

CITY PLANNING COMMISSION

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

APPLICANT	Frost & Baker, Inc., 7932 Sunset Avenue, Fair Oaks, CA 95628		
OWNER	Hofmann Co., P.O. Box 13349, Sacramento, CA 95813		
PLANS BY	Frost & Baker, Inc., 7932 Sunset Avenue, Fair Oaks, CA 95628		
FILING DATE	11-9-84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	12-3-84	EIR	ASSESSOR'S PCL. NO. 052-010-43,44

APPLICATION: A. Negative Declaration
B. Tentative Map (P84-426)

LOCATION: South terminus of Amherst Street at 18th Street

PROPOSAL: The applicant is requesting the necessary entitlement to subdivide 49+ vacant acres into 317 single family and halfplex lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 Airport-Meadowview Community Plan Designation:	Residential, 4-8 du/ac net
Existing Zoning of Site:	R-1 and R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Vacant; MRD(PUD); R-1A(PUD)
East:	Single Family and Vacant; R-1 and R-1A
West:	I-5 Freeway

Property Dimensions:	Irregular
Property Area:	49+ acres
Density of Development:	8 du/ac net
Topography:	Flat
Street Improvements/Utilities:	To be provided

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 28, 1984, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

BACKGROUND INFORMATION: On October 9, 1979 the City Council approved a tentative map for 315 standard single family, halfplex and duplex lots (P-8643). A special permit and rezoning were also approved in conjunction with the project. That map lapsed. On November 10, 1981 a second similar tentative map was approved by the City Council (P-9560). The second map has also lapsed.

PROJECT EVALUATION: Staff has the following comments:

Land Use

A. The subject site is designated for residential uses in the 1974 General Plan. It is designated Residential, four to eight units per net acre, in the 1984 Airport-Meadowview Community Plan.

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Residential goals in the recently adopted community plan encourage completion of previously approved subdivisions. The site is surrounded primarily by existing single family residences and land zoned for residential uses. The existing zoning allows for single family and halfplex units. The proposed tentative map is compatible with applicable plans, surrounding zoning and land uses.

Design

- B. The City Engineer requests that halfplex lots be consistently designated A and B. This clearly defines these lots for halfplex development.
- C. Special permit approval will be required when the applicant is prepared to develop the halfplex units. The following are design guidelines for halfplex development:
 - 1. All corner halfplex lots should have a driveway off of each street frontage;
 - 2. All halfplexes should have a variation of roof lines, front elevations and floor plans;
 - 3. Halfplexes should be compatible in exterior building material, color and overall style of construction with the individual single family residences located in the development;
 - 4. When garages are located adjacent to one another on interior halfplex lots, they should be offset two to five feet.
- D. The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 4.723 acres of land multiplied by the per acre value established by the applicant's appraiser.

RECOMMENDATION: Staff recommends the Commission take the following actions:

