

*Continued on until 12-17-98*

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:

ITEM #  
SEPTEMBER 24, 1998  
PAGE 1

**P97-102 TENTATIVE MAP TIME EXTENSION - 3621 ASTORIA STREET**

- REQUEST:
- A. Negative Declaration
  - B. Mitigation Monitoring Plan
  - C. Tentative Map Time Extension (of P91-206) to grant an additional three years for a subdivision of 1.8± undeveloped acres into 13 single family lots.
  - D. Special Permit to develop 13 single family homes in the Single Family Alternative (R-1A) zone.

LOCATION: 3621 Astoria Street  
APN: 252-0191 008, 023 and 024  
North Sacramento Planning Area/ South Hagginwood Area  
Council District 2

APPLICANT/ OWNER	David and Ketsa Osborne, 442-4030 2760 Freeport Boulevard, Sacramento, CA 95826	18
APPLICATION FILED	September 3, 1997	
STAFF CONTACT:	Don Smith, 264-8289	

**SUMMARY:** At the September 10, 1998 meeting, the Planning Commission made a motion of intent to take no action on the environmental determination and to deny the requested Tentative Map Time Extension and Special Permit for the Astoria Estates Subdivision. Staff was directed to return to the Planning Commission with a corrected Notice of Decision to reflect denial of the project. Since the September 10, 1998 Planning Commission meeting, staff has discussed with the applicant the possibility of revising the Tentative Map and Special Permit to reflect the concerns that were raised. At last contact, the applicant was considering the possibility of revising the application.

**RECOMMENDATION:** Take no action on the previously approved Negative Declaration and Mitigation Monitoring Plan and deny the Astoria Estates Tentative Map and Special Permit. This recommendation is based on the Planning Commission's direction given at the September 10, 1998 meeting. Or, upon agreement with the applicant, the Planning Commission may also continue the project to a future meeting for consideration of a revised application.

BACKGROUND INFORMATION:

The applicant's request to extend the Tentative Map was discussed at the September 10, 1998 Planning Commission meeting. During the meeting it was noted that the Fire Department's request for a cul-de-sac with a 45 foot radius was not being met and that there was a desire to reduce the number of units in the development. Several commissioners also expressed their concern over the proposed design of the residential units. Comments suggested a redesign of the residential units as they did not meet the commission's "Residential Design Principles", approved in January 1998.

STAFF EVALUATION:

No environmental determination is necessary in light of the commission's directive to provide findings to deny the requested Tentative Map Time Extension and Special Permit.

Public testimony was heard at the September 10, 1998 meeting. Neighbors spoke against the number of units proposed and the preference for single story units.

PROJECT APPEAL PROCESS: The Planning Commission's decision may be appealed to the City Council within 10 days of the Planning Commission's action. Applications for an appeal are available at 1231 I Street, Room 200 at the Planning Counter. A cost for the appeal would be charged per the City Council's adopted fee schedule.

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

- A. Take no action on the previously adopted Negative Declaration.
- B. Take no action on the previously approved Mitigation Monitoring Plan.
- C. Adopt the attached Notice of Decision and Findings of Fact to deny the Tentative Map Time Extension.
- D. Adopt the attached Notice of Decision and Findings of Fact to deny the Special Permit.

Report Prepared By,

  
\_\_\_\_\_  
Don Smith, Associate Planner

Report Reviewed By,

  
\_\_\_\_\_  
Scot Mende, Senior Planner

Attachments

Attachment A  
Exhibit A-1  
Exhibit A-2  
Exhibit A-3  
Exhibit A-4  
Attachment B  
Attachment C

Notice of Decision  
Tentative Map and Site Plan  
Floor Plan of Two Story Unit  
Elevation of Two Story Unit  
Floor Plan and Elevation of One Story Unit  
Vicinity Map  
Land Use and Zoning Map

**ATTACHMENT A****NOTICE OF DECISION AND FINDINGS OF FACT FOR  
ASTORIA ESTATES, LOCATED AT 3621 ASTORIA STREET  
SACRAMENTO, CALIFORNIA IN THE SINGLE FAMILY ALTERNATIVE  
(R-1A) ZONE. (P97-102)**

At the regular meeting of September 10, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. No action was taken on the Negative Declaration;
- B. No action was taken on the Mitigation Monitoring Plan;
- C. Denied the Tentative Map Time Extension for a 13 lot subdivision; and,
- D. Denied the Special Permit to allow the construction of 13 single family residences in the R-1A zone.

