

STAFF REPORT AMENDED 10-13-83  
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Metropolitan Civil Eng. Co. - 2120 Royale Road, Sacramento, CA 95815				
OWNER	D.W.B. & D. Develop. Co. - 6355 #2-0 Riverside Dr., Sacramento, CA 95831				
PLANS BY	Metropolitan Civil Eng. Co. - 2120 Royale Road, Sacramento, CA 95815				
FILING DATE	8-22-83	50 DAY CPC ACTION DATE	10-13-83	REPORT BY:	SC:sg
NEGATIVE DEC.	9-22-83	EIR		ASSESSOR'S PCL. NO.	031-070-65;031-350-14

- APPLICATION:
1. Environmental Determination
  2. Tentative Map to divide 9.6± acres into 70 halfplex lots in the Townhouse (R-1A) zone
  3. Subdivision Modification to allow non-standard street cross section

LOCATION: E side of Greenhaven Drive south of Rose Tree Way

PROPOSAL: The applicant is requesting the necessary entitlements to create 70 halfplex lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1976 South Pocket Community  
Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1A  
South: Vacant; R-1A  
East: Freeway I-5; R-1A  
West: Single Family Residential; R-1

Property Dimensions: Irregular  
Property Area: 9.6± acres  
Density of Development: 7 units per acre  
Square Footage of Lots: 4,725 sq. ft.  
Square Footage of Buildings: 1,200 sq. ft. to 1,800 sq. ft.  
Height of Structures: Single story  
Topography: Flat  
Street Improvements: To be provided  
Utilities: To be provided  
Exterior Building Colors: Earth tone  
Exterior Building Materials: Wood and brick  
North/South Lot Orientation: 92%

Subdivision Review Committee Recommendation: On September 28, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map subject to conditions which follow and denial of the subdivision modification to allow non-standard street cross sections.

The Subdivision Review Committee recommends approval of the tentative map and denial of the 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 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;
3. Name the streets to the satisfaction of the Planning Director;
4. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments;
5. 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;
6. 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;
7. Pay Pocket Bridge fees;
8. Minimum lot pad elevations = +3.5', minimum gutter grade = +2.0';
9. Provide for right-of-way width of 27' for Alder Tree Way and 12' of pavement on south side;
10. Adjust the lot lines between proposed parcel 35 and the northern adjacent parcel through a lot line adjustment application;
11. Revise the lot number system to include the designation of A and B for each proposed halfplex lot.

Background Information: In March of 1978 the City Council approved a subdivision known as Park Place South (P-8027). A portion of the subject site was designated as lot A on the original Park Place map and was proposed for future development in conjunction with this subdivision. The Park Place South development consists of zero lot lines with halfplex structures. Phase I is nearly completed and the applicant is proposing the Second Phase of development on the subject site. As approved by the City Council, the Phase I development was serviced by public streets with planted islands at various intervals in the center of the street.

Staff Evaluation: Staff has the following comments regarding this request:

1. The subject site is presently zoned for this type of development and the density is consistent with the South Pocket Plan for this location. The property to the north of the site is developed with halfplex structures and property south of the site is proposed for a 272 unit condominium project.
2. The Subdivision Review Committee recommended denial of the requested subdivision modification to allow non-standard street cross sections within this development. This recommendation was made because the proposal is not consistent with the City's adopted street standards. The first phase of this development was approved by the City Council with the non-standard street cross sections. Staff has no objections to the use of this street design on

the interior streets within the subdivision since this design is consistent with the existing development north of the site. Staff does have concern over the use of this street design on Alder Tree Way since it is expected that traffic along this street will be greater due to the proposed condominium development on the south side of this street. The Subdivision Review Committee recommendation for a 54 foot street width without islands should be maintained on Alder Tree Way to ensure traffic safety and adequate access for development along this street.

3. The Planning and Community Services Departments have determined that 1.043 acres of land are required for parkland dedication purposes and that fees are to be charge 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.

4. The Sacramento Unified School District has indicated that the maximum yield of students from this development to be 11 elementary, five middle school and four high school students.

