



# CITY OF SACRAMENTO

27

## CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

April 24, 1980

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to waive required 120-foot street center line offset
  2. Subdivision Modification to create two lots less than 100 feet deep
  3. Tentative Map (P-8920)

**APPROVED**  
BY THE CITY COUNCIL

LOCATION: South side of Lemon Hill Avenue, approximately 725 feet east of 65th Street

APR 29 1980  
OFFICE OF THE  
CITY CLERK

### SUMMARY

This is a request for entitlements necessary to divide six acres into 32 single-family lots in the R-1 zone. The staff and Planning Commission recommended approval of the requests subject to conditions.

### BACKGROUND INFORMATION

The proposed Tentative Map was originally approved by the City Council in June 1978. The subdivision was not developed and the Tentative Map expired. The applicant is therefore requesting approval of a new Tentative Map.

With reference to the Subdivision Modification to create two sub-standard lots (26 and 27), staff has no objection to the creation of the lot because the lot is irregular in shape and affected by the location of Morrison Creek which makes it difficult to meet all lot dimensions.

With reference to the Subdivision Modification to allow a street jog of less than 120 feet, staff has no objection to this request because the size and configuration of the site make it difficult to accommodate the minimum 120-foot street jog. Also, the proposed subdivision will generate a minimal amount of traffic for this intersection.

VOTE OF COMMISSION

On March 27, 1980, the Planning Commission, by a vote of seven ayes, two absent, recommended approval of the requests subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the Tentative Map and Subdivision Modification and adopt the attached resolution.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:jm  
Attachments  
P-8920

April 29, 1980  
District No. 6

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 27, 1980  
 ITEM NO. 1202 FILE NO. P-8920  
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER \_\_\_\_\_

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: N. side of Simon Hill Ave., 9252 E. of 165th Street

PROPOSERS		
NAME	ADDRESS	

OPPOSERS		
NAME	ADDRESS	

MOTION NO. \_\_\_\_\_

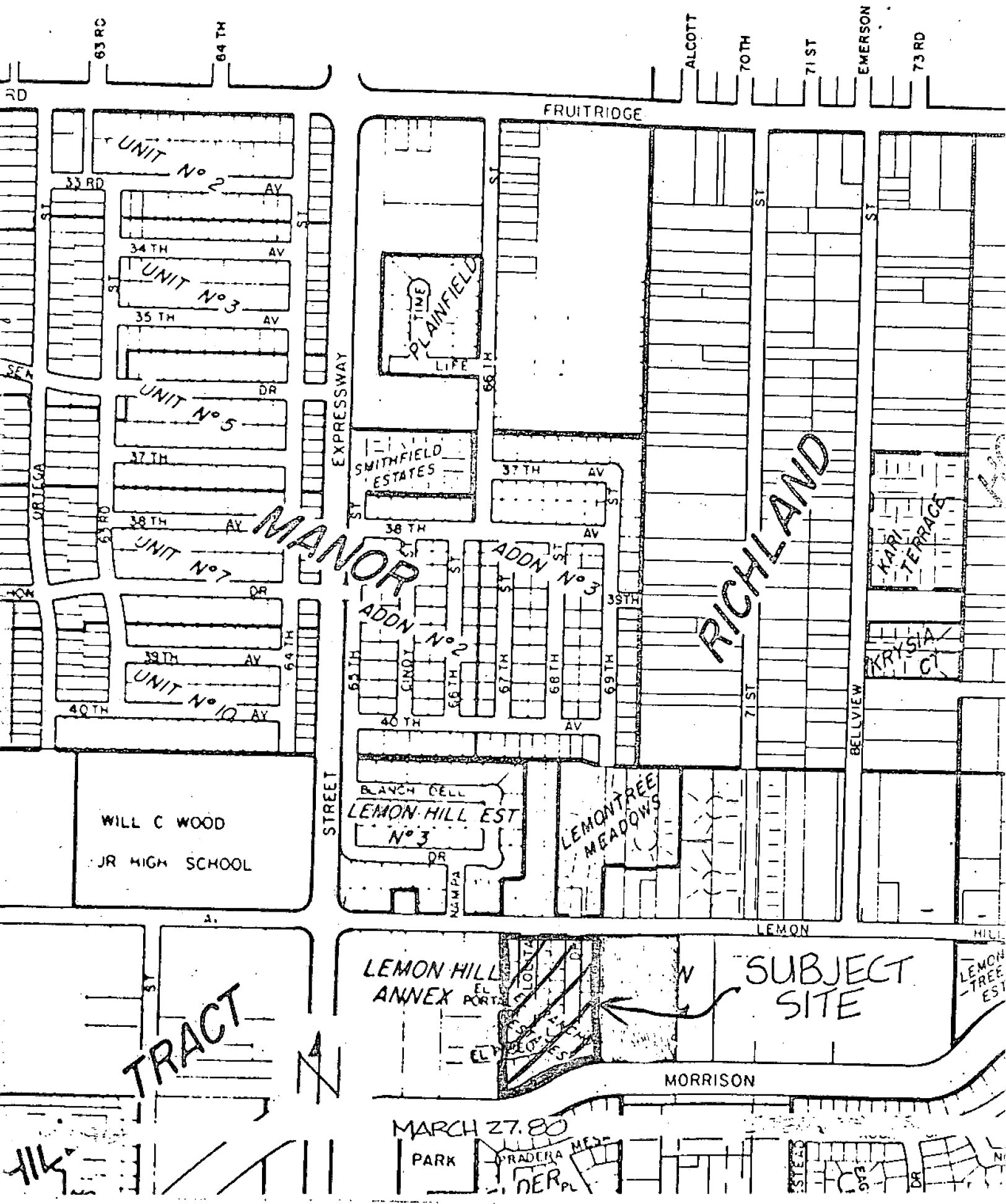
	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			✓
Goodin	absent			
Runter	absent			
Larson	✓			
Muraki	✓		✓	
Simpson	✓			
Silva	✓			
Fong	✓			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL subject to conditions & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

