



**REPORT TO  
PLANNING COMMISSION  
City of Sacramento**

915 I Street, Sacramento, CA 95814-2671

**PUBLIC HEARING  
January 11, 2007**

Honorable Members of the Planning Commission

**Subject:** Cottonwood Estates. A request to subdivide approximately 0.99 acres into 5 lots within the Standard Single-Family (R-1) zone, located at 5580 71<sup>st</sup> Street. (P06-087)

- A. Environmental Determination: Exempt (CEQA Guidelines 15332);
- B. Tentative Map to subdivide approximately  $\pm$ 0.99 acres into 5 lots; and
- C. Subdivision Modification to create irregular shaped lots.

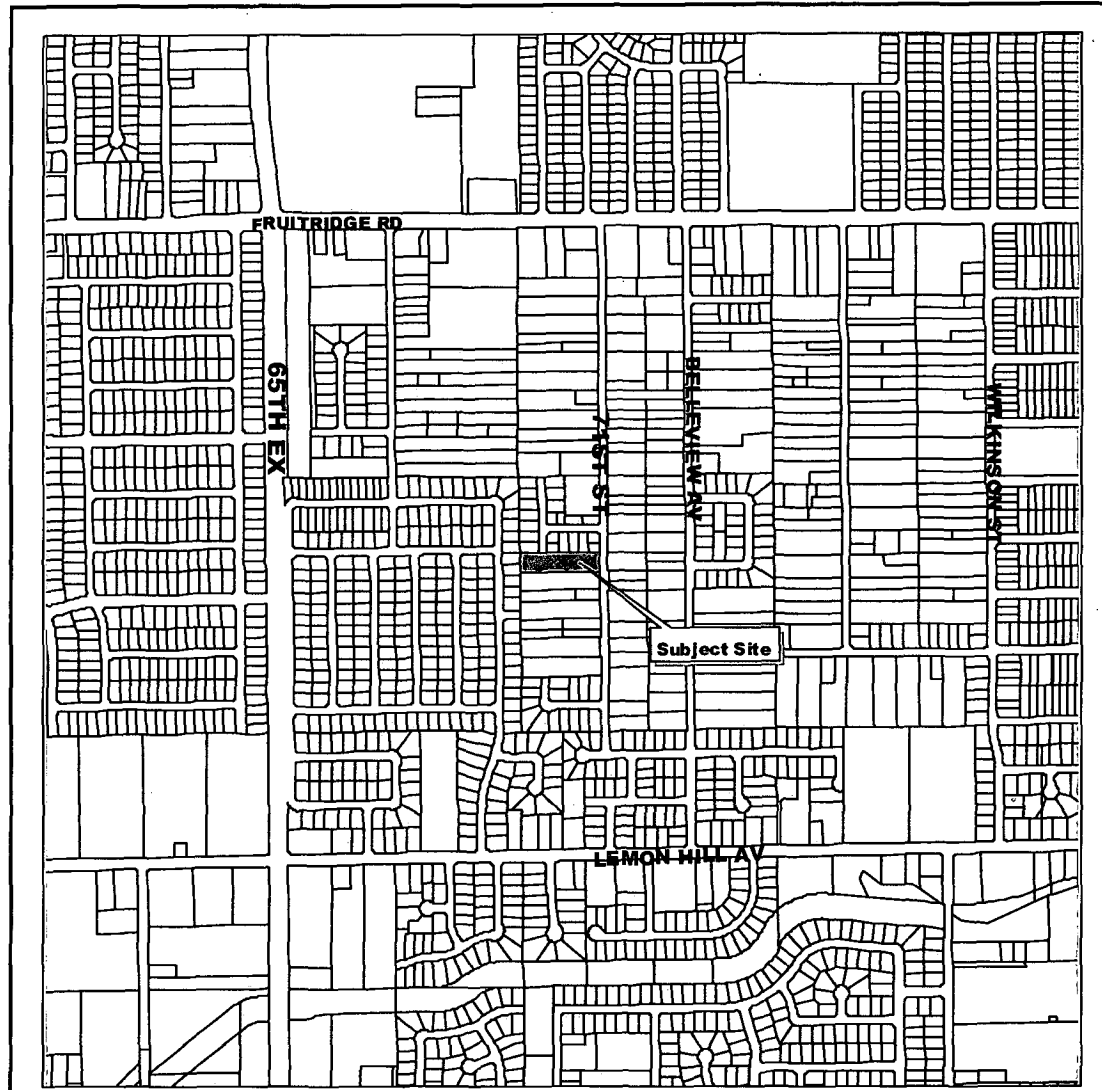
**Location/Council District:**

5580 71<sup>st</sup> Street

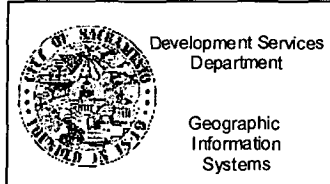
Assessor's Parcel Number 027-0231-003,

City Council District 6

**Recommendation:** Staff recommends that the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A-C above, and its decision may be appealed to City Council.



0 0.09 0.18 0.27 0.36 Miles



June 9, 2006

Vicinity Map  
P06-087



Subject: Cottonwood Estates (P06-087)

January 11, 2007

**Contact:** Greg Sandlund, Assistant Planner, 808-8931.

**Applicant:** Steve Norman, CNA Engineering, (916) 485-3746, 2575 Valley Road, Sacramento, CA 95821

**Owner:** Ernest Valesquez, (916) 381-8228, 5880 71<sup>st</sup> Street, Sacramento, CA 95824

**Summary:** The applicant is seeking entitlements to subdivide  $\pm 0.99$  acres into four standard single family lots and one deep lot that has existing residences on it. Staff is supporting the proposal as conditioned. At the time of writing the report, **all issues were resolved.**

<b>Table 1: Project Information</b>
<b>General Plan designation:</b> Low Density Residential (4-15 dwelling units per net acre)
<b>South Sacramento Community Plan designation:</b> Residential (4-8 dwelling units per net acre)
<b>Existing zoning of site:</b> R-1 (Standard Single Family)
<b>Existing use of site:</b> Duplex and Single Family Home
<b>Property area:</b> 0.99 acres

**Background Information:**

On October 25<sup>th</sup>, 1963, a request to build a single family home and a duplex was approved. These structures still exist and would be located within a deep lot ( $\pm 160$  feet by  $\pm 99$  feet) when the subdivision is completed.

**Public/Neighborhood Outreach and Comments:**

The project application was sent to the Power Inn Business and Transportation Association (BTA), Avondale/Glen Elder Neighborhood Association, South East Neighborhood Association, Fruitridge Manor Neighborhood Association, and the Sacramento Housing and Redevelopment Agency.

