

P03-061 – Glen Elder Unit 10

REQUEST:

A. Environmental Determination: Exempt

B. Tentative Map to 1.52± net acres into 9 single family lots in the Standard Single-Family (R-1) zone at the west side of Power Inn, north of 50th Avenue;

C. Subdivision Modification to create 7 lots less than 100 feet deep in the Standard Single-Family (R-1) zone (lots 1,2,3,7,8,9).

LOCATION:

West Side of Power Inn Road, North of 50th Avenue

APN: 040-0010-056

South Sacramento Community Plan

Sacramento City Unified School District

Council District 6

APPLICANT:

Kent Baker
Baker-Williams Engineering Group
6020 Rutland Drive, Ste. 19
Carmichael, CA 95608

OWNER:

Mercy Housing California
3120 Freeboard Drive #202
West Sacramento, CA 95691

APPLICATION FILED:

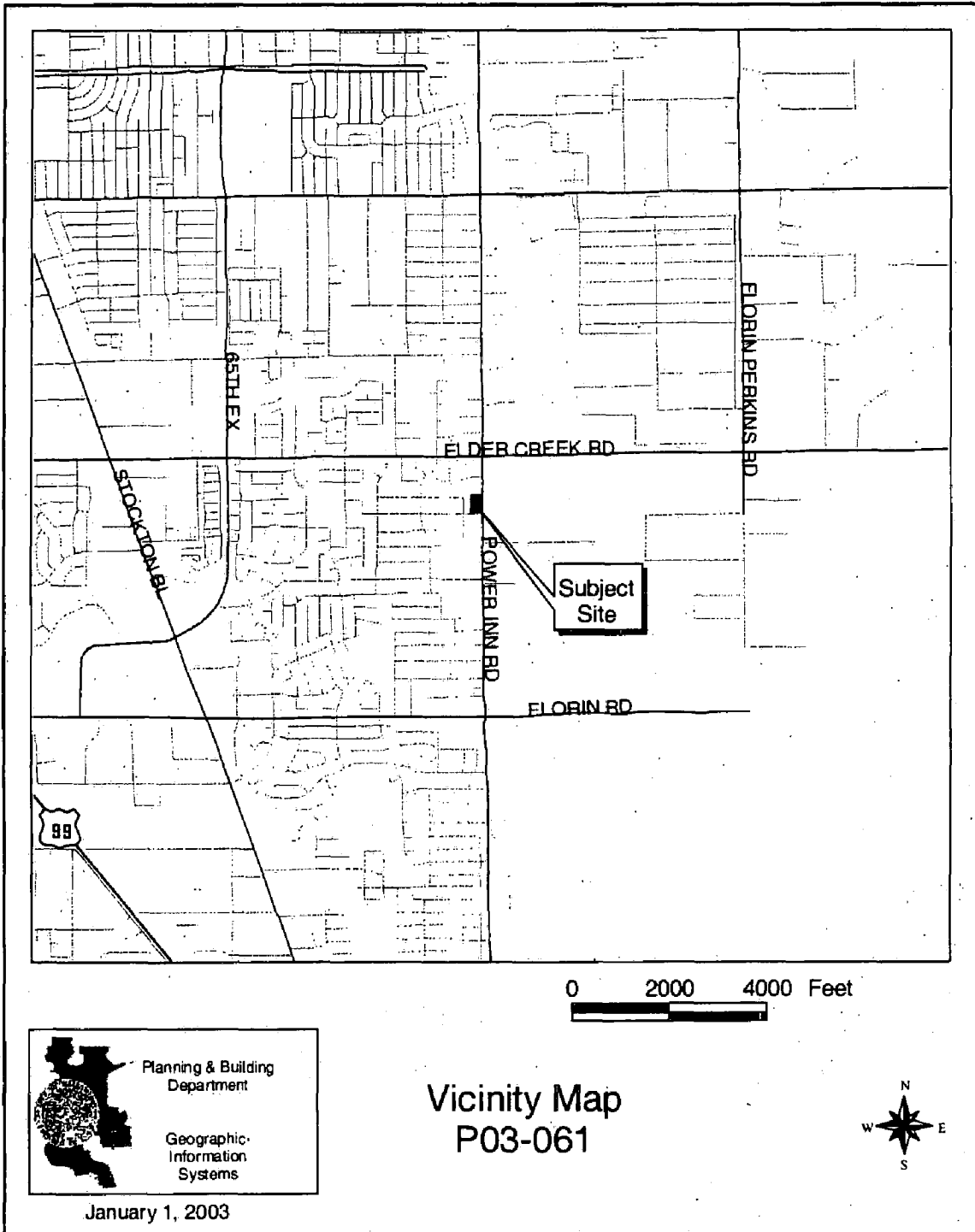
May 19, 2003

APPLICATION COMPLETED:

June 19, 2003

STAFF CONTACT:

Antonio Ablog, 808-7702



SUMMARY:

The applicant is seeking entitlements to subdivide a vacant 1.52± net acre parcel in the Standard Single-Family (R-1) zone at the west side of Power Inn, north of 50th Avenue. The applicant is requesting to subdivide the subject property into a total of nine lots for the development of detached single-family homes. This subdivision request would also require the approval of a subdivision modification as lots 1-3, 5, and 7-9 do not meet the Subdivision Ordinance's single-family lot requirements of 52'x100' lots. Furthermore, lots 3, 5, and 7 do not meet the minimum square footage of 5200 square feet. Planning Staff had recommended that the applicant provide a design that included lots more consistent with the subdivision standards. Such revisions have not been submitted. During the course of this project's review, an application has been submitted requesting entitlements to subdivide the vacant parcels to the south. This application, the Phung Tentative Map (P04-049), has included a design that shifts the proposed right-of-way to the western side of the site and calls for lots only on the east side of the property. This design better fits city standards, so staff recommended that the Glen Elder Unit 10 applicant revise his application to match the Phung Map. However, the applicant has declined to make this decision. For these reasons, Planning Staff recommends denial of this tentative map.

RECOMMENDATION:

Staff recommends denial of the project as the proposed lots are not consistent with the subdivision standards and the subdivision design is not consistent with the Phung Tentative map currently being processed.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential 7-15
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Single Family Residential (R-1)

Surrounding Land Use and Zoning:

North: SMUD, Utility Equipment;	R-1
South: Vacant, Approved Subdivision;	R-1
East: Industrial	M-2-S
West: Residential;	R-1

Property Dimensions:	358' x 185'
Property Area:	1.52± net acres
Topography:	Flat
Street Improvements:	To be constructed

Utilities:

Existing @ Power Inn and 50th Avenue

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit
Final Map
Building Permit

Agency
Public Works, Development Services
Building Division

BACKGROUND INFORMATION:

The subject site consists of a vacant parcel that has never been developed. The site is situated to the east of Power Inn Road. To the west the site are single-family homes in an established subdivision. The existing 50th Avenue stubs into the western boundary of the subject property and does not connect to Power Inn road. To the south of the site are two vacant parcels currently under consideration as part of a separate Tentative Map (P04-077) that was submitted March 3rd, 2004. To the east of the site are light industrial/warehousing businesses. There are no records for previous entitlements requested on the subject site.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General & Community Plan

The general plan designates the site as Low Density Residential (4-15 units/acre) and the South Sacramento Community Plan designates the site as Residential (7-15 units/acre). The subdivision will be inconsistent with General Plan in that it:

- creates sub-standard lots that do not improve the quality of the residential neighborhood, nor does it enhance its character (sec. 2-10, Goal A).

B. Site Design

Tentative Map design

Planning Recommendation

Planning has recommended this subdivision be redesigned to provide a single-loaded cul-de-sac. After initially reviewing the project, planning staff made this recommendation since the lots did not meet the subdivision requirements and the offset to the proposed cul-de-sac from Power Inn Road was less than 100 feet. This redesign was suggested when the map was first submitted (See Attachment 3).

While the applicant was able to mitigate for the short offset distance by proposing a vacation of a portion of 50th Avenue, the lots still did not meet single-family standards. Planning staff reiterated the desire for the applicant to redesign the map after a Tentative Map was submitted for the vacant parcels to the south. This map showed a single loaded street intersecting Power Inn Road at Berry Avenue. The submittal of the Phung Tentative Map (Attachment 4) has been a factor in our recommendation, but staff has been recommending a redesign since the Glen Elder Unit 10 Map was submitted. It is for these reasons that staff is recommending denial of this Tentative Map.

Circulation

The Tentative Map proposes to create nine lots on 1.52± net acres on the east side of Power Inn Road, south of Elder Creek Road. The site is currently vacant and is proposed to be accessed via 50th Avenue that currently stubs into the western property boundary. The map proposes to extend 50th Avenue and provide access to the future lots through a cul-de-sac extending north.

Prior to the current revisions, the tentative map proposed to extend 50th Avenue to Power Inn Road. Development Engineering had issues with this design because the traffic conditions along Power Inn called for a greater separation between Power Inn and the proposed cul-de-sac. As proposed, the cul-de-sac was to be offset from Power Inn Road by less than 100 feet. Two preferable options to this alignment were offered to the applicant. One option suggested was to shift the cul-de-sac to the west. This would provide a greater offset from Power Inn road. This was the option preferred by Planning as this option would have also allowed for the creation of standard R-1 lots (to be discussed in the subdivision section). The second option, and the option pursued by the applicant, was to vacate the right-of-way to the east of the cul-de-sac so that traffic turning onto 50th Avenue from Power Inn Road would not be a concern.

