

City Planning Commission
Sacramento, California

Members in Session

- Subject:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. One Year Time Extension for a Tentative Map to subdivide 8.0± vacant acres into 43 petite single family lots in the Single Family Alternative (R-1A) zone.
 - D. One Year Time Extension for a Special Permit to develop 43 single family petite homes on 8.0± vacant acres in the R-1A zone.

Location: North Side of Jessie Avenue, 200± East of Norwood Avenue

SUMMARY:

On January 11, 1990, the City Planning Commission approved a Special Permit to develop 43 petite single family dwellings in the R-1A zone. On February 13, 1990, the City Council approved a Tentative Map to subdivide 8.0± vacant acres into 43 single family petite lots. The Tentative Map and Special Permit entitlements are effective for a two year period from the date of approval. The applicant, is therefore, requesting a one year time extension for both the Tentative Map and the Special Permit prior to their expiration. Planning staff and the Subdivision Review Committee recommends approval of both the Tentative Map and Special Permit time extensions.

BACKGROUND:

The subject property consists of 8.0± vacant acres and is zoned Single Family Alternative (R-1A). As previously mentioned, the applicant proposes to subdivide three vacant parcels into 43 single family petite lots. The General Plan and the 1984 North Sacramento Community Plan designates the site for Low Density Residential (4-15 du/na) and Residential (7-15 du/na) respectively. The proposed density is 8.1 du/na.

The applicant is in the process of filing a final map and subsequently obtaining building permits for development. The Subdivision Map Act allows Tentative Map time extensions up to a period of five years. The Zoning Ordinance permits a one year time extension for a Special Permit if building permits have not been obtained. Therefore, the Special Permit will expire on January 11, 1993 and the Tentative Map will be effective for one year from the

APPLC.NO. P92-014

MEETING DATE May 28, 1992

ITEM NO. 7

000201

1990
1991
1992
1993
1994

date of the City Council action (February 13, 1993). If building permits have not been obtained by January 11, 1993, a new Special Permit application will be required prior to issuance of building permits. If a final map has not been recorded on the effective date of the map and/or an extension has not been requested, a new Tentative Map application will be required.

VOTE OF THE SUBDIVISION REVIEW COMMITTEE

On April 15, 1992, the Subdivision Review Committee voted six ayes and three absent to recommend approval of the request subject to conditions which follow.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined the proposed project will not have a significant adverse impact on the environment and has filed a Negative Declaration with Mitigation Measures and a Mitigation Monitoring Plan. The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the following actions:

- A. Negative Declaration
- B. Recommend adoption of the attached Mitigation Monitoring Plan and forward to City Council.
- C. Recommend approval of the One Year Time Extension for a Tentative Map to subdivide 8.0± vacant acres into 43 petite single family lots in the Single Family Alternative (R-1A) zone and forward to City Council.
- D. Approve the One Year Time Extension for a Special Permit to develop 43 single family petite homes on 8.0± vacant acres in teh R-1A zone subject to conditions and based on findings of fact which follow.

Conditions - Special Permit

1. The applicant shall comply with the original approved conditions of the Special Permit in the attached staff report (P89-343).

Conditions - Tentative Map

1. If a final map has not been recorded on the effective date of the map and/or an extension has not been requested, a new Tentative Map application will be required.

2. Provide standard subdivision improvement pursuant to Section 40.811 of the City Code.
3. Prepare a sewer and drainage study for the review and approval of the City Engineer.
4. Name streets to the satisfaction of the Planning Director.
5. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
6. 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. Note: This Map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991;
7. 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.
8. Meet all County Sanitation District requirements and coordinate.
9. Submit a soils test prepared by a registered engineer to be used in street design.
10. Extend offsite sewer line in Jessie Avenue to Rio Linda Boulevard per plans on file with the City.
11. Dedicate a standard 12.5-foot Public Utility Easement for underground public utility facilities and appurtenances adjacent to all public ways;
12. Dedicate R/W along Jessie Avenue to 27 ft. half-section as per study on file with the City.
13. 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;

14. Subject property must complete annexation to both 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 occurs first.
15. Applicant shall comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and kept on file in the Planning Division Office (P92-014);
16. Water meters shall be provided for all new water services required for this project;
17. Dedicate the Magpie Creek channel (shown as Lot A) in fee to the City of Sacramento;
18. Prior to recordation of the Final Map, applicant shall negotiate with the Robla 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.

Mitigation Measures

1. All joints in exterior walls shall be grouted or caulked airtight.
2. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
3. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
4. Windows must have a minimum STC rating of 29 or better. Windows which open and face the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.

5. Sliding glass doors must carry an STC rating of 31 or better. They should be doubled glazed and they must meet or exceed the window air infiltration rating given above.
6. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
7. Alternative methods or materials may be substituted for the identified mitigation measures where it is demonstrated to the satisfaction of the Environmental Services Division that adequate noise attenuation will be provided.
8. A note shall be placed on all plans submitted for building permits indicating the noise mitigation measures 1-6 above.
9. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during development or construction of the project, work in the area shall stop immediately and a qualified archaeologist and representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Findings of Fact - Special Permit

1. The project, as conditioned, is based on sound principles of land use in that the proposed single family subdivision is compatible with the surrounding residential neighborhood.
2. The Special Permit, as conditioned, will not be detrimental to the public health, safety, or welfare in that:
 - a. the proposal will have adequate on-site parking and landscaping will be provided throughout the project; and
 - b. the proposal will not significantly alter the characteristics of the area.

3. The proposal is consistent with the General Plan and 1984 North Sacramento Community Plan which designate the site for residential uses.

Respectfully submitted,

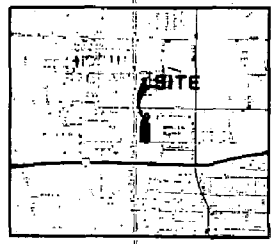
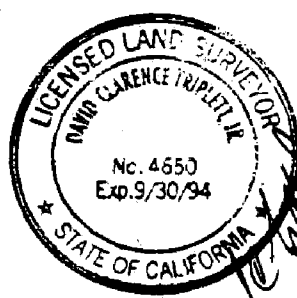
Joy Patterson
Joy Patterson
Senior Planner

Report Prepared by,

Bridgette Williams
Associate Planner



SCALE: 1"=40'



VICINITY MAP
NO SCALE

R.C. COLLET
237-100-13

R.C. COLLET
237-100-04

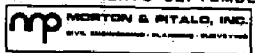
FITZGIBBONS
237-100-16

R.C. COLLET
237-100-25

STENHOUSE
237-100-6

ESKATON PROP. INC.
237-100-25

TENTATIVE SUBDIVISION MAP
CEDARLEAF
CITY OF SACRAMENTO SEPTEMBER 1989



REVISED 12-18-89
REVISED 01/02/90

- OWNER
- R. C. COLLET
- P.O. BOX 1969
- WOODLAND, CA 95665
- PREPARED BY
- MORTON & PITALO ASSOCIATES
- 1820 15th STREET, SUITE 110
- SACRAMENTO, CA 95814
- APPLICANT
- MORTON & PITALO, INC.
- 1820 ALHAMBRA BLVD., SUITE 200
- SACRAMENTO, CA 95816
- ASSESSOR'S PARCEL NO.'S
- 237-100-04, 237-100-04
- 1A PORTION OF
- AREA
- 7.81
- PERMITTED ZONING
- R-2 & A
- REPERMITTED ZONING
- R-2
- EXISTING ZONING
- R-2
- DES
- ROAD
- UTILITIES
- WATER
- SEWER
- STORM DRAINAGE
- SEWERY
- WATER
- SCHOOL DISTRICT
- PLANS & SPECIFICATIONS
- CITY OF SACRAMENTO
- FILE PROTECTION
- FILE PROTECTION

LOT A
0.5+AC.

40' DRAINAGE ESM'T.

WILLOW TREE INVEST.
237-100-18

R.C. COLLET
237-100-27

EXIST. ACCESS ESM'T.

