

15  
City Planning Commission  
Sacramento, California

Members in Session:

- Subject:           A.     Tentative Map Two Year Time Extension (Arlington Park Unit #6) to subdivide 5.15± vacant acres into 29 lots in the Single Family Alternative (R-1A) zone.
- B.     Special Permit Time Extension for one year to construct 29 single family homes on 5.15± vacant acres in the Single Family Alternative (R-1A) zone.

Location:         Northwest area of Jacinto Avenue and Center Parkway

**SUMMARY:** The subject site consists of 5.15± vacant acres in the R-1A zone. Both the General Plan and the South Sacramento Community Plan designate the site for low density residential development. The applicant is requesting a time extension of a tentative map and special permit. The applicant is requesting a two year extension of the map which subdivides the site into 29 parcels. The Zoning Ordinance, however, only allows a one year time extension for a special permit.

**BACKGROUND INFORMATION:** On April 9, 1991, the City Council approved a South Sacramento Community Plan Amendment from Residential (7-15 du/na) and School to Residential (4-8 du/na). Also approved was a rezone from Standard Single Family (R-1) to Single Family Alternative (R-1A) and a tentative map to subdivide 5.15± acres into 29 petite single family homes known as Arlington Park Unit #6 (P90-357). The Planning Commission also approved a special permit to construct 29 single family residences. The density of the proposed development is 6.5 units per net acre.

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On March 17, 1993, the Subdivision Review Committee, by a vote of four ayes and five absent, recommended approval of the tentative map time extension.

**STAFF ANALYSIS:** Staff has no objection to the time extension of the tentative map or special permit. The applicant has been working diligently towards the recording of the tentative map. The proposal is consistent with both the General Plan and South Sacramento Community Plan. Staff recommends approval of the time extension subject to the conditions below. The special permit conditions are the previously approved conditions (P90-357). The tentative map conditions, however, have been modified to provide compliance with current standards.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061(b-3)).

APPLC.NO. P93-024

April 8, 1993

ITEM NO. 6

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Recommend approval of the Tentative Map Time Extension for two years subject to conditions and forward to City Council.
- B. Approve the Special Permit Time Extension for one year 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 stated in this condition:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. The improvement plans for on-site drainage shall be designed to convey 0.2 cfs per acre 6 inches below the gutter flowline and to pass a 100 year a 100 year storm without damage to structures;
3. Submit a soils test prepared by a registered engineer to be used in street design;
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 per City Agreement # 90-235;
5. Meet all County Sanitation District requirements;
6. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
7. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
8. Show all existing easements;
9. 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 Department of Public Works after consultation with the U.S. Postal Service;

10. Street "E" shall connect to proposed street in Laguna Creek Unit #3 (P92-274) to the north;
11. Any fences located on lots 11 and 12 shall be setback a minimum of 12 1/2 feet from the street sideyard setback along Jacinto Avenue;
12. Prior to recordation of the Final Map, applicant shall negotiate with the Elk Grove Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A. Water meters shall be provided for all new water services required for this project;
- B. The roof material for all dwellings shall be wooden shake or concrete tile.

Conditions - Special Permit

1. Floor Plans and elevations are approved as submitted. The project shall be constructed per the submitted plans including the variable setback.
2. The exterior building materials shall conform to the submitted elevations which consist of stucco and masonite.
3. Any fences located on lots 11 and 12 shall be setback a minimum of 12 1/2 feet from the street sideyard setback along Jacinto Avenue.
4. The applicant shall comply with the original mitigation measures of the Negative Declaration (P90-357) which include:
  - a. Require construction contractors to implement a dust abatement program that will reduce the effect of construction of local PM 10 (suspended particulate matter - pollutant) levels in the vicinity of construction zones. Elements of this program should include the following:

- Sprinkle all unpaved construction areas with water at least twice per day during demolition 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.
  - Cover stockpiles of sand, soil, and similar materials with a tarp.
  - Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  - Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
  - Increase the frequency of city street cleaning along streets in the vicinity of construction site.
  - Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
5. The special permit expires on April 8, 1994. No further extensions are allowed.

Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use in that the proposed density is compatible with the existing and proposed surrounding residential developments.
2. The project, as conditioned, will not be detrimental to public health, safety, or welfare nor result in the creation of a nuisance in that:
  - a. the project provides a variety of building elevations;
  - b. the lot sizes will allow for adequate setbacks and usable yard area; and
  - c. the lot layout and building design are compatible with existing developments to the north and northwest.
3. The project is compatible with the General Plan and South Sacramento Community Plan which designate the site for low density residential uses.