Becky Heieck with the Power Inn BTA requested to see house plans. Standard lot subdivisions in the single family (R-1) zone do not require house plans. Staff referred Ms. Heieck to the applicant to see if the owner plans on developing the new parcels and has any preliminary house plans.

Any new development will be subject to the Minimum Design Standards of New Construction of Single Family Dwellings.

**Environmental Considerations:**

The proposed project is exempt from environmental review pursuant to CEQA Guidelines Section 15332. Section 15332 exempts projects such as the current application, as "in-fill development", because the proposed project "is consistent with the

General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.”

The proposed development is within city limits on a site of less than five acres that is substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site is adequately served by all required utilities and public services.

Upon initial review, staff requested that the applicant perform a preliminary wetlands assessment and special-status species assessment because of the pond indicated on the tentative map. These studies did not find any wetlands or protected species.

**Policy Considerations:** The proposed project is consistent with the land use designations and applicable policies of the General Plan and the South Sacramento Community Plan.

**General Plan Update Vision and Guiding Principles:** While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles that this proposal complies with include:

1. Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians.
2. Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels to promote stable neighborhoods.
3. Use the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character.

The proposed project complies with the above guiding principles and is not contrary to any of the proposed policies.

**Project Design:**

**Tentative Map design**

The applicant is proposing to subdivide ±0.99 gross acres to create four standard single family lots and one deep lot for a total of five lots. The maximum density for developments in the R-1 zone is eight dwelling units per acre, while the minimum land area per dwelling unit is 5,200 square feet. The four new single family lots would have an average lot area of 5,440 square feet. The proposed subdivision would have a density of eight dwelling units per net acre.

Bosco Way would be extended and would run down the middle of the four new lots. The deep lot would front on 71<sup>st</sup> street with the duplex and single family home remaining where they are. The deep lot is consistent with the R-1 zone's requirements for deep lot developments.

