

City Planning Commission
Sacramento, California

Members in Session:

- Subject: A. Tentative Map Time Extension for two years (Dias Park Subdivision) to subdivide 1.37± vacant acres into eight single family parcels in the Single Family Alternative (R-1A) zone.
- B. Special Permit Time Extension for one year to develop eight single family residences.

Location: South side of Dias Avenue, 1000 feet east of Stockton Boulevard

SUMMARY: The subject site consists of 1.37± vacant acres in the Single Family Alternative (R-1A) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The South Sacramento Community Plan designates the site Residential (4-8 du/na). The applicant is requesting a time extension of the tentative map to subdivide the property into eight parcels and special permit to develop eight single family residences.

BACKGROUND INFORMATION: On April 9, 1991, the City Council approved a rezone of the site from Standard Single Family (R-1) to Single Family Alternative (R-1A) and a tentative map to subdivide the property into eight lots (P90-403). On February 14, 1991, the Planning Commission recommended approval of the rezone and tentative map, and approved the special permit to develop eight residences. The applicant is requesting a time extension of the proposal.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 21, 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 or special permit. The proposal is consistent with the General Plan and South Sacramento Community Plan. The density of the proposed tentative map is 6.8 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 tentative map will expire on April 9, 1995. The special permit will expire on February 14, 1994.

ENVIRONMENTAL DETERMINATION: The time extensions do not require environmental review. A Negative Declaration, however, had been prepared with the original application (P90-430) and must comply with all mitigation measures.

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

- A. Adopt the attached Resolution approving the Tentative Map Time Extension for two years (Dias Park Subdivision) to subdivide 1.37± vacant acres into eight single family parcels in the Single Family Alternative (R-1A) zone.
- B. Approve the Special Permit Time Extension for one year to develop eight single family residences subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit

- 1. The applicant shall submit a master site plan showing which units will be located on each lot with the setbacks provided, for review of the Planning Director prior to the issuance of Building Permits. The front setbacks should range from 25 to 25 feet.
- 2. Lots 4, 5, 6, and 7 shall have a minimum of 35 foot front setbacks.
- 3. The applicant shall submit revised, detailed, elevations for review and approval of Design Review Staff prior to the issuance of Building Permits. Design Review Staff shall address, at a minimum, the exterior siding material and trim, roof material, enhanced front entrance to the unit, and increased number of windows. The corner lot (Lot 3) shall also have an enhanced elevation for the street side elevation.

Findings of Fact - Special Permit

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that the residential development is consistent with the surrounding residential neighborhood.
- 2. The proposed project, as conditions, will not be detrimental to the public health or welfare, nor result in the creation of a public nuisance in that the required setbacks and lot coverage requirements will be provided.
- 3. The proposed project is consistent with the General Plan and South Sacramento Community Plan which designate the site for residential uses.