- EXHIBITS:
- A. Site Plan
  - B. Floor Plan
  - C. Elevation
  - D. Landscaping

4



MANOR

RICHLAND

WILL C WOOD  
JR HIGH SCHOOL

BLANCH CELL  
LEMON HILL EST  
N° 3

LEMON TREE  
MEADOWS

KRYSTIA  
TERRACE

KRYSTIA  
C

LEMON HILL  
ANNEX PORTAL

SUBJECT  
SITE

TRACT

MARCH 27. 80

PARK

PRADERA MESS

DER PL

STEAD

EAG

DR

LEMON  
-TREE  
EST

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gardner Land Planners - 2532 Garfield Avenue, Carmichael, CA 95608				
OWNER	Robert Nance - 6280 Eichler Street, Sacramento, CA 95822				
PLANS BY	Gardner Land Planners - 2532 Garfield Avenue, Carmichael, CA 95608				
FILING DATE	1-25-80	50 DAY CPC ACTION DATE		REPORT BY	DP:sg
NEGATIVE DEC.	3-3-80	EIR		ASSESSOR'S PCL. NO.	038-111-021

- APPLICATION:
1. Negative Declaration
  2. Variance/Subdivision Modification to create two lots less than 100' in depth.
  3. Subdivision Modification to waive required 120' street centerline offset.
  4. Tentative Map

LOCATION: On the south side of Lemon Hill Avenue, approximately 725 feet east of 65th Street.

PROPOSAL: The applicant is requesting the necessary entitlements to divide six acres into 32 single family lots.

PROJECT INFORMATION:

General Plan Designation: Residential  
Colonial Community Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Dwelling and Accessory Buildings  
Surrounding Land Use and Zoning:  
North: Approved Tentative Map Lemon Tree Meadows; R-1  
South: Morrison Creek & Residential  
East: Vacant & Residential; R-1  
West: Vacant; R-1

Property Area: Six Acres  
Density of Development: 5.3 Du/Ac  
North/South Lot Orientation: 38% (12 Lots)  
Significant Features of Site: Dwelling, Barns  
Topography: Flat  
Street Improvements: To be Provided  
Utilities: Available to Site  
School District: Sacramento City Unified School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 27, 1980, by a vote of six ayes, three absent, the Committee recommended approval of the subdivision modification to create two lots substandard in depth and to waive the required 120 foot centerline offset and of the tentative map subject to the following conditions - The applicant shall:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.

