

P93-108 - BRITTON PARCEL MAP

REQUEST: Tentative Map to subdivide 0.41± vacant acres into two parcels in the Standard Single Family (R-1) zone.

LOCATION: South side of Yreka Avenue, 100' East of Carnation Avenue
041-0060-012, 013
Airport Meadowview/Woodbine
Sacramento City Unified School District
Council District 5

APPLICANT:	Fox Engineering Group, John Fox, 885-3233 11768 Atwood Road #8, Auburn, CA 95603
OWNER:	John Britton 2517 Yreka Avenue, Sacramento, CA 95822
PLANS BY:	Fox Engineering Group
APPLICATION FILED:	July 9, 1993
STAFF CONTACT:	Cindy Gnos, 264-7636

SUMMARY/RECOMMENDATION: The applicant proposes to subdivide 0.41± acres into two parcels for single family development. The County Assessor currently shows the site as two parcels. However, there is only one legal parcel. The applicant is proposing a parcel map to create two legal parcels. **Staff recommends approval of the project.** This recommendation is based on its consistency with the density in the Airport Meadowview Community Plan, and the Infill policies of the General Plan.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Community Plan Designation:	Residential (4-8 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1

02040

Surrounding Land Use and Zoning:

North: Residential; R-1
 South: Residential and Vacant; R-1
 East: Vacant; R-1A
 West: Residential; R-1

Setbacks:	Required	Provided
Front:	25'	25' min.
Side(Int):	5'	5' min.
Rear:	15'	15' min.

Property Dimensions:	135' x 134.5'
Property Area:	.41 ± net acres
Density of Development:	4.9 dwelling units per net acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Design Review Staff Approval	Planning Division Design Review Staff
Final Map	Public Works Development Services
Building Permit	Building Division

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

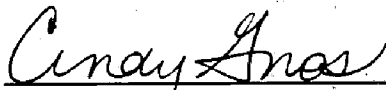
The project density is 4.9 units per net acre. This is consistent with the designations of the Airport Meadowview Community Plan and the General Plan. The site is also located within the Woodbine area which is a designated infill area. The General Plan encourages the development of infill areas to help reduce the pressure for outward expansion while infusing new life into declining neighborhoods. Development incentives exist to encourage development in these areas. These include, among others, allowing density bonuses and waiving the water development fees. The development of this site is consistent with the policies regarding infill development.


PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission adopt the attached Resolution approving the Tentative Map to subdivide 0.41± acres into two parcels.

Report Prepared By,

Report Reviewed By,


Cindy Gnos, Associate Planner


Barbara Wendt, Senior Planner

Attachments

Attachment A
Attachment B
Resolution
Exhibit A

Vicinity Map
Land Use and Zoning Map
Tentative Map
Tentative Map

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B. Tentative Map Design

The proposed Tentative Map subdivides the site into two parcels for single family development. The properties are interior lots which will be 66 feet wide by 134.5 feet deep. The design of the map and density of the proposed development are consistent with the General Plan and Airport Meadowview Community Plan. Staff, therefore, recommends approval of the Tentative Map.

C. Site Plan Design/Zoning Requirements

The applicant is proposing a tentative map only. The site plans for the single family residences were not a part of the proposal. The setbacks, however, must conform to the minimum requirements of the Zoning Ordinance including 25 feet from the front, 15 feet from the rear and five feet from the side property lines. The residences must also meet all the other Zoning Ordinance requirements relating to landscaping and fencing.

D. Building Design

The subject property is not located within a Design Review District. The area, however, is one which requires sensitivity in design. A condition has been placed on the Tentative Map requiring the review and approval of the residences by the Design Review Staff prior to the issuance of any Building Permits.

PROJECT REVIEW PROCESS:**A. Environmental Determination**

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments received were relating to standard subdivision improvements are included within the conditions of approval in the attached Resolution.

