

CITY OF SACRAMENTO

30

CITY PLANNING DEPARTMENT

725 "J" STREET

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

MARTY VAN DUYN,
PLANNING DIRECTOR

April 24, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Subdivision Modification to create a deep lot
2. Subdivision Modification to waive water and sewer services
3. Tentative Map (P-8961)

LOCATION: 7006 Lemon Hill Avenue

SUMMARY

This is a request for entitlements necessary to divide 4.2 acres into four single family lots. The proposal consists of one substandard size lot. The staff and Planning Commission recommended approval of the requests subject to conditions.

BACKGROUND INFORMATION

The subject site is located in an area that is being developed into single family subdivisions. The proposal is compatible with surrounding land uses and consistent with the Community Plan.

The applicant is proposing to create three standard size lots and one lot (Parcel C) that is substandard in depth. Staff has no objection to the 549+ foot deep lot because the proposed lot layout will allow future development of Parcel C into a single family subdivision.

The attached tentative map illustrates one way in which Parcel C can be further subdivided for single family.

VOTE OF PLANNING COMMISSION

On March 27, 1980 the Planning Commission, by a vote of 7 ayes, 2 absent, recommended approval of the project subject to conditions.

APPROVED
BY THE CITY COUNCIL

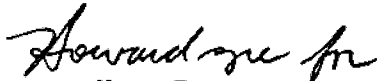
APR 29 1980

OFFICE OF THE
CITY CLERK

RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the tentative map and subdivision modifications and adopt the attached resolution.

Respectfully submitted,


Marty Van Duyn
Principal Planner

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-8961

April 29, 1980
District No. 6

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 27, 1990
 ITEM NO. 216 FILE NO. P- 3961
M-

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

Recommendation:

- Favorable Unfavorable Petition Correspondence

LOCATION: 7006 Lomen Hill Avenue

NAME PROPOSERS ADDRESS

NAME OPPOSERS ADDRESS

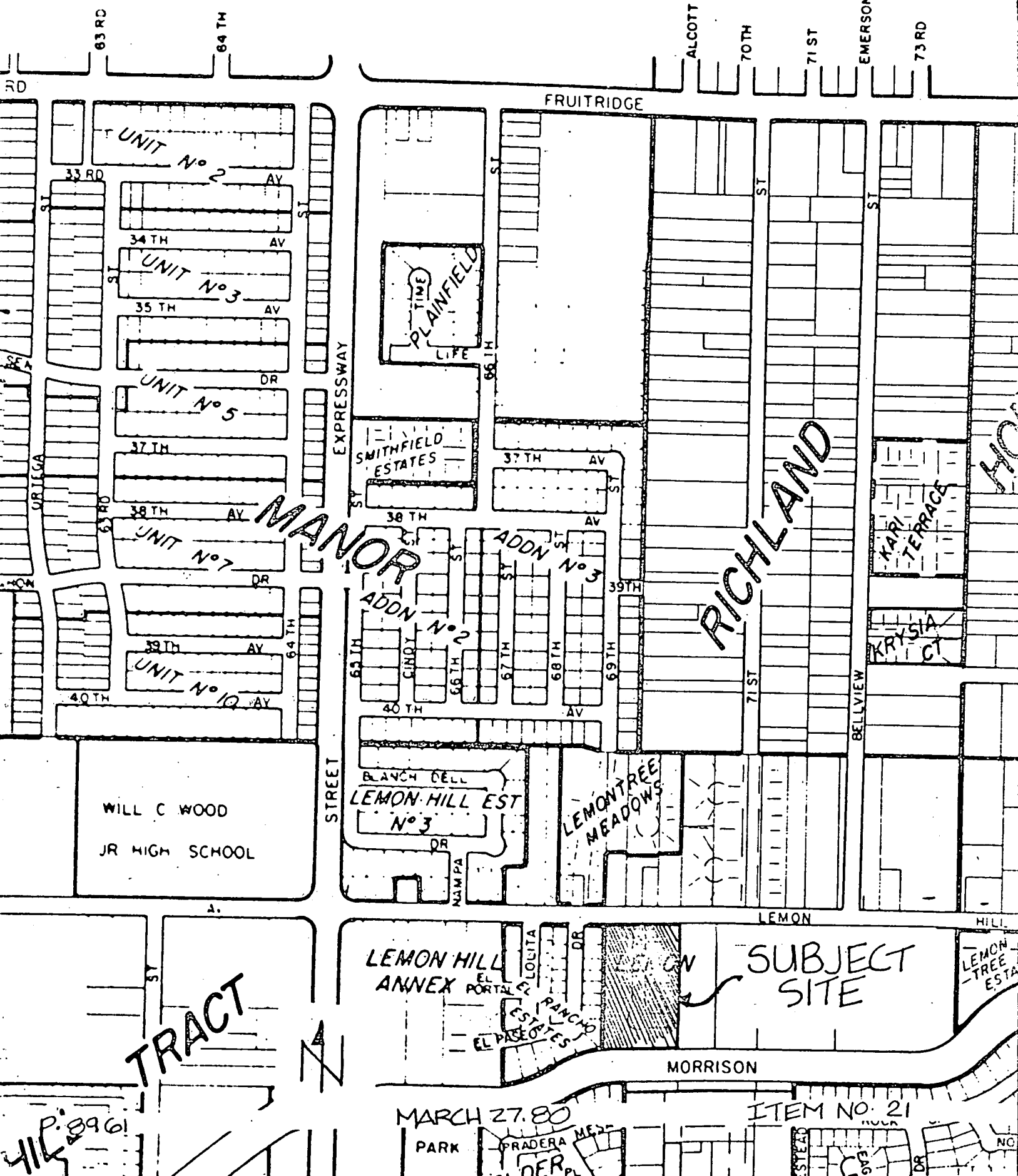
MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			✓
Goodin	<i>Bl/mt</i>			
Hunter	<i>9/22/90</i>			
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 & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