Respectfully Submitted,

Report Prepared By,

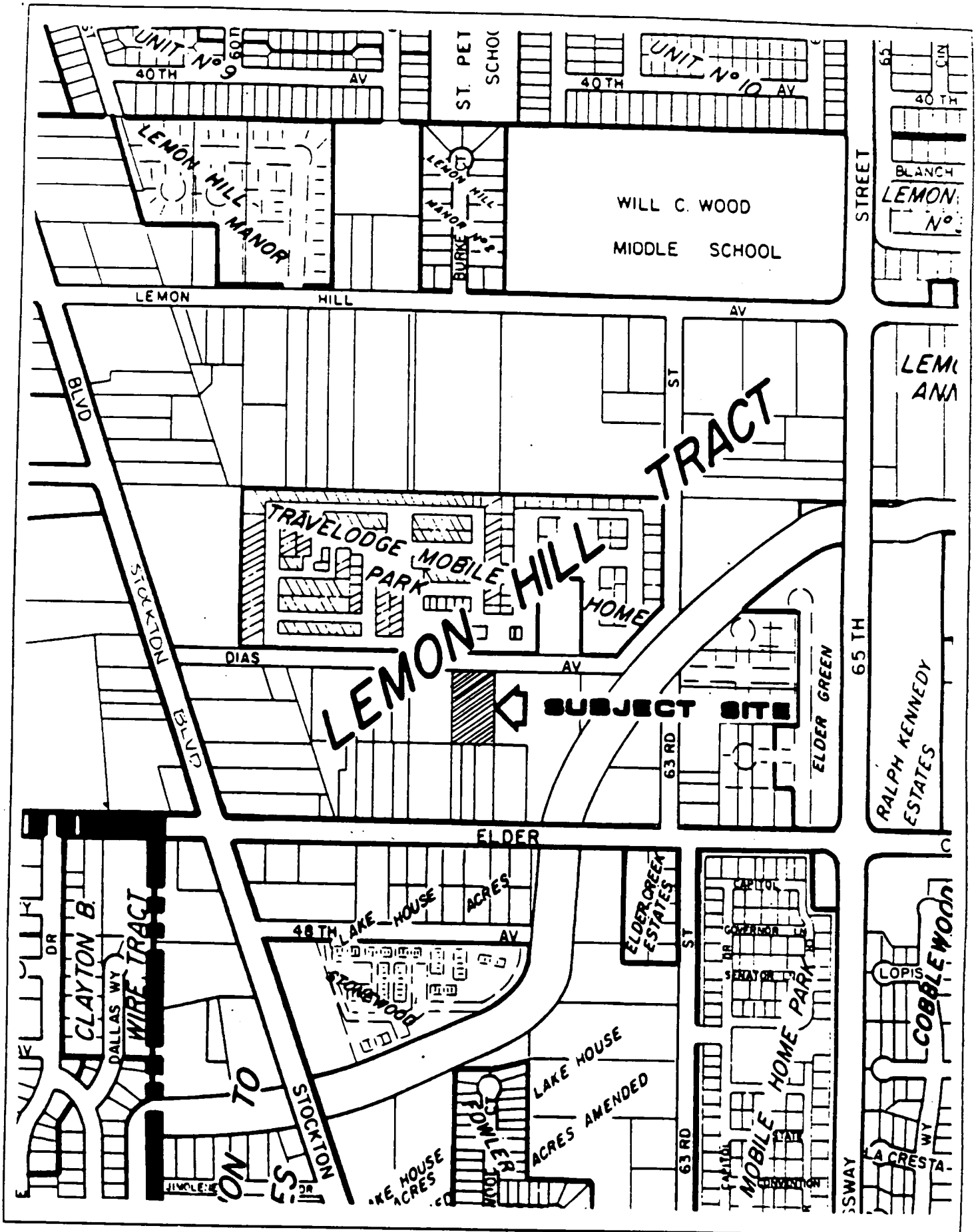
Barbara Wendt
Senior Planner

Cindy Gnos
Associate Planner

APPLC.NO. P93-062

May 13, 1993

ITEM NO. 9

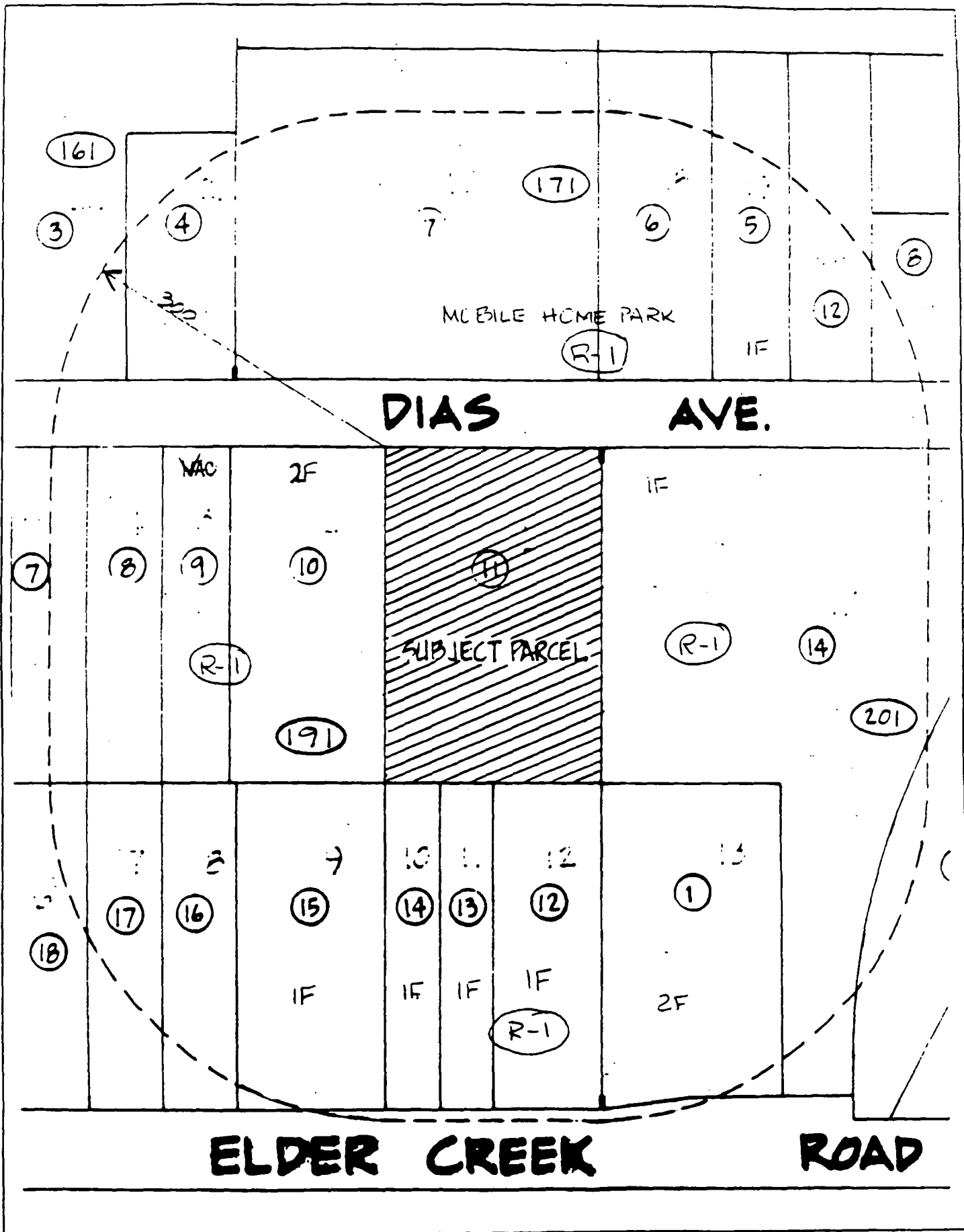


VICINITY MAP

P90-403-
P93-062

February 14, 1991
May 13, 1993

Item No. 9



DIAS AVE.

SUBJECT PARCEL

ELDER CREEK ROAD

LAND USE & ZONING MAP

P93-062

May 13, 1993

Item #9

DIAS PARK TENTATIVE SUBDIVISION MAP

A.P.N. 038-0191-011

Date: March, 1993

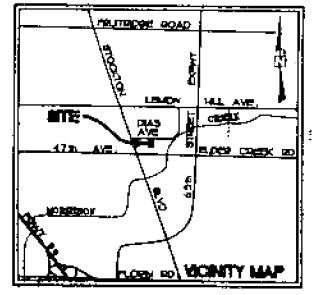
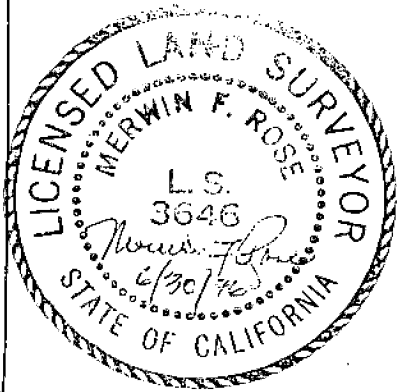
Scale: 1"=40'

Owner/Applicant: **Christopher H. Kephart**
5127 Phoenix East Ct
Fair Oaks, (916) 987-9825

Map Prepared By: **ROSE'S ENGINEERING
GEOLOGY & SURVEY INC.**
9070 ELK GROVE BLVD.
ELK GROVE CA. 95624
916 686 5445

Parcel Description: **THE EAST 198.0 FEET MINUS THE
SOUTH 330.0 FEET OF LOT 143
OF LEMON HILL TRACT, 72MB2**

Source of Topo:	Field Survey
Contour Interval:	1 Foot
Existing Sizes:	1.37 Ac.
Zoning:	R 1A
Proposed Use:	Single Family Dwelling
Existing Improvements:	NONE
Water:	City of Sacramento
Sewage:	County Sanitation District No. 1
Roads:	City of Sacramento
Gas:	Pacific Gas & Electric
Electric:	S.M.U.D.
Telephone:	Pacific Bell
F.E.M.A.:	ZONE I
Special Districts:	
Fire:	City of Sacramento
School:	Sacramento City Unified
Drainage:	City of Sacramento
Recreation & Parks:	City of Sacramento



