

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Timothy S. Train, Surveyor, 2604 21st Street, Sacramento, CA 95818		
OWNER	Craig Bobson, et. al, 416 Marie Court, Manteca 95336		
PLANS BY	Tron Train 451-7793		
FILING DATE	9/20/84	50 DAY CPC ACTION DATE	REPORT BY: SD:pkb
NEGATIVE DEC.	10/15/84	EIR	ASSESSOR'S PCL NO. 041-035-01,02

APPLICATION:

- A. Environmental Determination
- B. Tentative Map (P84-350)(Chapter 40 City Code)
- C. Subdivision Modification to waive street improvements

LOCATION: East side of Woodbine Avenue between Wah Avenue and Hing Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.5+ vacant acres into eight standard, single family lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 Airport Meadowview 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 and Vacant
West:	Multi Family; R-2B-R

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Property Dimensions:	300' x 240'
Property Area:	1.5+ acres
Density of Development:	5 du/ac
Significant Features of Site:	None
Topography:	Flat
Street Improvements:	Existing and to be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 10, 1984, by a vote of five ayes, four absent, the Subdivision Review Committee recommended approval of the Tentative Map and Subdivision Modification subject to the attached conditions.

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PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is designated for residential uses in the 1974 General Plan. The 1984 Airport-Meadowview Community Plan designates the site for four to eight dwelling units per acre. The site is zoned R-1. The subject site is surrounded by standard single family uses on the north and east, vacant residentially zoned property to the south and multi-family uses to the west. The project is compatible with applicable plans, current zoning and surrounding development.
- B. The subject site is located in Woodbine Improvement District #4. Curb, gutter and sidewalk currently exist on the north half of the subject site. Street improvements will be provided by the improvement district in the spring of 1985. The Subdivision Review Committee, therefore recommends approval of the subdivision modification to waive street improvements on the south half of Woodbine Avenue and Hing Avenue.
- C. The subject site is a portion of Camellia Acres, an old subdivision recorded when public services typically were located in allies. Currently, these services are placed in the street, eliminating the need for an alley. None of the allies appear to be improved and they are slowly being abandoned. It is, therefore recommended that the alley be abandoned and incorporated into adjoining lots.
- D. The Planning and Parks Divisions have reviewed the proposed project and determine that parkland dedication in-lieu fees are appropriate. Fees shall be based on .119 acres of land.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and determined that it will not have a significant adverse impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approval of the Tentative Map subject to conditions which follow;
- C. Approval of the Subdivision Modification to waive street improvements.