The revised Tentative Map can work from a technical standpoint and can be conditioned to be approved if the desire of the Planning Commission is to do so. Planning staff maintains the desire to provide lots consistent with the 52' x 100' single-family lot standards.

Subdivision

The Subdivision Ordinance requires that lots for single family development to be a minimum of 52' x 100'. The Glenn Elder 10 Tentative Map proposed nine lots, seven of which do not meet these minimum dimensions (see attachment 2). Planning staff noted the non-standard lot sizes and requested that the subdivision be redesigned. With an average of 180' of depth to work with, it was recommended that the subdivision be redesigned with standard lots on one side of a skewed cul-de-sac. The 180' would be adequate to provide a 41' or 53-foot street, a six-foot planter strip

on the west side of the property, a 100-foot lot, and a landscape strip along Power Inn Road.

As proposed by the applicant, the subdivision design requires numerous subdivision modifications to allow deviations from the subdivision regulations. Because staff finds that there is a feasible alternative design that would conform to the regulations, approval of the subdivision modifications would constitute a special privilege granted to the applicant.

While such a redesign would result in fewer lots, the lots created would be more consistent with the single-family minimum dimension for lot sizes.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA as the project is recommended for denial.

B. Public/Neighborhood/Business Association Comments

Upon receipt of the original application, the project information was forwarded to Avondale Action Committee, and the Southeast Area Neighborhood Association. As of the date of this report, no public comments on this project have been received.

C. Summary of Agency Comments

Several City Departments and other agencies including SMUD, County Sanitation, Utilities, Fire, and Parks and Recreation have reviewed the proposed subdivision. As proposed, the current design could be conditioned to meet all the requirements typically requested by these departments. At this time, conditions from these other departments have not been placed on the project, as Planning is not recommending it for approval.

The Tentative Map was reviewed at the Subdivision Review Committee meeting of May 19th, 2004. Due to planning's recommendation for denial, no action was taken. It was noted, however, that much of the map was consistent with the guidelines of the other departments and agencies and that if the Planning Commission decided to approve the project, conditions of approval could be drafted for the map.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, and C. The Planning Commission action may be

appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

A. Environmental Determination: Exempt

B. Adopt the attached Notice of Decision and Findings of Fact denying the **Tentative Map to subdivide subdivide 1.52± net acres into 9 single family lots lots in the Standard Single-Family (R-1) zone at the west side of Power Inn, north of 50th Avenue;**

C. Adopt the attached Notice of Decision and Findings of Fact denying **Subdivision Modification to create 7 lots less than 100 feet deep in the Standard Single-Family (R-1) zone (lots 1,2,3,7,8,9).**

Report Prepared By,



Antonio A. Ablog, Assistant Planner

Report Reviewed By,



Thomas S. Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Exhibit 1B	Enlarged Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Planning Comments (June 19, 2003 and March 2004)
Attachment 4	Phung Tentative Map – Currently in process (P04-049)

ATTACHMENT 1**NOTICE OF DECISION AND FINDINGS OF FACT FOR GLEN ELDER UNIT 10
LOCATED ON THE WEST SIDE OF POWER INN ROAD NORTH OF 50TH AVENUE,
CALIFORNIA IN THE STANDARD SINGLE FAMILY (R-1) ZONE. (P03-061)**

At the regular meeting of June 10th, 2004, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination:** Exempt;
- B. Denied the Tentative Map** to subdivide subdivide 1.65± gross acres into 9 single family lots lots in the Standard Single-Family (R-1) zone at the west side of Power Inn, north of 50th Avenue;
- C. Denied the Subdivision Modification** to create 7 lots less than 100 feet deep in the Standard Single-Family (R-1) zone (lots 1,2,3,7,8,9).

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Environmental Determination:** The City finds that the project is exempt from environmental review (CEQA) as the project is being denied.
- B. The Tentative Subdivision Map** to subdivide subdivide 1.52± net acres into 9 single family lots lots in the Standard Single-Family (R-1) zone at the west side of Power Inn, north of 50th Avenue is denied based on the following findings of fact:
 - 1. The proposed subdivision, together with the provisions for its design and improvement is inconsistent with the City General Plan and subdivision Ordinance Chapter 16.12.020 of the Sacramento City Code as:
 - a) 7 of the 9 lots do not meet the standard lot dimensions for single-family development;
 - b) three of the lots do not meet the minimum lot area requirements; and,

- c) the proposal is inconsistent with Residential Land Use Goal A to improve the quality and enhance the character of residential neighborhoods.
- C. The **Subdivision Modification** to create 7 lots less than 100 feet deep in the Standard Single-Family (R-1) zone (lots 1,2,3,7,8,9) is denied based on the following findings of fact.
- 1. The property to be divided is of such size or shape that lots meeting the standard subdivision requirements can be created. There are no topographic conditions, or 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 the subdivision regulations pertaining to lots for the development of single-family homes.