D. Subdivision Review Committee Recommendation

On September 1, 1993, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

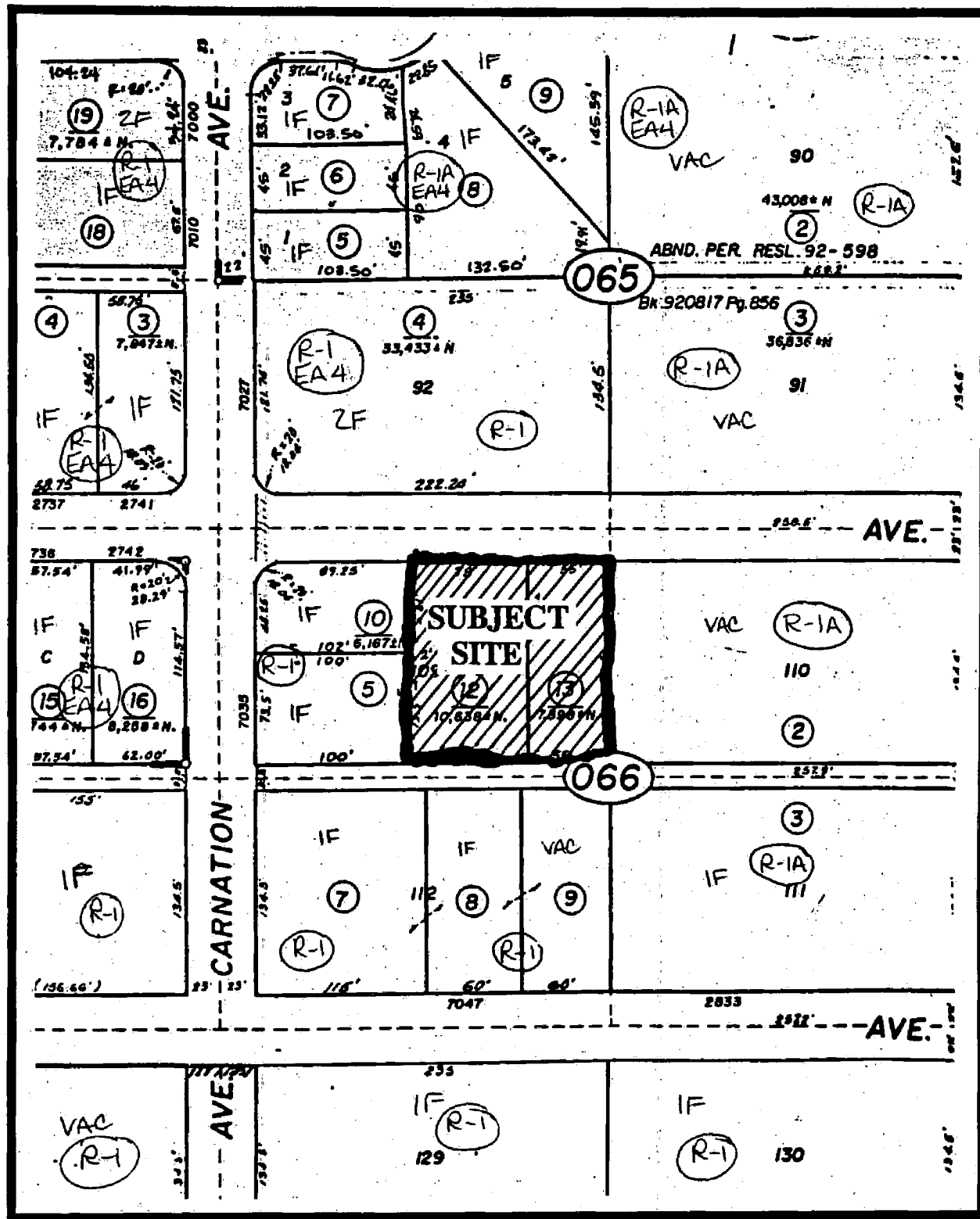
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ATTACHMENT A

