

CPC AMENDED REPORT 7-28-88
CITY PLANNING COMMISSION

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

APPLICANT Wong and Associates, 201 Lathrop Way, Suite F Sac., CA 95815
OWNER Marcelino & Margaret Milendez, 2725 Independence Ave., W. Sac., CA 95691
PLANS BY Wong and Associates, 201 Lathrop Way, Suite F, Sac., CA 95815
FILING DATE 5/20/88 ENVIR. DET. Ex 15315 REPORT BY SD:DH:v
ASSESSOR'S PCL. NO. 027-0322-009

- APPLICATION:
- A. Tentative Map
 - B. Subdivision Modification to create lots in excess of 100 ft. deep.

LOCATION: 5901 Wallace Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 1+ vacant acre(s) into two parcels in the R-1 zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential 4-15 du/na
1986 South Sacramento
Community Plan Designation: Residential 4-8 du/na
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Single Family; R-1
East : Single Family; R-1
West : Single Family; R-1

Property Dimensions: 122' x 357'
Property Area: 1.0+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 29, 1988, by a vote of six ayes, zero noes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions which are attached.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for 4 to 15 residential uses per acre in the General Plan. The site is designated for 4 to 8 residences per acre in the 1986 South Sacramento Community Plan. The site is surrounded by residential uses on a variety of lot sizes. The site is zoned Standard Single Family (R-1).

APPLC. NO. P88-241 MEETING DATE July 14, 1988 ITEM NO. 215
28, 1988

B. Design

The subject site is 132 ft. wide and 357 ft. deep. The applicant originally proposed two lots 61 ft. wide by 357 ft. deep. Staff does not encourage the further subdivision of deep lots in that it reduces the possibility of standard single family development. Several years ago, a potential lotting pattern for the neighborhood was generated (see Exhibit A, the subject site includes number 41). The development pattern of the area has changed little in recent years. It appears that the future lotting pattern is still achievable.

Staff has reviewed the applicant's revised tentative map showing two lots 122 feet deep and 167-1/2 ft. long. Parcel A fronts on Wallace Avenue and exceeds the maximum 160 feet of lot depth. Parcel B fronts the unnamed Street to be constructed along the east property line. In order to avoid creating landlocked parcels with no public street frontages, the Public Works Department has required construction of a 22 foot wide half-street and 12 foot wide lane in the opposite direction along the south and east property line. Additional right-of-way along Wallace is also required.

The applicant does not agree with the City requirement for street improvements. Staff explained the City Ordinance requirements and the applicant does not have the resources to construct the street improvements. Staff further suggested increasing the number of lots from two to four lots where costs could be shared between all lots. The applicant did not agree with staff's suggestion. Staff believes the proposed revision would encourage the standard single family character of the neighborhood while permitting a two lot split at this point. Staff would encourage the developer(s) to situate residences near Wallace Avenue and to bear in mind a 12.5 ft. street side yard setback from the I. O. D. on parcel B. A future subdivision, combining the rear of both parcels would yield four more single family lots. A variance to create a corner lot 58 ft. wide would be supportable under the circumstances outlined by staff.

C. Parkland Dedication

The Planning and Community Services Departments have determined that Parkland Dedication in-lieu fees are appropriate fees. Fees will be based upon .0298 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION: Staff recommends that the Commission:

- A. Recommends approval of the tentative map subject to conditions which follow; and
- B. Recommend approval of the subdivision modification to create lots in excess of 160 ft. deep.

TENTATIVE MAP 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:

- A. Prepare a sewer and drainage study for the review and approval of the City Engineer.
- B. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- 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 filing of the final map.
- D. Meet all County Sanitation District requirements.
- E. Submit a soil test prepared by a registered engineer to be used in street design.
- F. Dedicate a 12.5 foot Public Utility Easement for underground and overhead electrical facilities and appurtenances adjacent to all public ways.
- G. Dedicate a 22 foot right-of-way for street on the south and east property lines.
- H. Existing deteriorated curb, gutter and sidewalk on Wallace Avenue shall be removed and reconstructed to City standards. (CPC amended)
- I. Dedicate Wallace Avenue to a 22 foot half street (need two feet additional right-of-way.)
- J. ~~Requires off-site dedication along south and east property lines. City will condemn if necessary and charge owner. (CPC deleted)~~

K. ~~Standards/improvements required for 22 ft. half street and 1/2 ft. land in the opposite direction. (CPC deleted)~~

NOTE: A portion or all of the property lies in zone X of FEMA (FIRM) flood maps.

