

P95-122 REGENCY PLACE NO. 5

REQUEST: Tentative Map Time Extension to subdivide 2.2± vacant acres into 14 single-family lots and one common area (Lot A) in the Single-Family Alternative (R-1A) zone.

LOCATION: West of Arroyo Vista Drive, North of Grandstaff Drive
APN: 117-0120-36

South Sacramento Community Plan Area
Elk Grove Unified School District
Council District 8

APPLICANT:	Murray Smith & Associates - Mike Himmelmann 3110 Gold Canal Dr. Rancho Cordova, CA 95670 (916) 635-1511
OWNER:	Bruceville Partners 1036 W. Robinhood Dr. #202 Stockton, CA 95207 (209) 478-4048
APPLICATION FILED:	December 8, 1995
STAFF CONTACT:	Michael Blaney, 264-7129

SUMMARY:

The applicant is requesting an entitlement for a Time Extension to subdivide a 2.2± acre parcel into 14 single family lots and a common area (Lot A) for private road access. The applicant is requesting a three-year time extension of the subdivision map which was approved by the Planning Commission on December 17, 1991, subject to conditions.

The applicant is requesting the same map which was approved by the Planning Commission in 1991 (P91-215). The project is consistent with the General Plan and the South Sacramento Community Plan.



RECOMMENDATION:

Staff recommends approval of the requested three-year Time Extension, subject to compliance with the conditions of approval. Staff recommends approval because the proposed project density is compatible with the existing residential densities in the project vicinity, and because the project is a time extension request of a previously approved project, which has already been partially developed.

PROJECT INFORMATION:

General Plan Designation:	Low-Density Residential (4-15 du/na)
Community Plan Designation:	Residential (7-15 du/na)
Existing Zoning of Site:	Single-Family Alternative Residential (R-1A)
Existing Land Use of Site:	Vacant
School District:	Elk Grove Unified School District

Surrounding Land Use and Zoning:

North:	Single-Family Residential; R-1
South:	Single-Family Residential; R-1A
East:	Single-Family Residential; R-1A
West:	Park (Leimbach School); A

Property Area:	2.2± gross acres
Property Dimensions:	Irregular
Proposed Density:	6.36 du/na
Street Improvements and Utilities:	To Be Provided

OTHER APPROVALS REQUIRED:

In addition to the requested entitlement, the applicant will be required to obtain the following permits or approvals, including but not limited to:

<u>Permits/Easements</u>	<u>Agency</u>
Final Map	Public Works Department
Building Permit	Building Section

BACKGROUND:

In 1990, the City Council approved (89-328) a Tentative Map to divide 26.2 acres into 99 single family lots, a 14-unit condominium parcel (Lot A) and a recreation center, and a Special Permit to allow the development of 99 zero lot line homes. On December 17,



1991, the City Council approved a Tentative Map to reconfigure a portion (10.48 acres) of the development. (Refer to Exhibit 1B). This Tentative Map was recorded in phases. One of these phases (Regency Place No. 2) has not yet recorded. The current request is a for a three-year Time Extension to a Tentative Map for 14 single-family lots of the original subdivision.

STAFF EVALUATION: Staff has the following comments:

- A. **Policy Considerations:** The subject site is designated as "Low-Density Residential (4-15 du/na)" by the General Plan. The South Sacramento Community Plan area designates the site as "Residential (4-8 du/na)." The applicant's proposal would result in an average density of 6.4 dwelling units per net acre which is consistent with the land use designations. The variety of housing types associated with this project and in connection with the whole Regency Place development is consistent with the goals of the South Sacramento Community Plan Area to provide a wide range of residential styles and densities which are compatible with each other and with this suburban community.

The site is zoned "Single-Family Alternative (R-1A)" which is defined by the zoning ordinance as a medium-density residential zone. The R-1A zone differs from the "Standard Single-Family (R-1)" zone in that it can accommodate townhouses and similar medium-density projects in addition to standard single-family, detached development. Apartments are not allowed in the R-1A zone.

- B. **Tentative Map Design:** The proposed Tentative Subdivision Map will divide 2.2 acres into 14 petite parcels and one common parcel (Lot A). Lot A will serve as a private road access and will be gated. The proposed Tentative Map was originally designed and approved as a gated community; no changes have been proposed for the project. The applicant's request for a Time Extension does not affect the gated community component of the project. A fifteen foot walkway easement is proposed between lots 108 and 109 to allow pedestrian access to the common recreation facilities. The pedestrian pathway will be landscaped and lighted. The special permit that was approved (P89-328) to allow the development of 99 zero lot line homes is still active and would apply to this map. The currently proposed map has not changed from the previously approved map. The Tentative Map was reviewed by various agencies and City Departments; no objections were expressed, subject to the original conditions of approval.



