

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
OWNER	Carlsberg Construction Co., 1398 Blue Oaks Road, Roseville, CA 95678		
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
FILING DATE	9-7-83	50 DAY CPC ACTION DATE	REPORT BY: SC:bw
NEGATIVE DEC.	9-21-83	EIR	ASSESSOR'S PCL. NO. 117-680-01-26;30-38; 49-52

APPLICATION: 1. Environmental Determination
2. Tentative Map to resubdivide an 8.6± acre parcel of vacant land into 40 single family lots in the Single Family (R-1) zone.

LOCATION: West side of Carlin Avenue, south of Ehrhardt Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to create 40 single family lots for future residential development.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1968 Valley Hi Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
North: Vacant; R-1
South: Vacant; A
East: School site; A
West: School site; R-1

Parking Required: 40 spaces
Parking Provided: 40+ spaces
Property Dimensions: Irregular
Property Area: 8.6± acres
Density of Development: 4.6 units per acre
Square Footage of Lot: 6,000 sq. ft. to 7,000 sq. ft.±
Topography: Flat
Street Improvements: Existing and to be provided
Utilities: To be provided
North/South Lot Orientation: 52%

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 28, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of this request, 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 noted:

1. 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;

2. 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;
3. 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;
4. Street lights and fire hydrants must be relocated to new property lines as required by the City Engineer;
5. Locate existing sewer and water services and relocate or construct such services as required (possible key cutting and one-inch curbing may be required).

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

BACKGROUND INFORMATION: On March 6 of 1979 the City Council approved a tentative map to subdivide the subject site into 45 lots. The map was subsequently finalized and the necessary improvements were completed. This request involves a resubdivision of a portion of this site by a new owner who wishes to modify the lot sizes to accommodate units with a different design than those originally planned for this subdivision.

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

1. The subject site is located in an area that is being developed with single family residential uses and the requested subdivision is consistent with this use.
2. Street improvements currently exist on the subject site since a map was previously recorded for subdivision of this property. Staff has no objections to the requested resubdivision of this site, and no major change is being proposed which would affect neighboring properties.
3. The site plan indicates that only 52 percent of the lots achieve the required 80 percent north/south lot orientation for solar access. The applicant will be required to achieve the necessary solar access through structure orientation or south wall window glazing on 28 percent of the lots.
4. The site is currently developed with standard subdivision improvements; however, the street lights, fire hydrants, water and sewer service do not conform to the proposed property lines and will, therefore, require relocation or modification.
5. The Planning and Community Services Departments have determined that 0.596 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required dedication.

