

10.7

DEPARTMENT OF
PLANNING AND DEVELOPMENT
July 14, 1992

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300, 95814-2987
(916) 264-5571
FAX (916) 264-7185
BUILDING INSPECTIONS
ROOM 200, 95814-2998
(916) 264-5716
FAX (916) 264-7046
ECONOMIC DEVELOPMENT
ROOM 300, 95814-2987
(916) 264-7223
ENVIRONMENTAL SERVICES
ROOM 301, 95814-3982
(916) 264-7037
PLANNING
ROOM 200, 95814-2998
(916) 264-5381

812 TENTH STREET
SACRAMENTO, CA 95814-2694
NEIGHBORHOOD SERVICES
(916) 264-5948
FAX (916) 264-7722

APPROVED
BY THE CITY COUNCIL

JUL 14 1992

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members In Session:

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. TENTATIVE MAP TO SUBDIVIDE 27 LOTS INTO 54 HALF-PLEX LOTS ON 5.91± ACRES IN THE SINGLE FAMILY ALTERNATIVE (R-1A)(PUD) ZONE

LOCATION: Corner lots south of Rush River Drive between Lake Front Drive and Still Breeze Way and Corner lots along South Beach Drive
DISTRICT NO. 7

Owner: L & P- Pacific/Teichert, 8144 Pocket Road, Sacramento, CA, 95831
Applicant: L & P- Pacific/Teichert, 8144 Pocket Road, Sacramento, CA, 95831

SUMMARY:

This is a request to subdivide 27 vacant corner lots into 54 half-plex lots throughout two subdivisions totaling 5.91± vacant acres in the Single Family Alternative (R-1A)(PUD) zone. All lots are located in the LPPT Planned Unit Development. The Planning Commission and staff recommend approval of the request.

VOTE OF PLANNING COMMISSION:

On May 14, 1992, the Planning Commission voted nine ayes to recommend approval of the request.

RECOMMENDATION:

The City Planning Commission and Planning Staff recommend the following actions by the City Council:

1. Ratify the Negative Declaration
2. Adopt the attached Resolution approving the Tentative Map to subdivide 27 lots into 54 half-plex lots on 5.91± vacant acres.

BACKGROUND

The applicant is proposing to subdivide 15 corner lots in the Stillwater subdivision and 12 corner lots in the Southshore subdivision into a total of 54 half-plex lots. The subject site is designated Low Density Residential (4-15 du/na) by the General Plan and Low Density Residential (3-6 du/na) by the Pocket Community Plan.

The proposed 27 lot (54 half-plex lots) tentative map meets all the minimum standards for lot width, depth, and size. The subdivision is zoned R-1A (PUD) which has an existing activated special permit to build half-plexes with variable setbacks. Both of these subdivisions have existing halfplexes on corner lots.

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared.

FINANCIAL DATA

None.

POLICY CONSIDERATIONS

The proposal is consistent with the General Plan and the Pocket Community Plan which designates the site Low Density Residential (4-15 du/na) and Low Density Residential (3-6 du/na) respectively.

MBE/WBE EFFORTS

None.

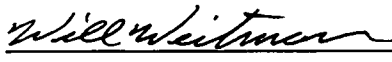
FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
CITY MANAGER

Contact Person:


Will Weitman, Principal Planner
Sandra Yope, Assistant Planner
(916) 264-5604

DG:GS:WW:SY:vr
Attachments

Respectfully Submitted,


for GARY STONEHOUSE
Planning Director

APPROVED BY:


DIANNE GUZMAN, AICP
Director, Planning & Development

July 14, 1992
District No. 7

RESOLUTION NO. 92-525

APPROVED
BY THE CITY COUNCIL

JUL 14 1992

OFFICE OF THE
CITY CLERK

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED ON CORNER LOTS SOUTH OF RUSH RIVER DRIVE BETWEEN LAKE FRONT DRIVE AND STILL BREEZE WAY AND CORNER LOTS ALONG SOUTH BEACH DRIVE;

(P92-054) (APN: 031-1320-028,35,031-1330-023,27, 29,31,39,45,50,66, 031-1340-001,07,15,20,31,45, 031-135-03,09,16,17,24,26,29,33,42,53,60)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a tentative map for property located at the above described location;

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 and/or Planning staff 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:

FOR CITY CLERK USE ONLY

P92-054

RESOLUTION NO.: _____

DATE ADOPTED: _____

4

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 provision for its design and improvement, is consistent with the City's General Plan and Pocket Community Plan which designate the site for Low Density Residential.
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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
 - b. Show all existing easements.
 - c. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100.
 - d. Show location of existing sewer and water services. Provide separate sewer and water services to each lot as required.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- e. Water meters shall be provided for all new water services required for this project.
- f. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required.

