

15
City Planning Commission
Sacramento, California

Members in Session:

- Subject: A. Tentative Map Two Year Time Extension (Arlington Park Unit #6) to subdivide 5.15± vacant acres into 29 lots in the Single Family Alternative (R-1A) zone.
- B. Special Permit Time Extension for one year to construct 29 single family homes on 5.15± vacant acres in the Single Family Alternative (R-1A) zone.

Location: Northwest area of Jacinto Avenue and Center Parkway

SUMMARY: The subject site consists of 5.15± vacant acres in the R-1A zone. Both the General Plan and the South Sacramento Community Plan designate the site for low density residential development. The applicant is requesting a time extension of a tentative map and special permit. The applicant is requesting a two year extension of the map which subdivides the site into 29 parcels. The Zoning Ordinance, however, only allows a one year time extension for a special permit.

BACKGROUND INFORMATION: On April 9, 1991, the City Council approved a South Sacramento Community Plan Amendment from Residential (7-15 du/na) and School to Residential (4-8 du/na). Also approved was a rezone from Standard Single Family (R-1) to Single Family Alternative (R-1A) and a tentative map to subdivide 5.15± acres into 29 petite single family homes known as Arlington Park Unit #6 (P90-357). The Planning Commission also approved a special permit to construct 29 single family residences. The density of the proposed development is 6.5 units per net acre.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 17, 1993, the Subdivision Review Committee, by a vote of four ayes and five absent, recommended approval of the tentative map time extension.

STAFF ANALYSIS: Staff has no objection to the time extension of the tentative map or special permit. The applicant has been working diligently towards the recording of the tentative map. The proposal is consistent with both the General Plan and South Sacramento Community Plan. Staff recommends approval of the time extension subject to the conditions below. The special permit conditions are the previously approved conditions (P90-357). The tentative map conditions, however, have been modified to provide compliance with current standards.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061{b-3}).

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Recommend approval of the Tentative Map Time Extension for two years subject to conditions and forward to City Council.
- B. Approve the Special Permit Time Extension for one year subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in this condition:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. The improvement plans for on-site drainage shall be designed to convey 0.2 cfs per acre 6 inches below the gutter flowline and to pass a 100 year a 100 year storm without damage to structures;
3. Submit a soils test prepared by a registered engineer to be used in street design;
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 per City Agreement # 90-235;
5. Meet all County Sanitation District requirements;
6. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
7. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
8. Show all existing easements;
9. Pursuant to City Code Section 40.319-1, the applicant shall indicate

easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;

10. Street "E" shall connect to proposed street in Laguna Creek Unit #3 (P92-274) to the north;
11. Any fences located on lots 11 and 12 shall be setback a minimum of 12 1/2 feet from the street sideyard setback along Jacinto Avenue;
12. Prior to recordation of the Final Map, applicant shall negotiate with the Elk Grove Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A. Water meters shall be provided for all new water services required for this project;
- B. The roof material for all dwellings shall be wooden shake or concrete tile.

Conditions - Special Permit

1. Floor Plans and elevations are approved as submitted. The project shall be constructed per the submitted plans including the variable setback.
2. The exterior building materials shall conform to the submitted elevations which consist of stucco and masonite.
3. Any fences located on lots 11 and 12 shall be setback a minimum of 12 1/2 feet from the street sideyard setback along Jacinto Avenue.
4. The applicant shall comply with the original mitigation measures of the Negative Declaration (P90-357) which include:
 - a. Require construction contractors to implement a dust abatement program that will reduce the effect of construction of local PM 10 (suspended particulate matter - pollutant) levels in the vicinity of construction zones. Elements of this program should include the following:

- Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50 percent.
 - Cover stockpiles of sand, soil, and similar materials with a tarp.
 - Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 - Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
5. The special permit expires on April 8, 1994. No further extensions are allowed.

Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use in that the proposed density is compatible with the existing and proposed surrounding residential developments.
2. The project, as conditioned, will not be detrimental to public health, safety, or welfare nor result in the creation of a nuisance in that:
 - a. the project provides a variety of building elevations;
 - b. the lot sizes will allow for adequate setbacks and usable yard area; and
 - c. the lot layout and building design are compatible with existing developments to the north and northwest.
3. The project is compatible with the General Plan and South Sacramento Community Plan which designate the site for low density residential uses.