EXIST. S' P.T.T. ESM'T.

NORWOOD AVE.

JESSIE AVE.

AVE.

LIAL
237-293-16

FAVERO
237-180-02

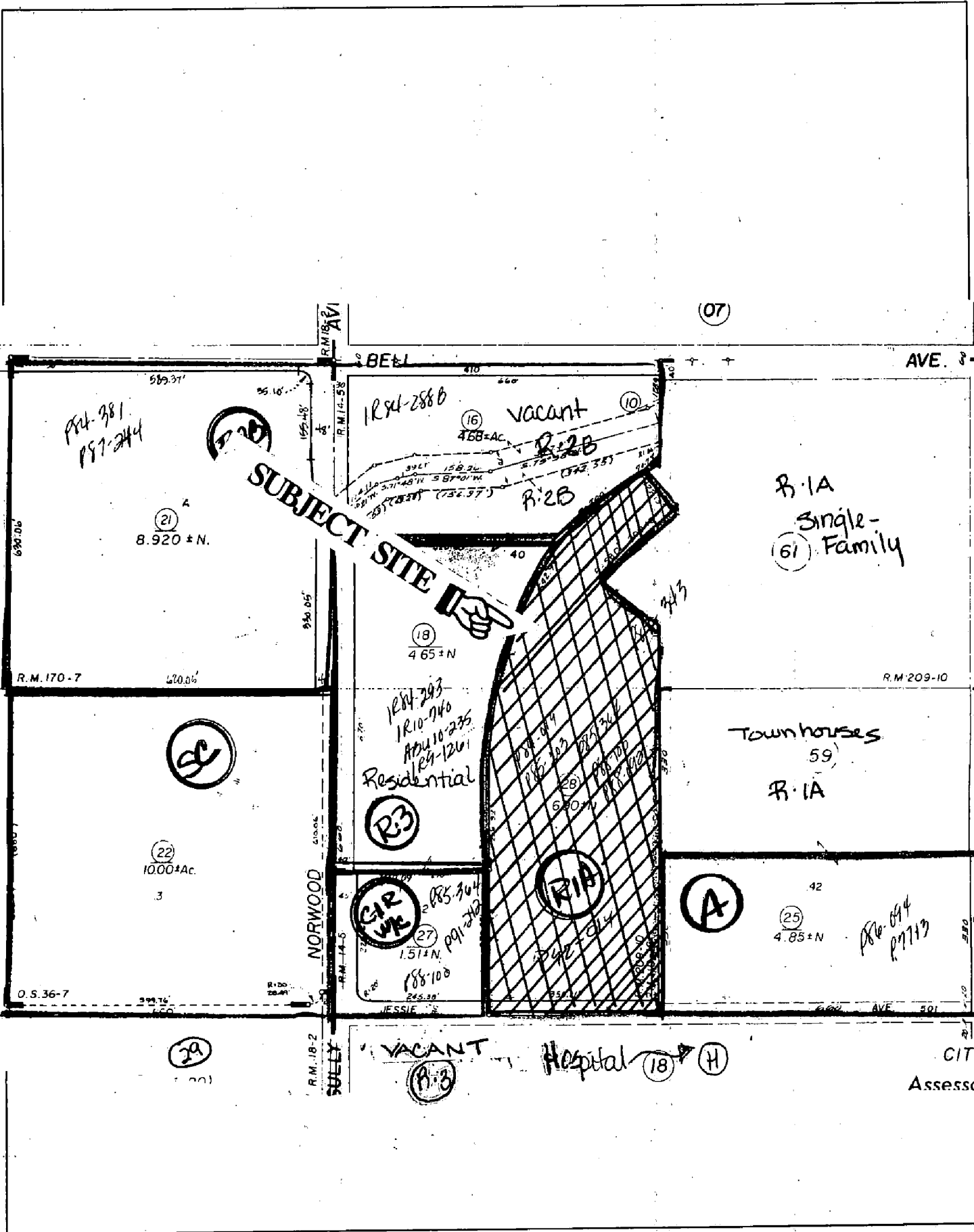
000190

SUTTER JANE
237-130-54

P92-014

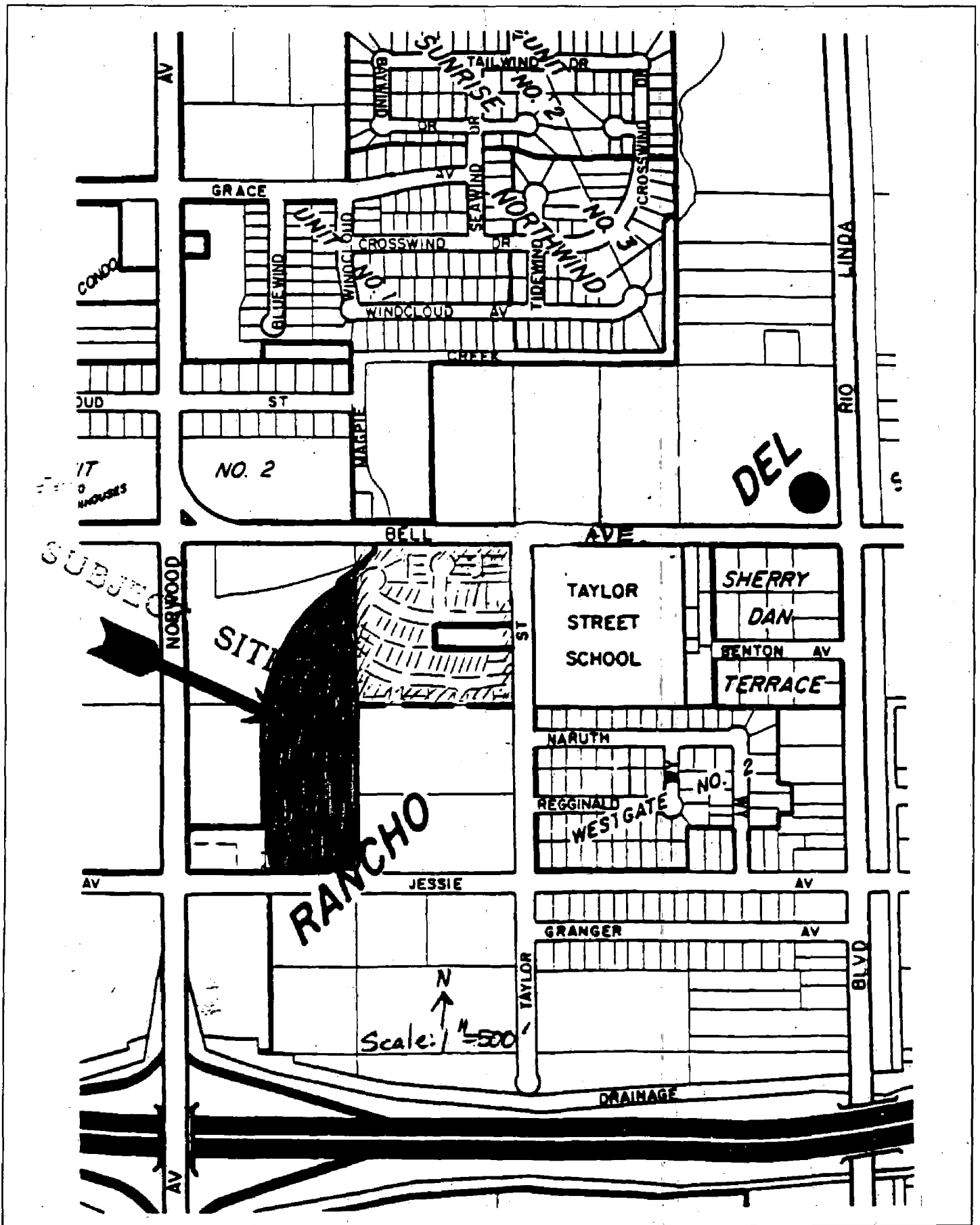
5-28-92

Item No. 7



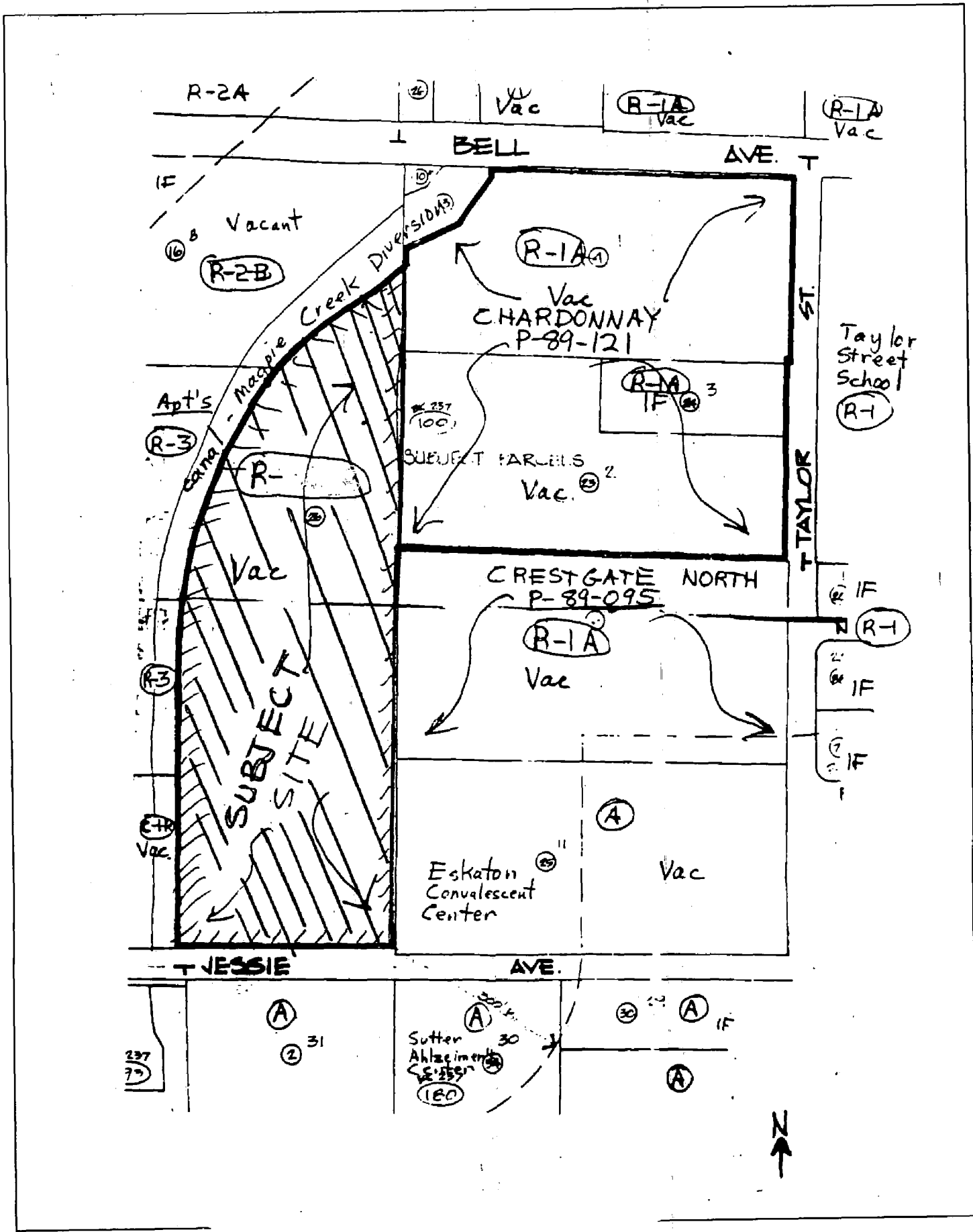
LAND USE & ZONING MAP

0601876



VICINITY MAP

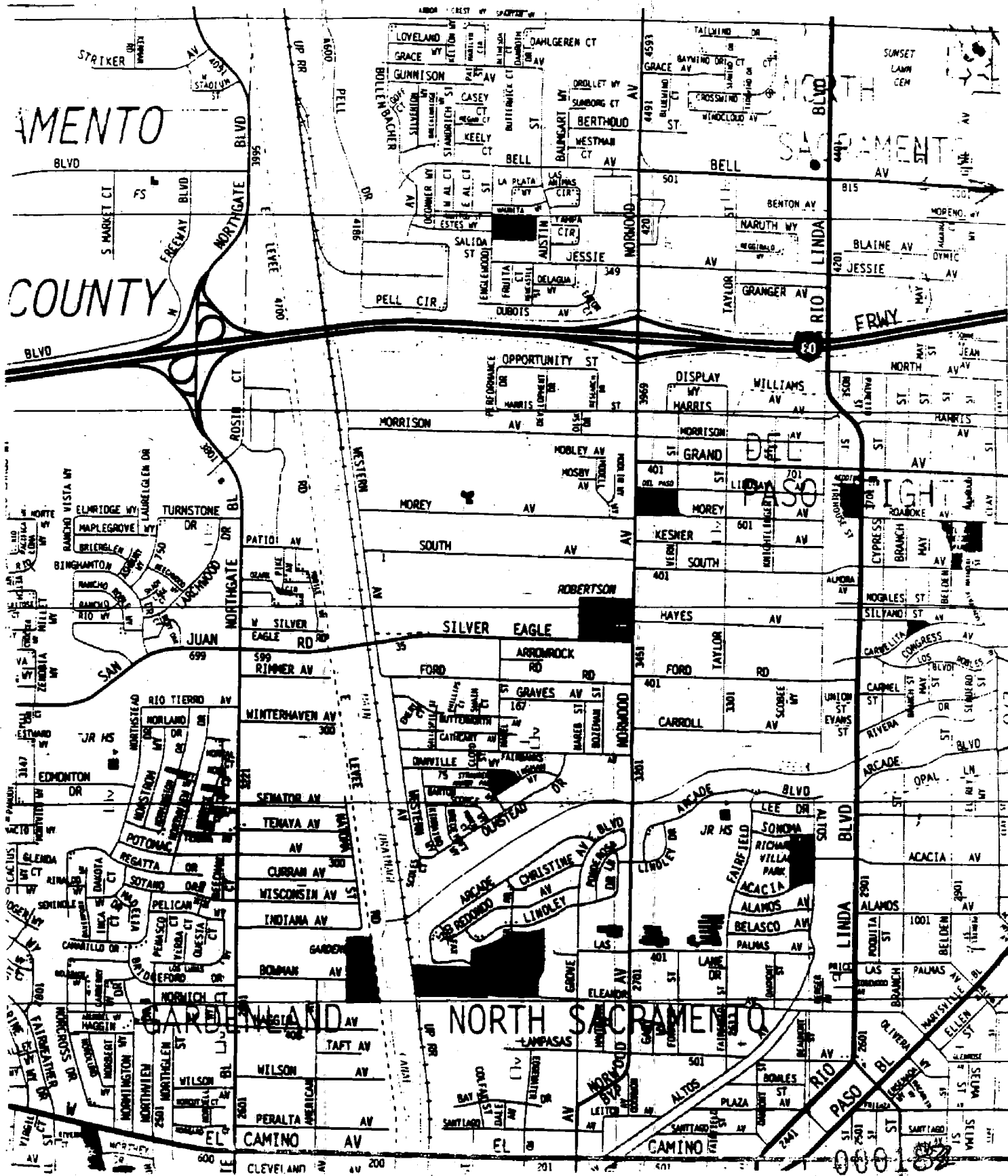
000188



LAND USE & ZONING MAP

000139

ATTACHMENT B



**NORTH SACRAMENTO COMMUNITY PLAN
HOUSING TYPE**

TOTAL UNITS	BUILDOUT UNITS		VACANT UNITS	
	W/OUT	* WITH	W/OUT	WITH
Multi Family Units 4,300 (27%)	10,237 (30%)	10,060 (29%)	5,037 (32%)	5709 (31%)
Single Family Units 11,716 (73%)	24,353 (70%)	24,401 (71%)	12,037 (68%)	12,605 (69%)
TOTAL 16,017 (100%)	34,590 (100%)	34,476 (100%)	18,574 (100%)	18,454 (100%)

* With Cedarleaf Downzone.

