

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 "J" Tribute Rd., Sacramento, Ca. 95815 920-2411
OWNER	Tsakopoulos, Williams & Marlow, 300 Florin Rd., Sacramento, Ca. 95831
PLANS BY	Morton & Pitalo, Inc.
FILING DATE	6/24/83
50 DAY CPC ACTION DATE	
REPORT BY	SD:mm
NEGATIVE DEC.	7/18/83
EIR	
ASSESSOR'S PCL. NO.	237-070-02,03,04,05,06,20,

portion of 17 & 18
237-040-27,28

APPLICATION:

1. Environmental Determination
2. Rezone 46.2+ vacant acres from R-1-A (Townhouse) to R-1 (Single Family)
3. Variance to create lots in excess of 160 ft. in depth
4. Subdivision Modification to create lots in excess of 160 ft. depth
5. Subdivision Map to waive sewer and water hook ups to lot A
6. Tentative Map (Northwind Wind Estates)

LOCATION:

Southeast corner of Grace Avenue & Norwood Avenue

PROPOSAL:

The applicant is requesting the necessary entitlements to subdivide 49.5+ vacant acres into 217 single family lots and one 3+ ac. parcel for future development.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1965 North Norwood Community Plan Designation: Light Density Residential
 Proposed No. Sacramento Community Plan: Residential 4-21 Du/ac (10 average units/acre)
 Existing Zoning of Site: R-1-A
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
 North: Residential, A
 South: Residential, A & R-1
 East: Residential, A
 West: Residential, A

Property Dimensions: Irregular
 Property Area: 49.5+ ac.
 Density of Development: 4.8 Du/ac for single family
 Significant Features of Site: 100 ft. wide PG&E tower easement; Magpie Creek Drainage
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided
 North/South Orientation: 62%

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On July 13, 1983 by a vote of 6 ayes, 3 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and Subdivision Modification. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements for all exterior streets pursuant to Section 40.811 of the City Code;
2. Norwood Avenue to be improved to a 45-foot half-section including curb, gutter and sidewalk along the east side of the street and 15 feet of pavement along the west side of the street.
3. Grace Avenue to be improved to a 27-foot half-section, including curb, gutter and sidewalk along the south side of the street and 15 feet of pavement along the north side of the street.
4. Prepare a right-of-way study for Taylor Avenue, subject to the approval of the City Engineer, dedication and improvement required as indicated by the study (minimum improvements will consist of 24-feet of pavement extended to Main Avenue).
5. Name the streets to the satisfaction of the Planning Director.
6. Place the following note on the final map. Water and sewer service connections do not exist between the main lines and Lot A. These services must be paid for and installed at the time of obtaining building permits.
7. Prepare a sewer study for the review and approval of the City Engineer; may require off-site extension and oversizing of lines. Existing sewer district serves from Taylor Street west. A portion of the site will have to be served from the east, off-site, to the Regional trunk line.
8. Coordinate fees, annexation, etc., with Regional Sanitation as indicated in sewer study.
9. Alignment and improvement study required for Magpie Creek. Required improvements will include off-site improvements and dedication. May require construction of levees to protect development from upstream overflow. Magpie Creek to be improved with summer flow lining, fencing, etc. Off-site deepending and widening to extend south to Bell Avenue.
10. Dedicate access points for maintenance of drainage canal as required by the City Engineer.

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11. Drainage study required for the overall site (to be done in conjunction with Magpie Creek study). Drainage study to include grading plan and will require filling.
12. 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.
13. 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 of the U. S. Postal Service.
14. The PG&E easement along the southern portion of the site must be abandoned or resolved to the satisfaction of the Planning Director.
15. A note shall be placed on the final map indicating that no structures or swimming pools are permitted within the PG&E easement areas.
16. Redesign ditch to eliminate right angles.
17. The south and west perimeter street shall be 50' in width (lots fronting 21-45).
18. North and east perimeter street shall be 50' in width (lots fronting 60-88).