SACRAMENTO CHINESE OR BIDDISHA
FRIENDSHIP ASSOCIATION
038-0191-011

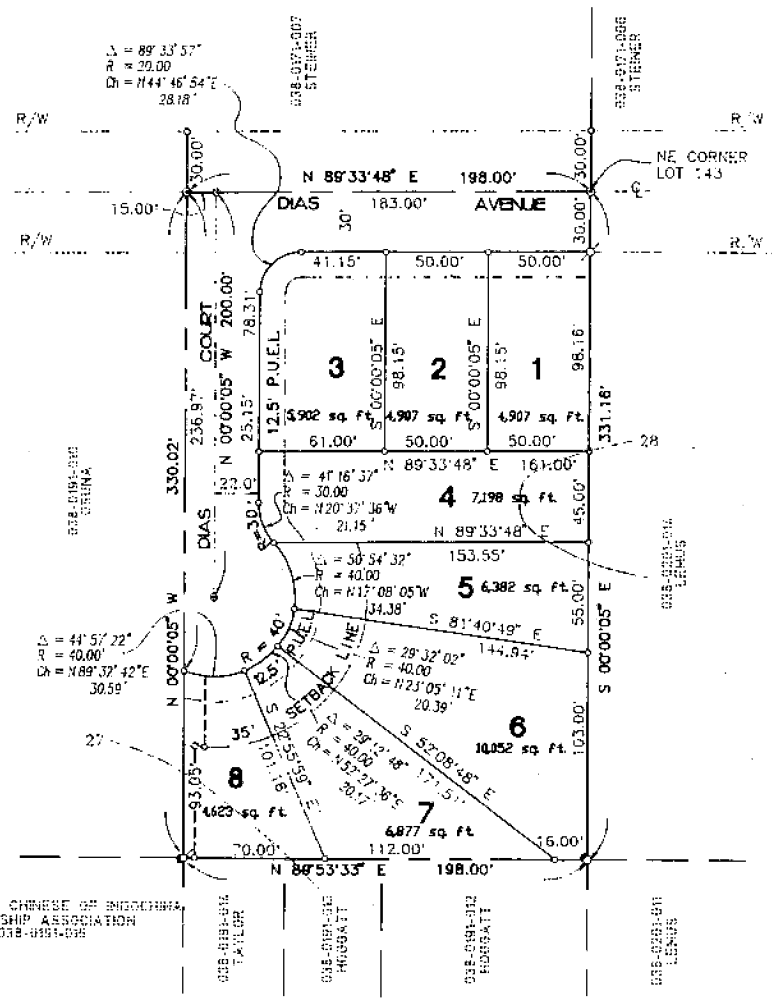
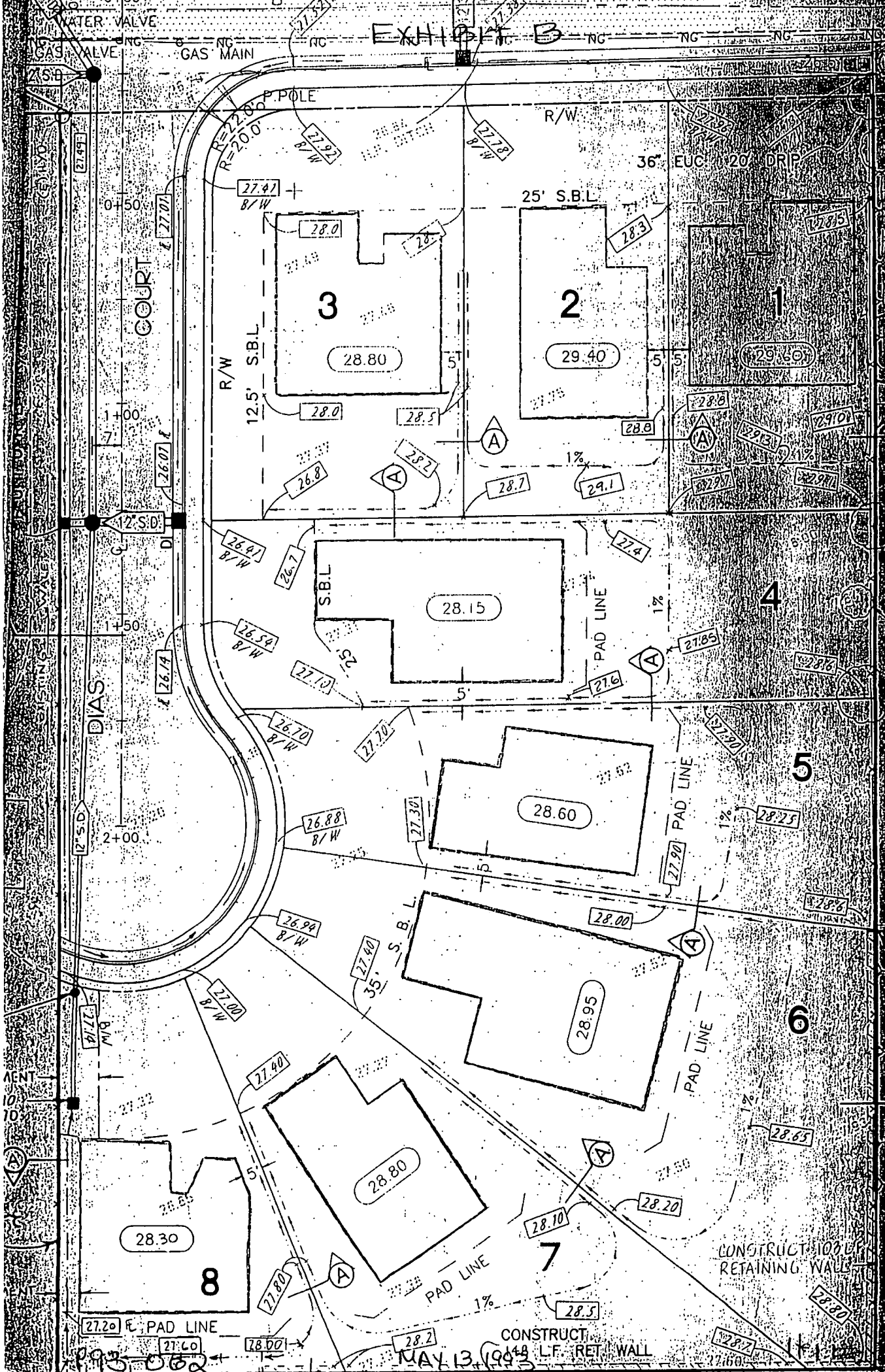


