

**P93-136 - BETH ESTATES**

**REQUEST:**

- A. Environmental Determination
- B. Tentative Map (Beth Estates) to subdivide 5.44± vacant acres into 35 lots for single family development in the Single Family Alternative (R-1A) zone.

**LOCATION:** South of Meadowview Road, West of 22nd Street  
052-0085-020 & 021  
Airport/Meadowview  
Sacramento City Unified School District  
Council District 8

|                           |   |
|---------------------------|---|
| <b>APPLICANT:</b>         | Dunnigan Realtors, Carl Packard, 422-3756<br>6355 Riverside Boulevard, Sacramento, CA 95831 |
| <b>OWNER:</b>             | Goodrich & Pennington, Inc.<br>50 E Street, Santa Rosa, CA 95404                            |
| <b>PLANS BY:</b>          | FMCH, 7806 Uplands Way, Ste. B Citrus Heights, CA 95610                                     |
| <b>APPLICATION FILED:</b> | 9-7-93  |
| <b>STAFF CONTACT:</b>     | Cindy Gnos, 264-7636  |

**SUMMARY/RECOMMENDATION:** The applicant proposes to subdivide 5.4 acres into 35 lots for single family development. In order to meet the applicant's objectives, the project requires the discretionary planning entitlement described above. In evaluating the project, the basic issues are density and building design. Staff recommends approval of the project. This recommendation is based on its consistency with the policies regarding residential development in the Airport/Meadowview Community 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:  | Vacant                               |
| Existing Zoning of Site:    | R-1A                                 |

**Surrounding Land Use and Zoning:**

North: Single Family Residential; R-1  
 South: Vacant; R-1A(PUD)  
 East: Single Family Residential; R-1  
 West: Vacant; R-1

|  |                                 |
|--|---------------------------------|
| Property Dimensions:                   | 658' x 355' ±                   |
| Property Area:                         | 5.44 ± gross acres              |
|  | 4.98 ± net acres                |
| Density of Development:                | 7.2 dwelling units per net acre |
| Square Footage of Single Family Homes: | 1,150 square feet average       |
| Topography:                            | Flat                            |
| Street Improvements:                   | Existing and to be provided     |
| Utilities:                             | Existing and to be provided     |

**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>           |
|------------------------------------|-------------------------|
| Final Map                          | Public Works Department |
| *Special Permit (with CEQA review) | Planning Division       |
| Building Permit                    | Building Division       |

\*Requires a public hearing.

**BACKGROUND INFORMATION:** On April 9, 1991, the City Council approved a Rezone (P90-430) of the subject site from Standard Single Family (R-1) to Single Family Alternative (R-1A) and a Tentative Map to subdivide the site into 35 lots. On January 24, 1991, the Planning Commission approved a Special Permit for the development of the 35 single family residences. The map was never recorded, and no extension was applied for, therefore, the applicant is requesting approval of a new Tentative Map. The map is the same map as previously submitted. The R-1A zoning of the site requires Special Permit approval to address design concerns. The applicant is not requesting a Special Permit at this time, since the builder of the subdivision has not been chosen. A Special Permit approval by the Planning Commission is required prior to the issuance of any Building Permits.

**STAFF EVALUATION:** Staff has the following comments:

A. Policy Considerations

The proposed 7.2 dwelling unit per net acre density of the subdivision is consistent with the land use designations in the General Plan and

Airport/Meadowview Community Plan. The Special Permit required prior to Building Permits ensures compliance with the policies of quality design in the Airport/Meadowview Community Plan.

**B. Tentative Map Design**

The Tentative Map proposes to divide the 5.4 acres into 35 parcels. The lots range between 48 feet and 59 feet wide. The average lot size is 5,700 square feet, which exceeds the minimum required for Standard Single Family Development. There are some off-site dedications required for connections of Walsh Way and Manorcrest Way within the North Shores Subdivision. Temporary connections or turn-arounds are necessary until the development of North Shores occurs. Staff has no objection to the Tentative Map proposal provided the conditions in the attached Resolution are met.