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



MANOR

RICHLAND

TRACT

SUBJECT SITE

LEMON HILL ANNEX

BLANCH BELL LEMON HILL EST N°3

ADDN N°2

ADDN N°3

UNIT N°2

UNIT N°3

UNIT N°5

UNIT N°7

UNIT N°10

PLAINFIELD LIFE

SMITHFIELD ESTATES

KARI TERRACE

KRYSLA CT

LEMON TREE MEADOWS

LEMON TREE EST

MARCH 27.80

ITEM NO. 21

PARK

PRADERA MESA

DER

STEAD

EAG

NO

414 P. 8961

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Joe & Helena Reali - 7006 Lemon Hill Avenue, Sacramento, CA 95824				
OWNER	Joe & Helena Reali - 7006 Lemon Hill Avenue, Sacramento, CA 95824				
PLANS BY	Aldo Crestetto - 5943 13th Avenue, Sacramento, CA 95820				
FILING DATE	2-22-80	50 DAY CPC ACTION DATE		REPORT BY:	JM:sg
NEGATIVE DEC.	3-17-80	EIR		ASSESSOR'S PCL. NO.	038-121-14

- APPLICATION:
1. Environmental Determination
 2. Variance/Subdivision Modification to create a deep flag-shaped lot
 3. Subdivision Modification to waive water and sewer services
 4. Tentative Map

LOCATION: 7006 Lemon Hill Avenue

PROJECT INFORMATION:

General Plan Designation: Residential
1965 Colonial Community
Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Existing Single Family Dwelling
Surrounding Land Use and Zoning:
North: Single Family & Vacant; R-1
South: Creek & Single Family; R-1
East: Single Family & Multiple Family; R-1
West: Single Family & Vacant; R-1
Property Dimensions: 4.157 Acres
Street Improvements: Applicant to Provide Street Lights, Other Improvements Existing
Utilities: Existing and Available to Site
School District: Sacramento Unified School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 12, 1980, by a vote of eight ayes and one abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. Provide street lights pursuant to Section 40.811 of the Subdivision Ordinance prior to filing final map.
2. Dedicate a 12-1/2 foot utility easement along Lemon Hill pursuant to Section 40.318 of Subdivision Ordinance.
3. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots A, B, and D. These services must be paid and installed at the time of obtaining building permits.