P93-108

OCTOBER 14, 1993
~~SEPTEMBER 23, 1993~~

ITEM #2



LAND USE AND ZONING MAP

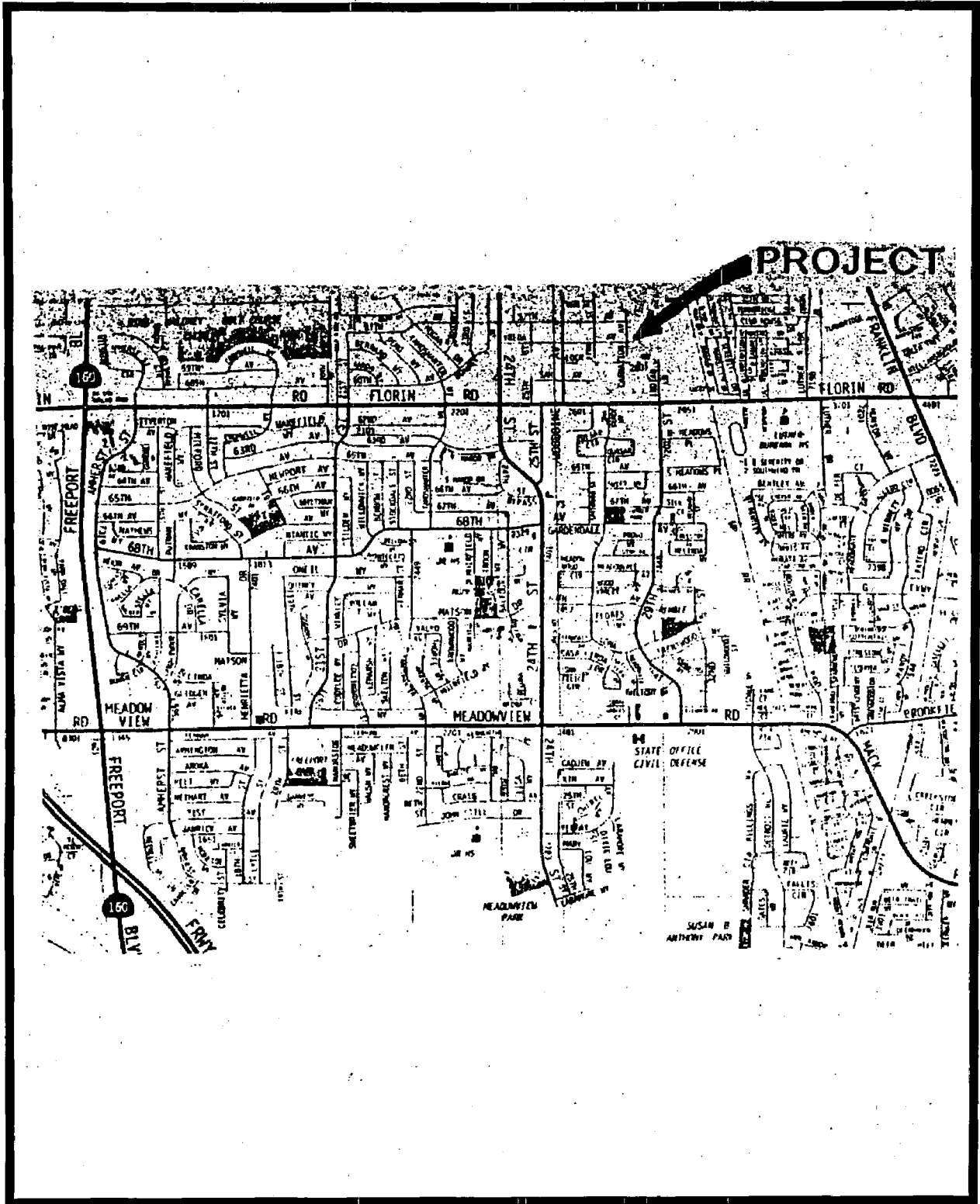
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ATTACHMENT B

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OCTOBER 14, 1993
~~SEPTEMBER 23, 1993~~

ITEM #2



VICINITY MAP

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subdivision.

- B. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Airport Meadowview Community Plan designate the subject site for residential use(s).
 - C. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
 - D. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
2. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically stated in this condition:
- A. Provide standard subdivision improvements pursuant to Section 40.1211 of the City Code;
 - B. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and/or Department of Utilities;
 - C. Submit a soils test prepared by a registered engineer to be used in street design;
 - D. Pursuant to City Code Section 40.1601 (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. Meet all County Sanitation District requirements;
 - F. Dedicate a standard 12.5-foot public utility easement for underground and overhead public utility facilities and appurtenances adjacent to Yreka Avenue;
 - G. Show all existing easements;
 - H. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards;
 - I. Construct Yreka Avenue to a standard 22-foot half-street, with a minimum of 12 feet of paving westbound north of centerline. Improvements should

02947

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF SEPTEMBER 23, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED SOUTH OF YREKA AVENUE, 100 FEET EAST OF CARNATION AVENUE

(P93-108) (APN: 041-0066-012 & 013)

WHEREAS, the City Planning Commission on October 14, 1993, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15315;

WHEREAS, the Subdivision Review Committee has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

- 1. The tentative map for the proposed subdivision is hereby approved based upon the findings of fact which follow:**
 - A. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed**