EXHIBIT A

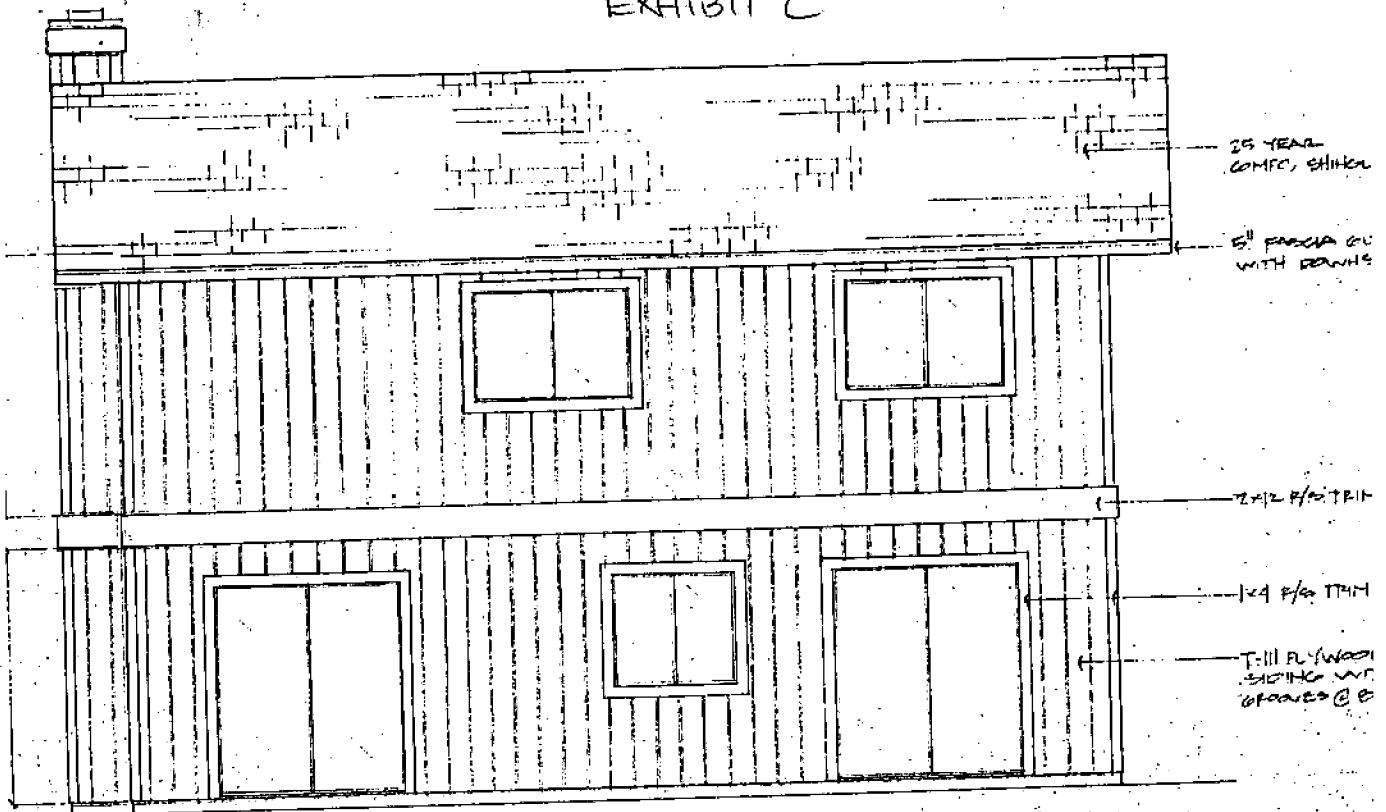
EXHIBIT B



