

#15

CITY PLANNING COMMISSION

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

APPLICANT <u>TASK ENGINEERING, 11291 Coloma Road, Suite A, Sac., CA 95670</u>
OWNER <u>Charlie & Mary Hammitt Sr., 3464 Del Paso Road, Sacramento, CA</u>
PLANS BY <u>TASK ENGINEERING, 11291 Coloma Road, Suite A, Sacramento, CA 95670</u>
FILING DATE <u>7/18/87</u> ENVIR. DET. <u>8/3/87</u> REPORT BY <u>SD/vf</u>
ASSESSOR'S PCL. NO. <u>252-0310-021</u>

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map
 - C. Variance to create a lot less than 52 ft. wide
 - D. Subdivision Modification to create a lot less than 52 ft. wide
 - E. Subdivision Modification to waive standard street improvements
 - F. Subdivision Modification to defer Parkland Dedication requirement

LOCATION: Southeast corner Los Robles Boulevard and Pilgrim Court

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 6+ vacant acres into six single family lots and a large lot for future development in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential; 4-8 du/ac
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Arcade Creek; R-1
East : Residential; R-1
West : Residential; R-1

Property Dimensions:	Irregular
Property Area:	2.5+ acres
Density of Development:	7.2 d.u. per acre
Topography:	Flat
Street Improvements & Utilities:	To be provided

APPLC. NO. P87-303 MEETING DATE September 10, 1987 ITEM NO. 19

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION

On August 12, 1987, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and denial of the Subdivision Modification subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. It is designated for four to eight residential units per acre in the 1984 North Sacramento Community Plan. The site is surrounded by residential uses located on a variety of lot sizes. The applicant proposes to subdivide 2.5+ vacant acres into six standard single family lots which front along Los Robles Boulevard. A seventh lot will take access from Los Robles for future development behind the currently proposed lots.

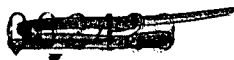
B. Design

The subject site is restricted in design flexibility by Arcade Creek to the south and its own dimensions. The lot is too deep to subdivide into lots fronting Los Robles and going back to the creek. Constructing a cul-de-sac down the middle of the site would also create inefficient lots. The applicant proposes to create six standard single family lots which front on Los Robles. A seventh flag-shaped lot will take access by a driveway from Los Robles. Staff has no objection to this proposal. It will create lots similar in character to the residences in the area. In the future, the rear parcel will be rezoned to R-1-A to be developed with something other than standard single family units. This plan will also allow for protection of the oak trees.

The applicant is also requesting a subdivision modification to waive street improvements and defer Parkland Dedication. Staff cannot support nor does the Subdivision Review Committee recommend that this request be approved.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant effect on the environment. A Negative Declaration has been filed subject to the following mitigation measures:

1. No action shall be taken which will harm the health, vitality or longevity of the three oak trees to be preserved. Measures to ensure their survival include: grading, trenching, cutting or filling within the dripline of the trees shall not occur.



P87-303

~~September 10, 1987~~

Item #19

~~9-24-87~~
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- 2. A temporary six foot high chain link fence shall be placed around the driplines of the trees during construction to prevent soil compaction resulting from stacked construction materials, equipment and vehicular traffic. The fences shall be erected prior to issuance of a building permit and shall remain until landscaping commences.
- 3. Irrigation within driplines shall be prohibited.
- 4. Building foundations shall not extend into any driplines.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the tentative map subject to conditions which follow.
- C. Approve the variance to create a lot less than 52 feet wide based upon findings of fact which follow.
- D. Recommend approval of the Subdivision Modification to create a lot less than 52 feet wide.
- E. Recommend denial of the Subdivision Modification to waive standard street improvement.
- F. Recommend denial of the Subdivision Modification to defer Parkland Dedication.

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. 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.
- 2. Remove to a legal dump site bath tubs, cement tub, metal tub, wire, piping, 55 gallon drums, scrap metal and wood and old fuel tank to the satisfaction of the City/County Health Department and Planning Director.
- 3. Standard improvements required on Los Robles Boulevard.
- 4. Soils testing for street design will be required.

