



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

February 4, 1981

APPROVED
BY THE CITY COUNCIL

FEB 10 1981

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Amendment to the 1965 Colonial Community Plan from Light Density Multiple Family to Light Density Residential
 2. Subdivision Modification to create parcels substandard in depth and area
 3. Tentative Map (P-9253)

LOCATION: Northwest corner of Fruitridge Road and 65th Street

SUMMARY

The applicant is requesting the necessary entitlements to divide 2+ acres into 10 single family lots. The staff and Planning Commission recommend approval of the entitlements subject to conditions.

BACKGROUND INFORMATION

On March 13, 1979, the City Council approved an identical map for the site subject to conditions. The final map however was not recorded and the map expired on September 13, 1980.

Staff supports the Community Plan Amendment because access to the site is restricted. Fruitridge Road is divided at this point and 65th Expressway is a limited access road. The only access available to the site is via a right hand turn in and out along Fruitridge Road. Single family development generates less traffic than a multiple family development and would therefore be more acceptable at this location. Also, single family development is compatible with the surrounding development.

The subject site is the result of the combination of several parcels. This practice has been encouraged in areas where existing, small, irregularly shaped parcels make standard subdivision otherwise difficult. The requested Subdivision Modifications to create lots substandard in depth and area are necessary due to the irregular parcel

size and adjacent land uses. Only Lot 10 will be substandard in area with a total of 6,175 square feet.

VOTE OF COMMISSION

On January 8, 1981, the Planning Commission, by a vote of nine ayes recommended approval subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project and adopt the attached Resolutions with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TMM:jm
Attachments
P-9253

February 10, 1981
District No. 6

RESOLUTION No. 81-098

Adopted by The Sacramento City Council on date of

FEBRUARY 10, 1981

A RESOLUTION AMENDING THE 1965 COLONIAL COMMUNITY PLAN FROM LIGHT DENSITY MULTIPLE FAMILY TO LIGHT DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF FRUITRIDGE ROAD AND 65TH STREET (APN: 023-252-05, 06, 17 and 18) (P-9253)

WHEREAS, the City Council conducted a public hearing on February 10, 1981, concerning the above plan amendment. Based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

1. The proposed amendment will not adversely affect the surrounding uses;
2. The subject site is suitable for single family development;
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the property located at the northwest corner of Fruitridge Road and 65th Street is hereby designated on the 1965 Colonial Community Plan for Single Family Residential.

MAYOR

ATTEST:

CITY CLERK

P-9253

APPROVED
BY THE CITY COUNCIL

FEB 10 1981

OFFICE OF THE
CITY CLERK

RESOLUTION No. 81-099

Adopted by The Sacramento City Council on date of

FEBRUARY 10, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
FRUITRIDGE VILLAGE (APN: 023-252-05,
06, 17, 18) (P-9253)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for Fruitridge Village, located at the Northwest corner of Fruitridge Road and 65th Street (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on February 10, 1981 hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Colonial Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

APPROVED
BY THE CITY COUNCIL

FEB 10 1981

OFFICE OF THE
CITY CLERK

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.
- H. In the matter of the requested Subdivision Modification, the Council determines as follows:
- a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: The configuration of the subject site is irregular and that it is impossible to divide the subject property in strict accordance with the subdivision ordinance requirements.

- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The division of the property does not involve financial benefit through the reduction of lot area for the reduced lot area only involves one parcel.

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FEB 10 1981

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- c. That the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity.

Fact: The parcelization will result in the creating of lots which are standard in width and which, with the exception of one parcel, meet the minimum area requirements.

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is intended for residential use, and the proposed parcelization is consistent with this designation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. The applicant shall prepare a sewer and drain study for review and approval by the City Engineer.
 - 2. The applicant shall provide standard subdivision improvements as specified in Section 40.811 of the Subdivision Ordinance.
 - 3. All streets shall be named to the satisfaction of the Planning Director.
 - 4. A decorative masonry wall shall be erected along the easterly property line. Design of the wall shall be approved by the Planning Director.