Respectfully Submitted,

*Will Weitman* FOR

Will Weitman  
Principal Planner

Report Prepared By,

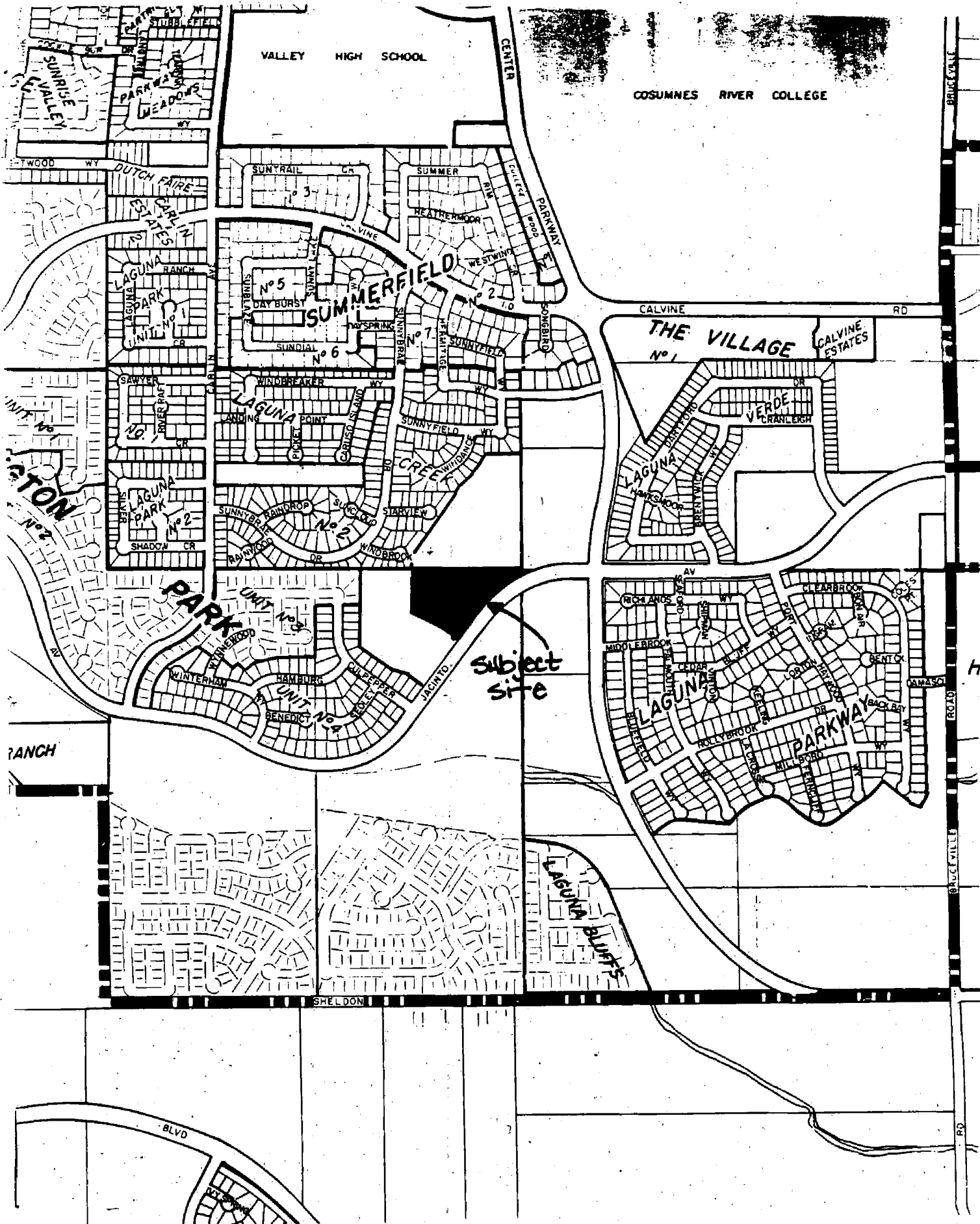
*Cindy Gnos*

Cindy Gnos  
Associate Planner

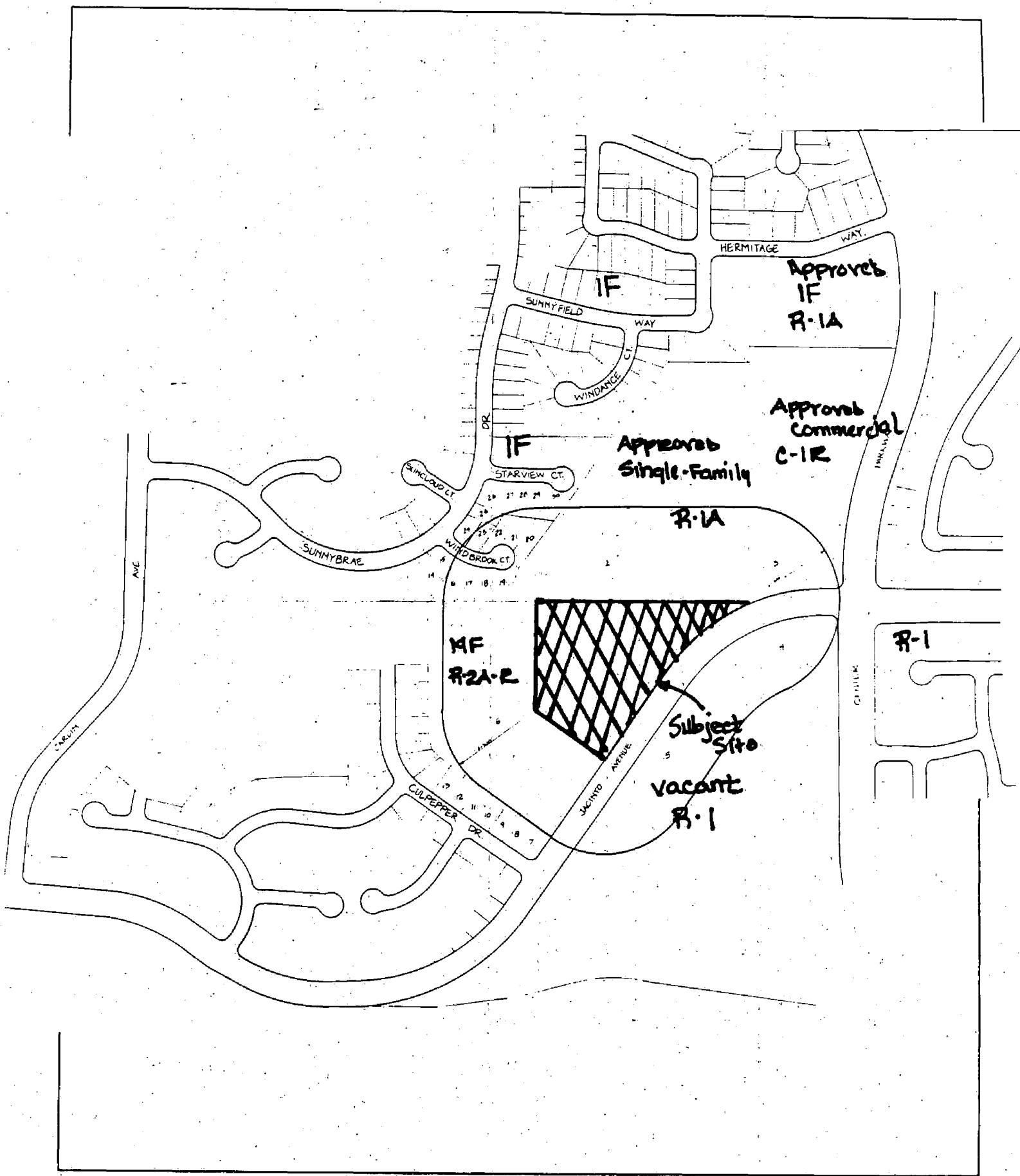
APPLC.NO. P93-024

April 8, 1993

ITEM NO. 6



VICINITY MAP

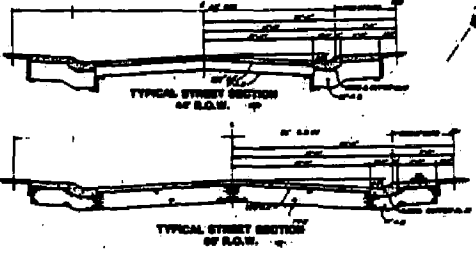
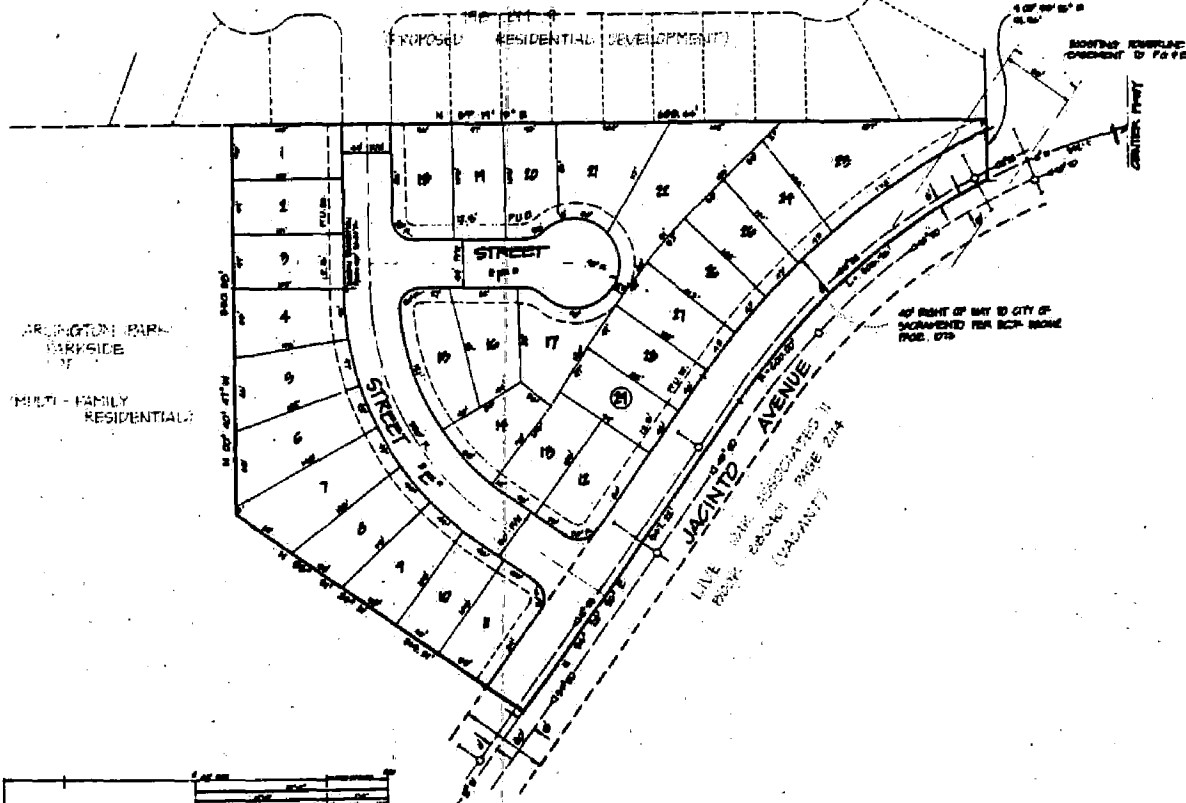
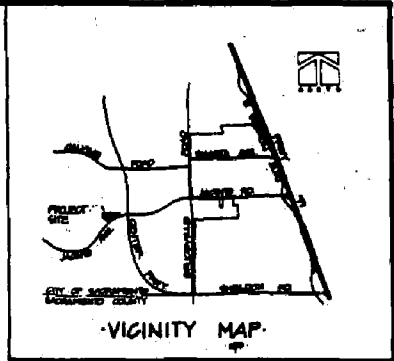