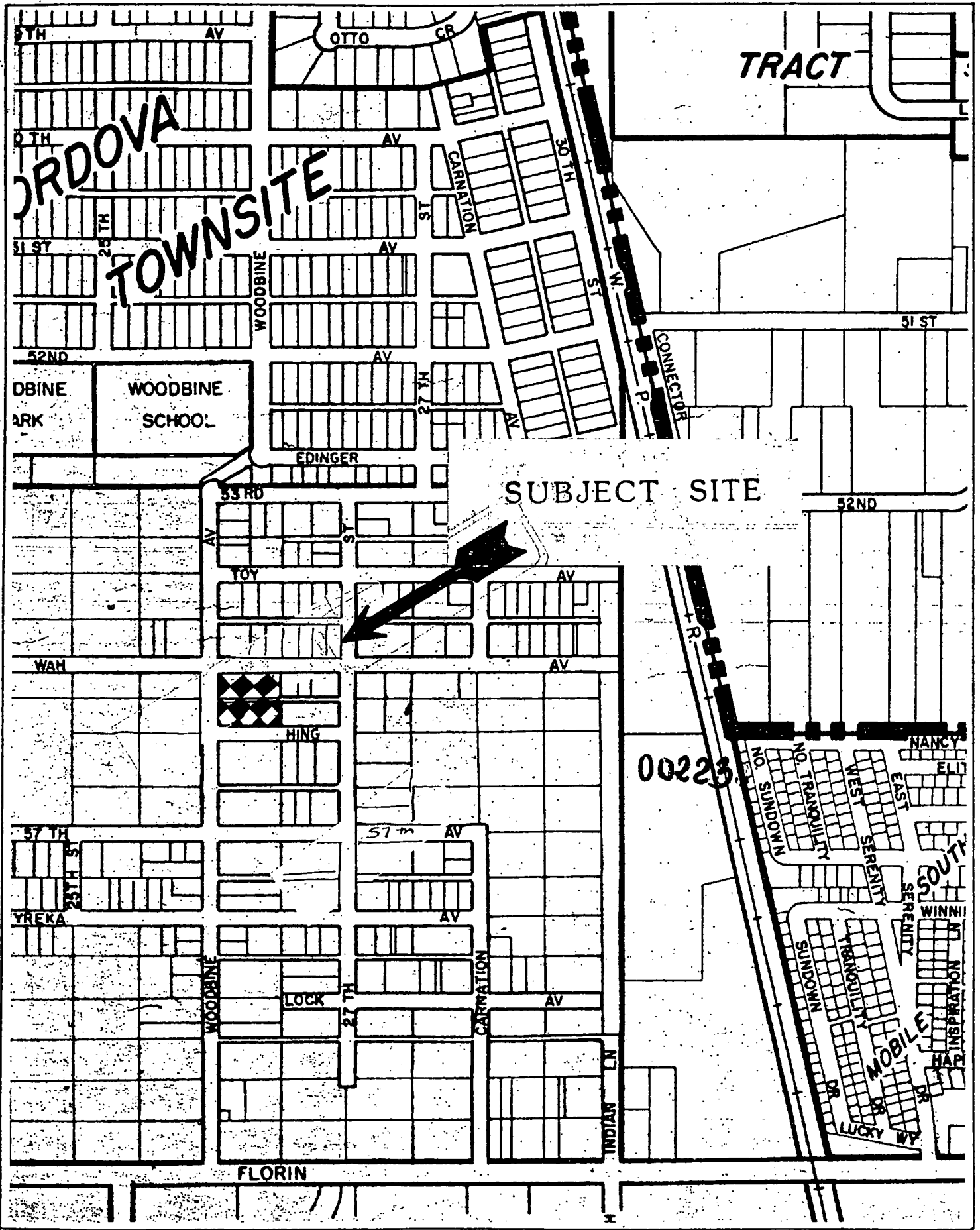
Conditions - Tentative Map

- 1. 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;
- 2. Pay off existing assessments;

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3. Dedicate Woodbine Avenue and Hing Avenue to a 22' half/section;
4. Abandon alley;
5. Dedicate right of way for 20' round corner at Woodbine Avenue and Hing Avenue;
6. Prepare an interim drain study and grading plan to show that lots will be properly drained if map is filed prior to completion of Woodbine #4 (improvement district).