These actions were made based upon the following findings of fact:

**FINDINGS OF FACT**

- A. Negative Declaration: No findings are necessary since no action was taken.
- B. Mitigation Monitoring Plan: No findings are necessary since no action was taken.
- C. Tentative Map Time Extension The City Planning Commission denies the request for an extension of the Tentative Map (P91-206) for a subdivision of 1.8± undeveloped acres into 13 single family lots based upon the following findings:
  - 1. The site is not physically suitable for the proposed density of the project and shall be denied pursuant to the Subdivision Ordinance, and Government Code Section 66474(d).
  - 2. The proposed lots may not provide the minimum building setbacks needed to accommodate the required cul-de-sac for fire vehicles, and the applicant has been unwilling to redesign the project.
  - 3. The proposed subdivision design will not accommodate a 12 ½ foot wide public utility easement adjacent to all public streets.

4. The site design is incompatible with surrounding development in the area.

D. Special Permit The City Planning Commission denies the request for a Special Permit to develop 13 single family homes in the Single Family Alternative (R1-A) zone subject to the following findings of fact;

1. The project is not based upon sound principles of land use in that:

a. The minimum building setbacks provided do not sufficiently accommodate development of the site.

b. The required housing is not compatible with surrounding properties in that the lots are significantly smaller and the two story buildings are higher than surrounding units.

2. Granting the Special Permit will be detrimental to the public health, safety and welfare and will result in the creation of a nuisance in that the lots are too small and the two story units have the potential to create a nuisance in the neighborhood.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

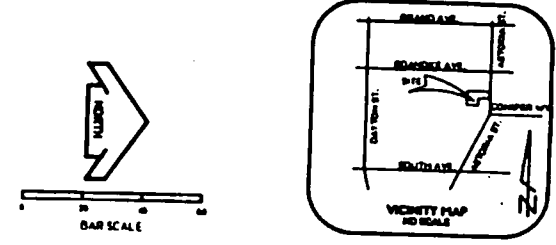
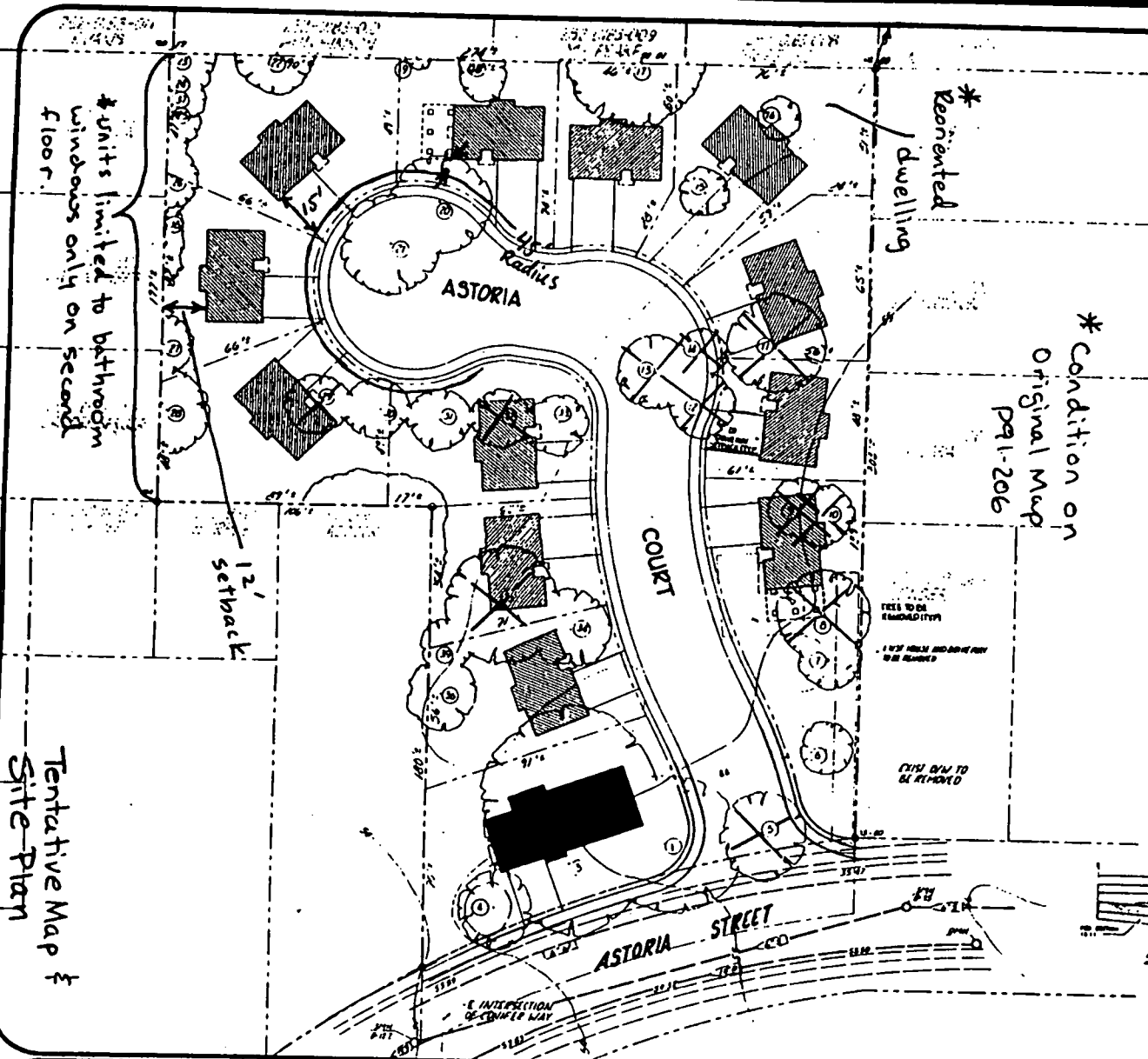
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DATE (P97-102)