**LAND USE & ZONING MAP**

# EXHIBIT A

## NOTES

1. APR 17-19-92.
2. SPEC AREA OF SITE: R-10-A.
3. EXISTING USE OF LAND: VACANT.
4. EXISTING AND PROPOSED LAND USE CATEGORIES:  
 - EXISTING: SACRAMENTO COMMUNITY PLAN:  
 DISTRICT: MIDDLE SCHOOL &  
 RESIDENTIAL (T-10-BU)  
 PROPOSED: RESIDENTIAL (T-10-BU)  
 SACRAMENTO GENERAL PLAN:  
 DISTRICT & PROPOSED: LOW DENSITY RESIDENTIAL.
5. EXISTING ZONING: R-10. PROPOSED ZONING: R-10.
6. NUMBER & TYPE OF RESIDENTIAL UNITS: 21 SINGLE FAMILY DETACHED UNITS.
7. MINIMUM LOT SIZE: 4000 SQ FT.
8. NO EXISTING TREES ON SITE.
9. BOUNDARY SOURCE: ARLINGTON PARK: DIVISION 18, PT 1 OF MAP NO. 12.
10. UTILITY FUNCTIONS AND DRAIN/SEWER SYSTEM:  
 SEWER: DIVISION DISTRICT NO. 1 & CITY OF SAC.  
 WATER: CITY OF SAC.  
 DRAINAGE: CITY OF SAC.  
 ELECTRIC: S&D  
 TELEPHONE: SACRAMENTO UTILITIES  
 FIRE: PROTECTION: CITY OF SAC.  
 PARK: DISTRICT: CITY OF SAC.  
 GARD: DISTRICT: SAN JOAQUIN LIMITED  
 TV CABLE: SAC. CABLE & PHONE SERVICE CABLE.
11. PROPOSED CONCRETE SIDEWALKS AND PER CITY OF SAC. STREET SIDEWALKS.
12. EXISTING PG & E. OVERHEAD WIREMENT SHOWN IS PER PG&E TOLERANCE MAP "LAKELAND NORTH" 1" & 1" AND DOES NOT SHOWN IN TITLE REPORT OR ON APR.



**LEGAL DESCRIPTION**

RESUBDIVISION LOT #6 SHOWN ON THE 'PLAN' OF ARLINGTON PARK 'BUNKER' SHOWN IN SECTION 17 OF MAP NO. 12 IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA.

**TENTATIVE MAP**

**ARLINGTON PARK UNIT #6**

**SACRAMENTO, CALIF.**

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**Lap Kai Engineering Company, U.S.A., Inc.**  
 30 Las Positas Circle  
 Sacramento, California 95831

ENGINEER: LAP KAI ENGINEERING CORP.  
 1410 STANIS ST  
 SACRAMENTO, CA  
 (916) 482-0022

<small>DATE: AUGUST 17, 1992</small>	<small>JOB NO. 2455-004</small>
<small>SCALE: 1"=40'</small>	<small>1" = 40'</small>

P93-024

April 8, 1993

Mem #6

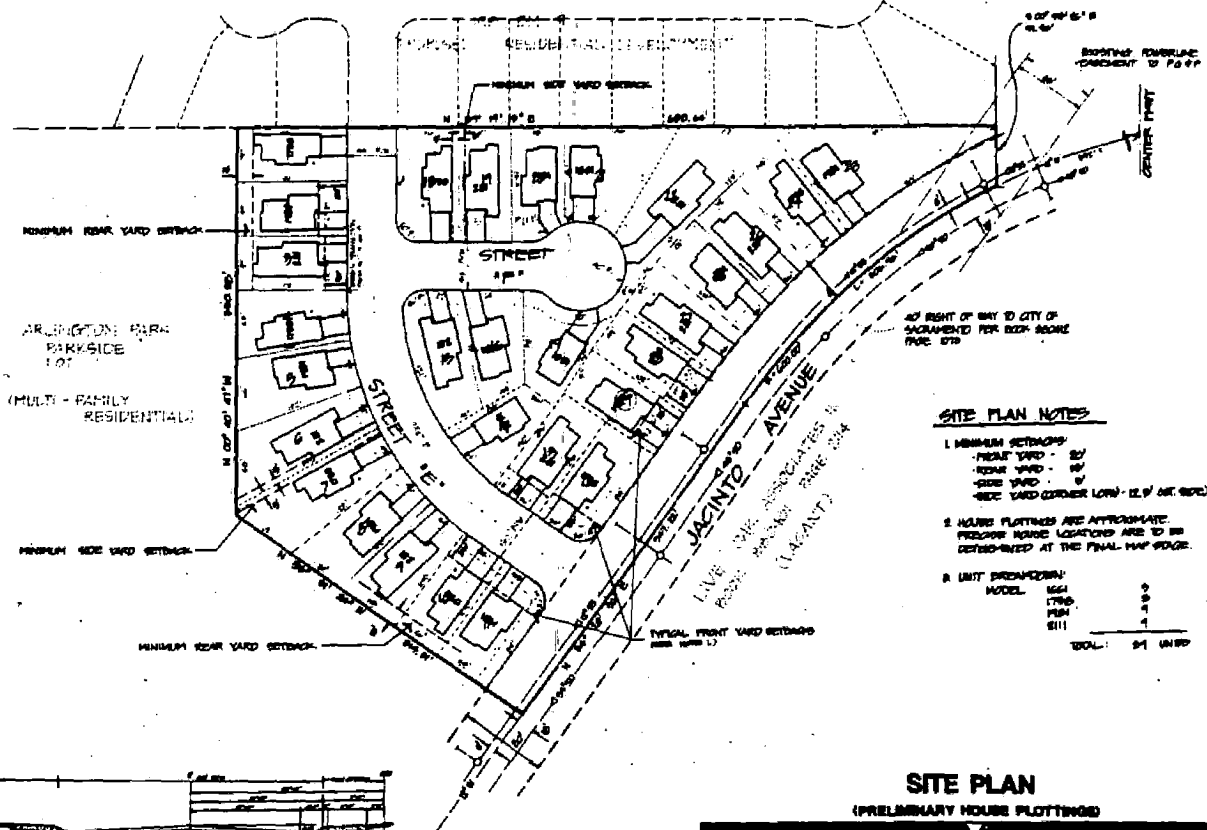
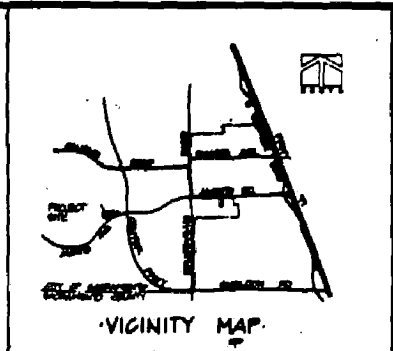
# EXHIBIT B