5. The applicant shall prepare a sound study addressing impacts associated with 65th Street Expressway and the adjoining SMUD transformer. The sound study shall be subject to review and approval of the City-County Health Department. The applicant shall be responsible for satisfying the mitigation measures recommended by the study.
6. The applicant shall dedicate to the City access for Lots 1 and 10 along Fruitridge Road. No driveways or direct access shall be permitted along Fruitridge Road from these lots.
7. The applicant shall place the following note on the map: Lots 1 and 10 shall be restricted to single family dwellings.
8. The existing fire hydrant shall be relocated to the satisfaction of the City Sewer and Water Division.

MAYOR

ATTEST:

CITY CLERK

P-9253

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE January 8, 1981
 ITEM NO. 140 FILE NO. F-9253
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:
 Favorable
 Unfavorable

LOCATION: NW Corner of Fruitridge Rd. & 65th Street

Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			✓
Goodin	✓			
Holloway	✓			
Hunter	✓			
Larson	✓			
Muraki	✓			
Simpson	✓			
Silva	✓		✓	
Fong	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL subject to conditions in August & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	G. W. Consulting Engineers, 2400 Glendale Lane, Suite G., Sacramento, CA		
OWNER	W. D. Miles, 2107 B 15th Avenue, Sacramento, CA		
PLANS BY	G. W. Consulting Engineers, 2400 Glendale Lane, Suite G., Sacramento, CA		
FILING DATE	11/21/80	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	12/29/80	EIR	ASSESSOR'S PCL NO. 023-252-05,06,17 & 18

- APPLICATION:
1. Environmental Determination
 2. Community Plan Amendment from Light Density Multiple Family to Light Density Residential.
 3. Variance/Subdivision Modification to create parcels substandard in depth.
 4. Variance/Subdivision Modification to create a lot substandard in area.
 5. Tentative Map to divide 2+ acres into 10 lots.

LOCATION: Northwest corner of Fruitridge Road and 65th Street.

PROPOSAL: The applicant is proposing to divide 2+ acres into 10 single family lots.

PROJECT INFORMATION:

General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Multiple-Family Residential
Existing Zoning:	R-1
Existing Use:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; R-1
South:	Residential; R-1
East:	Cemetery and baseball field; R-1
West:	SMUD transformer and single family; R-1
Property Diemsnions:	Irregular in shape
Property Area:	2+ acres
Proposed Density:	Five dwellings/acre
Topography:	Flat
Street Improvements:	To be provided
Existing Utilities:	Available to site
School District:	Sacramento Unified

BACKGROUND INFORMATION: On March 13, 1979 an identical map was approved for the site. The final map however was not recorded and the map expired on September 13, 1980. The applicant is therefore requesting approval of a new tentative map.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 17, 1980 the Subdivision Review Committee, by a vote of seven ayes, one absent and one abstention, voted to approve the tentative map subject to the following conditions:

(see over)

APPLC. NO. P-9253

MEETING DATE January 8, 1981

CPC ITEM NO. 14

1. The applicant shall prepare a sewer and drain study for review and approval by the City Engineer;
2. The applicant shall provide standard subdivision improvements as specified in Section 40.811 of the Subdivision Ordinance;
3. All streets shall be named to the satisfaction of the Planning Director;
4. A decorative masonry wall shall be erected along the easterly property line. Design of the wall shall be approved by the Planning Director;
5. Applicant shall prepare a sound study addressing impacts associated with 65th Street Expressway and the adjoining SMUD transformer. The sound study shall be subject to review and approval of the City-County Health Department. The applicant shall be responsible for satisfying the mitigation measures recommended by the study;
6. Applicant shall dedicate to the City access for Lots 1 and 10 along Fruitridge Road. No driveways or direct access shall be permitted along Fruitridge Road from these lots;
7. The applicant shall place the following note on the map: "Lots 1 and 10 shall be restricted to single family dwellings";
8. The existing fire hydrant shall be relocated to the satisfaction of the City Sewer and Water Division.

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

1. The subject site is the result of the combination of several parcels. This practice has been encouraged in areas where existing, small, irregularly shaped parcels make standard subdivision other wise difficult.
2. Access to the site is restricted. Fruitridge Road is divided at this point and 65th Street Expressway is a limited access road. The only access available to the site is via a right turn in and out along Fruitridge Road. This would make the site more desirable for single family development because it generates less traffic than a multiple family development. Also, single family is compatible with surrounding development.
3. Due to the volume of traffic along Fruitridge Road and close proximity of the site to the intersection of Fruitridge Road and 65th Street Expressway, staff recommends that right of access along Fruitridge Road for Lots 1 and 10 be dedicated to the City. This would avoid the location of driveway and backout parking along the major street frontage. Staff also suggests that the two corner lots (Lots 1 & 10) be limited to single family dwellings.