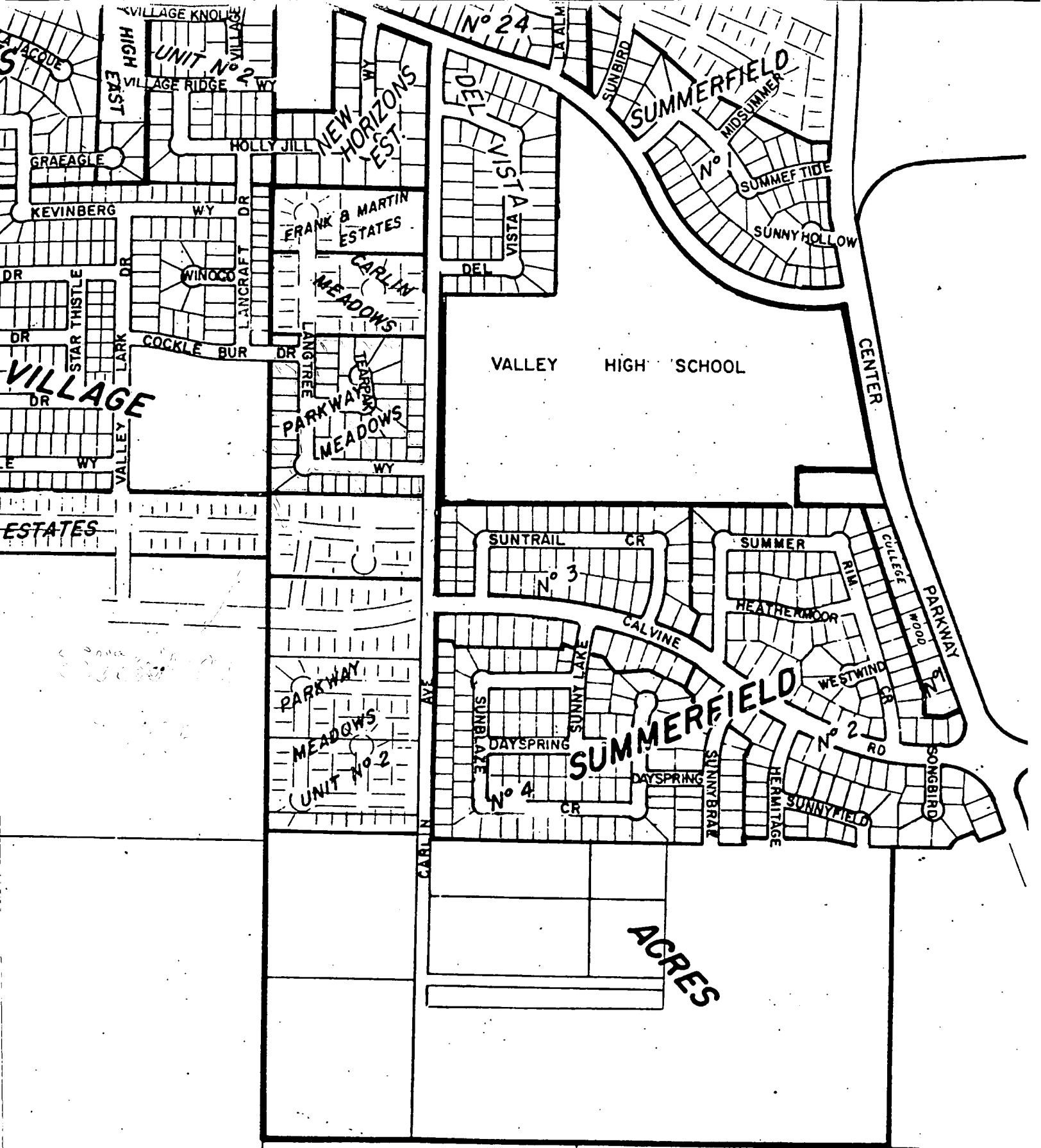
The applicant shall submit an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to the following conditions:

Conditions - Tentative Map

- a. 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;
 - b. 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;
 - c. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
 - d. Street lights and fire hydrants must be relocated to new property lines as required by the City Engineer;
 - e. Locate existing sewer and water services and relocate or construct such services as required (possible key cutting and one-inch curbing may be required).
- Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.



No 24

UNIT No 2

SUMMERFIELD

DEL ANISTA VISTIA

MIDSUMMER

SUMMEF TIDE

SUNNY HOLLOW

VALLEY HIGH SCHOOL

VILLAGE

FRANK & MARTIN ESTATES

CARLIN MEADOWS

PARKWAY MEADOWS

SUNTRAIL CR No 3

SUMMER RIM

HEATHERMOOR

CALVINE

SUMMERFIELD

WESTWIND CR

PARKWAY MEADOWS (UNIT No 2)