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be coordinated with adjacent projects P91-141 and P91-198. If street improvements to the east (P91-198) are not completed or are not being constructed concurrently, a turnaround at the east end of Yreka Avenue will be required to the satisfaction of the Traffic Engineer;

- J. Remove all existing structures on the site prior to recordation of the Final Map; and
- K. Prior to recordation of the Final Map, applicant shall negotiate with the Sacramento City Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100; and
- B. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

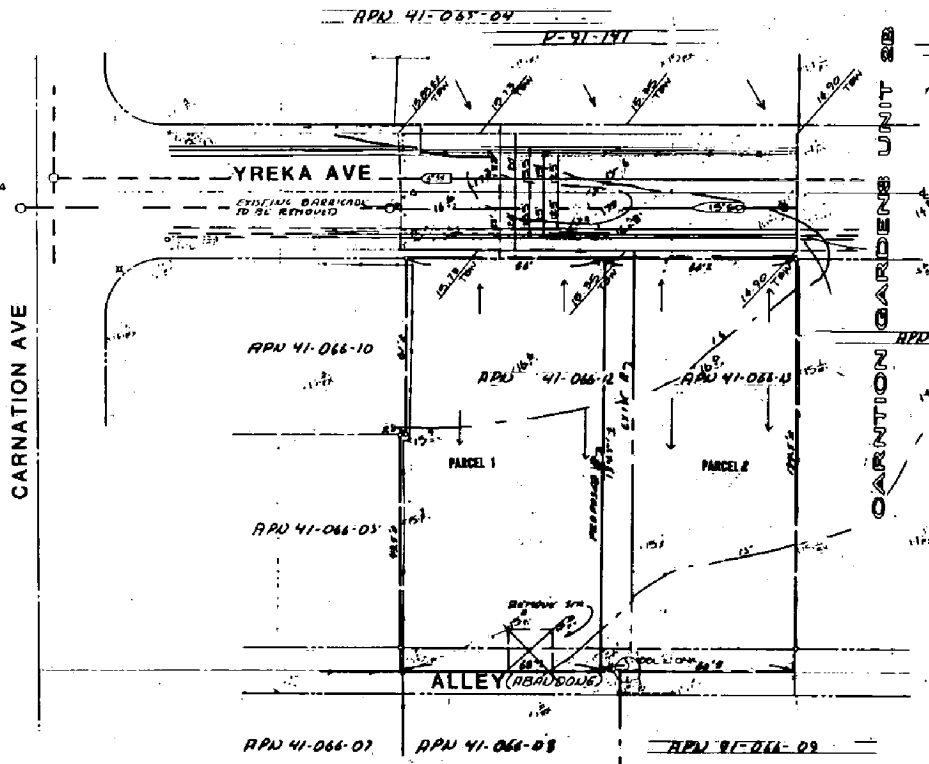
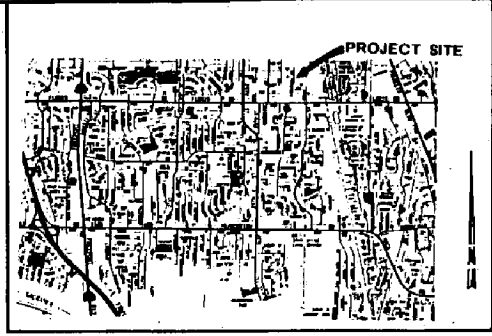
P93-108

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EXHIBIT A
 September 23, 1993
 October 14, 1993

Sheet #



LOCATION MAP
 1" = 3200'

ENGINEER / APPLICANT: F. E. O. FOX ENGINEERING GROUP
 11708 ATMWOOD RD #8
 AUBURN, CA 95603
 885-3233

RECORD OWNER & SUBDIVIDER: JOHN R. BRITTON
 ADDRESS: 2517 YREKA AVE.
 SACRAMENTO, CA 95822

EXISTING ZONING: R1
 PROPOSED ZONING: R1
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL

PROPOSED IMPROVEMENTS: AS REQUIRED

ACREAGE: .41 AC NET +/-

PARCEL NUMBER: 041-0088-012 & 013

LEGAL DESCRIPTION: LOT 109, CAMELIA ACRES



09030

REVISIONS	BY	DATE	APP'D	DATE	F.E.O.	REVISED TENTATIVE MAP P93-108	DATE	SCALE	LOT 109 CAMELIA ACRES	BENCH MARK	ELEV.	SHEET 1 1	
					FOX ENGINEERING GROUP								
					• Land Use Planning • Civil Engineering • Surveying								
					11708 ATMWOOD RD #8 AUBURN, CA 95603 885-3233								

LETTER OF AGENCY

FORM B

If the applicant is not the owner of record of the subject site, a Letter of Agency (Form B) from the owner or the owner's authorized representative must be submitted which grants the applicant permission to make application for the requested entitlement.