Respectfully Submitted,

Will Weitman FOR

Will Weitman
Principal Planner

Report Prepared By,

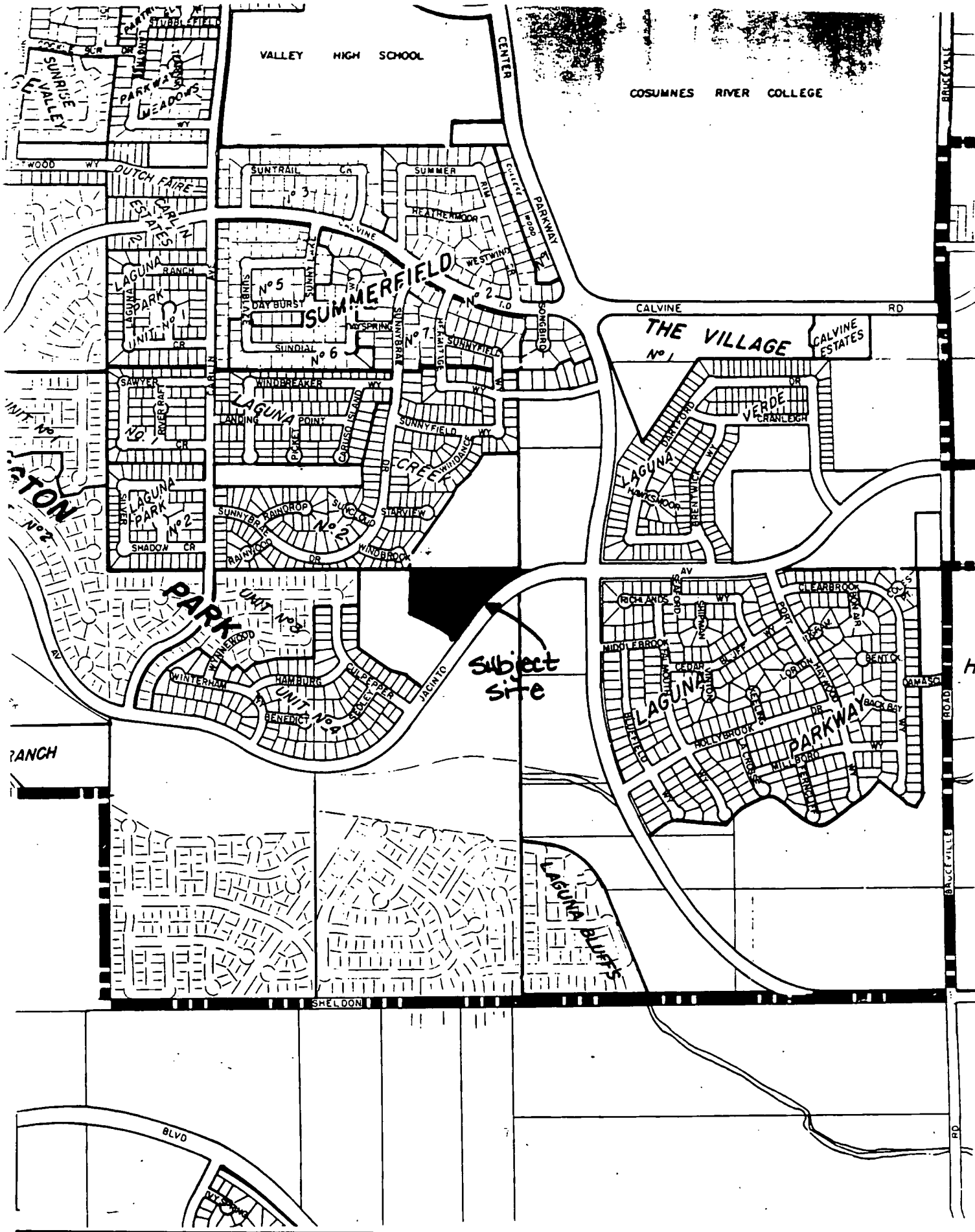
Cindy Gnos

Cindy Gnos
Associate Planner

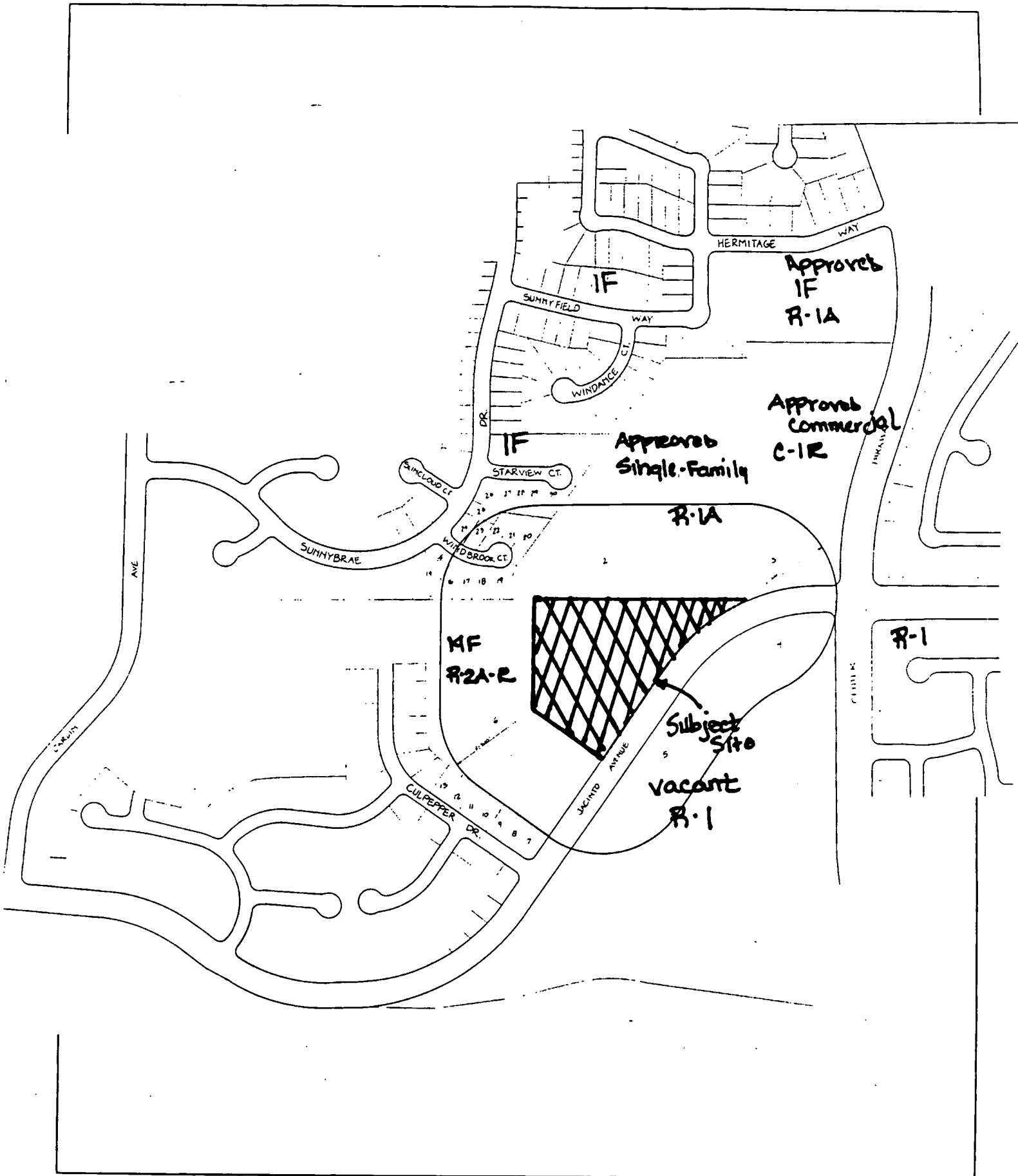
APPLC.NO. P93-024

April 8, 1993

ITEM NO. 6



VICINITY MAP

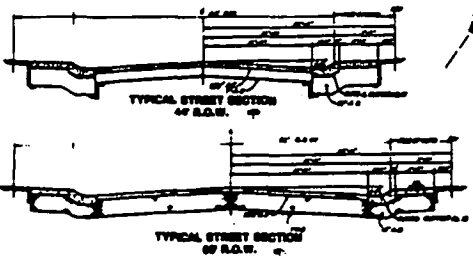
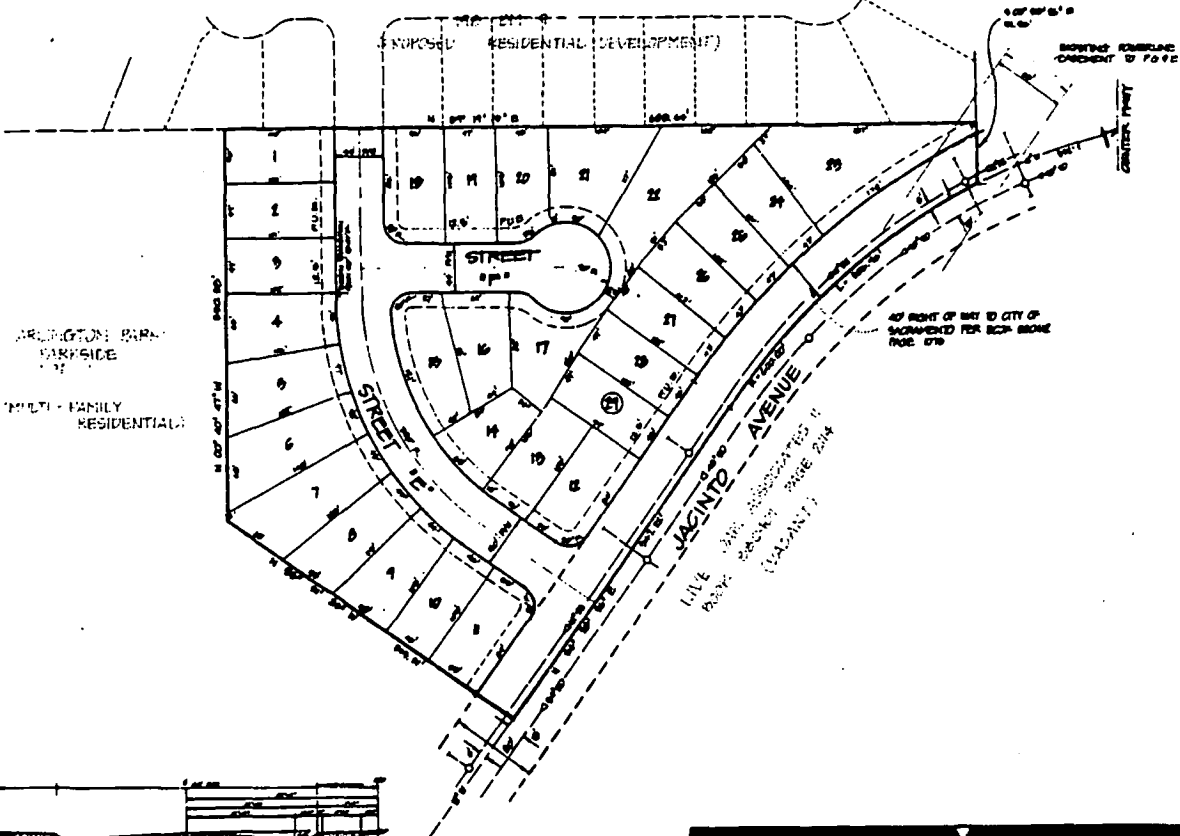
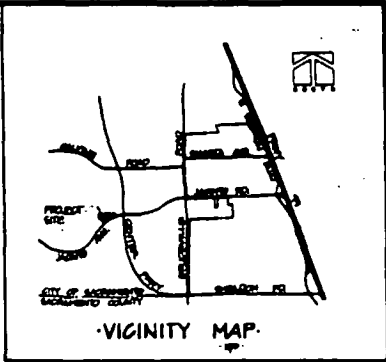