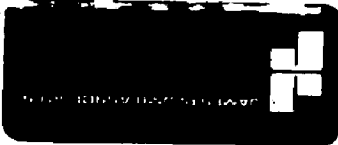
000164

**HOUSING IMPACTS RELATED TO CEDARLEAF DOWNSIZING
(P88-343)**

1. Project substitutes 48 single family (for sale) units for 168 rental apartment units. Project will eliminate a potential site for affordable zoning. New sales prices in North Sacramento are \$100,000+ while rents for 2 bedroom apartments range from \$270 - 450 / month (Oct 1988, Divine MIS).
2. The loss of 168 multi - family units in North Sacramento represents 2.8% of the remaining multi-family development potential. The net loss of 120 units also represents 2.8% of the 4340 units required in North Sacramento to achieve the 66% jobs - housing balance for North Natoma, although development potential currently existing for 18,574 additional units (see table).
3. The original rezone (P88-364) to R-1A and R-2B was intended to add more diversity of housing type and density (condominiums and apartments) and implement the housing policies (P.48) in the Community Plan.
4. The downsone will result in a 1% change in the ratio of multi-family to single units at buildout in North Sacramento (see attached table).

family

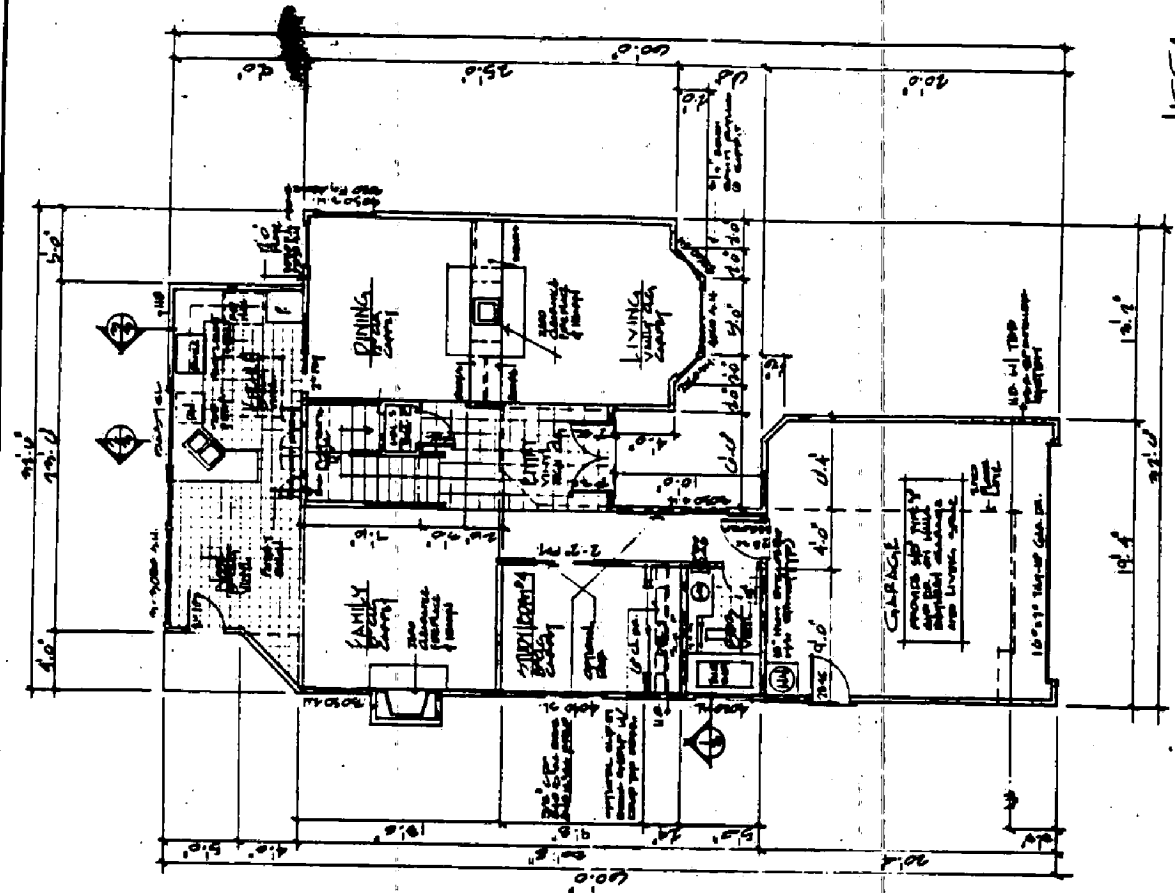
000155



ERBOS CORPORATION

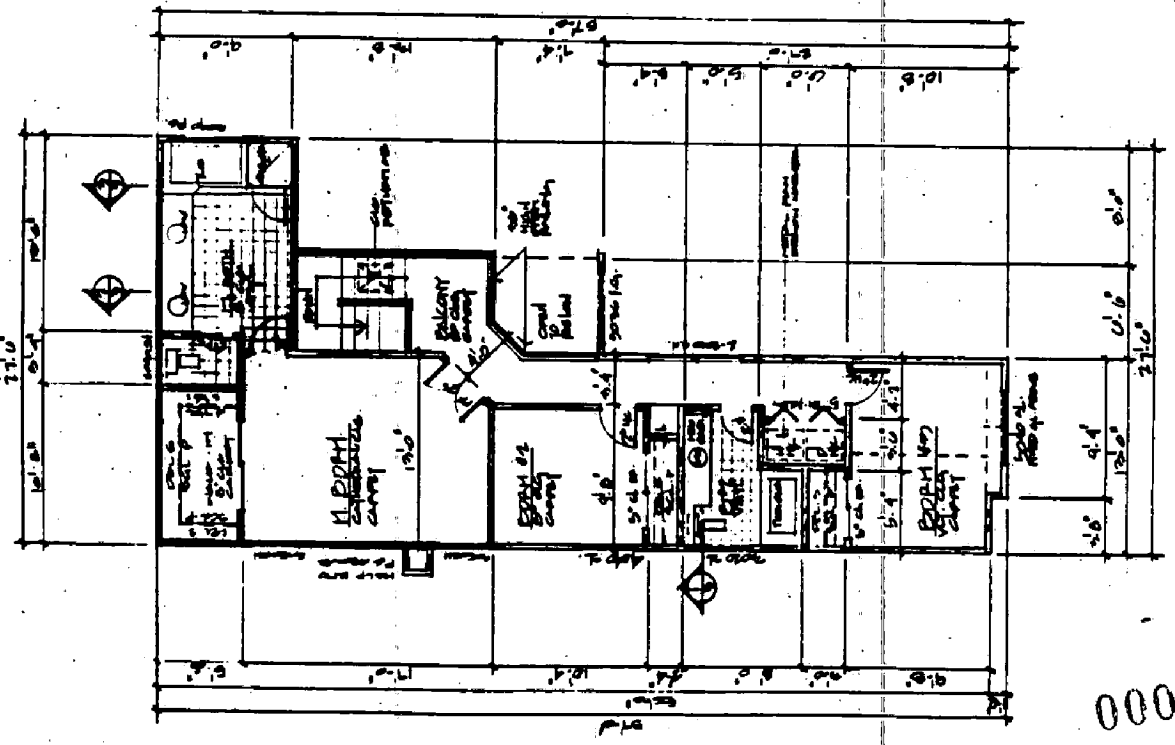
J. J. Moore

72
DATE: 1-11-90
SCALE: 1/8" = 1'-0"



NEED FURNACE LOCATION

Floor Plan - First Floor
Scale: 1/8" = 1'-0"