P87-344



~~September 10, 1987~~

Item #12

9-24-87
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5. Water line extension and additional fire hydrants may be required.
6. Show reciprocal access easements on final map if needed.
7. Show reciprocal sewer, water and drainage easements on final map if needed.
8. Show all existing easements.
9. Cannot file final map until abandonment proceedings are complete for Pilgrim Court. Provide 24' wide paved access for Lot 1 at the time of building permit. Also abandonment of south 28' of Los Robles Boulevard shall be completed prior to filing map.

NOTE: School Facility Fees will be required at the time building permits are obtained.

NOTE: All or a portion of the property may lie in an area the Federal Emergency Management Agency (FEMA) has identified as a special flood hazard area. No development, substantial improvements and/or placement of manufactured homes or any other structure shall occur in special flood hazard areas without full compliance with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approvals in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will be reasonably safe from flooding.

Findings of Fact/Variance

1. Granting the Variance does not constitute a special privilege extended an individual applicant in that existing development constrains the site making it infeasible to develop standard size lots.
2. Granting the request does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the request does not constitute a disservice to the community in that:
 - a. the lots exceed minimum area requirements; and
 - b. the project is compatible with the residential character of the neighborhood.
4. 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 1984 North Sacramento Community Plan and the proposed subdivision conforms with the plan designation.

