

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Carl Durling, 7700 College Town Drive, Suite 101, Sacramento, CA 95826		
OWNER	Kaufman Properties, 3001 'J' Street, Sacramento, CA 95816		
PLANS BY	Walter E. Sadler, 3001 'J' Street, Sacramento, CA 95816		
FILING DATE	5/15/84	50 DAY CPC ACTION DATE	REPORT BY: SD:lr
NEGATIVE DEC.	9/3/84	EIR	ASSESSOR'S PCL. NO. 274-110-36

- APPLICATION:
- A. Negative Declaration
 - B. Rezone .5+ ac. from Single Family (R-1) to Townhouse (R-1-A) (Section 13)
 - C. Tentative Map (Subdivision Ordinance Chapter 40)

LOCATION: East side of Morell Street, 200+ ft. south of West El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.5+ ac. into 4 standard single family and 4 halfplex residential lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential (4-21 du./ac; 7 minimum)
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: Park; R-1	
West: Single Family; R-1	
Property Dimensions:	Irregular
Property Area:	1.5+ ac.
Density of Development:	5.3 du./ac.
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 29, 1984, the Subdivision Review Committee voted unanimously to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is located in an area that is zoned R-1 and developed with single family residences on a variety of lot sizes. A park and overhead power lines are located adjacent to the east. The site is designated for residential uses in the 1974 General Plan. It is designated residential, 4-21 units per acre in the South Natomas Community Plan. The applicant proposes 8 residential units achieving a density of 5.3 units per gross acre. The proposed density and use are compatible with applicable plans and surrounding land uses.

000252

APPLC. NO. P84-190

MEETING DATE September 13, 1984

CPC ITEM NO. 8

- B. The applicant is requesting a rezoning of the two proposed corner lots to Townhouse (R-1-A) for the development of 4 halfplex units. The current R-1 zone allows the applicant to develop duplexes by right. The rezoning request does not represent an increase in density. Approval of this entitlement merely provides for individual ownership of each unit. Staff has no objection to the requested rezoning.
- C. The applicant has not submitted specific plans for the corner lot halfplexes. These will be reviewed with the Special Permit required for development in the R-1-A zone.
- D. The Planning and Community Services Division have determined that .119 acres of land are required for Parkland Dedication purposes and that fees are required in lieu of land dedication. The applicant shall submit an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATIONS: Staff recommends:

- A. Ratification of the Negative Declaration;
- B. Approval of the rezoning from Single Family (R-1) to Townhouse (R-1-A).
- C. Approval of the Tentative Map subject to the following conditions.