## NOTES

1. APRIL 27-28-93
2. GROSS AREA OF SITE: 8.0 AC
3. EXISTING USE OF LAND: VACANT
4. EXISTING AND PROPOSED LAND USE CATEGORIES:
  - COUNTY ENVIRONMENTAL IMPROVEMENT PLAN
  - ZONING: MIDDLE DENSITY 3
  - RESIDENTIAL CT-10 (R-1)
  - PROPOSED RESIDENTIAL CT-10 (R-1)
  - SACRAMENTO GENERAL PLAN
  - ZONING: PROPOSED LOW DENSITY RESIDENTIAL
5. EXISTING ZONING: R-1 PROPOSED ZONING: R-1A
6. NUMBER & TYPE OF RESIDENTIAL UNITS: 81 SINGLE FAMILY DETACHED UNITS
7. MINIMUM LOT SIZE: 4000 SF
8. 80 EXISTING TREES ON SITE
9. BOUNDARY SOURCE: ACQUIRED FROM PARCEL MAP NO. 171 OF 1988
10. UTILITY FURNISHING AND PAVEMENT/SEWER DISTRICTS:
  - SEWER: SANITATION DISTRICT NO. 1 & CITY OF SAC
  - WATER: CITY OF SAC
  - DRAINAGE: CITY OF SAC
  - ELECTRIC: SUECO
  - TELEPHONE: AT&T/VERIZON UTILITIES
  - FIRE PROTECTION: CITY OF SAC
  - TRASH: DISTRICT: CITY OF SAC
  - GROUND CONTROL: SUE GROUP LIMITED
  - TV CABLE: SUE GROUP & PEOPLE'S BROADCASTING
11. PROPOSED STREET SECTIONS ARE FOR CITY OF SAC STREET DEPARTMENT
12. EXISTING P.E.E. (PRELIMINARY ENVIRONMENTAL STUDY) IS FOR FINAL TENTATIVE MAP 'ARLINGTON PARK #2' AND DOES NOT SHOW IN TITLE FRONT END ON APRIL



TYPICAL UNIT DIMENSIONS

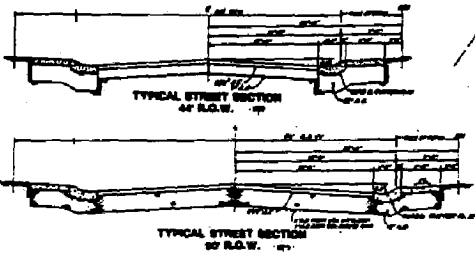


### SITE PLAN NOTES

1. MINIMUM SETBACKS:
  - REAR YARD - 20'
  - SIDE YARD - 5'
  - SIDE YARD CORNER LOT - 12.5' (SEE 100)
2. HOUSE FOOTPRINTS ARE APPROXIMATE. PRELIMINARY HOUSE LOCATIONS ARE TO BE DETERMINED AT THE FINAL MAP SCALE.
3. UNIT DIMENSIONS:
 

MODEL	1604	9
	1700	9
	1804	9
	2111	11

TOTAL: 81 UNITS



### SITE PLAN

(PRELIMINARY HOUSE PLOTTING)

**TENTATIVE MAP**  
**ARLINGTON PARK UNIT #6**  
 SACRAMENTO, CALIF.

OWNER: Lap Kai Engineering Company, U.S.A. Inc.  
 30 Las Positas Circle  
 Sacramento, California 95831

ENGINEER: H&L ENGINEERING CORP.  
 1410 ETHAN WAY  
 SACRAMENTO, CA.  
 (916) 885-4323

REVISIONS	DATE

DATE: AUGUST 17, 1990  
 JOB NO. 2463.00A

SCALE: 1" = 40'

LEGAL DESCRIPTION:

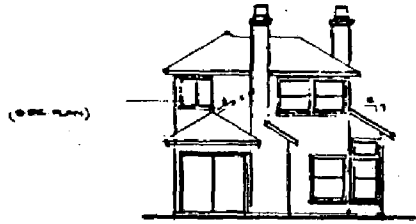
REMAINER LOT AS SHOWN ON THE PLAT OF ARLINGTON PARK PARKSIDE, REFERRED TO IN DEED 171 OF 1988, MAP NO. 18 IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA.

