

*CORRECTED BY STAFF APRIL 29, 1993
AMENDED BY STAFF APRIL 21, 1993
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: Morton & Pitalo, Inc.; 1788 Tribute Rd., Ste. 200; Sacto., CA 95815		
OWNER: Frank Gist Family Trust; 2220 American Ave.; Sacto., CA 95833		
PLANS BY: Morton & Pitalo, Inc.		
FILING DATE: February 2, 1993	ENVIR. DET.: Notice of Exemption 15315	REPORT BY: J. McD.
ASSESSOR'S PCL. NO.: 274-0181-010		

APPLICATION: Tentative Map to subdivide 0.66± partially developed acres with three single family homes into two parcels in the Single Family (R-1) zone.

LOCATION: Northeast corner of Jefferson and American Avenue (Council District 1)

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide the site which contains three single family residences into two parcels.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1988 South Natomas	
Community Plan Designation:	Low Density Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residences
School District:	* Natomas Unified North Sacramento Elementary and Grant Joint Union (Correction by staff April 29, 1993)

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:	112' x 255'
Property Area:	0.66±
Density of Development:	4.8 du/na
Height of Existing Buildings:	One Story
Topography:	Flat
Street Improvements:	Existing & To Be Provided
Utilities:	Existing & To Be Provided
Exterior Building Materials:	Varies
Roof Materials:	Composition

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 7, 1993, the Subdivision Review Committee, by a vote of four ayes and five absent, recommended approval of the tentative map subject to the conditions in staff report.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.66± gross acres in the Single Family Residential (R-1) zone. The site is currently developed with a single family residence. The General Plan designates the site Low Density Residential (4-15 du/na) and the Community Plan designates the site Low Density Residential (4-8 du/na). The surrounding land use and zoning includes single family, zoned R-1.

B. Applicant's Proposal

The applicant is requesting to subdivide 0.66 acres containing three existing homes into two lots.

C. Policy Consideration

The General Plan designates the site Low Density Residential (4-15 du/na). The site is also designated as an infill area. The applicant's proposal is at a density of 4.6 units per acre which is consistent with the General Plan land use designation. The project also supports the following policies in the General Plan:

- ° It is the policy of the City to promote the reuse and rehabilitation of existing urban development as a means to meet projected growth. Some neighborhoods are characterized by vacant land skipped over in the process of development. To more fully utilize this resource, efforts to promote infill and remove development constraints will be necessary. (Sec.1-34)
- ° Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources. (Sec. 2-13)
- ° Continue to support redevelopment and rehabilitation efforts that add new and reconditioned units to the housing stock while eliminating neighborhood blight and deterioration. (Sec. 2-15)

D. Tentative Map

The proposed tentative map subdivides the property into two parcels. One existing home will be located on the Parcel 2, and two existing homes will be located on Parcel 1. No street improvements will be required as access is provided directly from Jefferson and American Avenues. Staff has no objection to the tentative map provided all the conditions of approval are satisfied.

E. Agency Comments

The proposed project was reviewed by several City departments and other agencies. Most of the comments have been included in the Tentative Map conditions. No comments were received from any of the noticed neighborhood groups (Natomas Community Association, Gardenland TAC, Gardenland Residents Association).

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

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

- A. Approve the Tentative Map to subdivide 0.66± partially developed acres into two parcels by adopting the attached Resolution which contains development conditions.

Respectfully submitted by:

Jim McDonald, Associate Planner

Approved by:

David Melko, Senior Planner

Attachments

JM/jm:P93-025.CPC

4/21/93

AMENDED BY STAFF APRIL 21, 1993

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission

On Date of April 22, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF JEFFERSON AND AMERICAN AVENUES.

(P93-025) (APN: 274-0181-010)

WHEREAS, the Planning Commission, on April 22, 1993, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the Environmental Coordinator has determined that the proposed project is exempt from environmental review;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. The City General Plan designates the site Low Density Residential (4-15 du/na) and the South Natomas Community Plan designates the site Low Density Residential (4-8 du/na).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. The tentative map time extension for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 1. Meet all County Sanitation District requirements;
 2. Show all existing easements;
 3. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required;
 4. Provide separate sewer and water services to each parcel prior to recordation of the Final Map;
 5. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities and appurtenances adjacent to all public ways;
 6. Dedicate the east five feet of the parcel map as a public utility easement for overhead and underground facilities and appurtenances;
 7. ~~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. Note: This map is subject to the revised Quimby Fees approved by Council on May 21, 1991 and effective on July 22, 1991.~~
 8. Prior to recordation of the Final Map, applicant shall negotiate with the ~~Natomas Unified~~ *North Sacramento Elementary and Grant Joint Union*

School Districts, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the Districts, as mutually agreed to by the applicant and the Districts, subject to ratification by the District's Board of Trustees.(Correction made by staff April 29, 1993)

ADVISORY NOTES:

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

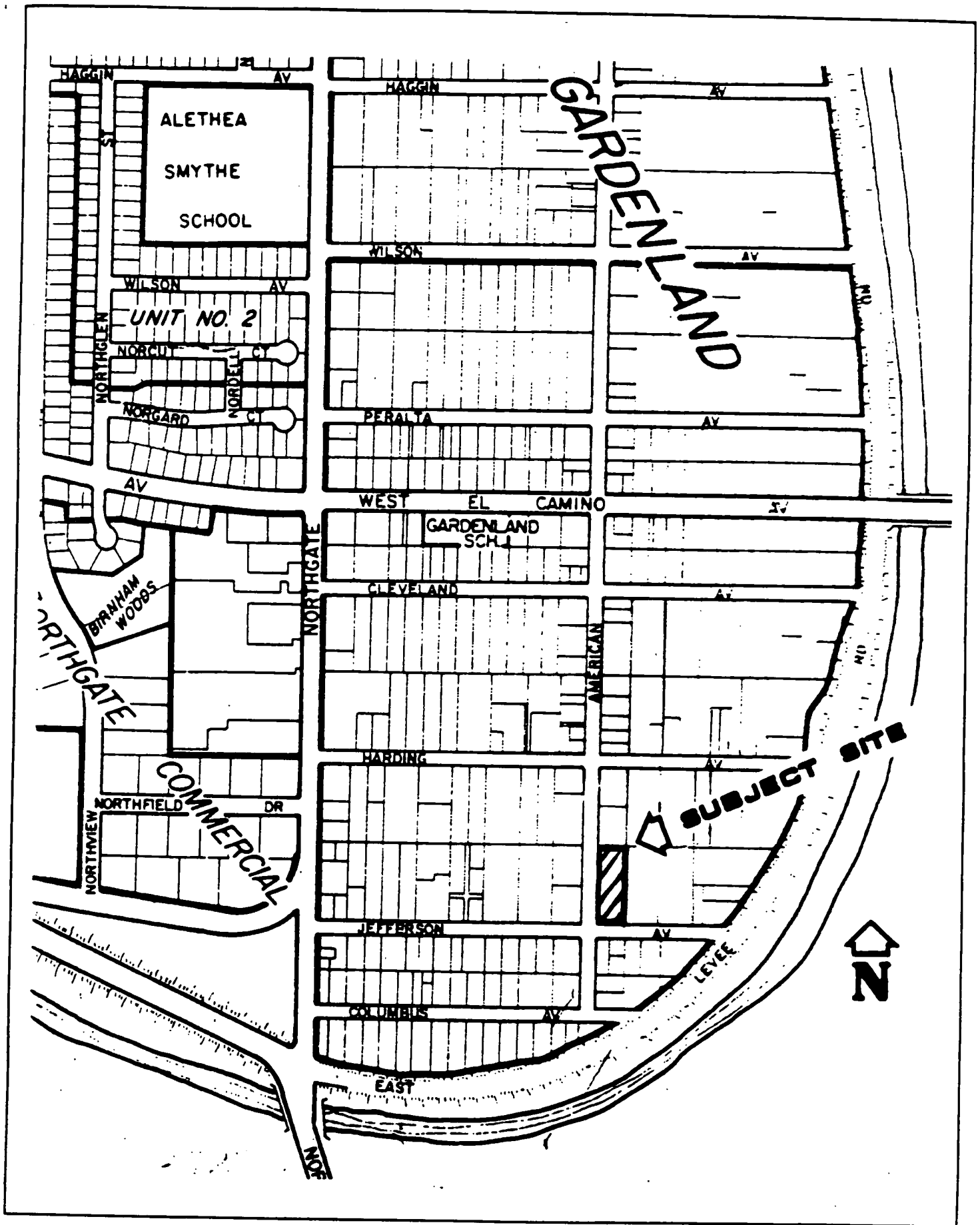
- A. The proposed project is located within the 100-year floodplain, designated as Zone A-99. Pursuant to the City's floodplain management regulations, no building permit will be issued for the construction of any residential structure in the North and South Natomas Community Plan areas unless the lowest floor of such structure is built at least one foot above the base flood elevation for the project site, as set forth in the January 1989 Working Map of the U.S. Army Corps of Engineers;
- B. This site is adjacent to one of the alternatives being considered for the future Arden Garden Connector Project. Future rights-of-way acquisition may be required;
- C. All sewer service lines that cross lot lines shall be shown on the final map as a private easement.

