

P94-068 - ELDER PLACE

- REQUEST:
- A. Negative Declaration
  - B. Tentative Map to subdivide 1.9± acres into 19 lots (14 petite single family, one private street, four landscape lots) in the Single Family Alternative (R-1A) zone.
  - C. Subdivision Modification to establish double frontage lots and a private street.

LOCATION: SE corner of 65th Street Expressway & Elder Creek Road  
040-0260-053  
South Sacramento  
Sacramento Unified School District  
Council District 6

APPLICANT:	Murray Smith & Associates - Mike Himmelman 3110 Gold Canal Drive, Rancho Cordova, CA. 95670
OWNER:	Dorothy Gaines, et al 2016 Sutterville Road, Sacto. CA. 95822
PLANS BY:	Murray Smith & Associates 3110 Gold Canal Drive, Rancho Cordova, CA. 95670
APPLIC. FILED:	6-10-94
STAFF CONTACT:	Lisa Burke, 264-7129

**SUMMARY/RECOMMENDATION:** The applicant proposes to subdivide 1.9± acres into 14 petite single family lots, one private street, and four landscape lots. This project was originally approved in 1990. Staff recommends approval of the project. This recommendation is based on the project's consistency with applicable plans and policies.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
South Sacramento Community Plan Designation:	Low Density Residential (4-8 du/na)
Existing Land Use of Site:	Roads are in place
Existing Zoning of Site:	R-1A, Single Family Alternative

**Surrounding Land Use and Zoning:**

North: R-3; Multi-Family Residential  
 South: R-1; Single Family Residential  
 East: R-1; Single Family Residential  
 West: R-1; Single Family Residential

Total Property Area:	1.9± acres
Property Dimensions:	Irregular
Density of Development:	7.4± du/acre
Topography:	Flat
Street Improvements:	City of Sacramento
Utilities:	City of Sacramento

**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>
Final Map	Public Works, Development Services

**BACKGROUND INFORMATION:** A tentative map for the site was originally approved on July 13, 1990 by the Planning Commission and on August 21, 1990 by the City Council. This map is the same map approved in 1990. The original tentative map has expired and the applicant must file for a new tentative map. The street improvements for the subdivision are in place.

**STAFF EVALUATION:** Staff has the following comments:

A. Policy Considerations

The General Plan designates the site as Low Density Residential (4-15 du/na) and the 1986 South Sacramento Community Plan designates the site as Residential (4-8 du/na). The density of the proposed project is 7.4 du/na which is consistent with the land use designations. The project also promotes the Sacramento General Plan goal of meeting new housing needs (SGP, 3-47).

B. Tentative Map Design

The Tentative Map subdivides the site into 19 lots, 14 lots are petite single family lots, and one for a private street, and four landscape lots. The applicant is also requesting a subdivision modification in order to establish double frontage lots and a private street. The project density of 7.4 du/na is consistent with both the General Plan and the South Sacramento Community Plan.

The subdivision modification is requested in order to have double frontage lots and a private street. As shown in the site plan (Exhibit C-1), lot numbers 4, 5, 6, 7, 8, 9, and 10 have frontage on both 65th Street and Lot A, the private road. There is a sound wall located along 65th Street which prevents access to these lots from 65th Street. Staff recommends approval of the Tentative Map and Subdivision Modification.

C. Site Plan Design/Zoning Requirements

The site is zoned R-1A, for Single Family Residential development and consists of 14 petite single family lots. This zoning allows for single family, individually owned, attached or detached residences where lot sizes, height, area and/or setback requirements vary from Standard Single Family.

The sound walls for the subdivision are in place. There has been a problem with graffiti being sprayed upon these walls. Staff is recommending that these existing sound walls be planted with some type of ivy or other plant that will cover these walls (Condition T).