BACKGROUND INFORMATION: On October 5, 1983 the City Council approved the necessary entitlements to subdivide the subject site into 218 halfplex units, 50 zero lot line units and one 6± acre site intended for future townhouse development. The map has not been recorded.

STAFF EVALUATION: Staff has the following comments with regard to the current request:

1. The applicant is requesting a rezoning from Townhouse, R-1-A, to single family, R-1 in order to construct standard single family residences on the major portion of the subject site. The unit yield will be decreased by 68 units. The density will be 4.8 dwelling units per acre. Staff believes the proposal is compatible with the surrounding area and consistent with the community. Also, the 3± acres (Lot A) located at the corner of Norwood and Grace will remain zoned R-1-A for future townhouse or cluster development. Staff has no objection to the higher density units located along the major street.

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2. The applicant has proposed all interior street right-of-ways of 44 feet in width. The Subdivision Review Committee, however, recommends the widths be
*** increased to 50 for the perimeter streets (fronting lots 1130 and 1171). 21-45 and 60-88
Attached is a letter from Traffic Engineering indicating the reason for their recommendation.
3. The City Engineer requests that the final map be redrawn to indicate the portion of the subject site south of the proposed Magpie creek drainage canal, fronting on Bell Avenue, as a remainder, lot B.
4. The Planning and Community Services Departments have determined that 3.862 acres of land are required for Parkland Dedication purposes and that fees are to be charged in-lieu of the required dedication. The applicant shall submit an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.
5. A Subdivision Modification to create lots in excess of 160 feet in depth has been requested. Staff has no objection since the 100 foot wide PG&E easement crossing the subject site makes standard design difficult. A note should be placed on the final map indicating that lots 53 and 169 are for single family development only.
6. To avoid inactive sewer and water hookups for Lot A, the City Engineer has requested a subdivision modification to waive these services at this time. A note should be placed on the final map indicating that these services should be paid for an installed at the time of obtaining building permits.
7. The subdivision achieves only 62% north/south lot orientation. The 80% requirement will, therefore, have to be met with a combination of lots and units situated on east/west oriented lots. Those lots and units which will meet solar access requirements should be designated on the final map.
8. A PG&E easement is located along the southern property line. This must be abandoned or resolved to the satisfaction of the Planning Director prior to final map recordation.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the rezoning from R-1-A to R-1.
3. Approval of the Variance to create lots in excess of 160 feet in depth based on findings of fact to follow:
4. Approval of the Subdivision Modification to create lots in excess of 160 feet in depth.

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5. Approval of the Subdivision Modification to waive water and sewer connections to Lot A.
6. Approval of the Tentative Map based upon 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 noted.

1. Provide standard subdivision improvements for all exterior streets pursuant to Section 40.811 of the City Code;
2. Norwood Avenue to be improved to a 45-foot half-section including curb, gutter and sidewalk along the east side of the street and 15 feet of pavement along the west side of the street.
3. Grace Avenue to be improved to a 27-foot half-section, including curb, gutter and sidewalk along the south side of the street and 15 feet of pavement along the north side of the street.
4. Prepare a right-of-way study for Taylor Avenue, subject to the approval of the City Engineer, dedication and improvement required as indicated by the study (minimum improvements will consist of 24-feet of pavement extended to Main Avenue).
5. Name the streets to the satisfaction of the Planning Director.
6. Place the following note on the final map. Water and sewer service connections do not exist between the main lines and Lot A. These services must be paid for and installed at the time of obtaining building permits.
7. Prepare a sewer study for the review and approval of the City Engineer; may require off-site extension and oversizing of lines. Existing sewer district serves from Taylor Street west. A portion of the site will have to be served from the east, off-site, to the Regional trunk line.
8. Coordinate fees, annexation, etc., with Regional Sanitation as indicated in sewer study.
9. Alignment and improvement study required for Magpie Creek. Required improvements will include off-site improvements and dedication. May require construction of levees to protect development from upstream overflow. Magpie Creek to be improved with summer flow lining, fencing, etc. Off-site deepening and widening to extend south to Bell Avenue.