- l. The applicant shall agree to enter into a future assessment district for street improvements. (CPC added)
- m. The applicant shall pave a 22' wide driveway (without curb, gutter or sidewalk) on the southerly portion of the lot and the full depth of the lot to City street standards. (CPC added)

CITY PLANNING COMMISSION

1231 N. STREET, SUITE 200, SACRAMENTO, CA 95814

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APPLC. NO. P88-241 MEETING DATE July 14, 1988 ITEM NO. 15
28, 1988

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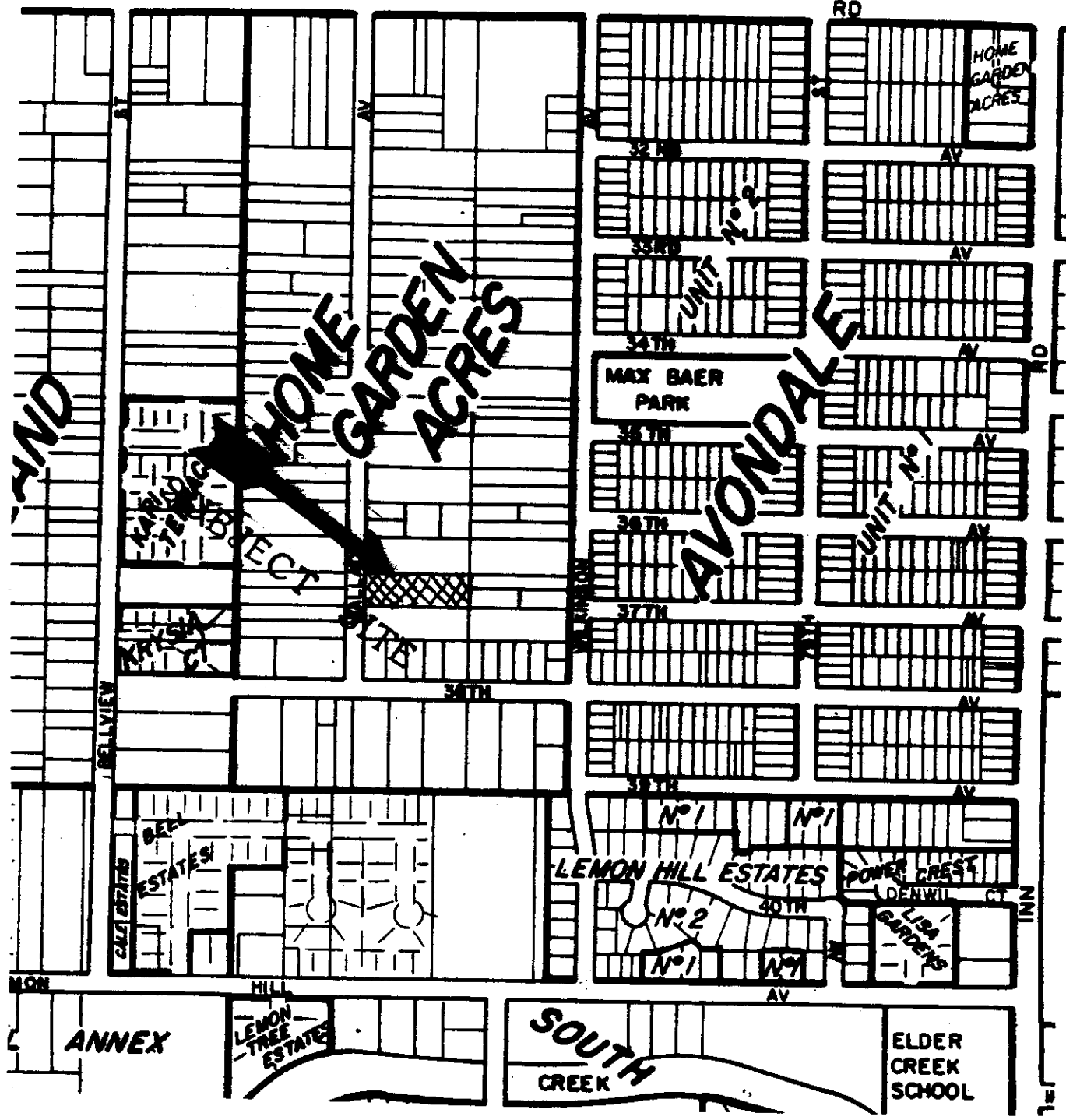
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NOTE: A portion or all of the property lies in zone X of FEMA (FIRM) flood maps.

