

CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Gardner-Feusi Company- 2532 Garfield Avenue, Carmichael, CA 95608		
OWNER Robert Nance and Tino Cuevas - 7995 California Avenue, Fair Oaks, CA 95628		
PLANS BY Gardner-Feusi Company- 2532 Garfield Avenue, Carmichael, CA 95608		
FILING DATE	12-9-83	50 DAY CPC ACTION DATE
REPORT BY:	PB:lg	
NEGATIVE DEC	Dec. 29, 1983	EIR ASSESSOR'S PCL NO. 038-111-021

- APPLICATION:
1. Negative Declaration
 2. Variance/Subdivision Modification to create two lots less than 100' in depth.
 3. Subdivision Modification to waive required 120' street centerline offset.
 4. Tentative Map

LOCATION: On the south side of Lemon Hill Avenue, approximately 725 feet east of 65th Street.

PROPOSAL: The applicant is requesting the necessary entitlements to divide six acres into 32 single family lots.

PROJECT INFORMATION:

General Plan Designation: Residential
Colonial Community Plan
Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Dwelling and accessory buildings

Surrounding Land Use and Zoning:

North: Vacant, Residential; R-1
South: Morrison Creek & Residential; R-1
East: Vacant, Residential; R-1
West: Vacant; R-1

Property Area: Six acres
Density of Development: 5.3 du/ac
North/South Lot Orientation: 31% (10 lots)
Topography: Flat
Street Improvements: To be provided
Utilities: Available to site
School District: Sacramento City Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 28, 1983, by a vote of six ayes and three absent, the Committee recommended approval of the subdivision modification to create two lots substandard in depth and to waive the required 120 foot centerline off-set and of the tentative map, subject to the following conditions. The applicant shall:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.

APPLC. NO. P83-412

MEETING DATE January 12, 1984

26
002636
CPC ITEM NO. 21/4

3. Name the streets to the satisfaction of the Planning Director.
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 percent south orientation (including solar access) to the satisfaction of the Planning Director.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

Staff has the following comments:

1. Staff has no objection to creating two lots (lots 26 and 27) with a depth less than 100 feet. The lot sizes do not fall below the minimum 5,200 square feet.
2. The applicant's proposal consists of a street design that will create a street jog of less than 120 feet, as illustrated by Exhibit A. The Subdivision Ordinance requires that street centerlines (street jogs) be offset by a minimum of 120 feet and the applicant is proposing a jog of 75 feet. The substandard jog is a result of the approved street location for 69th Street on the north side of Lemon Hill Avenue. Also, the size and configuration of the subject site makes it difficult to accommodate the minimum 120 foot street jog.
3. The Planning and Community Services Departments have determined that 0.4752 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required parkland 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 actions:

1. The Negative Declaration be ratified;
2. Approval of the Variance/Subdivision Modification to create two lots less than 100 feet in depth;
3. Approval of the Subdivision Modification to waive the required 120 foot street centerline offset;
4. Approval of the Tentative Map, subject to the following conditions:

Conditions - Tentative Map

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance;

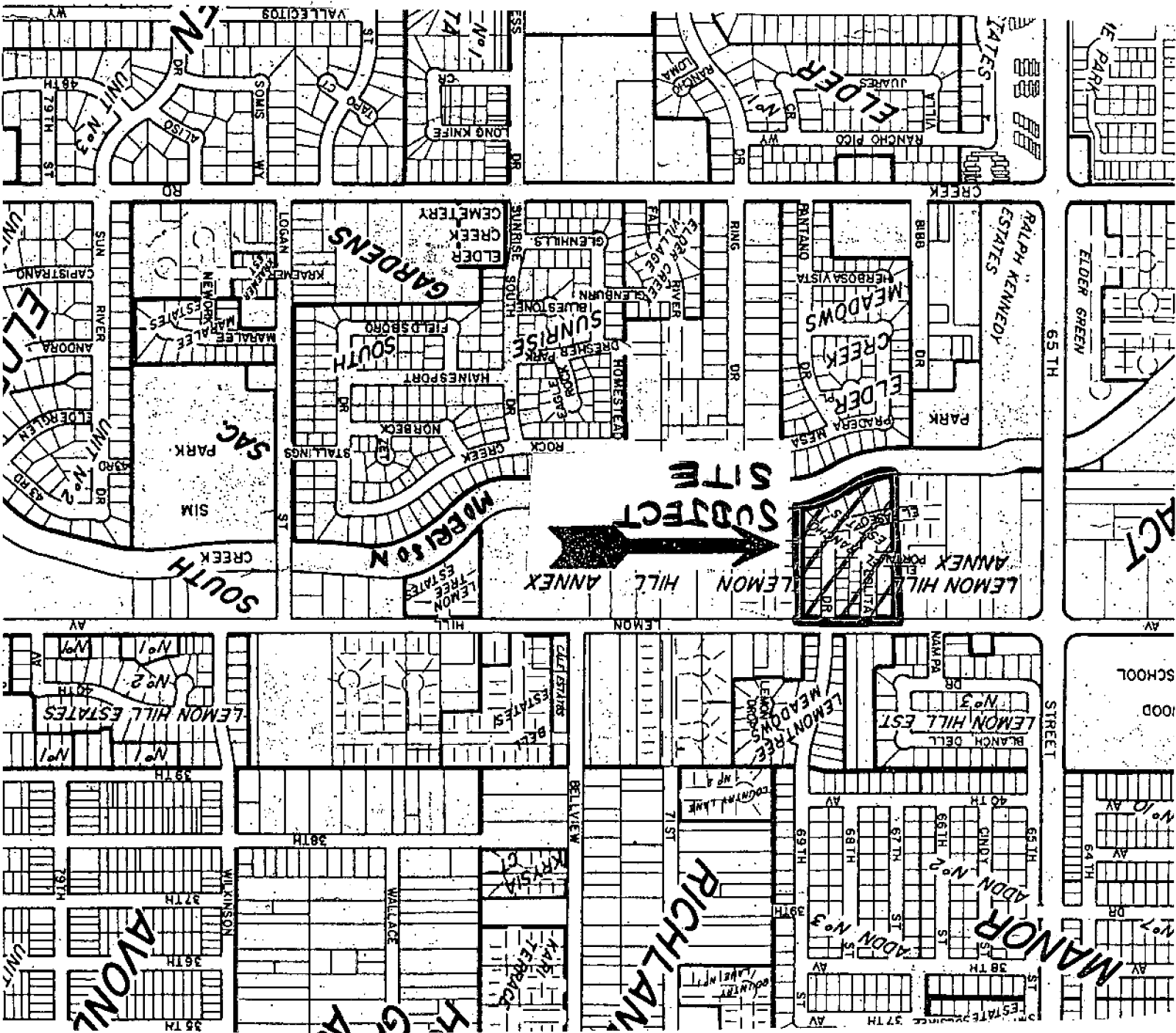
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Name the streets to the satisfaction of the Planning Director;
- d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided 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 percent south orientation (including solar access) to the satisfaction of the Planning Director.