PROJECT REVIEW PROCESS:

- A. **Environmental Determination:** On December 17, 1991, the Planning Commission ratified a Negative Declaration and Mitigation Monitoring Plan to reconfigure a portion of the Regency Place development (P91-215). Section 15164 of the CEQA Guidelines states that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. None of these conditions exist. Therefore, a new Negative Declaration is not required.
- B. **Neighborhood Response:** The current request for a Time Extension was routed to the following neighborhood associations: North Laguna Creek Neighborhood Association, South Sacramento Chamber of Commerce, Mesa Grande Neighborhood Association, Elk Grove Unified School District, Sacramento Neighborhood Coalition, Valley Center Neighborhood Association, The Villagers, Regency Place Neighborhood Association, Wood Park Neighborhood Association, and Neighbors of Valley Hi Park. Staff has received comments from a couple of community groups, who expressed either support or no comment on the project.
- C. **Summary of Agency Comments:** The project has been reviewed by several City Departments and other agencies. The comments received address the required subdivision improvements (i.e. utilities and street improvements). These comments have been included as conditions of the proposed Tentative Map. The Police Department expressed some concern for safety along the pedestrian accessway between lots 108 and 109, and recommended that the lighting be maintained at 1.0 footcandles illumination along the pathway.
- D. **Subdivision Review Committee:** On February 7, 1996, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Tentative Map subject to conditions. Implementation of all of the previously approved conditions for the original Tentative Map (P91-215) is required.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested entitlement. The Commission action may be appealed to the City Council within 10 days following the Commission's action. Any modification to the proposed Tentative Map shall be subject to review and approval by Planning staff prior to the recordation of the Final Map.



RECOMMENDATION:

Staff recommends the Planning Commission take the following action:

Adopt the attached Notice of Decision & Findings of Fact (Attachment 1) approving the **Three-Year Tentative Map Time Extension.**

Report Prepared By,

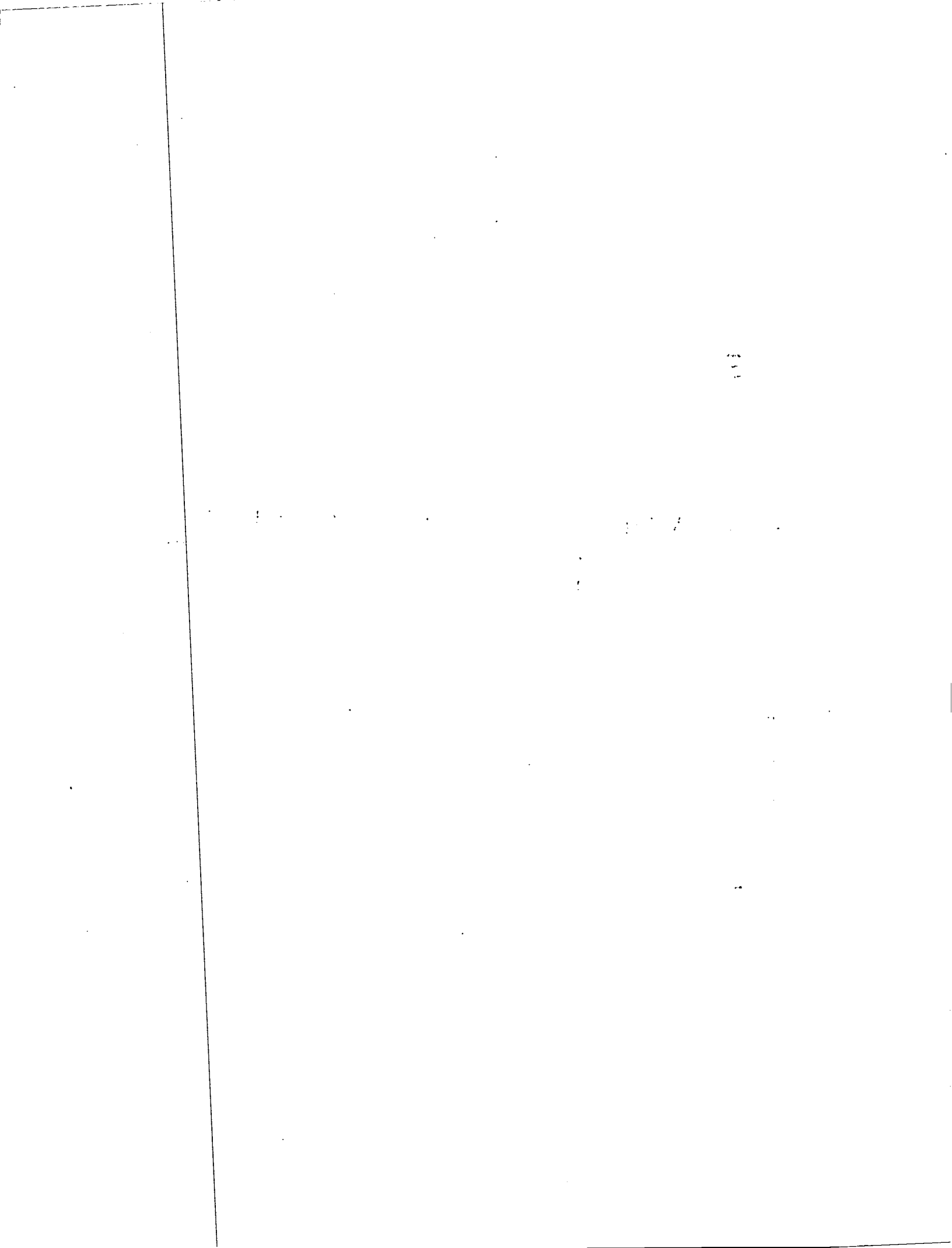
Michael Blaney
Michael Blaney, Associate Planner