LAND USE & ZONING MAP

EXHIBIT A

NOTES

1. APN 07-19-02.
2. SHOW AREA OF SITE: R.S.P. 40.
3. EXISTING USE OF LAND: VACANT.
4. EXISTING AND PROPOSED LAND USE CATEGORIES:
 - EXISTING: SACRAMENTO COMPLIANCE PLAN;
 - EXISTING: MIDDLE SCHOOL & RESIDENTIAL (T-10 R.U.)
 - PROPOSED: RESIDENTIAL (T-10 R.U.)
 - SACRAMENTO GENERAL PLAN
 - EXISTING & PROPOSED: LOW DENSITY RESIDENTIAL.
5. EXISTING ZONING: R-1; PROPOSED ZONING: R-1A.
6. NUMBER & TYPE OF RESIDENTIAL UNITS IN SINGLE FAMILY RESIDENCED UNITS.
7. MINIMUM LOT SIZE: 4000 SQ FT.
8. NO EXISTING TREES ON SITE.
9. BOUNDARY SURVEY: ADJACENT OWNER: ENGINEER, 504 FT OF MAP; MAP NO. 02.
10. UTILITY LOCATIONS AND DEPTH/COVER:
 - SEWER: SHASTA CO. DISTRICT #1 & CITY OF SAC.
 - WATER: CITY OF SAC.
 - DRAINAGE: CITY OF SAC.
 - ELECTRIC: SCLD.
 - TELEPHONE: COXNET UTILITIES.
 - FIRE PROTECTION: CITY OF SAC.
 - TRUCK DISTRICT: CITY OF SAC.
 - SEWER DISTRICT: SCLD GROUPS UNIFIED.
 - TV CABLE: SCLD GROUPS & TRINITY WEST CABLE.
11. PROPOSED CURB ELEVATIONS ARE PER CITY OF SAC STREET SCHEDULES.
12. EXISTING PG & E. EVIDENCE: IMPROVEMENT SURVEY # FOR P.M.S. TENTATIVE MAP "LAGUNA VERDE" AND DOES NOT SHOW IN TITLE RECORD OR ON APN.



TENTATIVE MAP
ARLINGTON PARK UNIT #6
SACRAMENTO, CALIF.

DESIGNED BY: Lap Kai Engineering Company, U.S.A., Inc.
 30 Las Positas Circle
 Sacramento, California 95831

DESIGNED BY: SCLD ENGINEERS CORP.
 1410 STREET 107
 SACRAMENTO, CA
 (916) 922-0222

REVISION	DATE

APRIL 17, 1993
 JOB NO. 2442.00A

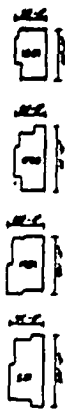
SCALE: 1"=50'

LEGAL DESCRIPTION:
 REMEMBER LOT 10 SHOWN ON THE 'PLAN OF ARLINGTON PARK' IMPROVEMENT SURVEY, RECORDED IN BOOK 117 OF MAPS, MAP 128 02 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CALIFORNIA.

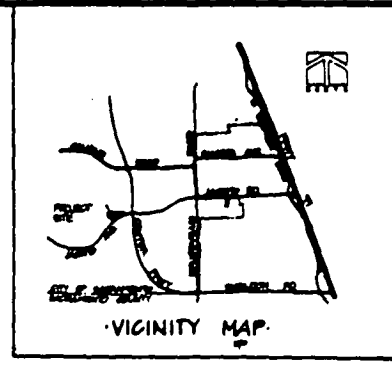
EXHIBIT B

NOTES

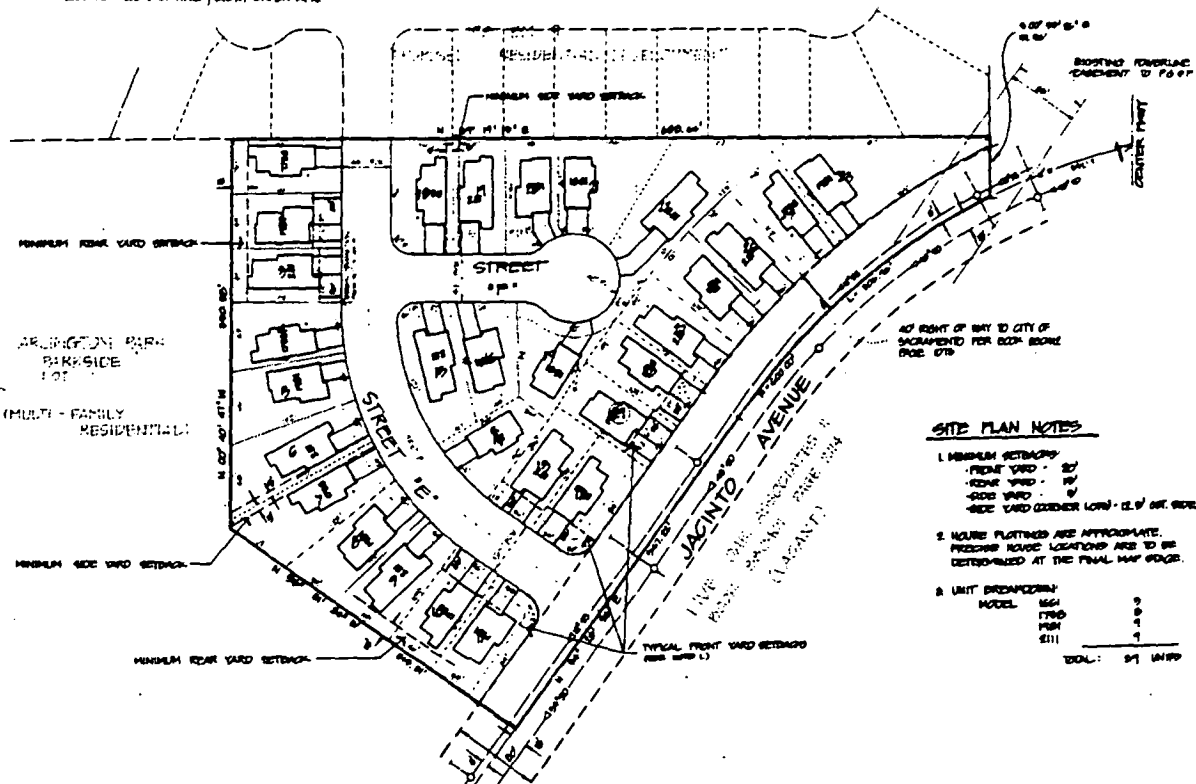
1. APR. 17-19-93
2. GROSS AREA OF SITE: 8.89 AC
3. EXISTING USE OF LAND: RESIDENTIAL
4. EXISTING AND PROPOSED LAND USE CATEGORIES:
 - SOUTH SACRAMENTO COMMUNITY PLAN
 - EXISTING: MIDDLE DENSITY RESIDENTIAL (T-10 BU)
 - PROPOSED: RESIDENTIAL (T-10 BU)
 - SACRAMENTO GENERAL PLAN
 - SOUTH & PROPOSED: LOW DENSITY RESIDENTIAL
5. EXISTING ZONING: R-1; PROPOSED ZONING: R-1A
6. NUMBER & TYPE OF RESIDENTIAL UNITS: 24 SINGLE FAMILY DETACHED UNITS
7. MINIMUM LOT SIZE: 4000 SF
8. NO EXISTING TREES ON SITE
9. BOUNDARY SOURCE: ARLINGTON PARK PARADE, BY PT. OF MAP, MAP NO. 10
10. UTILITY PURCHASES AND TRANSFER:
 - SEWER: SANITATION DISTRICT NO. 1 & CITY OF SAC
 - WATER: CITY OF SAC
 - SEWERAGE: CITY OF SAC
 - ELECTRIC: SCLD
 - TELEPHONE: CITY OF SAC
 - FIRE PROTECTION: CITY OF SAC
 - PARK: DISTRICT OF SAC
 - SCHOOL: DISTRICT OF SAC
 - TRUCK: DISTRICT OF SAC
 - TRUCK: DISTRICT OF SAC
 - TRUCK: DISTRICT OF SAC
11. PROPOSED EXISTING EDITIONS ARE FOR CITY OF SAC STREET DIMENSIONS
12. EXISTING: P.O. & C. TENDERLINE EMBROIDERY DESIGN IS FOR P&L TENTATIVE MAP "LAGUNA VISTA #2" AND DOES NOT SHOW IN TITLE PRESENT OR ON APR.