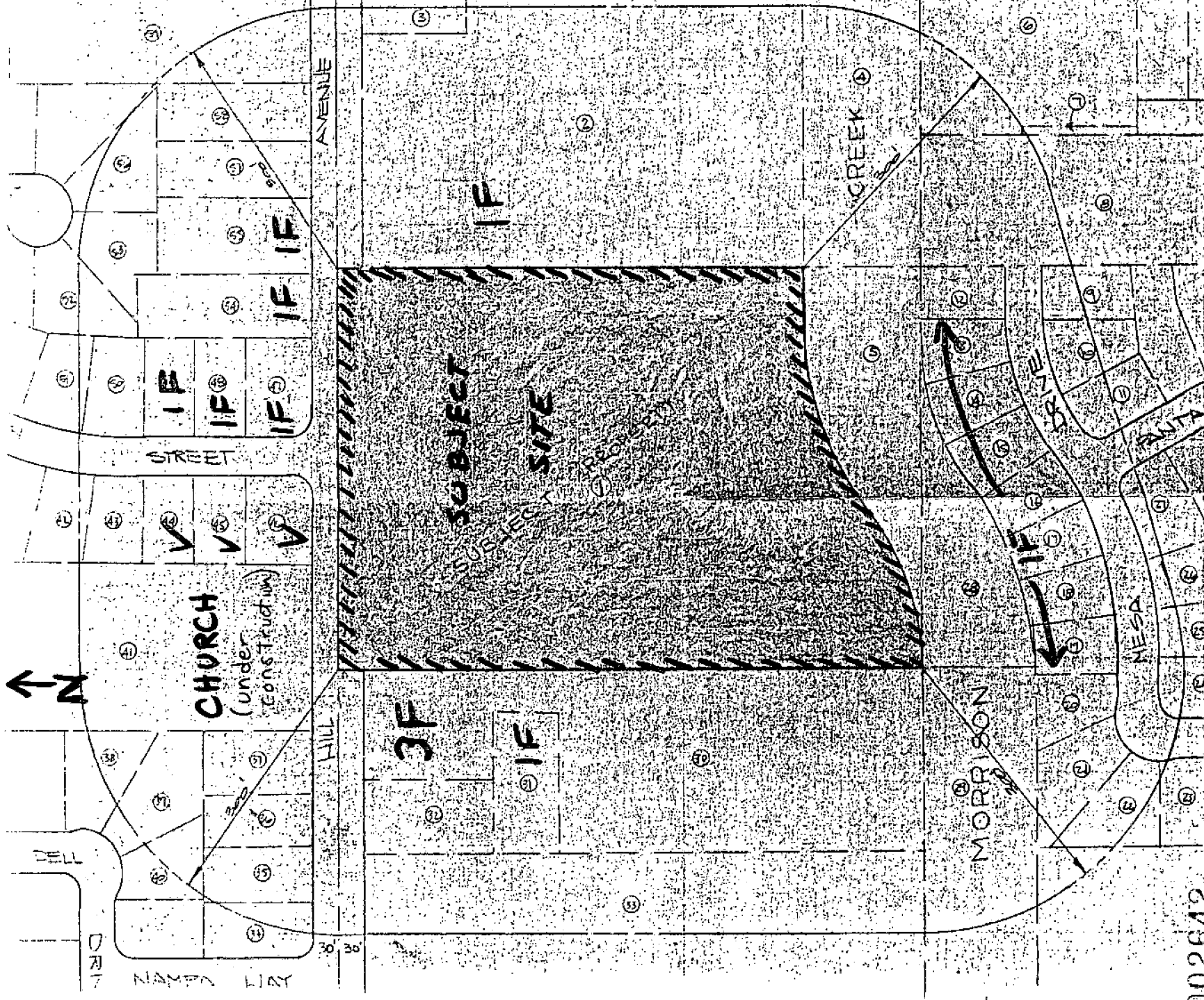
Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

Findings of Fact - Variance

- a. The granting of the variance will not constitute a special privilege in that the lots will meet the minimum interior lot size of 5,200 square feet;
- b. The variance will not be a use variance in that single family dwellings are permitted in the R-1 zone;
- c. The project will not be injurious to public welfare or to the property in the vicinity because it will not significantly alter the characteristics of the area;
- d. The variance is in harmony with the General Plan and Colonial Community Plan in that the area is designated for residential uses.