3. Remove existing buildings prior to filing the final map.
4. Meet the standard traffic engineering requirements:
  - a. Minimum radius of street centerline: 44' r.o.w. = 200' r.
  - b. Minimum radius of property lines at corners = 20' r.
  - c. For knuckles, a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the r.o.w. lines.
  - d. All street intersections shall be right angle with a centerline tangent on the side street equal to one-half the through width plus corner radius.

STAFF EVALUATION:

The proposed project was tentatively approved by the City Council in June, 1978. The subdivision was not developed and the tentative map expired. The applicant is resubmitting the map as previously approved for reconsideration.

Staff has the following comments:

1. Staff has no problem with creating two lots (lots 26 and 27) with a depth less than 100 feet. The lot sizes do not fall below the minimum 5,200 square feet.
2. The applicant's proposal consists of a street design that will create a street jog of less than 120 feet, as illustrated by Exhibit A. The Subdivision Ordinance requires that street centerlines (street jogs) be offset by a minimum of 120 feet and the applicant is proposing a jog of 75 feet. The substandard jog is a result of the approved street location for 69th Street on the north side of Lemon Hill Avenue. Also, the size and configuration of the subject site makes it difficult to accommodate the minimum 120 foot street jog.
3. The Police Department has expressed concern regarding the likelihood of burglaries on those homes backing onto Morrison Creek. The chain link fence presently located along the creek is easily climbed. The department would prefer that the applicant replace the fence with an anticlembable barrier (i.e. close mesh - 1" diameter - chain link).
4. The Sacramento City School District anticipates a maximum yield of 11 elementary, five junior high and six senior high school students as a result of the project. Should enrollment increase beyond current physical capacity, additional portable classrooms will be provided to accommodate the growth.
5. Regional Transit has reviewed the proposed project and has no comments or requirements.

STAFF RECOMMENDATION: Staff recommends that:

1. The negative declaration be ratified.
2. The variance/subdivision modification to create two lots less than 100 feet in depth be granted.

3. The subdivision modification to waive the required 120 foot street centerline offset be granted.
4. The tentative map be approved subject to the following conditions:
  - a. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
  - b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
  - c. Remove existing buildings prior to filing the final map.
  - d. Meet the standard traffic engineering requirements:
    1. Minimum radius of street centerline: 44' r.o.w. = 200' r.
    2. Minimum radius of property lines at corners = 20' r.
    3. For knuckles, a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the r.o.w. lines.
    4. All street intersections shall be right angle with a centerline tangent on the side street equal to one-half the through width plus corner radius.

Findings of Fact - Variance

- a. The granting of the variance will not constitute a special privilege in that the lots will meet the minimum interior lot size of 5,200 square feet.
- b. The variance will not be a use variance in that single family dwellings are permitted in the R-1 zone.
- c. The project will not be injurious to public welfare or to the property in the vicinity because it will not significantly alter the characteristics of the area.
- d. The variance is in harmony with the General Plan in that the area is designated for single family dwellings.

RESOLUTION NO. *80-262*

Adopted by The Sacramento City Council on date of

APRIL 29, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR EL RANCHO ESTATES (P-8920) (APN: 038-111-021)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for El Rancho Estates, located on the north side of Lemon Hill Avenue, approximately 725 feet east of 65th Street (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on April 29, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Colonial Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED  
BY THE CITY COUNCIL

APR 29 1980

OFFICE OF THE  
CITY CLERK



G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

H. In the matter of the requested subdivision modification, the Council determines as follows:

a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Given the physical constraints of the parcel, two access points could not have been accomplished in any other design.

Fact: The irregular parcel configuration lends itself to the creation of substandard lots.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The project does not involve financial benefit via the street modification because standard improvements are required.

Fact: The division of the property does not involve financial benefit through the modification in that these lots meet the minimum square footage requirements of the zoning ordinance.

c. That the modification will not be detrimental to the public health, safety or welfare nor be injurious to other properties in the vicinity.

Fact: The existence of a second access point assures emergency vehicle access to the development.

Fact: The substandard in depth lots meet the minimum lot square footage required by the zoning ordinance.

d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is designated for residential uses.