71 ST EMERSON 73 RD LOWELL STANDISH PRISCILLA BRADFORD ONTARIO 78 TH 79 TH RD

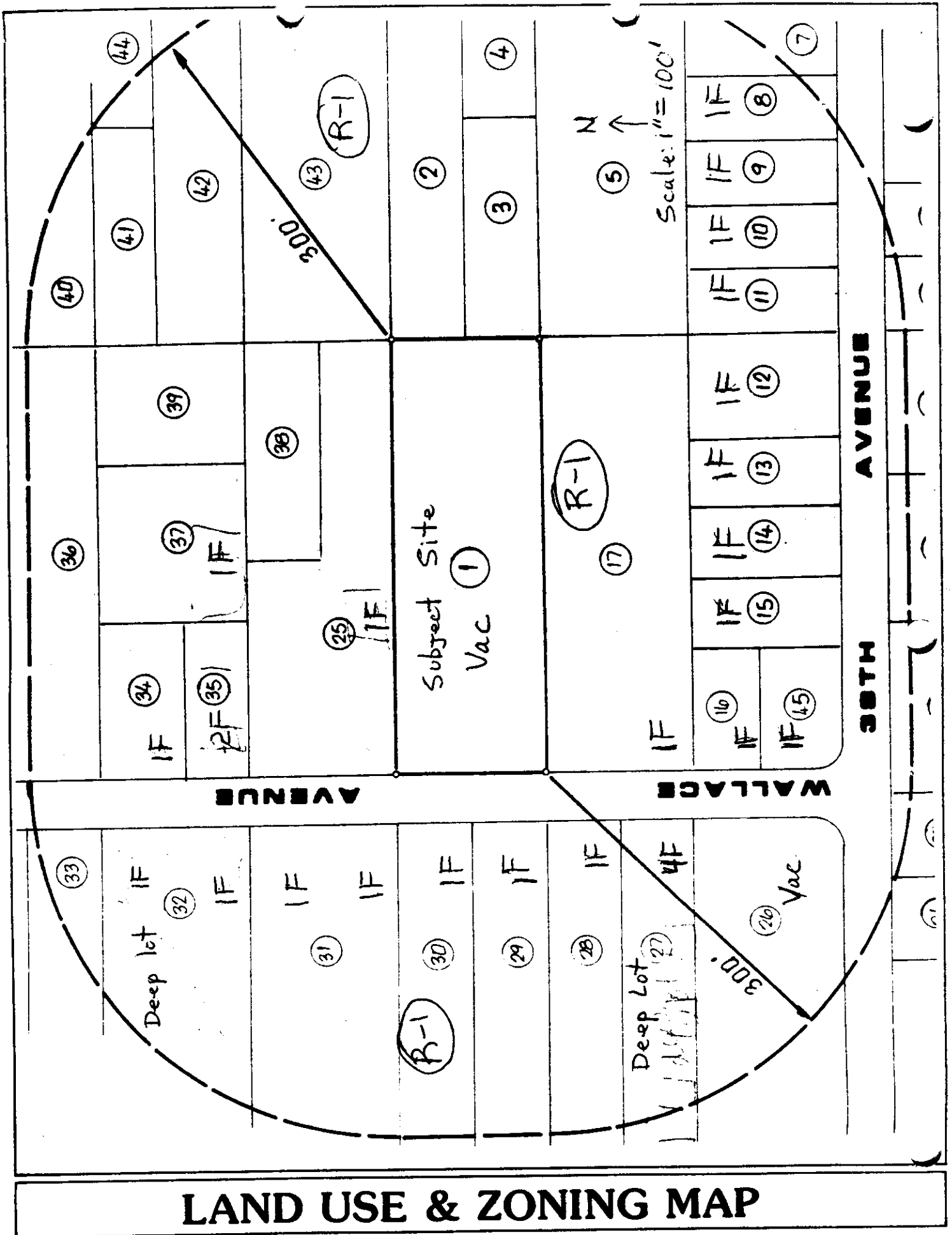


VICINITY MAP

P-88-241

7-14-88
7-21-88

item 27
15



P-88-241

July 14 1988
28, 1988

item # 51

REVISED TENTATIVE MAP

LEGAL DESCRIPTION

All that area presently shown in the City of Sacramento, County of Sacramento, State of California, within AS follows:

NOTES

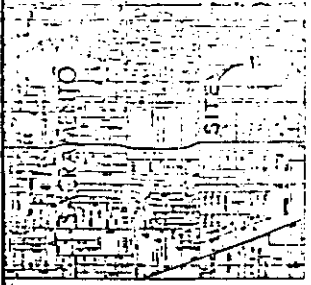
1. THE TRAIL LOCATIONS, SIZES, BEARING, WIDTHS OR EXISTING UNDERMINES ARE SHOWN ON THIS TENTATIVE MAP. THESE ARE BASED ON THE RECORD DRAWING FILED WITH THE COUNTY CLERK'S OFFICE, SACRAMENTO, CALIFORNIA, ON APRIL 27, 1987, UNDER APN 27-0322-004.
2. THIS MAP WAS PREPARED IN PART WITH INFORMATION OBTAINED FROM THE SACRAMENTO CITY RECORDS, DEPARTMENT OF PUBLIC WORKS, DIVISION OF STREET LIGHTS, UNDER THE NAME OF "STREET LIGHTS, DEPARTMENT OF PUBLIC WORKS, DIVISION OF STREET LIGHTS, 1987".