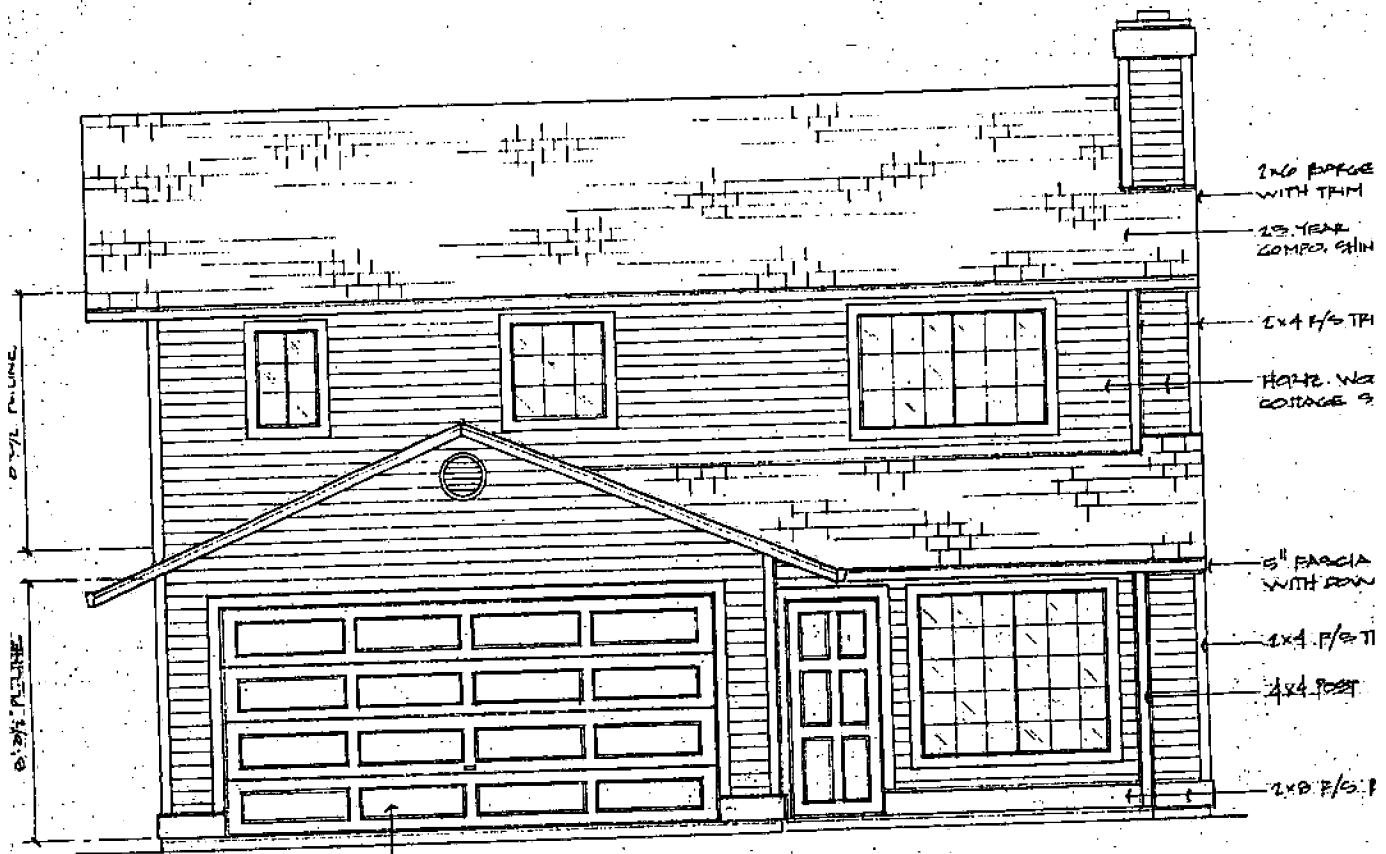
193-062

MAY 13, 1993

EXHIBIT C