Date: 7-9-93

City of Sacramento
Department of Planning and Development
1231 I Street, Suite 200
Sacramento, CA 95814

Planning Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: FLG./FOX ENGINEERING Phone: 885-3233

Applicant's address: 11768 ATWOOD RD #8

to apply for the following entitlement(s):

- | | |
|---|---|
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Subdivision Modification |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Permit |
| <input type="checkbox"/> PUD Designation | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Tentative Map | <input type="checkbox"/> "R" Review (Development Plan Review) |
| <input type="checkbox"/> Lot Line Adjustment | <input checked="" type="checkbox"/> Other |

The subject property is located at _____

Assessor's Parcel Number 041-061-012 1/13

John R. Britton
Signature of owner of record (must be original)

JOHN R. BRITTON
Name of owner of record

2517 YREKA AVE
Address of owner of record Phone _____

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Application Number P93 108

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PROOF OF SERVICE BY MAIL)

STATE OF CALIFORNIA)

COUNTY OF SACRAMENTO)

The below signed verily states:

That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 I Street, Room 200, Sacramento, CA 95814.

On October 4, 1993 I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown, public notices in said proceedings by placing a true copy thereof with postage fully prepaid in the United States Post Office mail at Sacramento, California.

I CERTIFY OF DECLARE UNDER THE PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Devin Fisher

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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5604
FAX 916-264-7046

PUBLIC NOTICE

Date: September 30, 1993

Dear Property Owner:

The Planning Division is notifying all owners of property within 500' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California, on October 14, 1993.

The proposed project is:

P93-108 Tentative Map to subdivide 0.41+ vacant acres into two parcels in the Standard Single Family (R-1) zone. Loc: S side of Yreka Ave., 100' E of Carnation Ave. APN: 041-006-012,013

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Cindy Gnos at the City Planning Division, 264-7636, and please refer to the above 'P' or 'M' number.

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041 0065 002 0000
Senior Housing Associates Ix
Po Box 38
Davis, CA 95617

041 0063 015 0000
Sheik Galib & Sham Sahib
2723 Yreka Ave
Sacramento, CA 95822

041 0064 017 0000
Charles O'Toole
2725 Lock Ave
Sacramento, CA 95822

041 0047 014 0000
First California Development
3897 Cal Valley Way
Sacramento, CA 95822

041 0085 003 0000
Kreso Vojnovic
7500 Amy Ave
Fair Oaks, CA 95628

041 0063 021 0000
Stephen Kent Mathies
2730 57th Ave
Sacramento, CA 95822

041 0047 013 0000
First California Development
3893 Cal Valley Way
Sacramento, CA 95822

041 0085 001 0000
Henry & Edith Idica
2816 Lock Ave
Sacramento, CA 95822

041 0064 001 0000
Tony & Marie Getz
2700 Yreka Ave
Sacramento, CA 95822

041 0065 001 0000
Randy Lee & Patricia Hutchins
6901 Cal Valley Way
Sacramento, CA 95822