002641





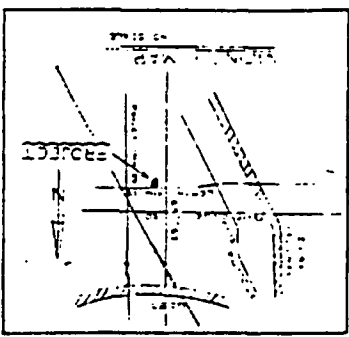
LAND USE

002642

12 JAN 84

P83-412

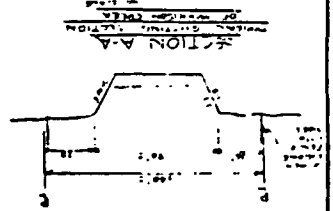
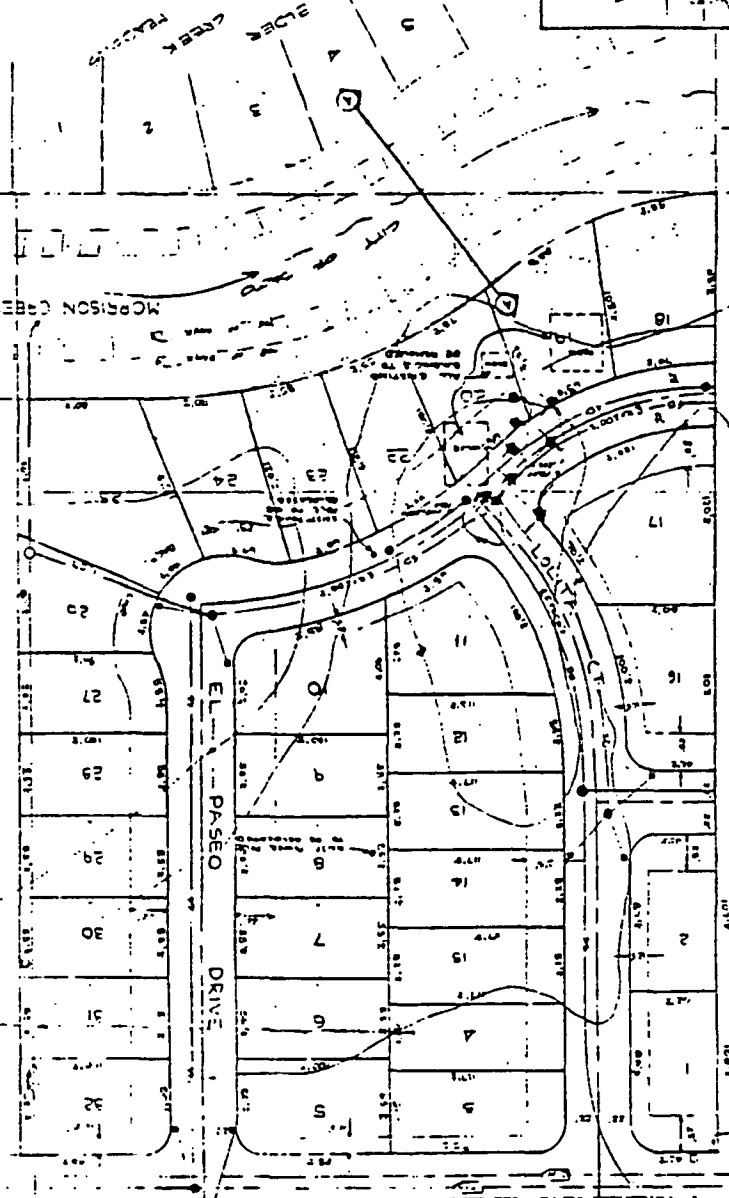
No. 21



002648

LEGEND

Proposed Roadway
 Existing Roadway
 Proposed Right-of-Way
 Existing Right-of-Way
 Proposed Utility
 Existing Utility
 Proposed Easement
 Existing Easement
 Proposed Structure
 Existing Structure
 Proposed Slope
 Existing Slope
 Proposed Creek
 Existing Creek
 Proposed Embankment
 Existing Embankment
 Proposed Retention Wall
 Existing Retention Wall
 Proposed Bridge
 Existing Bridge
 Proposed Culvert
 Existing Culvert
 Proposed Storm Drain
 Existing Storm Drain
 Proposed Sewer Line
 Existing Sewer Line
 Proposed Water Line
 Existing Water Line
 Proposed Gas Line
 Existing Gas Line
 Proposed Electric Line
 Existing Electric Line
 Proposed Telephone Line
 Existing Telephone Line
 Proposed Cable Line
 Existing Cable Line
 Proposed Fencing
 Existing Fencing
 Proposed Signage
 Existing Signage
 Proposed Landscaping
 Existing Landscaping
 Proposed Irrigation
 Existing Irrigation
 Proposed Drainage
 Existing Drainage
 Proposed Retention Pond
 Existing Retention Pond
 Proposed Storm Pond
 Existing Storm Pond
 Proposed Sewer Pond
 Existing Sewer Pond
 Proposed Water Pond
 Existing Water Pond
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 Proposed Cable Pond
 Existing Cable Pond