Exhibit A-1	Tentative Map and Site Plan
Exhibit A-2	Floor Plan of Two Story Unit
Exhibit A-3	Elevation of Two Story Unit
Exhibit A-4	Floor Plan and Elevation of One Story Unit

P97-102

SEPT 10 1998

From



**ARBOREST TREE LIST**

NO.	SIZE	SPECIES	REMARKS
1	12"	BLUE OAK	
2	12"	BLUE OAK	
3	12"	BLUE OAK	
4	12"	DATE PALM	
5	12"	DATE PALM	
6	12"	DATE PALM	
7	12"	DATE PALM	
8	12"	DATE PALM	
9	12"	DATE PALM	
10	12"	DATE PALM	
11	12"	DATE PALM	
12	12"	DATE PALM	
13	12"	DATE PALM	
14	12"	DATE PALM	
15	12"	DATE PALM	
16	12"	DATE PALM	
17	12"	DATE PALM	
18	12"	DATE PALM	
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29	12"	DATE PALM	
30	12"	DATE PALM	
31	12"	DATE PALM	
32	12"	DATE PALM	
33	12"	DATE PALM	
34	12"	DATE PALM	
35	12"	DATE PALM	
36	12"	DATE PALM	
37	12"	DATE PALM	
38	12"	DATE PALM	
39	12"	DATE PALM	
40	12"	DATE PALM	

**OWNER:**  
DAVID CHORNE & KRISA CHORNE  
230 PIERCE BLVD.  
SACRAMENTO, CA 95811

**DEVELOPER:**  
TAYLOR CHORNE  
P.O. BOX 228  
FAIR OAK, CA 95624

**LEGAL DESCRIPTION:**  
A PORTION OF LOTS 2 & 3 OF BLOCK 23  
OF SHERIDAN HILLS & NEIGHBORHOOD  
SACRAMENTO, CALIFORNIA

**APPLICANT'S PARCEL NUMBER:**  
APN: 009-024-001, 002, 003

**SCHEME:**  
PROPOSED: S-4  
PROPOSED: S-4A

**LOT AREA:**  
280 ± S.A. 20000 ± S.F.

**NUMBER OF LOTS:**  
NUMBER OF LOTS: 10  
PROPOSED: 10

**AREA:**  
GROSS: 1.8 ± AC  
NET: 1.4 ± AC

**DEVELOPER:**  
SHERIDAN HILLS / L-6 ± AD-1.6  
CEREBAC (MAY)

**USE:**  
PROPOSED: SINGLE FAMILY  
PROPOSED: SINGLE FAMILY

**SCHOOL DISTRICT:**  
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

**PARK & RECREATION:**  
SACRAMENTO CITY PARK AND RECREATION DISTRICT

**SOURCE OF WATER:**  
CITY OF SACRAMENTO

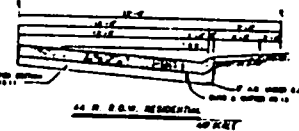
**SEWER:**  
CITY OF SACRAMENTO

**SANITATION FACILITIES:**  
CITY OF SACRAMENTO

**DRAINAGE FACILITIES:**  
CITY OF SACRAMENTO

**IMPROVEMENT REQUIREMENTS:**  
SUGGESTED IMPROVEMENTS AS REQUESTED BY THE CITY OF

EXHIBIT A-1



**AREA WEST ENGINEERS, INC.**  
2000 BROADWAY, SUITE 200  
SACRAMENTO, CALIFORNIA 95811  
PHONE: (916) 442-1111 FAX: (916) 442-1112  
CIVIL ENGINEERING - PLANNING - SURVEYING

TAYLOR CHORNE  
P.O. BOX 228  
FAIR OAK, CA 95624

TENTATIVE SUBDIVISION MAP  
FOR  
**ASTORIA ESTATES**  
CITY OF SACRAMENTO SEPTEMBER 1998 STATE OF CALIFORNIA

DESIGNED BY: T.O.  
DRAFTED BY: I.B.O.  
CHECKED BY: B.B.

