

P95-112 BETH ESTATES SUBDIVISION

REQUEST: Tentative Map Time Extension to subdivide 5.44 ± vacant acres into 35 lots for single-family development in the Single-Family Alternative (R-1A) zone.

LOCATION: South of Meadowview Road, West of 22nd Street
APN: 052-0085-020 & 021
Council District 8

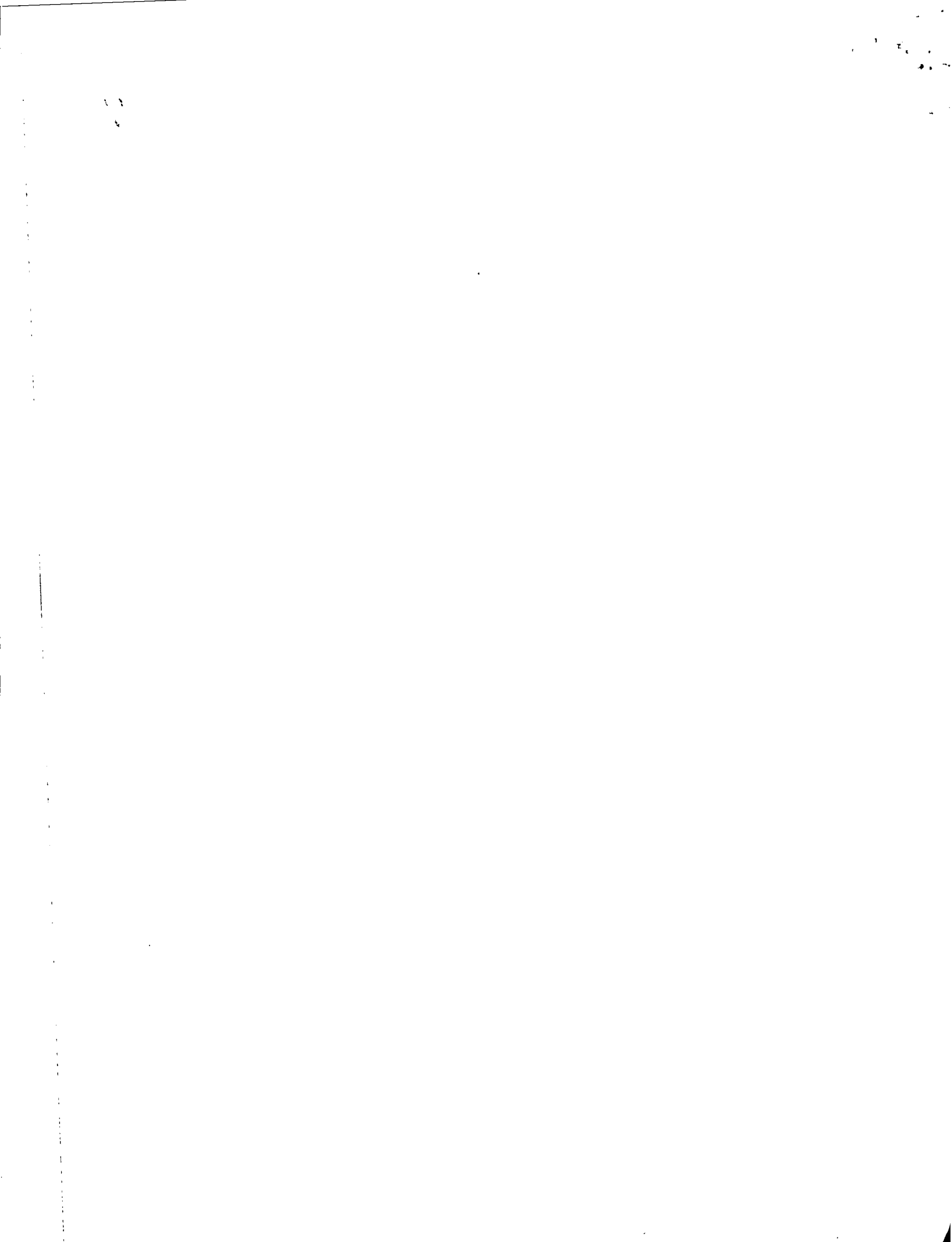
APPLICANT:	Dunnigan Realtors, (Carl Packard), 916/422-3756 6355 Riverside Boulevard, Sacramento, CA 95831
OWNER:	Goodrich & Pennington, Inc. 50 E Street, Santa Rosa, CA 95404
APPLICATION FILED:	November 20, 1995
STAFF CONTACT:	Mike Dale, 264-8309

