

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Sam Edelstein, 7705 La Reina Way, Sacramento, CA 95828		
OWNER	Sam Edelstein, 7705 La Reina Way, Sacramento, CA 95828		
PLANS BY	GW Consulting Engineers, 2400 Glendale Lane, Sacramento, CA 95825		
FILING DATE	12-21-82	50 DAY CPC ACTION DATE	REPORT BY: SD:mm
NEGATIVE DEC.	1/17/83	EIR	ASSESSOR'S PCL. NO. 117-131-18

APPLICATION: 1. Environmental Determination
2. Tentative Map

LOCATION: North side of Ehrhardt Avenue, 1600± feet east of Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to divide 15± acres into 54 single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1968 Valley Hi 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 subdivision; R-1
South: Residential; R-1, R-1-A
East: Residential and vacant; R-1
West: Vacant, Residential; R-1
Property Dimensions: Irregular
Property Area: 15± ac.
Density of Development: 4.6 du/gross ac. without Lot A
Significant Features of Site: Future route 148 adjacent to north
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
North/South lot orientation: 35%

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 12, 1982 by a vote of 8 ayes and 1 absent, the Subdivision Review Committee voted to recommend approval of the 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 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;
3. 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 units shall be subject to the review and approval of the City Engineer after consultation with the U. S. Postal Service;
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.

APPLC. NO. P83-001

MEETING DATE January 27, 1983

 CPC ITEM NO. 12

The appraisal shall be dated not more than 90 days prior to filing the final map.

5. Dedicate Lot A to the City for future Route 148.
6. Rename Euler Way (north-south portion fronting on Lots 60,61,104 and 105) to the satisfaction of the City Traffic Engineer.
7. The above mentioned renamed street shall be a 50-foot right-of-way.
8. Las Cocas Court shall be renamed to the satisfaction of the City Traffic Engineer.
9. Provide an acoustical study assessing the proposed project for consistency with the 1975 City General Plan Noise Element. The study shall propose measures to mitigate noise from proposed Route 148. Measures shall include a sound wall.

BACKGROUND INFORMATION: On May 5, 1979 the City Council approved a request to subdivide 29.4 acres into 110 lots to be known as College View Estates (P-8086). Conditions of approval included an intermittent wall along the north side of the side-on lots abutting the future major street (Route 148). The eastern portion of that map was recorded. The subject site is the remainder of that original request.

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

1. Route 148 is now proposed as a six-lane, limited access road with light rail tracks located in the median. Dedication of Lot A to the City is necessary for the alignment of this proposed road. Due to the potential noise generated by Route 148, the Subdivision Review Committee has recommended that an acoustical study be completed prior to final map recordation. Unit One of College View Estates has a sound wall. Noise mitigation measures should include a similarly designed wall for consistency with the existing subdivision. Design of the wall shall be reviewed and approved by the Planning Director prior to final map recordation. The Environmental Coordinator has issued a Conditional Negative Declaration reflecting concerns regarding potential Route 148 noise.
2. The map design indicates 35 percent north/south lot orientation (19 lots). An additional 34 (63%) units can be constructed with the predominant glazing located on the south wall. These lots are all wide enough so that the units will not be shadowed by their southern neighbor. This makes a total of 98 percent of the units with north/south trending side lot lines or adequate south wall glazing access. (See Exhibit A for various lots.)
3. The Planning and Community Services Departments have determined that .805 acres of land are required for Parkland Dedication purposes and that in-lieu fees are to be charged.

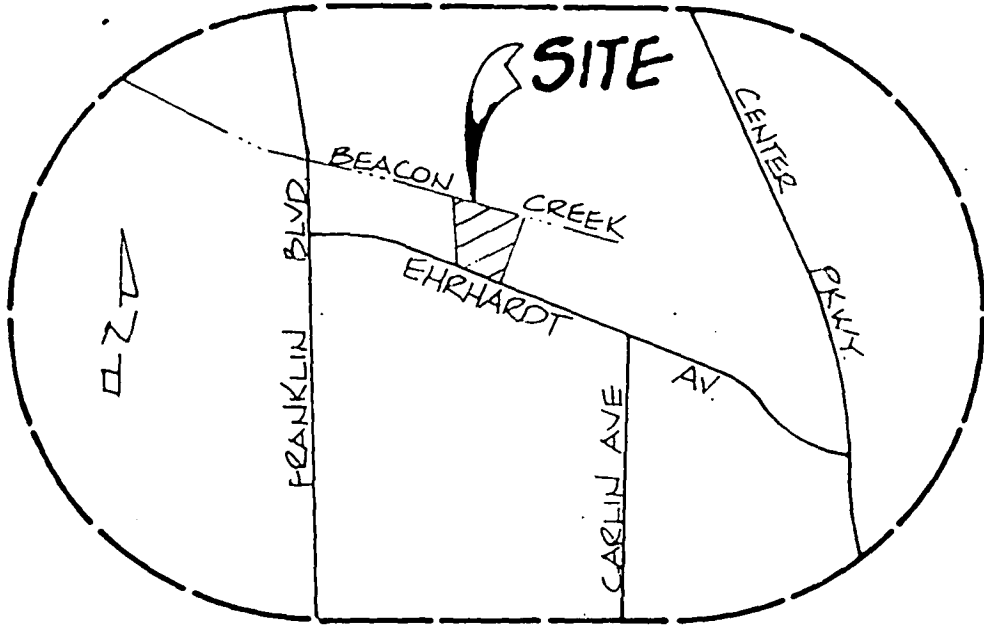
The applicant shall submit to the City an appraisal of the land to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall not be dated more than 90 days prior to filing the final map.

4. The City Traffic Engineer has requested different names for two proposed streets. This is to eliminate conflict or confusion with existing street names in the City. Due to the overall size of the subdivision, the Traffic Engineer has requested that the entrance street from Ehrhardt Avenue be made a 50-foot right-of-way up to Euler Way. (See Exhibit A.)

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Conditional Negative Declaration;
2. Approval of the Tentative Map, subject to the following 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:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - c. 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;
 - d. 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 City Engineer after consultation with the U.S. Postal Service;
 - e. Dedicate Lot A to the City for future Route 148;
 - f. The entrance street shall be a 50-foot right-of-way from Ehrhardt Avenue to Euler Way;
 - g. Las Cocas shall be renamed to the satisfaction of the City Traffic Engineer;
 - h. Provide an an acoustical study assessing the proposed project for consistency with the 1975 City General Plan Noise Element. The study shall propose measures to mitigate noise from proposed Route 148. Measures shall include a sound wall; design of the sound wall shall be approved by the Planning Director;
 - i. Rename Euler Way (north/south street portion fronting on Lots 60,61,104 and 105) to the satisfaction of the Traffic Engineer.

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LOCATION MAP
(NO SCALE.)

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