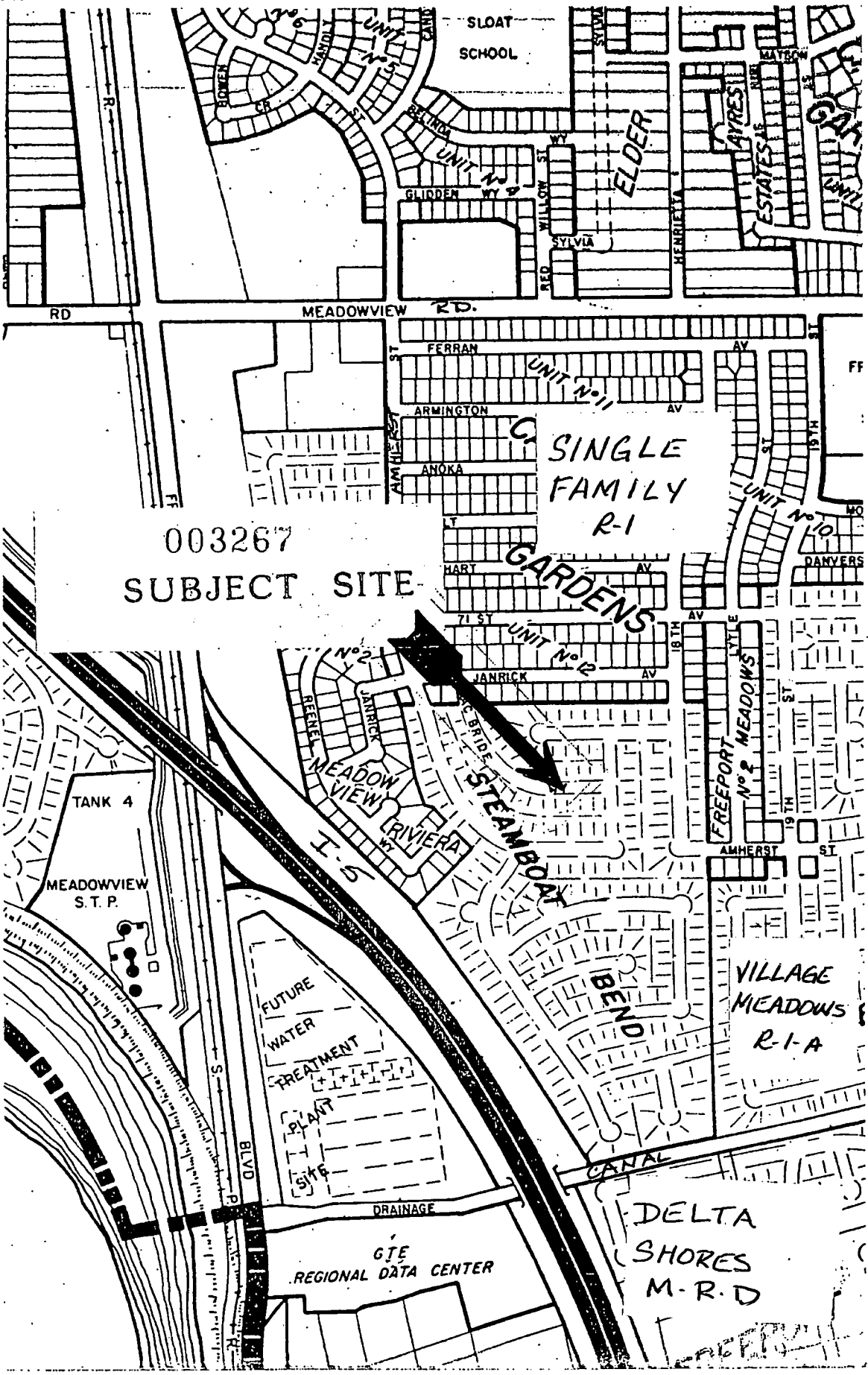
- A. Ratification of the Negative Declaration;
- B. Approval of the Tentative Map, subject to the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

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Conditions - Tentative Map

- 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; may require oversizing and off-site extensions. Sewer study must verify capacity of existing sewer lines and proposed improvement easements to serve proposed development.
- 3. 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.

4. 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.
5. 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, or comply with Title 24 requirements of the Uniform Building Code.
6. If unusual amounts of bone, stone or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note referencing this condition shall be placed on final improvement plans.
7. Prepare a sound study for the area along the freeway. A masonry wall shall be constructed along this area to at least a six-foot height. This wall shall be installed prior to the filing of Phase II. Design of the wall shall be subject to review and approval by the Planning Director prior to issuance of building permits. A note referencing the wall shall be placed on final improvement plans.
8. Provide connection between Amherst Street and loop street to the south at terminus of Amherst Street.
9. Provide channel lining and fencing for drain channel at south property line.
10. Provide a five-foot PUE along the eastern edge of Phase I.
11. Redesign the cul-de-sac mouth widths to the satisfaction of the City Traffic Engineer.
12. The unnamed street in Phases II and III, lots 1-16, shall have a 50-foot right-of-way.
13. The short unnamed street in Phase II, lots 75,76A,25,26, shall have a 50-foot right-of-way.
14. The unnamed street in Phase III, lots 23A-40, shall have a 50-foot right-of-way;
15. Renumber the subdivision so that halfplex lots are designated A and B.