Report Reviewed By,

Barbara L. Wendt
Barbara L. Wendt, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Exhibit 1B	Resolution NO. 91-1035
Exhibit 1C	Government Code
Attachment 2	Vicinity Map
Attachment 3	Land Use and Zoning Map



ATTACHMENT 1:**NOTICE OF DECISION AND FINDINGS OF FACT FOR****REGENCY PLACE NO. 2 SUBDIVISION**

**LOCATED WEST SIDE OF ARROYO VISTA DRIVE, NORTH OF GRANDSTAFF DRIVE
SACRAMENTO, CALIFORNIA IN THE
SINGLE-FAMILY ALTERNATIVE (R-1A) ZONE. (P95-122)**

At the regular meeting of April 25, 1996, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Approved the Three-Year Tentative Map Time Extension to subdivide 2.2± vacant acres into 14 lots for single-family development in the Single-Family Alternative (R-1A) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Three-Year Tentative Map Time Extension**
The Three-Year Tentative Map Time Extension to subdivide 2.2± vacant acres into 14 lots for single-family development in the R-1A zone (Exhibit 1) is approved subject to the following findings of fact and conditions of approval:
- 1. All governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;**
 - 2. The Subdivision Review Committee has considered the design of the proposed map in relation to the Subdivision Ordinance and the Sacramento City Code;**
 - 3. The Planning Department has determined that an additional Negative Declaration need not be prepared;**
 - 4. None of the conditions described in Government Code Section 66474, subsections (a) through (g), inclusive, exist with respect to the proposed Tentative Map (Exhibit 2).**
 - 5. The proposed Tentative Map, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City and the City General Plan.**

