

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Frost & Baker, Inc., 7932 Sunset Avenue, Suite B, Fair Oaks, CA 95628		
OWNER	The Hofmann Company, P.O. Box 13349, Sacramento, CA 95813		
PLANS BY	Frost & Baker, Inc., 7932 Sunset Avenue, Suite B, Fair Oaks, CA 95628		
FILING DATE	9/15/83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	10/17/83	EIR	ASSESSOR'S PCL. NO. 237-020-13

- APPLICATION:
1. Environmental Determination
 2. Tentative Map to divide 15± vacant acres into 67 single family lots in the Single Family (R-1) zone.
 3. Subdivision Modification to create lots with double street frontage.

LOCATION: Southwest corner of Main and Norwood Avenues

PROJECT INFORMATION:

1973 General Plan Designation:	Residential
1965 North Norwood Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
<u>Surrounding Land Use and Zoning:</u>	
North:	Vacant; R-1
South:	Vacant; A
East:	Vacant; A
West:	Mobile Home Park, Vacant; R-1
Property Dimensions:	Irregular
Property Area:	15± acres
Density of Development:	4.5± units per acre
Square Footage of Buildings:	1,309 to 1,897
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Available to site
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Stucco, brick and wood

BACKGROUND INFORMATION: On August 4, 1981 the Sacramento City Council approved a tentative map consisting of 67 single family lots for the subject site. As the applicant did not file a final map within the time period required by law, nor request an extension of the filing period, the tentative map expired in August of 1983. The applicant is now resubmitting the same tentative map for Planning Commission approval.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 26, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the following conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically stated:

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. Name the streets to the satisfaction of the Planning Director;

APPLC. NO. P83-315

MEETING DATE November 10, 1983

CPC ITEM NO. 11

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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. 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;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director;
7. Dedicate 45-foot half-section for Norwood Avenue;
8. Dedicate 60-foot half-section for Main Avenue;
9. Existing excess right-of-way at Norwood and Main Avenues to be abandoned upon completion of new improvements;
10. Provide for a six-foot solid masonry wall along Main Avenue. The design and materials of this wall shall be subject to the review and approval of the Planning Director;
11. Dedicate rights of access to Main Avenue for the lots adjacent to Main Avenue to the City.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site is a 15± acre vacant parcel in the Single Family (R-1) zone. The applicant proposes to subdivide the property into 67 single family parcels. This subdivision was previously approved in August of 1981.
2. The subdivision, as proposed, has six lots with double street frontage (Lots 9, 10, 18, 19, 36 and 37) and seven lots with frontage on Norwood Avenue (Lots 42-48), a major street. Because these types of lots are undesirable, staff had suggested to the applicant that the project be redesigned to eliminate the lots with double street frontage and to include multiple family units on the eastern portion of the site. The multiple family units would eliminate the frontage lots on Norwood Avenue. The applicant, however, has completed improvement plans for the site based on the previously approved tentative map and prefers not to revise the map. While the proposed map is not staff's preferred design for the site, it is consistent with the zoning and community plan designation for the site. Staff therefore recommends that a six-foot high masonry wall be placed along the south side of Main Avenue to prevent access to Lots 9, 10, 18, 19, 36 and 37 from the street. The design and materials of the wall shall be subject to the review and approval of the Planning Director.
3. The proposed tentative map achieves only a 61% north/south lot orientation, whereas the General Plan requires an 80% north/south lot structure orientation. The applicant shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation to the satisfaction of the Planning Director.

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4. The proposed map indicates staggered front setback lines along Municipal Avenue from 20 to 30 feet. While staff approves of the use of staggered setbacks, as it helps to break up a possible "row" effect along the south side of the street, staff reminds the applicant that the minimum front yard setback is 25 feet. Those lots with substandard setbacks will need to be revised before final map approval.
5. The Planning and Community Services Departments have determined that .9983 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to the filing of the final map.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to conditions which follow;
3. Approval of the Subdivision Modification to create lots with double street frontage.