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

When the project was approved in 1990 a Mitigation Monitoring Plan (MMP) was included. The MMP was connected to the Special Permit for construction of the homes in order to address noise impacts. Since this application does not request the Special Permit for construction, the MMP is not required with this project. An advisory note (item U. in the conditions) has been placed on this project notifying future developers that the MMP will be placed on the Special Permit for construction of the homes.

B. Public/Neighborhood/Business Association Comments

The project was routed to the Southeast Area Neighborhood Association. No comments were received from this association.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments that were received deal predominantly with subdivision improvements such as sewer/drainage and streets. The comments received have been included as conditions of the Tentative Map.

D. Subdivision Review Committee Recommendation

On July 20, 1994, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the tentative map subject to conditions in the attached Tentative Map Resolution.


**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve or deny the Tentative Map and Subdivision Modification. 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 take the following actions:

- A. Ratify the Negative Declaration.
- B. Adopt the attached Resolution (Attachment C) approving the Tentative Map and Subdivision Modification to subdivide 1.9± acres into 19 lots (14 petite single family, one private street, four landscape lots).

Report Prepared By,

Report Reviewed By,

  
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Lisa Burke, Planner

  
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Barbara L. Wendt, Senior Planner

**Attachments**

Attachment A  
Attachment B  
Attachment C

Exhibit C-1

Vicinity Map  
Land Use and Zoning Map  
Resolution Approving Tentative Map and Subdivision  
Modification  
Tentative Map