Conditions-Tentative Map

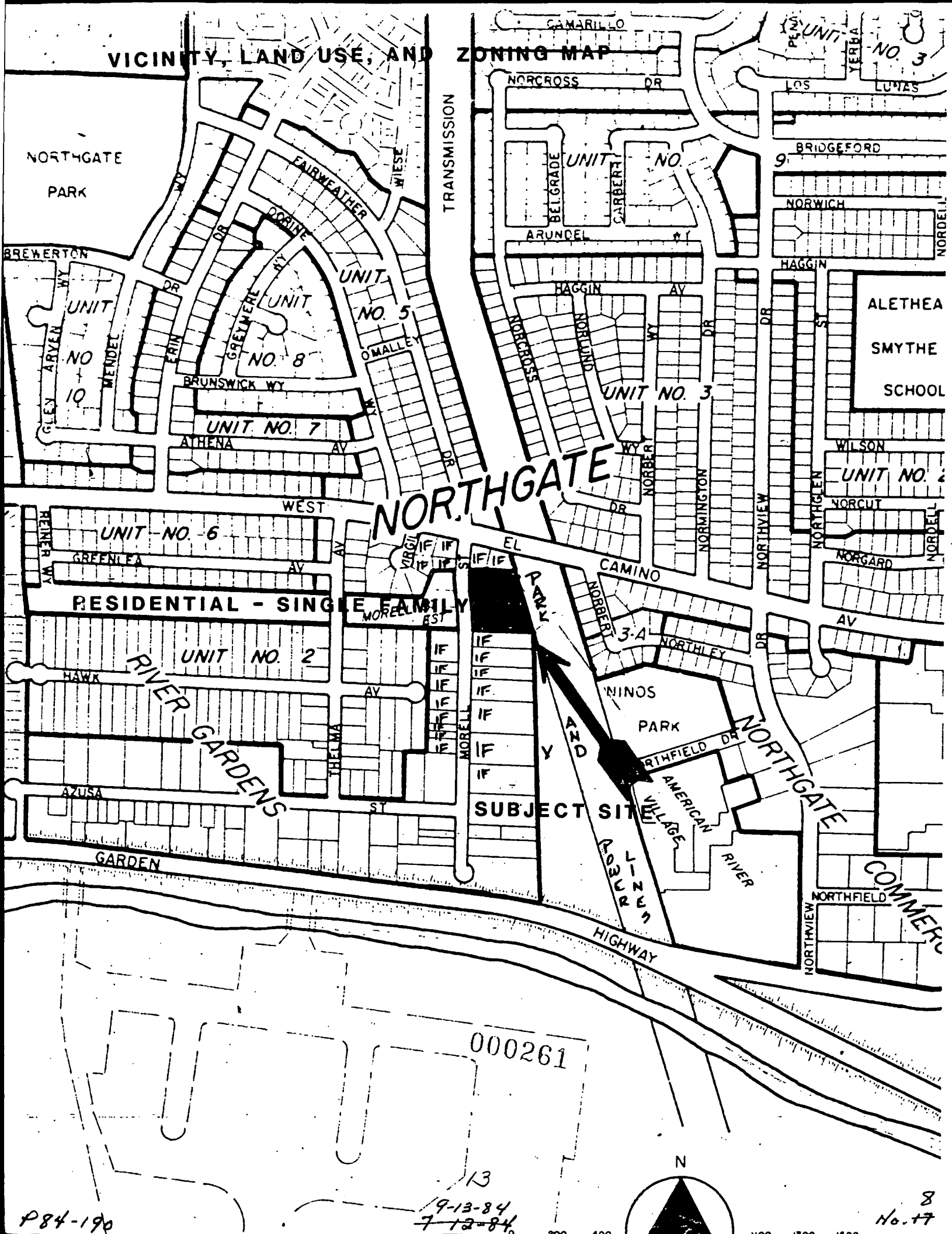
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drain study for the review and approval of the City Engineer;
3. Payoff existing assessment or file the necessary segregation requests and fees to segregate existing assessments;
4. Pursuant to City Code Section 40.1302 (Parkland Dedication) the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required dedication in lieu fees. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map;

5. Provide an accoustical report regarding the sewer lift station and park adjacent to lots 4 and 5 and comply with any requirements put forth in the study.