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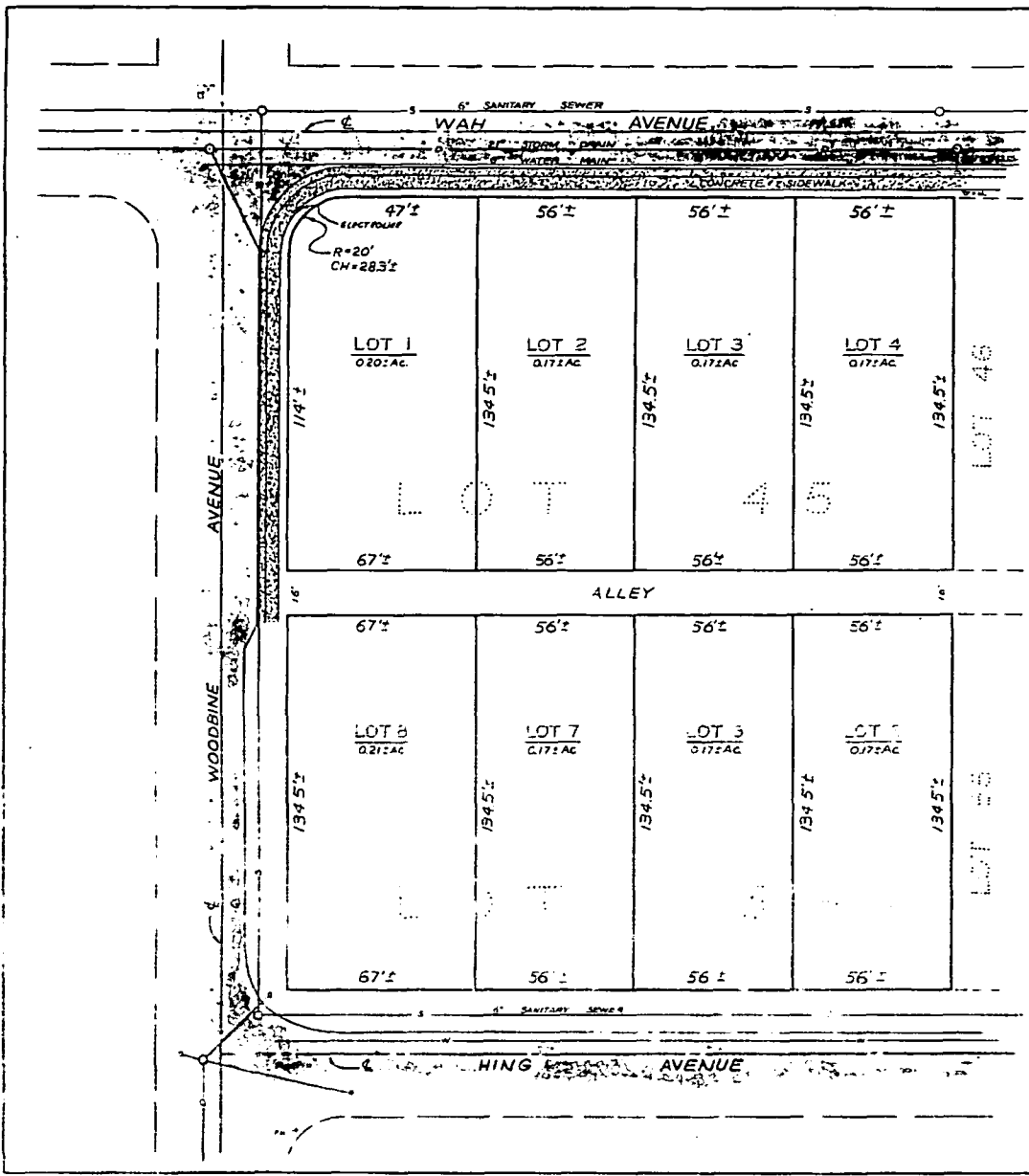


VICINITY MAP

P84-350

16-25-84 13

No. 11



TENTATIVE MAP
 UNNAMED SUBDIVISION
 LOTS 45 & 56, CAMELLIA ACRES
 CITY OF SACRAMENTO, CALIFORNIA
 SEPTEMBER, 1984 SCALE: 1" = 20'

RECORD OWNER & SUBDIVIDER
 ELENA CONFORTE
 550 ROCKDALE DRIVE
 SAN FRANCISCO, CALIFORNIA 94127
 CRAIG M BOBSON
 416 MARIE COURT
 MANTUECA, CALIFORNIA 95356

SURVEYOR
 TIMOTHY S TRAIN, LAND SURVEYOR
 2604 21ST STREET
 SACRAMENTO, CALIFORNIA 95818
 (916) 431-7793

ASSESSOR'S PARCEL NUMBER
 41-035-01 & 02

EXISTING ZONING & USE
 ZONED R-1 & VACANT

PROPOSED ZONING & USE
 R-1, EDUE & SINGLE FAMILY RESIDENCE

PROPOSED SEWAGE & DRAINAGE DISPOSAL
 EXISTING PUBLIC SEWERS & DRAINS

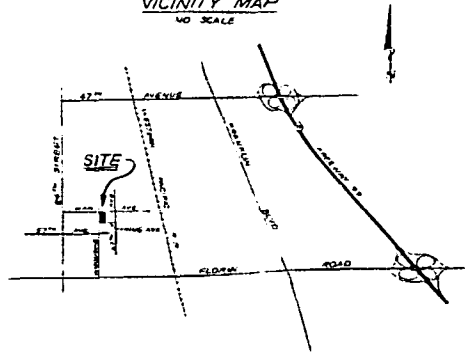
PROPOSED WATER SUPPLY
 EXISTING PUBLIC WATER MAINS

SCHOOL DISTRICT
 SACRAMENTO CITY UNIFIED



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VICINITY MAP
 NO SCALE



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