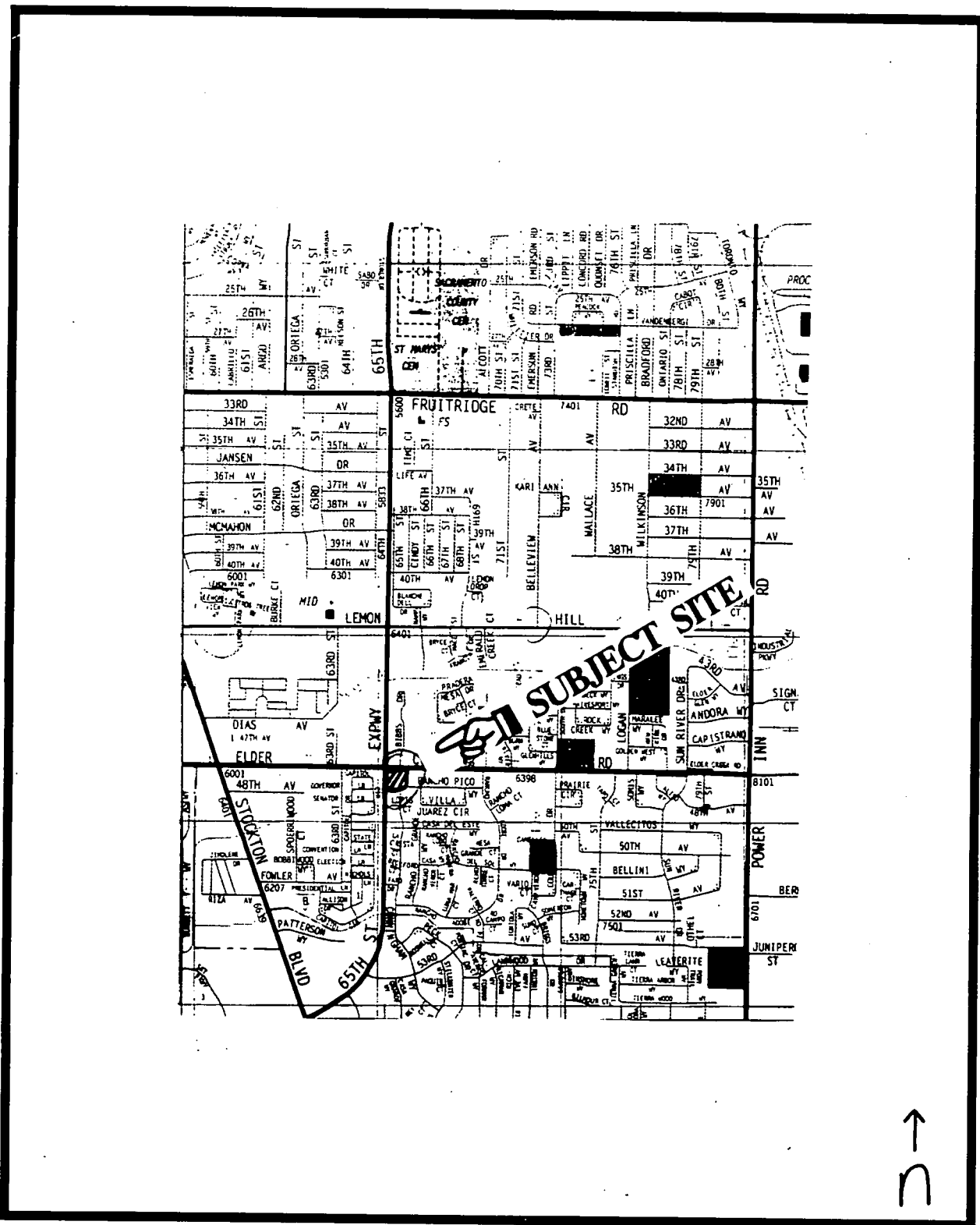
P94-068.SR

ATTACHMENT A

P94-068

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VICINITY MAP

00286