STAFF EVALUATION: The Subdivision Review Committee recommended that the sewer and water service connections be waived because the placement of these services would require removal and replacement of existing street improvements and they are concerned with illegal hookups.

Staff has no objection to the variance/subdivision modification to create a deep flag-shaped lot because the lot design allows for the future development of this portion for single family lots as demonstrated on the tentative map. The flag-shaped lot (Parcel C) will accommodate a 15 lot single family subdivision.

STAFF RECOMMENDATION:

1. The negative declaration be ratified.
2. The variance/subdivision modification to create a deep flag-shaped lot be approved.
3. The subdivision modification to waive sewer and water connections be approved.
4. The tentative map be approved subject to the following conditions:
 - a. Provide street lights pursuant to Section 40.811 of the Subdivision Ordinance prior to filing final map.
 - b. Dedicate a 12-1/2 foot utility easement along Lemon Hill Avenue pursuant to Section 40.318 of the Subdivision Ordinance.
 - c. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and lots A, B, and D. These services must be paid for and installed at the time of obtaining building permits.

Finding of Fact for Variance to Create Deep Flag-Shaped Lots

- a. The granting of the variance will not constitute a special privilege in that it would be appropriate for any other property owner facing similar circumstances.
- b. The project will not be injurious to public welfare or to property in the vicinity because it will not significantly alter the characteristics of the area or will it preclude future subdivision of the subject site.
- c. The variance is in harmony with the General Plan in that the area is designated for single family dwellings.

RESOLUTION NO. 80-265

Adopted by The Sacramento City Council on date of

APRIL 29, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR LOT 12 OF LEMON HILL ANNEX, RECORDED IN BOOK 8 OF MAPS, MAP NO. 10, EXCEPTING THEREFROM THE SOUTH 130 FEET (P-8961) (APN: 38-121-14)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at 7006 Lemon Hill Avenue (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on April 29, 1980, 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.
- 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.

APPROVED
BY THE CITY COUNCIL

APR 29 1980

OFFICE OF THE
CITY CLERK

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: That there are deep lots in the surrounding area.

Fact: That it is undesirable to provide service connections to proposed Lots A, B and D prior to obtaining building permits because the street improvements are in and the City Water and Sewer Division prefers not to have inactive service lines.

- 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 deep lot modification in that lots surrounding the site are of similar size.

Fact: The City prefers not to have inactive service connections.

- c. That the modification will not be detrimental to the public health, safety or welfare nor be injurious to other properties in the vicinity.

Fact: The deep lot will be consistent with present lot depth and consistent with lots in the area.

Fact: The service connections will be provided at the time of obtaining a building permit.

- 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 light density residential use and the proposed development is consistent with this designation.

Fact: The site is designated for residential uses.

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 provide street lights pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - 2. The applicant shall dedicate a 12 1/2 foot utility easement along Lemon Hill Avenue pursuant to Section 40.318 of the Subdivision Ordinance.
 - 3. The applicant shall place the following note on the final map: Water and sewer service connections do not exist between the main lines and Lots A, B and D. These services must be paid and installed at the time of obtaining building permits.