MAYOR

ATTEST:

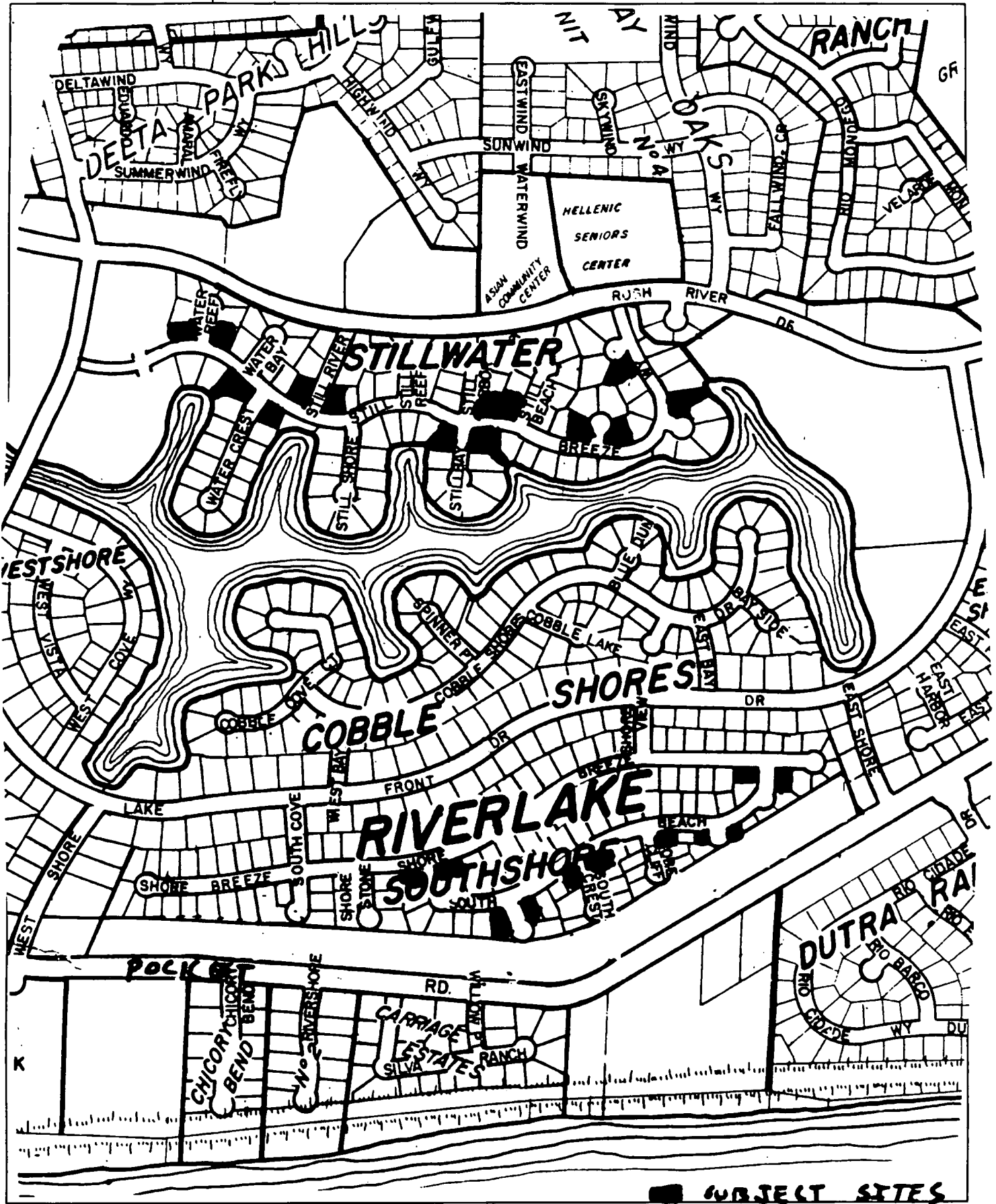
CITY CLERK

FOR CITY CLERK USE ONLY

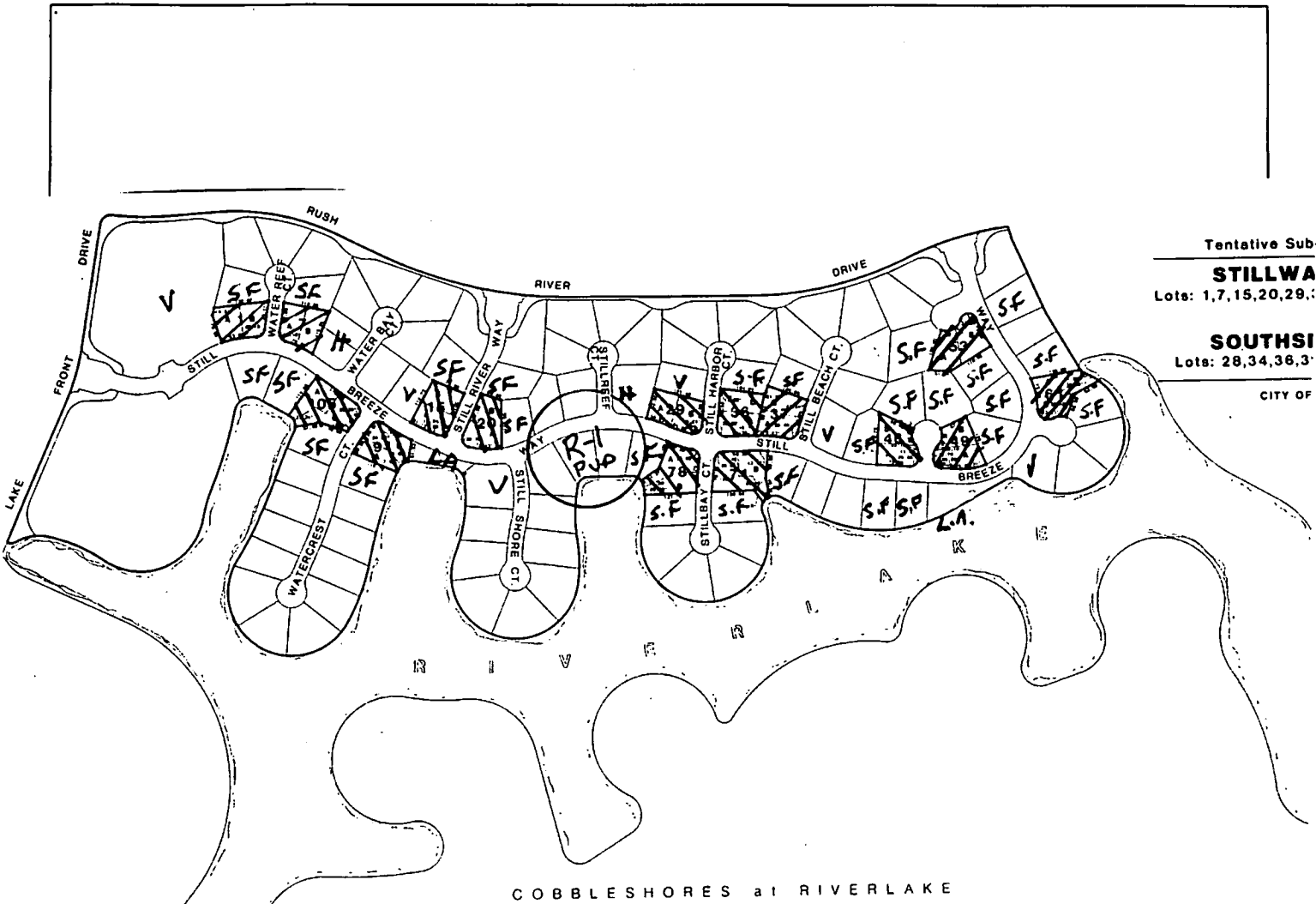
RESOLUTION NO.: _____

DATE ADOPTED: _____





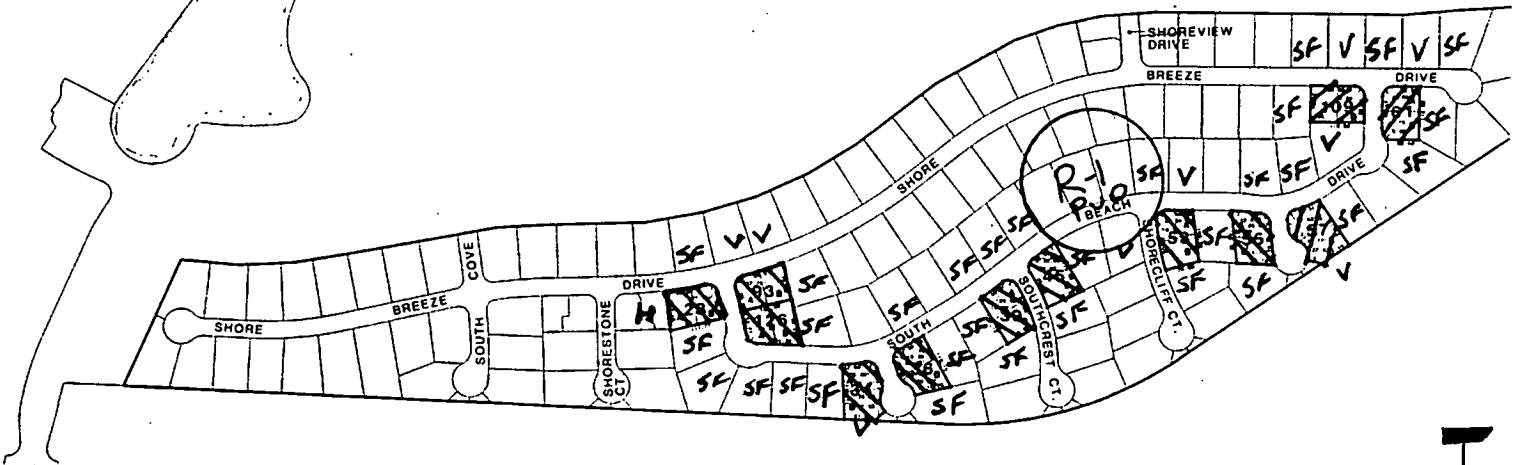
VICINITY MAP




Tentative Sub:
STILLWA
 Lots: 1,7,15,20,29,:

SOUTHSI
 Lots: 28,34,36,3'
 CITY OF

COBBLESHORES at RIVERLAKE



S.F - Single Family
 V - Vacant
 H - Halfplex
 LA - Lake Access

 - Subject site (ALL R-1A (PUD))