**Table 4: Lot design standards**

Standard	Required	Proposed	Deviation?
Minimum lot size (interior)	5,200 square feet	5,210-15,776	no
Minimum lot width (interior)	52'	48.32'-50.37'	yes
Minimum lot depth	100'	100'-160'	no
Maximum lot depth	160'	147'	no
Density	4-8 d.u./n.a.	8 d.u./n.a.	no

As indicated above, the proposal deviates from the standard lot width requirements. This deviation is for lots 2, 3, 4, 5 which are located along Bosco Way. A subdivision modification is required in order to deviate from lot width or depth requirements. In evaluating subdivision modifications, the Commission is required to make the following findings:

- A. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
- B. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
- C. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
- D. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

In this case, staff finds that the width of the subject site created substantial site design constraints, and that parcels that did not meet the lot width requirements, but do meet

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the lot area requirements resulted from these constraints. Because of this, the subdivision modification is not based solely on the cost to the subdivider. Since the lots will meet the minimum size requirements and all other standards, they will be able to accommodate standard setbacks and a reasonable size and shape of residence.

The modification will not be detrimental to the public health and safety and it will not violate the density requirements of the General Plan. For these reasons, staff supports the requested subdivision modification.

Respectfully submitted by:



Greg Sandlund  
Assistant Planner

Recommendation Approved:



TOM BUFORD  
Senior Planner

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**Attachment 1  
Recommended Findings and Conditions of Approval  
Cottonwood Estates (P06-087)  
5880 71<sup>st</sup> Street**

**Findings Of Fact**

**A. Environmental Determination: Categorical Exemption**

1. The Planning Commission of the City of Sacramento finds as follows:

The City of Sacramento's Environmental Planning Services has reviewed the Cottonwood Estates (P06-087) ("Project") and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

- a. The Project is exempt under California Environmental Quality Act Guidelines Section 15332: Infill Development.
- b. The factual basis for the finding of exemption is as follows:
  - i. The project is consistent with the General Plan designation of Low Density residential (4-15 du/na) and the zoning designation of single-family (R-1);
  - ii. The project consists of less than five acres, is within the city limits and is surrounded by urban uses;
  - iii. The project site has no value as habitat for endangered, rare, or threatened species;
  - iv. The site can be adequately served by all required utilities and public services; and
  - v. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

2. The Planning Commission has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and has determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

**B. The Tentative Map to subdivide approximately 0.99 acres into four single family lots and a deep lot within the Standard Single-Family (R-1) zone is approved subject to the following findings of fact and conditions of approval:**

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed

subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, the South Sacramento Community Plan, and Chapter 16 of the City Code, which is a Specific Plan of the City.
  3. The site is physically suitable for the type of development proposed and suited for the proposed density.
  4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife habitat.
  5. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.
  6. The design of the subdivision or the 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.
- C. Subdivision Modification to allow lots of non-standard width within the Standard Single Family (R-1) zone is approved subject to the following findings of fact and conditions of approval:
1. The property to be divided is of such size or shape, or is affected by such topographic conditions, and there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations.
  2. The cost to the subdivider of strict or literal compliance with the requirements for lot width and depth is not the sole reason for granting the modification.
  3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.
  4. Granting of the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City in that the subdivision will feature single-family lots consistent with the current General Plan and the South Sacramento Community Plan land use designations of the area, and utilize an infill opportunity in an area where infrastructure and utilities are already in place.

**CONDITIONS:** Tentative Map

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-087). The design of any improvement not covered by these conditions shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering Division.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

**GENERAL: All Projects**

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Pursuant to City Code Section 16.40.190, 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 Development Engineering Division after consultation with the U.S. Postal Service.
3. Show all continuing and proposed/required easements on the Final (Parcel) Map.
4. 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.

**DEF: Streets**

5. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater

flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The applicant shall submit a water study with pipe network calculations for the proposed water distribution system. The calculations shall be reviewed and approved by the DOU prior to improvement plan approval. Note: An 8-inch water main is located in Bosco Way, adjacent to the site. A water main extension (8" minimum) in the street extension and a new fire hydrant will be required to the satisfaction of the DOU.

