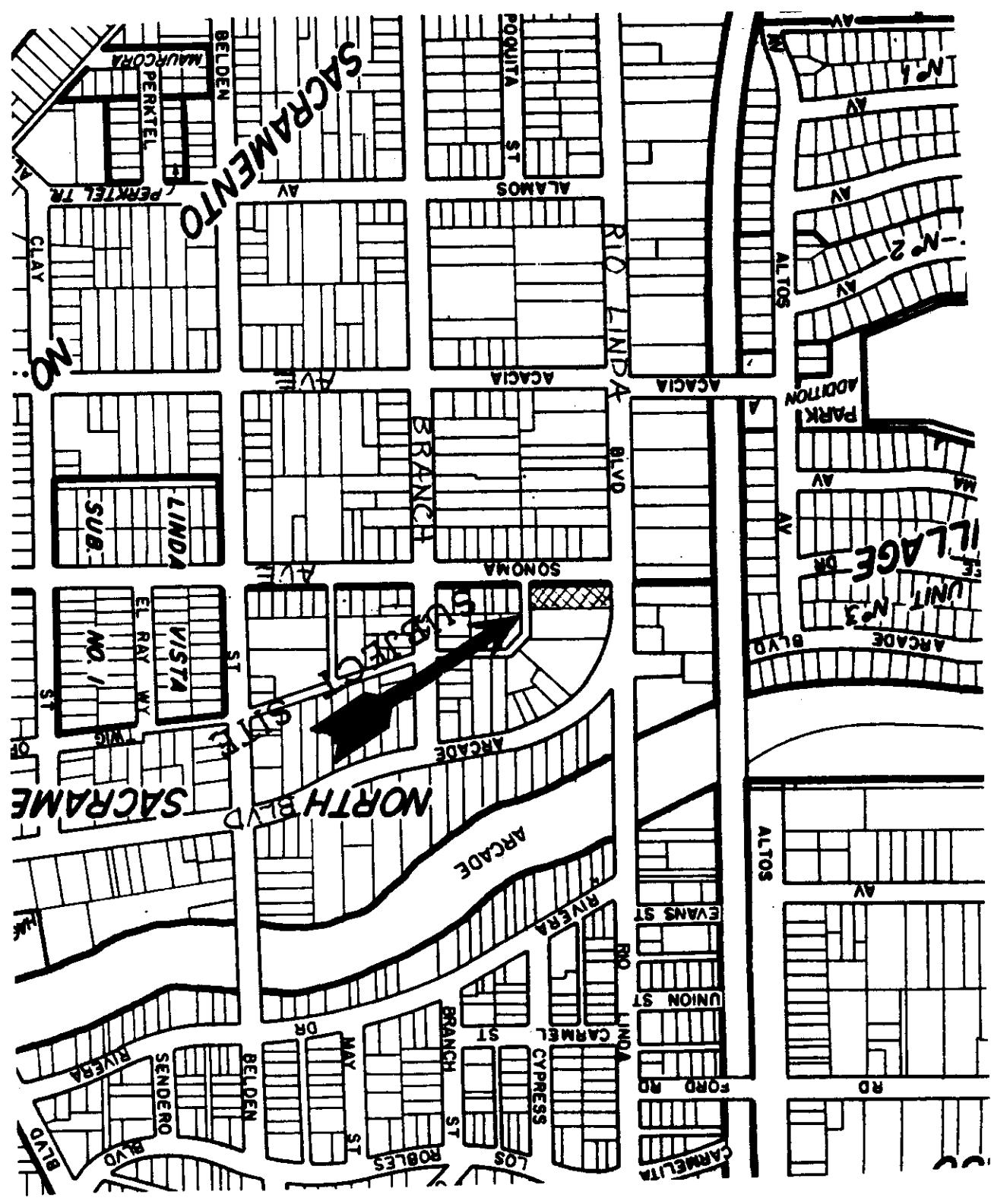


MAY 23, 1991

20

VICINITY MAP

Scale: 1" = 500'
N



Mandatory Mitigation Measures

A. Construct a 6 foot high wall within the west sideyard of Lot 1 extending from the rear of the dwelling to the rear property line. The wall material must be airtight and massive, with no significant gaps in construction. Suitable materials for the wall include masonry block, pre-cast concrete panels, and 1 1/2 inch wood with caulked overlapping joints.

11. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street;

10. The applicant shall construct a six foot high decorative masonry sound wall along the Rio Linda Boulevard street frontage five feet back from the edge of the property line which is reduced to three feet in height in the front yard setback area. The wall design shall be subject to the review and approval of the Planning Director and the Environmental Coordinator and shall be constructed prior to recordation of the final map

9. Provide street lights and coordinate with the Electrical Section of the Engineering Division.

8. Grade lots to drain to the street.

7. Existing deteriorated curb gutter and side walk shall be removed and reconstructed per city standards.

6. Provide six inch water main in Sonoma Avenue from Rio Linda Boulevard to easterly subdivision boundary.

Filing final map!

provided below.