P93-004

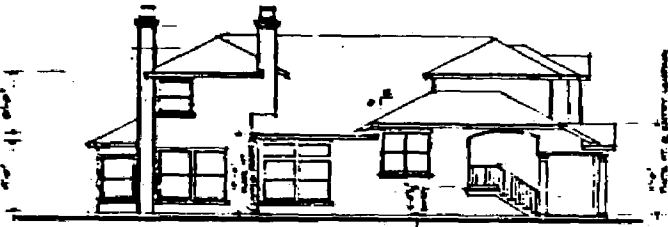
April 8, 1993

Item # 6

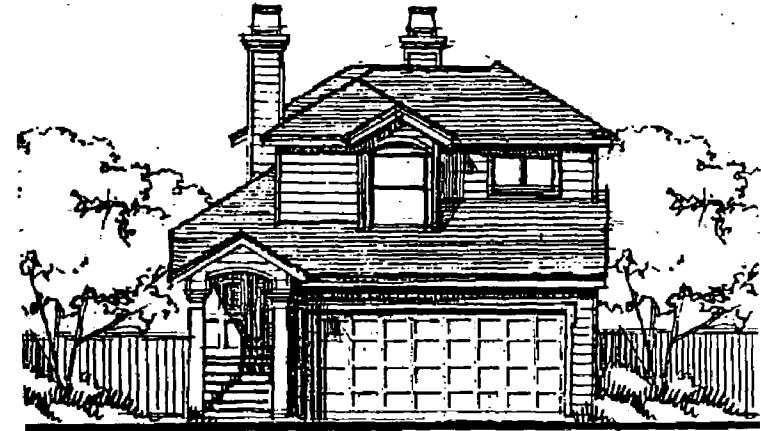
PA3-024



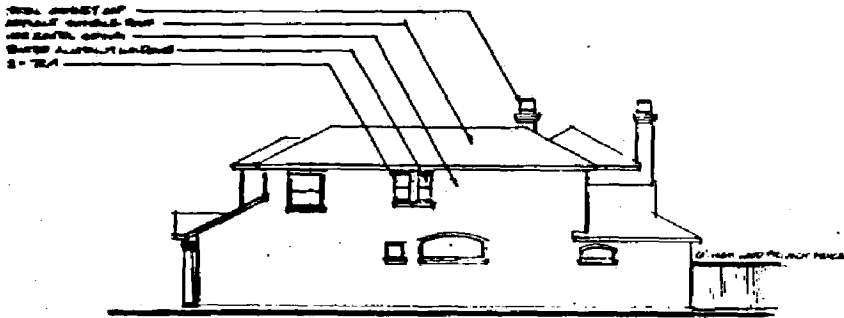
REAR



LEFT



FRONT



RIGHT



PLAN 1

1758 S.F.

EXHIBIT C

1-15-1993  
+ APR 18, 1993

Plan # 6

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA

0 2 4  
1 AUG 90  
90037

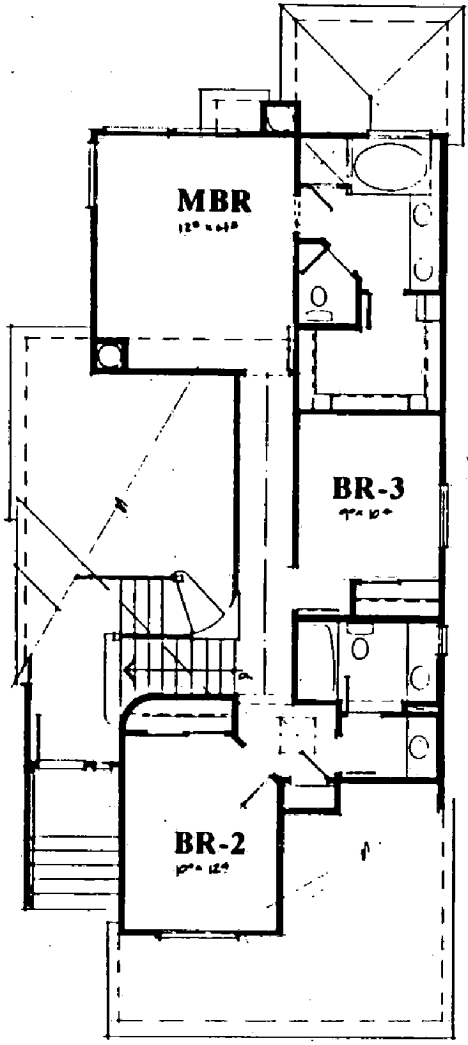


RICHARD C. HANDLEY, AIA  
VICTOR A. BRONSHTEYN, AIA  
RCA ARCHITECTS/PLANNERS  
333 BROADWAY  
SAN FRANCISCO, CA 94133  
(415) 263-2580

P93-024

April 8, 1993

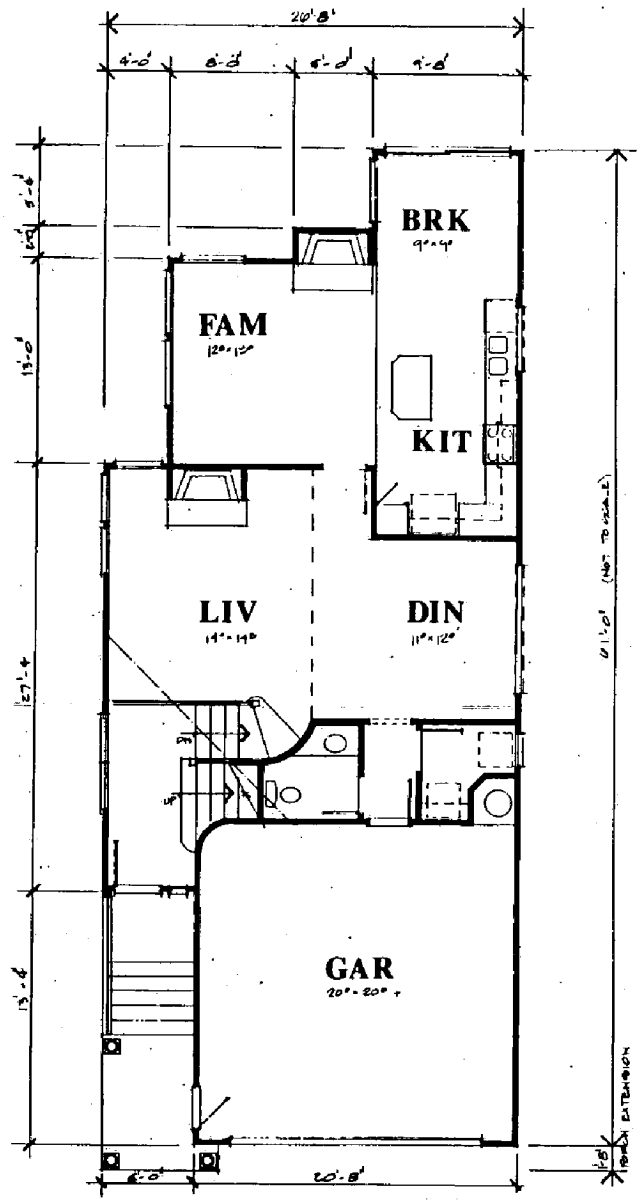
Draw # 6



SECOND LEVEL

ADJACENT FOOTAGE

FIRST LEVEL	951	S.F.
SECOND LEVEL	821	S.F.
<b>TOTAL</b>	<b>1756</b>	<b>S.F.</b>
<b>GARAGE</b>	<b>420</b>	
	<b>2184</b>	<b>S.F.</b>
<b>PERM.</b>	<b>104</b>	
	<b>8290</b>	<b>S.F.</b>



FIRST LEVEL  
1758 S.F.  
PLAN 1

EXHIBIT D

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

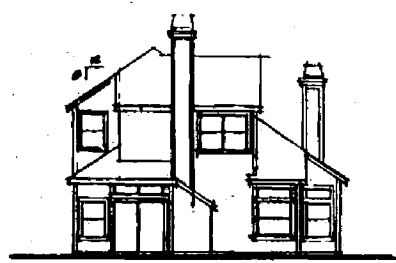
SACRAMENTO, CALIFORNIA



2

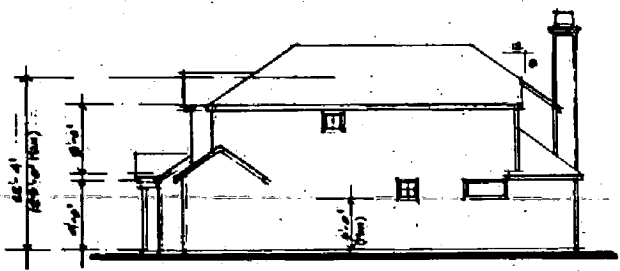
RICHARD C. MANDEL, AIA  
 MICHAEL A. MICHONSKI, AIA  
 ARCHITECTS/PLANNERS  
 313 BROADWAY  
 SAN FRANCISCO, CA 94133  
 (415) 362-2882