WONG & ASSOCIATES
SACRAMENTO, CALIFORNIA
PREPARED BY

APN 27-0322-004
SACRAMENTO, CALIFORNIA
DATE

APN 27-0322-004
SACRAMENTO, CALIFORNIA
DATE

APN 27-0322-004
SACRAMENTO, CALIFORNIA
DATE

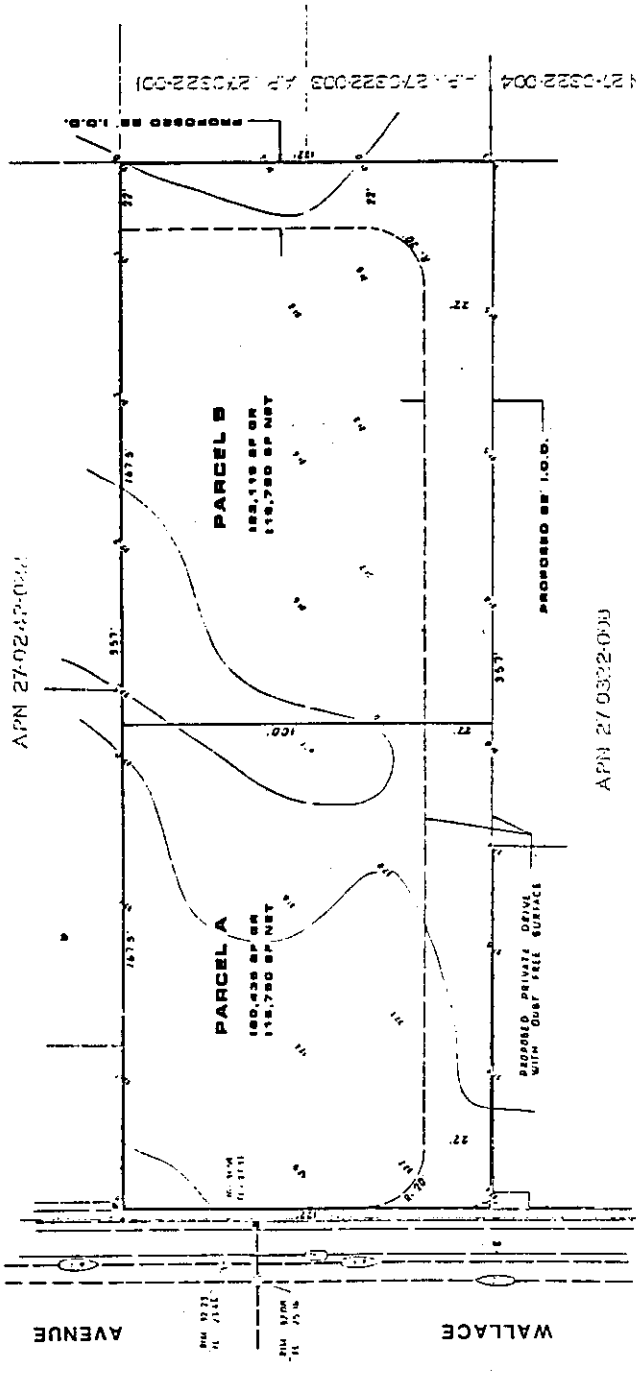


VICINITY MAP

LEGEND

- STEEL WATER LINE
- WATER TOWER
- TENTATIVE STAGE LINE
- WATER LINE
- PIPE DRAINAGE
- JOINT POWER POLE
- OVERHEAD TELEPHONE AND ELECTRIC
- CONCRETE FENCE
- WOOD FENCE
- WIRE FENCE
- TOP OF CURB
- TOP BACK OF WALK
- FLUORESCENT LIGHTING

UTILITY	REPRESENTATION
WATER	SOLID LINE
SEWER	DASHED LINE
ELECTRICITY	DOTTED LINE
TELEPHONE	DASHED LINE WITH SHORT DASHES
PACIFIC BELL	DOTTED LINE WITH SHORT DASHES
CITY OF SAC	SOLID LINE WITH SHORT DASHES
CITY OF SAC	SOLID LINE WITH SHORT DASHES
SEWER	DASHED LINE WITH SHORT DASHES
DRAINAGE	DOTTED LINE WITH SHORT DASHES
U.S.A.	SOLID LINE WITH SHORT DASHES
FIRE	SOLID LINE WITH SHORT DASHES
CABLE	SOLID LINE WITH SHORT DASHES
CHAPEL	SOLID LINE WITH SHORT DASHES



<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION										<p>SCALE</p> <p>1" = 20'</p>	<p>APN 27-0322-004</p>	<p>REVISED TENTATIVE PARCEL MAP</p> <p>5901 WALLACE AVENUE</p> <p>APN: 27-0322-000</p>
NO.	DATE	DESCRIPTION													