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 SUBJECT SITE

SINGLE
 FAMILY
 R-1

GARDENS

VILLAGE
 MEADOWS
 R-1-A

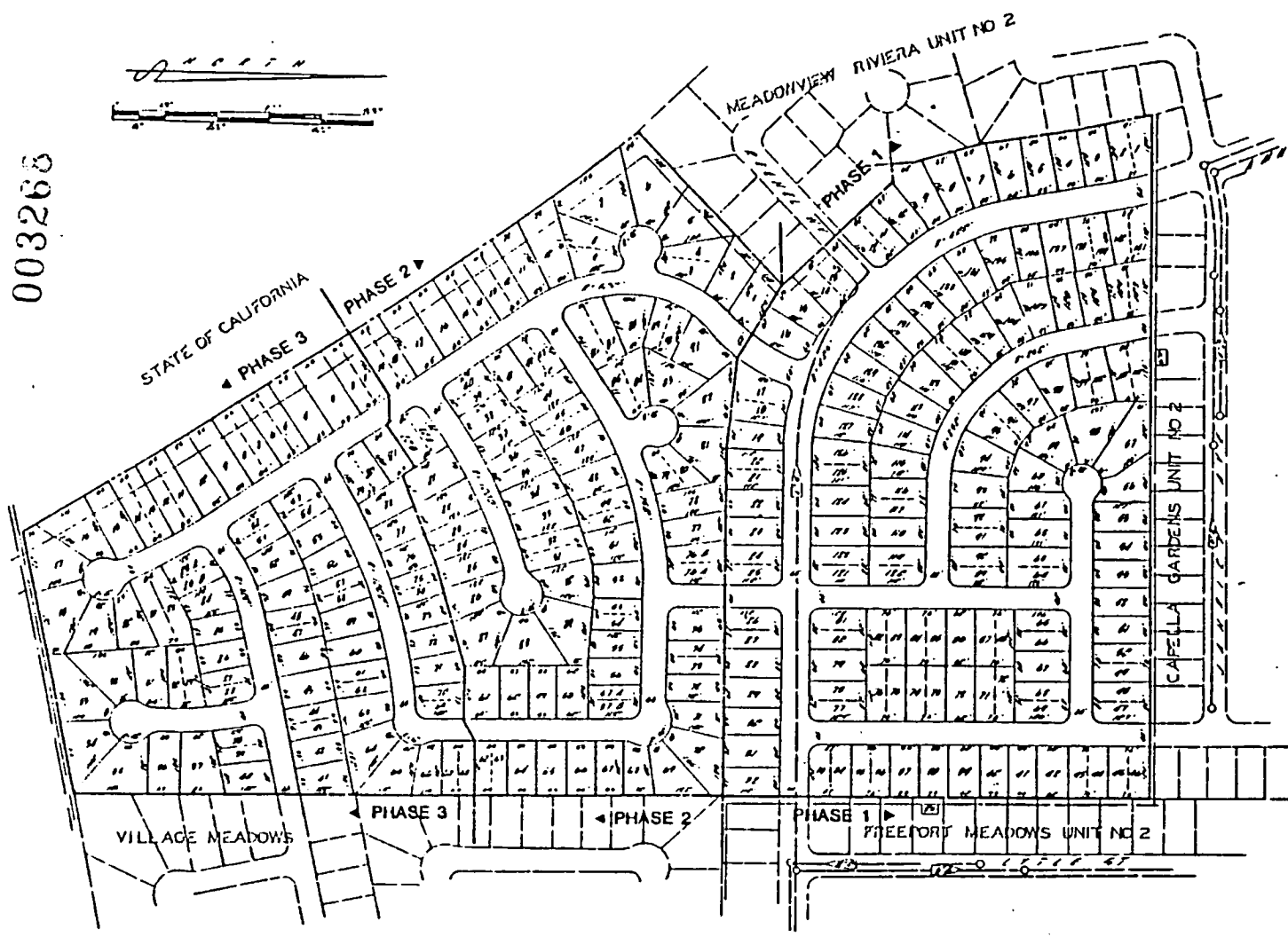
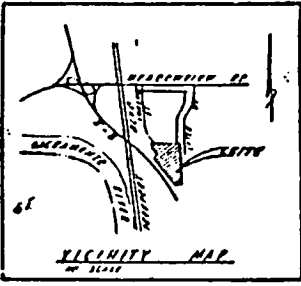
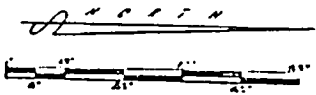
DELTA
 SHORES
 M-R-D

GTE
 REGIONAL DATA CENTER

VICINITY - LAND USE - ZONING

7-7-73

003266



PREPARED BY:
 F. B. BAKER INC.
 1000 AVENUE 10
 BEVERLY HILLS, CALIF. 90210
 (213) 949-1000

PROJECT:
 1000 AVENUE 10
 BEVERLY HILLS, CALIF. 90210
 (213) 949-1000

DISTRICT ENGINEER:
 F. B. BAKER INC.

CITY OF BEVERLY HILLS
 1000 AVENUE 10
 BEVERLY HILLS, CALIF. 90210

SHEET NO. 111
 TOTAL SHEETS 111

SHEET NO. 112
 TOTAL SHEETS 111

SHEET NO. 113
 TOTAL SHEETS 111

TOTAL NO. OF SHEETS 111

PREPARED FOR:
 CITY OF BEVERLY HILLS

DATE OF PREPARATION:
 7-7-73

SCALE OF ALL DIMENSIONS SHOWN AND DIMENSIONS NOT SHOWN:
 AS SHOWN

LEGEND: --- UNIMPROVED --- PAVED --- CURB --- SIDEWALK	BENCHMARK: --- UNIMPROVED --- PAVED --- CURB --- SIDEWALK	NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	F. B. BAKER INC. 1000 AVENUE 10 BEVERLY HILLS, CALIF. 90210 (213) 949-1000	TENTATIVE MAP: STEAMBOAT BEND 1000 AVENUE 10 BEVERLY HILLS, CALIF. 90210	NO. _____ DESCRIPTION _____ DATE _____ BY _____
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