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CITY OF SACRAMENTO

APPROVED
BY THE CITY COUNCIL
JUN 16 1987
OFFICE OF THE
CITY CLERK

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

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

June 10, 1987

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination

2. Tentative Map (P87-175)

3. Subdivision Modification to create lot in excess of 160 feet in depth

Location: 7006 Lemon Hill Avenue

SUMMARY

The Tentative Map is to subdivide 3.8± acres into 16 single family lots in the R-1 zone. One lot will have a depth in excess of 160 feet (162 feet). The Planning Commission and staff recommend approval of the request with conditions.

BACKGROUND

The Tentative Map is proposing a standard 16 lot single family subdivision in the R-1 zone. Due to an existing house on the site the proposed Lot 1 will have a depth of 162 feet. The Planning Commission recommend approval of the Subdivision Modification with a condition that Lot 1 be developed with only one unit.

VOTE OF THE PLANNING COMMISSION

On May 14, 1987, the Commission voted seven ayes, two absent to recommend approval of the request.

RECOMMENDATION

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

1. Ratify the Negative Declaration;

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. 6

P87-175

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RESOLUTION No. 87-465

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 7006 LEMON HILL AVENUE

(P87-175) (APN: 038-121-23)

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 subdivision modification and tentative map for property located at 7006 Lemon Hill Avenue;

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 1986 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. In the matter of the hereby approved requested subdivision modification to create one lot 162 feet in depth:

   a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the need for the lot depth is created by an existing house on the site.

   b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that it would be a hardship to require moving the existing structures on the site.

   c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that only one unit will be permitted on the lot with excess depth.

   d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential use.

7. 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. Pay off existing assessments, if any, or file the necessary segregation requests and fees to segregate existing assessments;

d. 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:

e. Meet all County Sanitation District requirements;

f. Submit a soils test prepared by a registered engineer to be used in street design;

g. Realign road right-of-way to reduce lot one to less than 160 feet deep with a minimum 12.5 foot street sideyard setback;

h. Abandon well under permit to the satisfaction of the County Health Department. Move wood and other material entirely onto Parcel A.

i. Dedicate Lemon Hill Avenue to a 32 foot halfsection;

j. Remove buildings as shown on Tentative Map;

k. Provide tangent section between reverse curves on Lemon Tree Court to the satisfaction of the Traffic Engineer;

l. Submit a survey of garages within 1,000 feet of the radius of the site for review of the Planning Department. If more than 50 percent of the units in the area have garages, the garage shall be replaced or bonds for its construction within one year or recordation of the final map shall be posted.

m. No deep lot development shall be allowed on Lot 1. Only a single family dwelling is allowed. (CPC added)

MAYOR

ATTEST:

CITY CLERK

P87-175

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Sacramento City Planning Commission
VOTING RECORD

MEETING DATE: May 14, 1987
ITEM NUMBER: 21B
PERMIT NUMBER: P87-175

ENTITLEMENTS

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

STAFF RECOMENDATION
- [x] Favorable w/mods
- [ ] Unfavorable
- [ ] Correspondence
- [ ] Petition

LOCATION: 7006 Lemon Hill Avenue

PROPONENTS	NAME	ADDRESS
	Nadya Andrews	(Allied Langdon Engr.)

OPPONENTS	NAME	ADDRESS

MOTION# _____

	YES	NO	MOTION	SECOND
Chinn	✓			
Ferris	✓			✓
Goodin	✓			
Hollick	✓		AA	
Holloway	absent			
Ishmael	✓		✓	
Otto	✓			AA
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
- [x] TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL (amend)
- [ ] TO RATIFY NEGATIVE DECLARATION
- [ ] TO CONTINUE TO _____ MEETING
- [ ] OTHER _____

PLANNING AND DEVELOPMENT

AMENDED BY CPC 5-14-87

CITY PLANNING COMMISSION

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

APPLICANT Allied - Langdon Engineering, P O Box 2077, Citrus Heights, CA 95611
OWNER Joe & Helena Reali, 7006 Lemon Hill Avenue, Sacramento, CA 95824
PLANS BY Allied-Langdon Engineering
FILING DATE 4/3/87 ENVIR. DET. 5/4/87 REPORT BY SD/vf
ASSESSOR'S-PCL. NO. 038-121-23

APPLICATION: A. Negative Declaration

B. Tentative Map (P87-175)

C. Subdivision Modification to create a lot in excess of 160 ft. deep

LOCATION: 7006 Lemon Hill Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 3.8± acres into 16 single family lots located in the Single Family (R-1) zone.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North:	Single family; R-1
South:	Morrison Creek; R-1
East :	Multi-family; R-1
West :	Vacant

Property Dimensions:	330 ft. x 547 ft.
Property Area:	3.8 ± acres
Density of Development:	5.1 d.u. per net acre
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

Subdivision Review Committee Recommendation:

On April 22, 1987, by a vote of 5 ayes, 4 absent, the S.R.C. voted to recommend approval of the Tentative Map and denial of the Subdivision Modification to create a lot in excess of 160 feet deep. The map is subject to the attached conditions.