CHAIRPERSON

ATTEST:

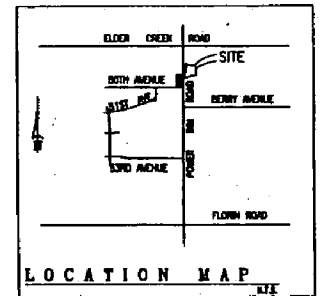
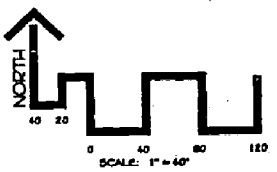
SECRETARY TO CITY PLANNING COMMISSION

DATE (P03-061)

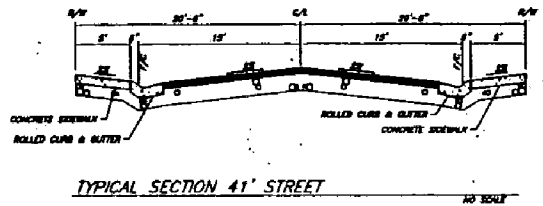
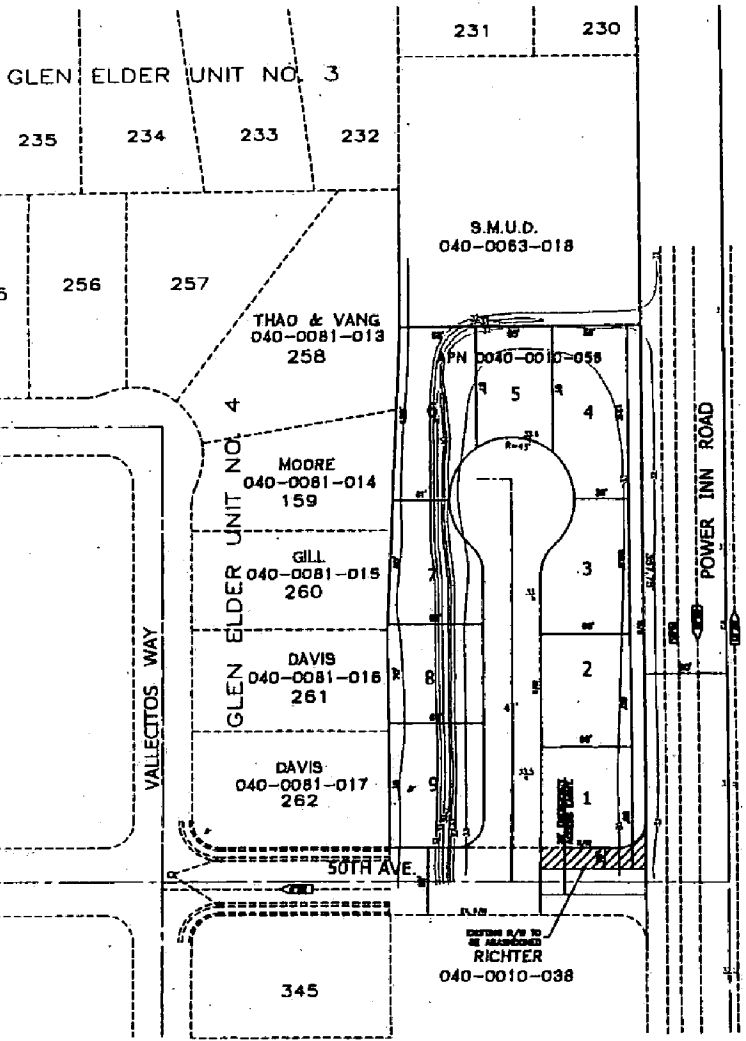
Exhibit 1A – Tentative Map
Exhibit 1B – Enlarged Map

TENTATIVE SUBDIVISION MAP
 AND RIGHT OF WAY ABANDONMENT
GLEN ELDER UNIT NO. 10
 CITY OF SACRAMENTO CALIFORNIA
 APRIL, 2003 SCALE: 1"=40'