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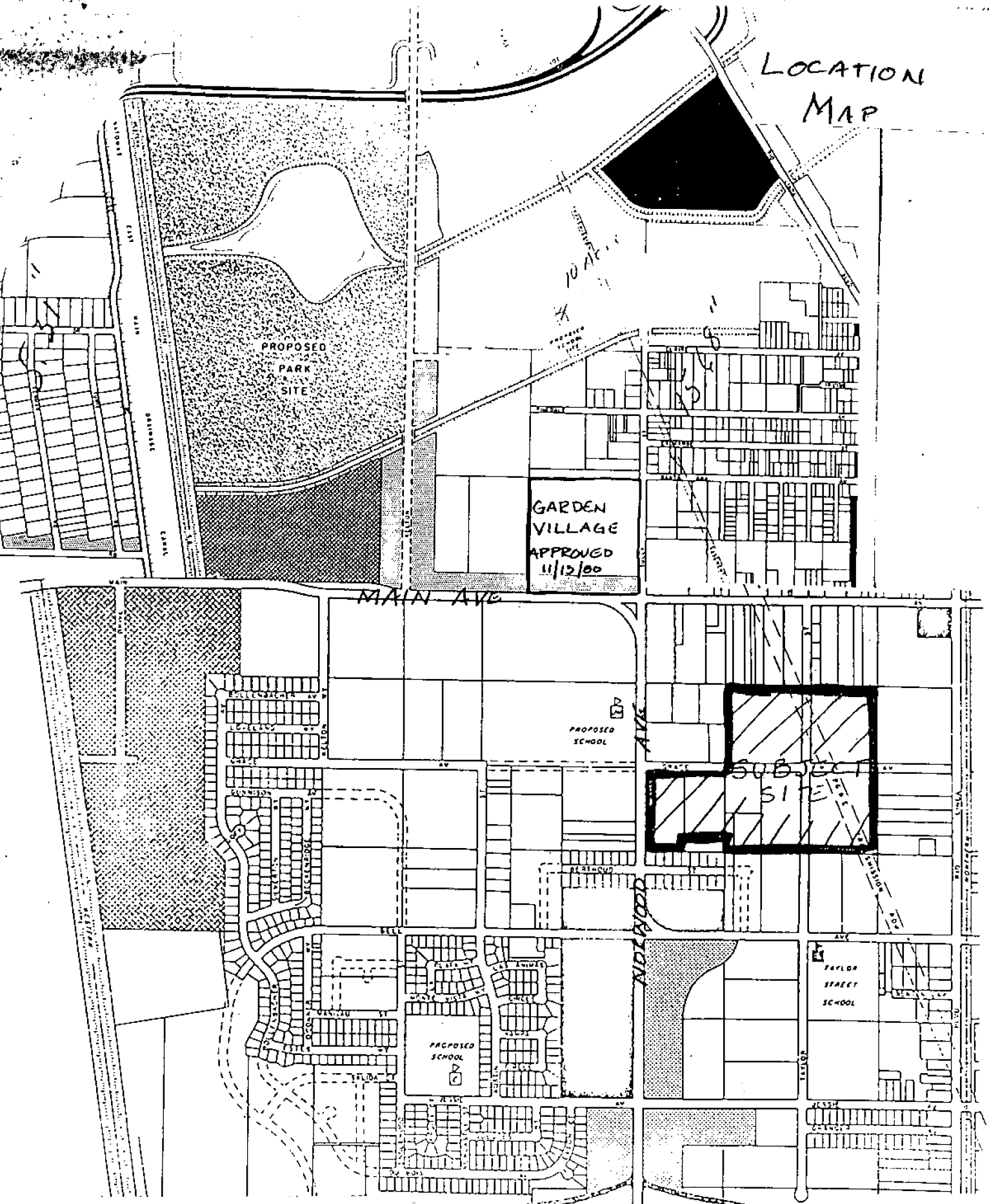
10. Dedicate access points for maintenance of drainage canal as required by the City Engineer.
11. Drainage study required for the overall site (to be done in conjunction with Magpie Creek study). Drainage study to include grading plan and will require filling.
12. Pursuant to City Code Section 40.1302 (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.
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14. The PG&E easement along the southern portion of the site must be abandoned or resolved to the satisfaction of the Planning Director.
15. A note shall be placed on the final map indicating that no structures or swimming pools are permitted within the PG&E easement areas.
16. Redesign ditch to eliminate right angles.
17. Place the following note on the final map: Lots 53 and 169 are for single family residences only.
18. Redraw the map to indicate the remainder, south of Magpie Creek drainage canal, fronting on Bell Avenue, as a remainder, Lot B.
19. The applicant/developer shall designate and place on the final map, those structures and/or lots which will meet the required eighty (80%) percent south orientation (including solar access) to the satisfaction of the Planning Director.
- ** 20. *The south and west perimeter streets shall be 50-feet in width, Lots 21 thru 45.*
- ** 21. *The north and east perimeter streets shall be 50-feet in width, Lots 60 thru 88.*

