox"/> |

Location: East side of Bellflower Avenue between Fruitridge Road & Lemay Hill Avenue

Recommendation:

- Favorable *w/cond.*
 Unfavorable Petition Correspondence

PROPOSERS		
NAME	ADDRESS	

OPPOSERS		
NAME	ADDRESS	

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓		✓	
Ferris	✓			
Fong	<i>absent</i>			
Goodin	✓			
Holloway	<i>absent</i>			
Ramirez	✓			✓
Simpson	✓			
Ishmael	✓			

- 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 _____

RESOLUTION No. 86-271

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR PROPERTY LOCATED ON THE EAST SIDE
OF BELLVIEW AVENUE BETWEEN FRUITRIDGE ROAD AND LEMON
HILL AVENUE

(P 86-062) (APN: 027-233-01,02,03)

WHEREAS, the City Council, on April 15, 1986, held a public hearing on the request for approval of a tentative map for property located on the east side of Bellview Avenue between Fruitridge Road and Lemon Hill Avenue.

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 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 therein.
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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1974 General Plan and the proposed residential use conforms with the Plan designation.

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 the 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;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- 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 easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- 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 Title 24 requirements of the Uniform Building Code;
- f. Meet all County Sanitation District requirements;

- g. Drain study is required; will require off-site extension and oversizing;
- h. Dedicate 12-1/2 foot underground P.U.E. along all public ways;
- i. Place the following note on the final map. Removal of any trees shall be reviewed and approved by the City Arborist. Appropriate mitigation measures required by the Arborist shall be complied with.

 MAYOR

ATTEST:

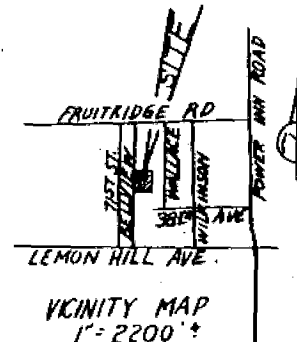
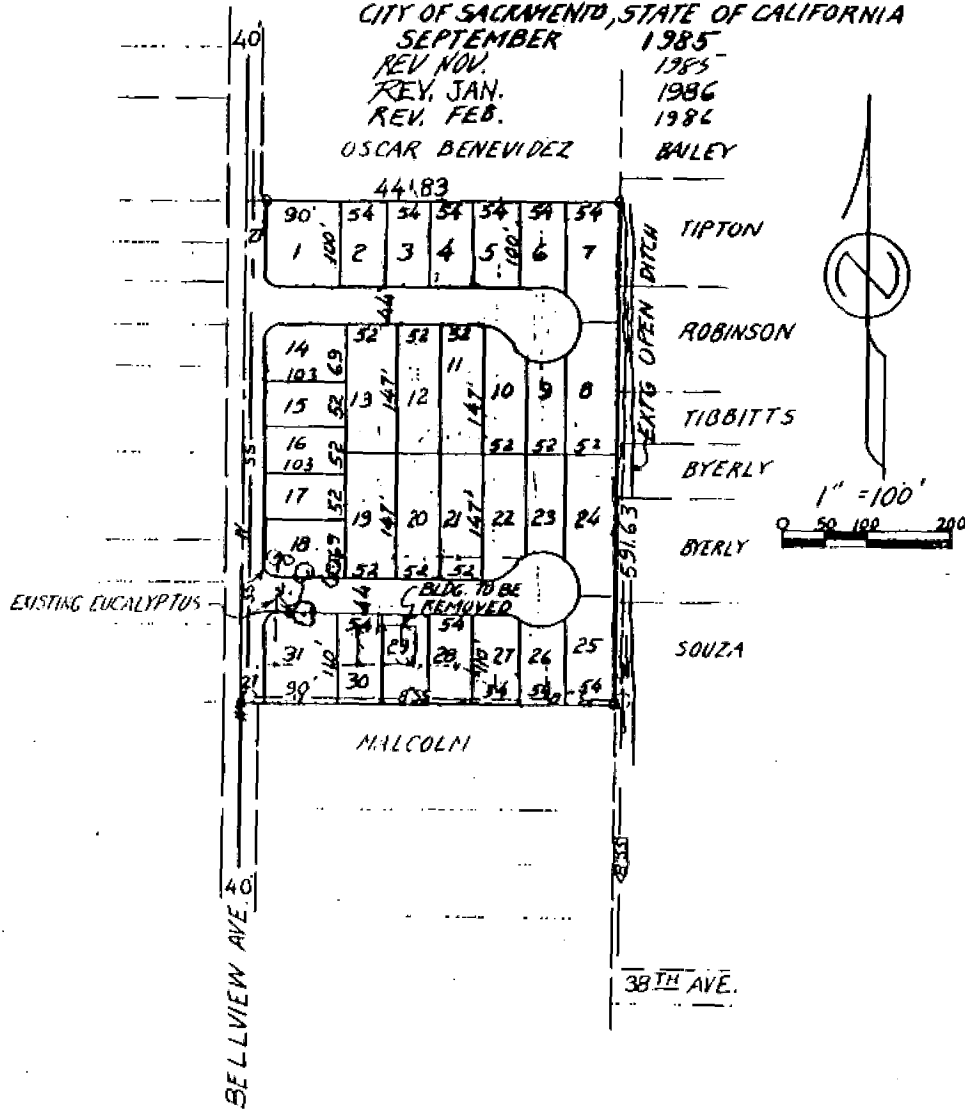
 CITY CLERK