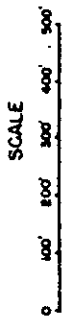
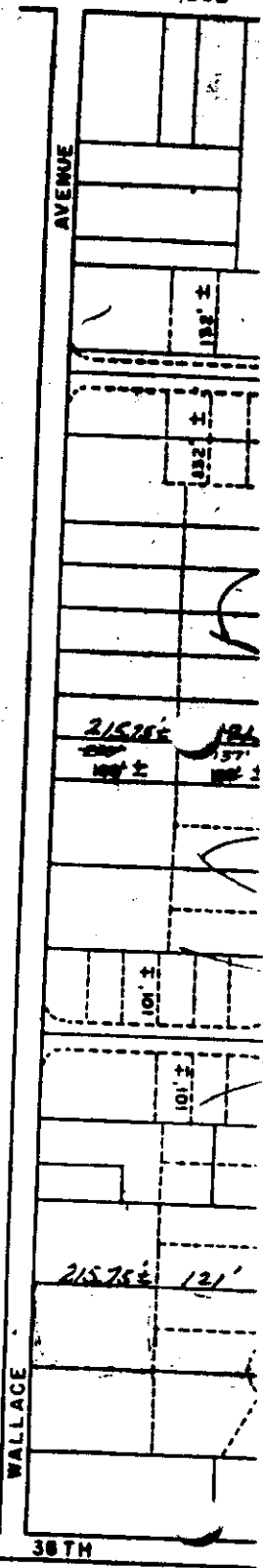
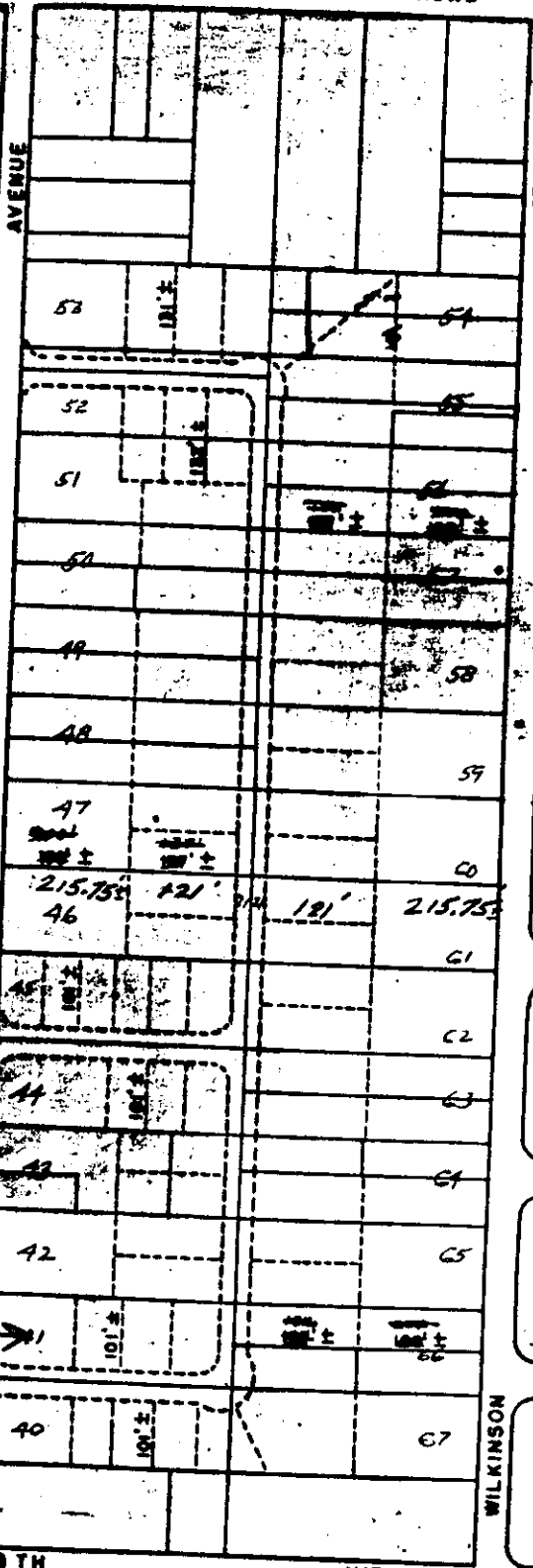
EXHIBIT A
FUTURE LOTTING PATTERN