P87-303



~~September 10, 1987~~

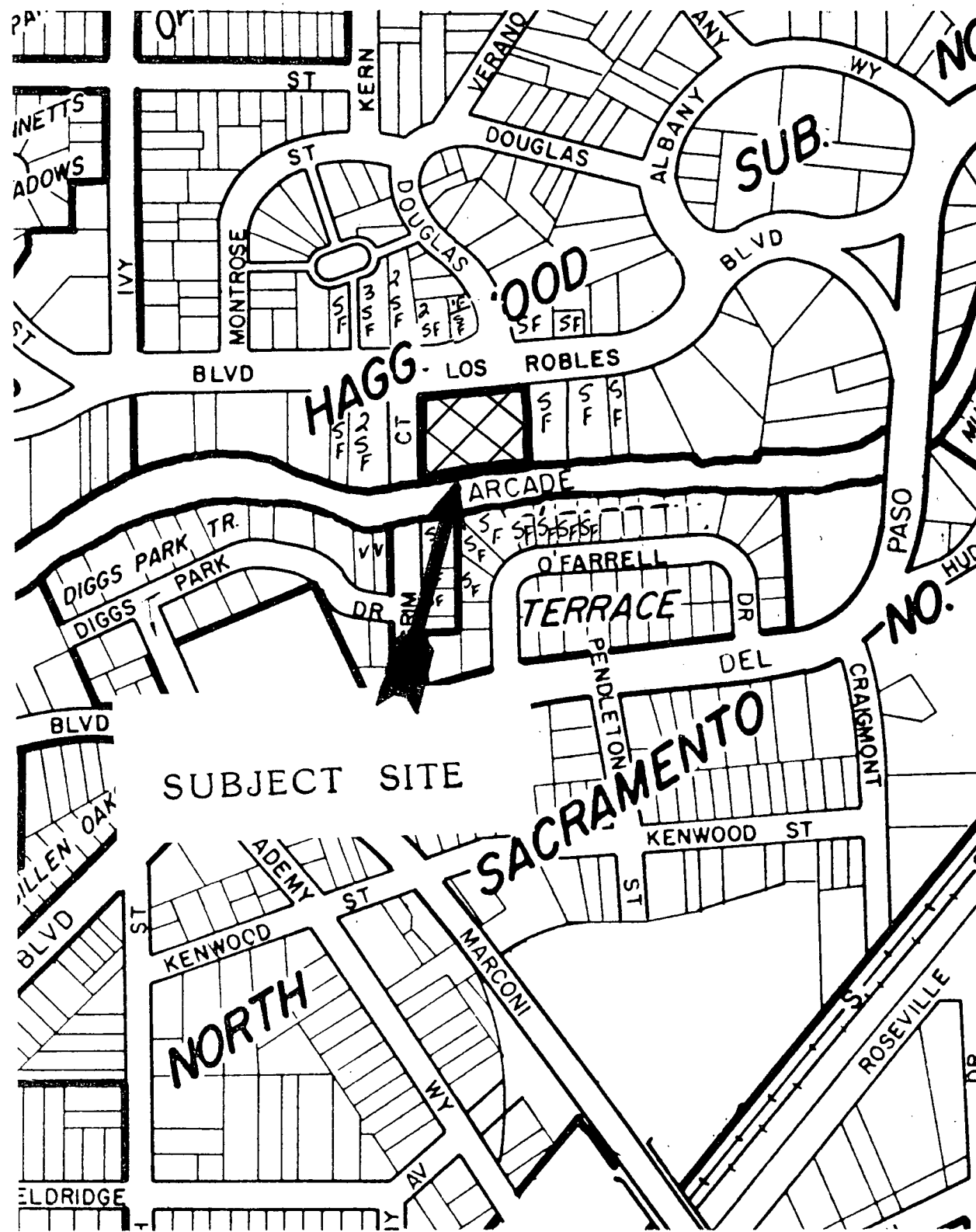
Item #19

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All adjacent lots zoned R-1 #10

VICINITY - LAND USE - ZONING

P87-303

8-13-87 9-24-87
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Item #10