4. The applicant proposes a variance/subdivision modification to make Lots, 1, 2, 7, 8, 9, and 10 substandard in depth (95 feet). Lot 10 is also substandard in area. Because of the irregular parcel shape and the location of the SMUD transformer to the west, staff supports the request to create lots substandard in depth and Lot 10 with a substandard area of 6175 square feet.
5. The site is impacted by noise from 65yh Street Expressway. A second possible noise source is the SMUD transformer immediately west of the site. Staff recommends a sound study be prepared for review and approval of the City-County Health Department. Mitigation measures recommended in that study must be implemented prior to final map recordation.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the community plan amendment from Light Density Multiple Family to Light Density Residential;
3. Approval of the variance/subdivision modification to create lots of substandard depth based on findings of fact which follow;
4. Approval of the variance/subdivision modification to create a lot with a substandard area based on findings of fact which follow;
5. Approval of the tentative map to divide 2+ acres into 10 lots subject to the following conditions:

Conditions of Tentative Map:

- a. The applicant shall prepare a sewer and drain study for review and approval by the City Engineer;
- b. The applicant shall provide standard subdivision improvements as specified in Section 40.811 of the Subdivision Ordinance;
- c. All streets shall be named to the satisfaction of the Planning Director;
- d. A decorative masonry wall shall be erected along the easterly property line. Design of the wall shall be approved by the Planning Director;
- e. Applicant shall prepare a sound study addressing impacts associated with 65th Street Expressway and the adjoining SMUD transformer. The sound study shall be subject to review and approval of the City-County Health Department. The applicant shall be responsible for satisfying the mitigation measures recommended by the study.
- f. Applicant shall dedicate to the City access for Lots 1 and 10 along Fruitridge Road. No driveways or direct access shall be permitted along Fruitridge Road from these lots;

- g. The applicant shall place the following note on the map: "Lots 1 and 10 shall be restricted to single family dwellings;
- h. The existing fire hydrant shall be relocated to the satisfaction of the City Sewer and Water Division.

Findings of Fact - Approval of variance to create lots substandard in depth and area.