13. Prior to submittal of improvement plans, a drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. Prior to performing the drainage study, the applicant should coordinate with the DOU to determine the scope of the drainage study. Either storage based upon a runoff of 0.3 cfs/acre shall be provided for the increase in runoff generated from Lots 2 through 5 (1000 cubic feet). Storage of 1000 cubic feet shall be within pipes, or pavement sections with depths not exceeding 6 inches adjacent to the site or at a location determined by the DOU. This study and shed map shall be approved by the DOU. Or, as an option, the applicant may develop a SSWMM model for the drainage study to show how the project development will create no significant negative impact to the existing drainage system. Note: This site is a portion of drainage shed G258.
14. Finished lot pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and shall be approved by the DOU.
15. The drainage study shall include an overland flow release map for the proposed project. Lot pad elevation for Lots 2, 3, and 5 shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation.
16. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU. The proposed development shall not block existing off-site drainage. If necessary, private facilities shall be constructed to convey existing off-site drainage and if necessary, the owner shall execute a drainage agreement with the City assuring maintenance of the private drainage facilities. Private drain and easement may be required to drain the rear of Parcel 1.
17. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
18. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff

pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures," dated January 2000, for appropriate source control measures.

19. If this project disturbs greater than 1 acre of property, the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at [www.swrcb.ca.gov/stormwtr/construction.html](http://www.swrcb.ca.gov/stormwtr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.

**CSD-1:**

20. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
21. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
22. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be (or is expected to be) required. An off-site 8 inch (min) diameter collector in Bosco Way extension in public right-of-way or District easement will be required.
23. Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's West boundary and grant CSD-1 a sewer access and maintenance easement centered along the existing pipeline near the property's West boundary. Easements from adjoining parcels are not required. The total CSD-1 sewer easement width, including portions of the easement that may lie over lands adjacent and West of the subject property, shall be a minimum of 20 feet wide. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer.
24. CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.

**PPDD: Parks**

25. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note).
26. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

**FIRE:**

27. Provide one fire hydrant in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be decreased by 50' for dead-end roads. Locate the hydrant at the south end of the extension of Bosco Way to the satisfaction of the Fire Department.

**ADVISORY NOTES:**

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

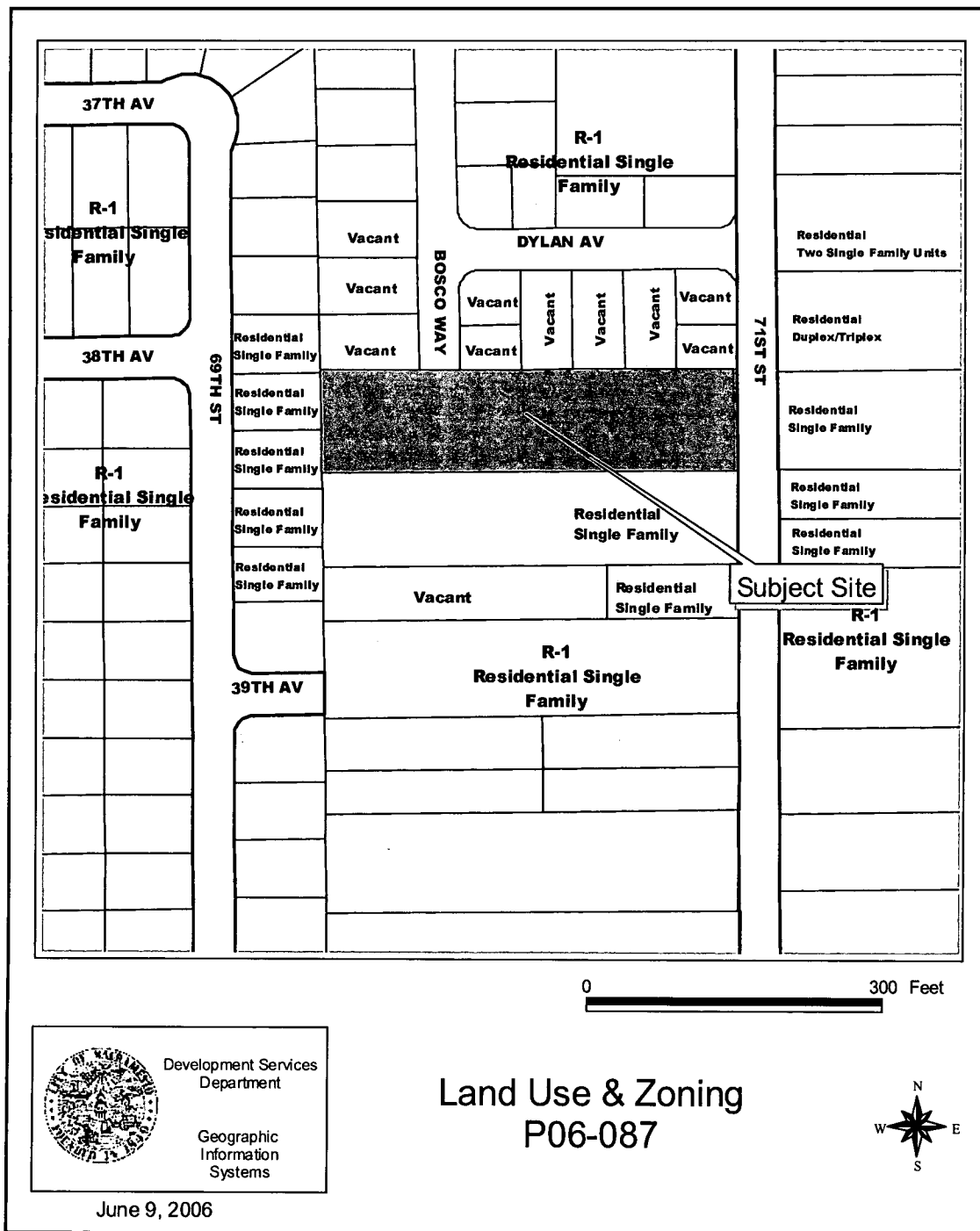
28. Developing this property will require payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.
29. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.
30. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- 1) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$7,152. This is based on 4 single family residential units and an average land value of