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APPLICANT'S

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ORIGINAL PROPOSAL

NO. 87024



VICINITY MAP

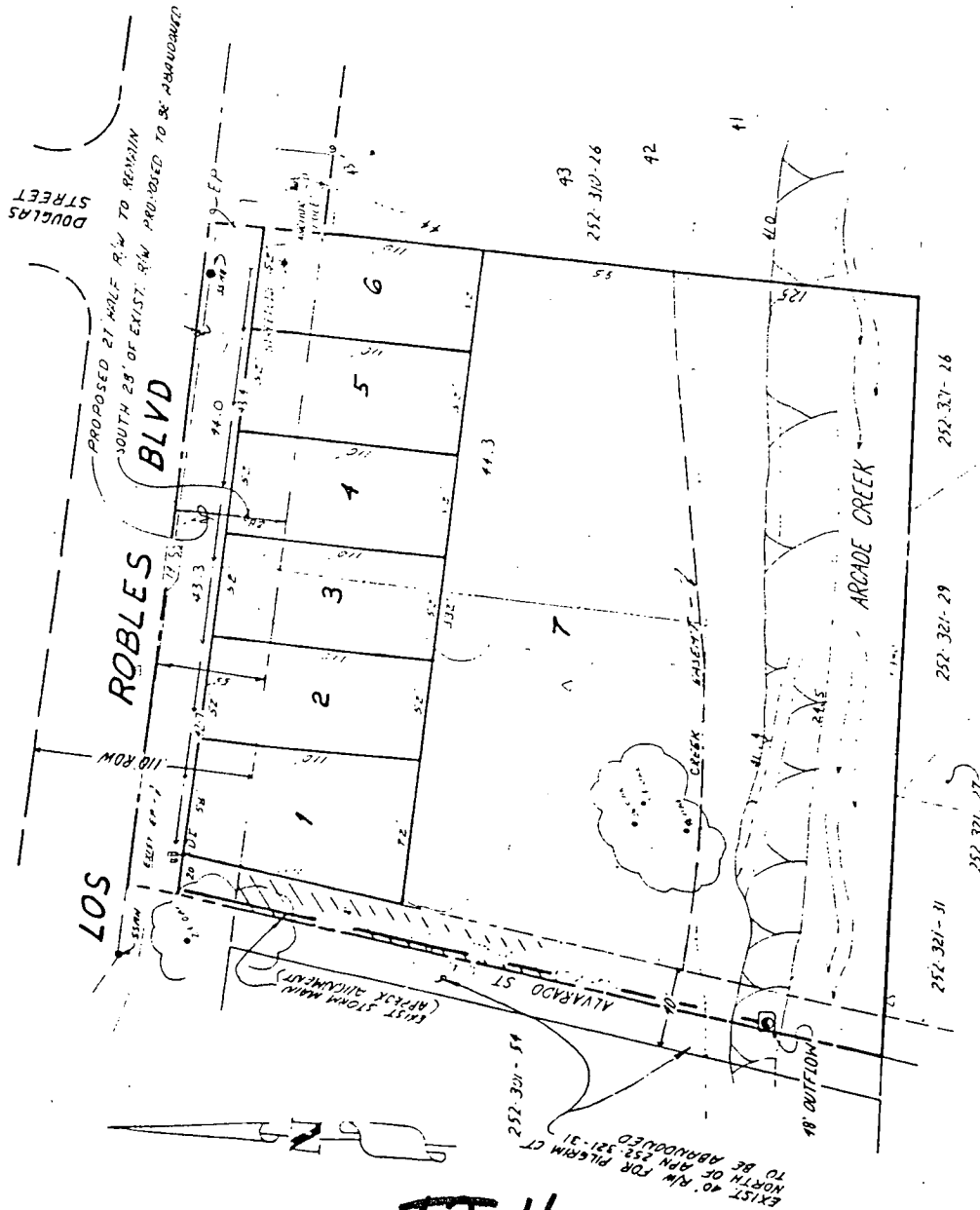
TENTATIVE PARCEL MAP.