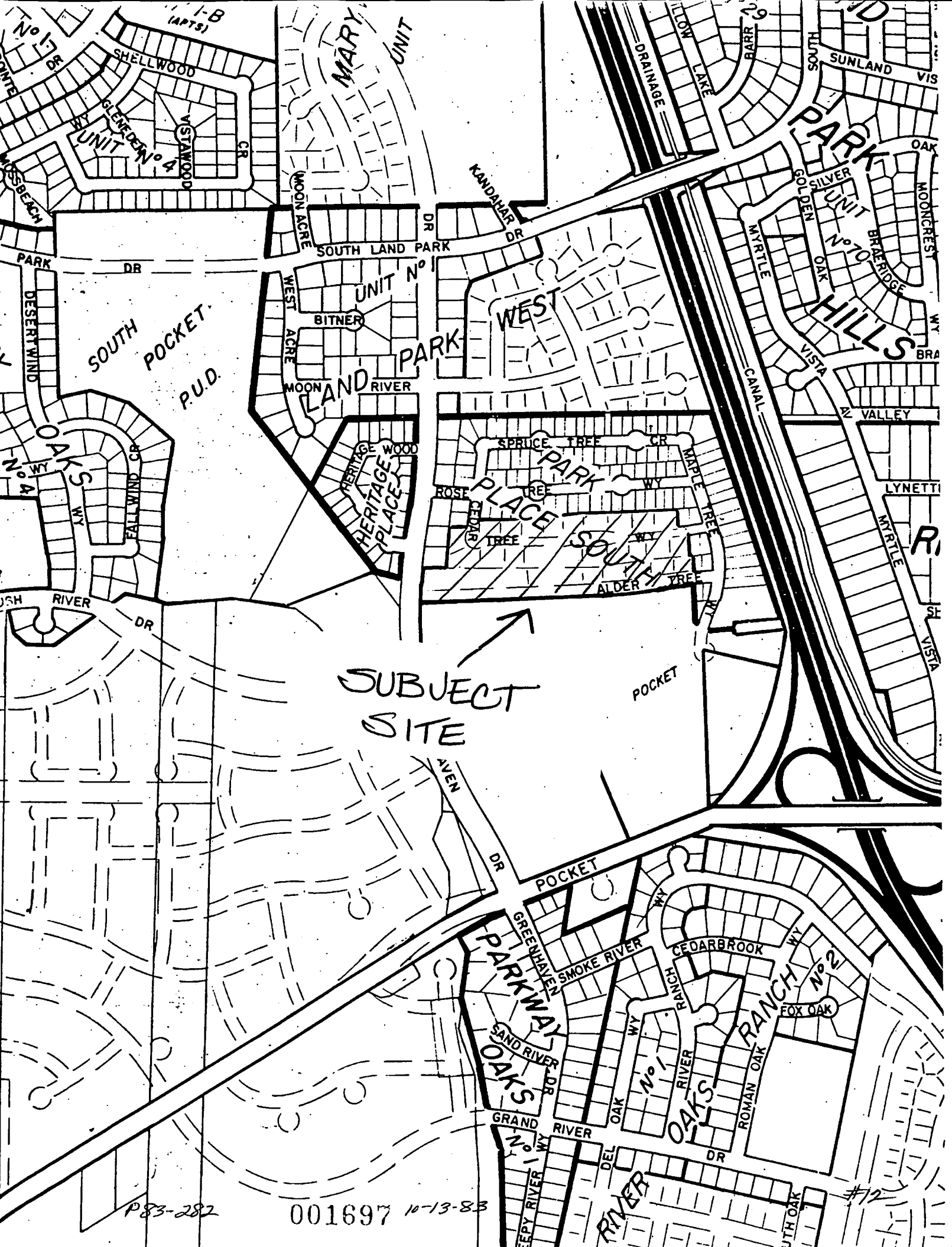
Recommendation: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map subject to conditions to follow; and
3. Approval of the Sub vision Modification to allow non-standard street sections *on Cedar Tree Way, as indicated on the tentative map and the tree pockets on Alder Tree Way as indicated on Exhibit A. (CPC amended)*

Tentative Map Conditions

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Name the streets to the satisfaction of the Planning Director;
- d. File the necessary segregation requests and fees to segregate existing assessments or pay off existing assessments;
- e. 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;
- f. 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;

- g. Pay Pocket Bridge fees;
- h. Minimum lot pad elevations = +3.5', minimum gutter grade = +2.0';
- i. Provide for right-of-way width of 27' for Alder Tree Way and 12' of pavement on south side;
- j. Adjust the lot lines between proposed parcel 35 and the northern adjacent parcel through a lot line adjustment application;
- k. Revise the lot number system to include the designation of A and B for each proposed halfplex lot.