TYPICAL UNIT DIMENSIONS



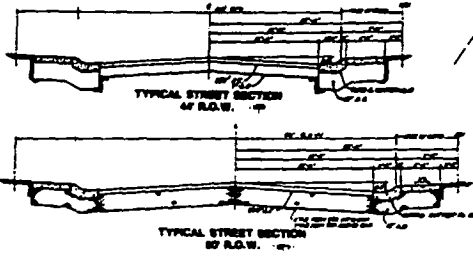
VICINITY MAP



SITE PLAN NOTES

1. MINIMUM SETBACKS:
 - FRONT YARD - 5'
 - REAR YARD - 5'
 - SIDE YARD - 5'
 - SIDE YARD CORNER LOT - 12.5' (SEE SIDE)
2. HOUSE FOOTPRINTS ARE APPROPRIATE. PROPOSED HOUSE LOCATIONS ARE TO BE DETERMINED AT THE FINAL MAP STAGE.
3. UNIT BREAKDOWN:

MODEL	1661	9
	1760	9
	1801	1
	2111	5
TOTAL:		34 UNITS



TYPICAL STREET SECTION AT R.O.W.

SITE PLAN

(PRELIMINARY HOUSE PLOTTINGS)

TENTATIVE MAP
ARLINGTON PARK UNIT #6
 SACRAMENTO, CALIF.

OWNER: Lap Kai Engineering Company, U.S.A., Inc.
 30 Las Positas Circle
 Sacramento, California 95831

ENGINEER: W.S. BRIDGES CORP.
 1410 STANISBURY
 SACRAMENTO, CA
 (916) 486-0222

REVISIONS	DATE

AGUST 17, 1990
 JOB NO. 3443.00A

SCALE: 1" = 60'

LEGAL DESCRIPTION:

REMAINDER LOT AS SHOWN ON THE "PLAN OF ARLINGTON PARK PARADE" RECORDED IN BOOK 177 OF MAPS, MAP NO. 10 IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA.