LOTS 9 AND 10, BLOCK A OF HAGGWOOD SUB NO. 5
NORTH SACRAMENTO, BOOK II OF MAPS, MAP NO 36 AND 37

CITY OF SACRAMENTO STATE OF CALIFORNIA

SCALE - 1" = 40' SHEET 1 OF 1 JUNE, 1987

TASK ENGINEERING INC.



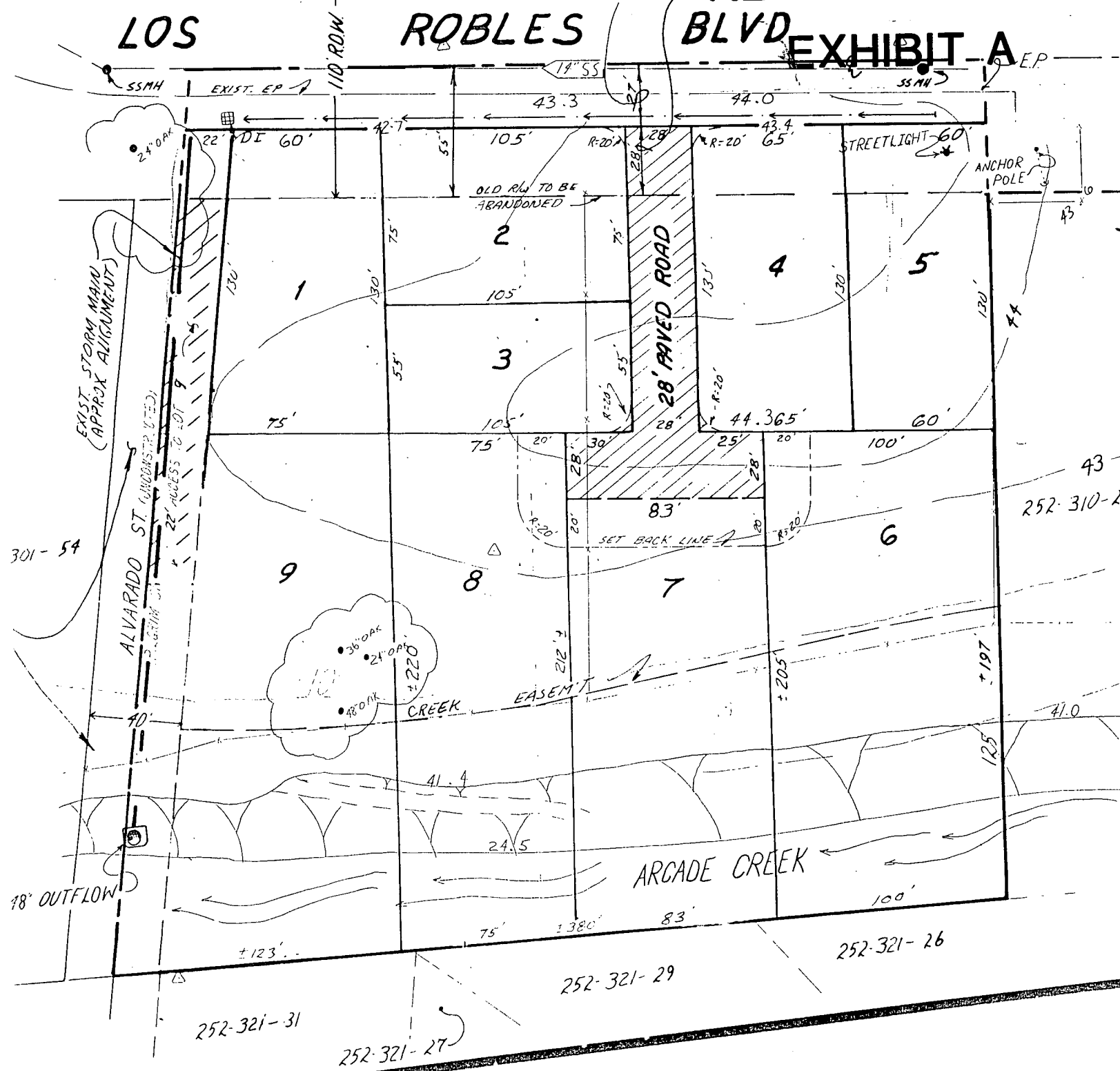
ITEM	DESCRIPTION	AMOUNT
1	PREPARED BY ENGINEER	100.00
2	PREPARED BY ARCHITECT	100.00
3	PREPARED BY SURVEYOR	100.00
4	PREPARED BY CIVIL ENGINEER	100.00
5	PREPARED BY ELECTRICAL ENGINEER	100.00
6	PREPARED BY MECHANICAL ENGINEER	100.00
7	PREPARED BY CHEMICAL ENGINEER	100.00
8	PREPARED BY METALLURGICAL ENGINEER	100.00
9	PREPARED BY AERONAUTICAL ENGINEER	100.00
10	PREPARED BY AGRICULTURAL ENGINEER	100.00
11	PREPARED BY INDUSTRIAL ENGINEER	100.00
12	PREPARED BY MARINE ENGINEER	100.00
13	PREPARED BY MINING ENGINEER	100.00
14	PREPARED BY PETROLEUM ENGINEER	100.00
15	PREPARED BY RAILROAD ENGINEER	100.00
16	PREPARED BY SANITARY ENGINEER	100.00
17	PREPARED BY SURVEYING ENGINEER	100.00
18	PREPARED BY TEXTILE ENGINEER	100.00
19	PREPARED BY WAREHOUSE ENGINEER	100.00
20	PREPARED BY OTHER ENGINEER	100.00