MAYOR

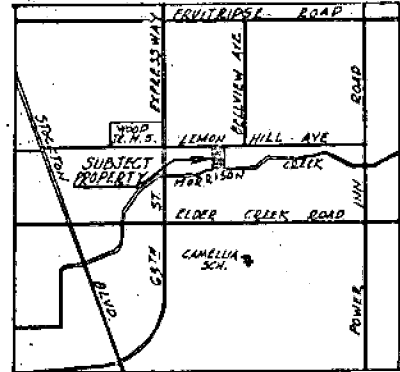
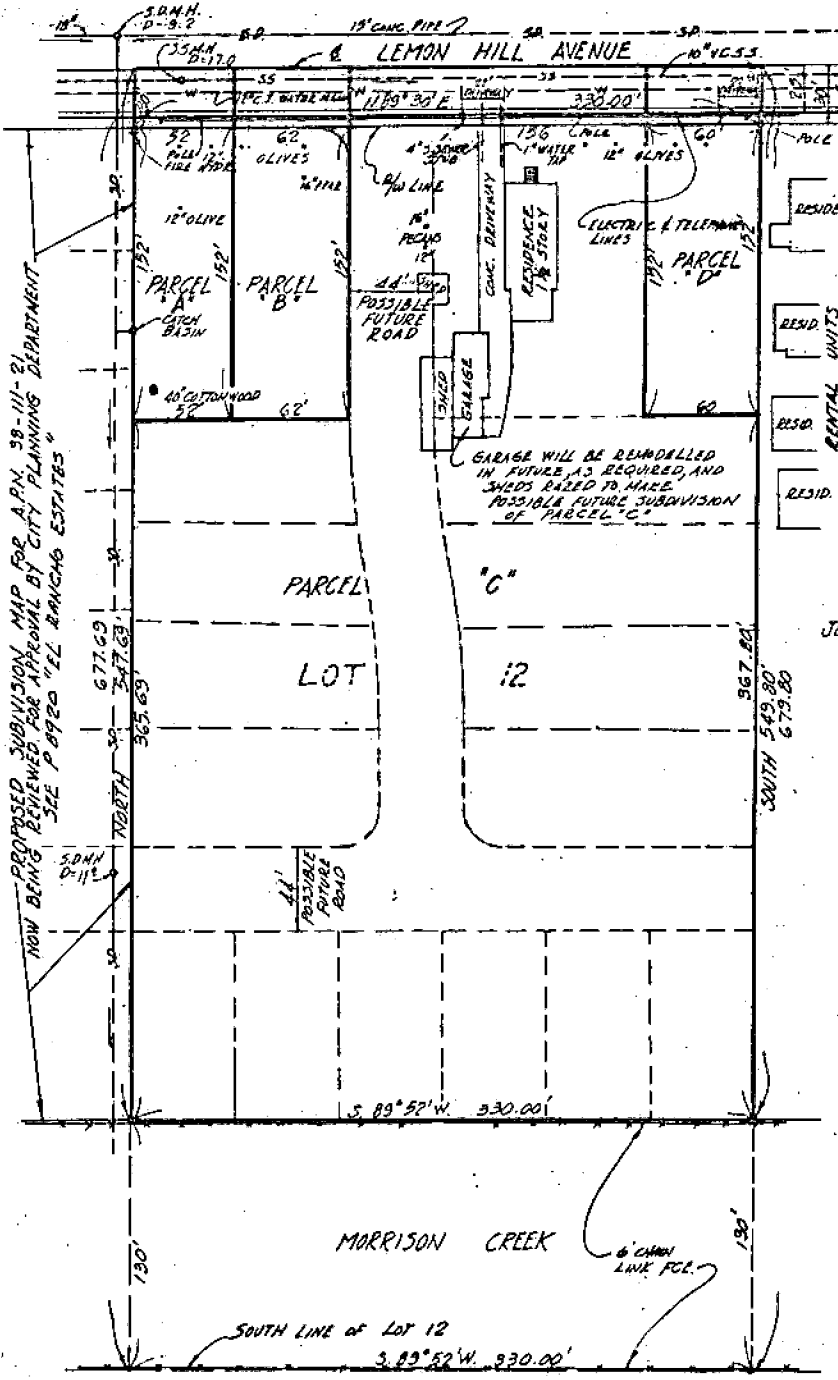
ATTEST:

CITY CLERK

P-8961

TENTATIVE PARCEL MAP

LOT 12 OF LEMON HILL ANNEX, RECORDED IN BOOK 8 OF MAPS, MAP NO. 10, EXCEPTING THEREFROM THE SOUTH 130 FEET
 ASSESSOR'S PARCEL NO. 38-121-14
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 FEBRUARY 1980 SCALE 1" = 40'



VICINITY MAP
 SCALE 1" = 2,000'

OWNER & APPLICANT

JOE REALI AND HELENA REALI, HIS WIFE
 7006 LEMON HILL AVENUE
 SACRAMENTO, CALIFORNIA 95824
 PHONE (916) - 383-7453

ENGINEER

ALDO CRESTETTO
 CIVIL ENGINEER
 5943 - 13TH AVENUE
 SACRAMENTO, CALIFORNIA
 95820
 PHONE (916) - 456-8083

Aldo Crestetto 2-21-80
 ALDO CRESTETTO
 R.C.E. NO. 6627



PERTINENT INFORMATION

1. PROPERTY IS ZONED R-1 AND NO CHANGE IN ZONING IS PROPOSED.
2. PROPERTY CONTAINS 181,086 SQ. FT., 4.187 ACRES (GROSS) - 171,186 SQ. FT., 3.930 ACRES (NET).
3. STREET IMPROVEMENTS ARE ALL EXISTING.
4. CITY OF SACRAMENTO 12" C.I. WATER MAIN TO SERVE THE PROPERTY EXISTS IN LEMON HILL AVENUE, AS SHOWN.
5. COUNTY OF SACRAMENTO 10" V.C. SANITARY SEWER TO SERVE THE PROPERTY EXISTS IN LEMON HILL AVENUE, AS SHOWN.
6. CITY OF SACRAMENTO STORM DRAIN LINES EXIST IN LEMON HILL AVENUE AND ADJACENT TO THE WEST PROPERTY LINE, AS SHOWN.
7. GAS MAIN EXISTS IN LEMON HILL AVENUE.
8. POLE LINE WITH ELECTRIC AND TELEPHONE LINES EXISTS ON SOUTH SIDE OF LEMON HILL AVENUE, AS SHOWN.
9. OWNER AND FAMILY LIVE IN 1 1/2 STORY RESIDENCE ON THE PROPERTY AND WILL CONTINUE TO DO SO. PROPERTY ALSO CONTAINS A GARAGE AND SHEDS. THE SOUTH TWO-THIRDS OF THE PROPERTY IS VACANT AND UNIMPROVED.
10. OWNER PROPOSES TO CREATE 4 PARCELS AS SHOWN. PARCELS "A" AND "B" WILL BE SOLD. OWNER'S SON WILL CONSTRUCT A SINGLE FAMILY RESIDENCE ON PARCEL "D" AND LIVE THERE WITH HIS FAMILY. OWNER WILL CONTINUE TO RESIDE IN PARCEL "C".
11. PARCEL MAP AND ATTACHED EXHIBIT "A" DELINEATE TWO POSSIBLE SCHEMES FOR SUBDIVIDING PARCEL "C" IN THE FUTURE.
12. SURROUNDING LAND USES AND ZONINGS ARE AS FOLLOWS:
 NORTH: SINGLE FAMILY AND VACANT (R-1), SOUTH: CREEK AND SINGLE FAMILY (R-1), EAST: SINGLE FAMILY AND RENTAL UNITS (R-1)
 WEST: VACANT AND SINGLE FAMILY (R-1)

PARCEL MAP
 SCALE 1" = 40'

P-8961
30

5. Various requests for property located on the north side of Lemon Hill Avenue, approximately 725 feet east of 65th Street. (P-8920) (D6)
 - a. Tentative Map to divide 6+ acres into 32 single family lots
 - b. Subdivision Modification to waive required 120-foot street centerline offset
 - c. Subdivision Modification to create two lots less than 100 feet deep

6. Various requests for property located on the north side of Lemon Hill Avenue, approximately 100 feet east of Belleview Avenue. (P-8932) (D6)
 - a. Tentative Map to divide 6+ acres into 19 residential lots
 - b. Subdivision Modification to create lots deeper than 160 feet

