



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

June 10, 1987

APPROVED
BY THE CITY COUNCIL

JUN 16 1987

OFFICE OF THE
CITY CLERK

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Tentative Map (P87-218)

Location: South of Valley Hi Drive and west of Pavia Way (south of Larchmont Valley subdivision and east of Villa Royale Unit 3 subdivision)

SUMMARY

The application is for a Tentative Map to subdivide 10.8+ acres zoned R-1A into 82 lots for petite homes. The Planning Commission and staff recommend approval of the Tentative Map with conditions.

BACKGROUND

The subject site is a portion of the Villa Royale Project approved by the City in 1985 for development with petite homes. Inadvertently, the applicants allowed the Tentative Map for Unit 4 to expire prior to obtaining final map approval. This map is a resubmission of the Tentative Map previously approved and the conditions for approval are the same.

VOTE OF THE PLANNING COMMISSION

On May 28, 1987, the Commission voted six ayes, three absent to recommend approval of the Tentative Map.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;

22

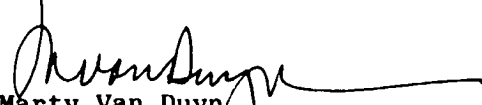
City Council

-2-

June 10, 1987

2. Approve the attached Resolution which adopts Findings of Fact and approves the Tentative map with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:AG:tc
attachments

June 16, 1987
District No. 7

P87-218

2

RESOLUTION No. 87-464

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED SOUTH OF VALLEY HI DRIVE AND WEST OF PAVIA WAY

(P87-218) (APN: 117-647-01)

APPROVED BY THE CITY COUNCIL

JUN 16 1987

OFFICE OF THE CITY CLERK

WHEREAS, the City Council on June 16, 1987, held a public hearing on the request for approval of a tentative map for property located south of Valley Hi Drive and west of Pavia Way;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

- 3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the South Sacramento Community Plan designate the subject site for Residential use(s).
- 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
 - c. 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 (.9184 acre).
 - d. 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 City Engineer after consultation with the U.S. Postal Service.
 - e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
 - f. Submit a soils test prepared by a registered engineer to be used in street design.

- g. Submit an acoustical report regarding noise generated by Cosumnes River Boulevard for the review and approval of the City/County Health Department. Comply with any recommendations made in the report.

MAYOR

ATTEST:

CITY CLERK

P87-218

Sacramento City Planning Commission
VOTING RECORD

22

MEETING DATE
May 28, 1987

ITEM NUMBER
19 B

PERMIT NUMBER
P 87-218

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

STAFF RECOMENDATION

Favorable Unfavorable

Correspondence

Petition

LOCATION
South of Larchmont Valley, east of
Villa Royale Unit 3

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NAME	ADDRESS

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NAME	ADDRESS

MOTION#	YES			NO			MOTION SECOND		
Chinn	✓								✓
Ferris	✓								
Goodin	absent								
Hollick	✓								
Holloway	absent								
Ishmael	✓								✓
Otto	✓								
Walton	absent								
Ramirez	✓								

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816		
OWNER	Feature Homes, Inc. - 6130 Freeport Boulevard, Sacramento, CA		
PLANS BY	Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816		
FILING DATE	4-27-87	ENVIR. DET.	5-18-87
ASSESSOR'S-PCL. NO.	117-647-01		
		REPORT BY	sg

APPLICATION: A. Negative Declaration

B. Tentative Map

LOCATION: South of Larchmont Valley, east of Villa Royale Unit 3.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10.8+ vacant acres into 82 single family petite lots located in the R-1A zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1986 South Sacramento Community Plan Designation: Residential 4-8 du/ac.
 Existing Zoning of Site: R-1A
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions: Irregular
 Property Area: 10.8+ acres
 Density of Development: 9.5 d.u. per acre net
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided

BACKGROUND INFORMATION: The subject site is a portion of Villa Royale originally approved by the City Council on November 10, 1983 (P83-334) for 233 zero-lot line units and 12 acres of multi-family development. Subsequent approvals changed the project to its current 311 single family petite units (P84-237 and P85-395). The map expired on September 4, 1986 and Unit 4 was not recorded.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 13, 1987, by a vote of four ayes, four absent, one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map 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 and four to eight units per acre in the 1986 South Sacramento Community Plan. The site is surrounded by single family residences located in the R-1 and R-1A zone.