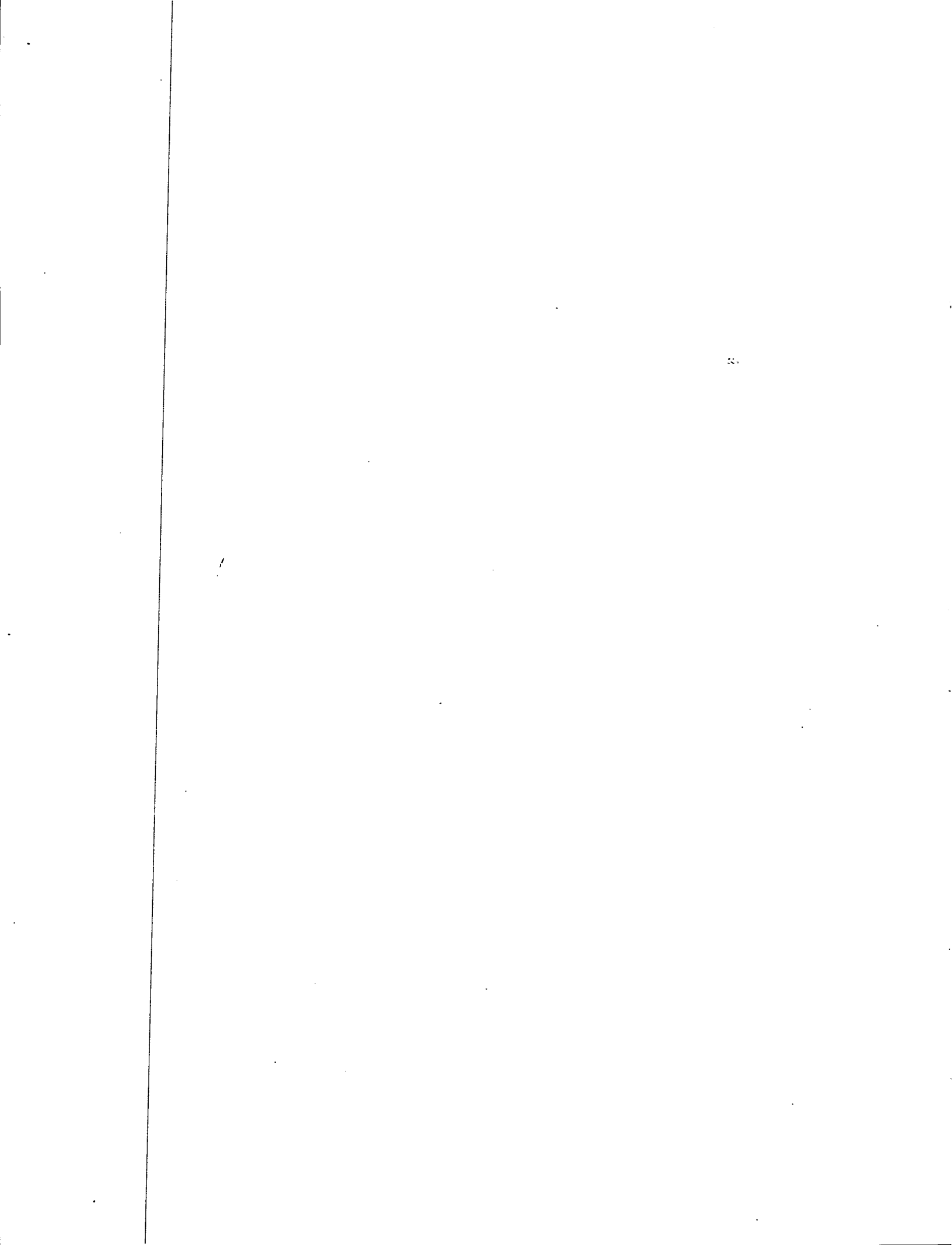


Exhibit 1A
Tentative Map

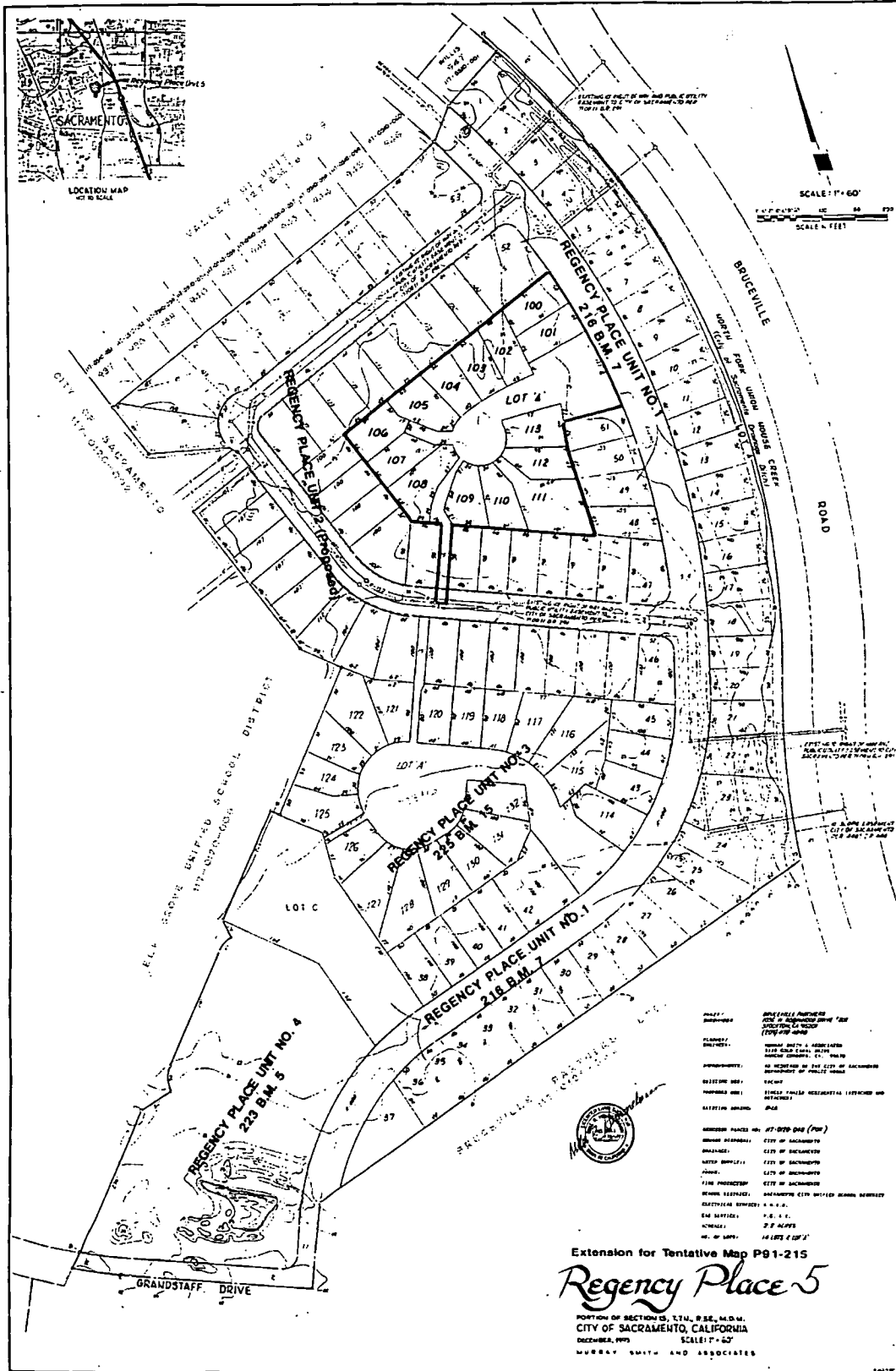


Exhibit 1B
Resolution No. 91-1035

CERTIFIED AS TRUE COPY
of Resolution No. 91-1035

RESOLUTION NO. 91-1035

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF DEC 17 1991

DEC 26 1991
DATE CERTIFIED
[Signature]
CITY CLERK CITY OF SACRAMENTO

A RESOLUTION APPROVING A TENTATIVE MAP FOR
PROPERTY LOCATED WEST OF ARROYO VISTA AND
NORTH OF GRANDSTAFF DRIVE

(P91-215) (APN: a portion of 017-0120-031)