SUMMARY/RECOMMENDATION: The applicant is seeking the necessary entitlement to subdivide two parcels totaling 5.4 acres into 35 single family lots. The applicant is requesting a three-year time extension of the subdivision map which was approved by the Planning Commission on November 18, 1993, subject to conditions. The zoning on this site require's Planning Commission approval of a Special Permit prior to construction. The applicant is not requesting a Special Permit at this time.

The applicant is requesting the same map which was approved by the Planning Commission in 1993 (P93-136). The project is consistent with the General Plan and the Airport Meadowview Community Plan. The project has been reviewed for compatibility with the existing street system. The lots will exceed the minimum 5,200 square-foot lot size requirement of the zoning and subdivision ordinances. **Staff therefore supports the requested Three-Year Time Extension subject conditions.**

PROJECT INFORMATION:

General Plan Designation:	Low-Density Residential (4-15 du/na)
Community Plan Designation:	Residential (7-15 du/na)
Zone:	Single-Family Alternative (R-1A)



Existing Land Use of Site: Vacant
School District: Sacramento City Unified

Surrounding Land Use and Zoning (see Attachment B):

North: Single-Family Residential; R-1
South: Vacant; R-1A(PUD)
East: Single-Family Residential; R-1
West: Vacant; R-1

Property Area: 5.44± gross acres
Property Dimensions: 658' x 355'
Proposed Density: 7.2 du/na
Street Improvements and Utilities: To Be Provided

OTHER APPROVALS REQUIRED: In addition to the requested entitlement, the applicant will be required to obtain the following permits or approvals, including but not limited to:

<u>Permits/Easements</u>	<u>Agency</u>
Final Map	Public Works Department
* Special Permit (w/CEQA Review)	Development Services Division
Building Permit	Development Services Division
(* = Requires a public hearing)	

BACKGROUND: On January 24, 1991, the Planning Commission recommended approval of a Rezone of the site from R-1R to R-1A and a Tentative Map to subdivide the property into 35 single-family lots and approved a Special Permit to construct 35 single family residences on the subject site (P90-430). On April 9, 1991, the Rezone and Tentative Map were approved by the City Council. The Special Permit and Tentative Map subsequently expired. On November 18, 1993, the Planning Commission approved a Tentative Map to subdivide the site into 35 single-family lots (P93-136). This was the same map as approved in 1991. The current application is for a three-year time extension of this Tentative Map.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General/Community Plan. The subject site is designated as "Low-Density Residential (4-15 du/na)" by the General Plan. The 1984 Airport Meadowview Community Plan designates the site as "Residential (7-15 du/na)." The applicant's proposal would result in an average density of 7.2 dwelling units per net acre which is consistent with the land use designations. Subsequent review of a Special Permit to construct the homes will be subject to the policies of the Community Plan which address quality design and construction.

Zoning. The site is zoned "Single-Family Alternative (R-1A)" which is defined by the zoning ordinance as a medium-density residential zone. The R-1A zone differs from the "Standard Single-Family (R-1)" zone in that it can accommodate townhouses and similar medium-density projects in addition to standard single-family, detached development. Apartments are not allowed in the R-1A zone.