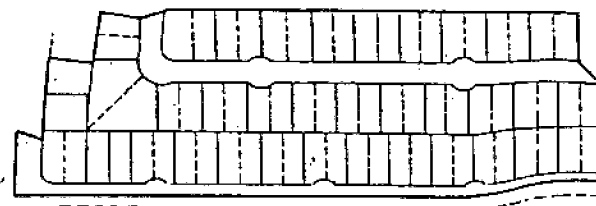
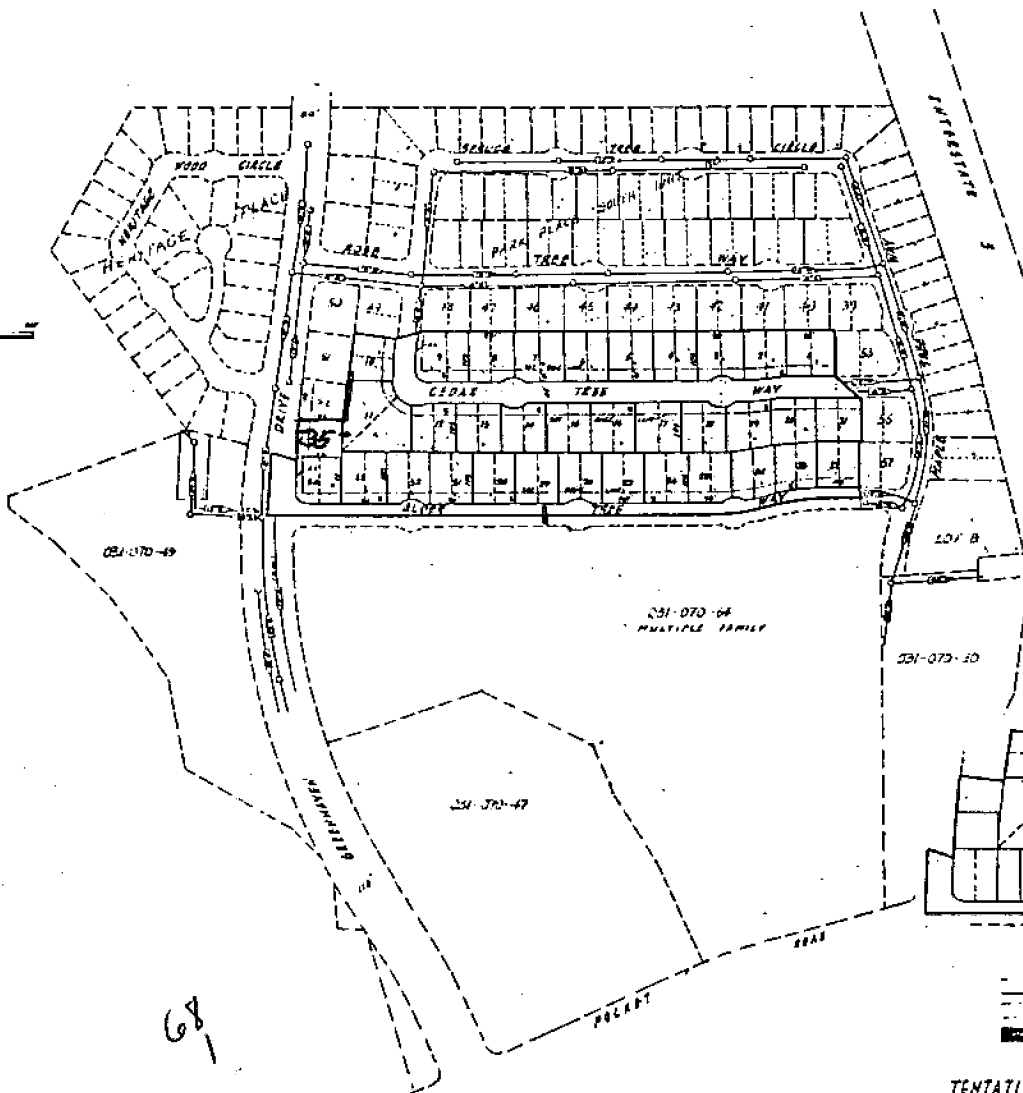
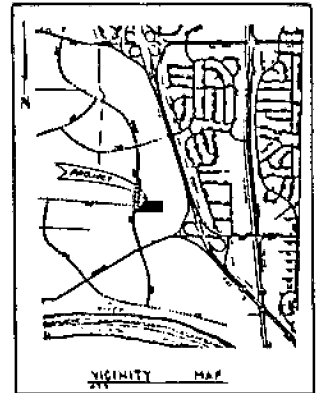