Conditions - Tentative Map

The applicant must satisfy each of the following conditions prior to filing 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. Name the streets to the satisfaction of the Planning Director;
- 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. 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;
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director;
- g. Dedicate 45-foot half-section for Norwood Avenue;
- h. Dedicate 60-foot half-section for Main Avenue;
- i. Existing excess right-of-way at Norwood and Main Avenues to be abandoned upon completion of new improvements;
- j. Provide for a six-foot solid masonry wall along Main Avenue. The design and materials of this wall shall be subject to the review and approval of the Planning Director;
- k. Dedicate rights of access to Main Avenue for the lots adjacent to Main Avenue to the City.

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Location Map

Subj. SUBD.
Subject Site

PINEDALE AV

NO.

CLAIRE

PINEDALE

EXCHANGE

SANTA ANA

ROBLA

RANCHO DEL PASO

SULLY ST

MAIN

MUNICIPAL UNIT NO. 6

RANCHO DEL PASO

GRACE AV

TAYLOR ST

CASEY UNIT NO. 5

MEGAN

UNIT NO. 8

KEELY

BERTHOUD ST

UNIT

NO. 2

11-10-83

No. 11

Main

DA

KELTON WY

MARILYN

SPARTON

MOBILE AVENUE

ESTATES

AUSTIN ST

JUSTICE

CLAIMS

COBBLE

DR

AV

Norwood

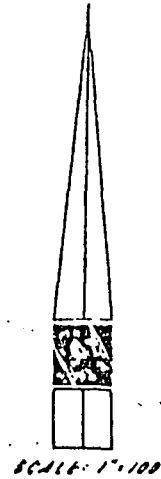
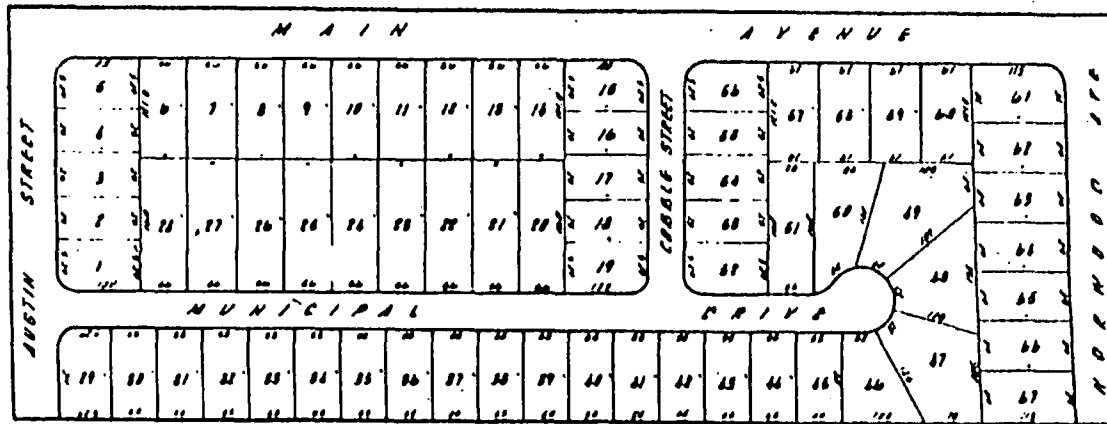
ST

AUSTIN

TENTATIVE MAP OF
GLENWOOD PARK UNIT NO 6

CITY OF SACRAMENTO

JAN. 1984



EXHIBIT

EXHIBIT B

F&B Engineering - Surveying - Planning
FROST AND BAKER, INC.
7932 Sunset Avenue, Suite B
Fur Duke, California 95628 18161966 1211