B. Tentative Map Design

The proposed tentative subdivision map will divide 5.4 acres into 35 parcels. The lots range in width between 48 feet and 59 feet. The average lot size is 5,700 square feet which exceeds the minimum required for Standard Single-Family Development. Lots 31-34 are less than the minimum 5,200 square-foot lot size. The applicant has agreed to modify the map, prior to recordation, to ensure that all lots are at least 5,200 square feet in area. Off-site dedications will be required for connections to Walsh Way and Manorcrest Way within the North Shores subdivision. Temporary connections or turn-arounds will be required until the development of North Shores occurs. Staff has no objection to the Tentative Map, subject to conditions.

C. Site Plan Design / Zoning Requirements

The R-1A zone requires approval of a Special Permit by the Planning Commission prior to the issuance of building permits. The applicant indicates that a builder has not been identified, and that the Special Permit application will be submitted when plans have been developed. The Special Permit application should include unit floor plans and elevations and a master site plan showing the location of units on lots.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On November 18, 1993, the Planning Commission ratified a Negative Declaration for the originally proposed project (P93-136). Section 15162 of the CEQA Guidelines states that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. None of these conditions exist. Therefore, a new Negative Declaration is not required.

B. Neighborhood Response

Copies of the applicant's proposal were routed to the Neighborhood Awareness Group (Joyce Lee) and to the South Sacramento Neighborhood Coalition (Mary

Brill). Staff followed-up with a phone call. At the time of this writing, staff has received no opposition to the project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments received address the required subdivision improvements (i.e. utilities and street improvements). These comments have been included as conditions of the proposed Tentative Map.

D. Subdivision Review Committee

On February 7, 1996, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Tentative Map subject to conditions. Implementation of all of the previously approved conditions for the original Tentative Map (P93-136) are required.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested entitlement. The Commission action may be appealed to the City Council within 10 days following the Commission's action. Any modification to the proposed Tentative Map shall be subject to review and approval by Planning staff prior to the recordation of the Final Map.

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

Approve the **Three-Year Tentative Map Time Extension** to subdivide 5.44 \pm vacant acres into 35 lots for single-family development in the Single-Family Alternative (R-1A) zone subject to conditions and findings of fact.