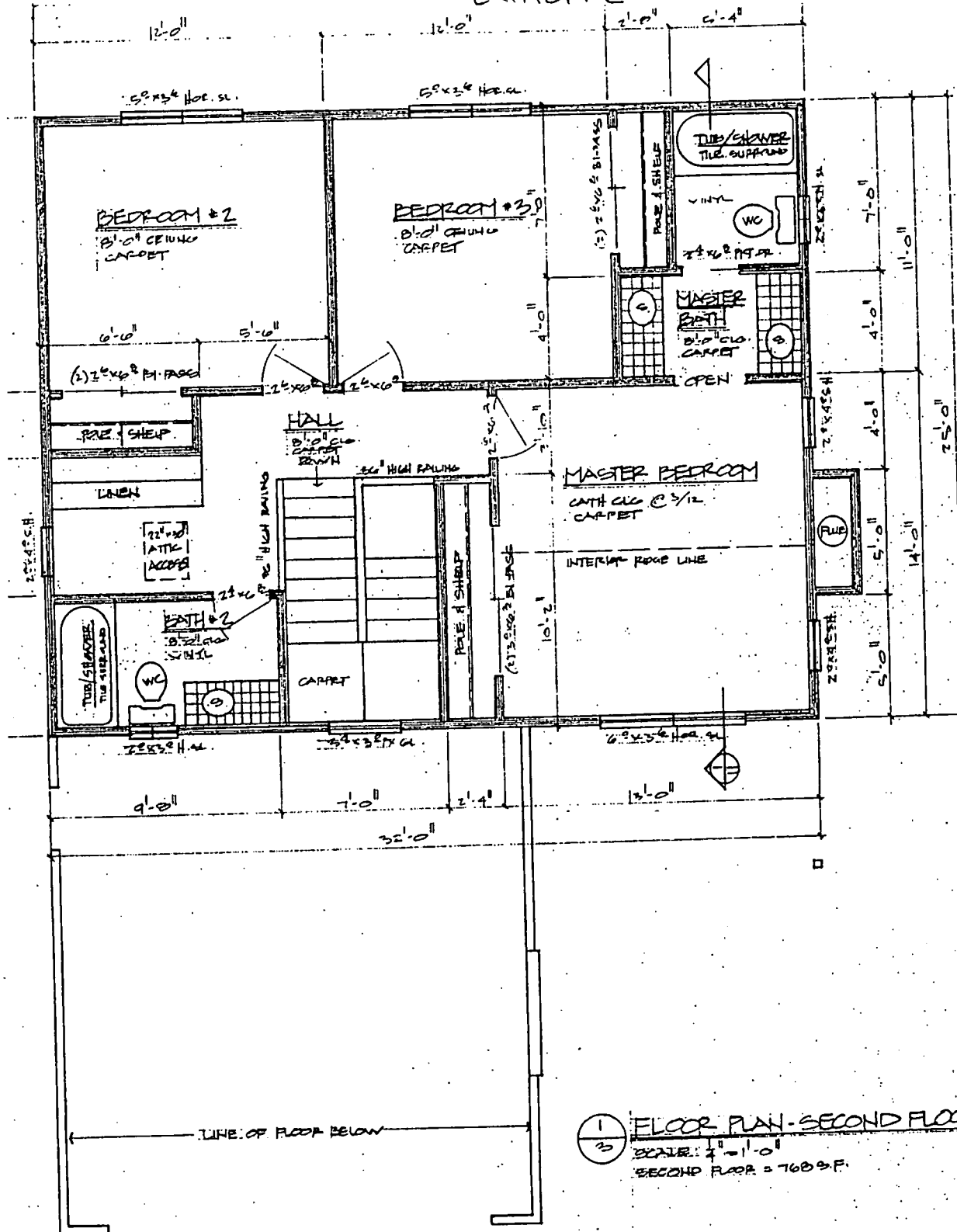
2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