*Regency Place
Unit No. 5*

DEC 17 1991

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a subdivision modification and tentative map 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 City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council 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.

FOR CITY CLERK USE ONLY

P91-215

RESOLUTION NO.: 91-1035

DATE ADOPTED: DEC 17 1991

Exhibit 1B
Resolution No. 91-1035

- W. Housing unit design shall be substantially the same as the units approved under the special permit for P89-328;
- X. Landscape plans for Lots A, B and C shall be approved by the Planning Director prior to issuance of Building Permits.
- Y. Any existing water wells or private septic systems must be properly abandoned per Environmental Health Department requirements.
- Z. Building footprints on Lot B shall maximize yard areas. Footprints should be rearranged as indicated on Exhibit B-2 to the satisfaction of the Planning Director prior to the issuance of any building permits on Lot B.

ANNE RUDIN
MAYOR

ATTEST:

VALERIE BURROWES
CITY CLERK

FOR CITY CLERK USE ONLY

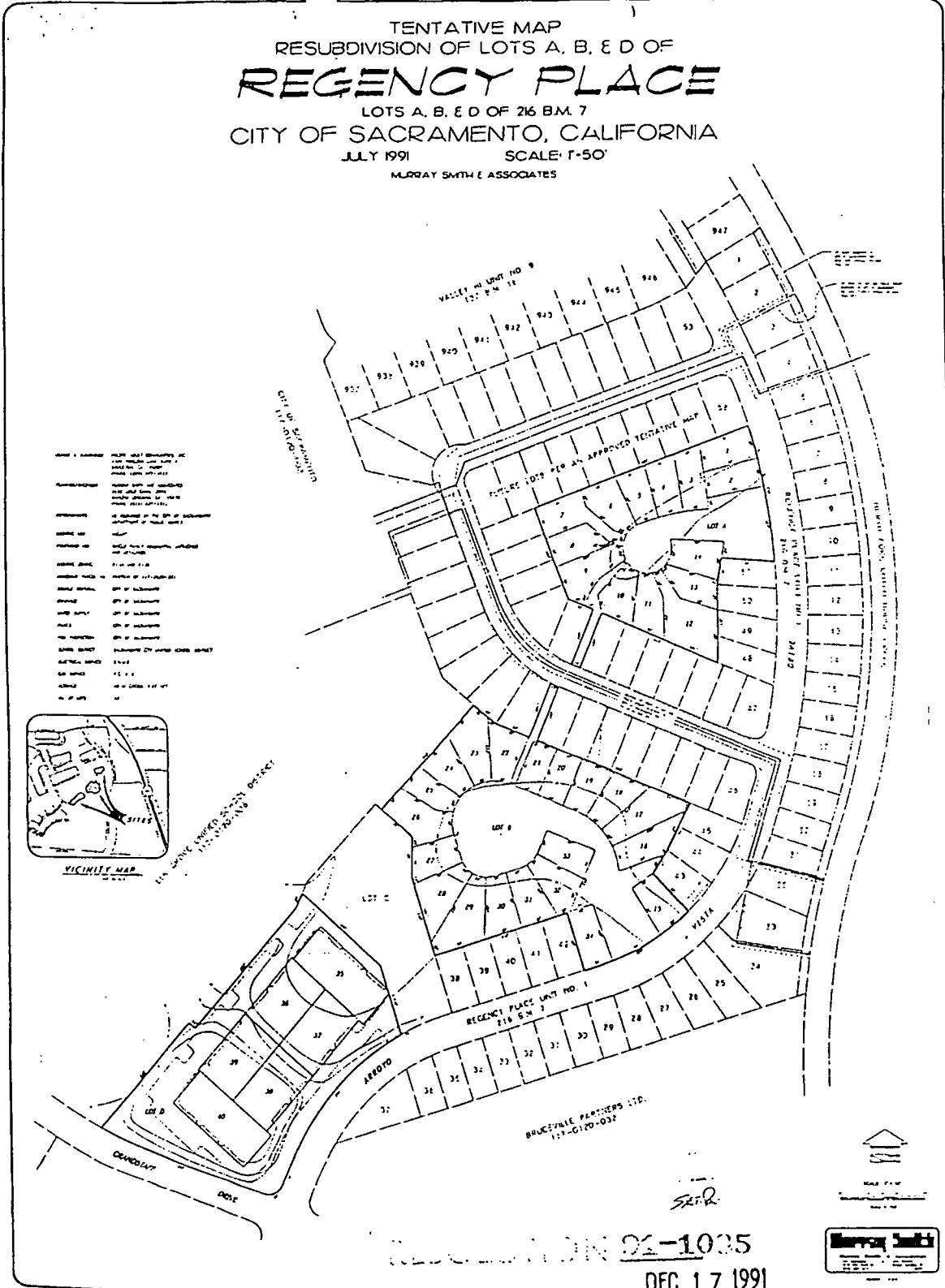
P91-215

RESOLUTION NO.: 91-1035
DATE ADOPTED: DEC 17 1991

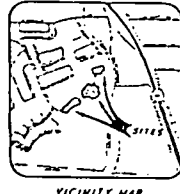
Exhibit 1B
Resolution No. 91-1035

EXHIBIT A

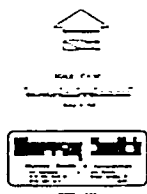
TENTATIVE MAP
RESUBDIVISION OF LOTS A, B, & D OF
REGENCY PLACE
LOTS A, B, & D OF 216 B.M. 7
CITY OF SACRAMENTO, CALIFORNIA
JULY 1991 SCALE: 1"=50'
MURRAY SMITH & ASSOCIATES



- OWNER'S ADDRESS: MURRAY SMITH ASSOCIATES, INC. 1400 BROADWAY, SUITE 200, SACRAMENTO, CALIFORNIA 95811
- PLANNING/DESIGNER: MURRAY SMITH ASSOCIATES, INC. 1400 BROADWAY, SUITE 200, SACRAMENTO, CALIFORNIA 95811
- APPROVED: AS SHOWN ON THE CITY OF SACRAMENTO'S (COURTSHIP OF THIS MAP)
- DATE: JULY 1991
- PROJECT NO.: MSA 1000-0001
- SCALE: 1" = 50'
- PROJECT TITLE: RESUBDIVISION OF LOTS A, B, & D OF REGENCY PLACE
- OWNER: MURRAY SMITH ASSOCIATES, INC.
- DESIGNER: MURRAY SMITH ASSOCIATES, INC.
- DATE: JULY 1991
- PROJECT NO.: MSA 1000-0001
- SCALE: 1" = 50'
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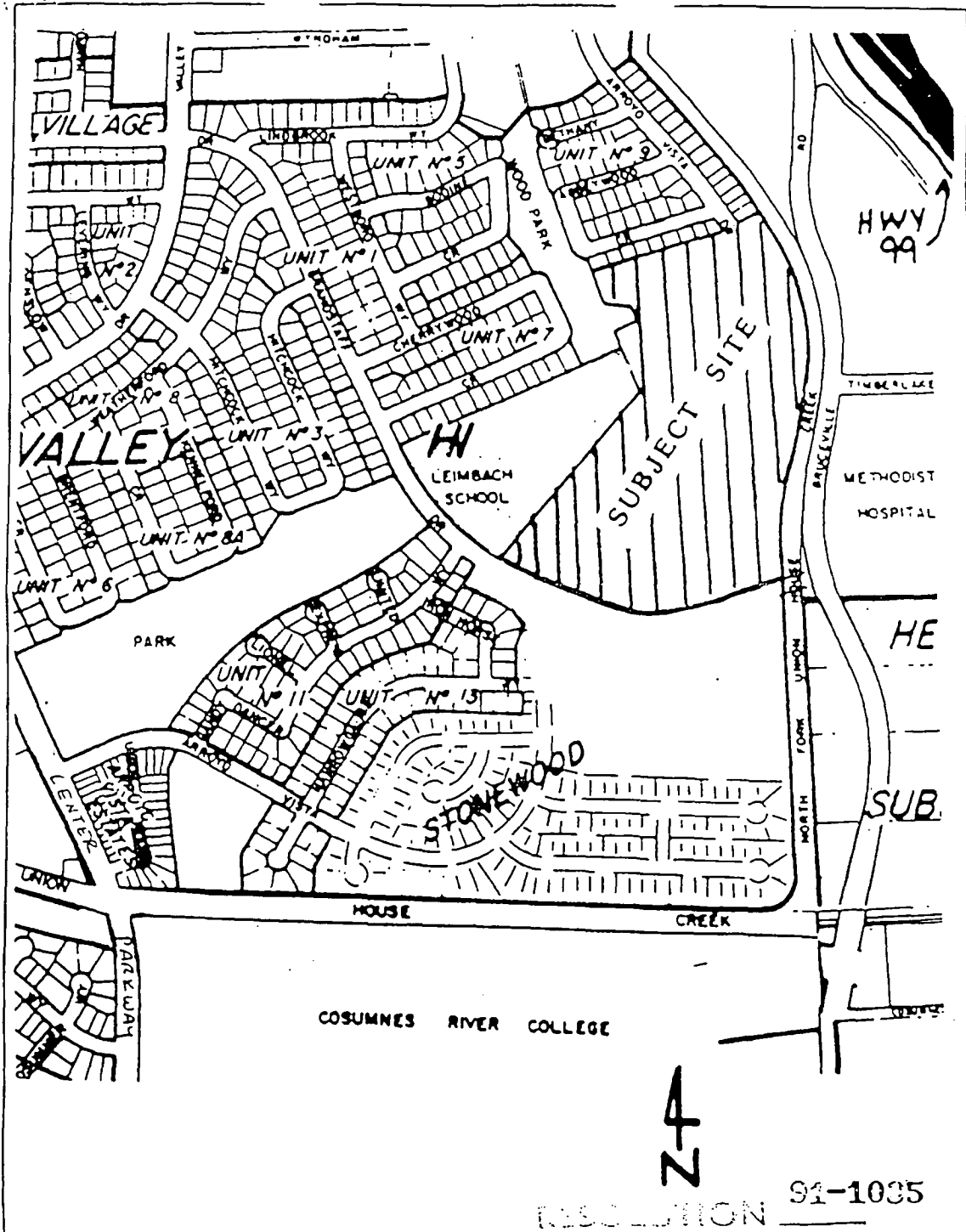