ROAD

AVENUE

FRUITRIDGE ROAD

FRUITRIDGE



POSSIBLE DEVELOPMENT
 FRUITRIDGE ROAD—66TH STREET AREA
 CITY PLANNING COMMISSION ROOM 308 CITY HALL

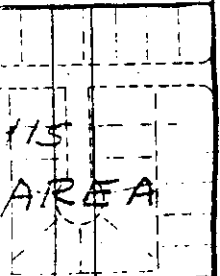
BELLEVUE

38 TH AVENUE

WILKINSON STREET

WALLACE AVENUE

No Scale



Subject Site

- Posted:
 27-062
 27-142
 27-242
 27-322

PRELIMINARY DEVELOPMENT STUDY
 HOME GARDEN ACRES AREA

P-88-241

SACRAMENTO CITY

7-28-88

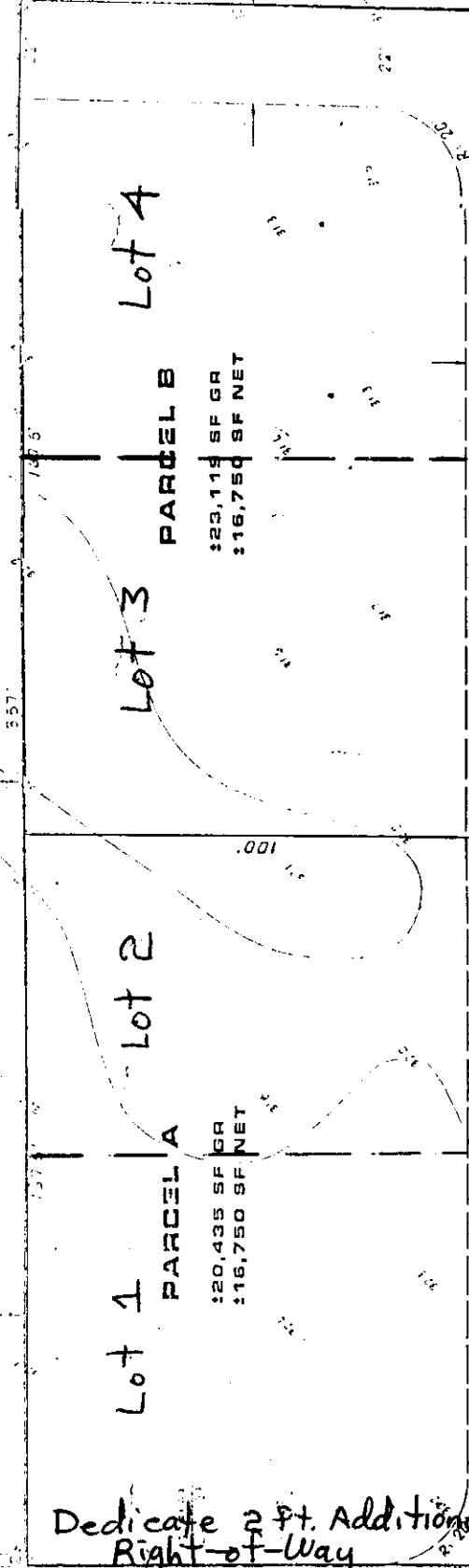
15

item 22

REVISED TENTATIVE MAP
 STAFF MODIFIED

EXHIBIT B

APN 27-0242-022



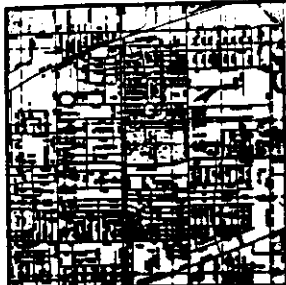
Standards - Pavement, curb, gutter & sidewalk
 Construct to City
 Construct 12' wide off-site single lane.

PROPOSED 22' I.O.D.

APN 27-0322-008

Dedicate 2 Ft. Additional Right-of-Way

ORIGINAL TENTATIVE MAP



VICINITY MAP

LEGEND

- STORM DRAIN LINE
- WATER MAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- PAVE RETAINMENT
- UTILITY POINTS PAVE
- OVERHEAD TELEPHONE AND ELECTRIC
- CONCRETE FENCE
- WOOD FENCE
- WOOD SIGN
- TOP OF CURB
- TOP FACE OF WALL
- TERMINAL

UTILITY	REPRESENTATIVE	PHONE
GAS	REPRESENTATIVE	422-1111
ELECTRICITY	REPRESENTATIVE	422-1111
TELEPHONE	REPRESENTATIVE	422-1111
WATER	REPRESENTATIVE	422-1111
SEWER	REPRESENTATIVE	422-1111
U.S.A.	REPRESENTATIVE	422-1111
CABLE	REPRESENTATIVE	422-1111