BAKER-WILLIAMS ENGINEERING GROUP



OWNER/DEVELOPER:	HENRY HOLDING CALIFORNIA 2125 FREEDOM DRIVE, SUITE 202 WEST SACRAMENTO, CALIFORNIA 95691 PH. (916) 414-4400 - FAX (916) 414-4400
ENGINEER:	BAKER-WILLIAMS ENGINEERING GROUP 8025 HOLLAND DRIVE, SUITE 110 CARMICHAEL, CALIFORNIA 95628 PH. (916) 331-4334
PROPOSED IMPROVEMENTS:	AS REQUIRED BY THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1
SEWER:	CITY OF SACRAMENTO
WATER SUPPLY:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
FIRE PROTECTION:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	CITY OF SACRAMENTO
PARK DISTRICT:	CITY OF SACRAMENTO
ACREAGE:	1.224 ACRES NET
NUMBER OF LOTS:	9 SINGLE FAMILY RESIDENCES
LOT SIZE:	AS SHOWN (8000 SQ. FT. MIN.)
ASSESSOR'S PARCEL NUMBER:	040-0010-038



NOTE:
 THE TOPO USED IN THIS TENTATIVE MAP
 IS FOR PLANNING PURPOSES ONLY.

REVISED DECEMBER 17, 2003

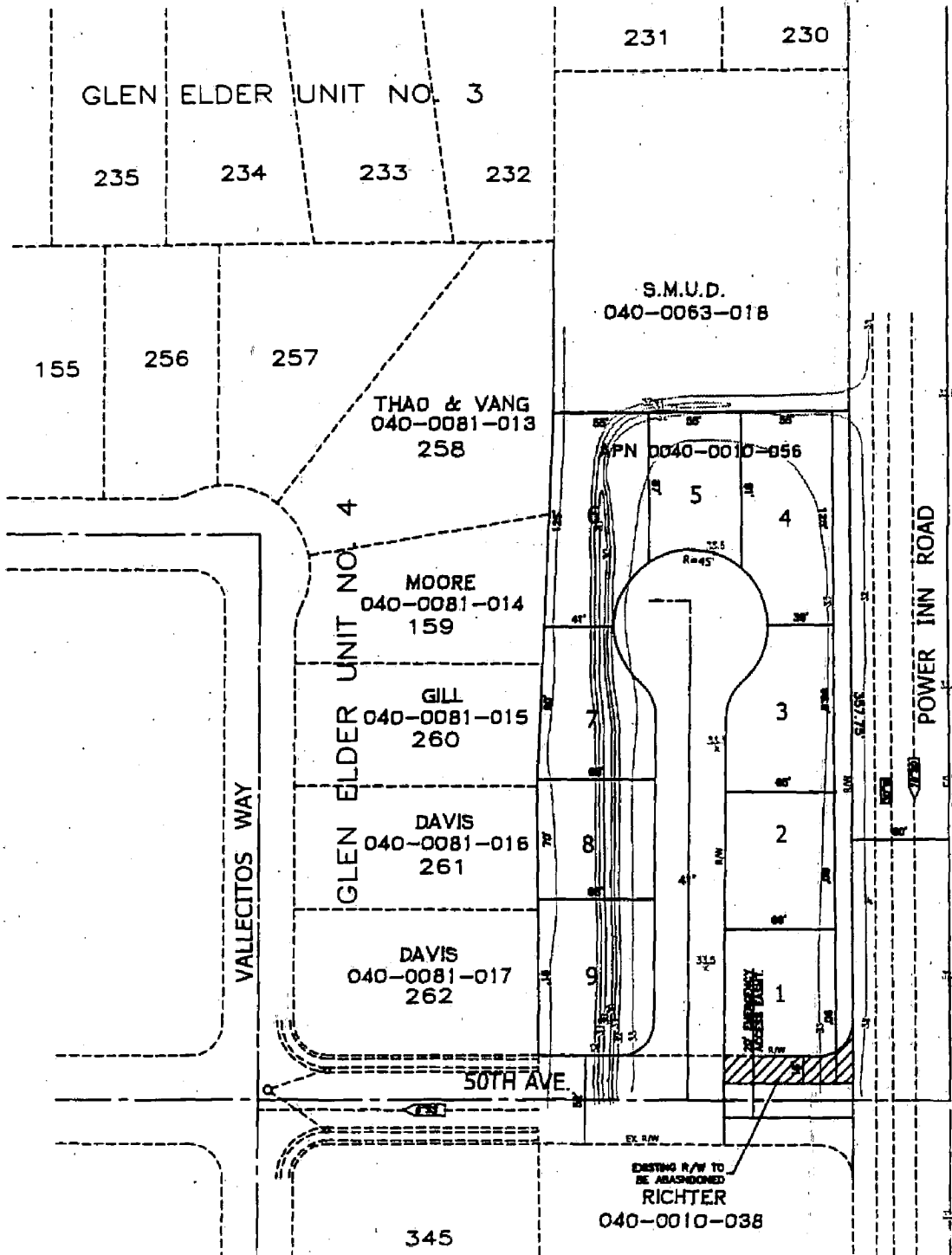
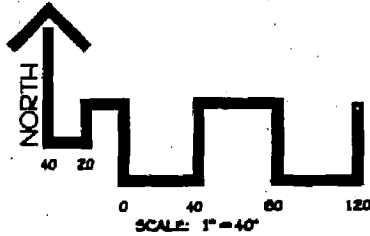


