



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 15, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to waive sidewalks on the east side of Gene Avenue
 3. Tentative Map (P-9292)

LOCATION: Northeast corner of Bell Avenue and May Street

SUMMARY

The applicant is requesting the necessary entitlements to divide 10+ acres into 53 single family lots. The Planning Commission, in concurrence with staff, recommended approval of the request subject to conditions.

BACKGROUND INFORMATION

The subject site is located in an area that is beginning to develop. Public sewer and drainage facilities are not presently available to the site. These facilities are nearing completion and will be available to the site in the near future. Final approval of the map is conditioned upon the provision of standard subdivision improvements.

The City Engineer recommends a waiver of sidewalks along the eastern side of Gene Avenue. Houses already constructed east of Gene are as close as 17 feet from the property line. Construction of sidewalks would further reduce that front yard setback.

This Tentative Map is not subject to the Parkland Dedication Ordinance because it was submitted prior to April 6, 1981. In addition, the Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment and has filed a Negative Declaration.

APPROVED
BY THE CITY COUNCIL

JUL 21 1981

OFFICE OF THE
CITY CLERK

35

VOTE OF COMMISSION

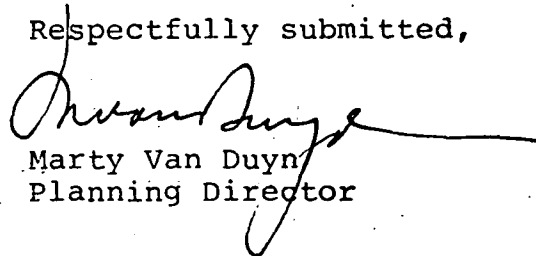
On June 11, 1981, the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration; and
2. Adopting the attached Resolution adopting Findings of Fact, approving the Tentative Map and Subdivision Modification with conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SD:jm
Attachments
P-9292

July 21, 1981
District No. 2

81-548

RESOLUTION No.

Adopted by The Sacramento City Council on date of

JULY 21, 1981

**A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
BELLE ESTATES (APN: 237-081-38) (P-9292)**

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for Belle Estates, located at the northeast corner of Bell Avenue and May Street (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on July 21, 1981, 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 Del Paso 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.

APPROVED
BY THE CITY COUNCIL

JUL 21 1981

OFFICE OF THE
CITY CLERK

- 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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- 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: The east side of Gene Avenue is adjacent to properties that are owned by other individuals and it is not desirable to install full street improvements at this time.
- 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 location of full street improvements at this time would not be desirable because there are dwellings that are within 17 feet of the existing pavement.

- c. That the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

Fact: The granting of the modification will not change the characteristics of the area.

- 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 purposes.

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 prior to filing the final map.
 - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map (oversized lines and offsite extensions required).
 - 3. The applicant shall name the streets to the satisfaction of the Planning Director.
 - 4. The applicant shall pay off existing assessments prior to filing the final map.

5. The applicant shall dedicate and improve Bell Avenue to a 45-foot half-section prior to recordation of the final map.
6. A right-of-way study shall be required on May Street to determine the amount of right-of-way necessary due to existing dwellings on the west side of May Street. Right-of-way study shall be reviewed and approved by the Traffic Engineer and the City Engineer. Location of dwellings on the west side of May Street must be indicated on the map. This may require an additional seven feet of right-of-way on the east side of May Street.
7. The applicant shall taper Gene Avenue to a 50-foot right-of-way at its intersection with Bell Avenue prior to filing the final map.
8. The final map cannot be filed until Robla 12-3, Area 7 lift station is in operation and Dry Creek Sewer Interceptor line is operational; must annex to the Regional Sanitation District.
9. Prior to final map recordation, the applicant shall dedicate and improve Gene Avenue from the northern property line to "C" Court to a 44-foot right-of-way; from "C" Court to Bell Avenue, Gene Avenue shall taper to a 50-foot right-of-way. Said improvements shall not include sidewalk on the east side of Gene Avenue.
10. The May Street improvements shall include 12 feet of pavement on the west side of May Street.
11. The applicant shall dedicate May Street to 27-foot half-section prior to recordation of final map.

