

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 -SACRAMENTO, CALIFORNIA 95814

APPLICANT	Hampton Engineering, 7533 Westgate Drive, Citrus Heights, CA 95610		
OWNER	Bollenbacher Kelton, Inc., 9250 Wilshire Blvd., Beverly Hills, CA 90212		
PLANS BY	Hampton Engineering, 7533 Westgate Drive, Citrus Heights, CA 95610		
FILING DATE	7-8-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	7-20-83	EIR	ASSESSOR'S PCL. NO. 237-292-19, & 20

APPLICATION: 1. Environmental Determination  
2. Tentative Map (P83-229)

LOCATION: Southwest corner of Dubois Avenue and Eaton Court

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.4± vacant acres into six single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1965 North Norwood Community  
Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1  
South: I-880 Freeway; TC  
East: Vacant; R-3  
West: Single Family; R-1

Property Dimensions: Irregular  
Property Area: 1.4± acres  
Density of Development: 4 units per net acre  
Square Footage of Lot: 10,000 (average)  
Significant Feature of Site: North of I-880 freeway  
Topography: Flat to sloping  
Street Improvements: Existing except for street lights  
Utilities: Available to site

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 27, 1983, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically stated:

1. Provide street lights, sewer and water services pursuant to Section 40.811 of the City Code; will require key cutting of curb and one-inch overlay of street surface;
2. 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;
3. The City County Health Department reviewed the proposed subdivision and indicated that sound attenuation measures will be necessary to achieve compliance with City and State noise standards. The tentative map has been conditioned to reflect this.

APPLC. NO. P83-229

MEETING DATE August 11, 1983

CPC ITEM NO. 14 / 2

10 8-25-83 002679

STAFF EVALUATION: Staff has the following comments relative to this application:

1. The subject site consists of two parcels created as a result of the construction of the I-880 Freeway. The applicant's proposal is a logical extension of the surrounding single family subdivision. The site is also zoned and designated for single family development. Staff has no objection to this request.
2. The Planning and Community Services Departments have determined that .1043 acres of land are required for Parkland Dedication purposes and that fees are to be charged 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 the filing of the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the tentative map, subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide street lights, sewer and water services pursuant to Section 40.811 of the City Code; will require key cutting of curb and one-inch overlay of street surface;
- b. 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 a final map;
- c. Provide an accoustical consultant report which evaluates noise impacts and provides for sound attenuation measures necessary to achieve compliance with City and State noise standards for the review and approval of the City-County Health Department;
- d. If a sound barrier is required, the material and design of the wall shall be reviewed and approved by the Planning Director and shall be installed prior to the filing of the map.

