

P93-103 - MAY STREET ESTATES

- REQUEST:**
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Tentative Map to subdivide a 0.81 \pm acre lot into six standard size lots in the Standard Single Family (R-1) zone.

LOCATION: 4433 May Street, Near the intersection of May Street and Bell Avenue.
Assessors Parcel Number: 237-0081-039
North Sacramento Community Plan (Robla Area)
School Districts: Robla Elementary and Grant High School Council District 2

APPLICANT:	Howard Munyer Phone Number: 482-9829
OWNER:	Charles and Rosalie Burres 4433 May Street, Sacramento, CA 95838
APPLICATION FILED:	June 21, 1993
STAFF CONTACT:	Jim McDonald, Associate Planner, 264-5723

SUMMARY/RECOMMENDATION

The applicant proposes to subdivide a 0.81 \pm acre lot into six standard size lots as shown on Exhibit D-1. An existing home on proposed lot #5 will be modified to provide adequate sideyard setbacks. All other structures on the site will be removed. Staff recommends approval of the project. This recommendation is based on consistency with the policies regarding residential uses in the North Sacramento Community Plan, and the Sacramento General Plan.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (7-15 du/na)
Existing Land Use of Site:	One single family dwelling
Existing Zoning of Site:	Standard Single Family (R-1) zone

Surrounding Land Use and Zoning:

North: Vacant; A
 South: Vacant; R-1
 East: Single Family Homes; R-1
 West: Vacant; R-1

Property Dimensions:	132' X 315'
Property Area:	1.0± gross acres 0.81± net acres
Density of Development:	7.4 dwelling units per net acre
Topography:	Flat
Street Improvements:	Existing[May Street will be widened]
Utilities:	Existing

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:

<u>Permit</u>	<u>Agency</u>
Design Review (Staff Level)	Design Review Staff
Certificate of Compliance	Public Works, Development Services
Encroachment Permit	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

The site currently contains numerous fruit and ornamental type trees as well as rows of mature Eucalyptus trees along the northern and western edge of the site. The City Arborist has recommended that the 50 Eucalyptus trees be preserved and that the remaining trees can be removed at the discretion of the property owner. The preservation of the Eucalyptus trees is addressed in the Mitigation Monitoring Plan.

The tentative map shows one existing single family dwelling and two existing accessory structures, one of which is being used as a second dwelling unit. The proposed lot lines currently divide each of the structures on the site. The applicant will be required to remove the accessory structures and modify the existing single family dwelling to provide an adequate sideyard setback.

STAFF EVALUATION: Staff has the following comments:

A. **Policy Considerations**

The six lots proposed will result in a density of 7.4 du/na. This density is consistent with the Community Plan density of 7-15 du/na and General Plan density of 4-15 du/na. The General Plan encourages the development of residential land uses in a manner which is efficient and utilizes existing and planned urban resources. The General Plan also states that residential development can only be approved where City services are provided in a manner which meets the needs of the proposed development. The North Sacramento Community Plan similarly encourages the provision of adequate housing opportunities and an increase in the supply of decent and safe housing.

The proposed subdivision will be consistent with the goals and policies of the General Plan and Community Plan in that it will provide additional housing, consistent with plan densities, on standard size lots that are easily served by City infrastructure.

B. **Tentative Map Design**

Each of the six lots would have driveway access onto May Street. Each of the lots will meet or exceed the minimum standard lot size of 52' X 100' (5,200 square feet). City services are readily available, and the applicant will provide subdivision improvements (i.e., curbs, gutters, sidewalks, etc.) consistent with the City Subdivision Code.

C. **Building Design**

One of the conditions of the Tentative Map is that the design of the proposed dwelling units shall be subject to staff level design review. This review would examine, but not be limited to, the following:

- o Exterior building and roof materials
- o Building height
- o Compatibility with surrounding area
- o Landscaping

PROJECT REVIEW PROCESS:

A. **Environmental Determination**

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where

clearly no significant impacts will occur. These mitigation measures address the preservation of existing mature Eucalyptus trees located along the western and northern edges of the site. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Attachment C).

B. Public/Neighborhood/Business Association Comments

This proposal was distributed to the GRIN neighborhood associations. They have no comments on the project as proposed.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. **Public Works-Development Services**

Provide infrastructure improvements pursuant to Chapter 40 of the City Subdivision code as defined in the attached resolution.

2. **Public Works-Transportation**

No traffic study required.

3. **City Arborist**

Preserve the Eucalyptus trees on the northern and western edges of the site pursuant the conditions of the Mitigation Monitoring Plan.

4. **Grant Joint Union and Robla Elementary**

Prior to recordation of the Final Map, applicant shall negotiate with the Grant Joint Unified High School District and Robla Elementary School District, written agreements to address the proposed subdivision's school facilities impacts on the District.

5. **PG&E and SMUD**

Provided a 12.5 foot Public Utility Easement for the purpose of aerial, underground facilities and associated appurtenances.