**C. Site Plan Design/Zoning Requirements**

The site is zoned Single Family Alternative (R-1A). This zoning designation requires Special Permit approval by the Planning Commission prior to the construction of the homes. The applicant has indicated that the builder of the site has not been found, and the Special Permit application will be made when plans have been developed. The Special Permit application should include complete floorplans and elevations of the units, and a master site plan indicating which unit will be on which lot. There should be adequate variety of units, with variable front setbacks. The units should also be constructed of quality building materials.

**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.

**B. Public/Neighborhood/Business Association Comments**

The proposed Tentative Map was sent to several Meadowview area neighborhood associations. No comments have been received.

**C. Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies. The comments have been incorporated into the Tentative Map conditions in the attached Resolution.

**D. Subdivision Review Committee Recommendation**

On October 20, 1993, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve or deny the Tentative Map. 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 Tentative Map (Beth Estates) to subdivide 5.44 ± vacant acres into 35 lots.

Report Prepared By,

Report Reviewed By,



Cindy Gnos, Associate Planner



Barbara L. Wendt, Senior Planner

**Attachments**

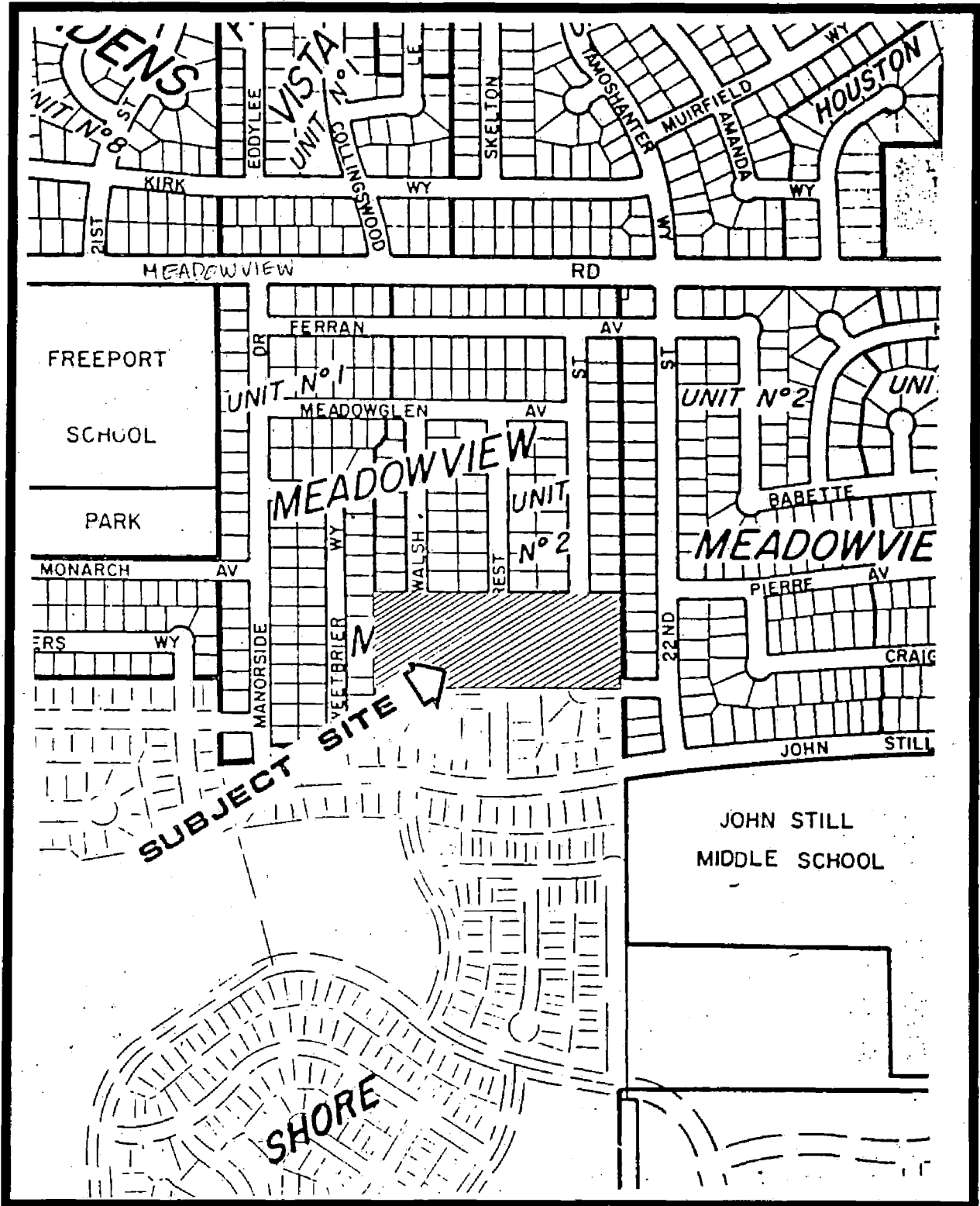
- Attachment A Vicinity Map
- Attachment B Land Use and Zoning Map
- Attachment C Resolution Approving the Tentative Map
- Exhibit C-1 Tentative Map