041 0085 002 0000
Duc Van Nguyen
7104 Indian Ln
Sacramento, CA 95822

041 0111 005 0000
Payless Cashways Inc
Po Box 413906
Kansas City, MO 64141

041 0111 008 0000
Church's Fried Chicken Inc
Po Box Bn001
San Antonio, TX 78284

041 0044 012 0000
Douglass Johnson
6892 Cal Valley Way
Sacramento, CA 95822

041 0111 007 0000
Joseph Baratta
8300 Fair Oaks Blvd #402
Carmichael, CA 95608

041 0063 006 0000
Frank Dalimonte & Jean Rae
2729 Yreka Ave
Sacramento, CA 95822

041 0046 005 0000
First California Homes
8730 Bluff Ln
Fair Oaks, CA 95628

041 0064 014 0000
Doyle & Mildred Greer
2730 Yreka Ave
Sacramento, CA 95822

041 0063 004 0000
Annie Comstock
7372 Black Oaks Way
Citrus Heights, CA 95621

041 0064 008 0000
Nazrana Khan
2616 53rd Ave
Sacramento, CA 95822

041 0063 016 0000
Sheik & Esther Sahib
418 Rogell Ct # 2
San Mateo, CA 94401

041 0046 007 0000
Gim Ott Chin & Jie Zhu
17 Canyon Tree Ct
Sacramento, CA 95822

041 0047 012 0000
Sheila Broadnax
6889 Cal Valley Way
Sacramento, CA 95822

041 0064 002 0000
Krishan Ram
2710 Yreka Ave
Sacramento, CA 95822

041 0085 004 0000
Thomas & Diane Idica
121 Norgard Ln
Ukiah, CA 95482

~~041 0064 011 0000
First California Development
2725 Lock Ave
Sacramento, CA 95822~~

041 0064 004 0000
Socarro Perez
2720 Yreka Ave
Sacramento, CA 95822

041 0063 019 0000
Jagdeep Singh
2742 Yreka Ave
Sacramento, CA 95822

041 0047 001 0000
First California Homes
8730 Bluff Ln
Fair Oaks, CA 95628

041 0065 004 0000
John Didion
7027 Carnation Ave
Sacramento, CA 95822

041 0064 003 0000
Bruce Knadler
3846 Kroy Way
Sacramento, CA 95822

041 0044 011 0000
Norman & Judy Reeves
6896 Cal Valley Way
Sacramento, CA 95822

041 0064 010 0000
Adolfo & Rita Mendez
7040 Carnation Ave
Sacramento, CA 95822

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041 0066 002 0000
Florin Ranch Ltd II
8930 Bluff Ln
Fair Oaks, CA 95628

041 0065 003 0000
Florin Ranch Ltd II
8930 Bluff Ln
Fair Oaks, CA 95628

041 0046 006 0000
Gim Ott Chin & Jie Zhu
17 Canyon Tree Ct
Sacramento, CA 95822

041 0111 004 0000
Joseph Baratta
8300 Fair Oaks Blvd #402
Carmichael, CA 95608

041 0064 015 0000
Daya & Deekali Ram
2736 Yreka Ave
Sacramento, CA 95822

041 0064 013 0000
Krishan Ram
2724 Yreka Ave
Sacramento, CA 95822

041 0066 007 0000
Donald Nyberg
7041 Carnation Ave
Sacramento, CA 95822

041 0066 010 0000
John Didion
7027 Carnation Ave
Sacramento, CA 95822

041 0063 009 0000
Herbert & Connie Turner
5668 24th St
Sacramento, CA 95822

041 0064 016 0000
Tara & Sarjit Singh
2742 Yreka Ave
Sacramento, CA 95822

041 0063 005 0000
Earl & Ella Wise
Barbara Elliot
2733 Yreka Ave

041 0063 003 0000
Albert & Vinnie Miner
2741 Yreka Ave
Sacramento, CA 95822

041 0047 003 0000
Wing Keung Tang
12 Canyon Tree Ct
Sacramento, CA 95822

041 0047 002 0000
First California Homes
8730 Bluff Ln
Fair Oaks, CA 95628

041 0111 006 0000
Payless Cashways Inc
Po Box 413906
Kansas City, MO 64141

041 0044 010 0000
Clyde Gilbert & Louise Esther
2731 57th Ave
Sacramento, CA 95822

041 0064 011 0000
Torre Martin DeLa & Dolores Marie
2530 48th Ave
Sacramento, CA 95822

041 0044 009 0000
Pentecostal Church God America
2735 57th Ave
Sacramento, CA 95822

041 0066 005 0000
Norma Stewart
7035 Carnation Ave
Sacramento, CA 95822

041 0083 002 0000
Kristopher Matthew Chinn
Khan Chinn
840 Senior Way
Sacramento, CA 95831



041 0066 008 0000
Alfred Smith & R Irma
1400 Anzio St
Crescent City, CA 95531

041 0083 004 0000
Kristopher Matthew Chinn
Khan Chinn
840 Senior Way
Sacramento, CA 95831

041 0083 003 0000
Kristopher Matthew Chinn
Khan Chinn
840 Senior Way
Sacramento, CA 95831

041 0066 009 0000
Alfred Smith & R Irma
1400 Anzio St
Crescent City, CA 95531

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