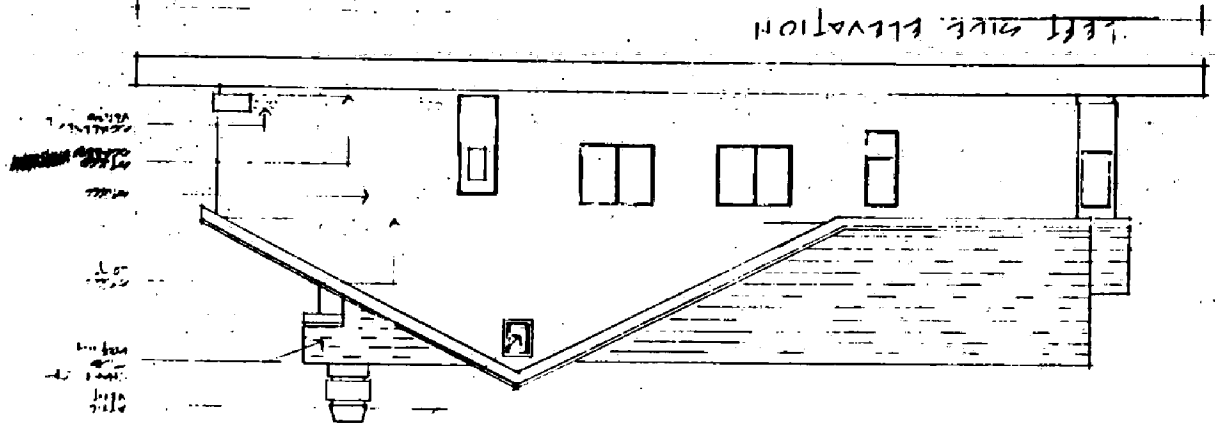
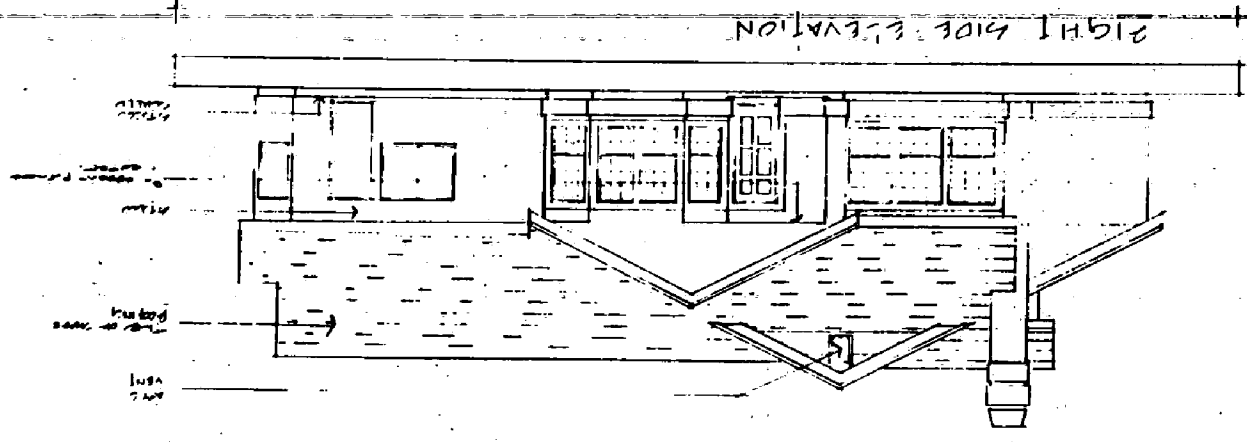
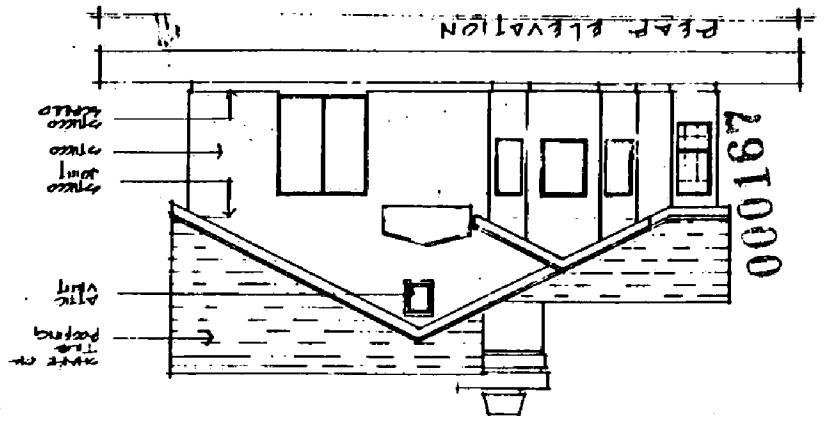
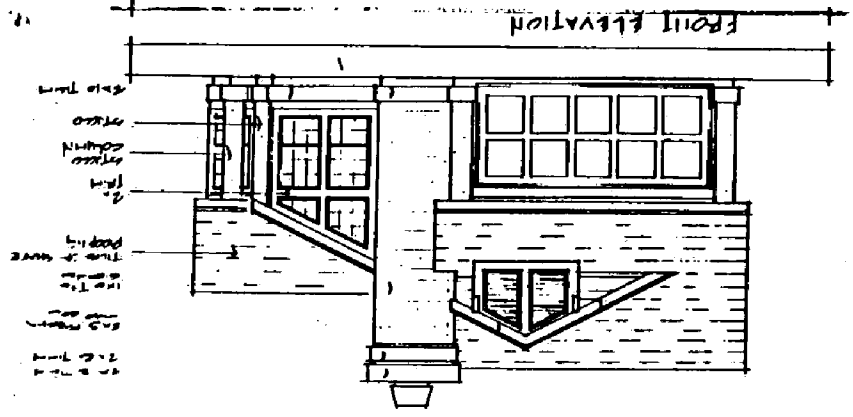
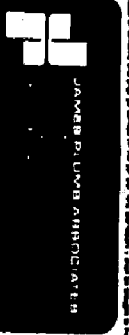
Floor Plan - Second Floor
Scale: 1/8" = 1'-0"