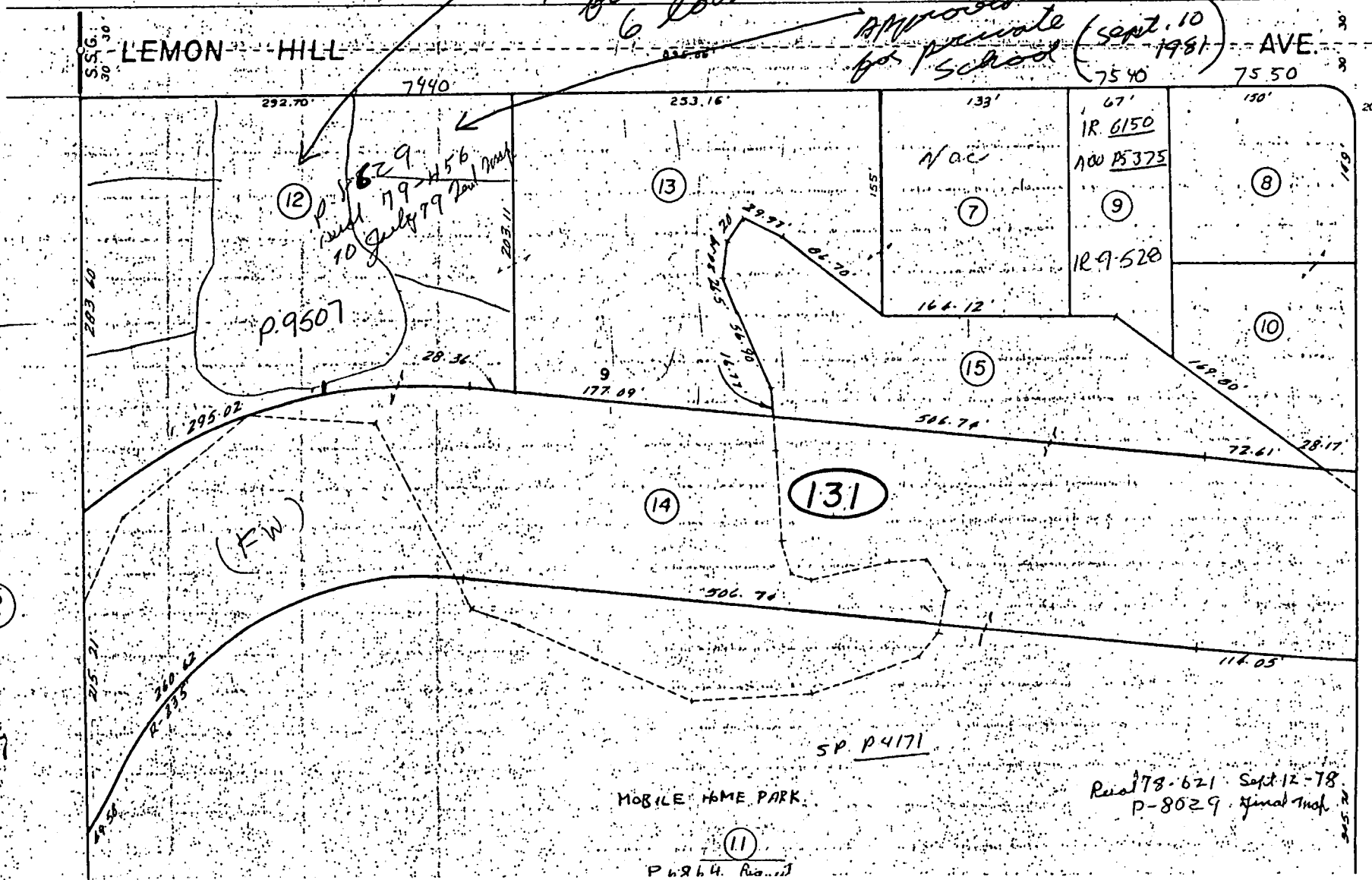
POR. SOUTH SACRAMENTO GARDENS

Tax A

Map Approved for 6 lots in June (has expired) 1979

See property

Approved for private school (Sept. 10 1981)



(12)