993-024

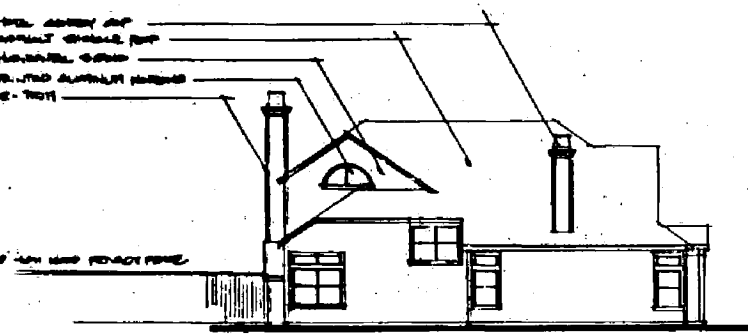


REAR

April 8, 1993

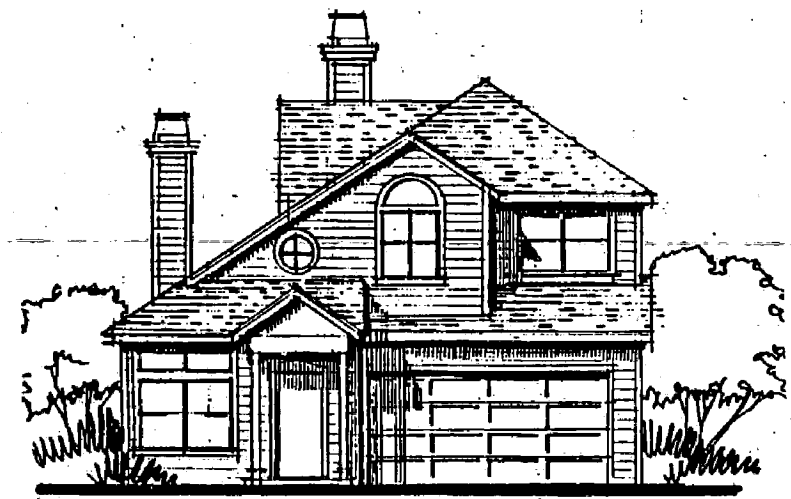


RIGHT



LEFT

16# 6



FRONT

PLAN 2

1981 S.F.

EXHIBIT E

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II  
SACRAMENTO, CALIFORNIA

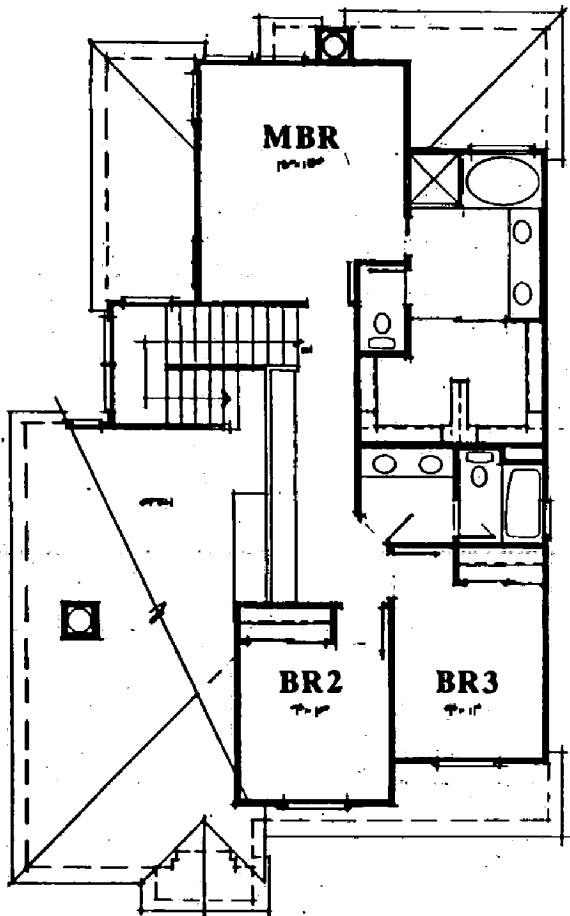


RICHARD C. HARKLER, ARCH.  
VICTOR A. LAMONTE, ARCH.  
RICHARD C. HARKLER ARCHITECTS  
333 BROADWAY  
SAN FRANCISCO, CA 94133  
(415) 399-3900