SUBJECT  
SITE

P83-282

001697 10-13-83

#12



**CONSTRUCTION PHASES**

- PHASE I
- PHASE II
- PHASE III

**TENTATIVE MAP OF  
PARK PLACE SOUTH UNIT NO. 2**

**A SINGLE FAMILY ATTACHED HOME DEVELOPMENT  
CITY OF SACRAMENTO, CALIFORNIA  
AUGUST, 1983 SCALE: 1/4" = 100'  
PREPARED BY:  
METROPOLITAN CIVIL ENGINEERING COMPANY  
1110 ROYALE ROAD  
SACRAMENTO, CALIFORNIA 95816**

**OWNER:**  
D.W.B. & O DEVELOPMENT CO.  
6355 RIVERSIDE BLVD. BLDG. NO. 2  
SACRAMENTO, CALIF. 95831  
PH. 916-428-7883

**SUBDIVISOR:**  
SAME AS ABOVE

**ENGINEER:**  
METROPOLITAN CIVIL ENGINEERING CO.  
1110 ROYALE RD.  
SACRAMENTO, CALIF. 95816  
PH. 916-923-8546

**PRESENT ZONING:**  
R.1.A.

**PRESENT USE:**  
VACANT

**PROPOSED ZONING:**  
R.1.A.

**PROPOSED USE:**  
54 SINGLE FAMILY ATTACHED LOTS  
(60 D.U.)  
1 SINGLE FAMILY LOT

**NUMBER OF LOTS:**  
SINGLE FAMILY ATTACHED 54 (60 D.U.)  
SINGLE FAMILY 1 1/2 LOTS

**AREA:**  
9.6 A.C.

**SCHOOL DISTRICT:**  
SACRAMENTO CITY UNIFIED SCHOOL DIST.

**SOURCE OF WATER SUPPLY:**  
CITY OF SACRAMENTO

**SANITARY SEWER & STORM DRAINAGE:**  
CITY OF SACRAMENTO

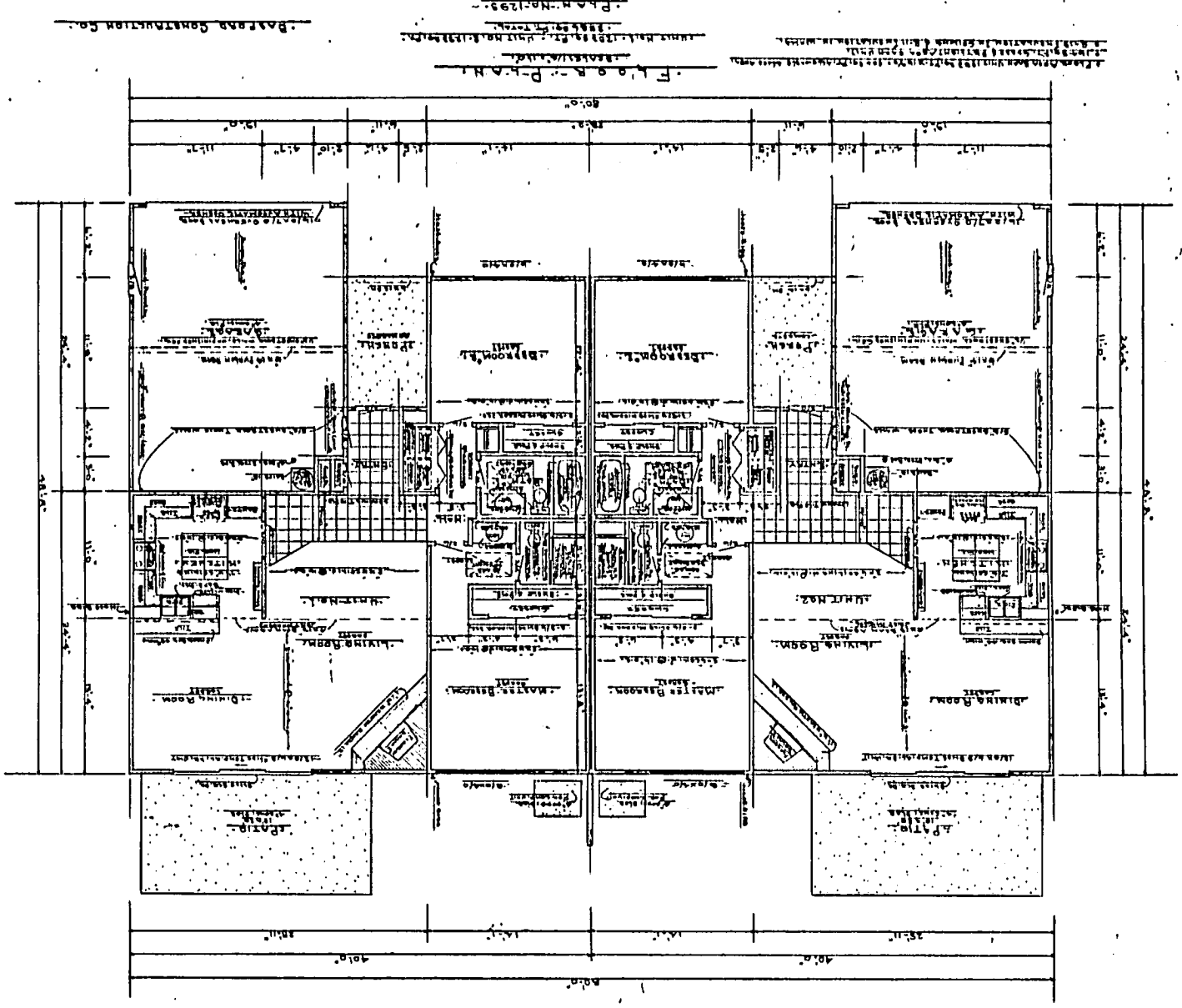
**ASSESSORS PARCEL NO.:**  
031-070-63  
031-550-1A

**DESCRIPTION:**  
PORTION OF LOT C AND PORTION OF LOT 38, PARK  
PLACE SOUTH, 130 A.M.T.

001698

001699

3



Barford Construction Co.