000160

37

70

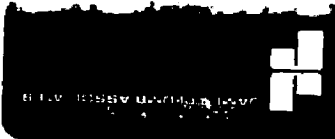
ERIGOS CORPORATION



P-89-343

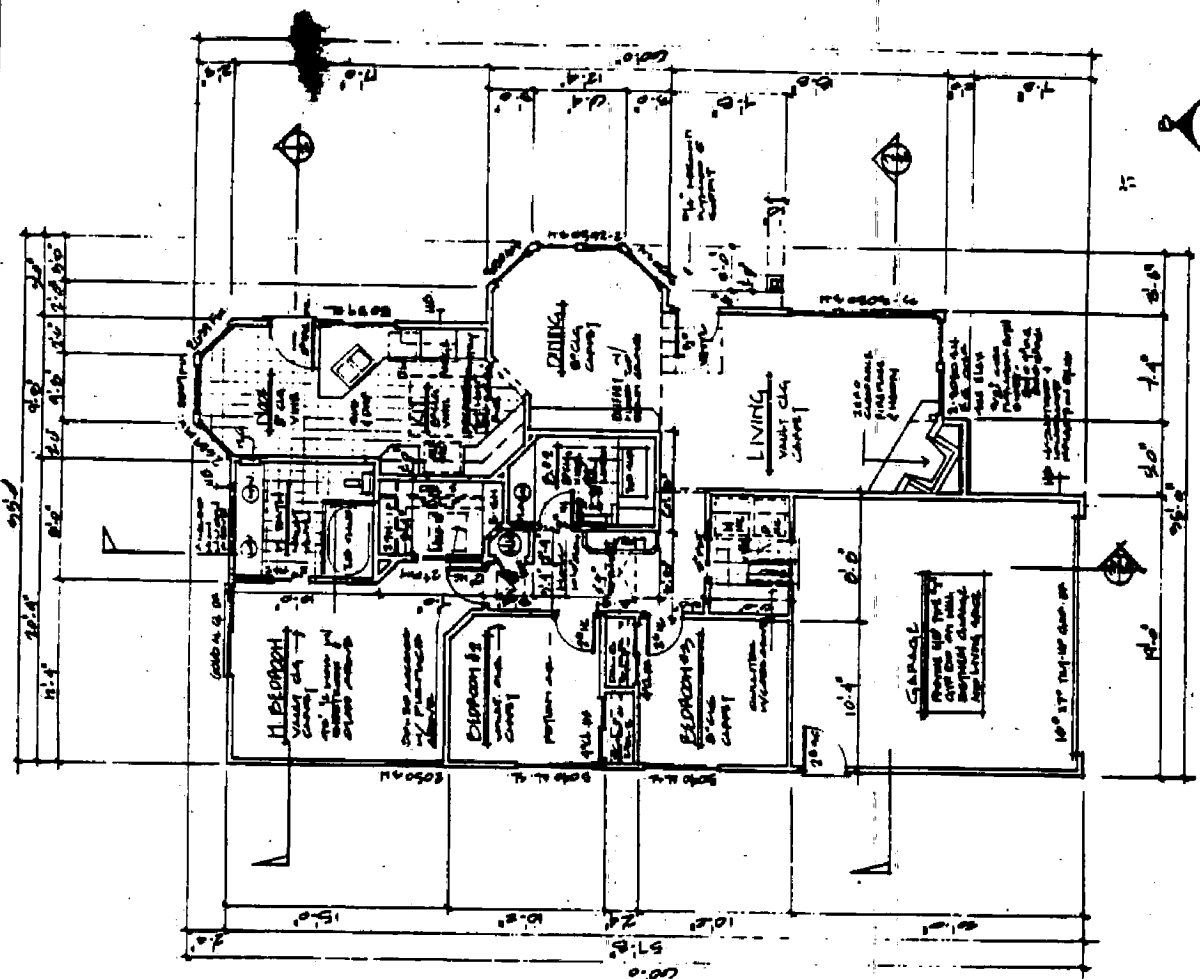
1-11-90

Tom I



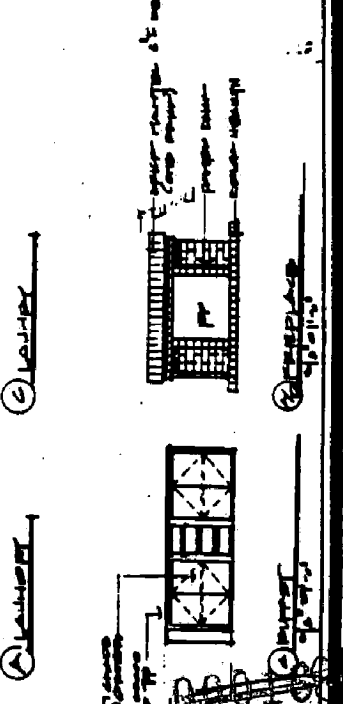
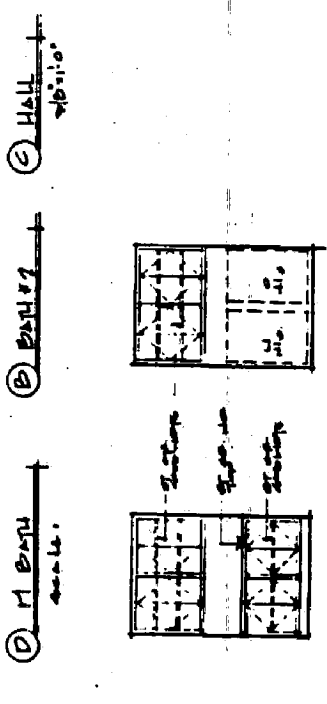
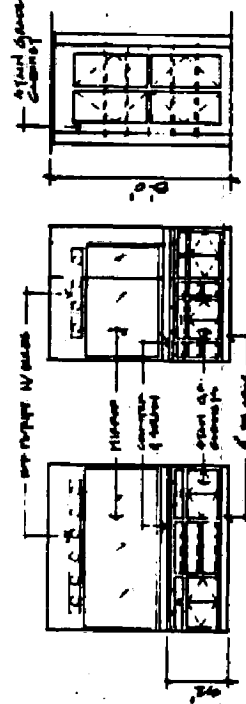
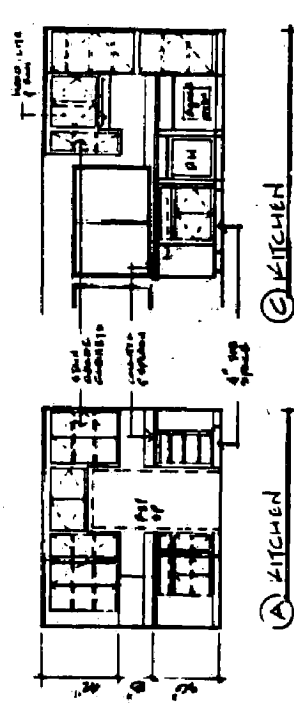
BRIGGS CORPORATION

70
DATE: 1-11-90
DRAWN BY: [unclear]
CHECKED BY: [unclear]



FLOOR PLAN

Scale: 1/8" = 1'-0"
Notes: 1. [unclear]
2. [unclear]

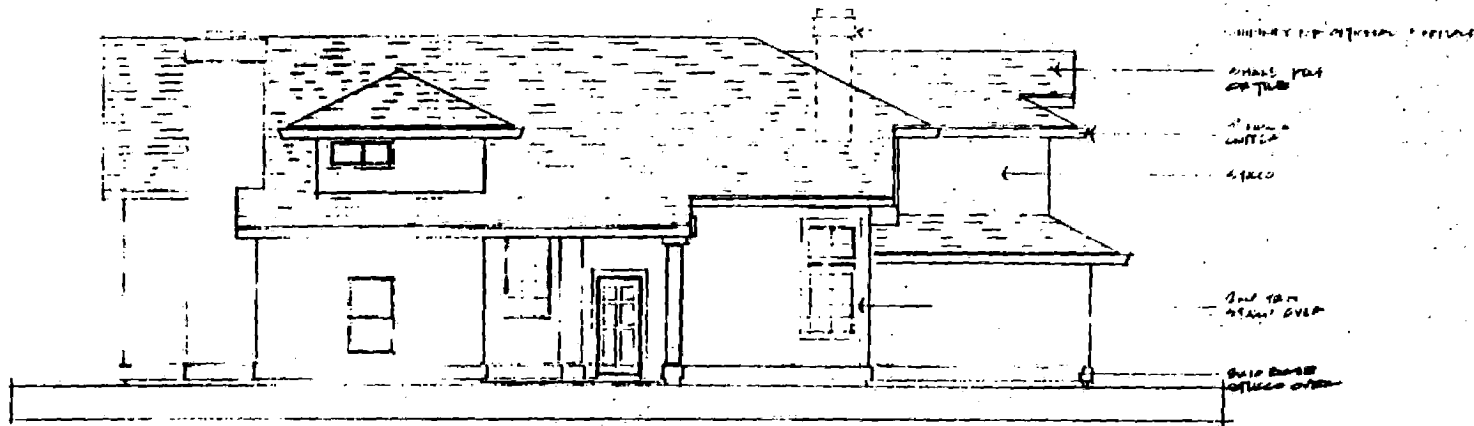


P-89-343

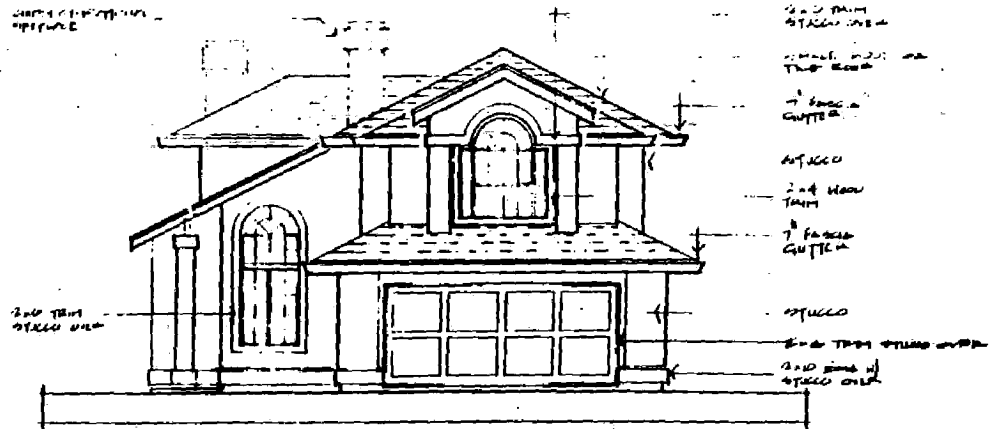
1-11-90

000172

Item 9



WEST SIDE ELEVATION



FRONT ELEVATION

SCALE: 1/4"=1'-0"