p93-004

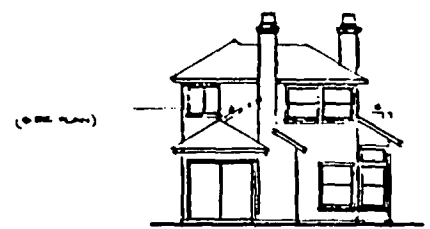
April 8, 1993

Item # 6

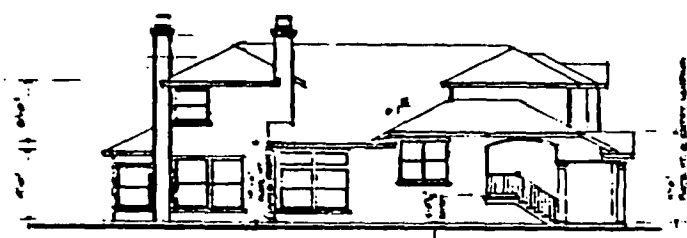
0913-0004

1-15-1993
1-15-1993
April 8, 1993

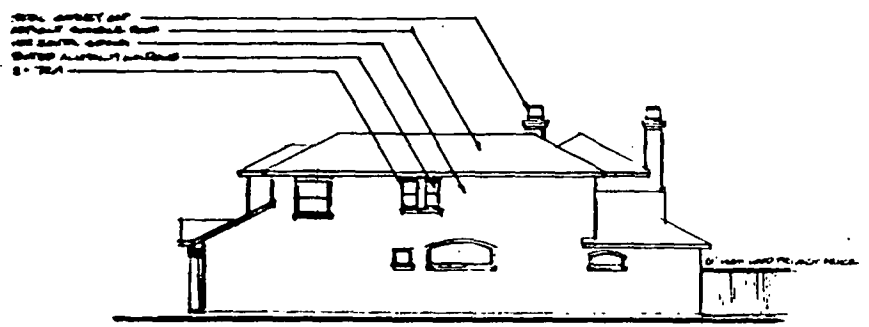
16 in #6



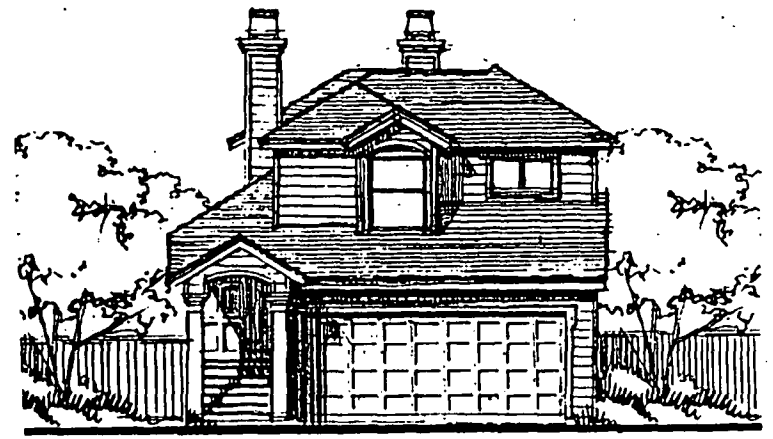
REAR



LEFT



RIGHT



FRONT

PLAN 1

1758 S.F.

EXHIBIT C

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA

0 2 4
1 AUG 90
90037

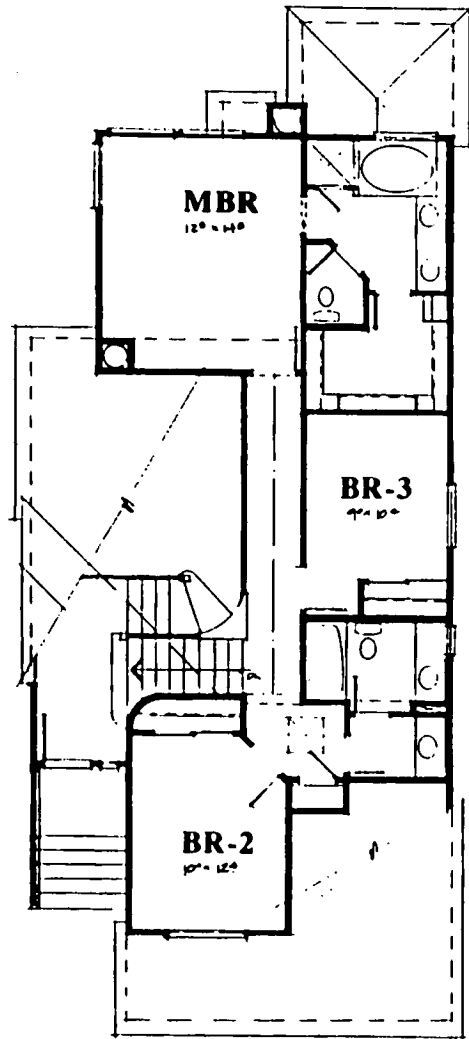


RICHARD C. HANDELIN, AIA
VICTOR A. MONDOSCHIK, AIA
625 ARCHITECTS/PLANNERS
333 BROADWAY
SAN FRANCISCO, CA 94133
(415) 263-2880

P93-024

April 8, 1993

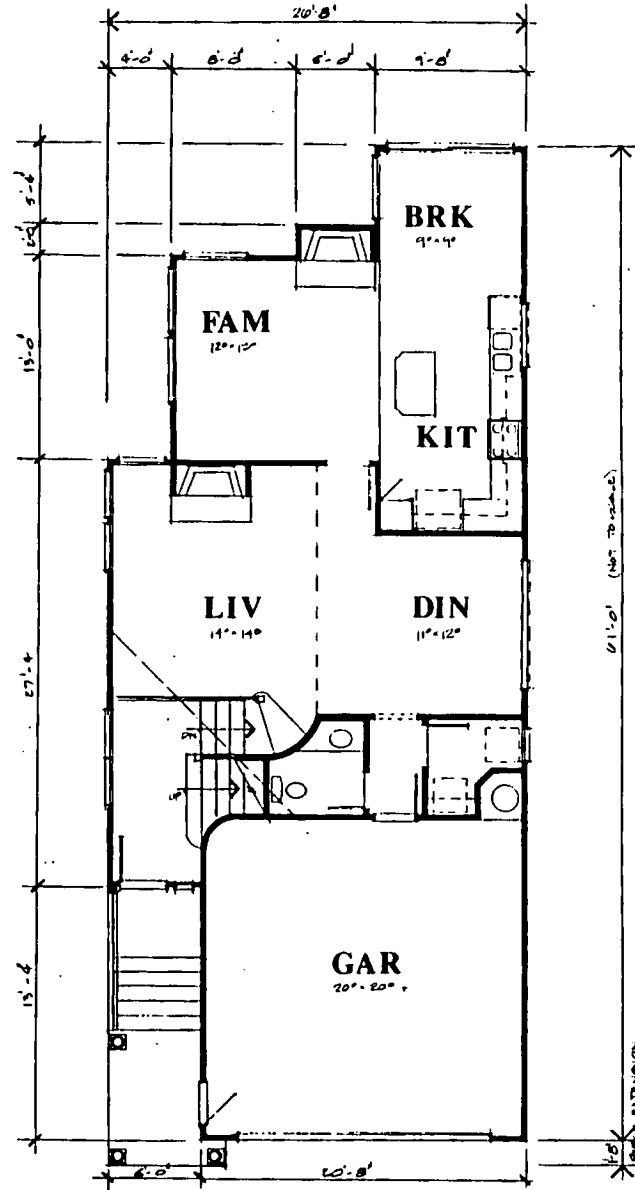
Plan # 6



SECOND LEVEL

FINISHED FOOTAGE

FIRST LEVEL	957	S.F.
SECOND LEVEL	821	S.F.
TOTAL	1778	S.F.
PER ACRE	420	
PER LOT	2184	S.F.
PER ACRE	104	
TOTAL	8290	S.F.



FIRST LEVEL
1758 S.F.
PLAN 1

EXHIBIT D

ARLINGTON PARK UNIT #6

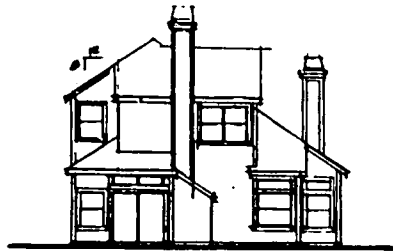
LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA



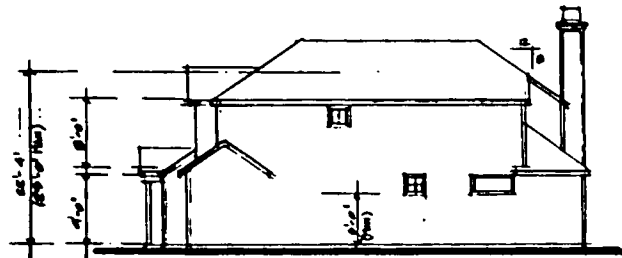
EDWARD C. HANDEL, AIA
VICTOR A. MIRONZIK, AIA
EDWARDS & KELCEY ARCHITECTS/PLANNERS
333 BROADWAY
SAN FRANCISCO, CA 94133
(415) 362-7100