NOTE: A REQUEST FOR WAIVER OF STREET IMPROVEMENTS ALONG LOTS 1 THRU 6 IS PART OF THIS APPLICATION.

287-303

8-13-87 9-24-87 Item #

APPLICANT'S
 PROPOSED 27' HALF R/W TO REMAIN
 ALTERNATIVE
 EXHIBIT-A

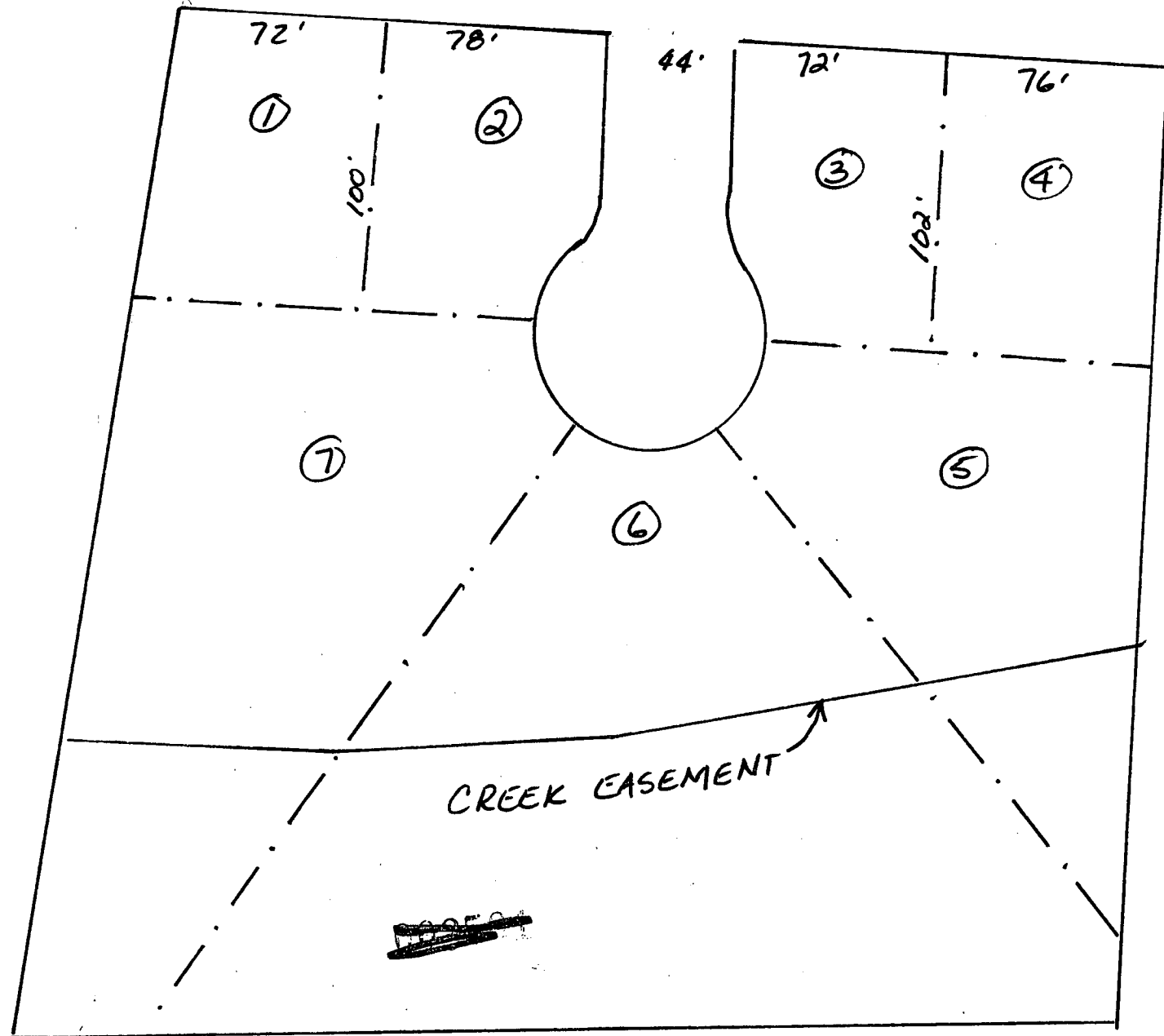


STAFF'S
ALTERNATIVE
EXHIBIT B

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LOS ROBLES BLVD.



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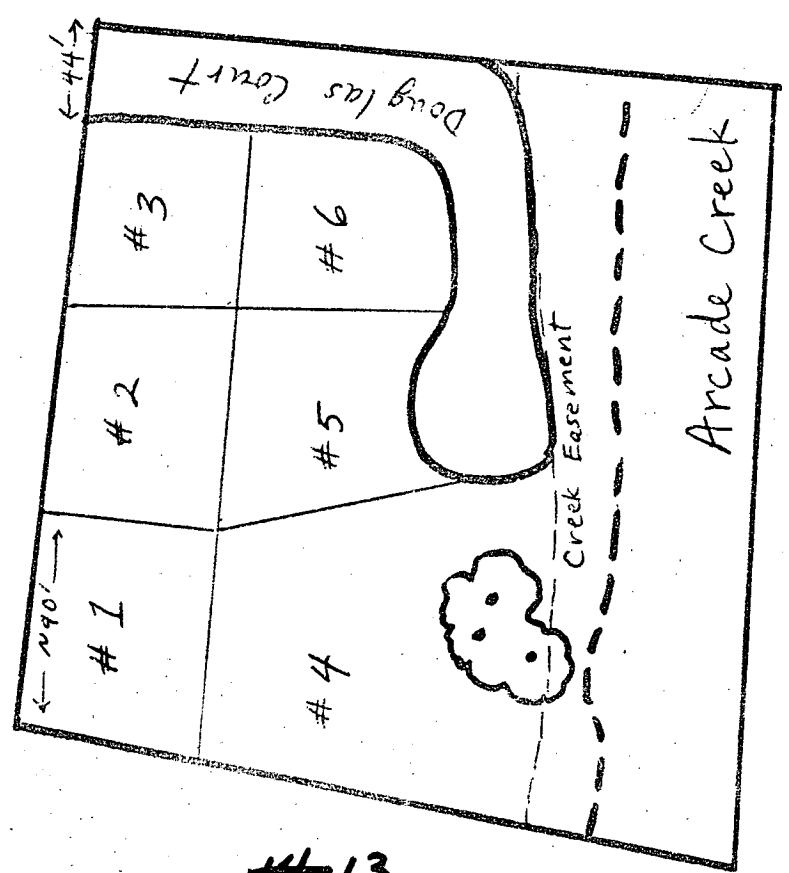
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EXHIBIT C