002647

SP. P. 4171

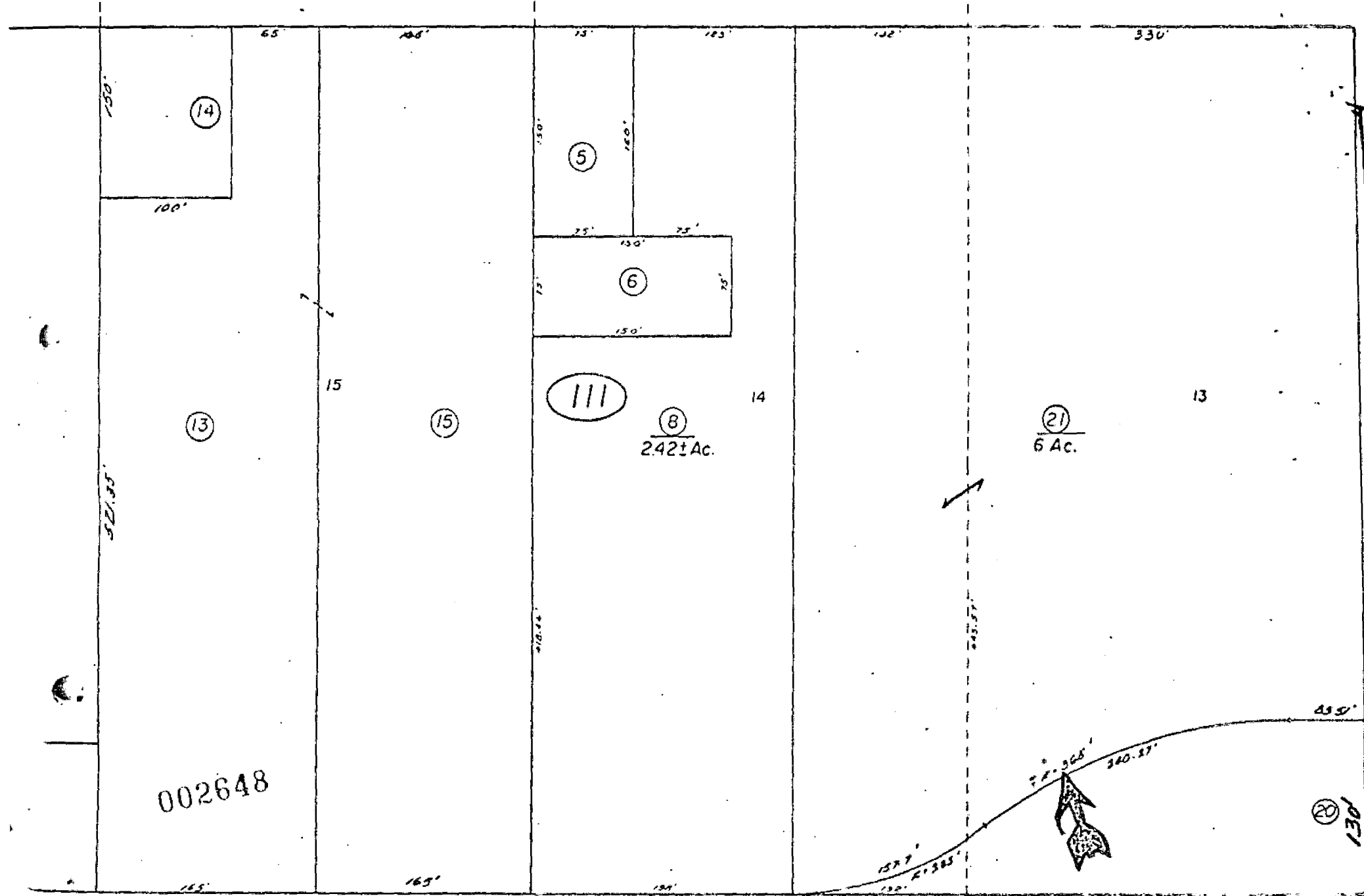
MOBILE HOME PARK

Res. 78-621 Sept 12-78
P-8029 final mod

(11)
P. 264. Revised

LEMON HILL AVENUE

3N - HILL



002648

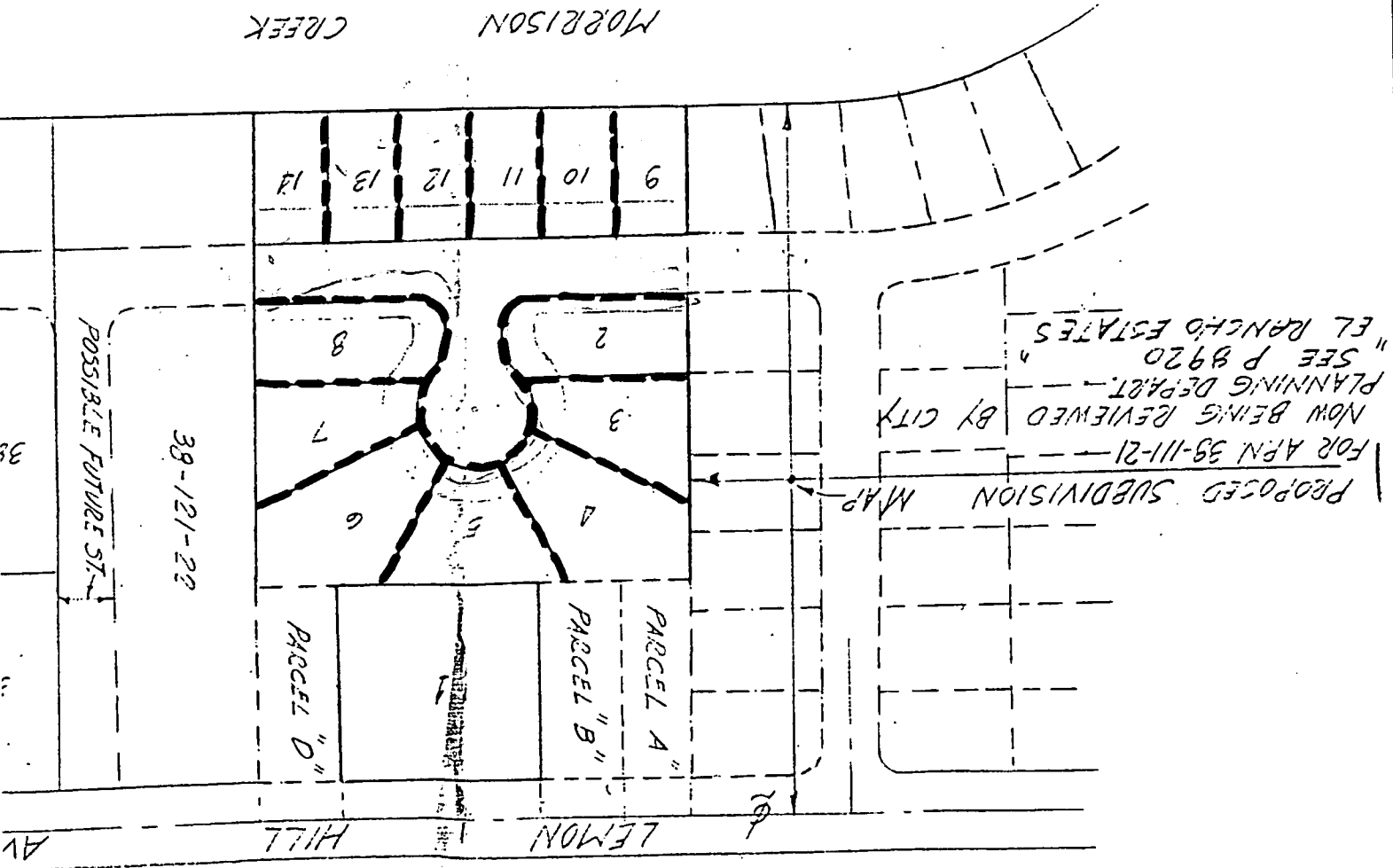
18
242 1/2 Ac.