D. Subdivision Review Committee Recommendation

On September 15, 1993, the Subdivision Review Committee voted unanimously to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

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.

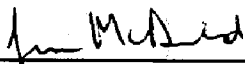
RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

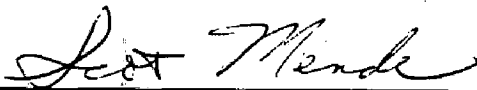
- A. Ratify the Negative Declaration;
- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan; and
- C. Adopt the attached Resolution approving the Tentative Map to subdivide a 0.81± acre lot into six standard size lots in the Standard Single Family (R-1) zone.

Report Prepared By,

Report Reviewed By,



Jim McDonald
Associate Planner

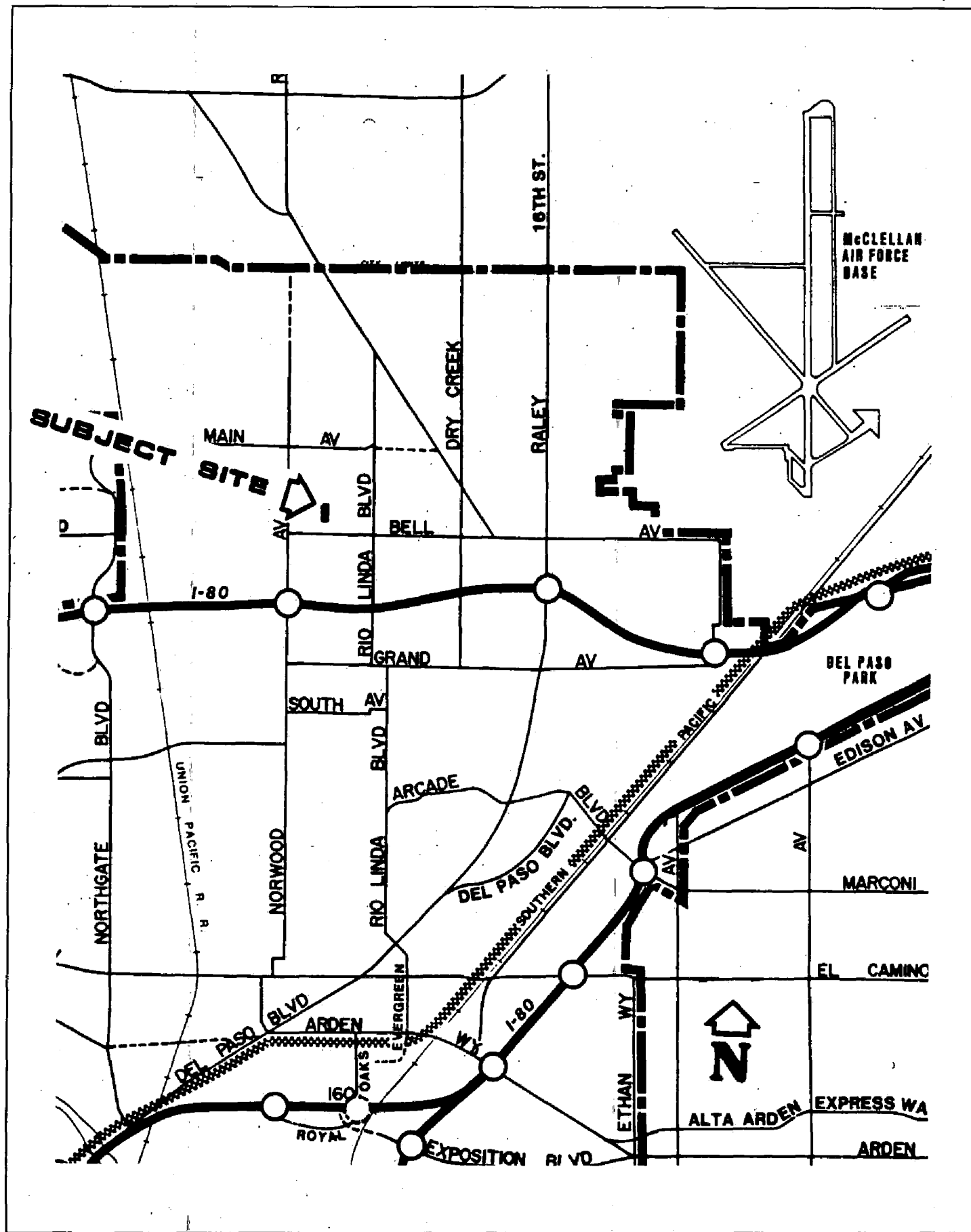


Scot Mende
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving Mitigation Monitoring Plan
Exhibit C-1	Mitigation Monitoring Plan
Attachment D	Resolution Approving Tentative Map
Exhibit D-1	Tentative Map

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VICINITY MAP