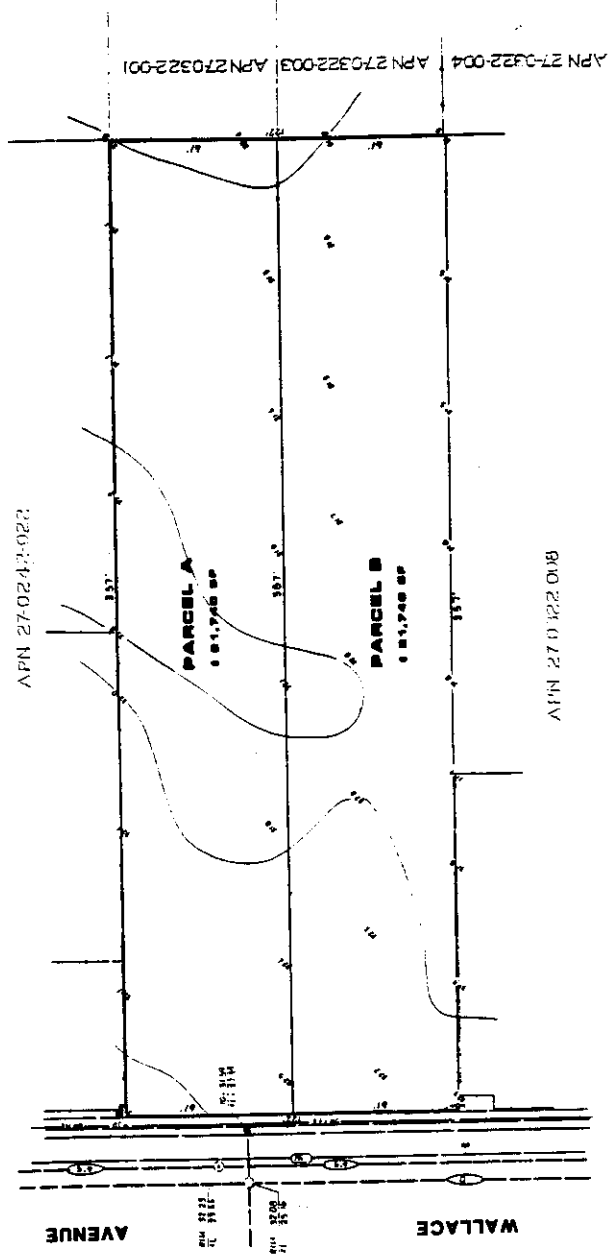
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 41, AS SHOWN ON THE PLAN OF "SOME LOTS AND TRACTS", RECORDED IN BOOK 18 OF MAPS, AND IN "SACRAMENTO RECORDS", RECORDED IN BOOK 18 OF MAPS, AND IN "SACRAMENTO RECORDS", RECORDED IN BOOK 18 OF MAPS.

NOTES

- THE LOTS, BLOCKS, ALLEYS, STREETS, AND TRACTS SHOWN ON THIS MAP ARE THE PROPERTY OF THE CITY OF SACRAMENTO, CALIFORNIA, AND ARE NOT TO BE CONSIDERED AS PART OF THE TENTATIVE MAP.
- THIS MAP WAS PREPARED IN PART WITH INFORMATION TAKEN FROM THE PUBLIC RECORDS OF THE COUNTY OF SACRAMENTO, CALIFORNIA, DATED FEBRUARY 9, 1928.



TENTATIVE PARCEL MAP
5001 WALLACE AVENUE
APN: 27-0322-000

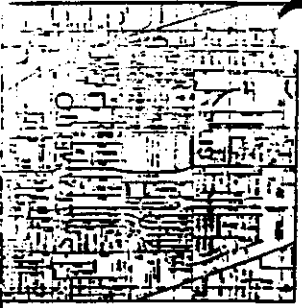
CITY OF SACRAMENTO - COUNTY OF SACRAMENTO

SCALE: 1" = 20'

DATE: 12/15/22

WONG & ASSOCIATES
ENGINEERS, ARCHITECTS, LAND PLANNERS

15
item 23



VICINITY MAP

LEGEND

- STONE WALL LINE
- RAIL LINE
- RAIL TRESTLE
- RAIL TUNNEL
- RAIL BRIDGE
- RAIL CUTTING
- RAIL DITCH
- RAIL GRADE
- RAIL TIE
- RAIL CROSSING
- RAIL STATION
- RAIL DEPOT
- RAIL YARD
- RAIL SHED
- RAIL CAR
- RAIL LOCOMOTIVE
- RAIL ENGINE
- RAIL TENDER
- RAIL CARS
- RAIL TRAIN
- RAIL PASSENGER
- RAIL FREIGHT
- RAIL MAIL
- RAIL EXPRESS
- RAIL SPECIAL
- RAIL TOURIST
- RAIL SCHEDULE
- RAIL TIMETABLE
- RAIL SERVICE
- RAIL FACILITY
- RAIL INFRASTRUCTURE
- RAIL NETWORK
- RAIL SYSTEM
- RAIL INDUSTRY
- RAIL HISTORY
- RAIL CULTURE
- RAIL IDENTITY
- RAIL HERITAGE
- RAIL TRADITION
- RAIL LEGACY
- RAIL PAST
- RAIL PRESENT
- RAIL FUTURE