Fact: The site is intended for light density residential use and the proposed development is consistent with this designation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
  - 1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
  - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer.
  - 3. The applicant shall remove the existing buildings prior to filing the final map.
  - 4. The applicant shall meet the standard traffic engineering requirements:
    - a. Minimum radius of street center line: 44' r.o.w. = 200' r.
    - b. Minimum radius of property lines at corners = 20' r.
    - c. For knuckles, a minimum 50' radius blister on the outside of the bend shall be provided centered on the intersection of the straight line extensions of the r.o.w. lines.
    - d. All street intersections shall be right angle with a center line tangent on the side street equal to one-half the through width plus corner radius.

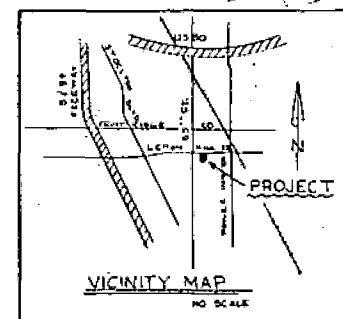
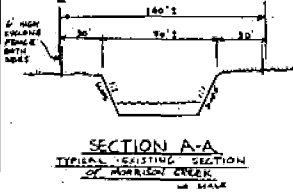
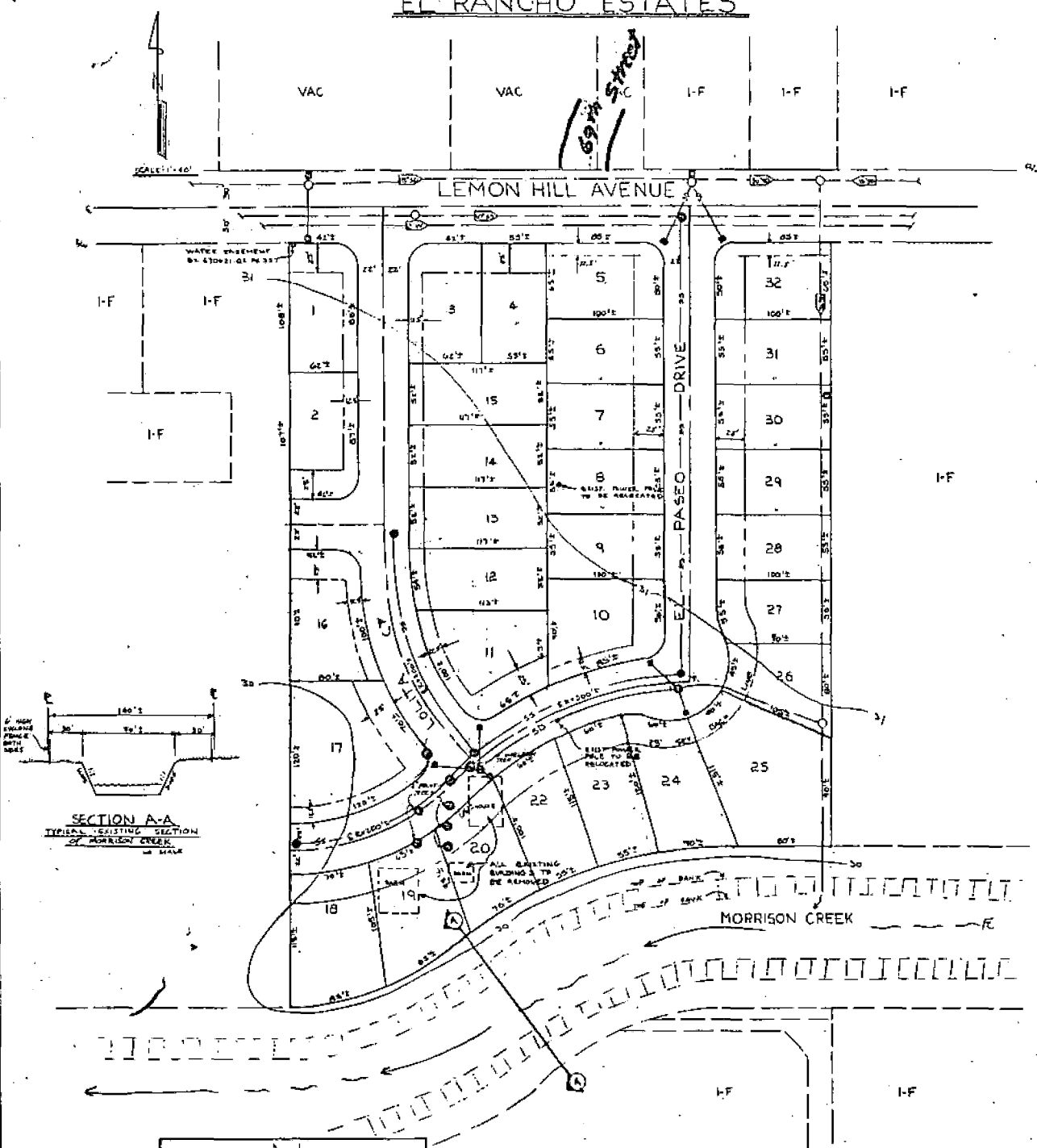
\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-8920