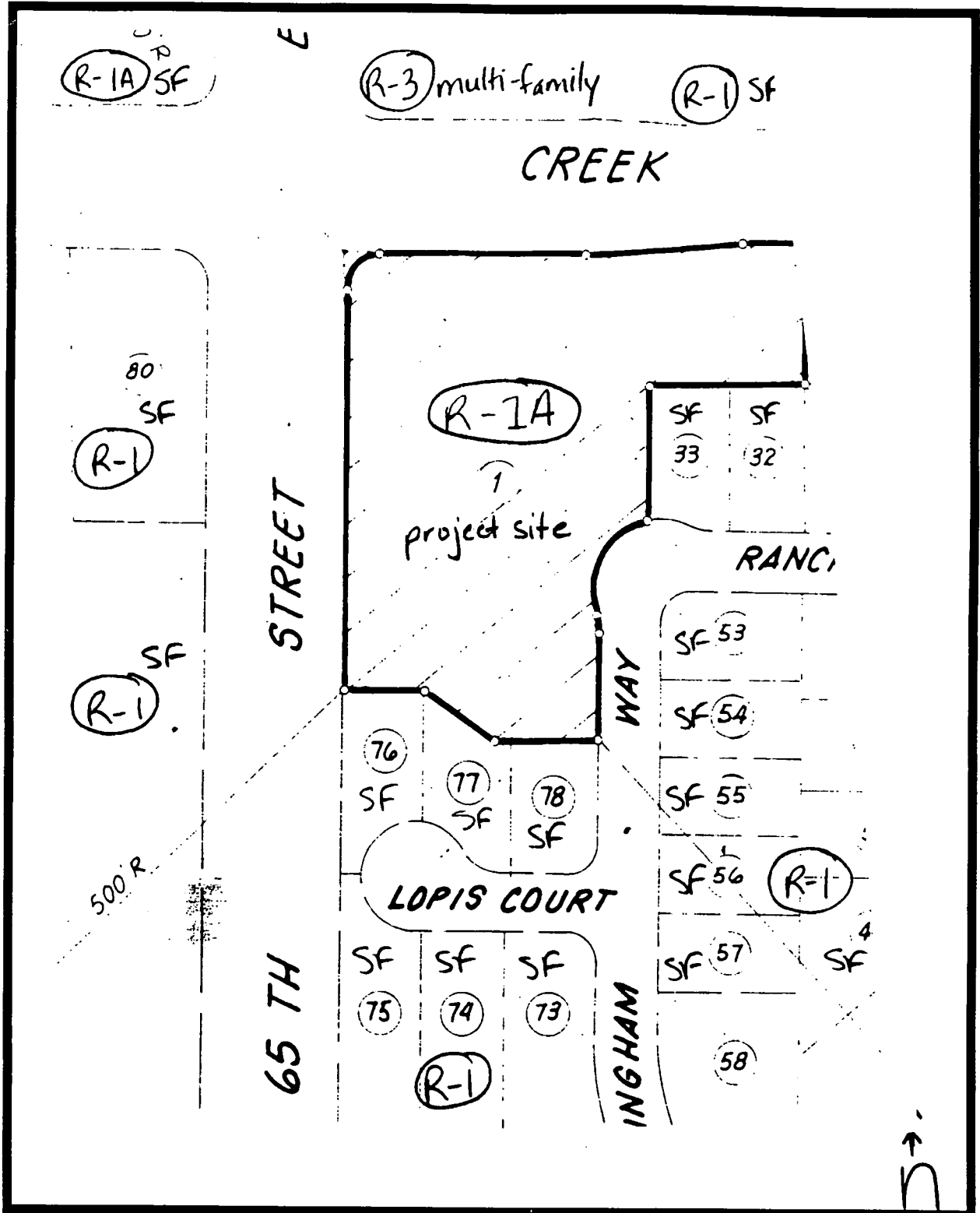


ATTACHMENT B

P94-068

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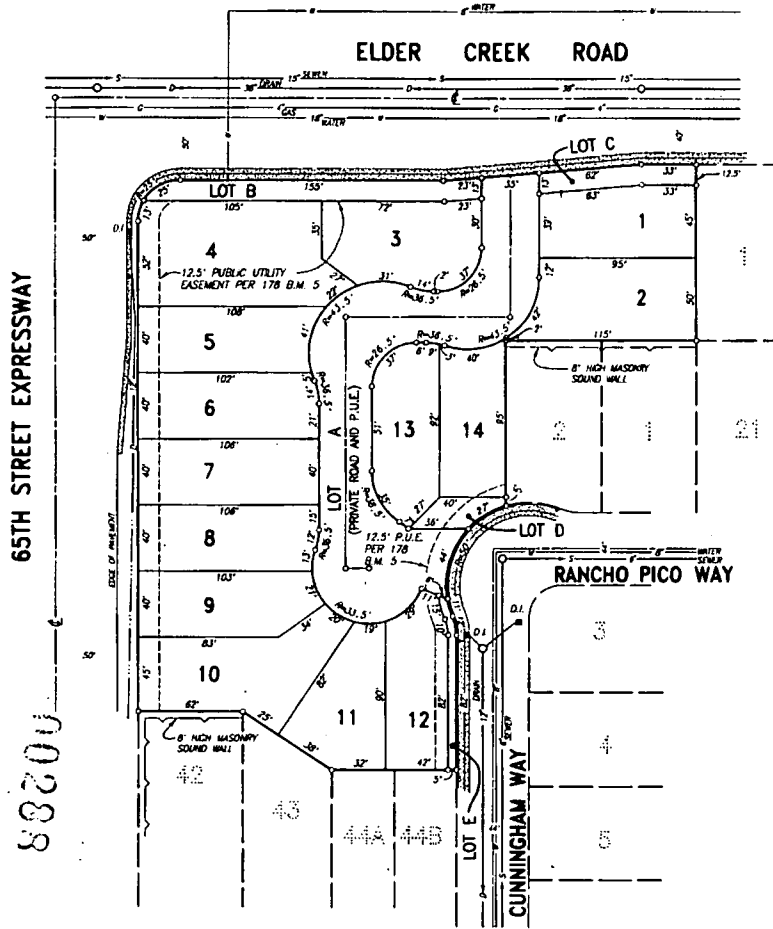
LAND USE AND ZONING MAP  
00287