ATTACHMENT A

P93-136

NOVEMBER 18, 1993

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VICINITY MAP

00301



**RESOLUTION NO.**

**ADOPTED BY THE SACRAMENTO PLANNING COMMISSION**

**ON DATE OF NOVEMBER 18, 1993**

**A RESOLUTION ADOPTING FINDINGS OF FACT  
AND APPROVING A TENTATIVE MAP FOR  
PROPERTY LOCATED SOUTH OF  
MEADOWVIEW ROAD, WEST OF 22ND STREET**

**(P93-136) (APN: 052-0085-020 and 021)**

**WHEREAS, the City Planning Commission on November 18, 1993, 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 Subdivision Review Committee has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;**

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

**WHEREAS, the City Planning Commission 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 COMMISSION OF THE CITY OF SACRAMENTO THAT:**

- 1. The tentative map for the proposed subdivision is hereby approved based upon the findings of fact which follow:**
  - A. The Negative Declaration has been prepared in compliance with CEQA,**

State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.

- B. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
  - C. 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. Both the City General Plan and the Airport/Meadowview Community Plan designate the subject site for residential use(s).
  - D. 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.
  - E. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
2. The tentative map (Exhibit C-1) for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
- A. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code, including a 12 foot paved lane southbound on Walsh Way;
  - B. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities;
  - C. Submit a soils test prepared by a registered engineer to be used in street design;
  - D. Pursuant to City Code Section 40.16.1601 (parkland dedication), 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. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
  - F. Dedicate the North 5 feet and the East 5 feet of the proposed subdivision as a Public Utility Easement for overhead and underground facilities and

appurtenances;

- G. Dedicate the South 5 feet of Lots 7, 8, 21 and 22 as a Public Utility Easement for underground facilities and appurtenances;
- H. Dedicate the right-of-way along Beth Street and Walsh Way to 44 feet;
- I. Show all existing easements;
- J. Pursuant to City Code Section 40.10.1019, 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 Department of Public Works after consultation with the U.S. Postal Service;
- K. Final Map may not be filed until abandonment proceedings for Walsh Way have been completed;
- L. All sewer and water services shall be located in front of the lots (no backyard services allowed);
- M. Dedicate off-site right-of-way along Walsh Way and along Beth Way South of the subdivision boundary. City will condemn at developers expense, if necessary;
- N. Developer shall provide a temporary connection between Walsh Way and Manorcrest Way with a minimum of 20 feet paving or temporary turnaround at the end of Walsh Way and Manorcrest Way to the satisfaction of the Traffic Engineer;
- O. Developer shall provide curbs, gutters, sidewalk, paving on the north side of the connection at Beth Street, and a minimum of 12 feet of paving eastbound;
- P. Comply with the mandatory mitigation measures of the Environmental Coordinator on file in the Planning Division (P90-430);
- Q. Pay a fair share contribution toward the drainage study for Sumps 33 and 34, as determined by the Department of Utilities (\$176.00/acre, \$957.44); and
- R. Negotiate with the Sacramento City Unified School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.