83315 P

AUSTIN STREET

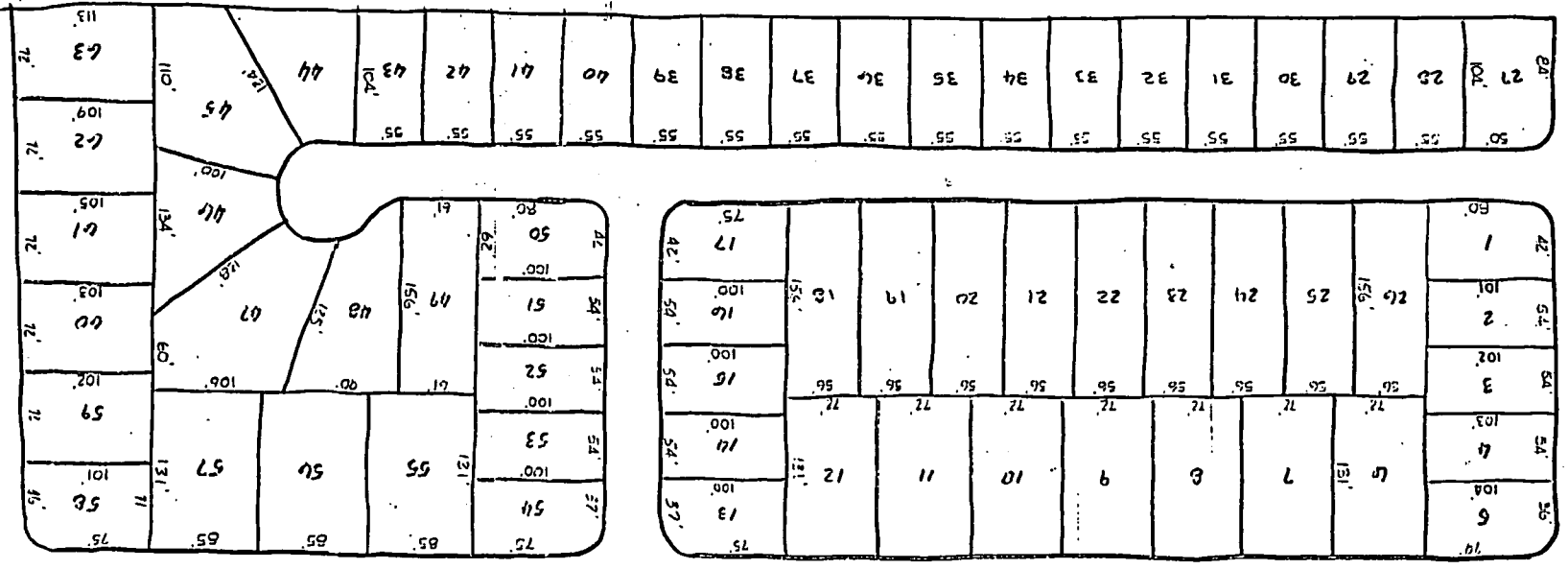
GRANT UNION SCHOOL DISTRICT

REPLATIVE MAP OF

GLENNWOOD PARK #6

CITY OF SACRAMENTO

CALIFORNIA



NORWOOD AVE

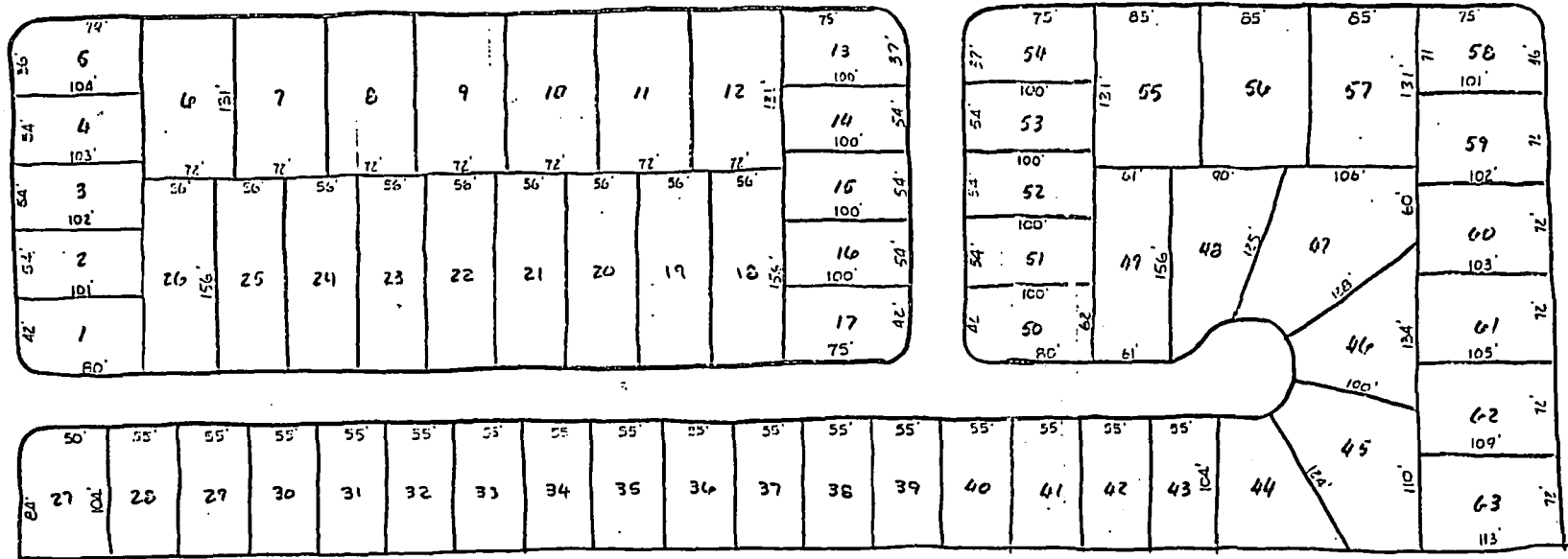
MAIN AVE