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

A. Recommend ratification of the Negative Declaration and forward to the City Council!

B. Recommend approval of the General Plan Amendment from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na) Amendment and forward to the City Council!

C. Recommend approval of the North Sacramento Community Plan Amendment for 0.697 vacant acres from Residential (11-21 du/na) to Residential (7-15 du/na) and forward to the City Council!

D. Recommend approval of a One Year Time Extension for a Tentative Map to subdivide 0.697 vacant acres into five single family lots in the Multi-Family (R-2B) zone subject to conditions of approval and forward to the City Council.

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! (Most improvements may be in but are in poor condition)

2. Prepare a sewer and drainage study for the review and approval of the Public Works Department!

3. 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!

4. Dedicate 12.5-foot public utility easement for underground and over-head facilities and appurtenances adjacent to Rio Linda Boulevard and Sonoma Way!

5. Provide separate water and sewer services for each parcel prior to

PROJECT EVALUATION:

A. Background Information

The Tentative Map was originally approved by the Planning Commission on September 1, 1988 and by the City Council on October 31, 1988. The applicant has been working with the Public Works Department to finalize the map on the property. A time extension was requested in order to keep the map active while the development plans are being finalized. During the review, it was realized that the project was inconsistent with the City's General Plan and the North Sacramento Community Plan which designate the site as medium density residential.

Land Use and Zoning

The property consists of 0.69± vacant acres and is located on the northeast corner of Rio Linda Blvd. and Sonoma Avenue. The subject site is designated Medium Density Residential (16-29 du/na) in the general plan. The North Sacramento Community Plan designates the site Residential 11-21 du/na. The subject property and surrounding properties are zoned Multi-Family (R-2B) which allows a maximum of one dwelling unit per every 2000 square feet. Surrounding properties are mix of single and multi-family dwellings.

B. Applicant's Proposal

The applicant is requesting an extension of time for a tentative map to subdivide the .69± vacant acres into five lots. The lots may be developed for five single family residences, or with three single family residences and two halfplex units on the corner lots. A General Plan Amendment from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na) is requested. An amendment to the North Sacramento Community Plan from Residential (11-21 du/na) to Residential (7-15 du/na) is also requested.

C. Staff Analysis

Site Design and Lot Layout- The applicant's request is to subdivide the .69± vacant acres in the R-2B zone. The lot is currently 107' X 280' in size. The corner lots are 62 feet wide and the interior lots are 52 feet wide. The North Sacramento School District indicates that fees will be collected for each residential unit through the existing developer fee schedule adopted by the city.

General Plan and North Sacramento Community Plan Amendments- The project's development density of 8 du/na is below the existing Medium Density Residential (16-29 du/na) designation of the general plan. It is also inconsistent with the existing Residential (11-21 du/na) of the North Sacramento Community Plan. The Low Density Residential (4-15 du/na) of the general plan and the Residential (7-15 du/na) of the North Sacramento Community Plan are compatible with the proposed density of the project. Staff supports the change as it is compatible with the existing development in the area.

ENVIRONMENTAL DETERMINATION:

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures to be incorporated into the project to reduce potential environmental impacts to below a level of significance, are

APPLICANT	Rose's Engineering, 9070 Elk Grove Blvd., Elk Grove, CA 95624
OWNER	Westwood Concepts Inc., P.O. Box 163718, Sacramento, CA 95841
PLANS BY	Rose's Engineering
FILING DATE	March 8, 1991 ENVIR. DET. Negative Declaration Report by DCS
ASSESSOR'S PCL. NO.	265-0012-001

APPLICATION: A. Negative Declaration;

- B. Amend the General Plan from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na);
- C. Amend North Sacramento Community Plan for 0.69± vacant acres from Residential (11-21 du/na) to Residential (7-15 du/na);
- D. One Year Time Extension for Tentative Map to subdivide 0.69± vacant acres into five single family lots in the Multi-Family (R-2B) zone.

LOCATION: NE corner of Rio Linda Blvd.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 0.69± vacant acres into five residential lots in the Multi-Family (R-2B) zone.

PROJECT INFORMATION:

General Plan Designation: Existing: Medium Density Residential (16-29 du/na)
 Proposed: Low Density Residential (4-15 du/na)

1984 North Sacramento Community Plan Designation:
 Existing: Residential 11-21 du/na
 Proposed: Residential 7-15 du/na

Existing Zoning of Site: R-2B
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North:	Single Family, vacant; R-2B	Front:	25'	To be
South:	Single & Multi-Family; R-2B, R-1	Side(Int):	5'	Provided
East:	Single Family; R-1	Side(St):	12 1/2'	As
West:	Single & Multi-Family; R-2B	Rear:	15'	Required

Property Dimensions: 107' X 280'
 Property Area: 0.69± gross and net acres,
 Density of Development: 7 to 10 du/na
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 School District: North Sacramento School District