# TENTATIVE MAP FOR EL RANCHO ESTATES



- LEGEND**
- EXISTING SEWER, WATER / STORM DRAIN LINE
  - PROPOSED SEWER LINE
  - EXISTING MANHOLE
  - PROPOSED MANHOLE
  - DEEP INLET (PROPOSED)
  - SIZE OF PIPE / DIRECTION OF FLOW / TYPE OF PIPE
  - PROPOSED STORM DRAIN
  - PROPOSED SET BACK LINE

BELOW OWNER: ROBERT HANCOCK  
 4100 RICHLEN ST.  
 SHERMAN OAK, CALIF. 95111

BUILDING: SERRANA CONSTRUCTION CO.  
 4008 EL LAMING AVE.  
 CARMICHAEL, CA 95608

EXISTING USE: RESIDENTIAL - 31 SINGLE FAMILY HOUSES  
 PROPOSED USE: RESIDENTIAL - 31 SINGLE FAMILY HOUSES  
 WATER SUPPLY: SACRED CITY  
 SERVICE DISPOSAL: SACRED CITY  
 ACREAGE: TOTAL 60.44 AC./LOT 1.8000 AC/LOT  
 PROPOSED IMPROVEMENTS: AS REQUIRED  
 DESCRIPTION: A MAP OF LOTS 1-32 AS SHOWN ON LEMON HILL AVENUE  
 ZONING: EXISTING (R) PROPOSED (R-1)  
 AEROSPACE PLANAL NO. 038-11-051  
 DATE: 3-7-80  
 BUILDING MATERIALS: 190446 VARY

**GARDNER LAND PLANNERS INC.**  
 2532 GARFIELD AVE.  
 CARMICHAEL, CA 95608  
 482-5177  
 L.S. 2901

<p>APPROVED:</p> <p style="text-align: center;">JA GARDNER PLANNERS</p>	<p>TENTATIVE MAP FOR EL RANCHO ESTATES</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 70%;">REVISIONS DESCRIPTION</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS DESCRIPTION	DATE									
NO.	REVISIONS DESCRIPTION	DATE												

P-8920

B-27-80

No. 12

TM 533

P-8920

*South*

- 5. Various requests for property located on the ~~north~~ side of Lemon Hill Avenue, approximately 725 feet east of 65th Street. (P-8920) (D6)
  - a. Tentative Map to divide 6+ acres into 32 single family lots
  - b. Subdivision Modification to waive required 120-foot street centerline offset
  - c. Subdivision Modification to create two lots less than 100 feet deep
  
- 6. Various requests for property located on the north side of Lemon Hill Avenue, approximately 100 feet east of Belleview Avenue. (P-8932) (D6)
  - a. Tentative Map to divide 6+ acres into 19 residential lots
  - b. Subdivision Modification to create lots deeper than 160 feet
  
- 7. Various requests for property located on the west side of Sacramento Boulevard, approximately 400 feet north of Fruitridge Road. (P-8938) (D5)
  - a. Amend Fruitridge Community Plan from Light Density Residential to Shopping or Commercial
  - b. Rezone from R-1 to C-2-R
  - c. Parcel Map to create one parcel from two parcels
  - d. Subdivision Modification to waive service connections
  
- 8. Various requests for property located on the west side of University Avenue at Santa Maria Way. (P-8941) (D3)
  - a. Tentative Map to divide 32+ acres into nine common lots
  - b. Subdivision Modification to waive service connections
  
