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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

February 18, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Subdivision Modification to create lots substandard in depth;
 2. Subdivision Modification to create lots in excess of 160 feet in depth;
 3. Subdivision Modification to waive curb, gutter, sidewalk and street lights along a portion of the southern half of an east-west street;
 4. Tentative Map (P-9276)

LOCATION: North side of Meadowview Road, 400+ feet east of Tamoshanter Way

SUMMARY

This is a request for the necessary entitlements to divide a 19+ acre irregular-shaped parcel into 88 single family lots. The Planning Commission and staff recommend approval of the requests subject to conditions. The Planning Commission also approved a variance to create lots substandard in depth.

BACKGROUND INFORMATION

The subject site is surrounded by existing and proposed single family development. The requested subdivision modification to create lots substandard in depth is necessary due to the Traffic Engineer's request for a 50-foot road right-of-way adjacent to these lots (Lots 1, 2, 3, 25). Also, the existing location of stub streets from adjacent subdivisions make it difficult to create standard size lots.

The subdivision modification to create a lot in excess of 160 feet concerns Lot 68. This modification is necessary because of the irregular shape of the parcel. It is suggested that this site be developed with a single family unit.

APPROVED
BY THE CITY COUNCIL

FEB 24 1981

OFFICE OF THE
CITY CLERK

On January 22, 1981 the Planning Commission recommended approval of a subdivision modification to waive street improvements on a portion of an east-west street that fronts along Lots 36 to 46. This approval was based upon staff's recommendation. Upon further discussion with the City Engineer it has been determined that the subdivision modification should be to waive sidewalks and street lights only and not curb and gutter improvements.

VOTE OF COMMISSION

On January 22, 1981 the Planning Commission, by a vote of nine ayes recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by adopting the attached subdivision modification (as modified by staff) and tentative map resolution.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TMM:bw
Attachments
P-9276

February 24, 1981
District No. 7

RESOLUTION No. 81-130

Adopted by The Sacramento City Council on date of

FEBRUARY 24, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT,
APPROVING A REQUEST FOR SUBDIVISION
MODIFICATION AND TENTATIVE MAP FOR
HOUSTON ESTATES (P-9276)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for Subdivision Modification and Tentative Map for Houston Estates, located on the north side of Meadowview Road, 400+ feet east of Tamoshanter Way (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 24, 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 Meadowview 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

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FEB 24 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 City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. 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 with the requested modifications does not represent an increase in financial benefit.

- 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 exceed 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 Subdivision Modification to create lots substandard in depth be approved;
- C. The Subdivision Modification to create lots in excess of 160 feet in depth be approved;
- D. The Subdivision Modification to waive sidewalk and street lights only along the south side of the east-west street that fronts along Lots 36 to 46 be approved;
- E. The Tentative Map be approved subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - 2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map with the City Council; oversizing and offsite extensions may be required.
 - 3. Offsite dedication shall be acquired to improve the east-west street, west of 24th Street, to a width of 44 feet.

4. The applicant shall name the streets to the satisfaction of the Planning Director.
5. A note shall be placed on the final map: "No deep lot development allowed on Lot 68."

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MAYOR

ATTEST:

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CITY CLERK

P-9276

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE January 22, 1981
 ITEM NO. 142 FILE NO. P-9276
 M-

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

Recommendation: Favorable Unfavorable
 LOCATION: N side of Meadowview Rd., 400± E of Jamesharter Way.
 Petition Correspondence

PROPOSERS		
NAME	ADDRESS	

OPPOSERS		
NAME	ADDRESS	

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			✓
Goodin	✓			
Holloway	✓			
Hunter	✓			
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 cond. in City Mgt. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

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

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 "J" Tribute Rd., Sacramento, Ca 95815		
OWNER	Santa Fe Development, P. O. Box 22549, Sacramento, Ca 95822		
PLANS BY	Morton & Pitalo, Inc., 1767 "J" Tribute Rd., Sacramento, Ca 95815		
FILING DATE	12-19-80	50 DAY CPC ACTION DATE	REPORT BY: SD:f
NEGATIVE DEC.	1-12-81	EIR	ASSESSOR'S PCL. NO. 48-012-1 & 4

APPLICATION:

1. Environmental Determination
2. Variance/Subdivision Modification to create lots substandard in depth
3. Subdivision Modification to create lots in excess of 160 feet in depth
4. Subdivision Modification to waive curb, gutter, sidewalk and street lights along a portion of the southern half of an east-west street.
5. Tentative Map to divide 19+ vacant acres into 88 single family lots in the R-1 zone.