TENTATIVE MAP

# ELDER PLACE

LOT A OF COBBLEWOOD (178 B.M. 5)  
CITY OF SACRAMENTO, CALIFORNIA  
MAY, 1984

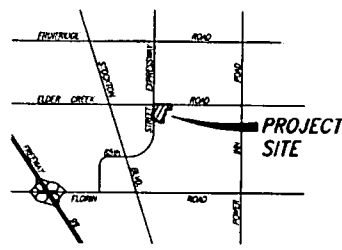
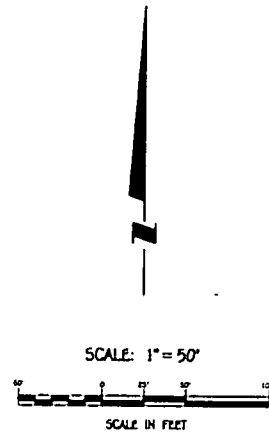
MURRAY SMITH AND ASSOCIATES



ELDER CREEK RANCH UNIT NO. 1  
114 B.M. 10

COBBLEWOOD  
178 B.M. 5

00288



OWNER/SUBDIVDER: DOROTHY GAINES ET AL  
 2016 SUTTERVILLE ROAD  
 SACRAMENTO, CA 95822

BILL WATSON c/o  
 THE MONEY BROKERS  
 P.O. BOX 22990  
 SACRAMENTO, CA 95822  
 PHONE: (916) 451-3333

ENGINEER: MURRAY SMITH AND ASSOCIATES  
 3110 GOLD CANAL DRIVE  
 RANCHO CORDOVA, CA 95870  
 PHONE: (916) 835-1511

- IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO  
 DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING: R-1-A
- PROPOSED ZONING: R-1-A
- ASSESSOR'S PARCEL NO: 040-0280-053
- SCHOOL DISTRICT: CITY OF SACRAMENTO
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- ELECTRICAL SERVICE: SMUD
- GAS SERVICE: PACIFIC GAS AND ELECTRIC
- ACREAGE: 1.9 ACRES NET; 2.2 ACRES GROSS
- NO. OF LOTS: 14 RESIDENTIAL LOTS AND LOTS A, B, C, D, AND E.





CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA

ITEM #10  
AUGUST 25, 1994

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Members in Session:

Subject: Conditions of approval for property located at the SE corner of 65th Street and Elder Creek Road (P94-068)

The City of Sacramento Public Works Department had requested that Conditions K, P, R, and S be modified to reflect changes regarding easements and landscaping requirements. These conditions were modified on August 22, 1994. The applicant is aware of the revised conditions and is in agreement with them. Attached is a copy of the revised conditions.

Respectfully submitted,



Lisa Burke  
Associate Planner

*(Amended by staff, 8/22/94)*

ATTACHMENT C

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF AUGUST 25, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP AND SUBDIVISION MODIFICATION FOR PROPERTY LOCATED AT THE SE CORNER OF 65TH STREET & ELDER CREEK ROAD.

(P94-068) (APN: 040-0260-053)

WHEREAS, the City Planning Commission on August 25, 1994, held a public hearing on the request for approval of a tentative map and subdivision modification 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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
  - B. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
  - C. 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. Both the City General Plan and the South Sacramento Community Plan designate the subject site for Low Density Residential land use.
  - D. 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.
  - E. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
  
2. In the matter of the hereby approved requested subdivision modification to establish double frontage lots and a private street, the Planning Commission makes the following findings of fact:
  - A. The City Planning Commission determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the streets for this project are already in place.
  - B. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the property already has the improvements in place.