- 9. Various requests for property located at 7006 Lemon Hill Avenue. (P-8961) (D6)
  - a. Tentative Map to divide 4+ acres into four lots
  - b. Subdivision Modification to create a deep, flag-shaped lot
  - c. Subdivision Modification to waive service connections to three lots
  
- 10. Various requests for property located at the northwest corner of San Juan Road and Truxel Road. (P-8966) (D1)
  - a. Rezone from A to R-1A-R(PUD)
  - b. Tentative Map to divide 20+ acres into an airspace condominium lot

HRG: 4-29-80  
 FCA: 5-8-80  
 cc: VAN DUYN  
 CARSTENS  
 MARRIONE  
 TANIMOTO  
 YEE

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 27, 1980  
 ITEM NO. 1201 FILE NO. P-8920  
M-

- GENERAL PLAN AMENDMENT  TENTATIVE MAP   
 COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION   
 REZONING  EIR DETERMINATION   
 SPECIAL PERMIT  OTHER \_\_\_\_\_  
 VARIANCE  \_\_\_\_\_

Recommendation:

- Favorable  
 Unfavorable  Petition  Correspondence

LOCATION: N. side of Lemon Hill Ave, 725 E. of 105th Street

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

MOTION NO. \_\_\_\_\_

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			✓
Goodin	<i>absent</i>			
Hunter	<i>absent</i>			
Larson	✓			
Muraki	✓		✓	
Simpson	✓			
Silva	✓			
Fong	✓			

- TO APPROVE  
 TO DENY  
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT  
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_  
 TO RECOMMEND APPROVAL *subject to conditions* & FORWARD TO CITY COUNCIL  
 TO RATIFY NEGATIVE DECLARATION  
 TO CONTINUE TO \_\_\_\_\_ MEETING  
 OTHER \_\_\_\_\_

- EXHIBITS: A. Site Plan   
 B. Floor Plan   
 C. Elevation   
 D. Landscaping

# SACRAMENTO CITY PLANNING COMMISSION

## APPLICATION INFORMATION

APPLICATION TAKEN BY: TM

- Gen. Plan Amend. (GPA)  
 Comm. Plan Amend. (CPA)  
 Rezone (RZ) from \_\_\_\_\_ to \_\_\_\_\_  
 Special Permit (SP)  
 Variance (V)  
 Tentative Map (TM)  
 Sbdvn. Modification (SM)

Other ED  
Assessors Parcel No. 038 - 011 - 21 Address N side of Lemon Hill Ave., 725+ E of 65th St.

Request(s) 1.) Environmental Determination 2.) Tentative Map to divide 6+ ac. into 32 single family lots 3.) Subdivision Modification to waive req. 120' street centerline offset

Owner(s) Robert Nance - 6280 Eichler St., Sacto, CA 95822 Phone No. \_\_\_\_\_  
Applicant Gardner Land Planners - 2532 Garfield Ave., Carmichael 95608 Phone No. 482-5177  
Signature [Signature] Filing Fee 778.00 Receipt No. 5107  
C.P.C. Meeting Date Feb. 28, 1980; cont'd. to 3-27

## ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).  
Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Approved Based on Find. of Fact ~~Due~~ Variance  
Rec. Approval Sub. Modification Rec. Approval w/Conditions Tentative Map Denied \_\_\_\_\_  
Findings of Fact Approved 3-27-80  
Copy Sent to Applicant \_\_\_\_\_  
Recommendations and Appeals are Forwarded to City Council for Final Action.

## COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment \_\_\_\_\_ Rezoning \_\_\_\_\_ Tentative Map \_\_\_\_\_ Subd. Modification \_\_\_\_\_ Appeal \_\_\_\_\_  
Approved \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_ Denied \_\_\_\_\_ Return to Planning Commission \_\_\_\_\_

## ENTITLEMENT(S) TO USE: \_\_\_\_\_ is/are:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Approved w/Conditions \_\_\_\_\_

By: \_\_\_\_\_  
SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: \_\_\_\_\_  
DATE

P No 8920



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

April 30, 1980

Mr. Robert Nance  
6280 Eichler Street  
Sacramento, CA 95822

Dear Mr. Nance:

On April 29, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for Subdivision Modification and Tentative Map for El Rancho Estates (P-8920).

Sincerely,

Lorraine Magana  
City Clerk

LM:sj  
Encl.

cc: Gardner Land Planners

Item No. 27