P93-024

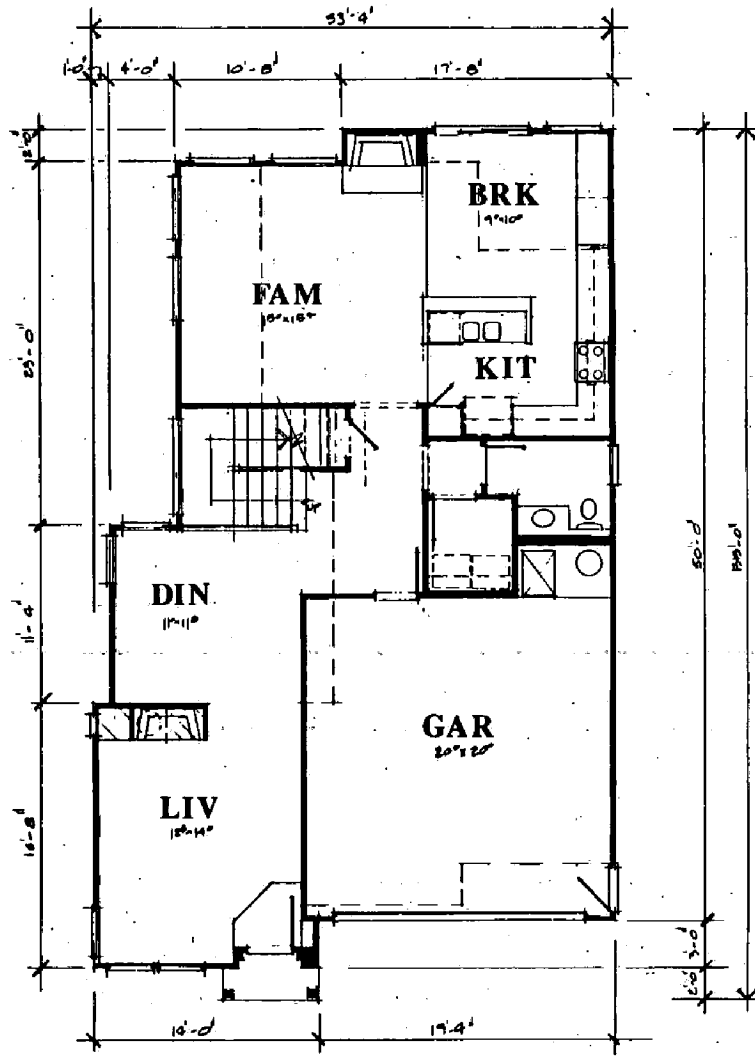
April 8, 1993

NPN #6



SECOND LEVEL

FIRST LEVEL	114	SF
SECOND LEVEL	667	SF
TOTAL	781	SF
AREAS	414	SF
STAIRS	20/15	SF
WALLS	10	SF
TOTAL	414	SF



FIRST LEVEL  
1981 S.F.  
PLAN 2

EXHIBIT F

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

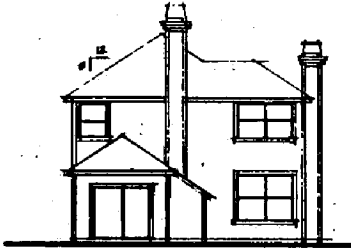
SACRAMENTO, CALIFORNIA

1 AUG 90  
90035



EDWARD C. HANDEL, AA  
VICTOR A. MENDONCA, AA  
233 BUCHANAN  
SAN FRANCISCO, CA 94133  
(415) 342-2800

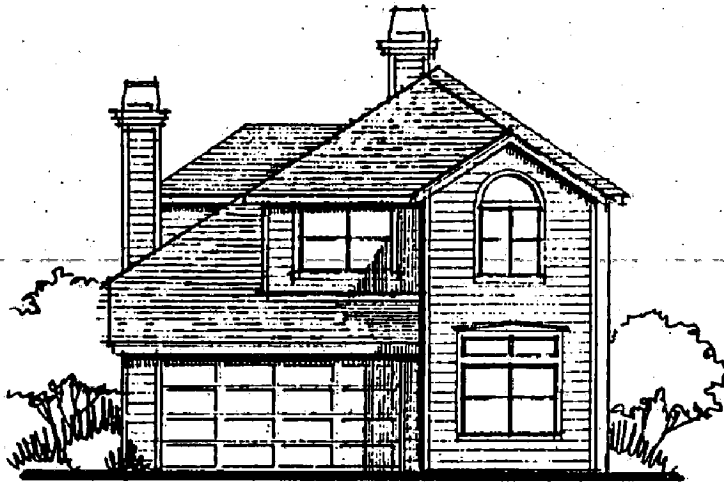
P93-004



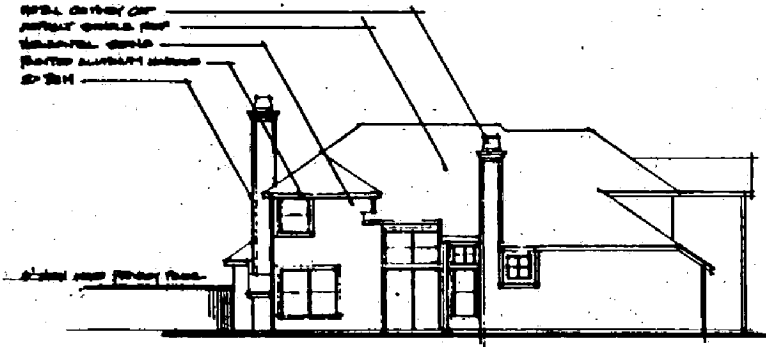
REAR



RIGHT



FRONT



LEFT



PLAN 3

2111 S.F.

EXHIBIT G

April 8, 1993

Item #6

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA

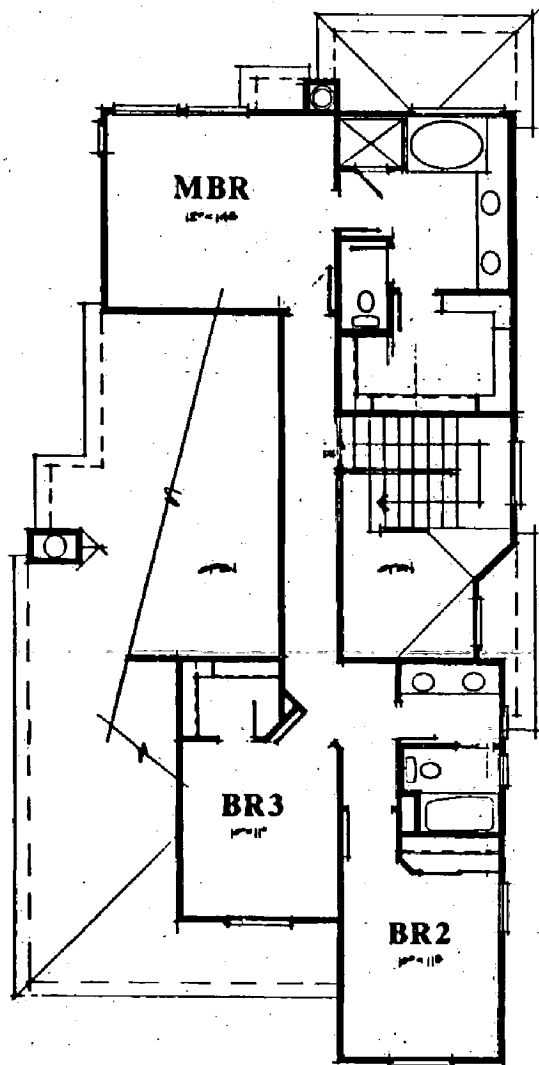


RICHARD C. MANDLER, AIA  
VICTOR A. MIRONICH, AIA  
ARCHITECTS/PLANNERS  
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SAN FRANCISCO, CA 94133  
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PG 3-004