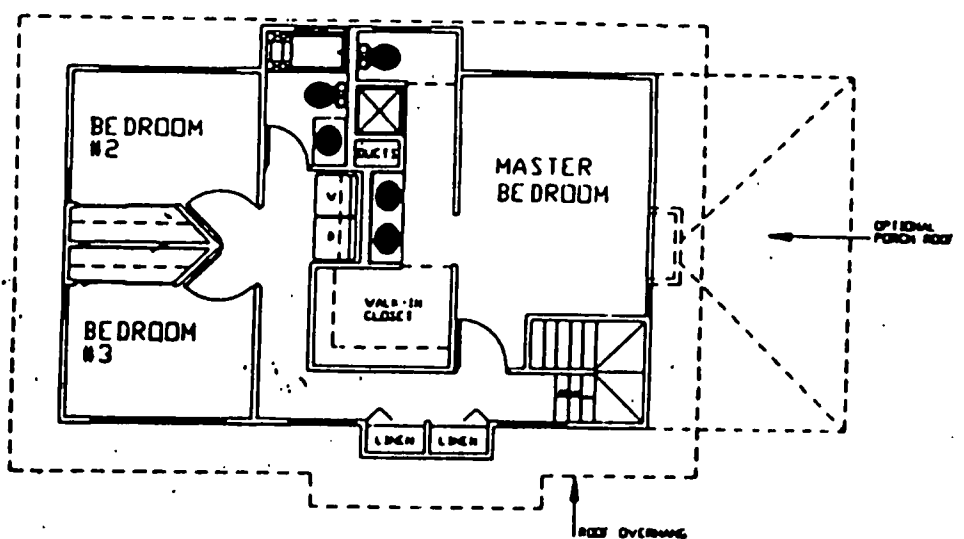
APPROVED: [Signature]  
7/16/98

SCALE: 1"=40'  
SHEET: 1 OF 1  
JOB NO.: 91025

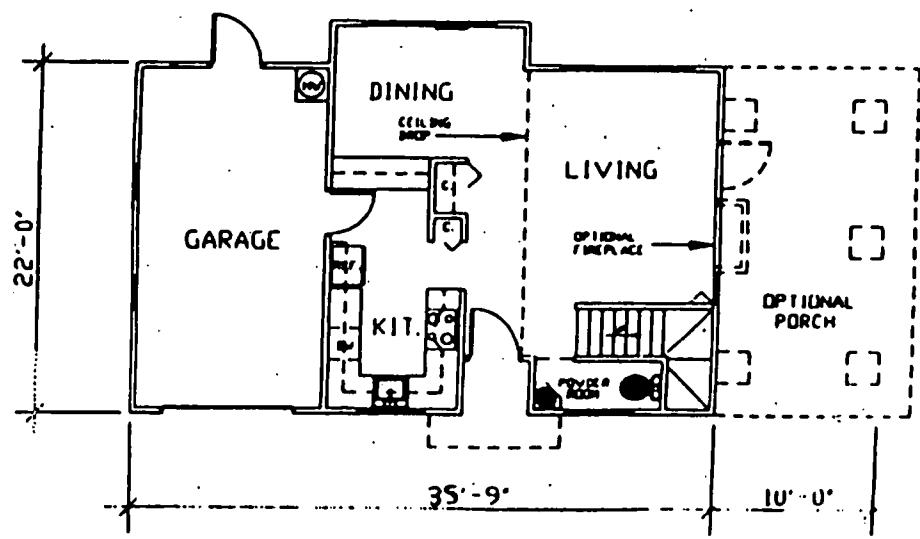
P97-102

SEPT. 10, 1998

JDM



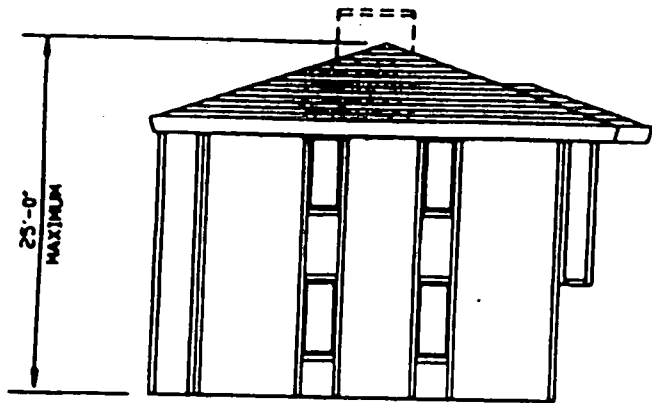
SECOND FLOOR PLAN  
1/4"=1'-0"