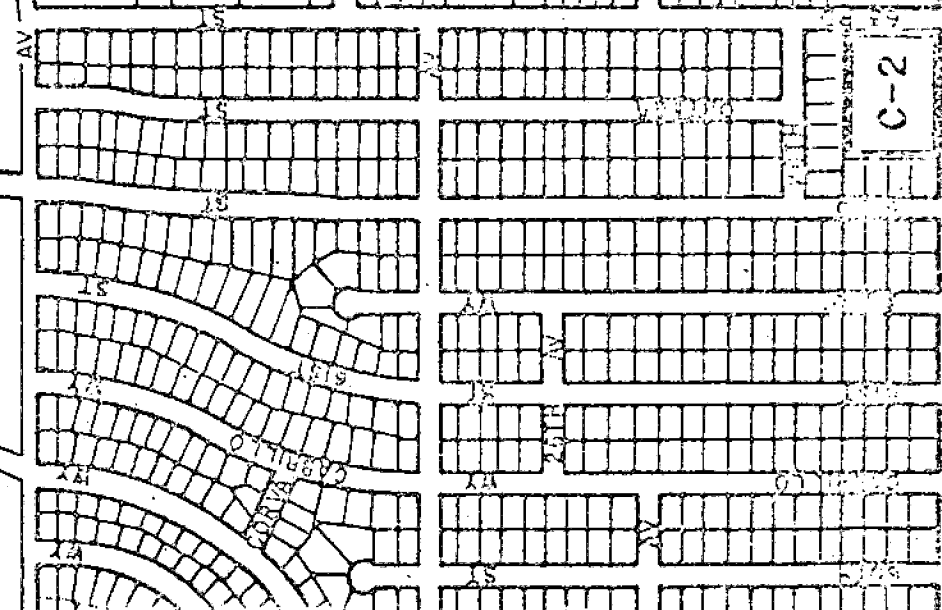
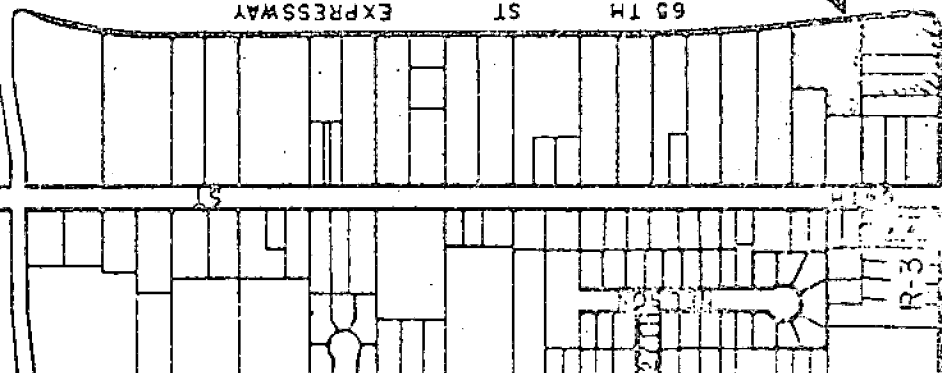
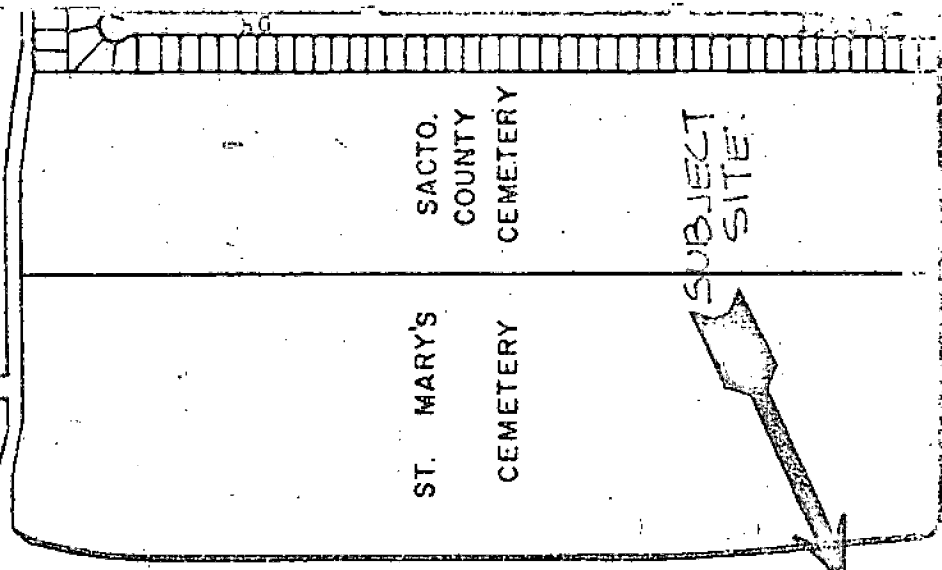
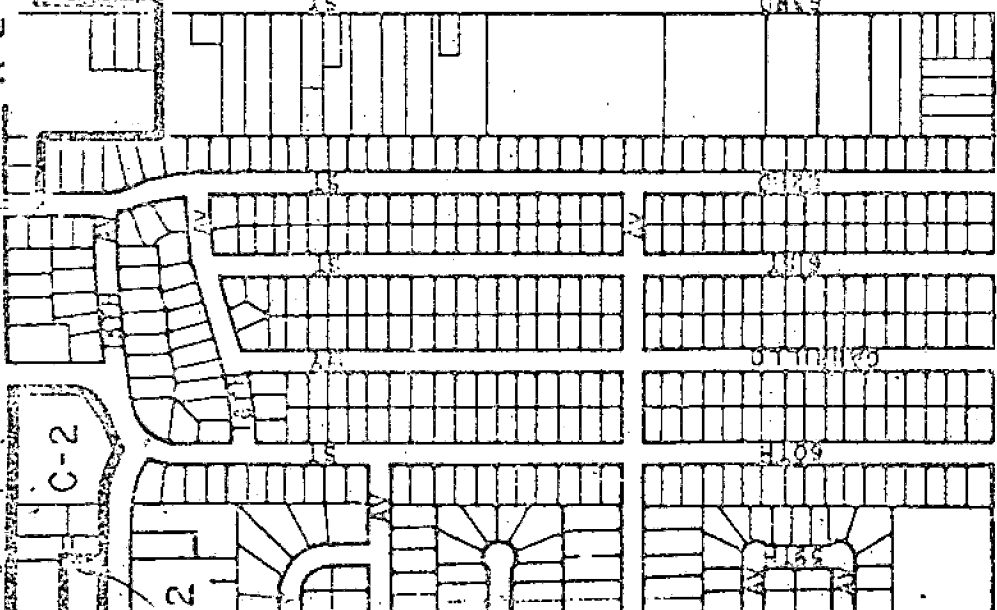
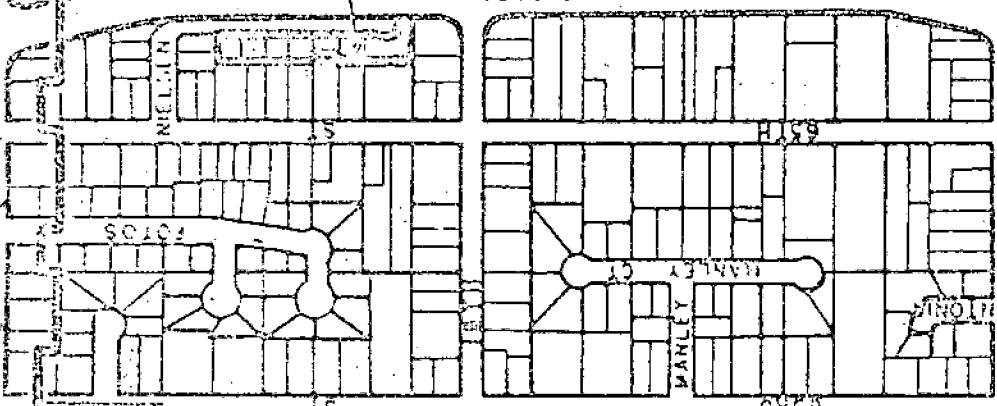
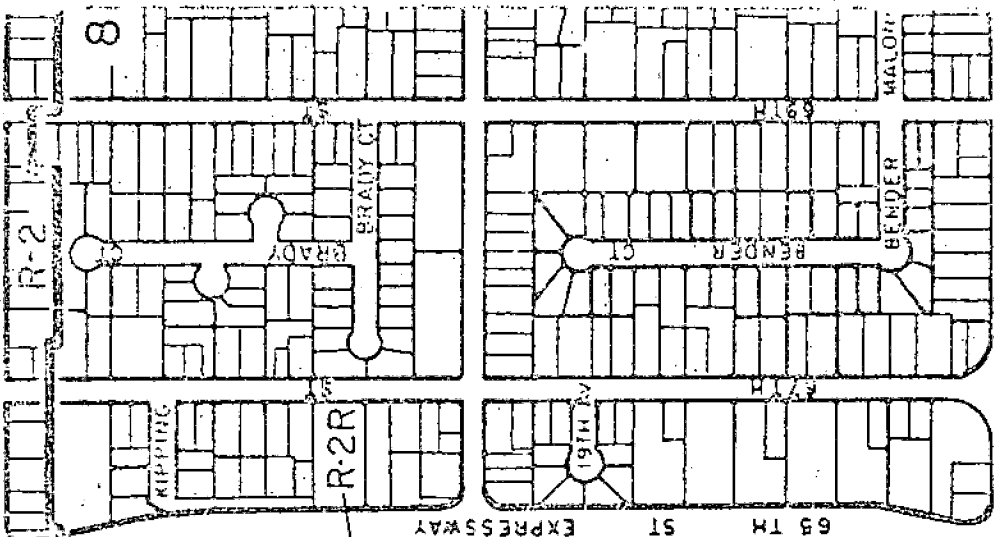
- 1. Granting of the variance is not a special privilege extended to the applicant in that special circumstances give the request merit:
 - a. the parcel is irregularly shaped;
 - b. the parcel is located between a SMUD substation and the 65th Street Expressway. Standard requirements would result in an burden placed on the applicant.
- 2. The proposal is not a use variance in that single family dwellings are allowed in the R-1 zone.
- 3. The proposal is not injurious to public health and safety nor detrimental to surrounding property in that:
 - a. single family residential will create a minimum impact on traffic on Fruitridge Road;
 - b. it is compatible with surrounding single family development.
- 4. The proposal is compatible with the 1974 General Plan and the Colonial Community Plan which designate the site residential.