- C. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the project is consistent with the residential land uses of the area.
  - D. The granting the modifications is in accord with the intent and purpose of the regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the density of the proposed subdivision conforms with the land use designation.
3. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
- A. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code. Elder Creek Road shall be a 40 foot half street with an expanded intersection to a 50 foot half street. Cul-de-sac shall be 35 feet back of curb to back of curb (no sidewalk required) from Elder Creek Road to the first knuckle, cul-de-sac shall be 31 feet back of curb to back of curb (no sidewalk required) beyond the first knuckle;
  - B. City standards apply to all knuckles, bulbs and cul-de-sac designs;
  - C. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities;
  - D. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans and prepare plans to control urban runoff pollution from the project site during construction.
  - E. Refer to the City of Sacramento's "Administrative and Technical Procedures Manual for Grading, Erosion and Sediment Control", January 1994, for the acceptable BMPs to control erosion and sediment transport and pollution associated with construction activities. This manual is available from the Department of Utilities;
  - F. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

- G. Pursuant to City Code Section 40.16.1601 (parkland dedication), 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;
- H. Meet all County Sanitation District requirements;
- I. Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever comes first;
- J. Designate private streets as Public Utility Easements;
- K. Dedicate a standard 12.5-foot public utility easement for underground and over-head electrical facilities and appurtenances adjacent to *65th Street expressway, Elder Creek Road, and the private drive* on Lots 1 to 9, 13 and 14. Dedicate a 7-1/2 foot public utility easement adjacent to Lots 10, 11 and 12; *(Amended by staff, 8/22/94)*
- L. Show all existing easements;
- M. Pursuant to City Code Section 40.10.1019, 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 Department of Public Works after consultation with the U.S. Postal Service;
- N. Design private streets to meet the City standards. Private streets shall be inspected to the satisfaction of the Department of Public Works;
- O. Provide a standard driveway at the entrance to the private street;
- P. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway *(Lot A), landscaping, irrigation, and masonry walls (Lots B and C)*. The Homeowner's Association shall maintain all private streets, lights, sewers and drains systems; *(Amended by staff, 8/22/94)*

- Q. The applicant shall provide gated access to allow pedestrian access from Rancho Pico Way to Elder Creek Road (along with the alignment of the private road) to the satisfaction of the Planning Director. This access shall remain open during the hours of bus operations in the neighborhood;
- ~~R. Annex to the City Landscape Maintenance District at the time of filing the Final Map. Design and construct landscaping, irrigation and masonry walls in dedicated easements or rights of way, to the satisfaction of the Public Works Department, Parks and Community Services Department and the Planning Division. Acceptance of the required landscaping, irrigation and masonry wall by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services and Special Services/ Parks). Developer shall maintain the landscaping, irrigation and masonry walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and masonry walls; and (Deleted by staff, 8/22/94)~~
- R. *Design and construct landscaping, irrigation and masonry walls in Lot B and C, to the satisfaction of the Public Works Department, Parks and Community Services Department and the Planning Division. Developer shall maintain the landscaping, irrigation, and masonry walls until the Homeowner's Association takes over. (Added by staff, 8/22/94)*
- S. Designate the 12.5 foot area between lots 4 through 10 and the 65th Street Expressway as an extension of lot B. ~~and dedicate to the City. Lots B and C shall be dedicated to the City and included in the City's Landscape Maintenance District;~~ *(Amended by staff, 8/22/94)*
- T. The solid masonry walls shall be planted with ivy or some other type of vine in order to cover the wall.

**ADVISORY NOTES:**

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

- U. Post construction Best Management Practices (BMP's) shall be incorporated into the development to minimize the increase of urban runoff pollution caused by developing the area. At a minimum, source control measures shall be implemented. Refer to the City of Sacramento's draft "Guidance

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Manual for On-Site Control of Urban Runoff Pollution at New Developments", April 1993, for acceptable BMP's for post construction urban stormwater pollution control; and

- V. When applying for the Special Permit, comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P94-068).
  
- W. When applying for the Special Permit, 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.

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CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION  
P94-068