RESOLUTION 91-1035
DEC 17 1991



P91-215

Exhibit 1B
Resolution No. 91-1035



RESOLUTION 91-1035

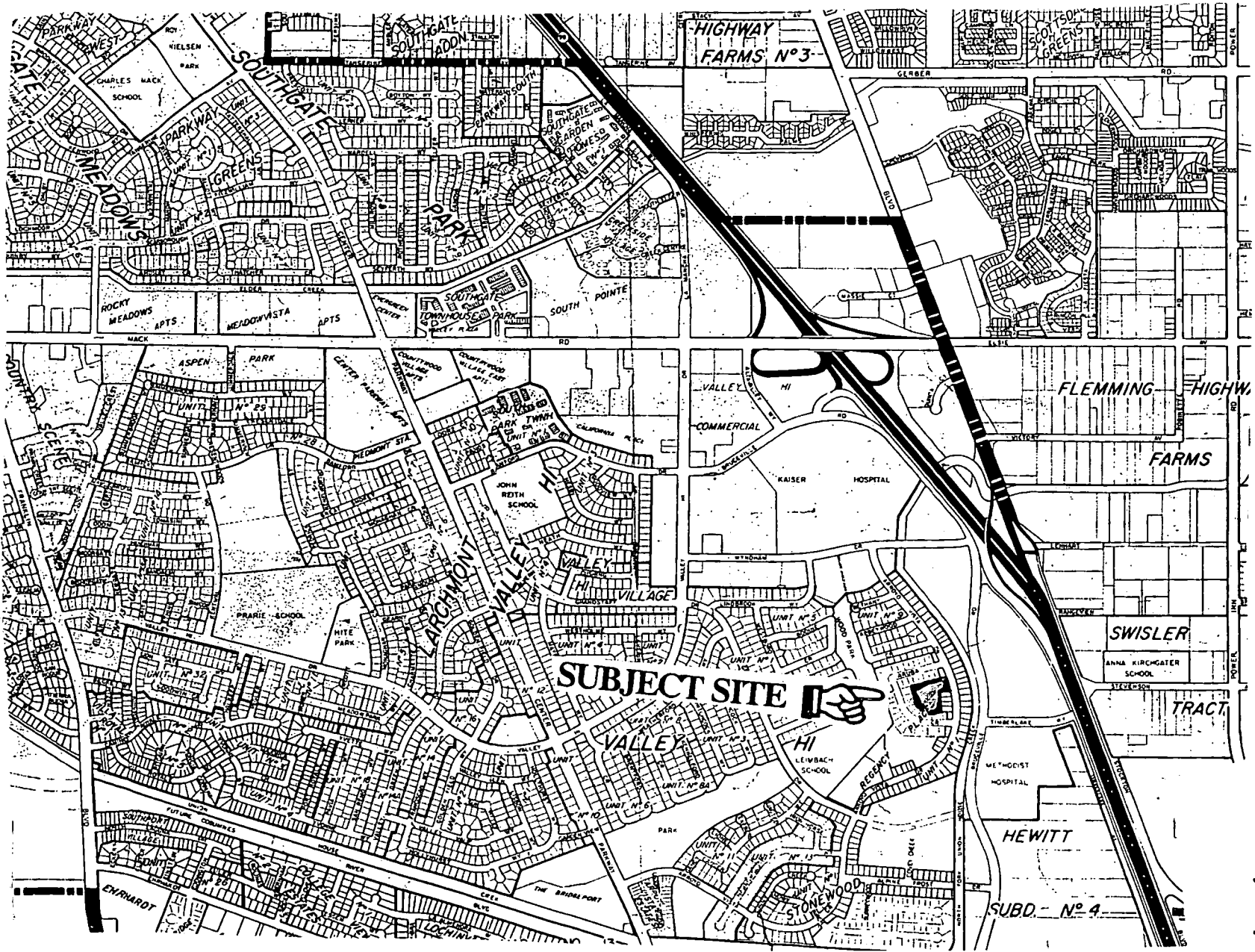
VICINITY MAP

DEC 17 1991

**Exhibit 1C
Government Code****The Subdivision Map Act
(California Government Code)**

Section 66474. A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

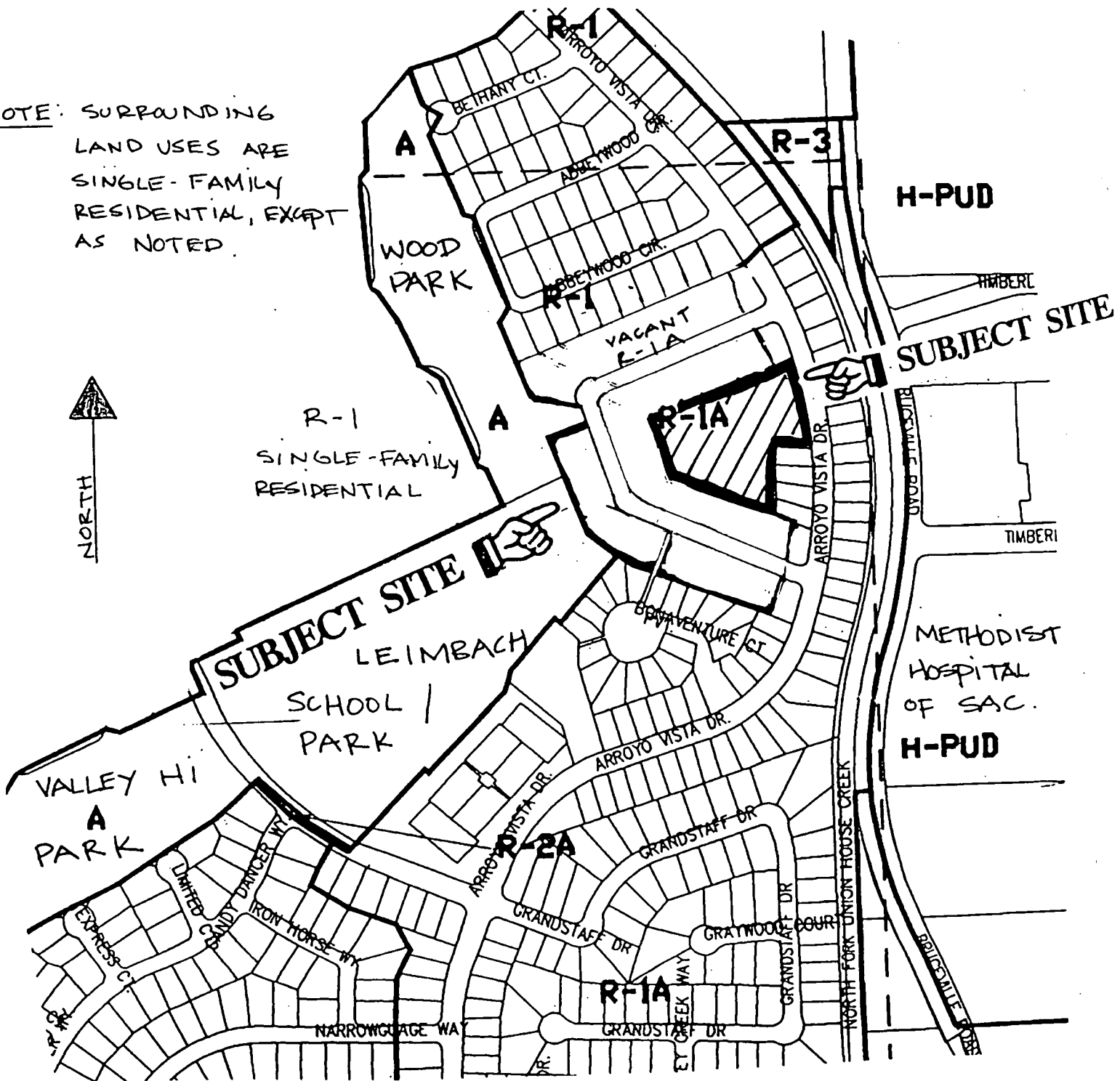
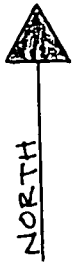
- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451. (This section of the Government Code establishes the required content of a specific plan.)
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general or specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.



Attachment 2
Vicinity Map

Attachment 3
Land Use and Zoning Map

NOTE: SURROUNDING
LAND USES ARE
SINGLE-FAMILY
RESIDENTIAL, EXCEPT
AS NOTED.



R-1
SINGLE-FAMILY
RESIDENTIAL

SUBJECT SITE
LEIMBACH
SCHOOL /
PARK

VALLEY HI
PARK

H-PUD

SUBJECT SITE

METHODIST
HOSPITAL
OF SAC.
H-PUD

R-1A

R-3

R-2A

R-1