P86-062

TENTATIVE MAP
 KARI TERRACE
 LOTS 37, 38 & 39 "PLAT OF NICHLAND"
 10 BM2

CITY OF SACRAMENTO, STATE OF CALIFORNIA
 SEPTEMBER 1985
 REV. NOV. 1985
 REV. JAN. 1986
 REV. FEB. 1986

OSCAR BENEVIDEZ BAILEY



OWNER: FRANK MOORE
 340 SE 54TH AVE.
 OCALA, FL 32671
 ENGINEER: HAMPTON ENGINEERING
 7533 WESTGATE DR.
 CITRUS HEIGHTS, CA. 95628
 (916) 961-8741

- NOTES:
1. BUILDING SETBACK LINES SHALL CONFORM TO CITY REQUIREMENTS
 2. 31 LOTS PROPOSED ON 6 ACRES
 3. AVERAGE LOT SIZE 5500+ S.F.
 4. WATER, SEWER & STORM DRAIN BY CITY OF SACRAMENTO
 5. PRESENT USE: VACANT
 6. ZONING R-1
 7. SCHOOL DISTRICT: SACRAMENTO 4

APN 027-233-01,02,03

CITY PLANNING COMMISSION

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

17

APPLICANT	<u>Hampton Engineering, 7533 Westgate Drive, Citrus Heights, CA 95610</u>				
OWNER	<u>Frank Moore, 340 SE 54th Ave., Ocala, FL 32671</u>				
PLANS BY	<u>Hampton Engineering, 7533 Westgate Drive, Citrus Heights, CA 95610</u>				
FILING DATE	<u>1-24-86</u>	ENVIR. DET.	<u>Neq Dec 2/17/86</u>	REPORT BY	<u>SD:bw</u>
ASSESSOR'S-PCL. NO.	<u>027-233-01,02,03</u>				

APPLICATION: A. Negative Declaration
B. Tentative Map (P86-062)

LOCATION: East side of Bellview, between Fruitridge Road and Lemon Hill Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to subdivide 6+ vacant acres into 31 single family lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	Single Family; R-1

Property Dimensions:	600' x 441'
Property Area:	6+ acres
Density of Development:	6.5 du/ac net
Topography:	Flat
Street Improvements/Utilities:	To be provided

BACKGROUND INFORMATION: On July 7, 1981, the City Council approved a tentative map to subdivide the subject site into 28 single family lots. The map was never recorded and has since expired.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 26, 1986, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions.

PROJECT EVALUATION: Staff has made the following findings:

A. **Land Use:** The subject site is located in an area of single family residential development located primarily on large lots. The site is designated for residential uses in the 1974 General Plan and for Light Density Residential uses in the 1965 Colonial Community Plan.

- 17
- B. Design: The previously approved request consisted of 28 lots and a north/south trending street which stubbed at the north and south property lines. The City Traffic Engineer suggested the revision to avoid streets which will be stubbed, not extended, for an indefinite period of time. Surrounding parcels can still be developed with standard residential lots.
 - C. Parkland Dedication: The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .4619 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based upon compliance with the following mitigation measures:

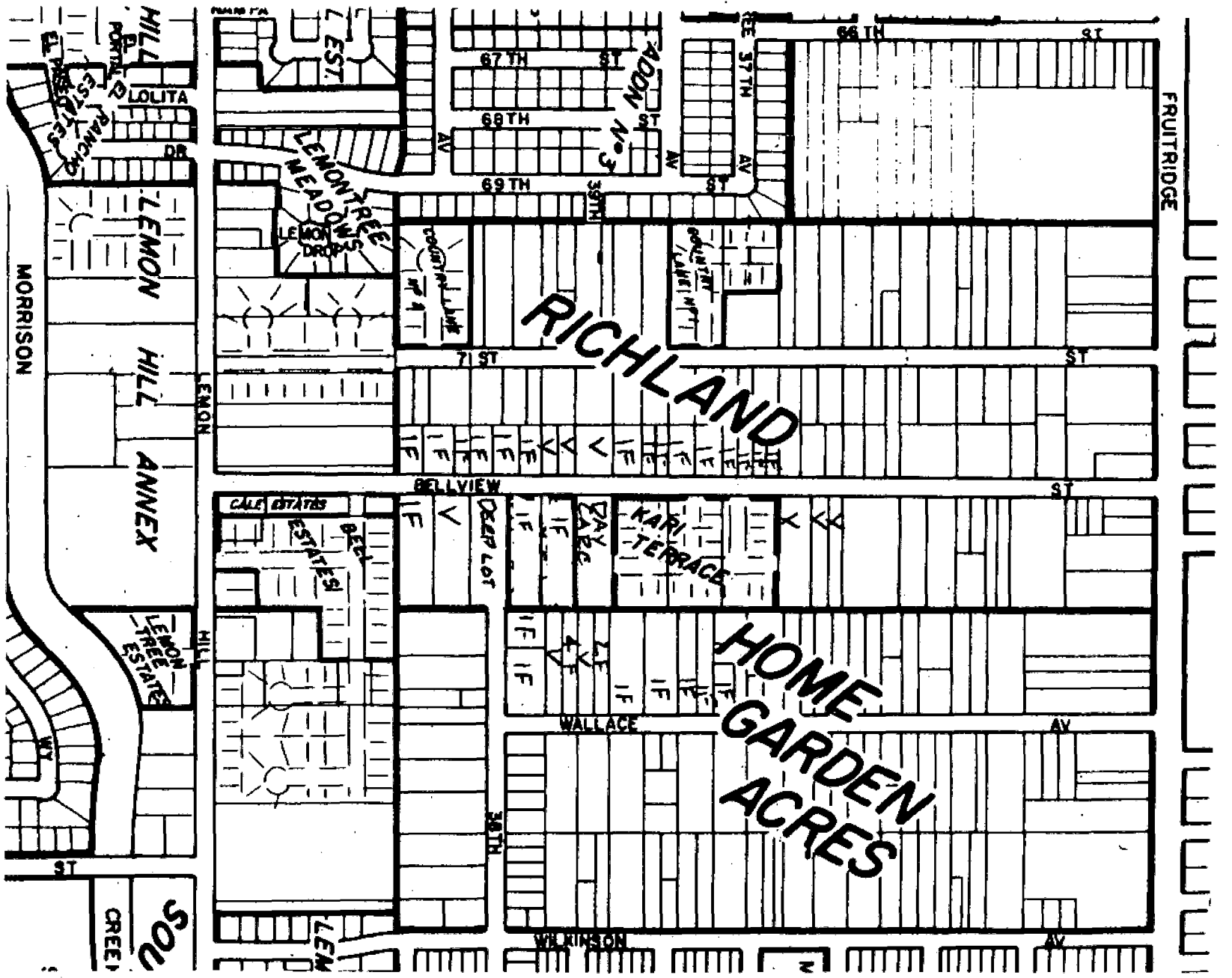
The City Arborist has determined that the applicant should attempt to preserve the on-site Eucalyptus trees in the proposed subdivision. Should removal of on-site trees be proposed, this action shall be subject to prior review and approval by the City Arborist. Appropriate mitigation measures may be required by the City Arborist at that time.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Tentative Map, based upon the following conditions. The applicant shall satisfy each of these 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;
 - 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - 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 easements 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 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
 - 6. Meet all County Sanitation District requirements;

7. Drain study is required; will require off-site extension and oversizing;
8. Dedicate 12-1/2 foot underground P.U.E. along all public ways;
9. Place the following note on the final map. Removal of any trees shall be reviewed and approved by the City Arborist. Appropriate mitigation measures required by the Arborist shall be complied with.