LOCATION:

North side of Meadowview Road, 400+ feet east of Tamoshanter Way -

PROJECT INFORMATION:

General Plan Designation:	Residential
1965 Meadowview Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

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

North/South Orientation:	86%
Proposed Density:	4.6 Units per acre
Utilities:	Available to site
Improvements:	To be provided
School District:	Sacramento Unified

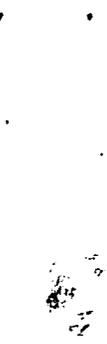
SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: The Subdivision Review Committee, at the January 7, 1981, meeting voted, 7 ayes, 1 absent and 1 abstention, to recommend approval of the map subject to the following conditions:

1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
2. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map with the City Council; oversizing and offsite extensions may be required.
3. Off-site dedication shall be acquired to improve the east-west street, west of 24th Street to a width of 44 feet.
4. The applicant shall name the streets to the satisfaction of the Planning Director.
5. A note shall be placed on the final map: "No deep lot development allowed on Lot 68."

APPLC. NO. P-9276

MEETING DATE January 22, 1981

CPC ITEM NO. 14



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

1. This project is compatible with surrounding land uses. There are existing single family subdivisions to the west and north of the subject side.
2. Lots 1,2,3, and 35 require a subdivision modification/variance to create lots less than 100 feet in depth. This is due to Traffic Engineering's request for a 50 foot road right of way. Staff has no objection to the request since the lots meet standard area requirements.
3. Staff also has no objection to the request to create one lot, lot 68 with an average depth in excess of 160 feet. This request is needed due to the irregular shape of the parcel. Deep lot development of this lot should be prohibited.
4. 86 percent north/south orientation is well in excess of the new zoning ordinance requirements, which is 80 percent.
5. Street improvements waived on this map will be installed with future development.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration
2. Approval of the subdivision modification/variance to create lots substandard in depth and based on findings of fact which follow.
3. Approval of the subdivision modification to create lots exceeding 160 feet in depths based on findings of fact which follow.
4. Approval of the subdivision modification to waive curbs, gutters, sidewalks and street lights along a portion of the east-west street west of 24th Street.
5. Approval of the Tentative Map subject to the following conditions:

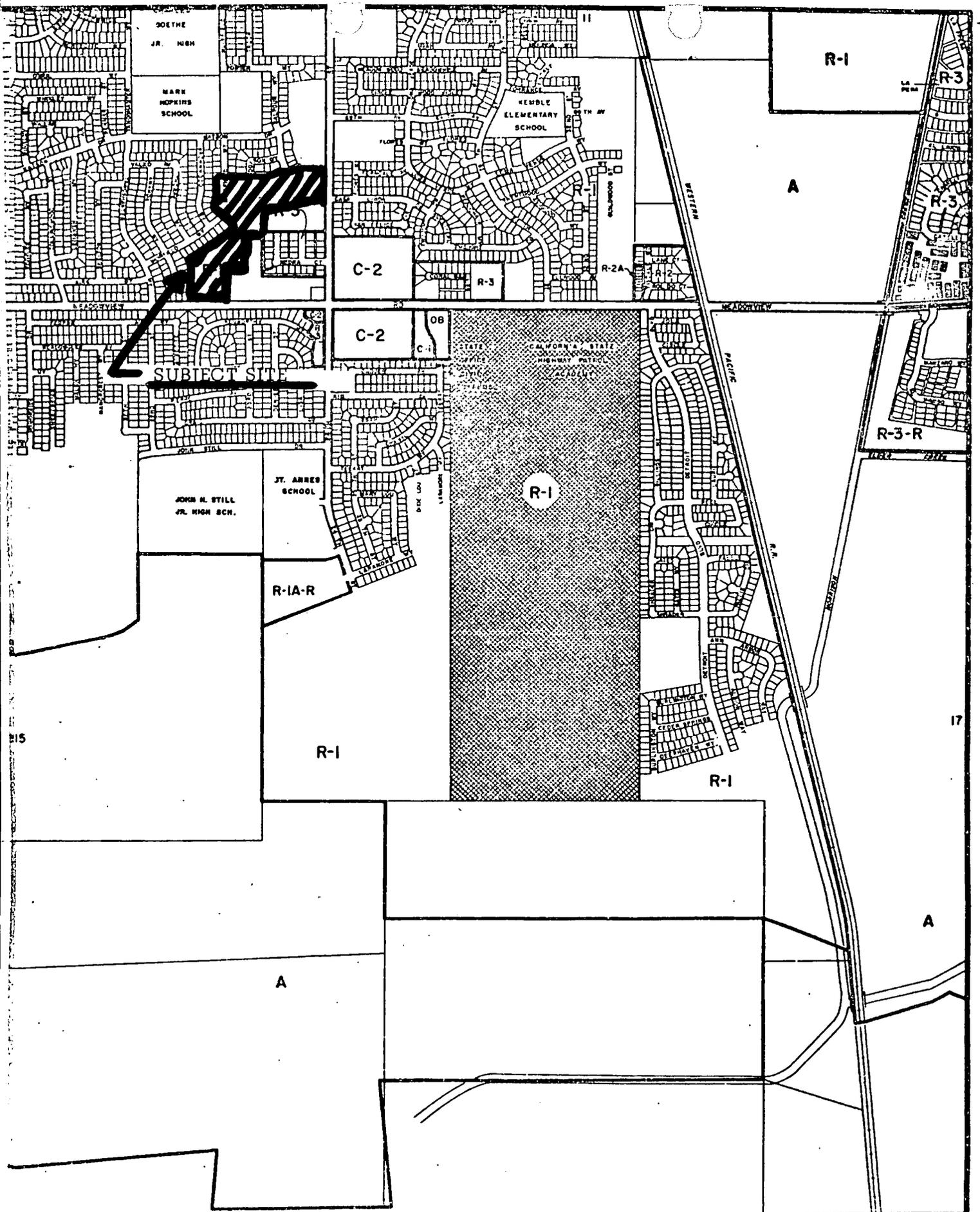
TENTATIVE MAP CONDITIONS

- a. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
- b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map with the City Council; oversizing and offsite extensions may be required.
- c. Off-site dedication shall be acquired to improve the east-west street, west of 24th Street to a width of 44 feet.
- d. The applicant shall name the streets to the satisfaction of the Planning Director.
- e. A note shall be placed on the final map: "No deep lot development allowed on Lot 68."

Findings of Fact for Approval of the Subdivision Modification/variance

1. The request is not a special privilege granted exclusively to the applicant in that:
 - a. The site is irregularly shaped and undue hardship would be placed upon the applicant to develop the site with standard size lots.
 - b. Residential uses are allowed in the R-1 zone. The request is not a less variance.
2. The request is not a disservice to the public in that the subject parcels conform to area and width requirements.
3. The project is consistent with the 1974 General Plan and the 1965 Meadowview Community Plan which designate the site residential.





OFFICIAL ZONING MAP

CITY OF SACRAMENTO
 ORD. NO. 2940-4 TH SERIES
 ADOPTED JAN. 7, 1971, AS AMENDED
 TO INCLUDE ALL CHANGES
 THROUGH ORD. NO. 3501-4 TH SERIES

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CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 25, 1981

Santa Fe Development
P.O. Box 22549
Sacramento, CA 95822

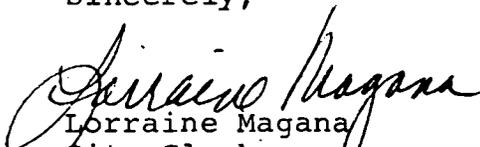
Gentlemen:

On February 24, 1981, the City Council approved the following for property located on the north side of Meadowview Road, 400+ feet east of Tamoshanter Way (P-9276):

- A. Tentative Map to divide 19+ acres into 89 single family lots.
- B. Subdivision Modification to create lots substandard in depth.
- C. Subdivision Modification to create lots deeper than 160 feet.
- D. Subdivision Modification to waive curb, gutter, sidewalk, and street lights along portion of southern half of eastwest street.

Attached, for your records, is a fully certified copy of the Resolution which approved the above.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/34

Encl.

cc: Morton & Pitalo
Planning Department