APPLC. NO. P87-218 **MEETING DATE** May 28, 1987 **ITEM NO** 19

The project is the same design and number of lots as was approved in 1984. This unit has a density of 9.5 units per net acre. The overall Villa Royale Subdivision has a density of 7.5 units per net acre. Staff, therefore, finds the project consistent with the 1986 South Sacramento Community Plan.

B. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .9184 acres of land multiplied by the per acre value established by the applicant's appraiser.

C. Sound Study

The project is located near the proposed alignment of Cosumnes River Boulevard, a major arterial. The City/County Health Department requests a sound study to determine if a wall or other noise mitigation measure is appropriate.

D. Special Permit

Construction of the residences has begun in other Villa Royale units and the floor plans and elevations have not been changed. A renewal of the special permit is therefore not necessary.

E. Schools

The Elk Grove School District is impacted. Fees are collected with building permits.

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.

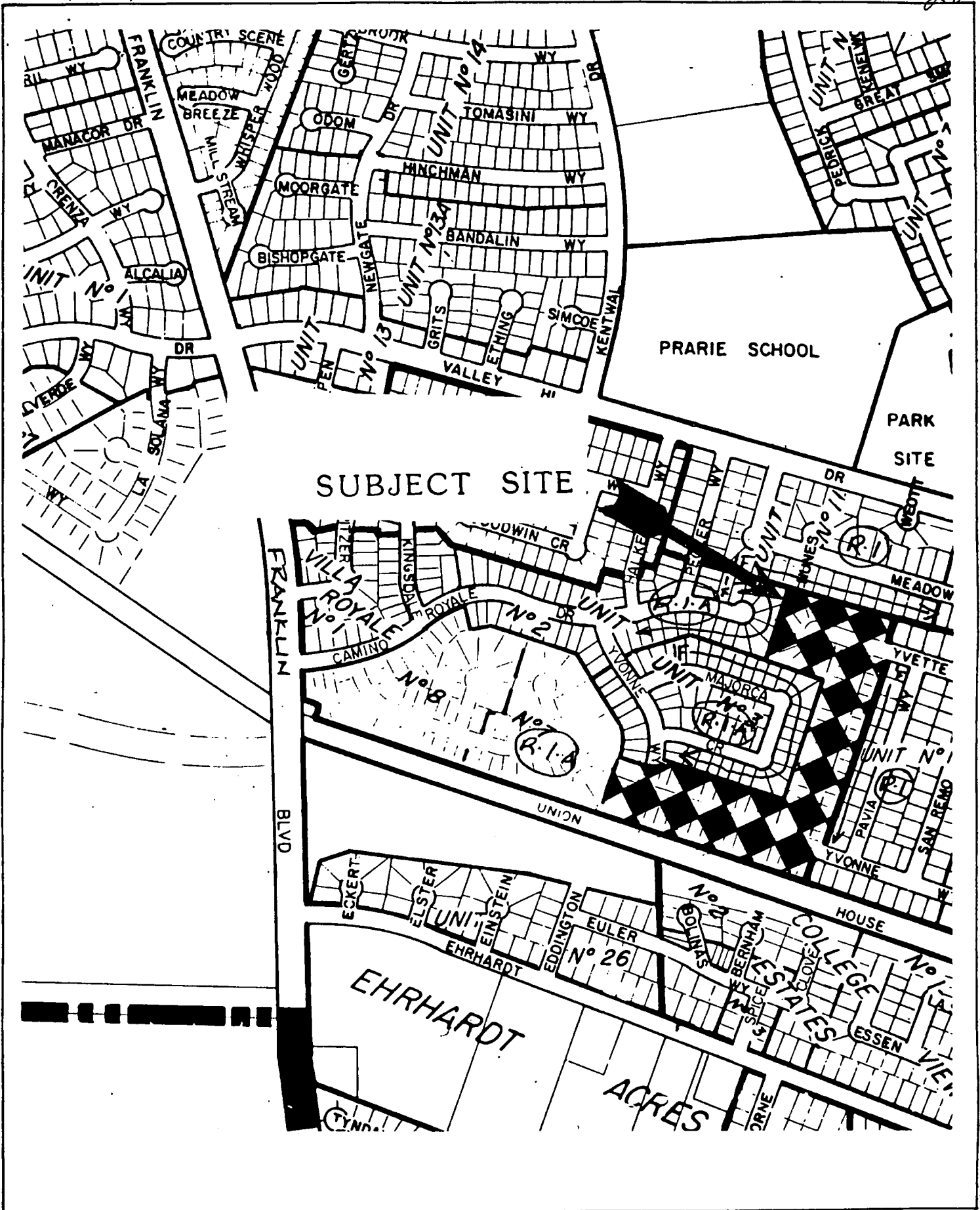
RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map subject to the following conditions:

Conditions - 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
- 3. 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 (.9184 acre);

4. 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 City Engineer after consultation with the U.S. Postal Service.
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
6. Submit a soils test prepared by a registered engineer to be used in street design.
7. Submit an acoustical report regarding noise generated by Cosumnes River Boulevard for the review and approval of the City/County Health Department. Comply with any recommendations made in the report.



VICINITY - LAND USE - ZONING

INITIATIVE MAP FOR
VILLA ROYALE UNIT NO. 4
 A PORTION OF REVISION TO
 ACCESSION OF VALLEY HI UNIT NO. 22 - 150 B.M. 16
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL, 1967
 SCALE: 1"=60'

MORTON & PITALCO, INC.
 SHEET 1 OF 15 SHEETS



OWNER/DEVELOPER
 FEATURE HOMES, INC.
 6130 FREEPORT BOULEVARD
 SACRAMENTO, CA 95827

ENGINEER
 MORTON & PITALCO, INC.
 1430 ALAMORA BLVD., SUITE 200
 SACRAMENTO, CA 95818

PERMITS
 CITY OF SACRAMENTO

WATER
 CITY OF SACRAMENTO

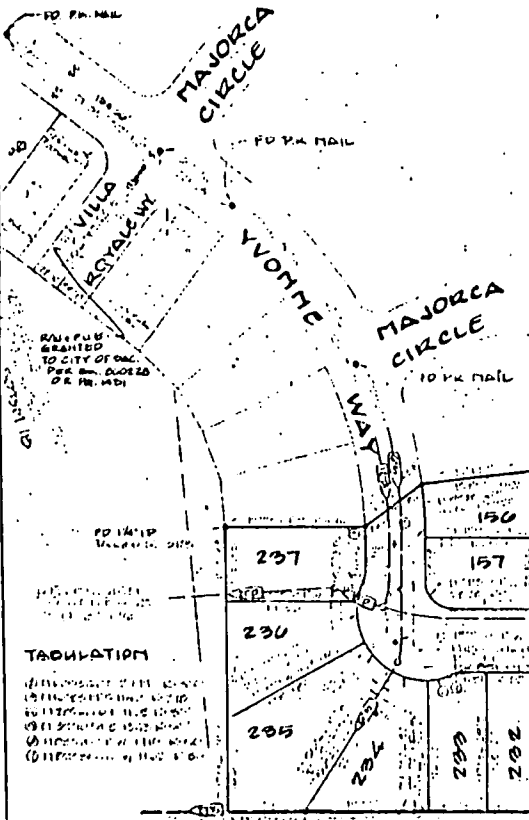
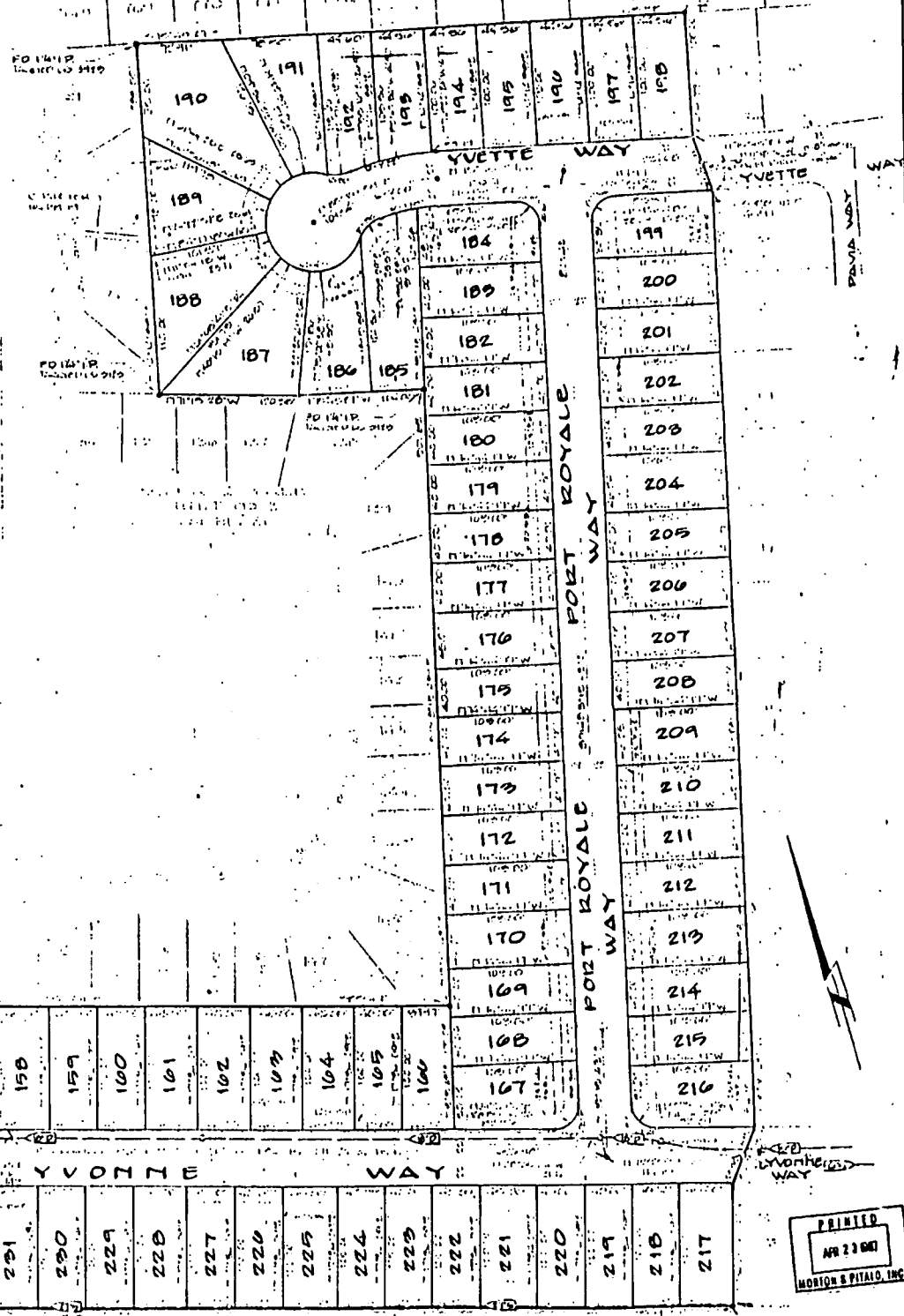