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MAIN AVE.

NORWOOD AVE.



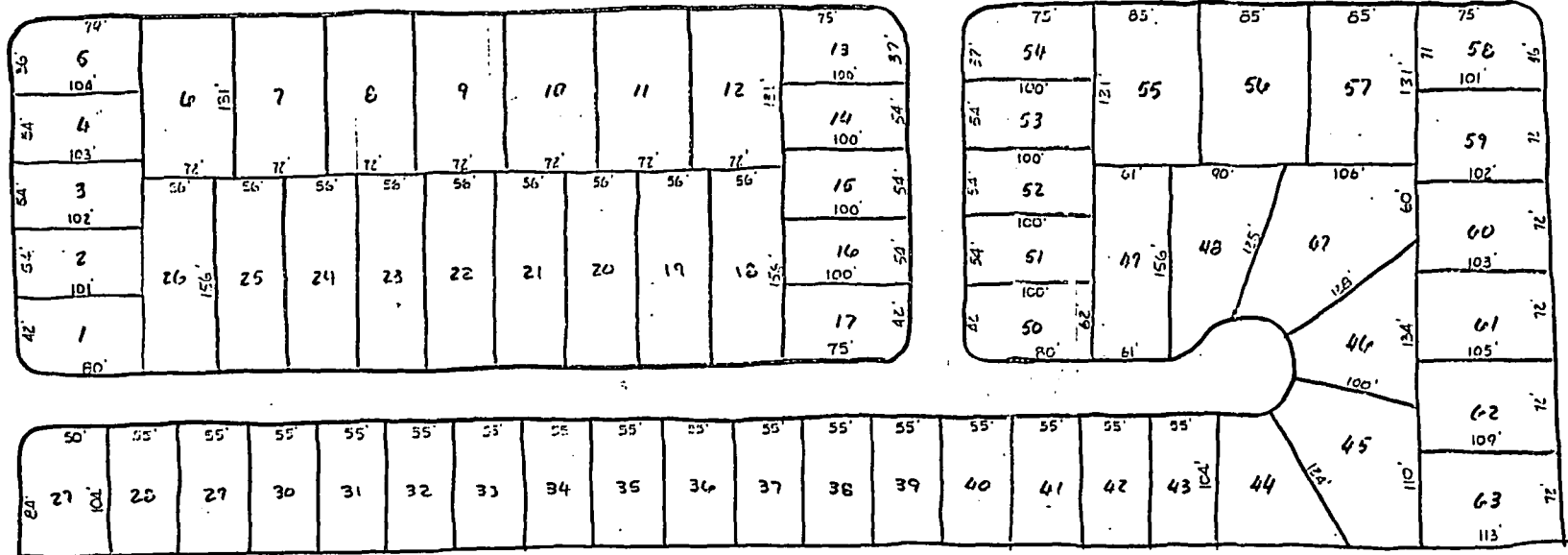
GRANT UNION SCHOOL DISTRICT

TENTATIVE MAP OF
GLENWOOD PARK #6
 CITY OF SACRAMENTO CALIFORNIA

MAIN AVE.