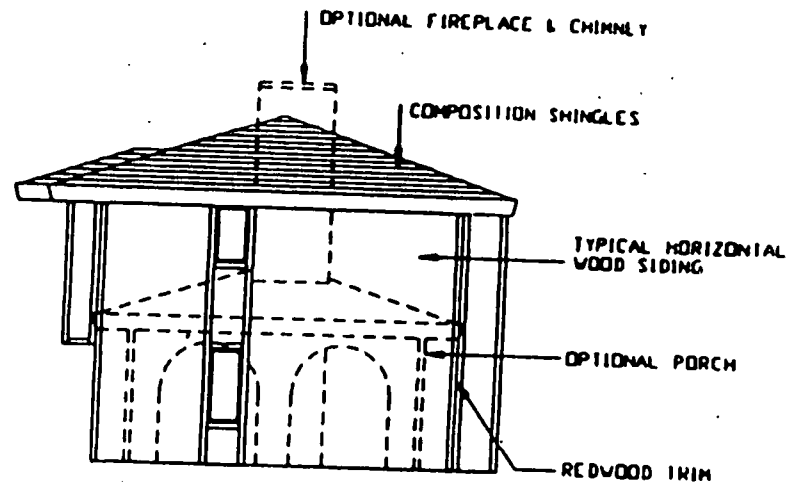
FIRST FLOOR PLAN  
1/4"=1'-0"

Exhibit A-2

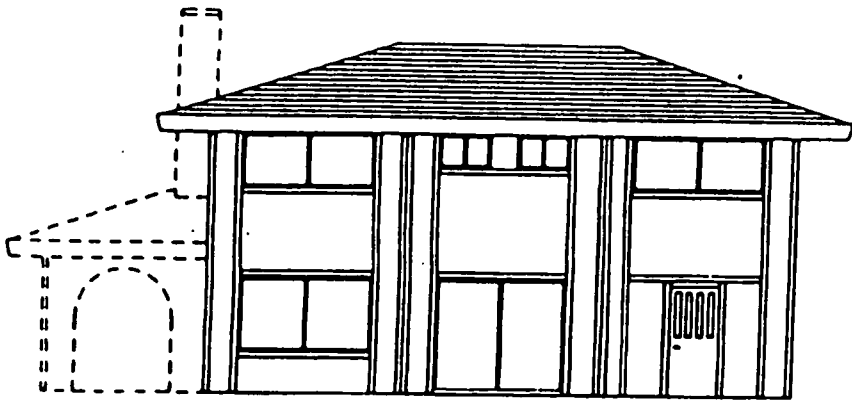
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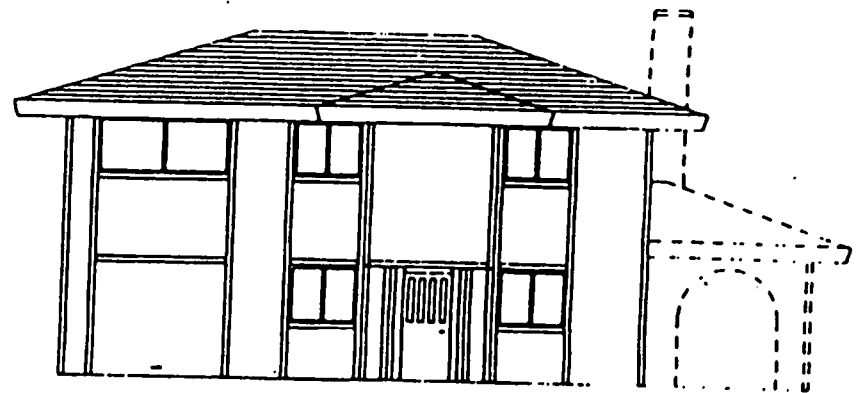
LEFT SIDE