APPLC.NO. P87-175 MEETING DATE May 14, 1987 ITEM NO. 21

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 for four to eight units per acre in the 1986 South Sacramento Community Plan. The subject site is surrounded by single family to the north, single and multi-family to the east, Morrison Creek to the south and vacant land to the west. All surrounding property is zoned R-1. The applicant proposes sixteen single family lots on 3.8 acres. Proposed density is 5.1 units per net acre.

B. Design

The subject site is developed with a residence and outbuildings on the northeast corner. The garage and shed have been noted for removal on the tentative map. The proposed road right-of-way is 21 feet from the side of the house. Staff recommends that the road be realigned to the east. This will eliminate the need to create a lot in excess of 160 feet deep while leaving sufficient room for a 12.5 foot street sideyard setback.

If more than 50 percent of the residences within 1000 feet within 1000 feet of the subject site have garages, the applicant must replace the garage prior to map recordation or bond for CTS Construction within one year of map recordation.

C. Parkland Dedication

The Planning and Community Services Divisions have determined the Parkland Dedication in-lieu fees are appropriate. Fees will be based upon 0.2235 acres of land multiplied by the per acre value established by the applicant's appraiser.

Environmental Determination: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A Negative Declaration has been filed.

Recommendation: Staff recommends the following actions:

1. Ratify the Negative Declaration;

2. Recommend approval of the Tentative Map subject to conditions;

3. Recommend denial of the Subdivision Modification.

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. Pay off existing assessments, if any, or file the necessary segregation requests and fees to segregate existing assessments;

4. 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;

5. Meet all County Sanitation District requirements;

6. Submit a soils test prepared by a registered engineer to be used in street design;

7. Realign road right-of-way to reduce lot one to less than 160 feet deep with a minimum 12.5 foot street sideyard setback;

8. Abandon well under permit to the satisfaction of the County Health Department. Move wood and other material entirely onto Parcel A.

9. Dedicate Lemon Hill Avenue to a 32 foot halfsection;

10. Remove buildings as shown on Tentative Map;

11. Provide tangent section between reverse curves on Lemon Tree Court to the satisfaction of the Traffic Engineer;

12. Submit a survey of garages within 1000 feet of the radius of the site for review of the Planning Department. If more than 50 percent of the units in the area have garages, the garage shall be replaced or bonds for its construction within one year of recordation of the final map shall be posted.

13. *No deep lot development shall be allowed on Lot 1. Only a single family dwelling is allowed.* (CPC added)