AUSTIN STREET

NORWOOD AVE.



GRANT UNION SCHOOL DISTRICT

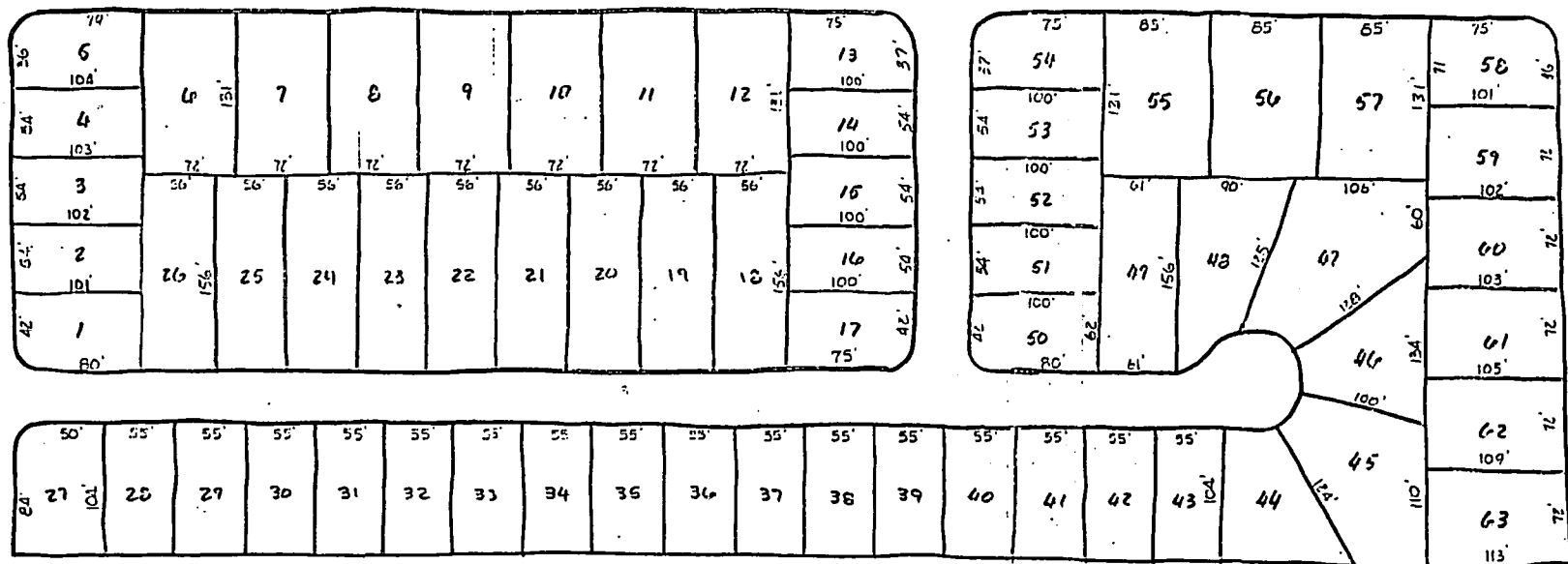
TENTATIVE MAP OF
GLENWOOD PARK #6
 CITY OF SACRAMENTO CALIFORNIA

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MAIN AVE

AUSTIN STREET

NORWOOD AVE



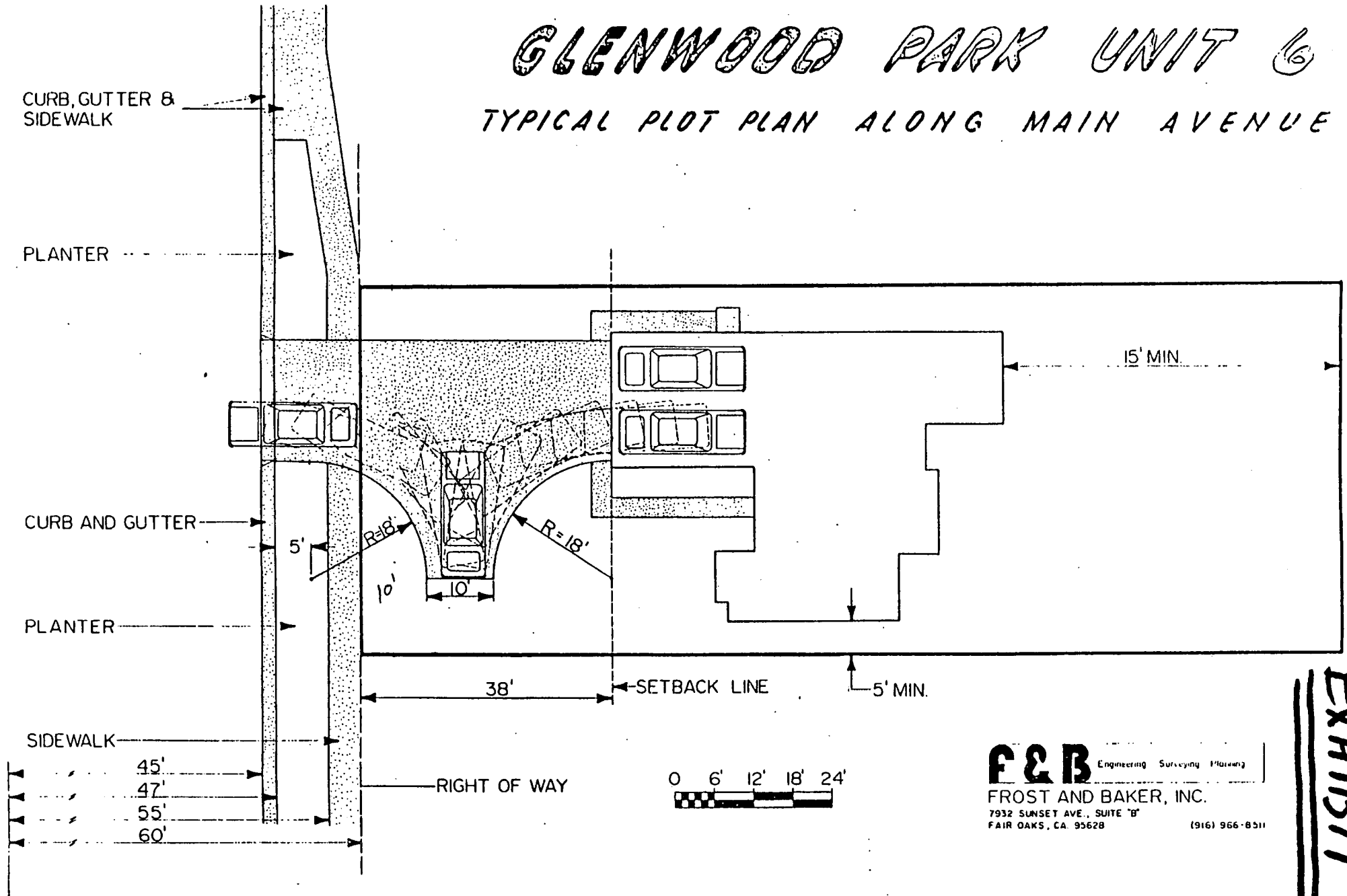
GRANT UNION SCHOOL DISTRICT

TENTATIVE MAP OF
GLENWOOD PARK #6
 CITY OF SACRAMENTO CALIFORNIA

P 83315

GLENWOOD PARK UNIT 6

TYPICAL PLOT PLAN ALONG MAIN AVENUE



F & B Engineering Surveying Planning
FROST AND BAKER, INC.
7932 SUNSET AVE., SUITE 'B'
FAIR OAKS, CA. 95628 (916) 966-8511

EXHIBIT 'C'