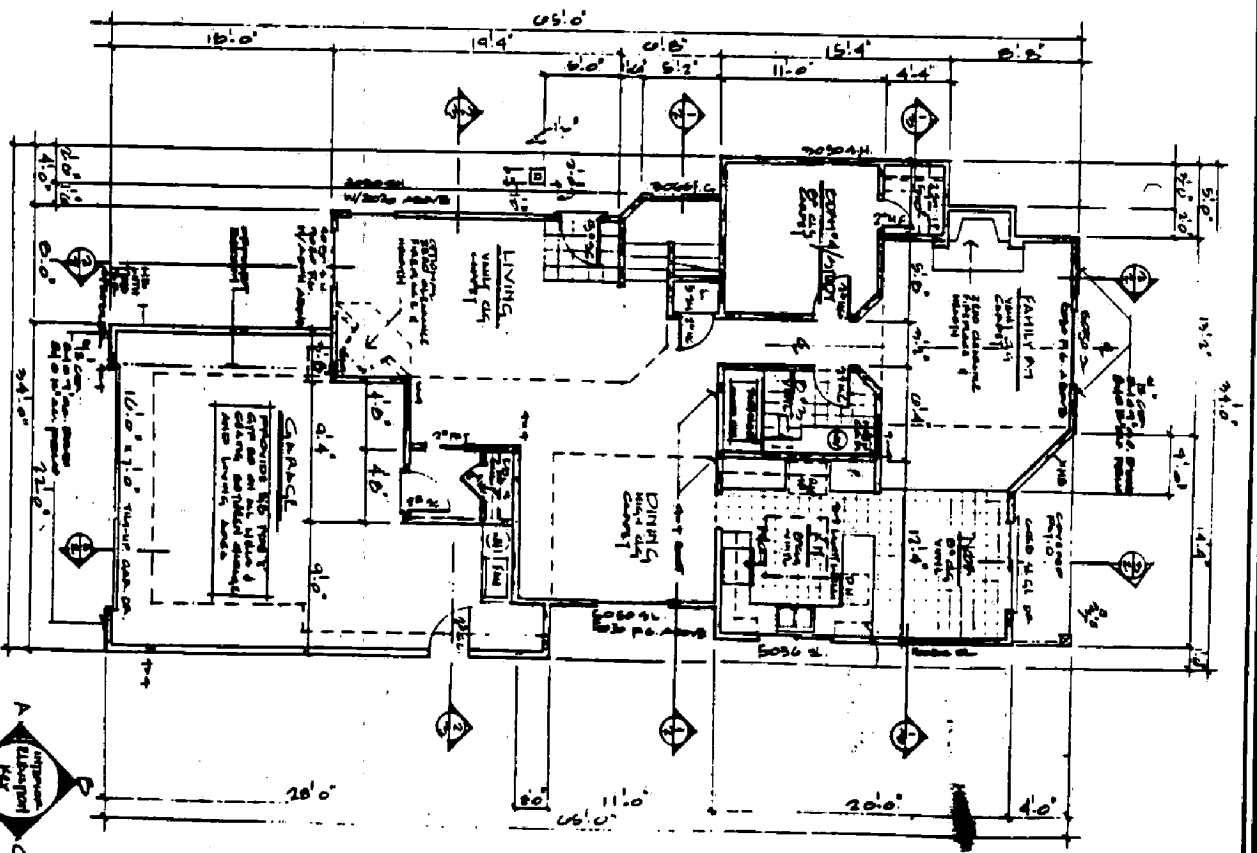
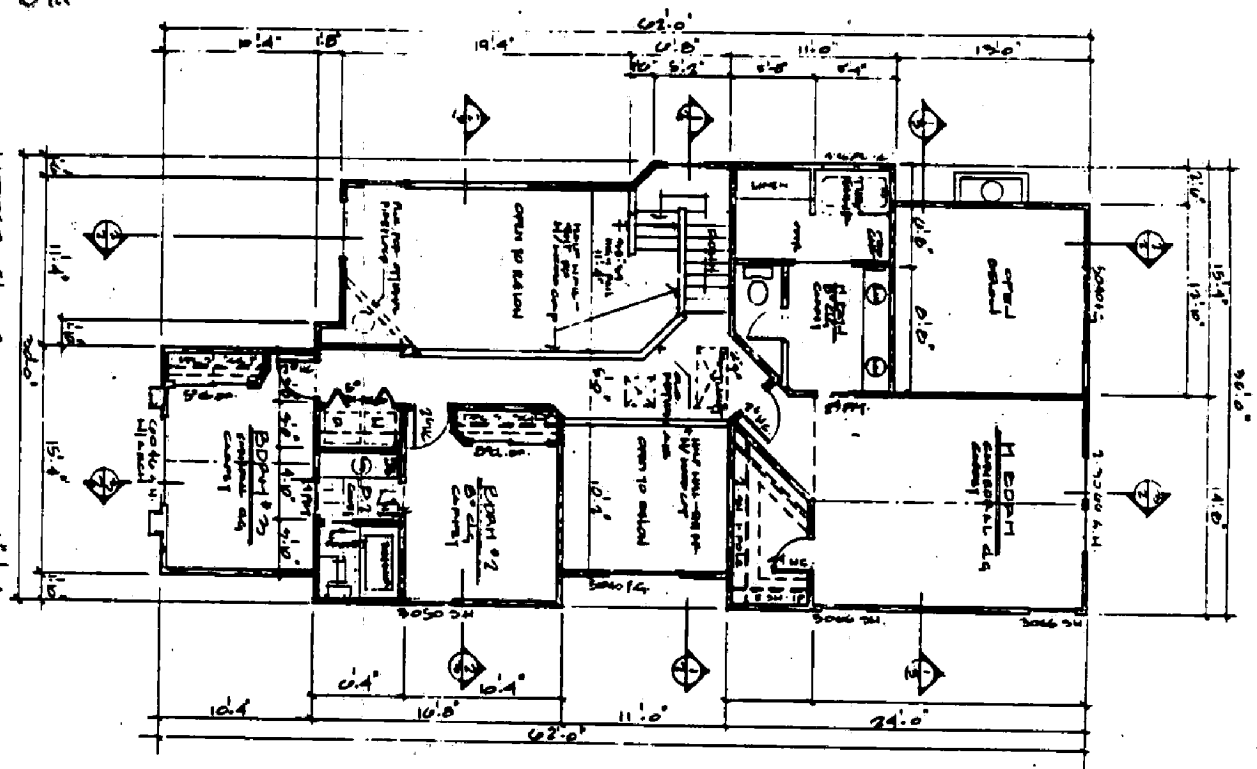
NATIONAL SOCIETY OF
EXHIBIT #
 908