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Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege in that a PG&E easement crosses the subject site which makes strict compliance with the Subdivision Ordinance design standards infeasible.
2. The variance does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the variance does not constitute a disservice to the neighborhood in that the residential character of a surrounding vicinity will not be altered.
4. The variance is in conformance with the 1974 General Plan and the 1965 North Norwood Community Plan which designate the site for residential uses.

LOCATION
MAP

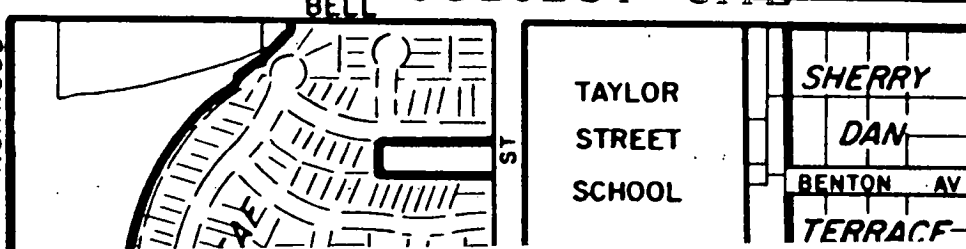
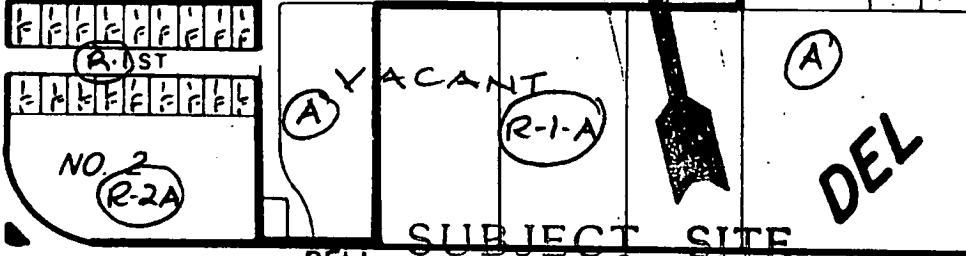
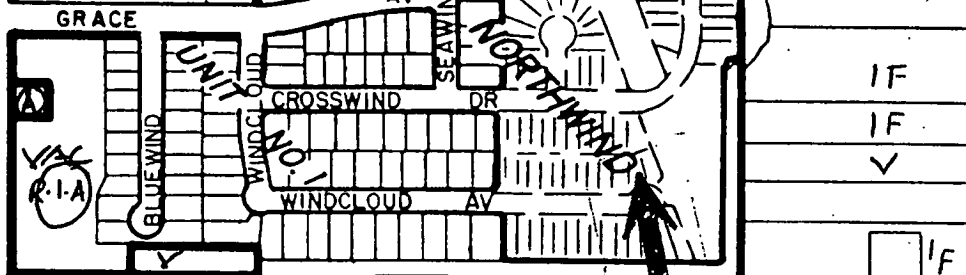
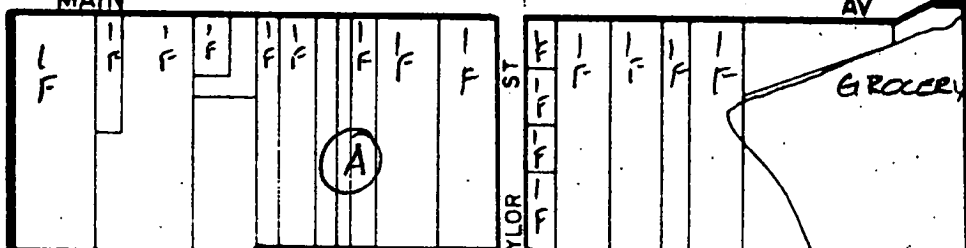
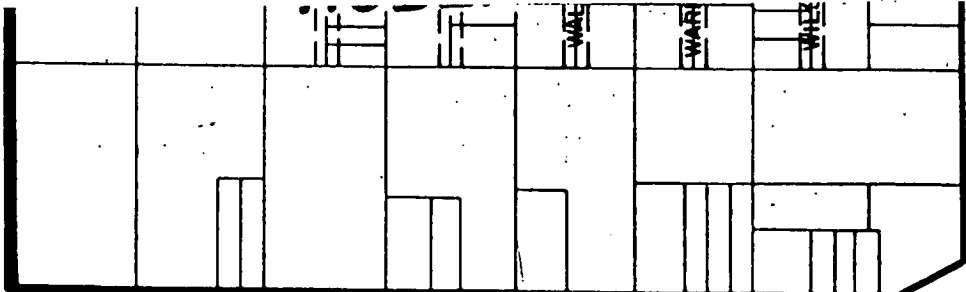
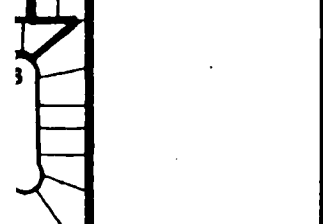
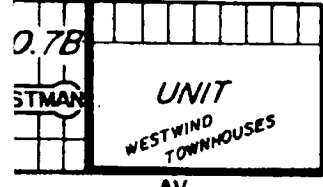
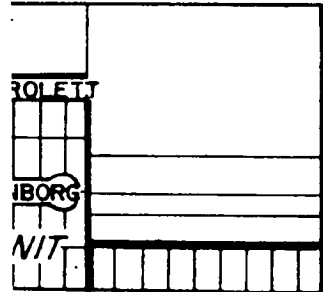
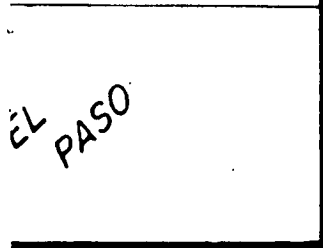
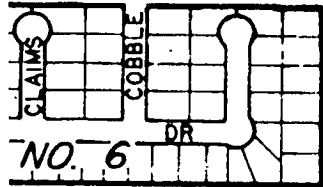
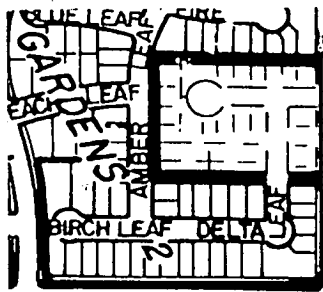


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VICINITY - LAND USE - ZONING