R-2

R-2

C-2

8



TENTATIVE MAP OF
FRUITRIDGE VILLAGE
 CITY OF SACRAMENTO
 NOVEMBER, 19

CALIFORNIA
SCALE: 1" = 40'

R COWLES
023-252-19

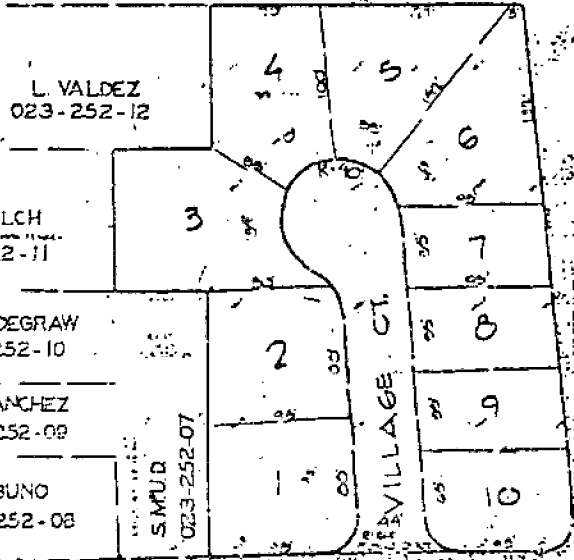
L. VALDEZ
023-252-12

S. WELCH
023-252-11

D. J. DEGRAW
023-252-10

J. SANCHEZ
023-252-09

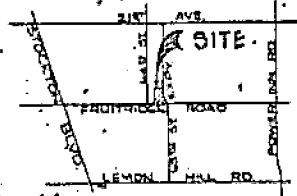
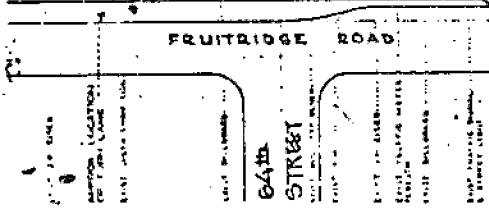
D. C. BUNO
023-252-08



66th STREET EXPRESSWAY

Page 14
 January 5, 1981

DESCRIPTION:
 A PORTION OF LOT 18 AS SHOWN ON THE
 "PLAT OF COLONIAL ACRES UNIT 2" RECORDED
 IN BOOK 15 MAPS, MAP 22
ASSESSOR'S PARCEL NO.:
 023-252-08, 09, 10, 11, 12
OWNER:
 R. COWLES
 112 S. 25th St.
 SAC. CA 95811
DEVELOPER:
 ATHERS REALTY
 1500 LINCOLN SHIRE DR #200
 SACRAMENTO, CA
ENGINEER:
 G.W. CONSULTING ENGINEERS
 2500 GLENDALE LAKE STE 9
 SACRAMENTO, CA 95825
 486-1120
ZONING & PROPOSED USE:
 ZONING: R-1
 PROPOSED USE: SINGLE FAMILY COMPLEX
AREA & NO OF PARCELS:
 TOTAL GROSS
 10 LOTS
WATER:
 CITY OF SACRAMENTO
SEWER & STORM DRAIN:
 CITY OF SACRAMENTO
SCHOOL DISTRICT:
 CITY OF SACRAMENTO
FIRE PROTECTION:
 CITY OF SACRAMENTO



LOCATION MAP

	G.W. CONSULTING ENGINEERS 2500 GLENDALE LAKE STE 9 SACRAMENTO, CA 95825 486-1120	PREPARED BY: M. BLANCKE CHECKED BY: M. BLANCKE DESIGNED BY: M. BLANCKE DATE: 11/18/80	TENTATIVE MAP OF FRUITRIDGE VILLAGE CITY OF SACRAMENTO, CALIFORNIA
	CITY OF SACRAMENTO PLAT NO. 2180-01		