993-034

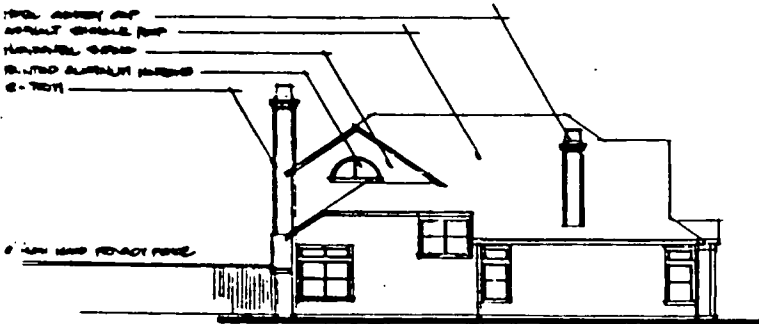


REAR

April 8, 1993



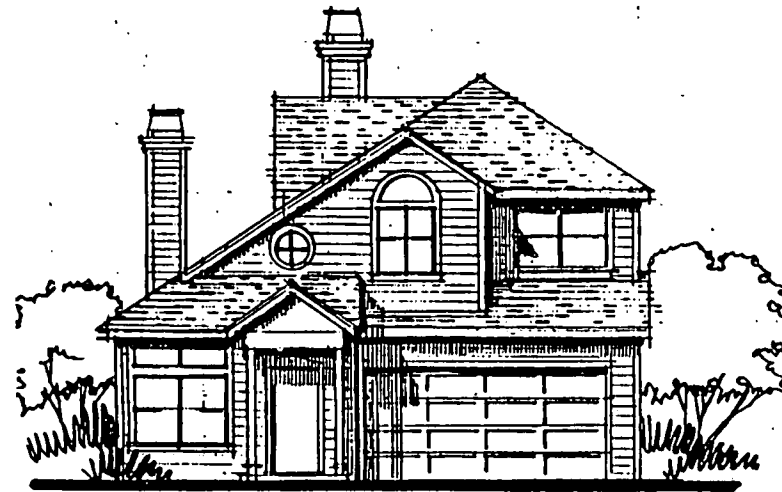
RIGHT



LEFT



16th #6



FRONT

PLAN 2

1981 S.F.

EXHIBIT E

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA

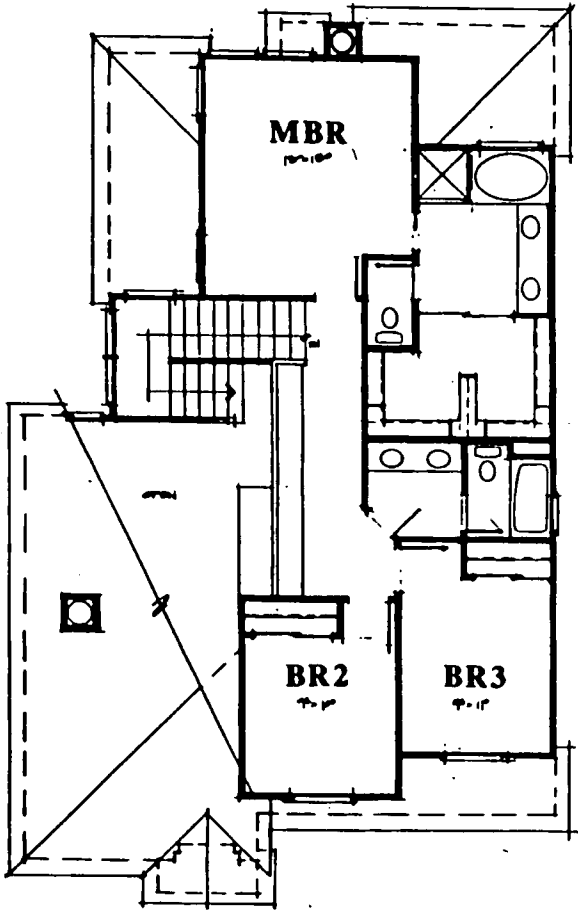


RICHARD C. HARGREN, INC.
VICTOR A. MARCHIONE, AIA
ARCHITECTS/PLANNERS
333 BROADWAY
SAN FRANCISCO, CA 94133
(415) 398-2800

P93-024

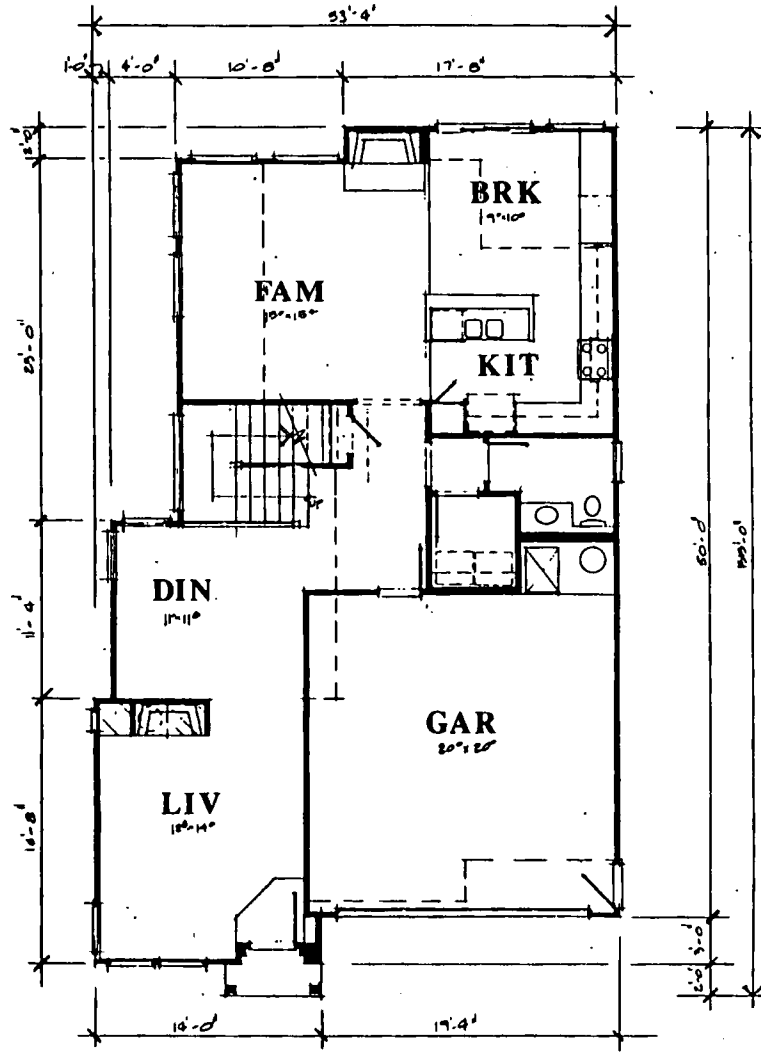
April 8, 1993

Mem # 6



SECOND LEVEL

FIRST LEVEL	114	47
SECOND LEVEL	867	47
TOTAL	1181	65
AREAS	114	
STAIRS	2075	47
SPRINK	10	
	2410	47



FIRST LEVEL
1981 S.F.
PLAN 2

EXHIBIT F

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA

1 AUG 90
90035



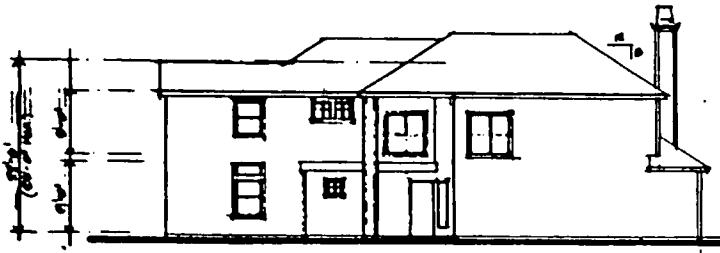
RICHARD C. HANDLEY, AA
 VICTOR A. MIRONICH, AA
 227-ARBOREOUS PLANNERS
 333 BUCHHEIM
 SAN FRANCISCO, CA 94133
 (415) 242-2880