TENTATIVE MAP FOR
NORTHWIND ESTATES

CITY OF SACRAMENTO, CALIFORNIA
SCALE: 1"=40' DATE: JUNE 1983

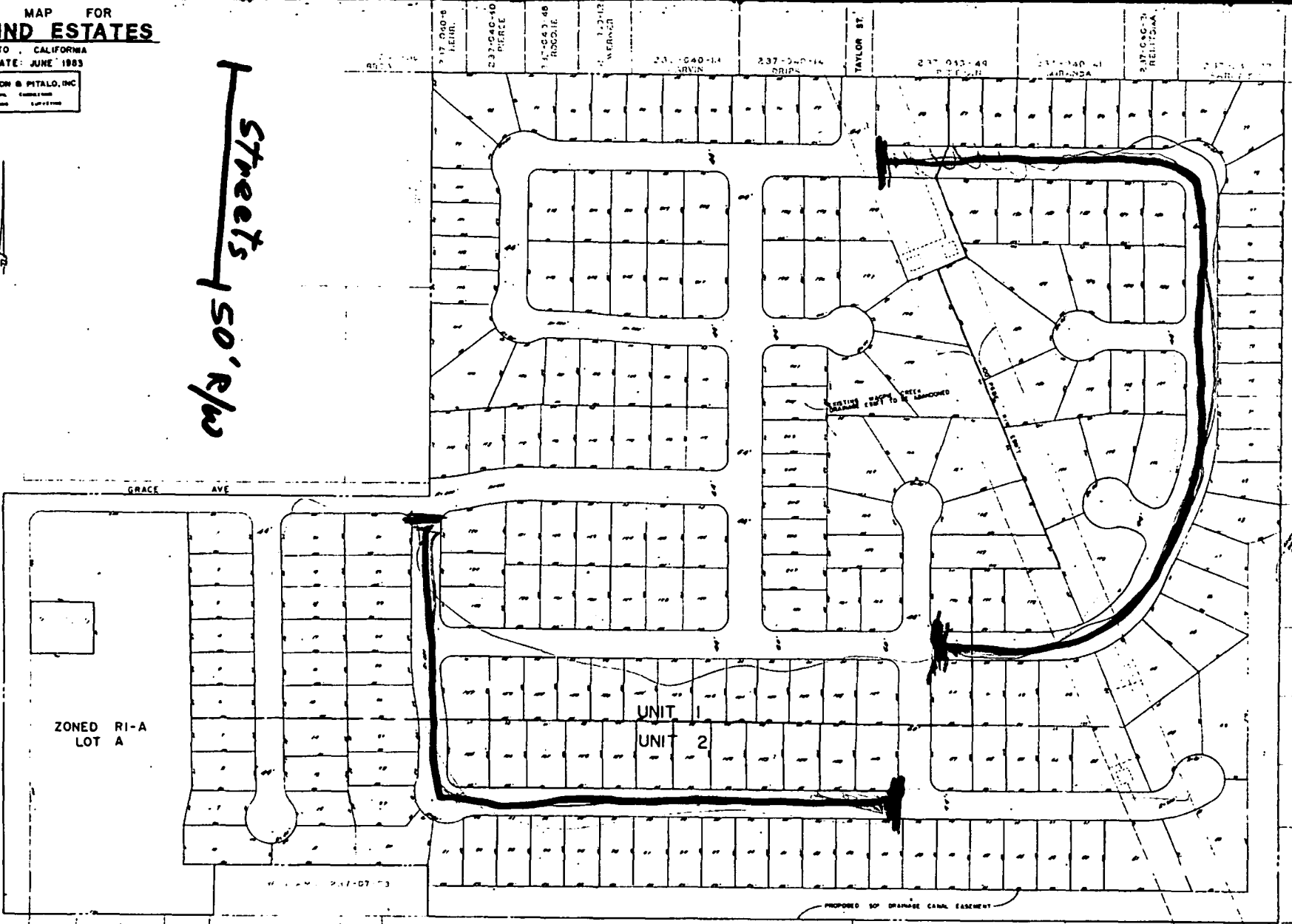
MORTON & PITALO, INC.
PLANNERS & ENGINEERS