MAYOR

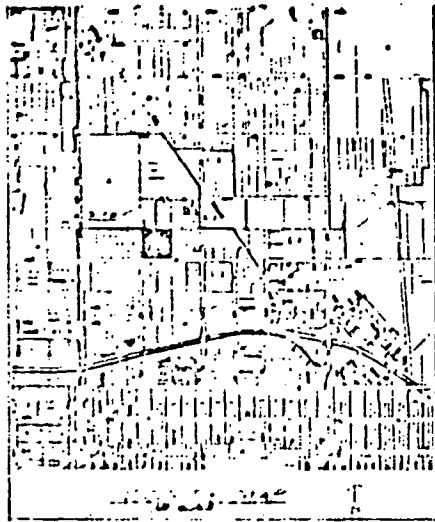
ATTEST:

CITY CLERK

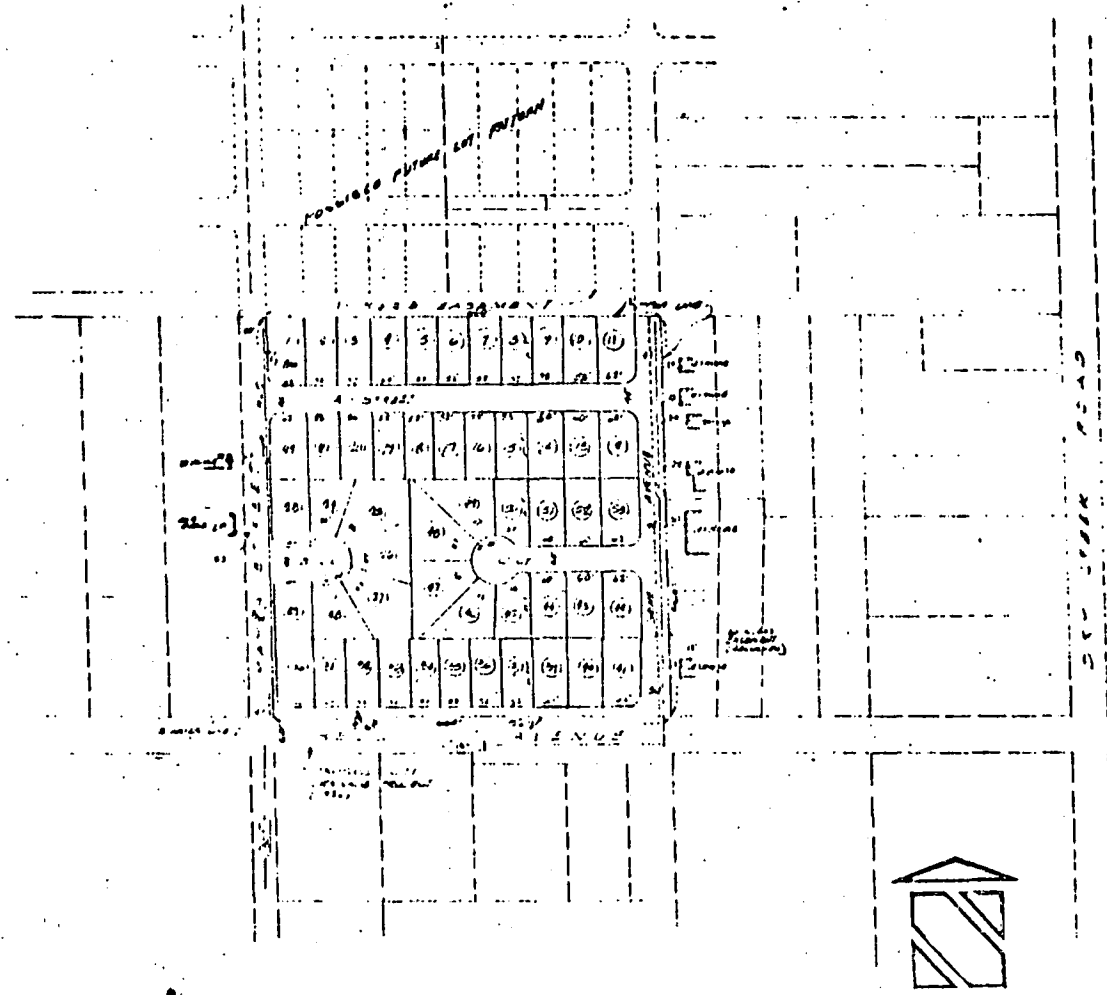
P-9292

P-9293

6-11-81



- RECORDS DIVISION & DISTRICT
- ADJUTANT GENERAL
- PLANNING DIVISION
- ENGINEERING DIVISION
- STREETS DIVISION
- WATER SUPPLY DIVISION
- SEWERAGE DIVISION
- LAND DIVISION
- RECORDS DIVISION
- PLANNING DIVISION
- ENGINEERING DIVISION
- STREETS DIVISION
- WATER SUPPLY DIVISION
- SEWERAGE DIVISION
- LAND DIVISION



TENTATIVE MAP
OF
WILLE ESTATES

CITY OF SACRAMENTO, CALIFORNIA
DECEMBER, 1980
SCALE: 1"=100'

No. 24

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE August 11, 1961
 ITEM NO. 2117 FILE NO. P- 9292
 M- _____

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

Recommendation:

- Favorable Petition Correspondence
 Unfavorable

LOCATION: NE cor. Bell Ave & May St.

