

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Robert Foreman - 4426 10th Avenue, Sacramento, CA 95820
OWNER Dynasty Properties - 22 Lake Shore Circle, Sacramento, CA
PLANS BY Robert Foreman - 4426 10th Avenue, Sacramento, CA 95820
FILING DATE 9-19-86 ENVIR. DET. 1-12-87 REPORT BY SD:sg
ASSESSOR'S-PCL. NO. 027-0312-016;015

APPLICATION: A. Negative Declaration

B. Tentative Map

LOCATION: Between 71st Street and Bellview Avenue, south of Fruitridge Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.6+ vacant acres into six single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1986 South Sacramento Community
Plan Designation: Residential 4-8 du/ac.
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single family; R-1
South: Single family; R-1
East: Single family; R-1
West: Single family; R-1

Property Dimensions: 160' x 440'
Property Area: 1.6+ acres
Density of Development: 4 d.u. per acre
Topography: Flat
Street Improvements: Existing on 71st; to be provided on Bellview
Utilities: Existing on 71st; to be provided on Bellview

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 7, 1987, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the General Plan and 4 to 8 units per acre in the 1986 South Sacramento Community Plan. The site is located in an area of single family development located on larger than standard lots. It is zoned Single Family (R-1).

APPLC. NO. P87-361 MEETING DATE January 22, 1987 ITEM NO 15

B. Design

The subject site consists of two parcels with 160 feet of street frontage and 220 feet of depth which back up to one another. The applicant proposes to subdivide the two lots into six for future single family development. The proposed parcels are somewhat deeper than standard, however, they are consistent with surrounding development. Staff has no objection to the proposed map.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .0894 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has issued a negative declaration.

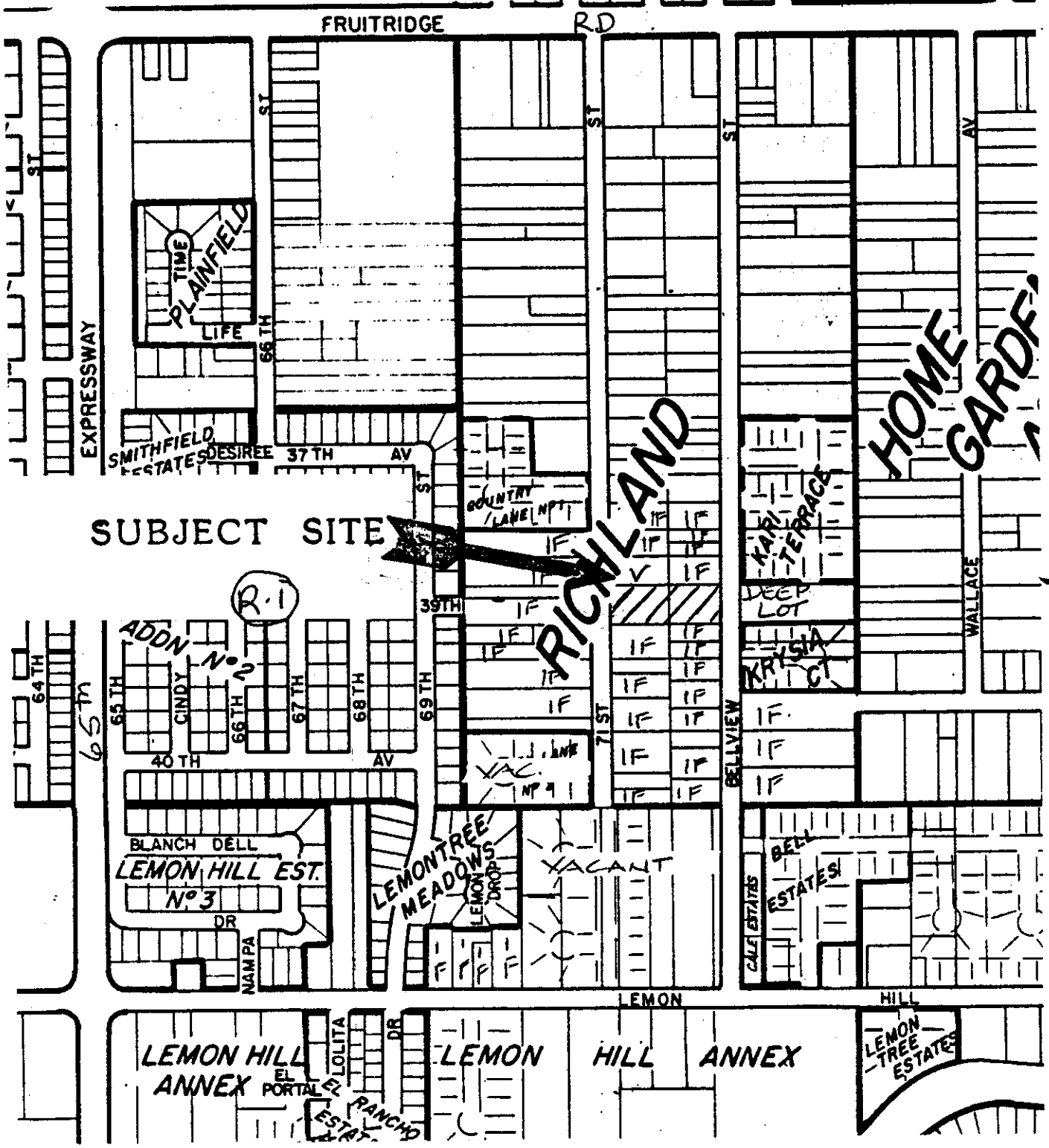
RECOMMENDATION: Staff recommends the Commission:

- A. Ratify the negative declaration; and
- B. Recommend approval of the tentative map subject to the following conditions:

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:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; off-site extension and oversizing of drain line on Bellview will be required.
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
4. 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.
5. Meet all County Sanitation District requirements.
6. Submit a soils test prepared by a registered engineer to be used in street design.
7. Dedicate right-of-way on Bellview to a 27 foot half-section.
8. Abandon existing well to the satisfaction of the City/County Health Department.

