



CITY OF SACRAMENTO

APPROVED
BY THE CITY COUNCIL

APR 28 1987

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

OFFICE OF THE
CITY CLERK

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

April 21, 1987

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Tentative Map (P87-091)

Location: Southeast corner of Bell Avenue and Dry Creek Road

SUMMARY

This is an application to subdivide 10+ vacant acres into 52 single family lots located in the R-1 zone. The Planning Commission and the staff recommend approval of the Tentative Map subject to the attached conditions.

BACKGROUND INFORMATION

The subject site is located in an area of single family development located on large parcels. The area is designated for residential development. The subject site consists of two lots totaling ten acres. The applicant proposes 52 single family residential lots.

There are eight lots which front onto Bell Avenue. This design eliminates the need for a long privacy wall or fence on Bell Avenue.

VOTE OF THE PLANNING COMMISSION

On March 26, 1987, the Planning Commission voted six ayes, three absent to recommend approval of the project subject to conditions.

RECOMMENDATION

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

1. Ratify the Negative Declaration.

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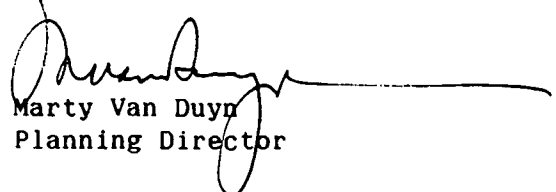
City Council

-2-

April 21, 1987

- 2. Adopt the attached Resolution adopting findings of fact and approving the Tentative Map subject to conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:AG:tc
attachments

April 28, 1987
District No. 2

P87-091

RESOLUTION No. 87-318

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF BELL AVENUE AND DRY CREEK ROAD

(P87-091) (APN: 237-0154-001,002)

APPROVED BY THE CITY COUNCIL

APR 28 1987

OFFICE OF THE CITY CLERK

WHEREAS, the City Council on April 28, 1987, held a public hearing on the request for approval of a tentative map for property located at the southeast corner of Bell Avenue and Dry Creek Road;

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 Chapter 40 of the City Code, which is a Specific Plan of the City. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for 4-8 units per acre in the 1984 North Sacramento Community Plan and the proposed residential map conforms to the plan designation.
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; Bell Avenue and Dry creek Road require 1/2 street plus 15 feet; Fell Street requires 1/2 street plus 12 foot land;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; sewer extensions will have to be oversized and extended along Bell Avenue to Rio Linda Boulevard; drainage extensions will have to be oversized along Dry Creek Road;
 - 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 require Parkland Dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
 - 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. Meet all County Sanitation District requirements;
- g. Submit a soils test prepared by a registered engineer to be used in street design;
- h. If off-site right-of-way is required, City will condemn at developer's expense;
- i. Prepare a right-of-way study for street alignment and dedicate street as necessary;
- j. Remove all trash to an approved dump site to the satisfaction of the City/County Health Department;
- k. Abandon any wells to the satisfaction of the City/County Health Department;
- l. Dedicate the north 12-1/2 feet of lots 34 through 42 as a P.U. E. for overhead electrical facilities and appurtenances;
- m. Place the following note on the final map: Front yard landscaping shall be installed by the builder for lots 34 through 42. Site plans indicating appropriate driveway hammerhead treatment and landscaping irrigation plans indicating berming between hammerhead and sidewalk shall be submitted for Planning staff review and approval prior to issuance of building permits (refer to file P87-091 on file at Sacramento City Planning Department);
- n. Provide a survey showing size, species and location of all trees to be retained and all trees to be removed. This survey must be reviewed and approved by the City Arborist. Should the Arborist determine that removal of any tree may adversely impact the site, an approved tree preservation plan and revegetation plan must be submitted and reviewed by the City Planning Division prior to the issuance of any building permit.

MAYOR

ATTEST:

CITY CLERK

P87-091

Sacramento City Planning Commission VOTING RECORD

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MEETING DATE
March 26, 1987

ITEM NUMBER
17A+17B

PERMIT NUMBER
P87-091

ENTITLEMENTS

- | | |
|---|--|
| <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 | <input checked="" type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> OTHER _____ |

STAFF RECOMENDATION
 Favorable Unfavorable
 Correspondence
 Petition

LOCATION
Southeast corner of Dry Creek Road
& Bell Avenue.