SUNBRIE CR No 4

DAYSPRING

SUNNYFIELD

HERMITAGE

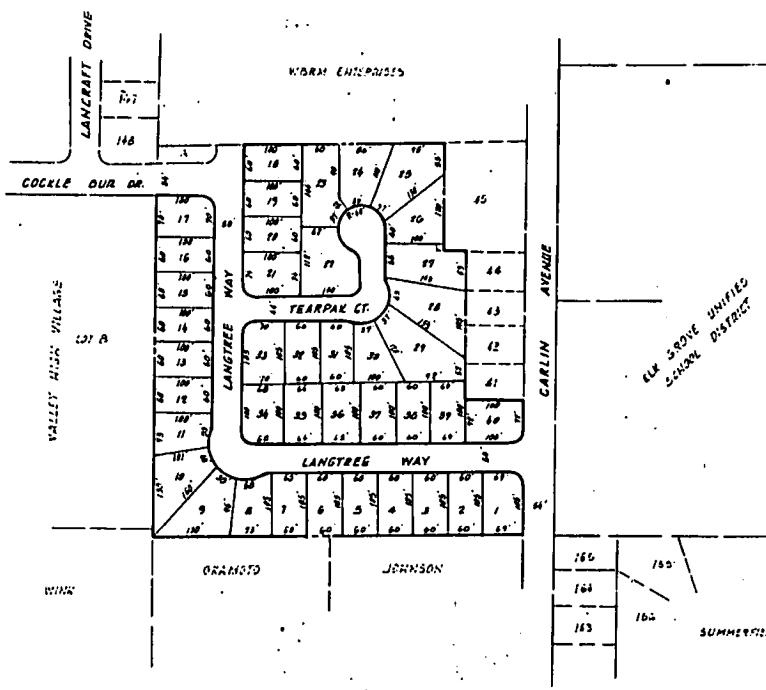
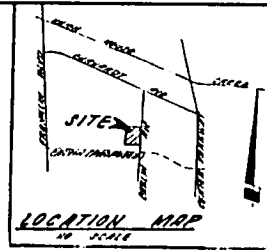
ACRES

002452

83-298

10-13-83

No. 14



1983
 MORTON & PITALO, INC.
 1400 J STREET
 SACRAMENTO, CA 95811
 (916) 420-2111
 PREPARED FOR:
 SINGLE-FAMILY RESIDENTIAL (SFR)
 PROPOSED USE:
 SINGLE-FAMILY RESIDENTIAL
 EXISTING ZONING:
 R-1
 PROPOSED ZONING:
 R-1
 ASSessor'S PARCEL NO.
 017-450-01 TRACT 26
 017-450-01 TRACT 27
 017-450-01 TRACT 28
 AREA:
 2.54 ACRES
 IMPROVEMENTS:
 EXISTING
 STREETS DISCLOSED:
 CITY OF SACRAMENTO
 WATER SUPPLY:
 CITY OF SACRAMENTO
 MESSAGE:
 CITY OF SACRAMENTO
 FIRE PROTECTION:
 CITY OF SACRAMENTO
 SCHOOL DISTRICT:
 ELK GROVE UNIFIED SCHOOL DISTRICT
 NUMBER OF LOTS:
 45