VICINITY - LAND USE - ZONING



3-13-81

No. 18

TENTATIVE MAP

KARI TERRACE LOTS 37, 38 & 39 "PLAT OF RICHLAND" 10 BM2

CITY OF SACRAMENTO, STATE OF CALIFORNIA

SEPTEMBER 1985

REV. NOV. 1985

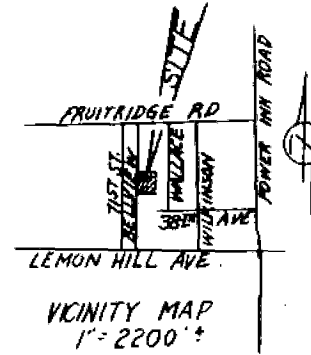
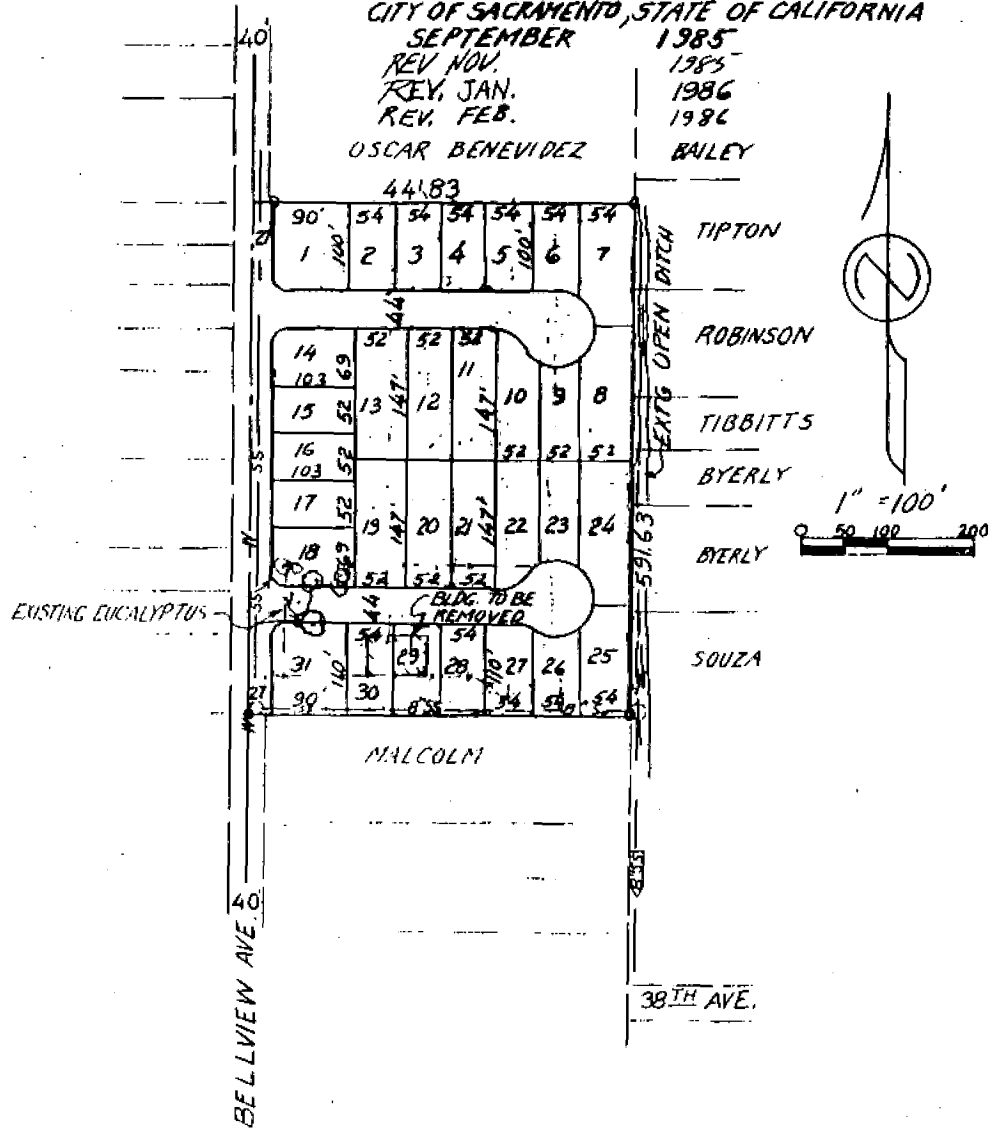
REV. JAN. 1986

REV. FEB. 1986

OSCAR BENEVIDEZ

BAILEY

441.83



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APN 027-233-01,02,03

12

17



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

LORRAINE MAGANA
CITY CLERK

April 18, 1986

Frank Moore
340 SE 54th Avenue
Ocala, FL 32671

Dear Sir:

On April 15, 1986, the Sacramento City Council took the following action(s) for property located on the east side of Bellview between Fruitridge Road and Lemon Hill:

Adopted Resolution No. 86-271 adopting Findings of Fact and approving a Tentative Map to subdivide 6 \pm acres into 31 single family residential lots in the Single Family, R-1 zone.

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

Sincerely,

for Lorraine Magana
City Clerk

LM/lw/17

Enclosure

cc: Planning Department
Hampton Engineering, 7533 Westgate Drive, Citrus Heights, CA 95610