9. Abandon existing septic system to the satisfaction of Building Inspections.
10. Dedicate an additional two foot of right-of-way on 71st Street.
11. Remove all trash, debris, trailers (or mobile homes) if any to the satisfaction of City/County Health.



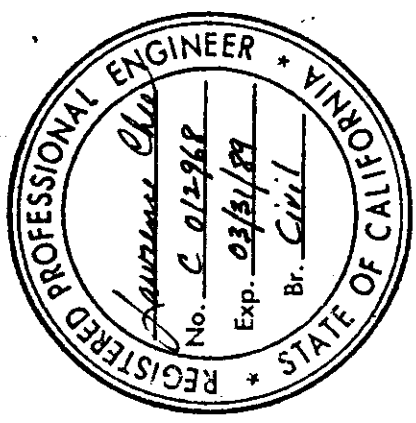
SUBJECT SITE

RICHLAND

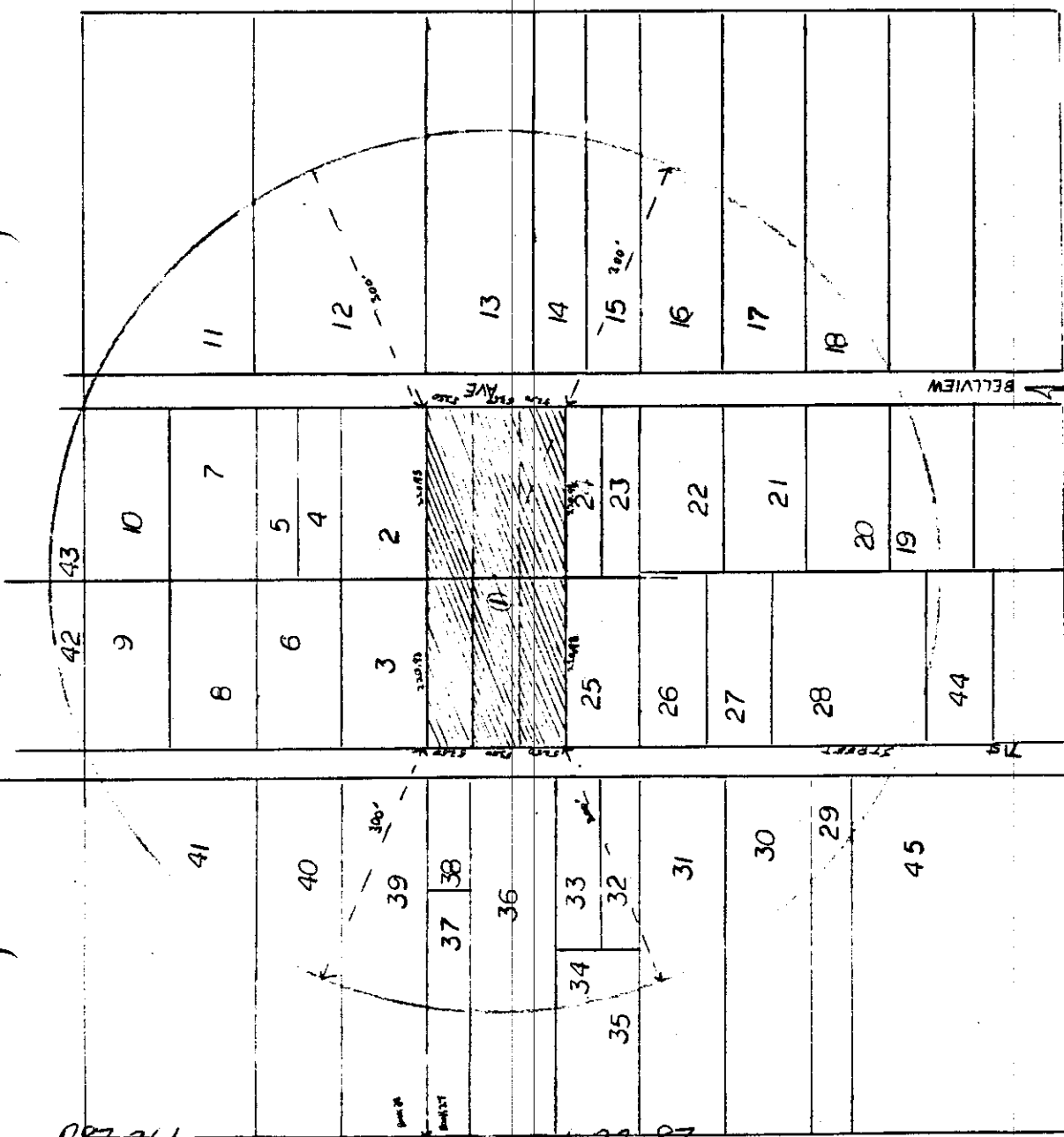
HOME GARDENS

VICINITY - LAND USE - ZONING

POSSIBLE



P86361



1"=100'
 N
 BELLEVUE

027-312-015,016
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Sheet 15

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