002453

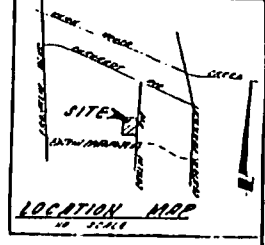
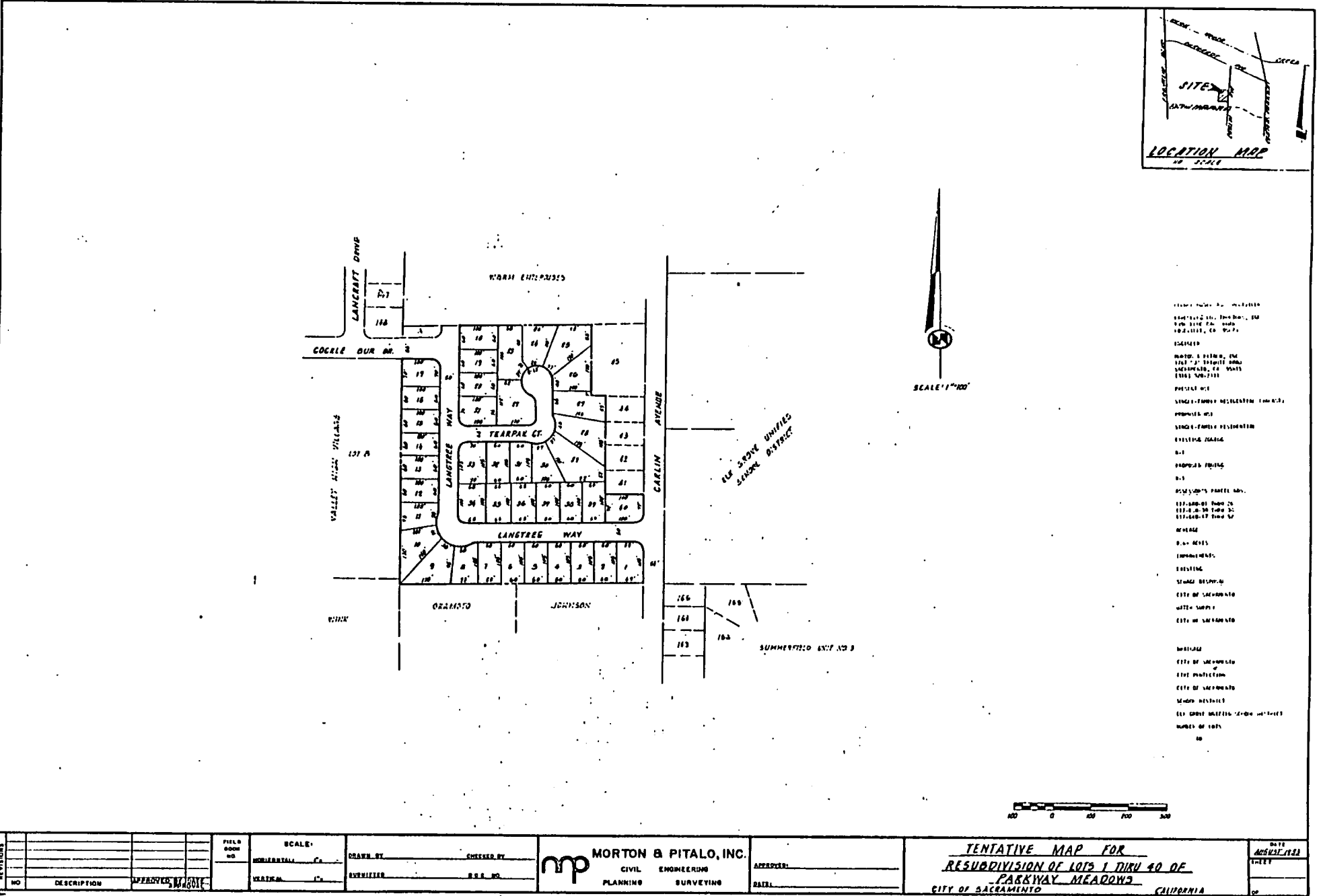


REVISIONS NO. DESCRIPTION APPROVED BY DATE		FIELD BOOK NO. SCALE: HORIZONTAL: 1" = 40' VERTICAL: 1" = 20'	DRAWN BY CHECKED BY SUBMITTED S.E.E. NO.	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED: DATE:	TENTATIVE MAP FOR RESUBDIVISION OF LOTS 1 THRU 40 OF PARKWAY MEADOWS CITY OF SACRAMENTO CALIFORNIA	DATE AUGUST 1983 SHEET OF
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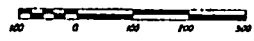
P 83-298

10-13-83

No. 14



PREPARED BY: MORTON & PITALO, INC.
 1000 11th St., Sacramento, CA 95811, CA 95811
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 PROJECT NO. 83-298
 DATE: 10/13/83
 SHEET NO. 1 OF 1
 CITY OF SACRAMENTO
 EL DORADO UNIFIED SCHOOL DISTRICT
 VALLEY HIGH VILLAGE
 WARM ENTERPRISES
 GRAMSTO
 JOHNSON
 SUMMITFIELD UNIT NO. 3



NO.	DESCRIPTION	APPROVED BY	DATE	FIELD BOOK NO.	SCALE: HORIZONTAL 1"=40' VERTICAL 1"=20'	DRAWN BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED:	DATE:	TENTATIVE MAP FOR RESUBDIVISION OF LOTS 1 THRU 40 OF PARKWAY MEADOWS CITY OF SACRAMENTO CALIFORNIA	DATE AUGUST 1983
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