

REPORT AMENDED BY STAFF 8-27-86
CITY PLANNING COMMISSION

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

APPLICANT	Francis Koo & Assoc. - 555 University Avenue, Ste.130,Sacramento 95825				
OWNER	Edwin, Maylene, Alfred & Marjorie Dong - 6180 Colgate Ct.,Sacto. 95831				
PLANS BY	Francis Koo & Assoc. - 555 University Avenue, Ste.130,Sacramento 95825				
FILING DATE	5-2-84	ENVIR. DET.		REPORT BY	SD:sg
ASSESSOR'S-PCL. NO.	117-152-06				

- APPLICATION:
- A. Negative Declaration
 - B. Rezone 5+ vacant acres from Agricultural (A) to Single Family (R-1) (Section 13)
 - C. Tentative Map
 - D. Variance to create a corner lot less than 62 feet wide (Section 3-E-19)
 - E. Subdivision Modification to create a corner lot less than 62 feet wide (Chapter 40.322)

LOCATION: Northwest and southwest of intersection of Carlin Avenue and Calvine Avenue.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 5+ vacant acres into 23 single family lots known as Carlin Estates II.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1986 South Sacramento Community
Plan Designation: Residential 4-8 d.u./ac.
Existing Zoning of Site: Agricultural
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; A
South: Vacant; A
East: Residential; R-1, R-1A
West: Vacant; A

Property Dimensions: 658' x 330'
Property Area: 5+ acres
Density of Development: 6 d.u. per acre
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 25, 1986, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

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APPLC. NO. P84-379 **MEETING DATE** August 28, 1986 **ITEM NO.** 3

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan and four to eight units per acre in the 1986 South Sacramento Community plan. The site is surrounded by vacant residential land and single family development. The proposed density is six units per net acre, which is consistent with the appropriate community plan.

The subject site is not currently within an assessment district. There are, therefore, no sewer, drainage or water facilities available to the subject site. The area has been reviewed under the Laguna Creek Floodplain Alternatives Study and Master EIR, which was prepared to address the cumulative impacts of different types of floodplain development. In March, 1985, the Council adopted the modified floodplain as the most desirable method of treating the creek drainage system. A floodplain alignment was subsequently determined by the Public Works Department.

The City is now in the process of forming the Laguna Creek Assessment District, which will provide sewer, water and drainage services and other public facilities to the area. It is anticipated that the district will be formed and improvements substantially completed within the life of the map to permit final recordation. The applicant will be required to participate in the assessment district.

B. Rezoning

The applicant proposes to rezone 5+ acres in order to subdivide the site into 23 single family parcels. Since the proposed density is within the range designated in the community plan, staff has no objection to the rezoning.

C. Design

The applicant proposes to subdivide the 5+ acres into 23 single family lots. The interior lots comply with the minimum required lot width of 52 feet. In the past, staff has requested wider lots on major streets so that turnaround driveways can be provided. A major street is 90 feet in width. Calvine Road, at 80 feet in width, does not qualify as a major street. In addition, the Traffic Engineer indicates that the ultimate traffic volume on Calvine Road will not necessitate the restriction of backout driveways.

One corner lot is 57 feet wide. The minimum corner lot width is 62 feet. Duplexes are allowed by right on corner lots in the R-1 zone. The applicant has indicated a willingness to restrict development of lot 23 to a single family unit. Staff, therefore, supports the requested variance/subdivision modification.

The South Sacramento Community plan contains a policy that lots fronting on roads such as Calvine Road have a 35 foot front setback. The map is conditioned to make note of this requirement.

D. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .3427 acres of land multiplied by the per acre value established by the applicant's appraiser.

E. Facilities

The Elk Grove School District is an impacted district and is currently collecting impaction fees as building permits are issued.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration, based upon the preparation and certification of a previous EIR for development in this area.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the negative declaration;
- B. Recommend approval of the rezoning from Agricultural (A) to Single Family (R-1);
- C. Recommend approval of the tentative map, subject to conditions which follow;
- D. Approve the variance to create a corner lot substandard in width, based upon findings of fact which follow;
- E. Recommend approval of the subdivision modification to create a corner lot substandard in width.

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 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. Pay off 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. 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.

6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
7. Meet all County Sanitation District requirements.
8. Submit a soils test prepared by a registered engineer to be used in street design.
10. Submit a seepage test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems.
11. Dedicate a 12.5 foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways.
12. A portion of the property may lie in a Federal Flood Hazard Area. No development can be approved until appropriate measures are taken to remove the area from the flood zone.
13. Appropriate assessment districts or other funding methods will have to be formed to cover the costs of improvements in drainage, sewage, bridges, channel improvements, and other public facilities in the Laguna Creek Study Area;
14. Final maps cannot be filed until the necessary permanent off-site improvements are substantially complete to the satisfaction of the Public Works Director.
15. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to the filing of the final map; may require applicant/owner to form district.
16. Prior to processing the tentative map beyond Subdivision Review Committee, the subdivider shall provide a detailed engineering study which outlines locations and extent of necessary drainage facilities, including trunk line, pump stations and Laguna Creek alignment and improvements.

Upon approval of the study by the City, if modifications to the Subdivision Review Committee conditions are required in the opinion of the Public Works Department, the applicant shall either concur in the modifications or the application shall be resubmitted for reconditioning and approval to the Subdivision Review Committee at the earliest possible date.

17. Lot 23 shall be restricted to single family development. A note shall be placed on the final map referencing this condition.

18. Laguna Creek Master Environmental Assessment fees shall be paid to the City Planning Division *prior to filing of the final map. (staff added)*

Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended an individual applicant in that under similar circumstances any applicant would be granted a variance.
2. Granting the variance does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the variance would not be injurious to property in the area in that:
 - a. the lot will retain the residential character of the area; and
 - b. the lot is restricted to single family development.
4. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses by the 1986 South Sacramento Community Plan and the proposed residential subdivision conforms with the plan designation.

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