

Amended by Staff (5-26-93)

City Planning Commission
Sacramento, California

Members in Session:

Subject: Tentative Map ~~One~~ **Two** Year Time Extension to subdivide 3.16± acres into 17 single family lots in the Standard Single Family (R-1) zone. *(Staff amended)*

Location: 7505 24th Street

SUMMARY: The subject site consists of 3.16± acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The Airport Meadowview Community Plan designates the site Residential (4-8 du/na). The applicant is requesting a time extension of the tentative map.

BACKGROUND INFORMATION: On April 9, 1991, the City Council approved a tentative map (P90-313) to subdivide 3.16± acres into 17 single family lots. On February 14, 1991, the Planning Commission recommended approval of the tentative map and approved a lot line adjustment to relocate the common property lines between two parcels. The subject property is located adjacent to the Willow Rancho Little League property which has two baseball diamonds. A third diamond, which is located on the new subdivision site will be eliminated. The applicant is requesting a time extension of the tentative map.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 5, 1993, the Subdivision Review Committee, by a vote of three ayes, recommended approval of the tentative map time extension.

STAFF ANALYSIS: Staff has no objection to the time extension of the tentative map. The applicant has been working towards the recording of the tentative map. The proposal is consistent with the General Plan and Airport Meadowview Community Plan. The density of the proposed tentative map is 5.3 units per net acre. Staff recommends approval of the time extension subject to the conditions below. The tentative map conditions have been modified to provide compliance with current standards.

The applicant has requested that the condition of the tentative map which requires a wrought iron fence with expanded metal mesh be modified to allow a chain link fence. The wrought iron fencing was agreed to after several meetings during the original tentative map approval. The meetings included the applicant, Planning, and Councilmember Kastanis. The purpose of the wrought iron was to have a fence which looked nicer than a chain link fence since it would be the view from the proposed single family residences. The expanded metal mesh was included to keep balls from passing through the fence. The applicant has indicated that the expanded metal mesh is unsafe

for children in the area. Staff has no objection to a material which is similar to expanded metal mesh, other than chain link.

The applicant has also indicated that the condition requiring Lot A being concrete should be modified. The condition was designed to alleviate any maintenance problems which may occur for Lot A. The applicant indicates, however, that this lot will become merged with the adjacent little league field. This eliminates any maintenance concerns and surfacing the lot with lawn would better serve the development. Staff has no objection to this modification.

ENVIRONMENTAL DETERMINATION: Tentative Map Time Extensions have been determined not to require environmental review. There were, however, mitigation measures required for the previous application (P90-313). The applicant shall comply with the following mitigation measures:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - o Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 - o Cover stockpile of sand, soil, and similar materials with a tarp.
 - o Cover trucks housing dirt and debris to reduce spillage onto paved surfaces.
 - o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - o Increase the frequency of City street cleaning along streets in the vicinity of construction site.
 - o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. Developer will replace the two fig trees located within the path of Flores Way with two 15 gallon trees on site prior to issuance of any building permits.
- C. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.

D. The applicant will comply with the following State regulation:

1. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
2. If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:
 - a. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415)974-7633).
 - b. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet of 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415)974-7633).

RECOMMENDATION: Staff recommends the Planning Commission adopt the attached Resolution approving the Tentative Map ~~One~~ **Two** Year Time Extension to subdivide 3.16± acres into 17 single family lots. *(Staff amended)*