METAL SECTIONAL
OVERHEAD DOOR

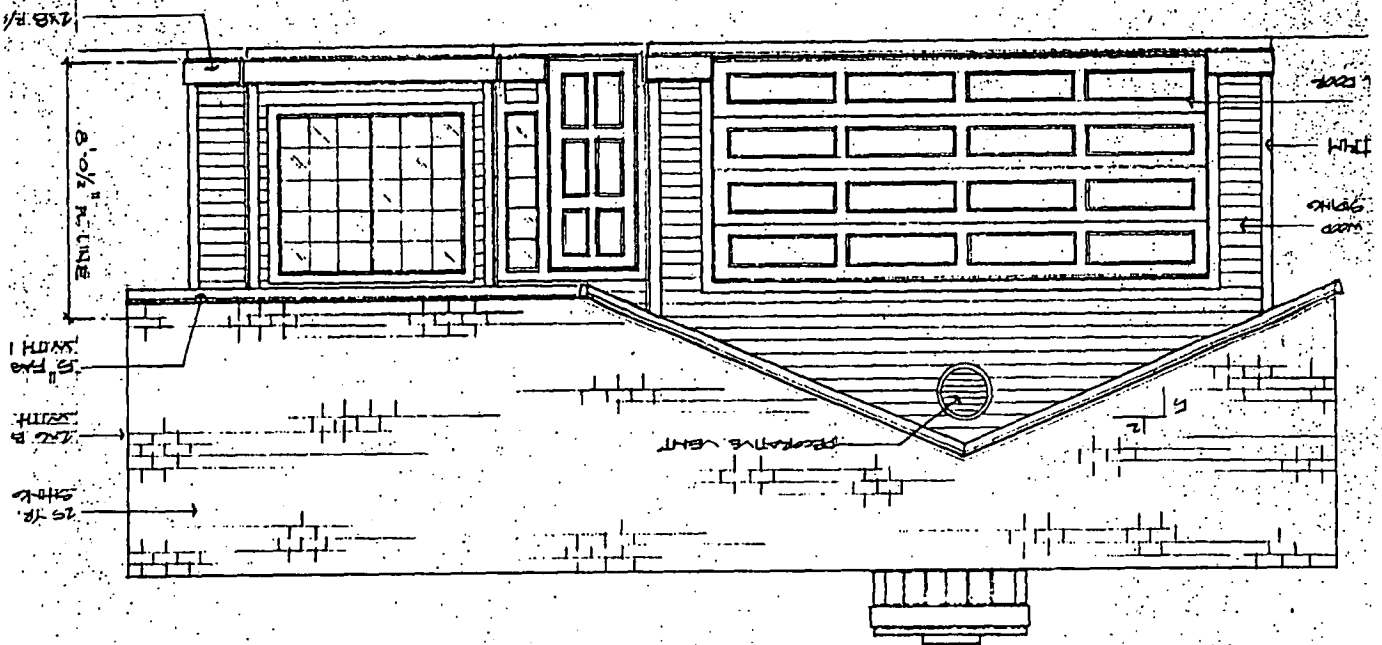
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXHIBITE



1 FLOOR PLAN - SECOND FLOOR
 2 SCALE: 1/4" = 1'-0"
 3 SECOND FLOOR = 760 S.F.

1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



2 REAR ELEVATION
SCALE 1/4" = 1'-0"