Chairperson of the Planning Commission

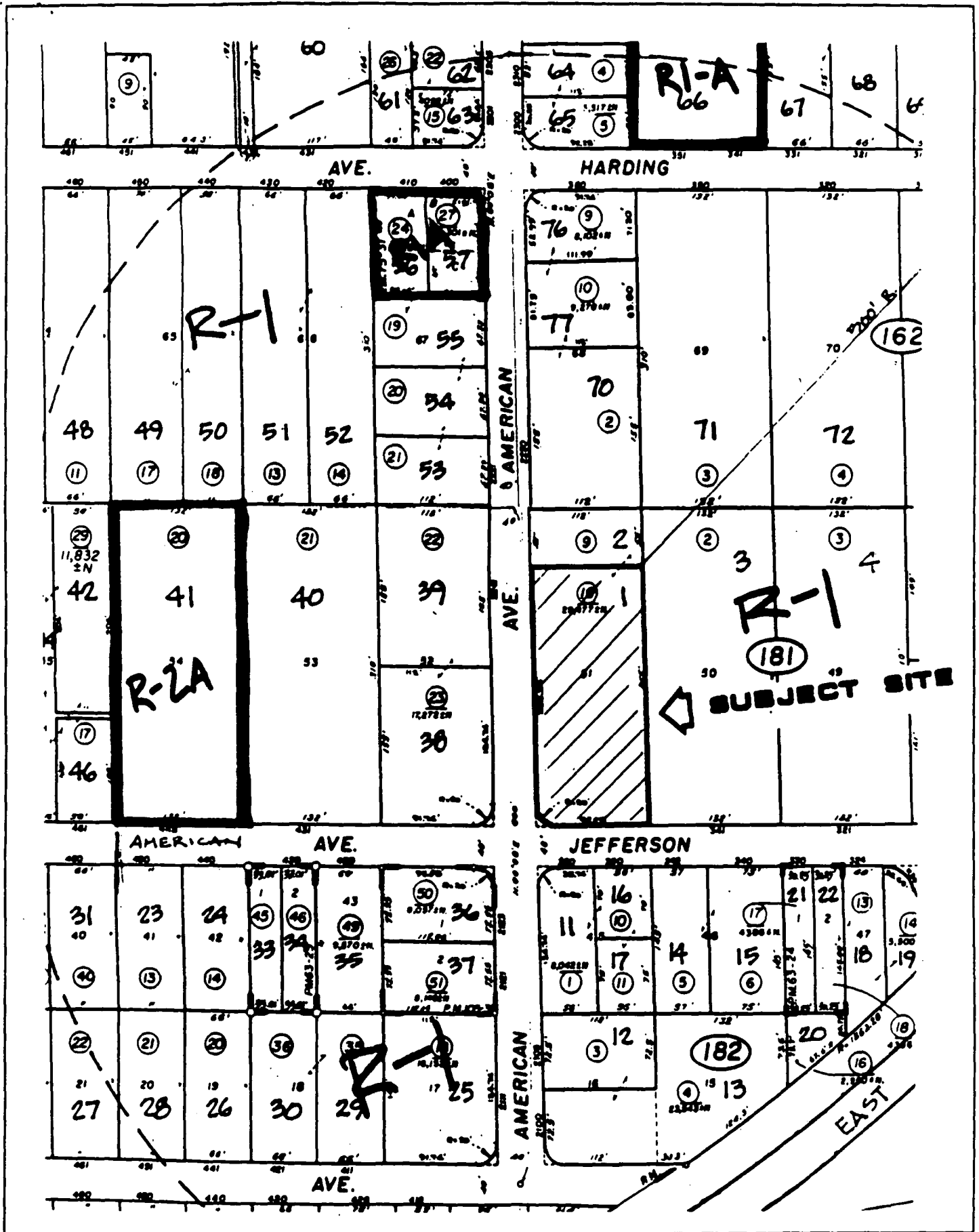
ATTEST:

Secretary to the Planning Commission

P93-025



VICINITY MAP



LAND USE & ZONING MAP



SCALE: 1" = 30'



OWNER/CLIENT

JIM GIST FAMILY TRUST
2720 AMERICAN AVE
SACRAMENTO, CA 95822

APPLICANT/ENGINEER

MORTON & RYDALO, INC.
1700 TRIBUNE ROAD, SUITE 200
SACRAMENTO, CA 95815

AREA

274-181-10

AREA

0.06 AC.

ZONING

R-1

UTILITY

CITY OF SACRAMENTO

TELEPHONE

PACIFIC BELL

SCHOOLS

CITY OF SACRAMENTO

PARKS AND RECREATION

CITY OF SACRAMENTO

274-171-22
MEJIA

274-171-23
YIM

274-181-09
JIM GIST FAMILY
TRUST

PARCEL 2
AREA 18,226 SQ. FT.

PARCEL 1
AREA 12,331 SQ. FT.

274-181-02
TURR

274-182-01
NAZIR

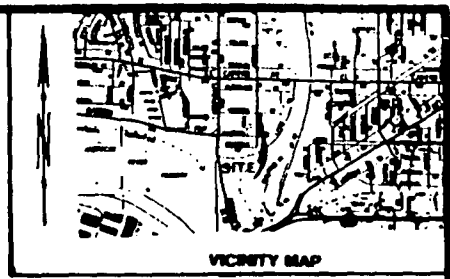
274-182-10
DORAIS

274-182-05
OAKS

AMERICAN AVE.

JEFFERSON

AVE.



VICINITY MAP

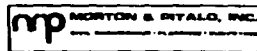
PROPOSED LOT LINE

TENTATIVE PARCEL MAP
PORTION OF LOT 51 OF GARDEN LAND.

18/BM/55

SACRAMENTO CALIFORNIA

DATE: DEC. 1992



MORTON & RYDALO, INC.

Item No. 9

April 22, 1993

P93-025

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