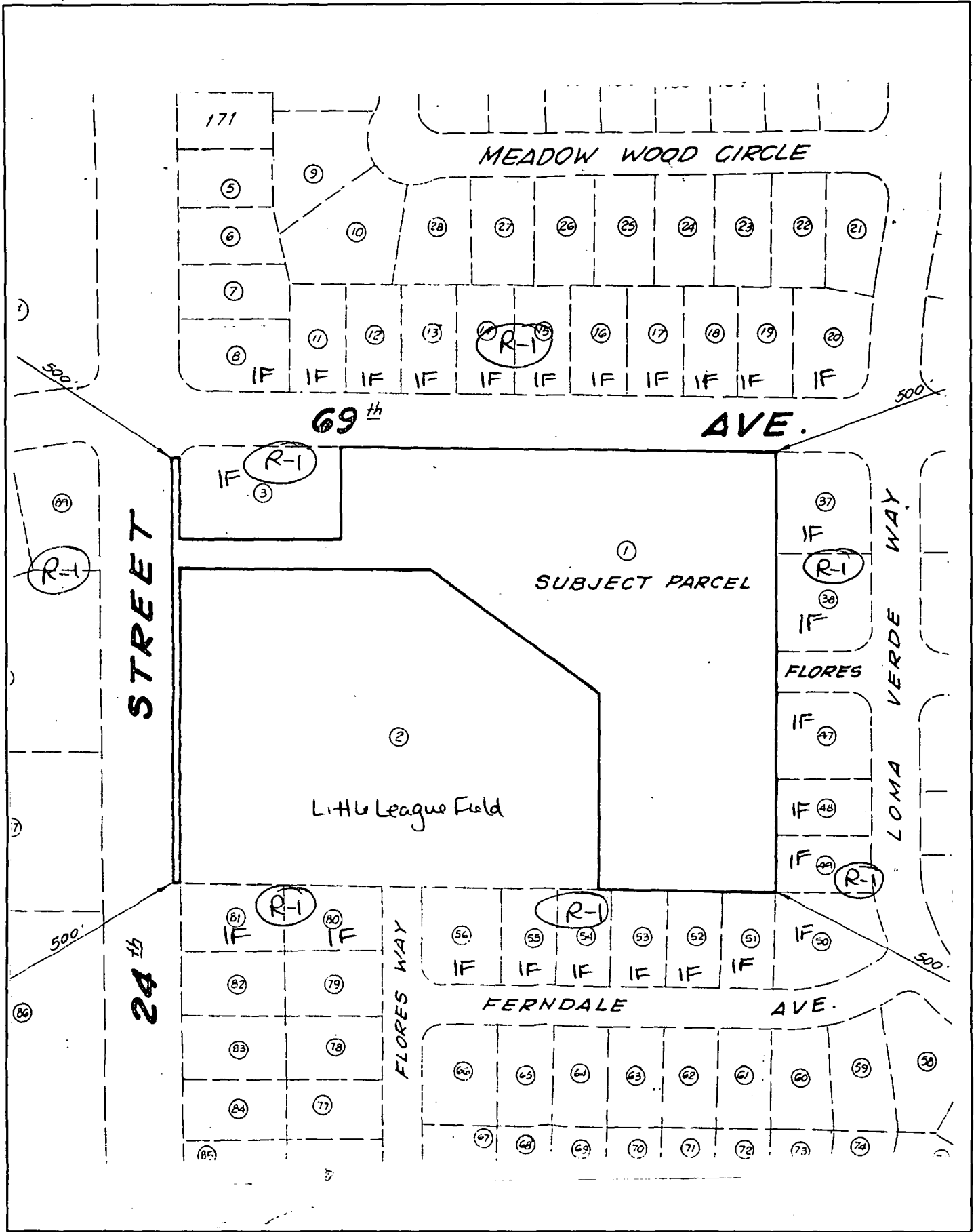
Respectfully Submitted,



Barbara Wendt
Senior Planner

Report Prepared By,

Cindy Gnos
Associate Planner



LAND USE & ZONING MAP

P93-05

May 27, 1993

Hem #6

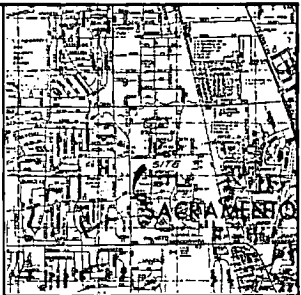
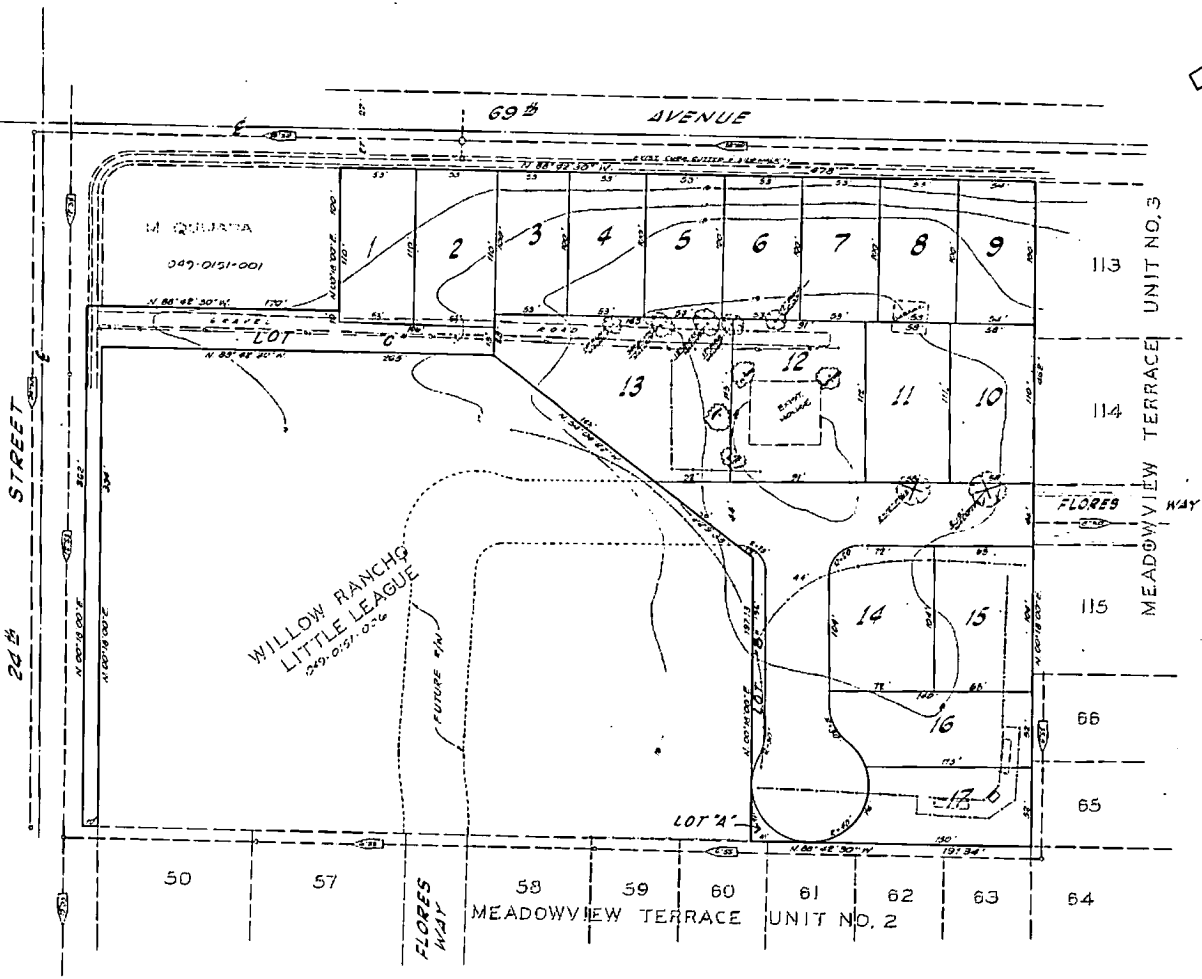


EXHIBIT - A
TENTATIVE MAP

NOTE: LOTS 'A', 'B' & 'C' TO BE DECEDED TO WILLOW RANCH LITTLE LEAGUE.

OWNER/DEVELOPER: D.V. CALSAMY FAMILY PARTNERSHIP
P.O. BOX 886
ROCKAWAY, CA 95630
PHONE (916) 985-7104

ENGINEER: COOPER, THORNE & ASSOCIATES, INC.
3233 MONIER CIRCLE, SUITE NO. 1
SACRAMENTO, CALIF. 95812
PHONE (916) 630-0919

ASSESSOR'S PARCEL NO. 049-0151-009

EXISTING ZONING: R-1

PROPOSED ZONING: R-1

PRESENT USE: SINGLE FAMILY RESIDENTIAL, BASEBALL PARK

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

AREA: 3.56 ACRES

PROPOSED IMPROVEMENTS: AS REQUIRED BY CITY OF SACRAMENTO

FIRE DISTRICT: CITY OF SACRAMENTO

SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED

PARK & RECREATION: CITY OF SACRAMENTO

UTILITIES: WATER: CITY OF SACRAMENTO

SEWER: CITY OF SACRAMENTO

SEWERAGE: CITY OF SACRAMENTO

TELEPHONE: PACIFIC BELL

GAS: 48" I.D.

POWER: 3" I.D.

NO.	REVISION	DATE	DESCRIPTION

DRAWN BY: S.M.
DESIGNED BY: S.M.
CHECKED BY: G.B.
SCALE: 1" = 40'
DATE: MARCH 1993

COOPER, THORNE & ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING
2213 MONIER CIRCLE, SUITE 1
SACRAMENTO, CALIF. 95812
(916) 630-0919

TENTATIVE SUBDIVISION MAP
OF
A PORTION OF LOT 15 OF GARDENDALE
10 / M / 23
CITY OF SACRAMENTO CALIFORNIA

SHEET
1
OF
1
NO. 80119

RECEIVED

MAR 09 1993

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

**P 93 - 051
P L A N N I N G**