\$100,000 per acre for the South Sacramento Planning Area north of Florin Road, plus an additional 20% for off-site park infrastructure improvements, less 0 acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

2) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$8,136. This is based on 4 single family units at the infill fee of \$2,034 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

3) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Attachment 2 – Land Use and Zoning Map



January 11, 2007

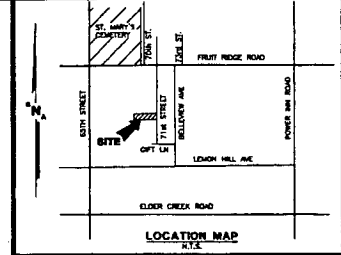
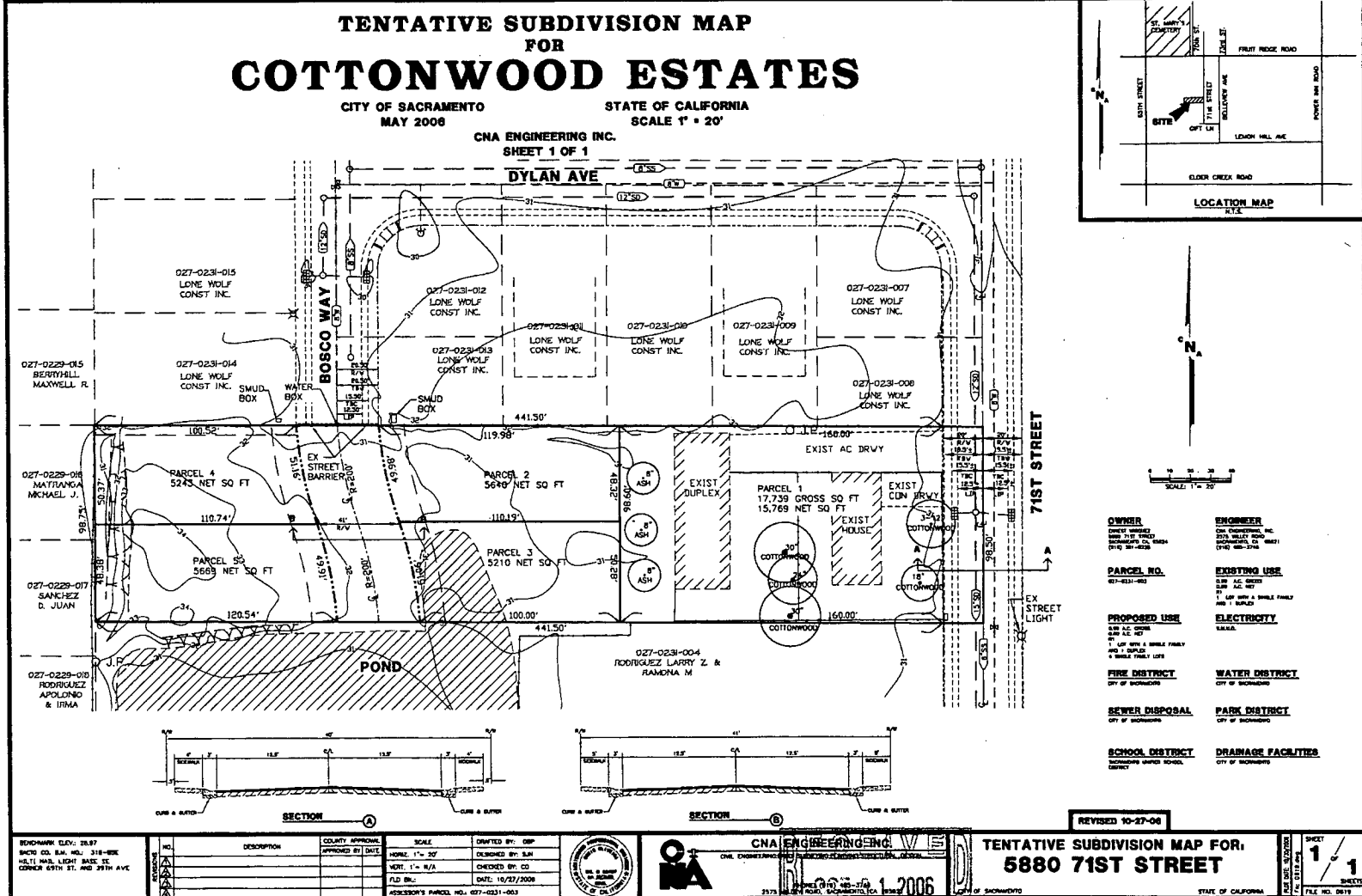
Subject: Cottonwood Estates (P06-087)