**ADVISORY NOTES:**

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A. 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 for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;
- B. A special permit is required prior to the issuance of a building permit; and
- C. Applicant is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). This will require the applicant to file a Notice of Intent with the California Water Resource Control Board and prepare a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will require the applicant to prepare plans and/or determine measures to control erosion and off-site sediment transport from the project and determine measures for controlling pollution from the various hazardous materials associated with construction sites.

The City will require proof of compliance with the State Permit prior to approval of the improvement plans.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION

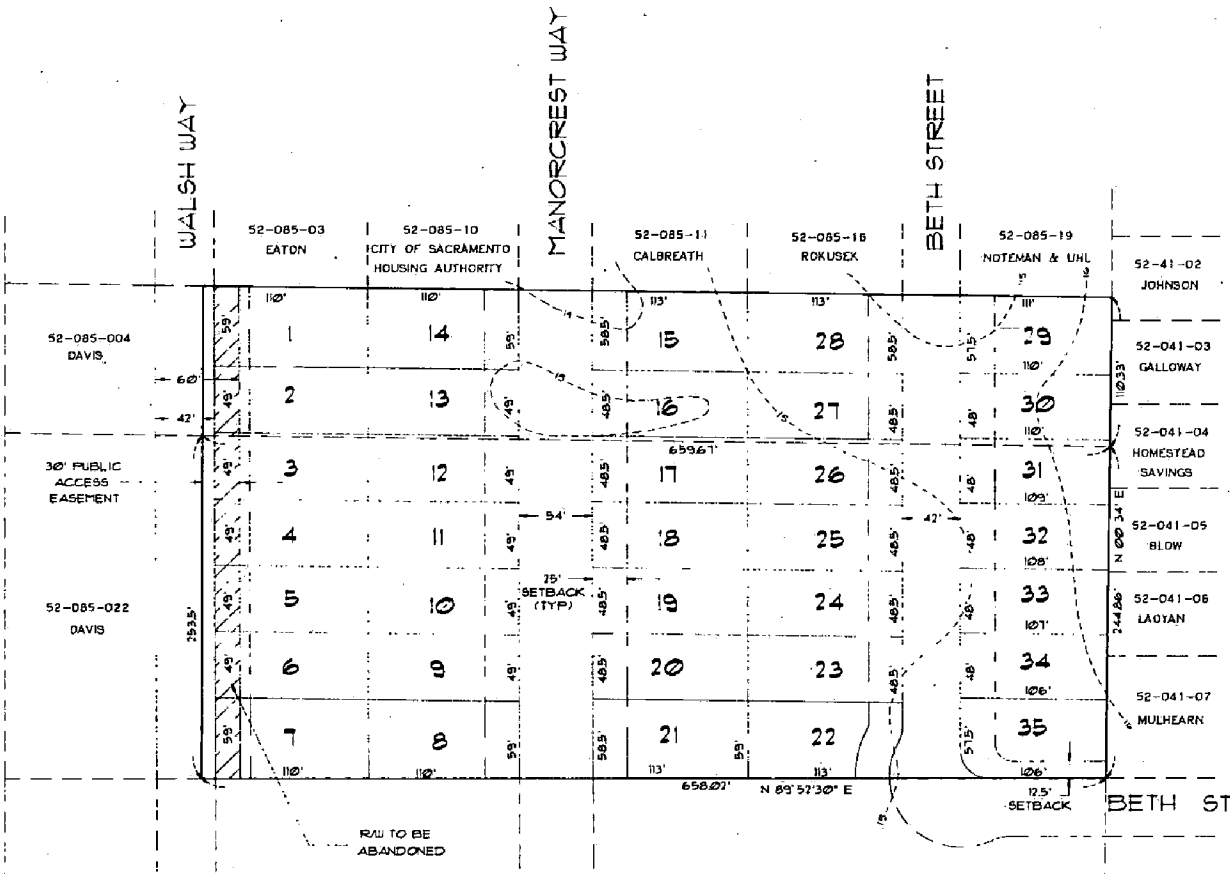
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TENTATIVE SUBDIVISION MAP  
**BETH ESTATES**  
 CITY OF SACRAMENTO, CALIFORNIA