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

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

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 cond. in a meeting report & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

STAFF REPORT AMENDED 6-11-81
CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corp. - 720 F Street, Sacramento, CA 95814	444-8170	
OWNER	Keeang-Hseiung Chen - 441 Alisal Court, Danville, CA		
PLANS BY	The Spink Corp. - 720 F Street, Sacramento, CA 95814		
FILING DATE	1-16-81	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC	1-9-81	EIR	ASSESSOR'S PCL NO. 237-081-38

- APPLICATION:
1. Environmental Determination
 2. Subdivision Modification to waive sidewalks on the east side of Gene Avenue
 3. Tentative Map to divide 10+ acres into 53 single-family lots in the R-1 zone

LOCATION: Northeast corner of Bell Avenue and May Street

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10+ acres into 53 lots for single-family development.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Vacant; R-1 & R-3
South: Single-Family; R-1
East: Single-Family; R-1
West: Single Family; R-1

Property Area: 10+ Acres
Density of Development: 5.3 Per Acre
North/South Orientation: 95%
Street Improvements: To be Provided
Utilities: To be Provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 27, 1981, by a vote of eight ayes and one abstention, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map (oversized lines and off-site extensions required);
3. The applicant shall name the streets to the satisfaction of the Planning Director;

4. The applicant shall pay off existing assessments prior to filing the final map;
5. The applicant shall dedicate and improve Bell Avenue to a 45 foot half-section prior to recordation of the final map;
6. A right-of-way study shall be required on May Street to determine the amount of right-of-way necessary due to existing dwellings on the west side of May Street. Applicant shall dedicate right-of-way as determined by the study. Right-of-way study shall be reviewed and approved by the Traffic Engineer and the City Engineer.
7. The applicant shall taper Gene Avenue to a 50 foot right-of-way at its intersection with Bell Avenue prior to filing the final map;
8. The final map cannot be filed until Robla 12-3, Area 7 lift station is in operation and Dry Creek sewer interceptor line is operational; must annex to the Regional Sanitation District;
9. Prior to final map recordation, the applicant shall dedicate and improve Gene Avenue from the northern property line to "C" Court to a 44' right-of-way; from "C" Court to Bell Avenue, Gene Avenue shall taper to a 50 foot right-of-way. Said improvements shall not include sidewalk on the east side of Gene Avenue.
10. The May Street improvements shall include 12 feet of pavement on the west side of May Street.

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The subject site is located in an area in which development is beginning to occur. The General Plan designation is residential and the 1965 Del Paso Heights Community Plan designation is Light Density Residential. The project is compatible with these plan designations.
2. Public sewer and drainage facilities are not presently available to the site, however such facilities are nearing completion and will be available to the site in the near future. In order for the applicant to comply with Section 40.811 of the Subdivision Ordinance, staff requests that the final map be recorded after Robla 12-3, Area 7 lift station is in and operational and Dry Creek Sewer Interceptor is operational.
3. The tentative map is not subject to the Parkland Dedication Ordinance because it was submitted prior to April 6, 1981.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration.
2. Approval of the tentative map subject to the following conditions:
 - a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map;
 - b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map (oversized lines and off-site extensions required);
 - c. The applicant shall name the streets to the satisfaction of the Planning Director;
 - d. The applicant shall pay off existing assessments prior to filing the final map;
 - e. The applicant shall dedicate and improve Bell Avenue to a 45 foot half-section prior to recordation of the final map;
 - *f. A right-of-way study shall be required on May Street to determine the amount of right-of-way necessary due to existing dwellings on the west side of May Street. ~~Applicant shall dedicate right-of-way as determined by the study.~~ Right-of-way study shall be reviewed and approved by the Traffic Engineer and the City Engineer.
 - g. The applicant shall taper Gene Avenue to a 50 foot right-of-way at its intersection with Bell Avenue prior to filing the final map;
 - h. The final map cannot be filed until Robla 12-3, Area 7 lift station is in operation and Dry Creek sewer interceptor line is operational; must annex to the Regional Sanitation District;
 - i. Prior to final map recordation, the applicant shall dedicate and improve Gene Avenue from the northern property line to "C" Court to a 44 foot right-of-way; from "C" Court to Bell Avenue, Gene Avenue shall taper to a 50 foot right-of-way. Said improvements shall not include sidewalk on the east side of Gene Avenue.
 - j. The May Street improvements shall include 12 feet of pavement on the west side of May Street.
 - *f. *Location of dwellings on the west side of May Street must be indicated on the map. This may require an additional 7' of right-of-way on the east side of May Street (amended by staff 6-11-81).*
 - k. *The applicant shall dedicate May Street to 27' half section prior to recordation of final map (added by staff 6-11-81).*