JOB # 02-10-108 GLEN-ELDER-10-TENT-BASE

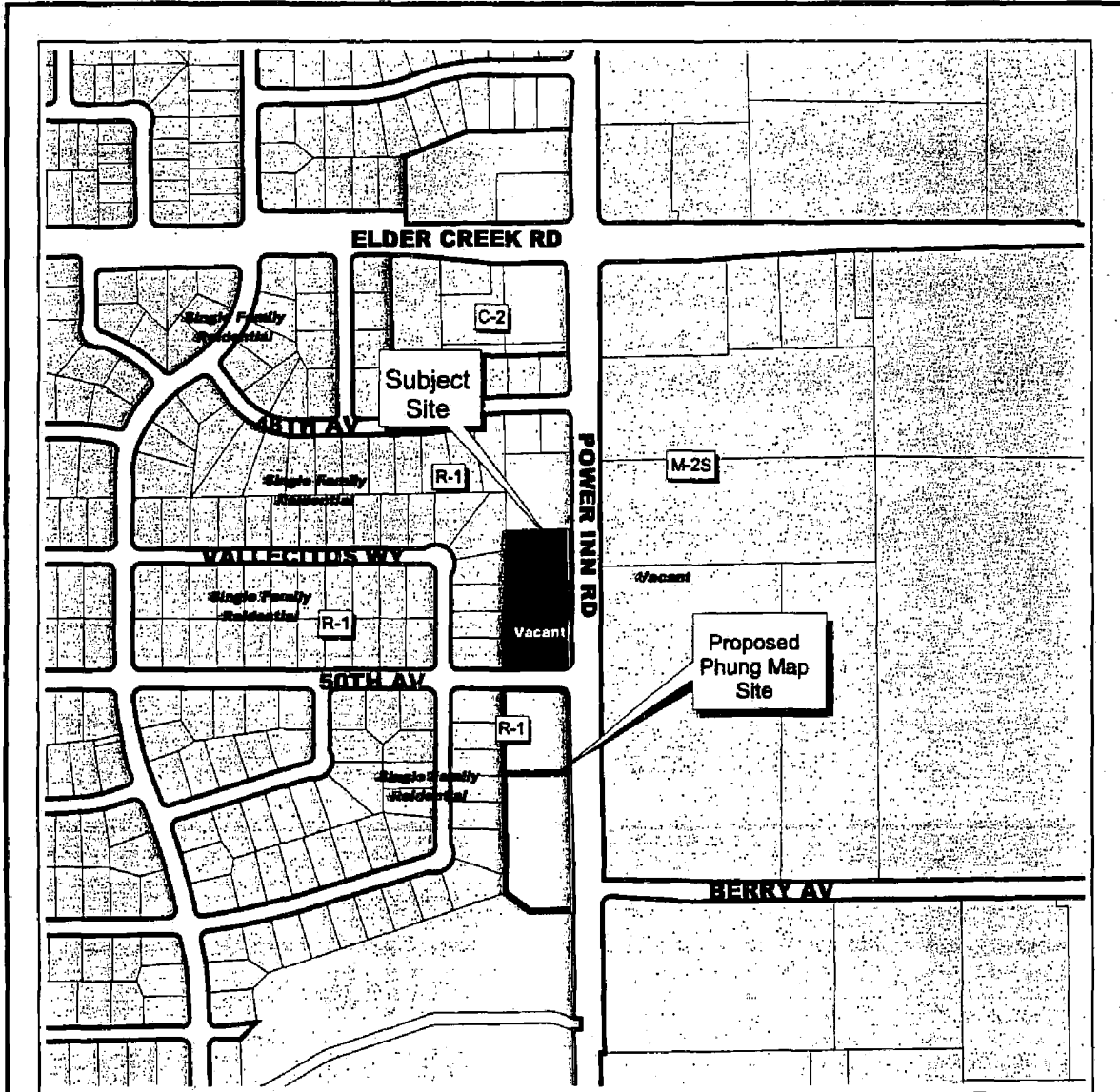
Exhibit 1B - Enlarged Map

TENTATIVE S AND RIGHT OF V GLEN ELDER CITY OF SACRAMENTO APRIL, 2003

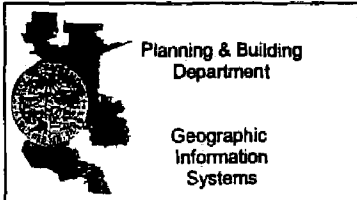
BAKER-WILLIAM



Attachment 2 Land Use and Zoning Map



0 600 Feet



May 27, 2004

Land Use & Zoning
P03-061



Attachment 3 Planning Comments (June 19, 2003 and March 24, 2004)