Report Prepared By,


Mike Dale, Associate Planner

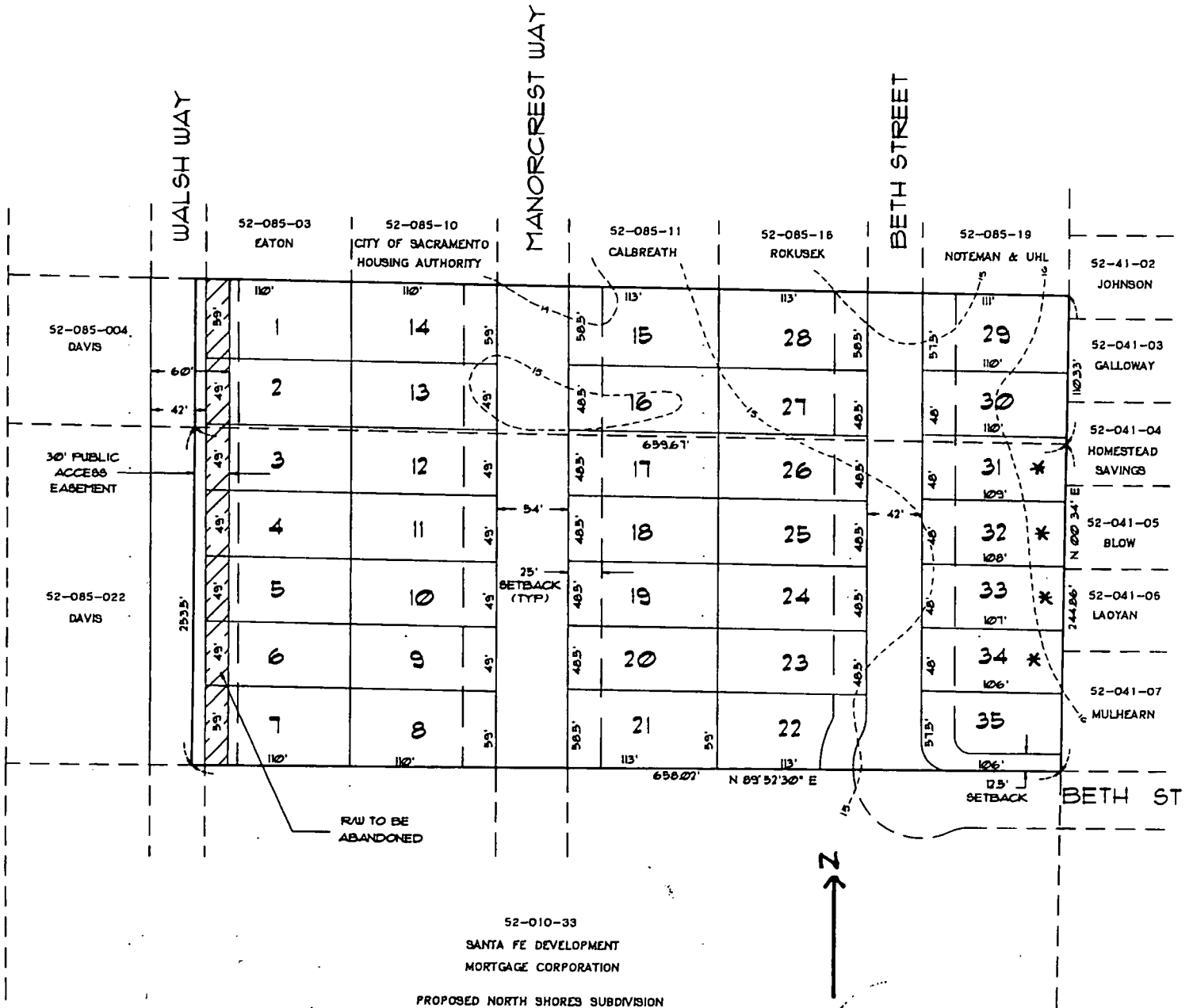
Report Reviewed By,


Barbara L. Wendt, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Exhibit 1B	Government Code
Attachment 2	Vicinity Map
Attachment 3	Land Use and Zoning Map
Attachment 4	Table of Lot Sizes