P93-024

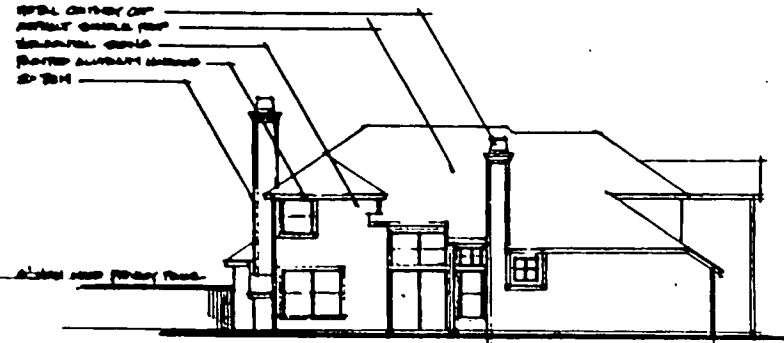


REAR

April 8, 1993

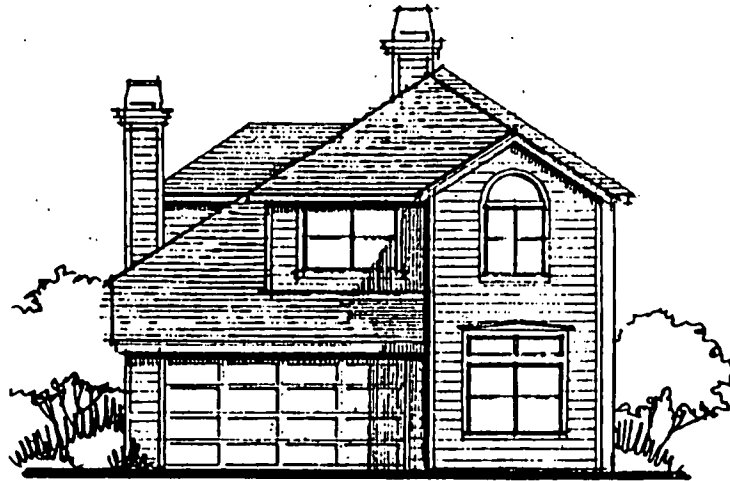


RIGHT



LEFT

Plan #6



FRONT

PLAN 3

2111 S.F.

EXHIBIT G

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA

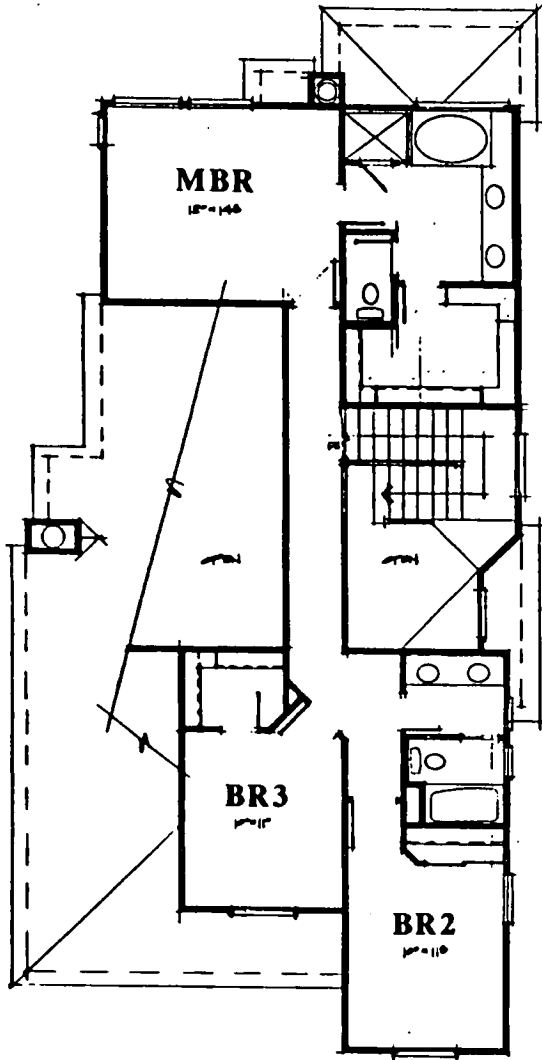


RICHARD C. MAHLEN, AIA
VICTOR A. BRONSCHKA, AIA
RCA ARCHITECTS/PLANNERS
333 BROADWAY
SAN FRANCISCO, CA 94133
(415) 393-2880

PG 3-034

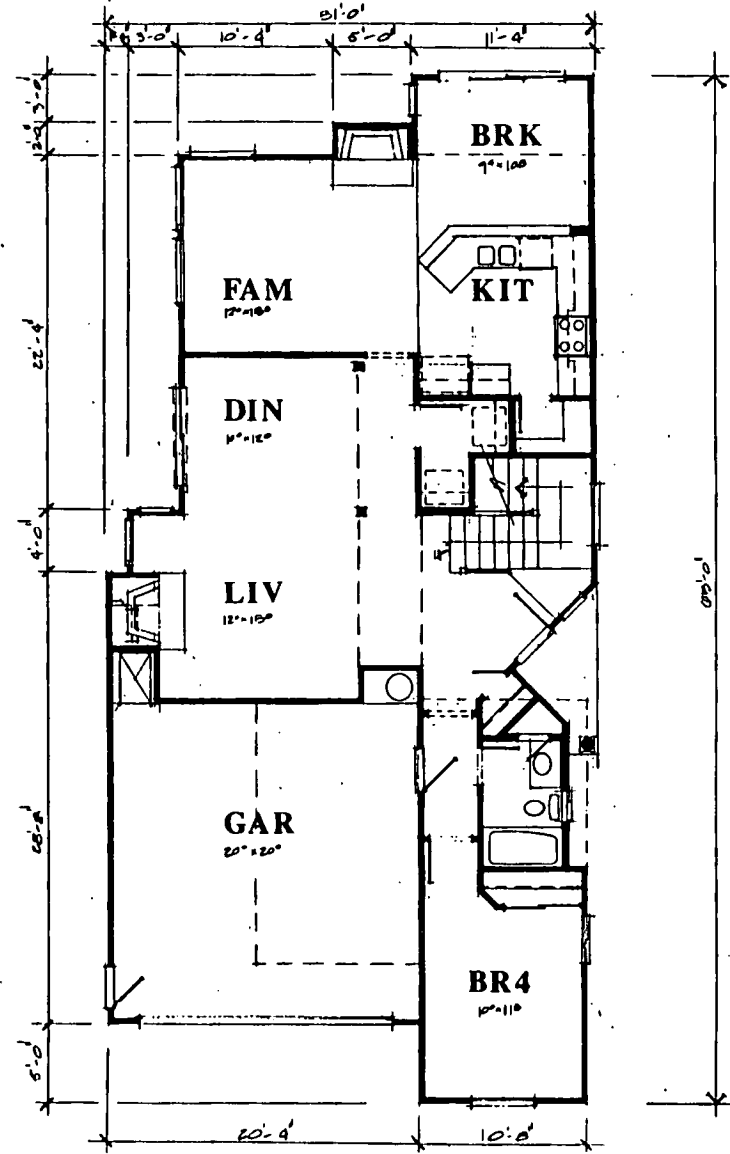
April 8, 1993

Item #6



SECOND LEVEL

FIRST LEVEL	1175	SF
SECOND LEVEL	400	SF
TOTAL	2111	SF
GARAGE	401	SF
	2980	S.F.
BRUSH	20	
	2040	SF



FIRST LEVEL
2111 S.F.
PLAN 3

EXHIBIT H

ARLINGTON PARK UNIT #6

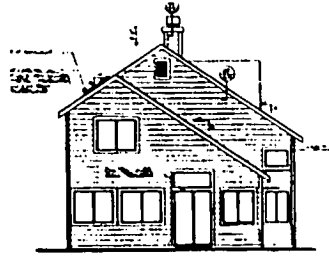
LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA

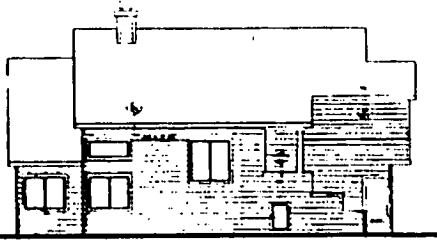


RICHARD C. HANDEL, AIA
 VICE & ASSOCIATES, AIA
 221 ARCHITECTURE PLANNING
 333 BROADWAY
 SAN FRANCISCO, CA 94133
 (415) 863-2880

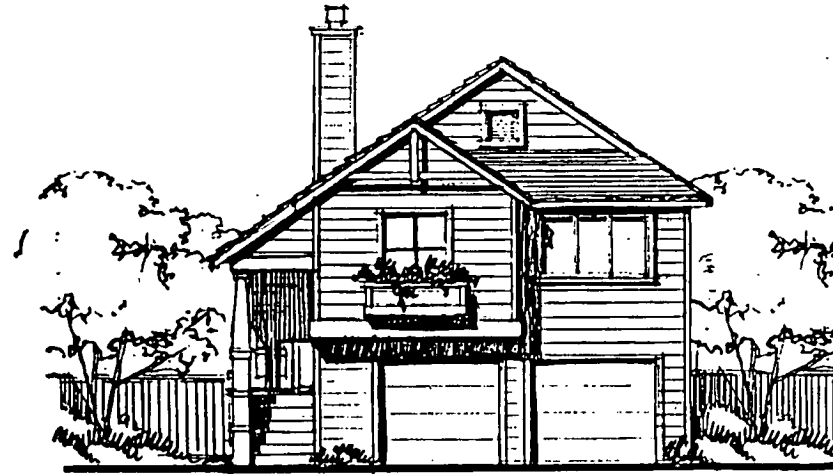
P03-004



REAR



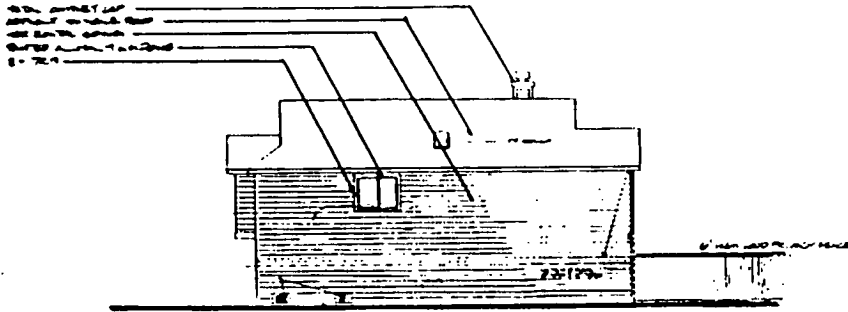
LEFT



FRONT

PLAN 4

April 8, 1993



RIGHT



Mem. #6

EXHIBIT I

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA



1 AUG. 90
90037

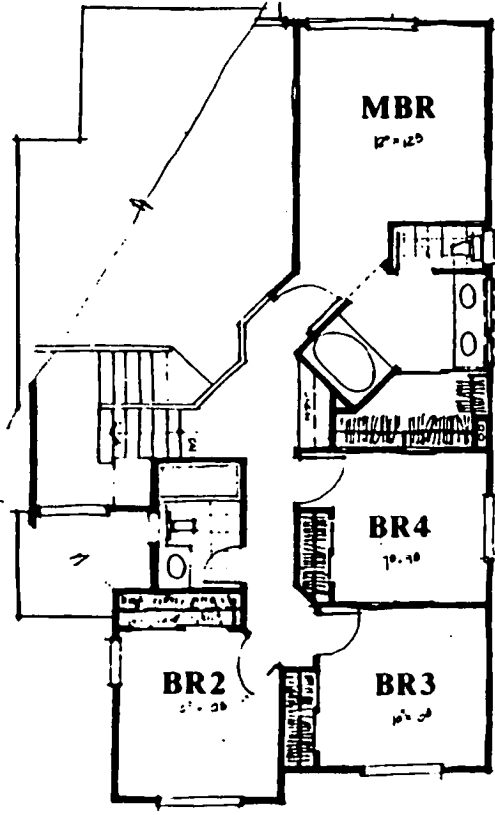


RICHARD C. WALKER, AIA
VIGOR A. MIRONSON, AIA
RCW ARCHITECTS/PLANNERS
333 BUCHHEIM
SAN FRANCISCO, CA 94133
(415) 342-2980

P93-024

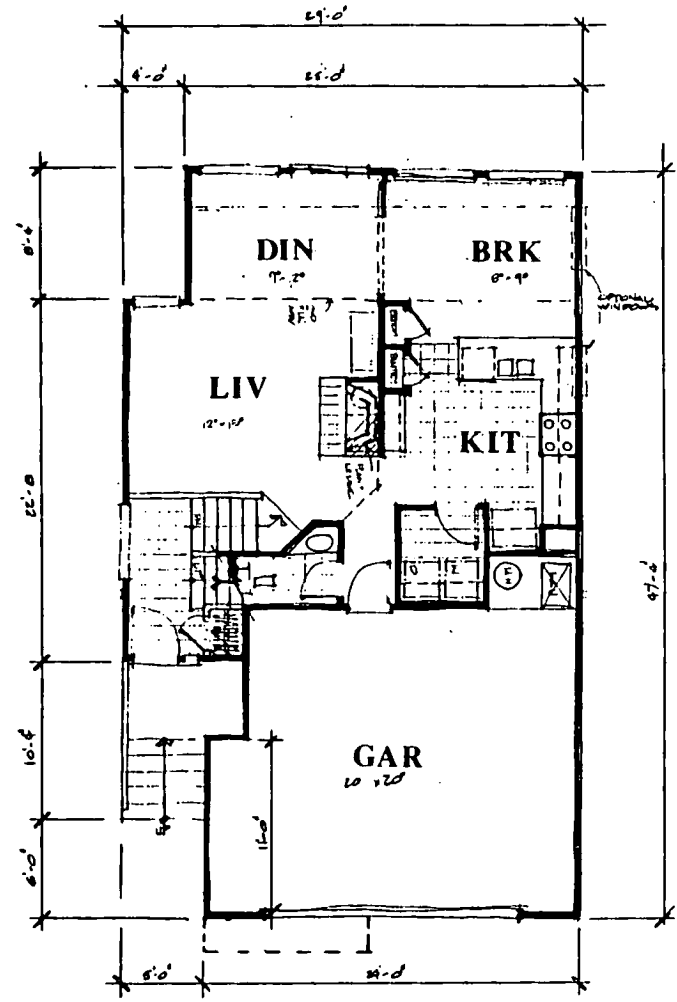
April 8, 1993

Kent #6



SECOND LEVEL

FRONT LEVEL	770	SF
SECOND LEVEL	880	SF
TOTAL	1650	SF
OVERALL	820	
	8084	SF
FOOTING	60	
	8124	SF



FIRST LEVEL

EXHIBIT J

ARLINGTON PARK UNIT #6

LIVE OAK ASSOCIATES II

SACRAMENTO, CALIFORNIA



RICHARD C. MANDLIN, AIA
 VICTOR A. MONTEBAL, AIA
 RCM-ARCHITECTURE/PLANNING
 333 BROADWAY
 SAN FRANCISCO, CA 94133
 (415) 362 2880