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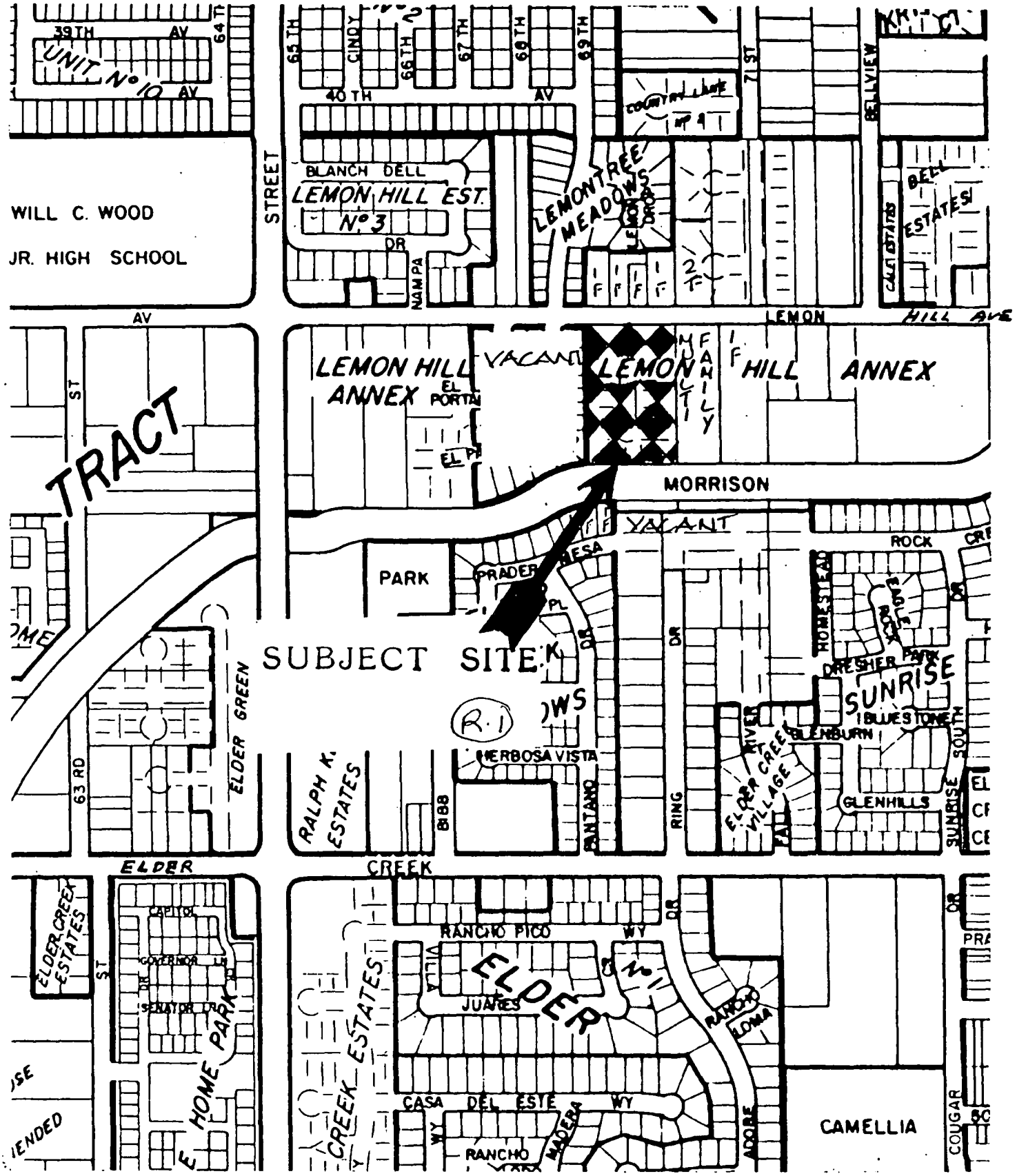