7. Various requests for property located on the west side of Sacramento Boulevard, approximately 400 feet north of Fruitridge Road. (P-8938) (D5)
 - a. Amend Fruitridge Community Plan from Light Density Residential to Shopping or Commercial
 - b. Rezone from R-1 to C-2-R
 - c. Parcel Map to create one parcel from two parcels
 - d. Subdivision Modification to waive service connections

8. Various requests for property located on the west side of University Avenue at Santa Maria Way. (P-8941) (D3)
 - a. Tentative Map to divide 32+ acres into nine common lots
 - b. Subdivision Modification to waive service connections

9. Various requests for property located at 7006 Lemon Hill Avenue. (P-8961) (D6)
 - a. Tentative Map to divide 4+ acres into four lots
 - b. Subdivision Modification to create a deep, flag-shaped lot
 - c. Subdivision Modification to waive service connections to three lots

10. Various requests for property located at the northwest corner of San Juan Road and Truxel Road. (P-8966) (D1)
 - a. Rezone from A to R-1A-R(PUD)
 - b. Tentative Map to divide 20+ acres into an airspace condominium lot

HLG: 4-29-80
 FCA: 5-8-80
 cc: VAN DUYN
 CARSTENS
 MIRALONE
 TANIMOTO
 YEE

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 27, 1980
 ITEM NO. 216 FILE NO. P- 8961
M-

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

Recommendation:

- Favorable
 Unfavorable Petition Correspondence

LOCATION: 2006 Leamon Hill Avenue

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

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

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			✓
Goodin	<i>absent</i>			
Hunter	<i>absent</i>			
Larson	✓			
Muraki	✓		✓	
Simpson	✓			
Silva	✓			
Fong	✓			

MOTION:

- 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 & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

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

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: TM

- Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from _____ to _____
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other ED

Assessors Parcel No. 038 - 121 - 14 Address 7006 Lemon Hill Ave.

Request(s) 1.) Environmental Determination 2.) Tentative Map to divide 4+ ac. into
4 lots 3.) Variance/Subdivision Modification to create a deep, flag-shaped lot
4.) Subdivision Modification to waive service connections to 3 lots

Owner(s) Joe & Helena Reali - 7006 Lemon Hill Ave., Sacto. 95824 Phone No. 383-7453

Applicant Joe & Helena Reali - 7006 Lemon Hill Ave., Sacto. 95824 Phone No. 383-7453

Signature [Signature] Filing Fee 180+180+75+30 = 465 Receipt No. 510663 3-19-80

C.P.C. Meeting Date March 27, 1980

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due Variance

Rec. Approval Sub. Modifications Rec. Approval w/Conditions Tentative Map Denied _____

Findings of Fact Approved 3-27-80

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____
SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____
DATE

P No 8961



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-6426

LORRAINE MAGANA
CITY CLERK

April 30, 1980

Joe and Helena Reali
7006 Lemon Hill Avenue
Sacramento, CA 95824

Dear Sir and Madam:

On April 29, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for Subdivision Modification and Tentative Map for Lot 12 of Lemon Hill Annex, recorded in Book 8 of Maps, Map No. 10, excepting therefrom the south 130 feet (P-8961).

Sincerely,

Lorraine Magana
City Clerk

LM:sj
Encl.

Item No. 30



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-6426

LORRAINE MAGANA
CITY CLERK

April 30, 1980

McKeon Construction Company
2135 Butano Drive, Suite 105
Sacramento, CA 95825

Gentlemen:

On April 29, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact approving a request for Tentative Map for Villa San Juan (P-8966).

The Council also adopted the enclosed certified ordinance Amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at Northwest corner of San Juan Road and Truxel Road from the "A" Agricultural Zone and placing same in the "R-1A-R" (PUD) Townhouse Review (PUD) Zone (P-8966).

Sincerely,

Lorraine Magana
City Clerk

LM:sj
Encl. 2

cc: Spink Corp.

Item No. 31