LAND USE & ZONING MAP

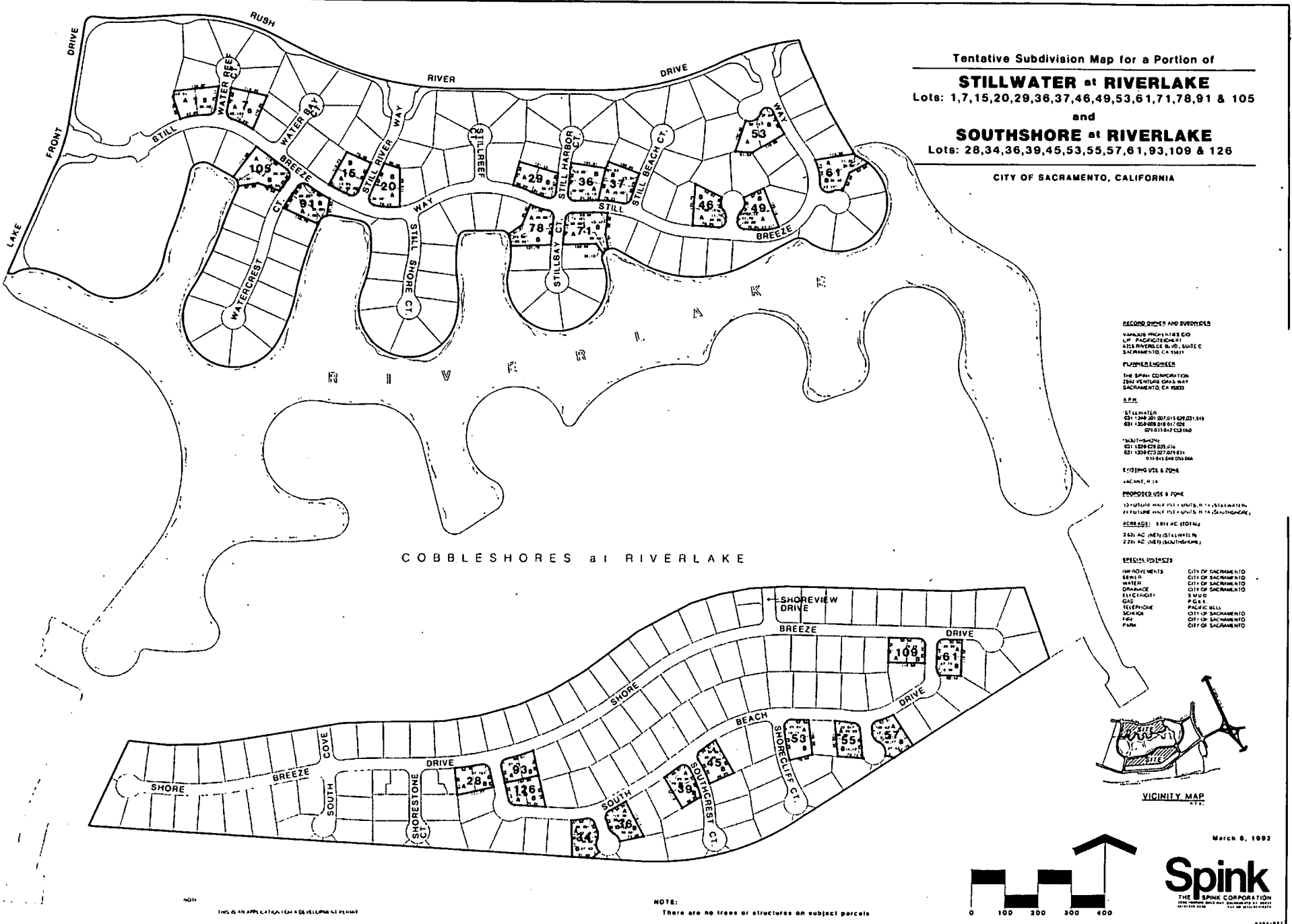


P92-054

MAY 14, 1992

ITEM

(9)



Tentative Subdivision Map for a Portion of
STILLWATER at RIVERLAKE
 Lots: 1,7,15,20,29,36,37,46,49,53,61,71,78,91 & 105
 and
SOUTHWEST at RIVERLAKE
 Lots: 28,34,36,39,45,53,55,57,61,93,109 & 126

CITY OF SACRAMENTO, CALIFORNIA

RECORD OWNER AND SURVEYS
 VANALIS PROPERTIES CO
 LP, SACRAMENTO, CA
 4123 RIVERLAKE BLVD., SUITE C
 SACRAMENTO, CA 95817

PLANNED HOUSES
 THE SPINK CORPORATION
 2800 WENTWORTH WAY
 SACRAMENTO, CA 95822

A.P.N.
 STILLWATER
 021-1340-021-001-001-001-015
 021-1340-021-001-001-001-016
 021-1340-021-001-001-001-017

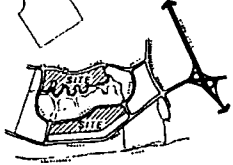
SOUTHWEST
 021-1340-021-001-001-001-018
 021-1340-021-001-001-001-019
 021-1340-021-001-001-001-020

PROPOSED USE & ZONE
 VACANT, R 1A
 PROPOSED USE & ZONE