Exhibit 1A
Tentative Map



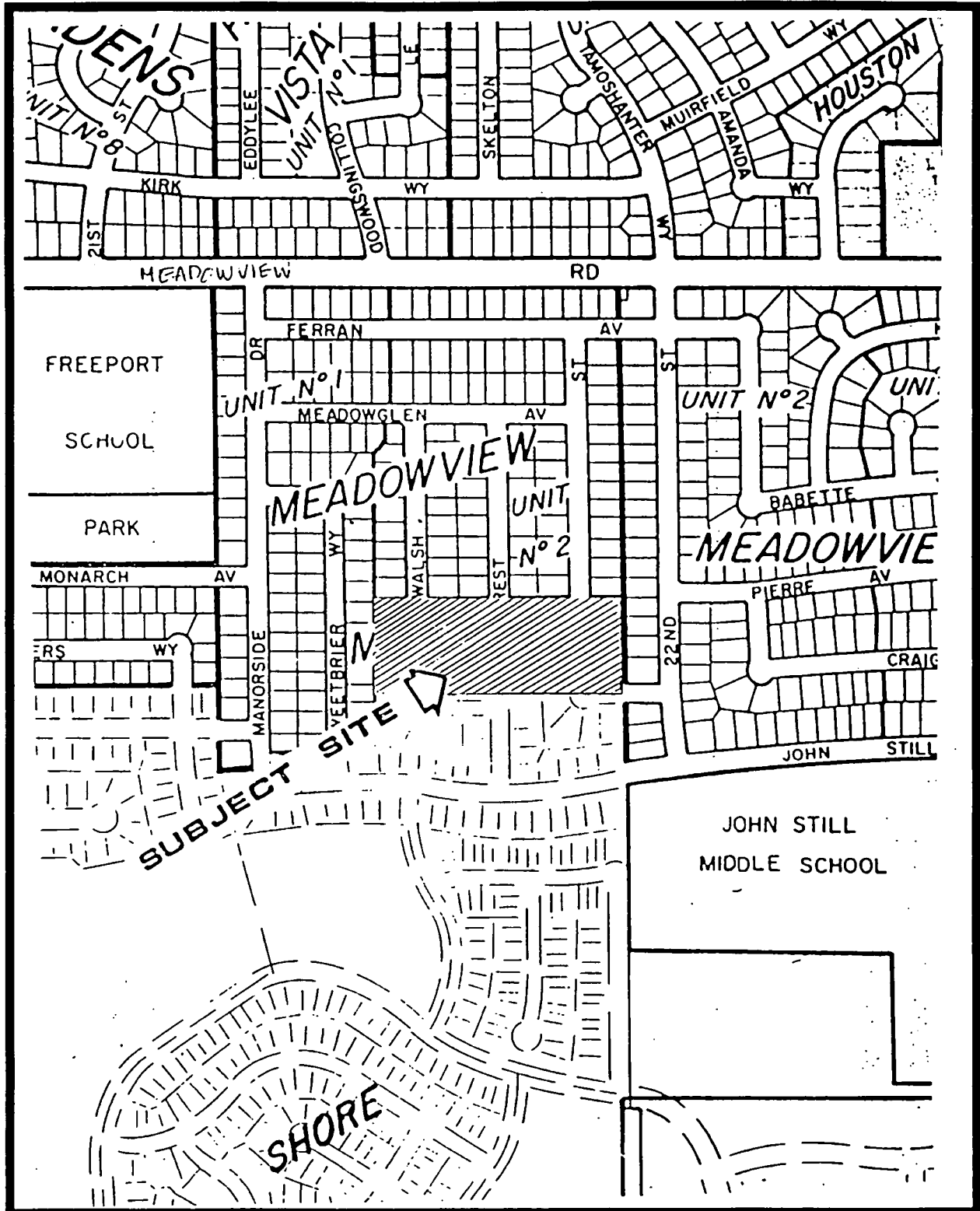
Lots 31 through 34 shall be increased to a minimum of 5,200 square feet per conditions of approval. (Lots less than 5,200 square feet require Planning Commission approval of a Subdivision Modification.)