PROPOSERS

NAME	ADDRESS

OPPOSERS

NAME	ADDRESS

MOTION#	YES		NO		MOTION SECOND
Chinn	<input checked="" type="checkbox"/>				
Ferris	<input checked="" type="checkbox"/>				
Goodin	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Hollick	<input checked="" type="checkbox"/>	<i>absent</i>			
Holloway	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Ishmael	<input checked="" type="checkbox"/>	<i>absent</i>			
Otto	<input checked="" type="checkbox"/>				
Walton	<input checked="" type="checkbox"/>	<i>absent</i>			
Ramirez	<input checked="" type="checkbox"/>				

- MOTION**
- | | |
|--|--|
| <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 FINDINGS OF FACT IN STAFF REPORT | <input checked="" type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS 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 _____ |

CITY PLANNING COMMISSION

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

APPLICANT	Reiners & Hayes, 3451 Longview Dr., North Highlands, CA 95660				
OWNER	J & L Properties, 3434 Marconi Avenue #A, Sacramento, CA 95821				
PLANS BY	Reiners & Hayes, 3451 Longview Dr., North Highlands, CA 95660				
FILING DATE	2/18/87	ENVIR. DET.	3/16/87	REPORT BY	SD:SC
ASSESSOR'S-PCL. NO.	237-0154-01,02				

APPLICATION: A. Negative Declaration
B. Tentative Map

LOCATION: Southeast corner of Bell Avenue and Dry Creek Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10+ vacant acres into 52 single family lots in the R-1 Zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community
Plan Designation: Residential 4-8 du/ac.
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant and Single Family R-1
South: Vacant; R-1
East: Vacant and Single Family; R-1
West: Bar and Single Family; R-1, C-2

Property Dimensions: 660' x 660'
Property Area: 10+ acres
Density of Development: 6.9 d.u. per acre
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 11, 1987, by a vote of five ayes and four absent, 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. It is designated for four to eight units per acre in the 1984 North Sacramento Community Plan. The site is surrounded by single family residential units on large lots located in the R-1 Zone and vacant residential land. A bar, zoned C-2, is located to the west. The site is a vacant 10 acre parcel zoned Single Family (R-1).

The applicant proposes to subdivide the site into 52 single family lots. The density of 6.9 units per net acre is within the range of the community plan designation.

APPLC. NO. P87-091 MEETING DATE March 26, 1987 ITEM NO. 17

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B. Design

The applicant proposes nine lots which back-out onto Bell Avenue. Bell Avenue is proposed to be 60 feet in width. In order to prevent an unsafe back-out situation, the applicant has increased the lot width to 60 feet and the depth to 116 feet. This will allow the applicant to construct hammerhead driveways. Staff recommends that the turn-around portion of the driveway be turf block or paverstone and that the area between the turn-around and sidewalk be landscaped and bermed. Staff will review these site plans for appropriate landscaping and building materials prior to issuance of building permits.

The applicant's design eliminated the need for a masonry wall along Bell Avenue which is desirable. Fell Street is 50 feet in width which should not present a problem with standard size back-out lots.

C. Schools

The Grant Joint Union High School District and the Robla School District are anticipating implementing developer fees which will be collected at the time building permits are issued.

D. Parkland Dedication

The Planning and Community Services Divisions have determined the Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .7748 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 an impact on the environment. A negative declaration with the following mitigation measure has been filed.

Plant Life: The applicant's plans indicate a large number of mature trees on the site. In order to avoid possible significant environment impacts from the removal of these trees, the applicant must comply with the following:

- Provide a survey showing size, species and location of all trees to be retained and all trees to be removed. This survey must be reviewed and approved by the City Arborist. Should the Arborist determine that removal of any tree may adversely impact the site, an approved tree preservation plan and revegetation plan must be submitted and reviewed by the City Planning Division prior to the issuance of any building permit.

RECOMMENDATION: Staff recommends that the Commission:

- 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:

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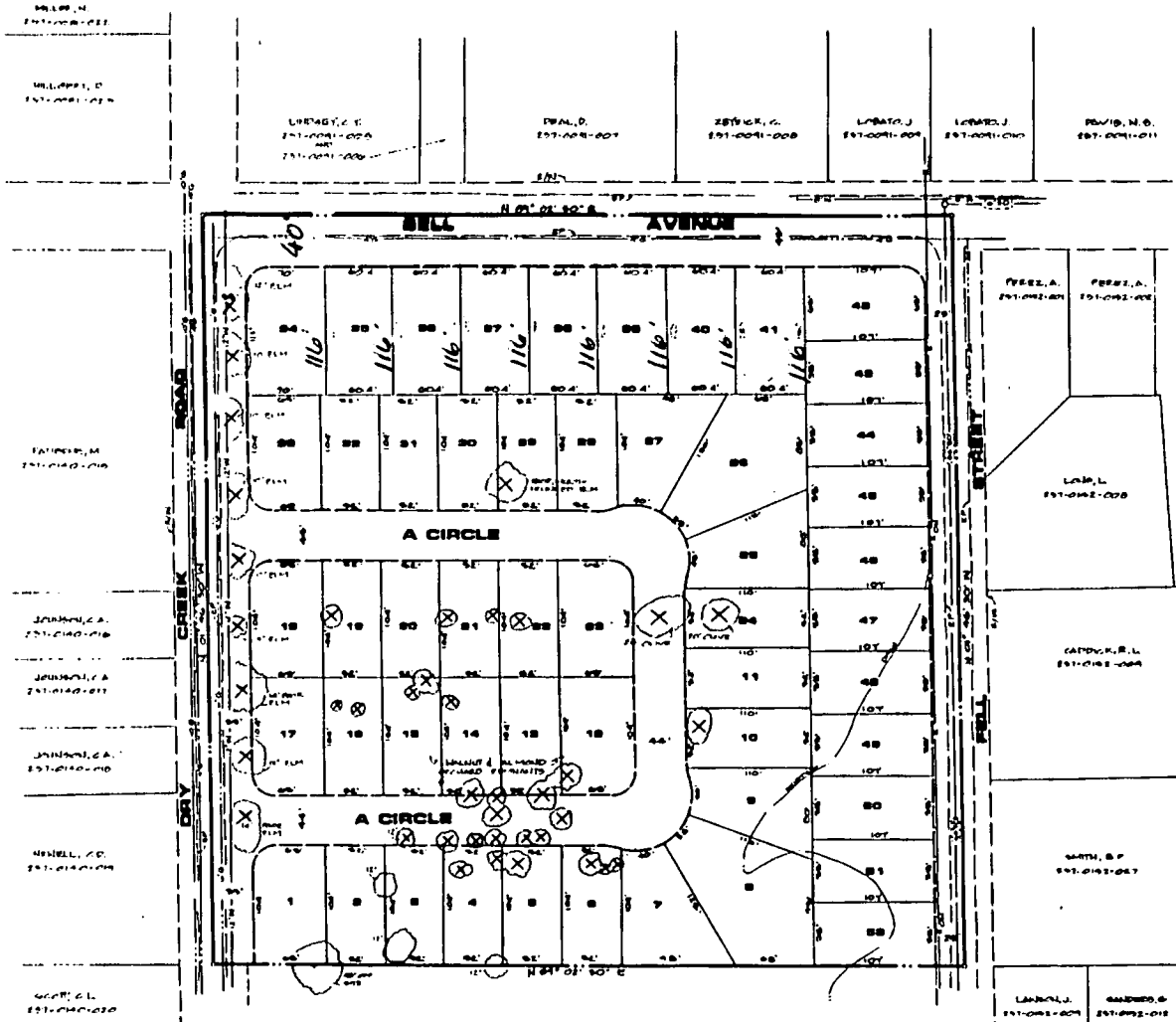
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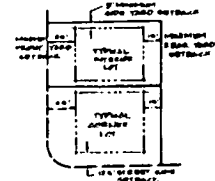
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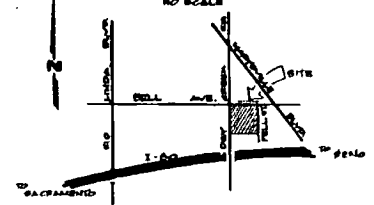
150-887



LOT SETBACKS



VICINITY MAP



GENERAL NOTES

- OWNER/DEVELOPER**
J & L PROPERTIES
3438 MARSH AVENUE, A
SACRAMENTO, CA 95811
 - PLANNING CONSULTANT**
REINERS & HAYES
3431 LINDAVILLE DRIVE, STE 100
NORTH HIGHLANDS, CA 95834
 - ENGINEER**
KARL ENGINEERS INC. CE 24204
4240 N. PRESBY BLVD STE 10
SACRAMENTO, CA 95834
 - ASSESSOR PARCEL NUMBER**
197-0184-001 AND 002
 - ADDRESS**
10 ACRES (20000)
 - PRESENT ZONING**
E-1
 - PROPOSED ZONING**
E-1
 - LOT SIZE**
MAXIMUM: 8500 SQ FT
MINIMUM: 9400 SQ FT
 - DENSITY CALCULATION**
91 UNITS/LOCAL NET = 649 UNITS/ACRE
- PRESENT USE**
VACANT
 - PROPOSED USE**
SINGLE FAMILY RESIDENTIAL
 - NUMBER OF LOTS**
52
 - PARK DISTRICT**
CITY OF SACRAMENTO
 - FIRE DISTRICT**
CITY OF SACRAMENTO
 - HIGH SCHOOL DISTRICT**
GRANT JOINT UNION SCHOOL DISTRICT
 - ELEMENTARY SCHOOL DISTRICT**
ROSLA SCHOOL DISTRICT
 - WATER SUPPLY**
CITY OF SACRAMENTO
 - SANITARY SEWER**
COUNTY OF SACRAMENTO
 - STORM DRAINAGE**
CITY OF SACRAMENTO

NOTES
A SITE SURVEY CONDUCTED ON FEB 19, 1987 INDICATED THAT MOST ALL TREE NEES EITHER IN POOR HEALTH OR NEED UN-REMOVABLE AND LANDSCAPE ARCHITECT TREES.

TENTATIVE MAP FOR:
LINDA WOODS
UNIT No. 2
CITY OF SACRAMENTO, CALIFORNIA

J & L PROPERTIES
JANUARY 1987

REVISED MARCH 9, 1987