An Alternative Proposal

Los Robles Blvd.
 Douglas Street



PETITION TO APPEAL SUBDIVISION REFERRED TO ON TENTATIVE MAP P87-303

As homeowners of Los Robles Boulevard and environs, between Marysville Boulevard and Del Paso Boulevard, north of Arcade Creek and south of South Avenue, we, the undersigned do hereby appeal the decision to prepare a negative declaration on the environmental impact on the area abutting and surrounding the 24+ acres referred to on Tentative Map P87-303; and all and sundry variances requested thereon. This property is roughly located at the southeast corner of Los Robles Boulevard and Pilgrim Court (an unimproved street belonging to the City of Sacramento,--APN: 252-0310-021. Property values will be depressed.

WHEREAS: It is proposed to build 6 houses fronting on Los Robles where there are only 4 houses on the lots directly opposite, with the size of these lots varying in size from 80 to 90 feet in frontage; the lot on the East and the one to the west of the proposed subdivision have frontages of from 86' to 100 plus feet; Assessor's Map Bk. 252 - Pg. 26-31, and,

WHEREAS: Six additional dwellings in the area would bring an additional 6 to 12+ automotive vehicles to the area with the resultant ozone emissions and subsequent air pollution, and also there being 3 sets of undulations on Los Robles between Marysville and Del Paso; the resultant slowing and accelerating of automobiles carrying the residents to Highway 80, Marconi and Marysville to jobs in outlying areas would create more pollution, and

WHEREAS: A small bridge exists on Del Paso, south of the intersection of Los Robles and Del Paso; will be too narrow to carry the traffic load during certain hours of each day, and

WHEREAS: There are no sidewalks in the area, many fear for the safety of the children, walkers and joggers who frequently traverse Los Robles Boulevard, and

WHEREAS: Lot sizes and the square footage of the houses on the above designated length of Los Robles are in the majority far greater than that which is proposed for the subdivision referred to on Tentative Map P87-303;

We therefore respectfully request that that this map not be filed and the request to build the subdivision as proposed, be disallowed.

Signed:

NAME	ADDRESS
<i>George R. Reingruber</i>	<i>1728 - LOS ROBLES BLVD.</i>
<i>William L. ...</i>	<i>1745 ...</i>
<i>David F. Taylor</i>	<i>1735 ...</i>

287303 (1 of 2 or more) 0-27-87 Item 10

PETITION TO APPEAL: P87-303

NAME	ADDRESS
James D. ...	1741 ... SAC 95838
Jody M. Madden	1642 Los Robles Blvd SAC 95838
Cheryl Tallman	1751 Los Robles 95838
John D. ...	1749 Los Robles Bl. SAC 95838
Ronald K. Lundquist	1724 Los Robles Blvd 95838
Mary Baker	1724 Los Robles Bl. SAC. 95838
Joe ...	1724 Los Robles Blvd SAC 95838
Robert ...	1720 Los Robles Blvd SAC 95838
John ...	Los Robles Blvd SAC 95838
John S. ...	1725 Los Robles Blvd SAC 95838
Mary ...	1725 Los Robles Blvd SAC 95838
Vicki ...	3309 MONTROSE ST SAC 95838
Helmer ...	3301 Montrose St. SAC. 95838
Thermon ...	3301 Montrose 3301 Montrose St SAC 95838
Christine & David ...	3407 Montrose St. 95838
Ronald K. ...	1729 Los Robles SAC 95838
Charles ...	3319 MONTROSE ST SAC 95838
Paul ...	3319 MONTROSE ST. SAC 95838
David ...	1741 ... SAC 95838