Attachment 3 - Tentative Map

# TENTATIVE SUBDIVISION MAP FOR COTTONWOOD ESTATES

CITY OF SACRAMENTO STATE OF CALIFORNIA  
MAY 2006 SCALE 1" = 20'

CNA ENGINEERING INC.  
SHEET 1 OF 1



<b>OWNER</b> CNA ENGINEERING INC. 2575 VALLEY ROAD SACRAMENTO, CA 95824 (916) 381-8228	<b>ENGINEER</b> CNA ENGINEERING INC. 2575 VALLEY ROAD SACRAMENTO, CA 95824 (916) 381-8228
<b>PARCEL NO.</b> 027-0231-001	<b>EXISTING USE</b> SINGLE AC LOT 1. 1 UP WITH A SINGLE FAMILY AND 1 BUNGALOW
<b>PROPOSED USE</b> SINGLE AC LOT 1. 1 UP WITH A SINGLE FAMILY AND 1 BUNGALOW	<b>ELECTRICITY</b> SARMA
<b>FIRE DISTRICT</b> CITY OF SACRAMENTO	<b>WATER DISTRICT</b> CITY OF SACRAMENTO
<b>SEWER DISPOSAL</b> CITY OF SACRAMENTO	<b>PARK DISTRICT</b> CITY OF SACRAMENTO
<b>SCHOOL DISTRICT</b> CITY OF SACRAMENTO	<b>DRAINAGE FACILITIES</b> CITY OF SACRAMENTO

REVISION NO.	DESCRIPTION	COUNTY APPROVAL APPROVED BY DATE

SCALE	1" = 20'
DESIGNED BY	SLM
CHECKED BY	CO
DATE	10/27/2006

**CNA ENGINEERING INC.**  
CIVIL ENGINEERING  
2575 VALLEY ROAD, SACRAMENTO, CA 95824  
TEL: (916) 381-8228  
FAX: (916) 381-8229  
WWW.CNAENGINEERING.COM

REVISED 10-27-06  
**TENTATIVE SUBDIVISION MAP FOR 5880 71ST STREET**  
STATE OF CALIFORNIA  
SHEET 1 OF 1  
FILE NO. 0811

DEVELOPMENT SERVICES

## REVISED