 10 FUTURE HIGH DENSITY UNITS, R 1A, STILLWATER
 20 FUTURE HIGH DENSITY UNITS, R 1A, SOUTHWEST

ACREAGE: 381.8 AC (TOTAL)
 343.4 AC (NET) (STILLWATER)
 229.4 AC (NET) (SOUTHWEST)

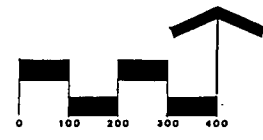
SPECIAL POSSESSES
 IMPROVEMENTS CITY OF SACRAMENTO
 SEWER CITY OF SACRAMENTO
 WATER CITY OF SACRAMENTO
 DRAINAGE CITY OF SACRAMENTO
 ELEC/PHONE S.W.D.
 GAS P.C.S.
 TELEPHONE P.C.S.
 SCHOOL CITY OF SACRAMENTO
 FIRE CITY OF SACRAMENTO
 PARK CITY OF SACRAMENTO

EXHIBIT A



VICINITY MAP

March 6, 1992



Spink
 THE SPINK CORPORATION
 2800 WENTWORTH WAY, SACRAMENTO, CA 95822
 (916) 486-1100

NOT TO SCALE

NOTE: There are no trees or structures on subject parcels

8288-001

**SACRAMENTO CITY PLANNING COMMISSION
VOTING RECORD**

ENTITLEMENTS

Meeting Date <u>May 14, 1992</u>
Item Number <u>12B</u>
Permit Number <u>P92-054</u>