RIGHT SIDE



REAR ELEVATION



FRONT ELEVATION

### TYPICAL ELEVATIONS

ONE ROOM WITH PORCHES

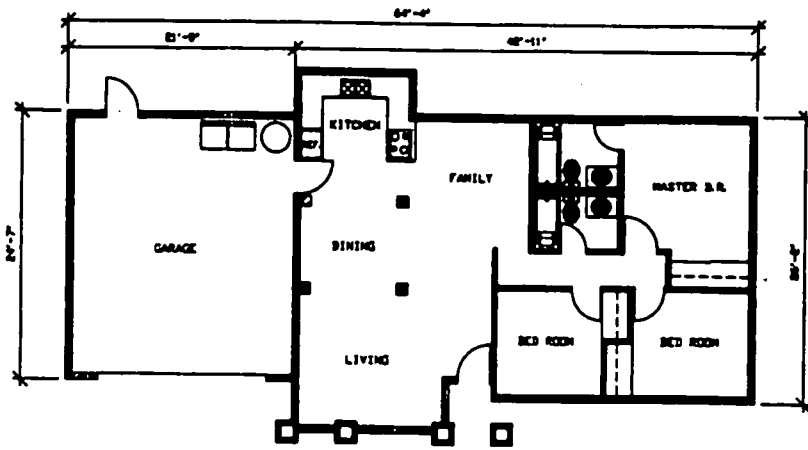
12'4\"/>

11' 0\"/>

9-10-98

IBam

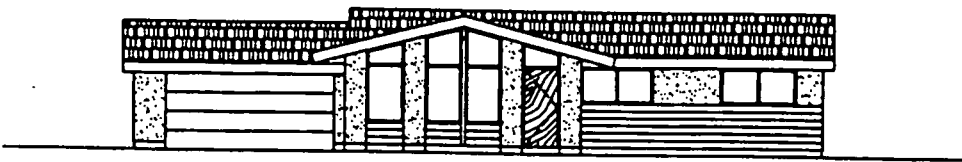
Exhibit A3



1800 S.F. LIVING AREA

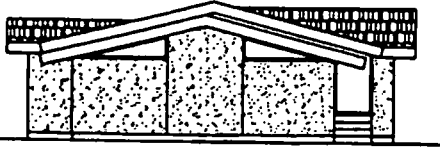
**FLOOR PLAN**

1/8" = 1'-0"



**FRONT ELEVATION**

1/8" = 1'-0"



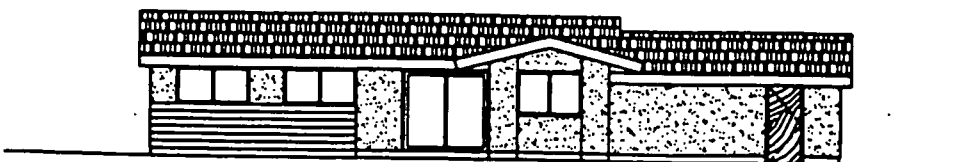
**LEFT SIDE**

1/8" = 1'-0"



**RIGHT SIDE**

1/8" = 1'-0"



**REAR ELEVATION**

1/8" = 1'-0"