000254

VICINITY, LAND USE, AND ZONING MAP



P84-190

13
19-13-84
7-12-84

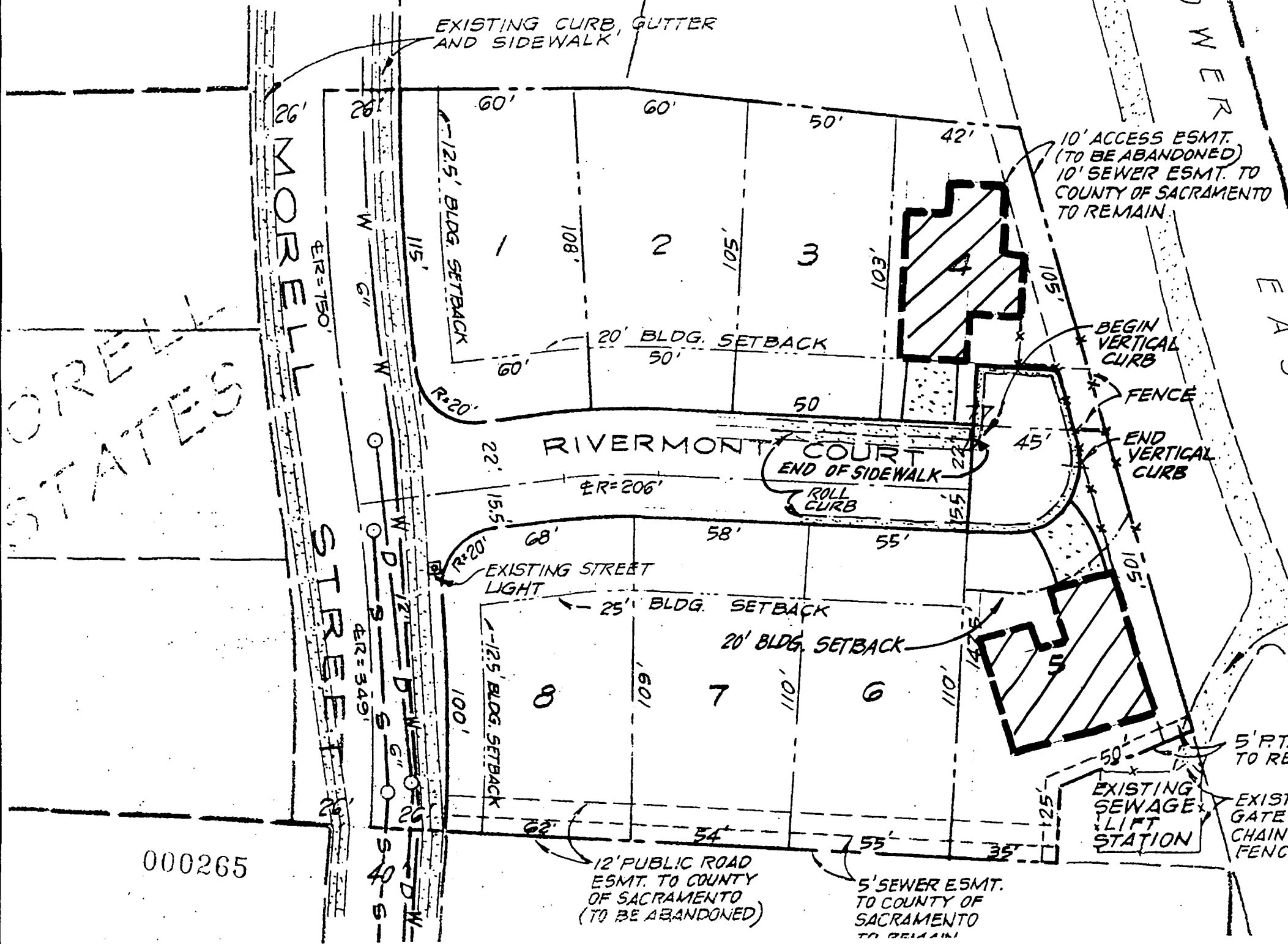
8
No. 17

RIVERMONT UNIT NO. 5

TOWER

EAST

MORELL STATES



EXISTING CURB, GUTTER AND SIDEWALK

10' ACCESS ESMT. (TO BE ABANDONED)
10' SEWER ESMT. TO COUNTY OF SACRAMENTO TO REMAIN

BEGIN VERTICAL CURB

FENCE

END VERTICAL CURB

RIVERMONT COURT

END OF SIDEWALK

ROLL CURB

EXISTING STREET LIGHT

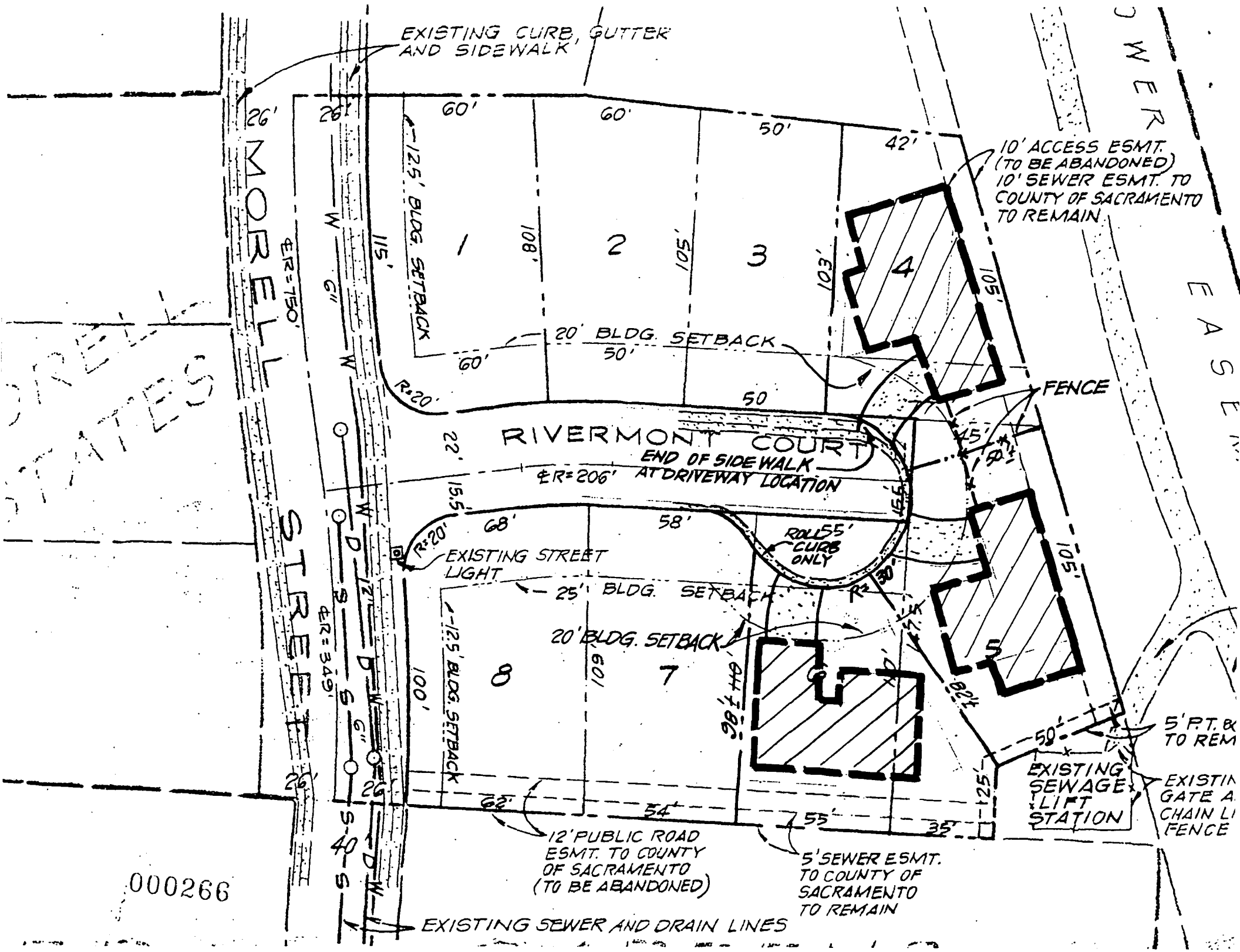
EXISTING SEWAGE LIFT STATION

EXIST. GATE CHAIN FENC.

12' PUBLIC ROAD ESMT. TO COUNTY OF SACRAMENTO (TO BE ABANDONED)

5' SEWER ESMT. TO COUNTY OF SACRAMENTO TO REMAIN

000265



000266

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Carl Durling, 7700 College Town Drive, Ste. 101, Sacramento, CA 95826				
OWNER	Kaufman Properties, 3001 'J' Street, Sacramento, CA 95816				
PLANS BY	Walter E. Sadler, 3001 'J' Street, Ste. 101, Sacramento, CA 95826				
FILING DATE	5/15/84	50 DAY CPC ACTION DATE		REPORT BY	SD:bw
NEGATIVE DEC.	6/18/84	EIR		ASSESSOR'S PCL. NO.	

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map to divide 1.5± acres into eight lots (Sub. Ord. Ch. 40)
 - C. Variance to create lots substandard in width and area and to reduce front yard setbacks (Sec. 3-E-19 and 3-B-1)
 - D. Subdivision Modification to waive standard street improvements (Sub. Ord. Ch. 40.811)
 - E. Subdivision Modification to create lots substandard in width and area (Sub. Ord., Sec. 40.322 a,b, and d)

LOCATION: East side of Morrell Street, 200± feet south of West El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.5± acres into eight single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential (4-21 du/ac.; 7 minimum
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: Park; R-1
West: Single Family; R-1

Property Dimensions: Irregular
Property Area: 1.5± acres
Significant Feature of Site: Tower lines adjacent to east
Topography: Flat
Street Improvements/Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 27, 1984, by a vote of six ayes and three absent, the Subdivision Review Committee recommended approval of the tentative map and denial of the subdivision modifications.