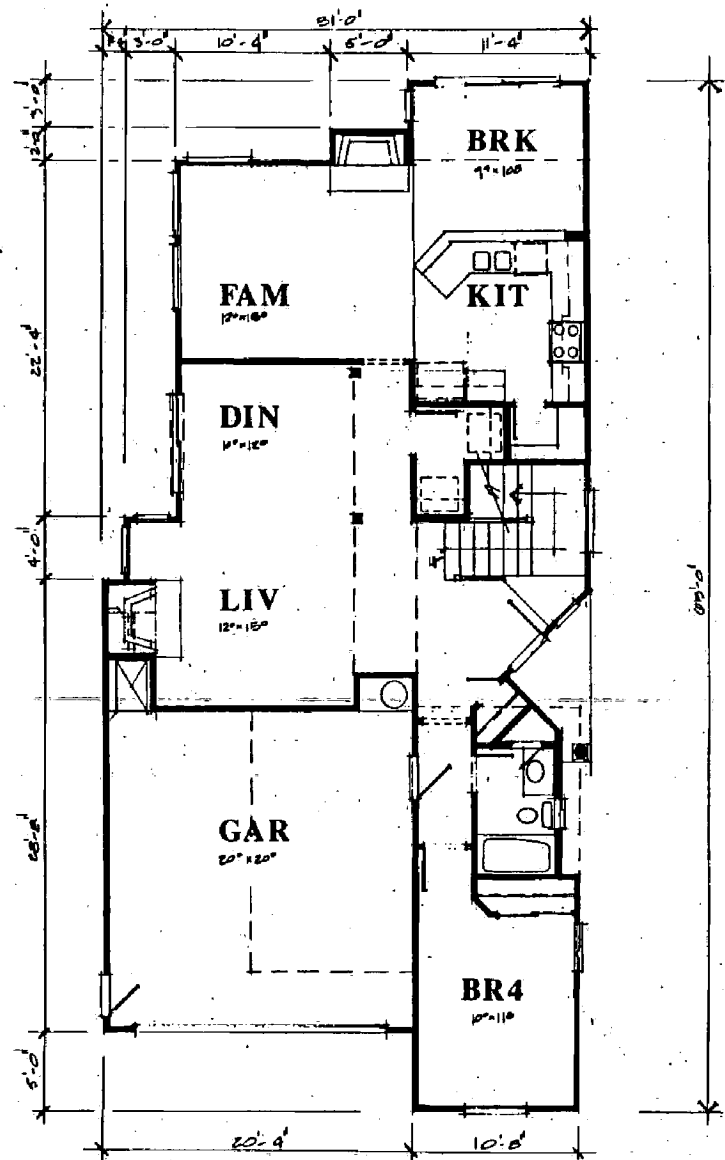
April 8, 1993

Item #6



SECOND LEVEL

POW LEVEL	1175	4P
GRAND LEVEL	950	3P
TOTAL	811	4P
GARAGE	407	
BRCH	20	
	2045	3P



FIRST LEVEL  
2111 S.F.  
PLAN 3

EXHIBIT H

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA

1 AUG. 90  
90033

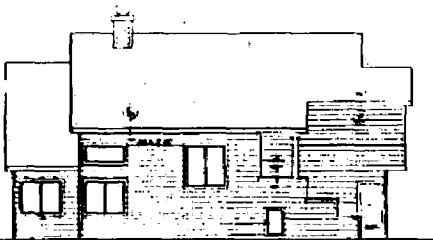


RICHARD C. WINKLER, INC.  
VICTOR A. MONTICELLI, AIA  
221 ALCAZON STREET, SUITE 100  
SAN FRANCISCO, CA 94133  
(415) 395-2280

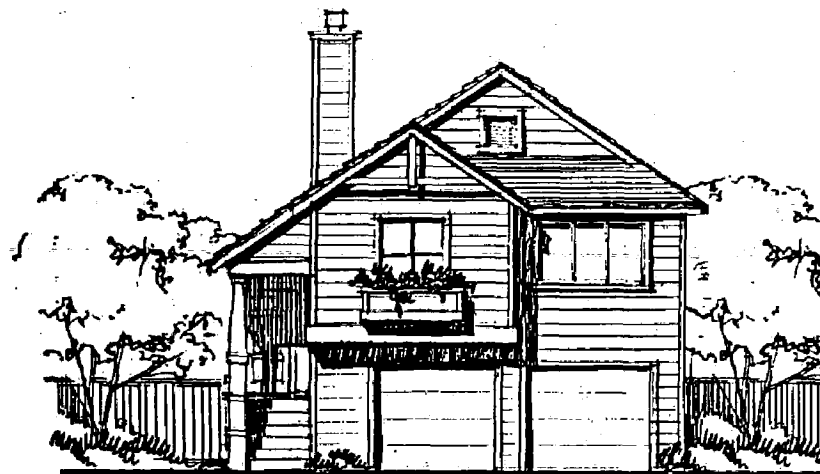
PA3-004



REAR



LEFT

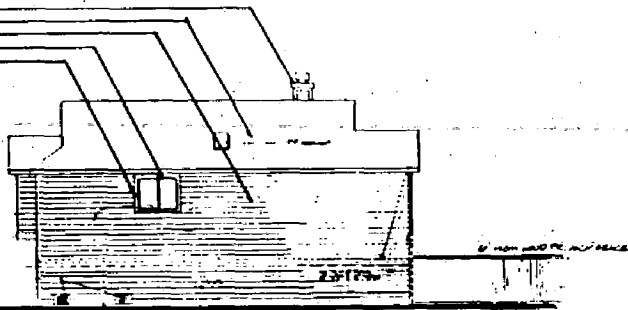


FRONT

PLAN 4

April 8, 1993

1. 23' 0" MAX. HEIGHT  
2. 12' 0" MAX. OVERHANG  
3. 12' 0" MAX. OVERHANG  
4. 12' 0" MAX. OVERHANG  
5. 12' 0" MAX. OVERHANG



RIGHT



Item #6

EXHIBIT I

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA

0 2 4  
1 AUG 90  
90037

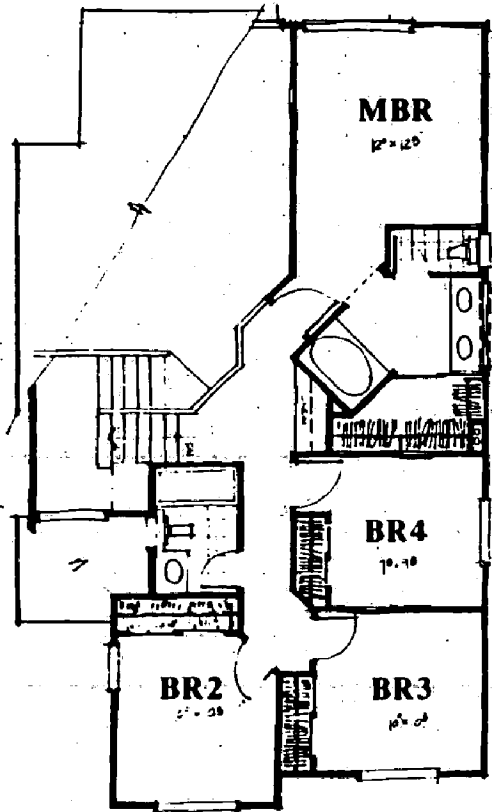


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P93-024

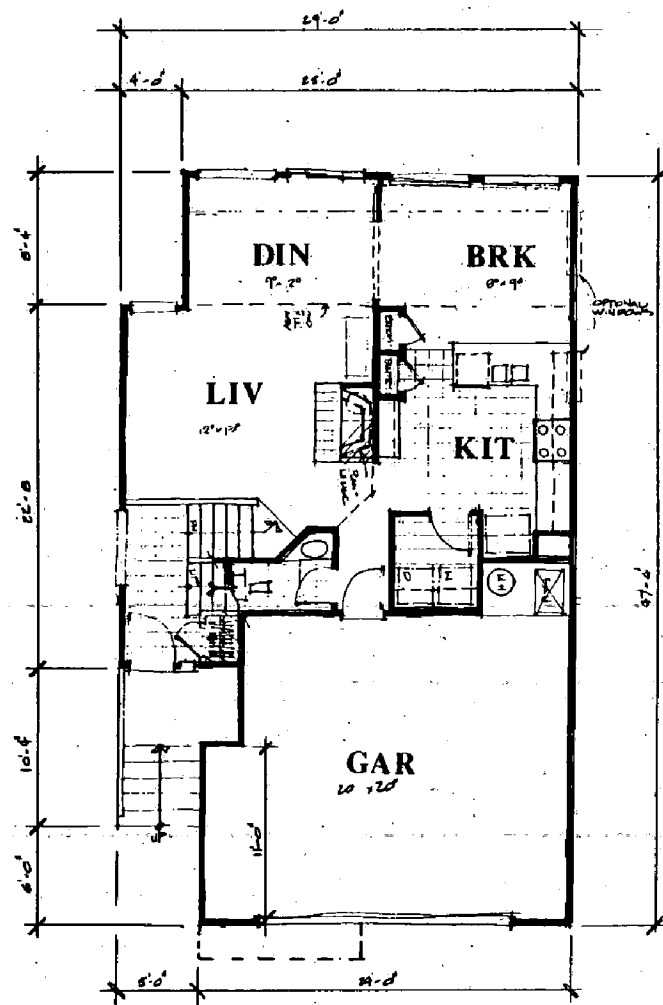
April 8, 1993

Item # 6



SECOND LEVEL

FINISH LEVEL	770	SF
MEASUREMENT LEVEL	888	SF
TOTAL	1450	SF
OVERALL	420	
	2084	SF
PERCENT	10	
	2124	SF



FIRST LEVEL

EXHIBIT J

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA



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