Page No.	73
Scale	
Author	
Check by	
Drawn by	
Approved by	
Date	

000123

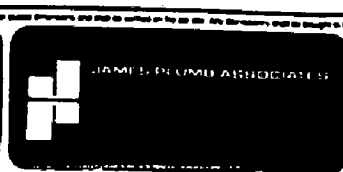
UPPER FLOOR

LOWER FLOOR

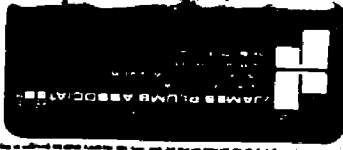


DATE	1/11/90
BY	J.P.
CHECKED	
APPROVED	

EXHIBIT F-1
ERGOSS CORPORATION



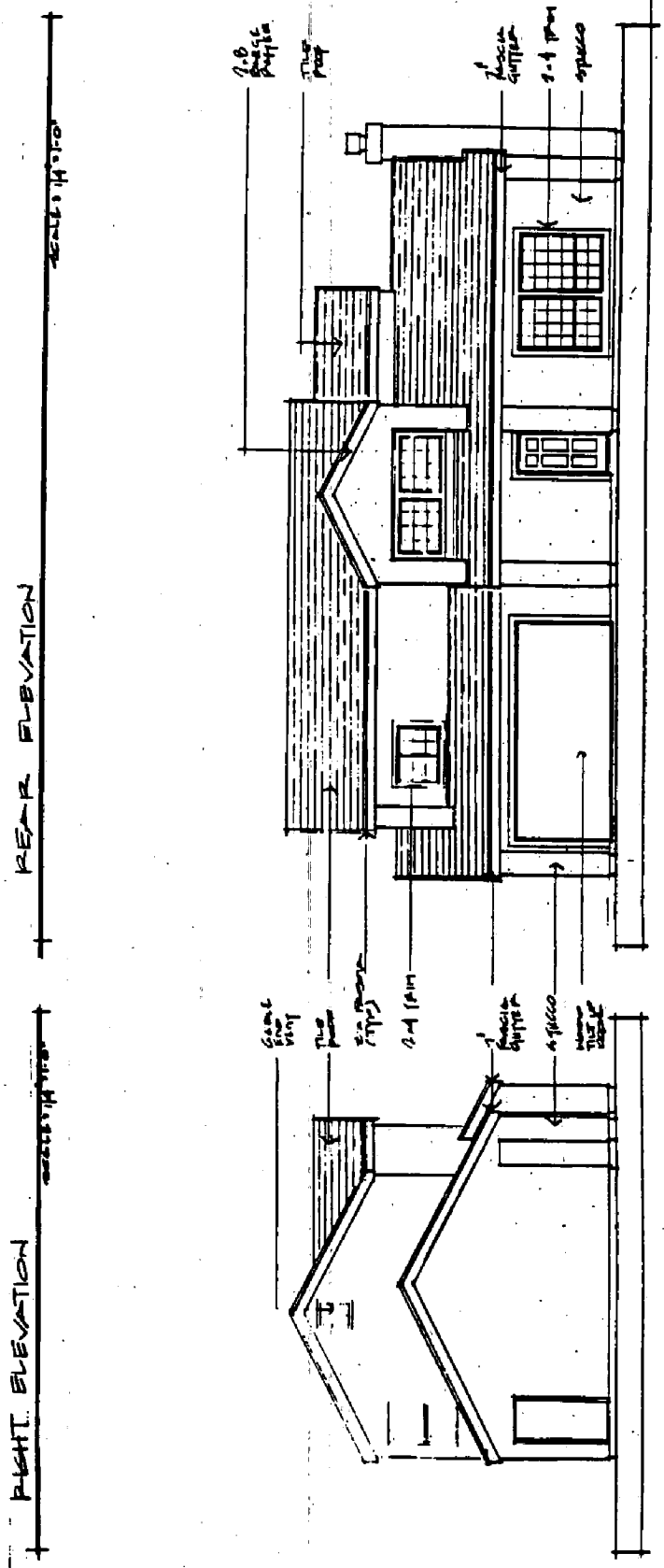
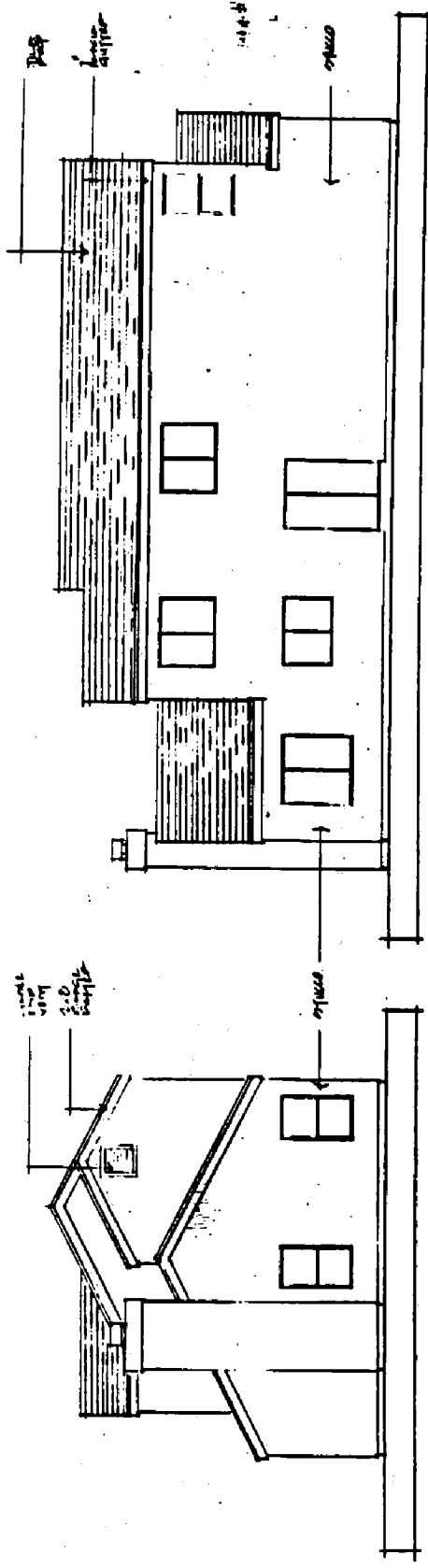
NO.	73
DATE	
BY	
CHECKED	
APPROVED	



BRGS CORPORATION
VILLA CREEKBRIDGE
EXHIBIT G

71.11.1

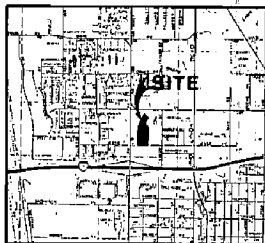
A3.



000174



SCALE: 1"=40'



VICINITY MAP
NO SCALE

Exhibit A

TENTATIVE SUBDIVISION MAP
CEDARLEAF

CITY OF SACRAMENTO SEPTEMBER 1989



REVISED 12-18-89
REVISED 01/02/90

SUBMITTED TENTATIVE
SUBDIVISION MAP
CHARDONNAY HOMES
P89-121

DRAWN

R.C. COLLET
P.O. BOX 1965
MORNING, CA 95695

DEVELOPER

EVINGCOLLET ASSOCIATES
C/O JEFF HESLER
1830 75th STREET, SUITE 150
SACRAMENTO, CA 95814

APPLICANT

MORTON & PITALO, INC.
1450 ALHAMBRA BLVD., SUITE 200
SACRAMENTO, CA 95816
ASSESSOR'S PARCEL NO.'S

237-100-4, 23, 26
(A PORTION OF)

AREA

7.85

EXISTING ZONING

R1-A S A

PROPOSED ZONING

R1-A

ELECTRICITY

120V

GAS

6" DIA

TELEPHONE

PACIFIC TELEPHONE

STORM DRAINAGE

SANITARY SEWER

WATER

SCHOOL DISTRICT

FIRE & RECREATION

FLARE PROTECTION

RAIL PROTECTION

LOT A
0.5+AC.

40' DRAINAGE ESM'T.

WILLOW TREE INVEST.
237-100-16

R.C. COLLET
237-100-27

EXIST. ACCESS ESM'T.

EXIST. 5' P.T.T. ESM'T.

NORWOOD
AVE.

JESSIE

AVE.

LIAL
237-293-16

FAVERO
237-180-02

SUTTERCARE
237-180-54

P92-014