**Exhibit 1B
Government Code****The Subdivision Map Act
(California Government Code)**

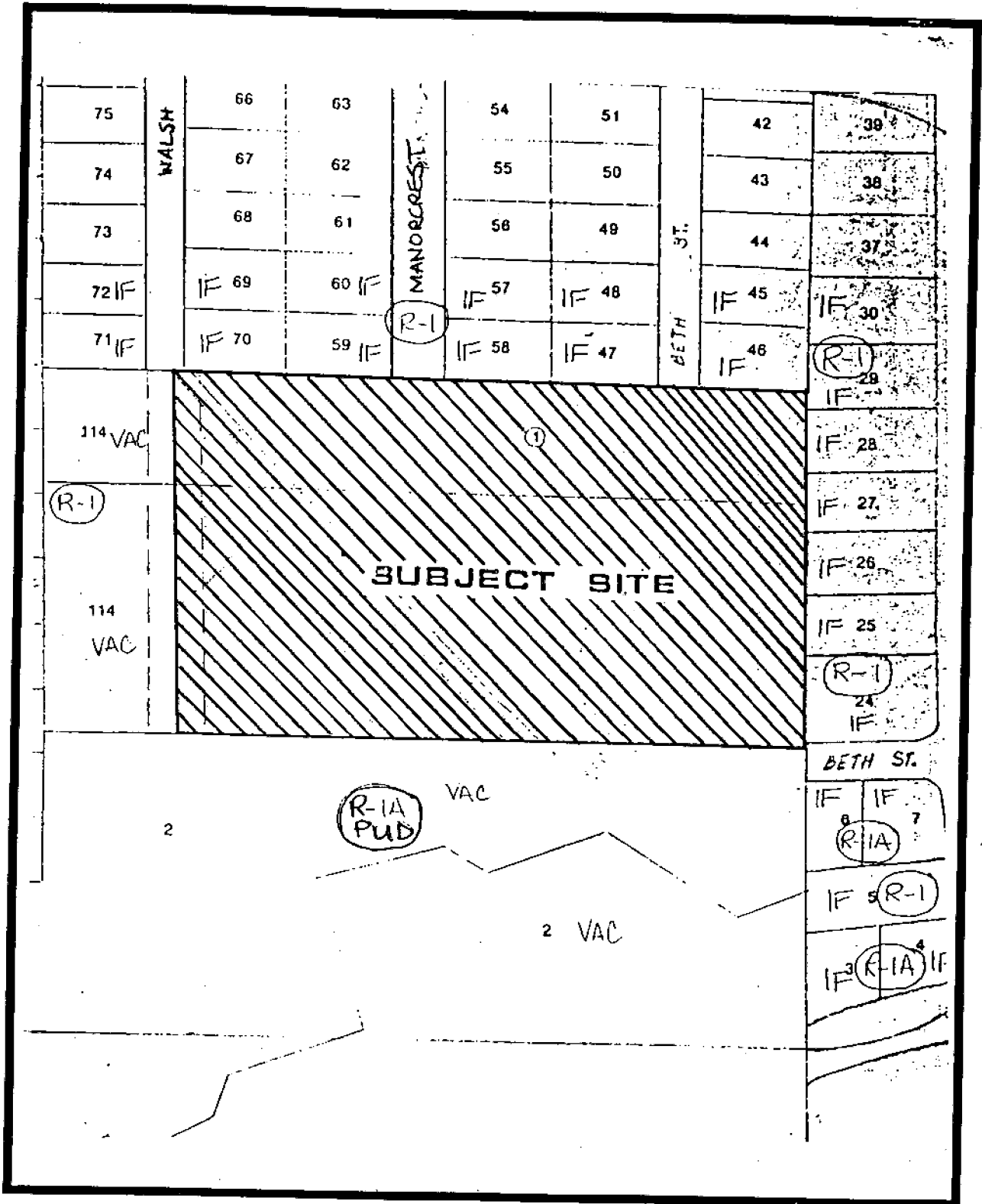
Section 66474. A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451. (This section of the Government Code establishes the required content of a specific plan.)
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general or specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Attachment 2
Vicinity Map



Attachment 3
Land Use and Zoning Map



**Attachment 4
Table Of Lot Sizes**

<u>Lot</u>	<u>Lot Size</u>	<u>Lot</u>	<u>Lot Size</u>	<u>Lot</u>	<u>Lot Size</u>
1	6372	13	5390	25	5432
2	5292	14	6490	26	5432
3	5292	15	6611	27	5432
4	5292	16	5481	28	6552
5	5292	17	5481	29	6268
6	5292	18	5481	30	5232
7	6372	19	5481	31	5184
8	6490	20	5481	32	5136
9	5390	21	6611	33	5088
10	5390	22	6608	34	5040
11	5390	23	5432	35	6038
12	5390	24	5432		

Sizes of Lots 1-7 and 22-35 have been adjusted to reflect a 44-foot wide public right of way along Walsh Way and Beth Street per conditions of approval.

Lots 31 through 34 shall be increased to a minimum of 5,200 square feet per conditions of approval. (Lots less than 5,200 square feet require Planning Commission approval of a Subdivision Modification.)