**EXTERIOR ELEVATIONS**

RODNEY F. HAMELIN - ARCHITECT

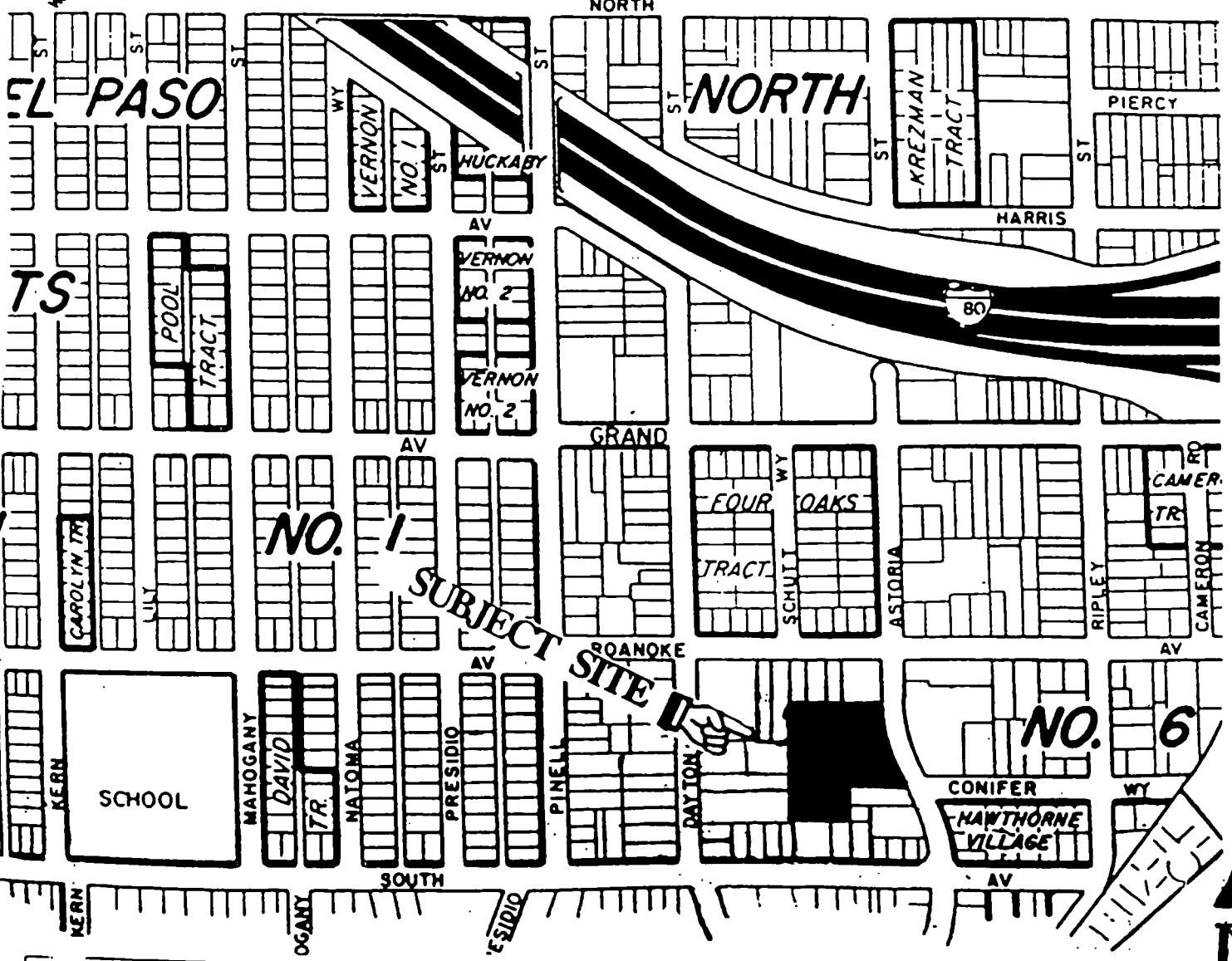
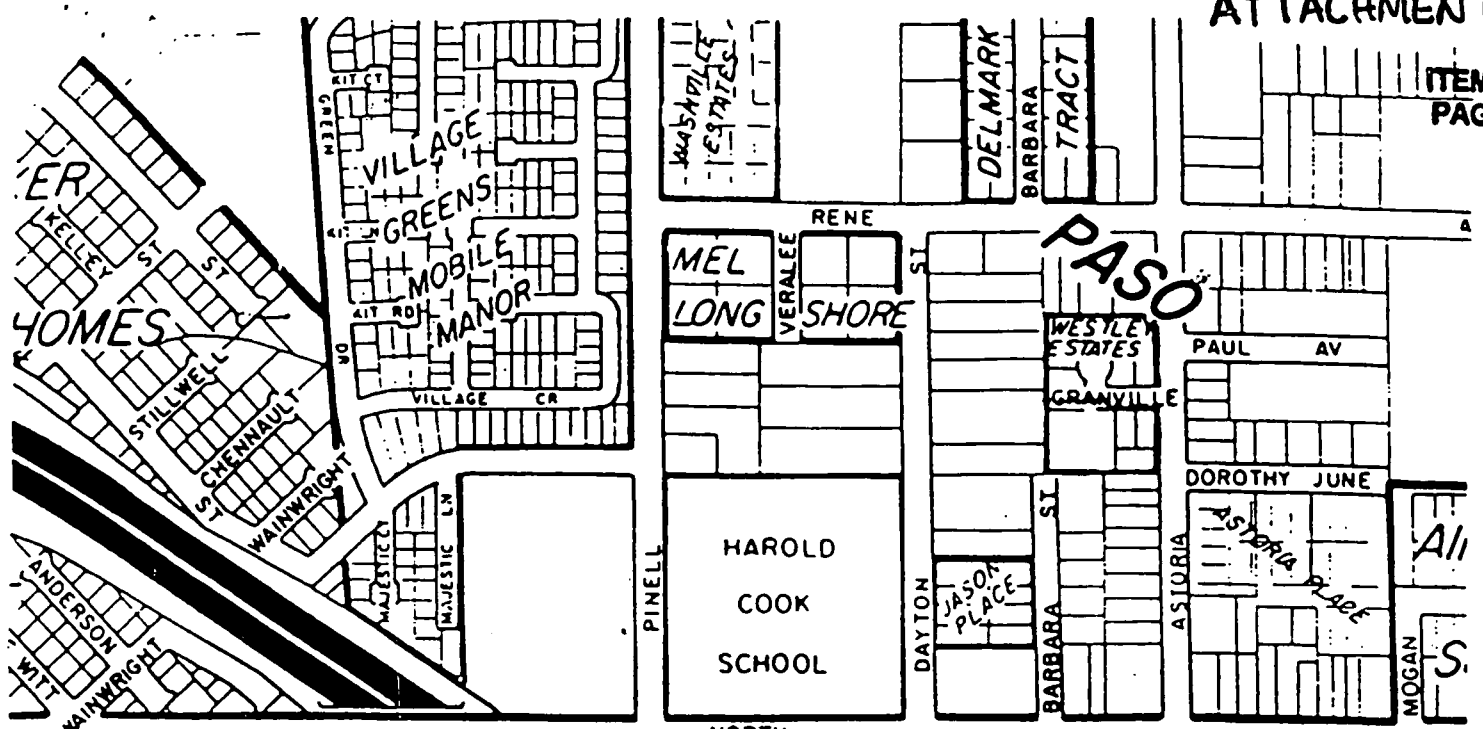
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ASTORIA COURT  
SACRAMENTO, CA