21
6 Ac.

20

EXHIBIT "B"

P-8961

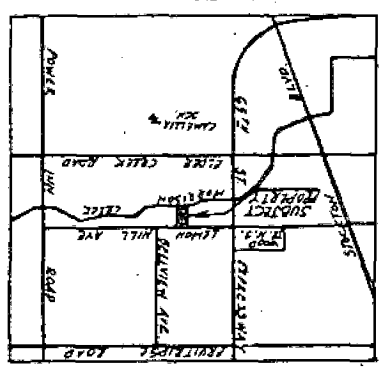


MORRISON CREEK

EXHIBIT "A"
POSSIBLE FUTURE SUBDIVISION OF PARCEL "C" AS SHOWN
PARCEL MAP FOR APN. 38-121-14
SCALE 1" = 100'
002646

EXHIBIT C

TENTATIVE PARCEL MAP
 LOT 12 OF LEMON HILL ANNEX, RECORDED IN BOOK 8 OF MAPS, MAP NO. 10, EXCEPTING THEREFROM THE SOUTH 150 FEET
 ASSASSOR'S PARCEL NO. 38-121-14
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 FEBRUARY 1980 SCALE 1" = 40'



VICINITY MAP
 SCALE 1" = 2000'

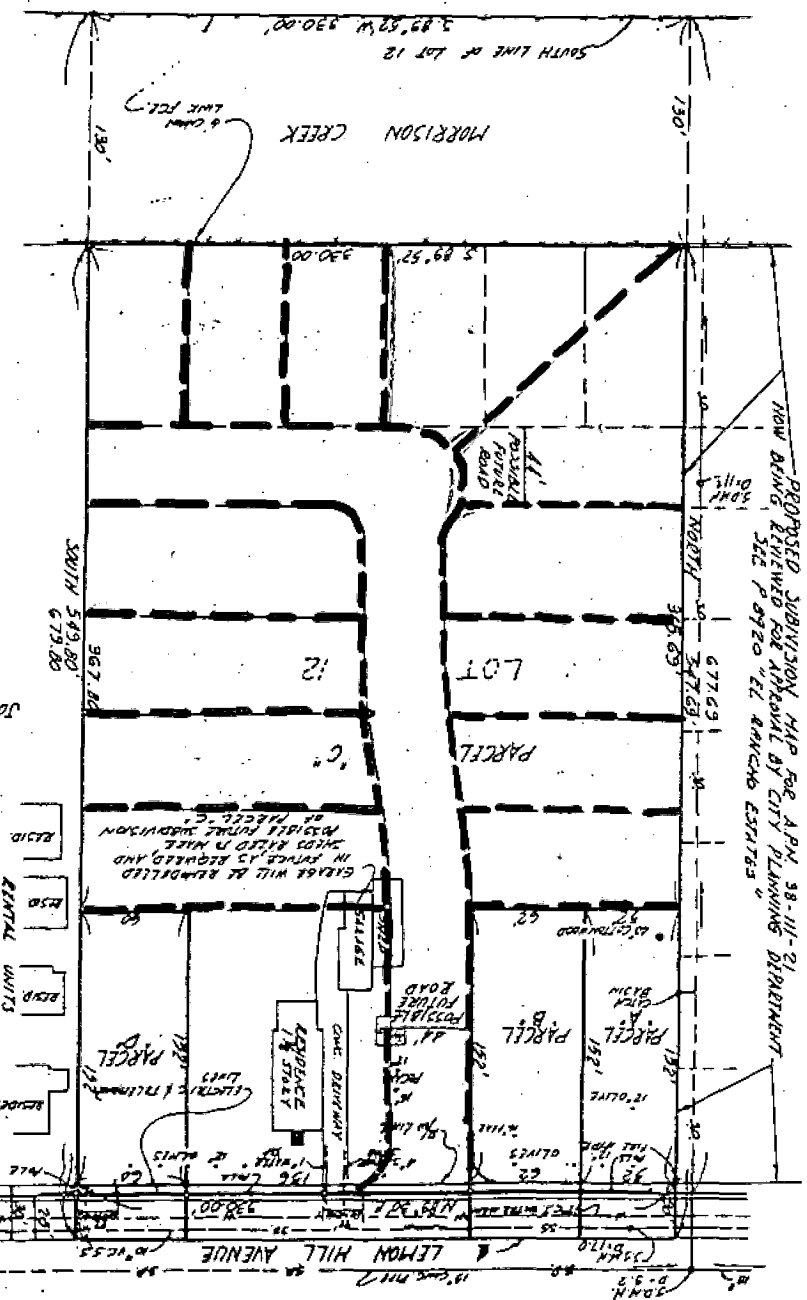
OWNER & APPLICANT
 JOE REALI AND HELENA REALI, HIS WIFE
 ALDO CRESTETTO
 CIVIL ENGINEER
 7006 LEMON HILL AVENUE
 SACRAMENTO, CALIFORNIA 95824
 PHONE (916) - 393-7453