June 19, 2003

Kent Baker
Baker-Williams Engineering Group
6020 Rutland Dr. #19
Carmichael, CA 95608

SUBJECT: Glen Elder Unit 10

Dear Mr. Baker:

The City of Sacramento, Planning and Building Department received your application for Glen Elder Unit #10 (P03-061) on May 19th, 2003. Your project application was routed to all applicable City departments and agencies. Based upon Planning Staff evaluation and the comments received from other departments, your application has been deemed complete. However, based upon an evaluation of the proposed subdivision, Planning Staff has the following comments:

- Seven of the proposed nine lots do not meet our standard single-family lot requirements of 52' x 100'
- The cul-de-sac is shown less than 100 feet from the proposed intersection of 50th Avenue and Power Inn Road. This may be problematic with respect to traffic.
- Given the size of the site and its proximity to Power Inn Road, Planning Staff suggests amending the Tentative Map design to show a single loaded, skewed cul-de-sac on the western edge of the property. Given concerns related to traffic, and shallow lots, Planning Staff believes that the Tentative Map, as currently proposed, should be redesigned.
- With its limited size and access concerns, Planning Staff realizes that the development of this site may be difficult. To this effect, Planning Staff would be willing to process an R-1A rezone. While this would require that future development of the site would need the approval of a special permit, it would allow the developer to deviate from the standard setback and lot coverage requirements of the R-1 zone.

Planning staff would like to meet with you to discuss the issues related to this Tentative Map and assist you in providing a design appropriate for the site. Please contact me at 264-7702 to set up an appointment.

Sincerely,

Antonio Ablog
Assistant Planner
aablog@cityofsacramento.org

March 24, 2004

Kent Baker,
Baker-Williams Engineering Group
6020 Rutland Dr. #19
Carmichael, CA 95608

SUBJECT: Glen Elder Unit 10

Dear Mr. Baker:

The City of Sacramento, Planning and Building Department received an application for a subdivision that is adjacent to the proposed Glen Elder Unit 10 (P03-061) subdivision. This application, the Phung Tentative Map (P04-049), has been designed with a circulation pattern that is different from the circulation pattern in the revised map for Glen Elder Unit 10. Planning Staff has reviewed both designs and believes that the subdivision design for the Phung Tentative map offers a better circulation pattern, and lots that are more consistent with the existing R-1A zoning.

Planning Staff recommends that the Glen Elder Unit 10 Tentative Map be revised to be consistent with the circulation pattern of the Phung Tentative Map. We believe that a single-loaded street with a 6-foot planter creates lots consistent with the R-1 lot standards. We do realize that such a redesign will result in a loss of lots, however, we believe the lots to be created will be more suitable for the development of single-family homes. Alternatively, if you chose to do so, staff can schedule the current Tentative Map for a Planning Commission hearing. Planning staff, however, will not support the current tentative map.