- | | |
|--|--|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input checked="" type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT MODIFICATION | <input type="checkbox"/> ENVIRONMENTAL DETERMINATION |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

Staff Recommendation <input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable w/conds. <input type="checkbox"/> Correspondence <input type="checkbox"/> Petition
--

LOCATION: <u>Rush River Drive, between Lake Front Drive</u> <u>and Still Breeze Way</u>
--

P
R
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P
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N
E
N
T
S

NAME	ADDRESS

O
P
P
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N
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T
S

NAME	ADDRESS

MOTION # _____

MOTION

	Yes	No	Motion	Second
BECERRA	✓			
CHINN	✓			
DONAHUE	✓			
HOLLICK	✓		✓	
MYERS	✓			
REYNA	✓			
WALKER	✓			
WEMMER	✓			✓
NOTESTINE	✓			

- | | |
|---|--|
| <input type="checkbox"/> To Approve | <input type="checkbox"/> To recommend approval & forward to City Council |
| <input type="checkbox"/> To Deny | <input checked="" type="checkbox"/> To recommend approval subject to cond. & forward to City Council |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report | <input type="checkbox"/> To ratify negative declaration |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report | <input type="checkbox"/> To continue to _____ meeting |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> Other _____ |

6

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>L & P Land & Development Company, 8144 Pocket Road, Sacramento, CA 95831</u>		
OWNER <u>L & P Land & Development Company, 8144 Pocket Road, Sacramento, CA 95831</u>		
PLANS BY <u>The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA, 95833</u>		
FILING DATE <u>March 10, 1992</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>SLY</u>
PCL. NO. <u>031-1320-028,35,031-1330-023,27,29,31,39,45,50,68,031-1340-001,07,15,20,31,45,031-135-03,09,16,17,24,28,29,33,42,53,60</u>		

APPLICATION:

- A. Negative Declaration
- B. Tentative Map to subdivide 27 lots into 54 halfplex lots on 5.91± vacant acres in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone.

LOCATION: Corner lots south of Rush River Drive between Lake Front Drive and Still Breeze Way and
Corner lots along South Beach Drive
(City Council District 7)

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 27 lots into 54 halfplex lots on 5.91± vacant acres in the Single Family Alternative (R-1A) zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Pocket
Community Plan Designation: Residential (3-6 du/na)
Existing Zoning of Sites: R-1A (PUD)
Existing Land Use of Sites: Vacant

Surrounding Land Use and Zoning:

- North: Single Family and vacant, R-1 and R-1A(PUD)
- South: Single Family and vacant, R-1 and R-1A(PUD)
- East: Single Family and vacant, R-1 and R-1A(PUD)
- West: Single Family and vacant, R-1 and R-1A(PUD)

Property Dimensions: Irregular
Property Area: 5.91± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 6, 1992, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 27 vacant corner lots in throughout two subdivisions totaling 5.91 \pm vacant acres in the Single Family Alternative (R-1A)(PUD) zone. All lots are located in the LPPT Planned Unit Development. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The Pocket Community Plan designates the site Residential (3-6 du/na). The surrounding land use and zoning for the subject sites are single family dwellings and vacant, zoned Standard Single Family (R-1) and (R-1A)(PUD) to the north, south, east, and west.

B. Applicant's Proposal

The applicant is proposing to subdivide 15 corner lots in the Stillwater subdivision and 12 corner lots in the Southshore subdivision into a total of 54 halfplex lots for a total of 5.91 \pm vacant acres (see Exhibit A).

C. Tentative Map

The proposed 27 lot (54 halfplex lots) tentative map meets all the minimum standards for lot width, depth, and size. The subdivision is zoned R-1A (PUD) which has an existing activated special permit to build halfplexes with variable setbacks. Staff has no objection to the map provided the conditions listed below are met.

F. Agency Comments

The proposed project was reviewed by several City departments and other agencies. Their comments are incorporated into the conditions listed below.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

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

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Tentative Map to subdivide 27 lots into 54 halfplex lots on 5.91 \pm vacant acres subject to conditions and forward to the City Council.

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 noted:

- 1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

2. Show all existing easements.
3. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100.
4. Show location of existing sewer and water services. Provide separate sewer and water services to each lot as required.
5. Water meters shall be provided for all new water services required for this project.
6. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required.