ELECTRICITY
 SACRAMENTO MUNICIPAL
 UTILITY DISTRICT

GAS
 PACIFIC GAS & ELECTRIC

SCHOOL DISTRICT
 ELK GROVE SCHOOL DISTRICT

ZONING
 R-1-A

SEWERAGE
 10.0 ± AC.
 ASSESSOR'S PARCEL NOS.
 117-643-01



TACULATION
 (1) DISTRICT 111
 (2) DISTRICT 112
 (3) DISTRICT 113
 (4) DISTRICT 114
 (5) DISTRICT 115
 (6) DISTRICT 116
 (7) DISTRICT 117
 (8) DISTRICT 118
 (9) DISTRICT 119
 (10) DISTRICT 120

PRINTED
 APR 23 1967
 MORTON & PITALCO, INC.

P87-218

P87218

5-28-87

Item 19

June 19, 1987

Feature Homes, Inc.
6130 Freeport Boulevard
Sacramento CA 95822

Dear Sirs:

On June 16, 1987, the Sacramento City Council took the following action(s) for property located south of Larchmont Valley and East of Villa Royale Unit #3, south of Valley Hi Drive and west of Pavia Way:

Adopted Res. 87-464 adopting Findings of Fact and approving a Tentative Map to Subdivide 10.8± acres into 82 single family petite lots in the R-1A zone. (P-87218)

Enclosed, for your records, is a fully certified copy of above-referenced resolution.

Sincerely,

Lorraine Magana
City Clerk

LM/lmh/#22

Enclosure

cc: Planning Department
Morton and Pitalo, Inc., 1430 Alhambra Boulevard, Sacramento, CA, 95816