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, with a 44-foot right-of-way for Rivermont Court;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;

000255

APPLC. NO. P84-190

MEETING DATE July 12, 1984

CPC ITEM NO. 17

3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
5. Provide an accoustical report regarding the sewer lift station and park for Lots 4 and 5 and comply with any requirements put forth in the study.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

STAFF EVALUATION: Staff has the following comments and observations:

- A. The subject site is located in an area that is zoned R-1 and developed with single family residences on a variety of lot sizes. A park with overhead power lines is located adjacent to the east. The site is designated for residential uses in the 1974 General Plan. It is designated residential, 4-21 units per acre in the South Natomas Community Plan. The applicant is proposing eight single family units on 1.5± acres. The proposed density and use are compatible with applicable plans. The use is also compatible with surrounding land uses.
- B. On October 25, 1983, the City Council adopted the Infill Incentive Program section of the General Growth Policy. The program encourages the development of small, residentially designated parcels which are surrounded by urban types of land use. The Infill Incentive program gives the Planning Commission the authority to recommend for reasonable modifications of zoning and subdivision requirements in order to encourage development of sites which have been previously bypassed in the development process.

The subject site is one of the few remaining undeveloped parcels in the area. The applicant is requesting a waiver of sidewalks along the south side of the proposed street, a reduction of front yard setbacks on the north side of the street and a modified cul-de-sac construction in order to make the project economically feasible (see Exhibit A). The Subdivision Review Committee recommended denial of the requested modifications; however, in light of the Infill Incentive Program, the Committee selected Exhibit B as an acceptable alternative should the Commission choose to support the project.

- C. Staff is supportive of the project. The requested modifications will reduce development costs, thereby encouraging development of a site which would otherwise remain an unsightly fire hazard. The variance/subdivision modification requests entail a minor modification of lot width and area. The applicant has demonstrated that the proposed lots can be developed with single family units with no further variances necessary.
- D. Other modifications entail a reduction of front yard setbacks to 20 feet on the north side of the street. This will reduce the amount of paving required and therefore costs of construction. Staff supports these modifications since the residential character of the neighborhood will be retained.

- E. The final modification involves the radius and shape of the cul-de-sac. The City Traffic Engineer reviewed the applicant's Exhibit B and indicated the modifications acceptable. The proposed street will provide adequate access for emergency vehicles and maintain the appearance of a standard cul-de-sac.
- F. The Planning and Community Services Departments have determined that .119 acres of land are required for Parkland Dedication purposes and that fees are required in lieu of land dedication. The applicant shall submit an appraisal of the property to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends:

- A. Ratification of the Negative Declaration;
- B. Approval of the Tentative map, subject to conditions which follow;
- C. Approval of the Variance to create lots substandard in width and area and to reduce front yard setbacks, based upon Findings of Fact which follow;
- D. Approval of the Subdivision Modification to waive standard street improvements;
- E. Approval of the Subdivision Modification to create lots substandard in width and area.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide street improvements according to Exhibit B, including a 37.5 foot right-of-way, modify cul-de-sac, and no sidewalk on the south side of Rivermont Court;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
5. Provide an accoustical report regarding the sewer lift station and park for Lots 4 and 5 and comply with any requirements put forth in the study.

Findings of Fact - Variance

1. Granting the variances does not constitute a special privilege extended an individual applicant in that under the Infill Incentive Program, the Commission may modify development requirements in order to encourage development of bypassed residential lots;

2. The request does not constitute a use variance in that residential uses are allowed in the R-1 zone;
3. Granting the request will not be injurious to public health, safety or welfare, nor be detrimental to surrounding properties in that:
 - a. adequate access is provided for emergency vehicles;
 - b. the residential character of the neighborhood will not be altered.
4. The project is compatible with the 1974 General Plan and the 1978 South Natomas Community Plan which designate the site for residential uses.

000258



TENTATIVE MAP RIVERMONT

CITY OF SACRAMENTO, CALIFORNIA
APRIL 1984 SCALE: 1" = 40'

RECORD OWNER & SUBDIVIDER:

KAUFMAN PROPERTIES, INC.
3001 J. STREET
SACRAMENTO, CA. 95818

PROJECT ENGINEER:

WALTER E. SADLER P.E.# 22578
1700 COLLEGE TOWN DR. SUITE 101
SACRAMENTO, CA. 95825

EXISTING ZONE:

R-1

PROPOSED ZONE:

R-1

PROPOSED USE:

8 SINGLE FAMILY LOTS

WATER SUPPLY:

PUBLIC UTILITY

SEWAGE DISPOSAL:

PUBLIC SEWERS

ACREAGE:

1.40± ACRES (GROSS)

PROPOSED IMPROVEMENTS:

SACRAMENTO CITY STANDARDS (EXISTING)
ON MORELL STREET - NO SIDEWALK
PROPOSED FOR THE SOUTH SIDE OF
RIVERMONT COURT.