VICINITY - LAND USE - ZONING

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P87-175 5-16-87 Transmittal

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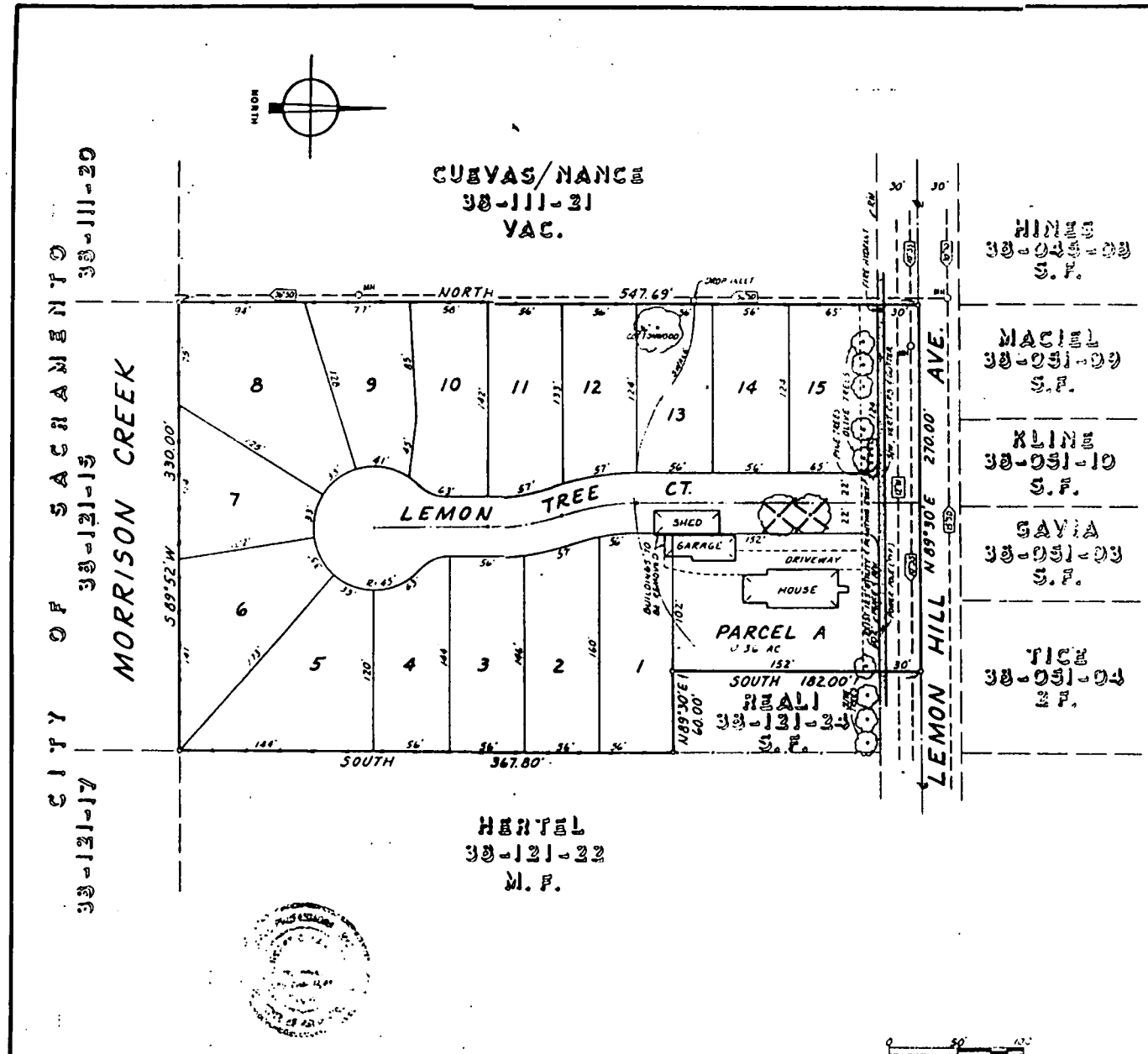

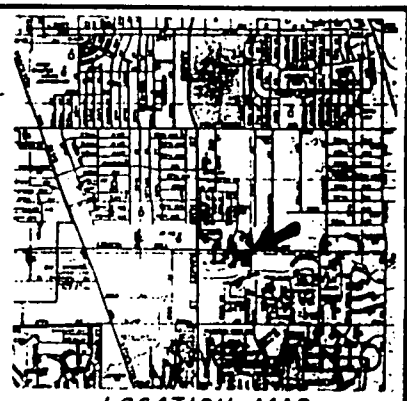

LOCATION MAP
NO SCALE

OWNER	JOE & HELENA REALI 7009 LEMON HILL AVE. SACRAMENTO, CA 95828
ENGINEER	ALLIED-LANGDON ENGINEERING P.O. BOX 2077 CITRUS HEIGHTS, CA 95610
APN	38-121-23
AREA	3.9 AC
ZONING	R-1
EXISTING USE	1 SINGLE FAMILY HOUSE
PROPOSED USE	EXISTING HOUSE (PARCEL A) 15 LOT SINGLE FAMILY SUBDIVISION (PARCEL B)
WATER	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
SCHOOL DIST	SACRAMENTO CITY

PHASE I - PARCEL MAP - PARCELS A & B
PHASE II - SUBDIVISION MAP OF PARCEL B

TENTATIVE SUBDIVISION & PARCEL MAP
"LEMON TREE RANCH"

PARCEL A OF 59 P.M. 3
CITY OF SACRAMENTO, CALIFORNIA
MARCH, 1987 SHEET 1 OF 1 SCALE 1" = 50'

ALLIED LANGDON ENGINEERING

#870035

P87175

June 19, 1987

Joe and Helena Reali
7006 Lemon Hill Avenue
Sacramento CA 95824

Dear Mr. and Mrs. Reali:

On June 16, 1987, the Sacramento City Council took the following action(s) for property located at 7006 Lemon Hill:

> Adopted Res. 87-465 adopting Findings of Fact and approving a Tentative Map to subdivide 3.9± acres into 16 lots in the R-1 zone and approved Subdivision Modification to create a single family lot in excess of 160 feet deep. (P-87175)

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

Sincerely,

Lorraine Magana
City Clerk

LM/lmh/#23

Enclosure

cc: Planning Department
Allied Langdon Engineering, P.O. Box 2077, Citrus Heights, CA, 95611