PB3213

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Streets 150 r/w



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TENTATIVE MAP

TENTATIVE MAP FOR
NORTHWIND ESTATES

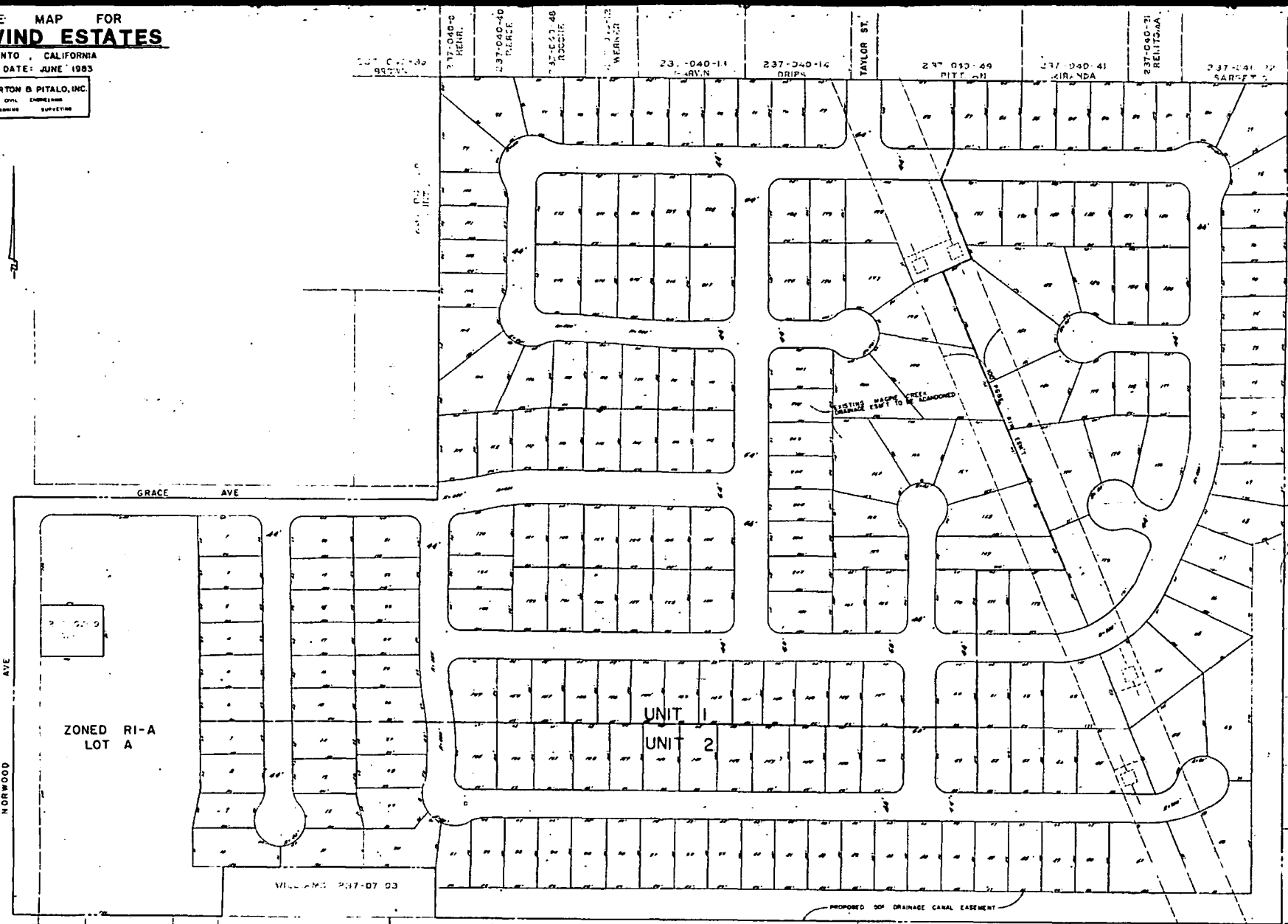
CITY OF SACRAMENTO, CALIFORNIA
SCALE: 1" = 40' DATE: JUNE 1983

MORTON B. PITALO, INC.
CIVIL ENGINEERING
PLANNING SURVEYING

7/20/83
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TENTATIVE MAP