PETITION TO APPEAL: P87-303

ADDENDUM

P87-303

10-22-87

Item 10

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Signed:

NAME	ADDRESS
<i>William M. Stueger</i>	<i>1717 Diggs Park Dr. Sacramento 95815</i>
<i>Zelmy Stueger</i>	<i>1717 Diggs Park Dr. Sacramento 95815</i>
<i>Joe Schauss</i>	<i>1701 Diggs Park Dr. Sacramento 95815</i>
<i>Mary Ramsey</i>	<i>1049 Diggs Park Dr. Sacramento 95815</i>

P87-303

10-22-87

Item 10

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NAME	ADDRESS
Conna Lundquist	1720 Los Robles Blvd
Kirk Lundquist	1720 Los Robles Blvd
Johnnie Pulliam	1720 Los Robles Blvd
Martin Bernard	1720 Los Robles Blvd
Shawn Pulliam	1720 Los Robles Blvd
Frank Pulliam	1720 Los Robles Blvd
Hilgard Lundquist	1720 Los Robles Blvd
Loyd Blackburn	1720 Los Robles Blvd
James [unclear]	1700 Los Robles Blvd
W. Gordon McChadler	1700 Los Robles Blvd
John Rowley	1658 Los Robles Blvd
Clarence Nelson	1638 Los Robles Blvd
Demetrius Ahmad	3320 Douglas St
David Magaw	3317 Douglas St
Jed By Magaw	10-2287/3317 Douglas St

(over →) Jtm

Fred L. Jensen 3331 Douglas St

Robert A. Hest 3336 Douglas St.

Daniel S. Novak 3314 Douglas St.

Fay G. Gruesz 3320 Douglas

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NAME	ADDRESS
<i>Ludy Banks</i>	<i>3333 O'Farrell Dr</i>
<i>Christine L. Bales</i>	<i>3333 O'Farrell Dr</i>
<i>John Bales</i>	<i>3329 O'Farrell Dr.</i>
<i>Daniel P. Bales</i>	<i>2790 Clay St</i>
<i>Marcia Warner</i>	<i>3321 O'Farrell Dr.</i>
<i>Robert B. Bales</i>	<i>3305 O'Farrell St</i>
<i>Larry Paul</i>	<i>3301 O'Farrell Dr.</i>
<i>Dolores Kirkwood</i>	<i>3267 O'Farrell Dr.</i>
<i>Harris W. Poppe</i>	<i>3263 O'Farrell Dr.</i>
<i>Zony Shoals</i>	<i>3257 O'Farrell Dr.</i>
<i>Judy Kamp</i>	<i>3249 O'Farrell Dr.</i>
<i>Thomas S. Bales</i>	<i>3256 O'FARRELL DR</i>
<i>Cheryl Poppe</i>	<i>3260 O'Farrell Dr.</i>
<i>Talitha Lopez</i>	<i>406 Mini St. Vallejo CA</i>
<i>P87-303</i>	<i>10-22-87</i>

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Signed:

NAME	ADDRESS
<i>James Lee</i>	3334 Montrose St Sacto 95838
<i>E. Mike Zuo</i>	3349 Montrose ST SAC 95838
<i>Stewart J. Lee</i>	3334 MONTROSE ST SAC 95838
<i>Julie J. Berg</i>	3309 Montrose St Sacto 95838
<i>Bill Lee</i>	3309 MONTROSE ST SAC 95838
<i>Thomas M. Watson</i>	3397 Montrose ST. SAC 95838
<i>Peggy D. Duvall</i>	3415 Montrose st sac 95838
<i>Charlotte M. Laughlin</i>	3415 Montrose St Sac 95838
<i>Sharon H. Laughlin</i>	3415 Montrose St Sac 95838
<i>James W. Sims III</i>	3415 Montrose St Sac 95838
<i>Sharon B. Brown</i>	3445
<i>Wendy Morse</i>	3315 Montrose St Sac 95838

P87-303

10-22-87

J. Tom 10