PROPOSED BLDG. SETBACKS:

AS SHOWN

ENVIRONMENTAL CONSIDERATIONS:

ALL LOTS HAVE N/S ORIENTATION

ASSESSOR PARCEL NO.:

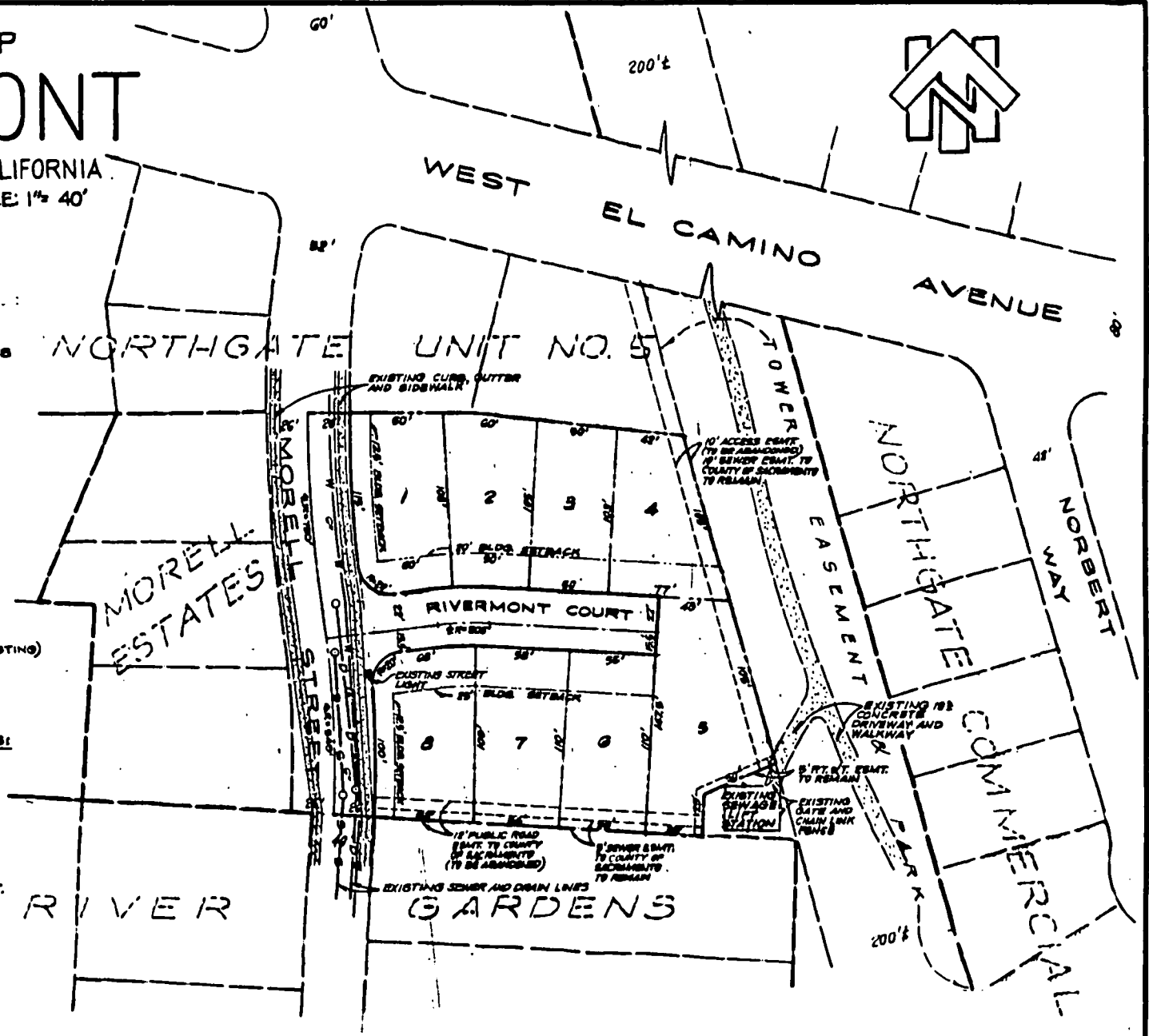
274-110-06

EXISTING USE:

VACANT

EXISTING SCHOOL DISTRICT:

NORTH SACRAMENTO SCHOOL DIST.
AND GRANT UNION HIGH SCHOOL DIST.



784-190

7-12-84

No. 17

000262

EXHIBIT A