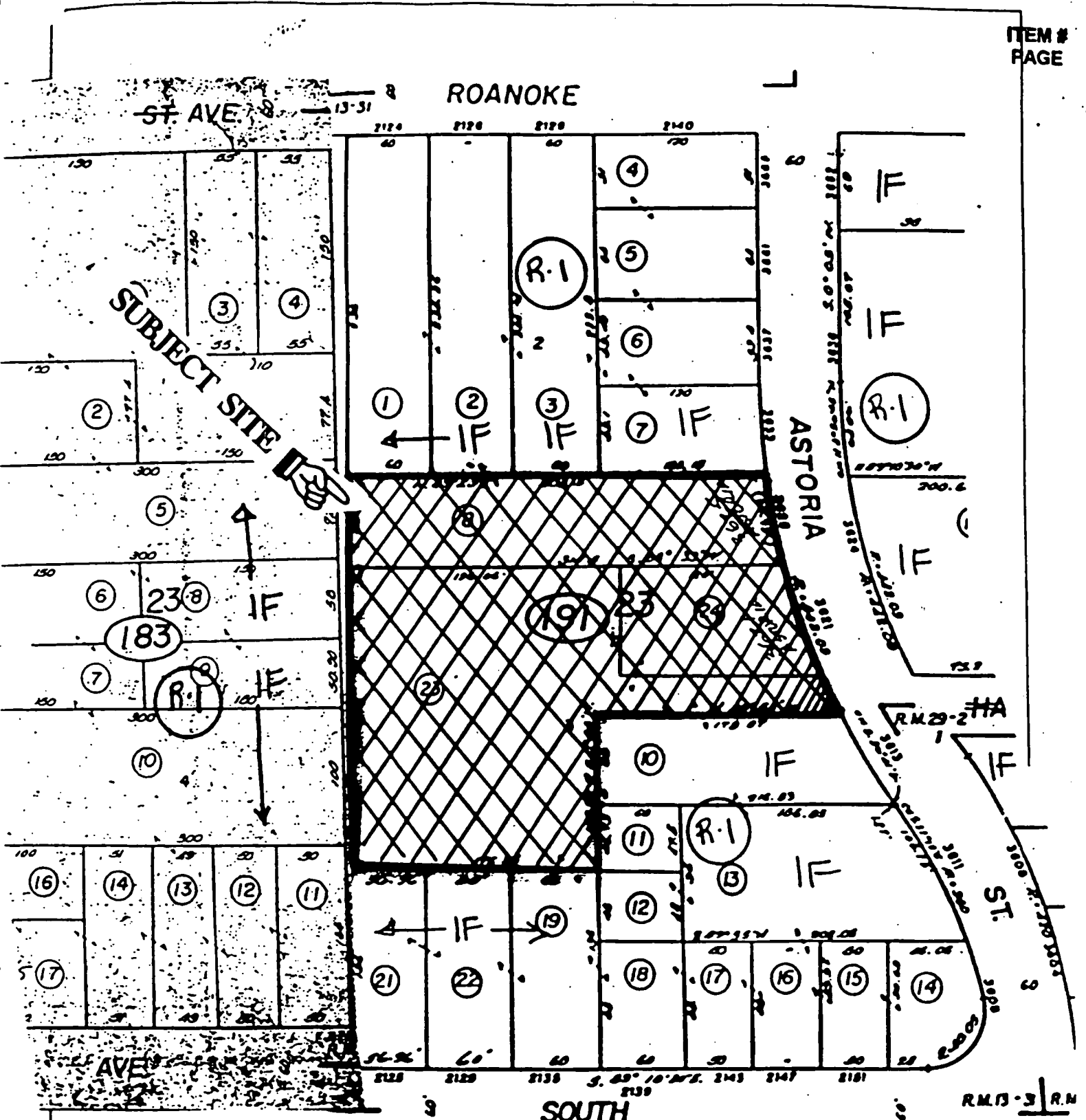
FLOOR PLAN & ELEVATIONS

DATE 1-1-98





VICINITY MAP



LAND USE & ZONING MAP