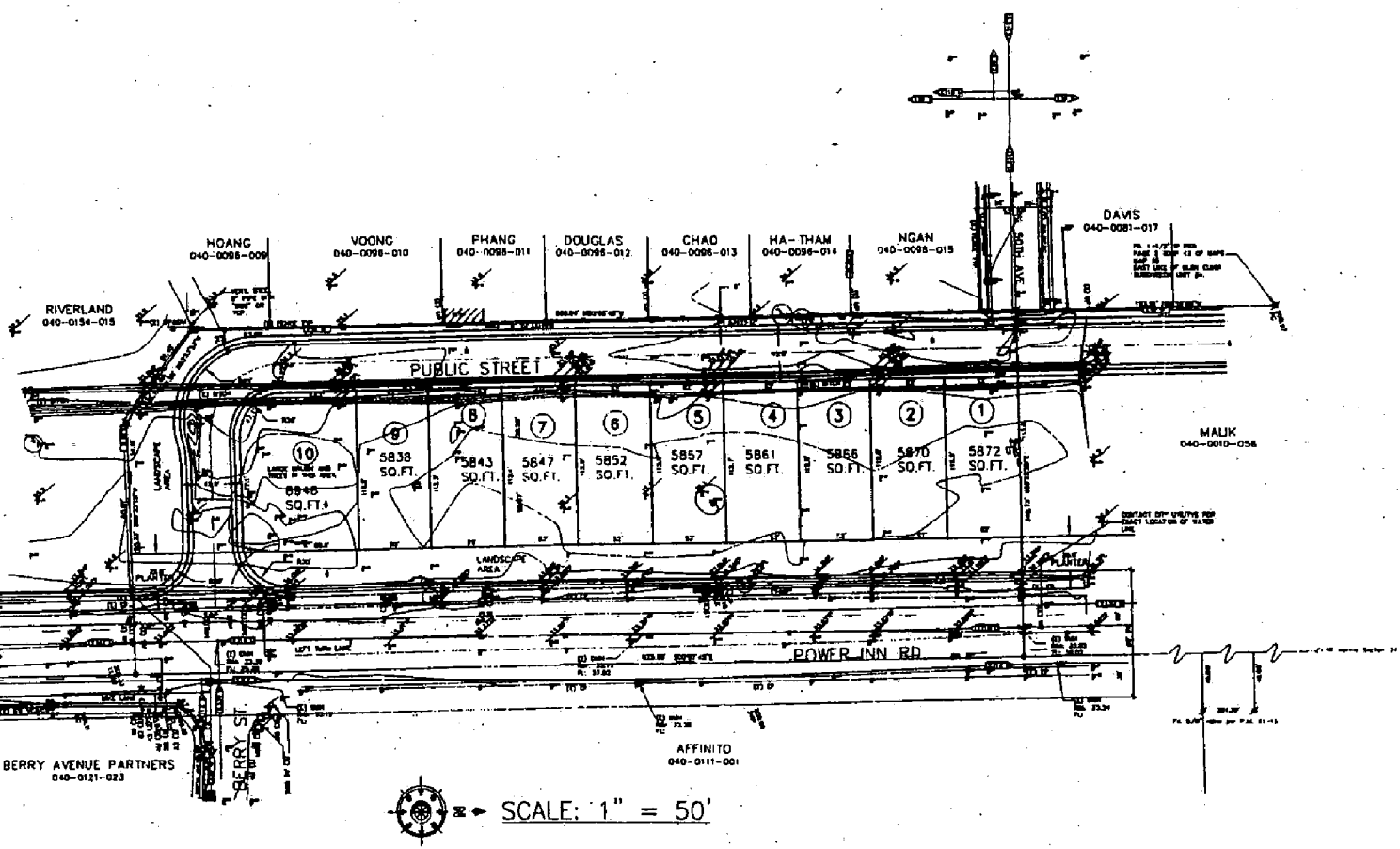
If you have any questions, Please contact me at 808-7702.

Sincerely,

Antonio Ablog
Assistant Planner
aablog@cityofsacramento.org

Attachments:

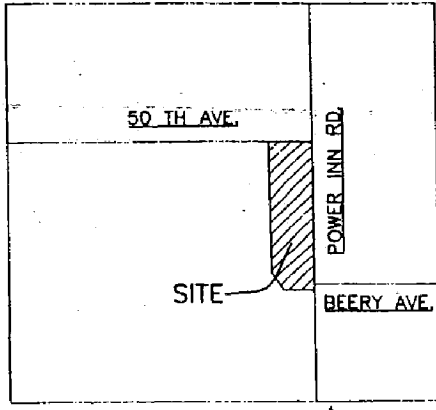
Phung Tentative Map Application Materials
Phung Tentative Map



TEMPTATIVE SUBDIVISION MAP
FOR:
CATHERINE HANG PHUNG
A 11 LOT SUBDIVISION

CITY OF SACRAMENTO
DECEMBER 16, 2003

STATE OF CALIFORNIA
SCALE: 1" = 40'



LOCATION MAP

OWNER:
CATHERINE HANG PHUNG
8537 ALEXANDER COURT
SACRAMENTO, CA 95828
PH: (916) 688-5877

ENGINEER:
RICHARD LE
8425 MONEYCOMB WAY
SACRAMENTO, CA 95828

PARCEL NO.
040-0010-037 &
040-0010-038

EXISTING USE
2.25 AC RESIDENTIAL

PROPOSED USE
2.25 AC - RD-1
11-SINGLE FAMILY LOTS.

SEWER DISPOSAL
COUNTY OF SACRAMENTO

SCHOOL DISTRICT
ELK GROVE SCHOOL DISTRICT
9510 ELK GROVE-FLOREN RD.
ELK GROVE, CA 95624

FIRE DEPARTMENT
SAC METRO FIRE DISTRICT
3012 GOLD CANAL DR.
RANCHO CORDOVA CA 95670

PARK DISTRICT
COUNTY OF SACRAMENTO

WATER
AMERICAN WATER CO.
4250 ROSEVILLE RD.
NORTH HIGHLANDS CA 95660

ELECTRIC
S.M.U.D.
P.O. BOX 15555
SACRAMENTO CA 95857-1555