Plan No. 1293, 1294, 1295

Architectural details and notes

Item 19

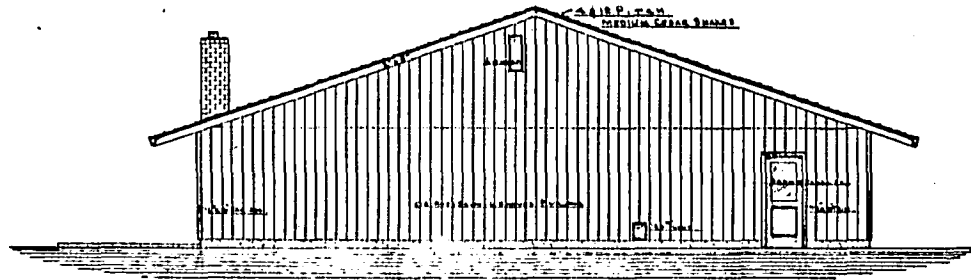
16-13-83

3282

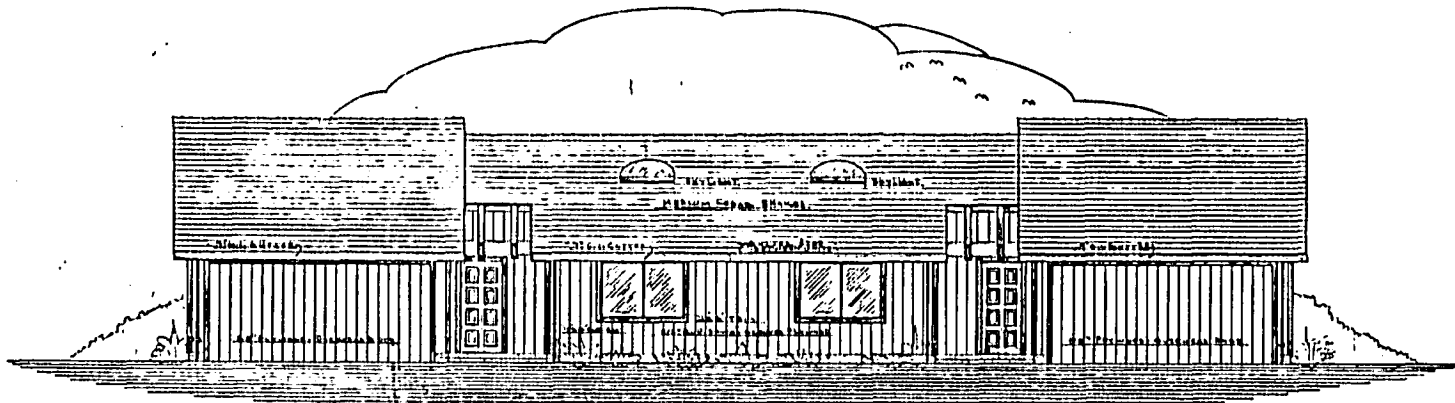
P  
83282

10-13-83

Item 12



LEFT SIDE ELEVATION:  
REALIZATION



STREET ELEVATION:  
REALIZATION

BARFORD CONSTRUCTION CO.

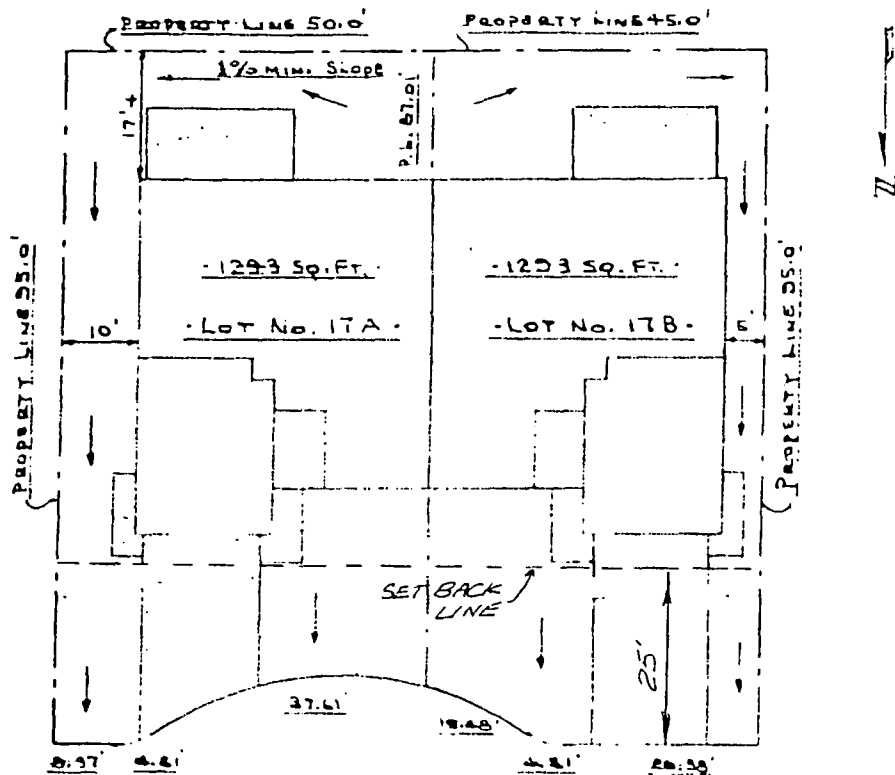
PLAN No. 1293

MILTON F. WHITE  
REGISTERED ARCHITECT  
OF THE STATE OF MARYLAND  
1000 10th Street, S.W., Wash., D.C. 20004  
400-2000

1

001700





• SPRUCE TREE CIRCLE •

- LOTS No. 17A & 17B •
- PARK PLACE SOUTH •
- SACRAMENTO, CA. •

• PLOT PLAN •  
 • SCALE = 1/16" = 1'-0" •

001702