UTILITY	REPRESENTATIVE	PHONE
GAS	608-4144	608-4144
ELECTRICITY	608-7800	608-7800
TELEPHONE	608-2211	608-2211
WATER	608-2211	608-2211
SEWER	608-2211	608-2211
STORM SEWER	608-2211	608-2211
RAIL	608-2211	608-2211
CABLE	608-2211	608-2211

BASIS OF BEARINGS

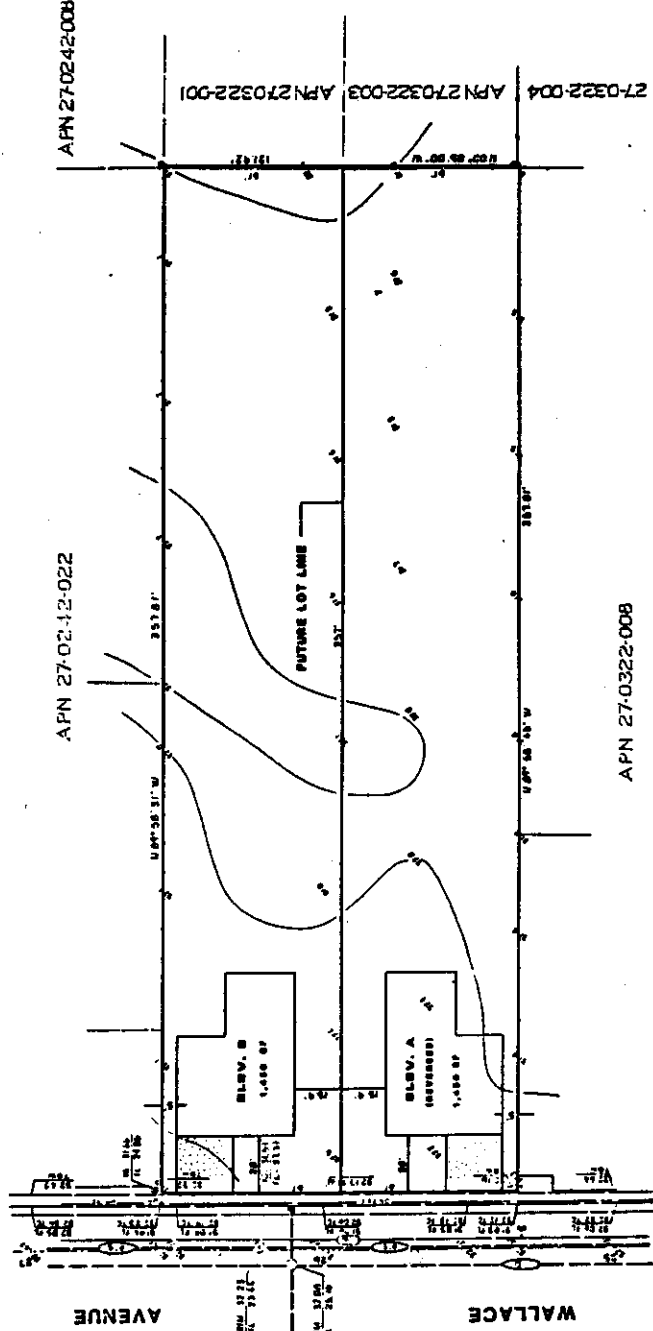
ALL BEARINGS ARE GIVEN AS TRUE BEARINGS UNLESS OTHERWISE NOTED.
 THE SURVEY WAS RUN IN 1987, THE BEARING IS THE BEARING AT THAT TIME.

LEGAL DESCRIPTION

ALL LOTS ARE PART OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 12, AS SHOWN ON THE PLAN OF "WONG ASSOCIATES", RECORDS IN BOOK 18 OF MAPS, MAY 28, 1987, SACRAMENTO COUNTY.

NOTES

- THE CITY OF SACRAMENTO, STATE OF CALIFORNIA, HAS REVIEWED THIS PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE CITY OF SACRAMENTO ZONING ORDINANCES AND THE CITY OF SACRAMENTO SUBDIVISION MAP ACT.
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PROJECT SITE PLAN
 5901 WALLACE AVENUE
 APN: 27-0322-008
 CITY OF SACRAMENTO, CALIFORNIA

NO.	DATE	DESCRIPTION

DATE	11.20.88
SCALE	1" = 20'
PROJECT NO.	11.20.88
DATE	11.20.88

WONG & ASSOCIATES
 ARCHITECTS - ENGINEERS - LAND PLANNERS
 608 ALVARADO STREET, SACRAMENTO, CALIFORNIA 95818
 TEL: 608-221-1111

ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF WONG & ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WONG & ASSOCIATES.

P-88-241

~~7-14-88~~
 7-28-88

15 items