ENGINEER
 ALDO CRESTETTO
 CIVIL ENGINEER
 5943 - 13TH AVENUE
 SACRAMENTO, CALIFORNIA 95820
 PHONE (916) - 156-8083



PERMIT INFORMATION
 ALL PERMITS - 2-21-80
 ALDO CRESTETTO
 REG. NO. 6227

PERTINENT INFORMATION
 1. PROPERTY IS ZONED R-1 AND NO CHANGE IN ZONING IS PROPOSED
 2. PROPERTY CONTAINS 181,086 SQ. FT. & 1.17 ACRES (6003 - 171,186 SQ. FT. & 3.530 ACRES (NET))
 3. STREET IMPROVEMENTS ARE ALL EXISTING.
 4. CITY OF SACRAMENTO IS C. I. WATER MAIN TO SERVE THE PROPERTY EXISTS IN LEMON HILL AVENUE, AS SHOWN.
 5. COUNTY OF SACRAMENTO 10" VC SANITARY SEWER TO SERVE THE PROPERTY EXISTS IN LEMON HILL AVENUE, AS SHOWN.
 6. CITY OF SACRAMENTO STEEL DRAIN LINES EXIST IN LEMON HILL AVENUE AND ADJACENT TO THE WEST PROPERTY LINE AS SHOWN.
 7. GAS MAIN EXISTS IN LEMON HILL AVENUE.
 8. POLE LINE WITH ELECTRIC AND TELEPHONE LINES EXISTS ON SOUTH SIDE OF LEMON HILL AVENUE, AS SHOWN.
 9. DUNE AND FAMILY LIVE IN 1/2 STORY RESIDENCE ON THE PROPERTY AND WILL CONTINUE TO DO SO. PROPERTY ALSO CONTAINS A GARAGE AND SHEDS. THE SOUTH TWO-THIRDS OF THE PROPERTY IS VACANT AND UNIMPROVED.
 10. OWNER PROPOSES TO CREATE 4 PARCELS AS SHOWN. PARCELS A AND B WILL BE SOLD. OWNER'S SON WILL CONSTRUCT A SINGLE FAMILY RESIDENCE ON PARCEL D AND LIVE THERE WITH HIS FAMILY. OWNER WILL CONTINUE TO RESIDE IN PARCEL C.
 11. PARCEL MAP AND ATTACHED EXHIBIT A DELINEATE THE PROPOSED SCHEMES FOR SUBDIVISIONS PARCELS C IN THE FUTURE.
 12. SUBDIVISIONS LAND USES AND ZONINGS ARE AS FOLLOWS:
 NORTH: SINGLE FAMILY AND VACANT (R-1); SOUTH: CELEB AND SINGLE FAMILY (R-1); EAST: SINGLE FAMILY AND BENTH UNITS (R-1); WEST: VACANT AND SINGLE FAMILY (R-1)



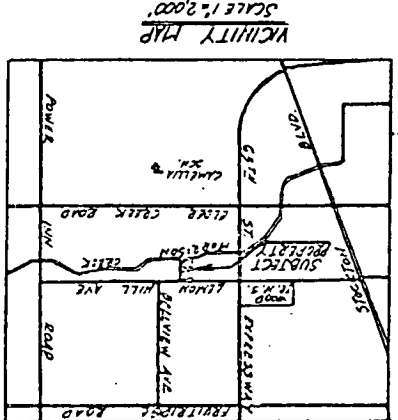
PARCEL MAP
 SCALE 1" = 40'

PROPOSED SUBDIVISION MAP FOR APR. 28-11-21 DEPARTMENT
 REVIEWED FOR APPROVAL BY CITY PLANNING DEPARTMENT
 DEC. 1978 "EL ANCHO ESTIMOS"

002645

EXHIBIT "D"

TENTATIVE PARCEL MAP
 LOT 12 OF LEMON HILL ANNEX, RECORDED IN BOOK 8 OF MAPS, MAP NO. 10, EXCEPTING THEREFROM THE SOUTH 150 FEET
 ASSESSORS' PARCEL NO. 39-121-14
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 FEBRUARY 1980 SCALE 1" = 40'