P93-136

NOVEMBER 18, 1993

EXHIBIT C-1



**OWNER**  
 JIM SILVA et al  
 989 PIEDMONT DRIVE  
 SACRAMENTO, CA 95822

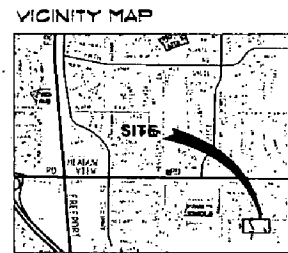
**SUBDIVIDER**  
 GREG KRABBE  
 WASHINGTON HOMES  
 2424 K STREET, SUITE 1  
 SACRAMENTO, CA 95816

**ENGINEER**  
 FROST, MCCORMICK, & HEUSTON  
 1826 UPLANDS WAY, SUITE B  
 CITRUS HEIGHTS, CA 95610

**EXISTING ZONING**  
 R-1R  
**PROPOSED ZONING**  
 R-1A

**EXISTING USE**  
 VACANT  
**PROPOSED USE**  
 SINGLE FAMILY RESIDENTIAL LOTS

**PROJECT DENSITY**  
 NET DENSITY/ACRE: 114/AC  
 GROSS DENSITY/ACRE: 6.45/AC



Approved: 1/20/94 Commission  
 OCTOBER 9, 1993  
 4/1/94 Commr

**WATER SUPPLY**  
 CITY OF SACRAMENTO  
**SEWER**  
 CITY OF SACRAMENTO  
**DRAINAGE**  
 CITY OF SACRAMENTO  
**ELECTRICITY**  
 SMUD  
**GAS**  
 PG & E  
**SCHOOL DISTRICT**  
 CITY UNIFIED SCHOOL DISTRICT  
**ASSESSORS PARCEL NO.**  
 52-085-20 + 21

**ACREAGE**  
 5.44 +/- ACRES  
**LOT SUMMARY**  
 35 SINGLE FAMILY RESIDENTIAL LOTS  
 MINIMUM: 512 SF (0.12 AC)  
 MAXIMUM: 6610 SF (0.15 AC)  
 AVERAGE: 5700 SF (0.13 AC)

52-010-33  
 SANTA FE DEVELOPMENT  
 MORTGAGE CORPORATION  
 PROPOSED NORTH SHORES SUBDIVISION

*L.G. Heuston*

**Fm**  
 ENGINEERING  
 PLANNING &  
 SURVEYING  
 19181967  
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November 15, 1993

Planning Commission  
1231 I Street - First Floor  
Sacramento, CA 95814

Subject: Approval of Beth Estates Tentative Map

The Meadowview Development Committee (MDC) is concerned about the development of new housing subdivisions in the Meadowview area, such as the Beth Estates request to subdivide 5.44 acres into 35 lots.

Our concern is the impact that new development will have on our schools, child care needs, social services, and transportation congestion. For example, what financial responsibility are these developers meeting for the construction of new schools? We have not seen a new school in the area for at least 25 years while our population in the Meadowview area has increased from 8,636 in 1980 to 16,983 in 1990. Is the Planning Commission holding the Sacramento Unified School District accountable for meeting the impact of new development?

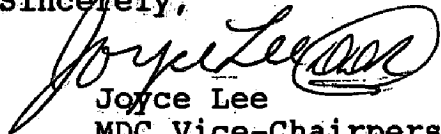
We are requesting that the Planning Commission take these questions into consideration before allowing the development of new subdivisions. We are also requesting that a Commissioner along with a staff person meet with our committee to discuss these issues. Finally, we request that future notices of new development be sent to our Meadowview Development Committee Chairperson and that the developer be required to present the new development to our committee so that we may fulfill our responsibility as an advisory board to the City of Sacramento.

Please mail future notices to:

Joyce Lee, MDC Vice-Chairperson  
P.O. Box 232101  
Sacramento, CA 95823-2101

For further information and meeting arrangements, please call David Rasul, Sacramento Housing and Redevelopment Agency, at 440 -1322.

Sincerely,



Joyce Lee  
MDC Vice-Chairperson