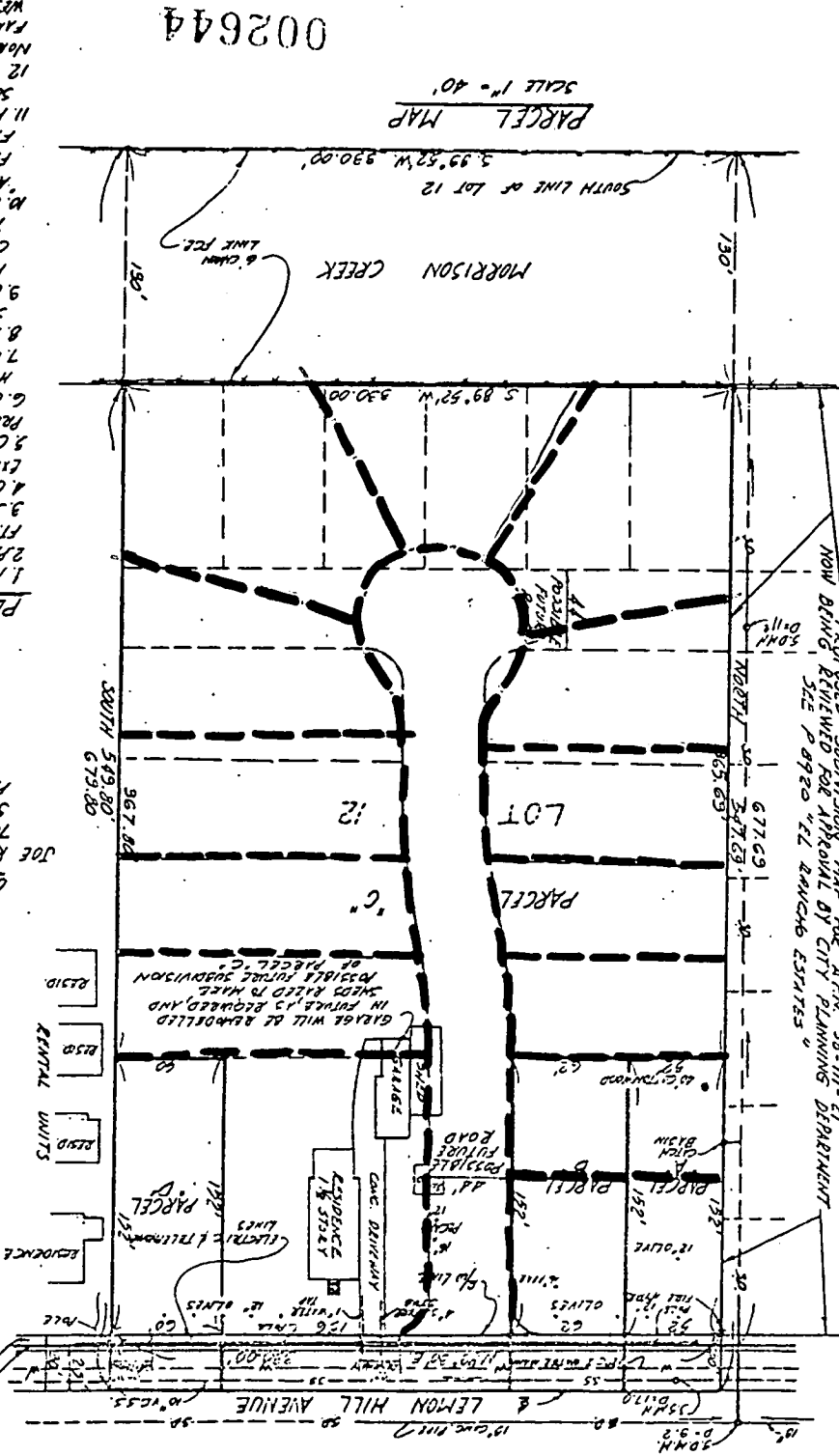
OWNER & APPLICANT
 ALDO CRESSETTO
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JOE REALI AND HELENA REALI, HIS WIFE
 ALDO CRESSETTO
 CIVIL ENGINEER
 5943 - 13TH AVENUE
 SACRAMENTO, CALIFORNIA
 95820
 PHONE (916) - 456-8093



PERTINENT INFORMATION
 1. PROPERTY IS ZONED R-1 AND NO CHANGE IN ZONING IS REQUESTED.
 2. PROPERTY CONTAINS 181,086 SQ. FT. & 4.187 ACRES (GROSS) - 171,196 SQ. FT. & 3.530 ACRES (NET).
 3. STREET IMPROVEMENTS ARE ALL EXISTING.
 4. CITY OF SACRAMENTO 12 "C.I. WATER MAIN TO SERVE THE PROPERTY EXISTS IN LEMON HILL AVENUE, AS SHOWN.
 5. COUNTY OF SACRAMENTO 10 "V.C. SANITARY SEWER TO SERVE THE PROPERTY EXISTS IN LEMON HILL AVENUE, AS SHOWN.
 6. CITY OF SACRAMENTO STORM DRAIN LINES EXIST IN LEMON HILL AVENUE AND ADJACENT TO THE WEST PROPERTY LINE, AS SHOWN.
 7. GAS MAIN EXISTS IN LEMON HILL AVENUE.
 8. POLE LINE WITH ELECTRIC AND TELEPHONE LINES EXISTS ON SOUTH SIDE OF LEMON HILL AVENUE, AS SHOWN.
 9. OWNER AND FAMILY LIVE IN 1 1/2 STORY RESIDENCE ON THE PROPERTY AND WILL CONTINUE TO DO SO. PROPERTY ALSO CONTAINS A GARAGE AND SHEDS, THE SOUTH TWO-THIRDS OF THE PROPERTY IS VACANT AND UNIMPROVED.
 10. OWNER PROPOSES TO CREATE 4 PARCELS AS SHOWN, PARCELS "A" AND "B" WILL BE SOLD. OWNER'S SON WILL CONSTRUCT A SINGLE FAMILY RESIDENCE ON PARCEL "D" AND LIVE THERE WITH HIS FAMILY. OWNER WILL CONTINUE TO RESIDE IN PARCEL "C".
 11. PARCEL MAP AND ATTACHED EXHIBIT "A" DEFINE TWO PHASE SCHEDULES FOR SUBDIVIDING PARCEL "C" IN THE FUTURE.
 12. SCHEDULES AND USES AND ZONINGS ARE AS FOLLOWS:
 NORTH: SINGLE FAMILY AND VACANT (R-1). SOUTH: CELESTIAL AND SINGLE FAMILY (R-1). EAST: SINGLE FAMILY AND CENTRAL UNITS (R-1). WEST: VACANT AND SINGLE FAMILY (R-1).

ALDO CRESSETTO
 REG. NO. 6221
 CIVIL ENGINEER



PROPOSED SUBDIVISION MAP FOR A.P.N. 39-121-14
 NOW BEING REVIEWED FOR APPROVAL BY CITY PLANNING DEPARTMENT
 SEE P 0920 "EL RANCHO ESTIMATES"

002644