



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

March 20, 1984

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

MAR 27 1984

OFFICE OF THE
CITY CLERK

- SUBJECT:
1. Environmental Determination
 2. Subdivision Modification to create a lot with a depth of less than 100 feet
 3. Subdivision Modification to create a street jog (offset) less than 120 feet
 4. Tentative Map (P84-020) (APN: 117-132-31)

LOCATION: South side of Ehrhardt Avenue, opposite La Sombra Way

SUMMARY

This is a request for entitlements necessary to subdivide a 11+ acre site into 52 single family lots. The staff and Planning Commission recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site is located in an area that is developed with single family subdivisions. The proposal is compatible to the area and is consistent with the Valley Hi Community Plan.

The applicant is requesting a subdivision modification to allow a lot to be less than 100 feet in depth. Staff has no objection to this request because the existing street stubs and size of the parcel makes it difficult to meet the required lot depth of 100 feet. Lot 49 has an average depth of 99 feet and an area of 7,200+ square feet. It is large enough to accommodate a single family dwelling.

The applicant is also requesting a subdivision modification to allow a street jog of less than 120 feet. The distance between La Sombra Way and the proposed north/south street that intersects Ehrhardt Avenue is approximately 70 feet apart. The staff recognizes the difficulty in meeting the 120 foot requirement because of the width of the site.

VOTE OF THE PLANNING COMMISSION

On February 23, 1984, the Planning Commission by a vote of eight ayes, one absent recommended approval of the project.

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City Council

-2-

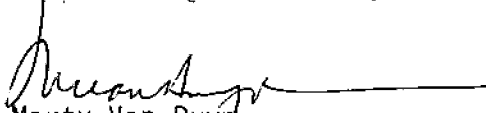
March 20, 1984

RECOMMENDATION

The staff and Planning Commission recommend approval of the project by:

1. Ratifying the Negative Declaration; and
2. Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modifications with Conditions.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

HY:lao
attachments
P84-020

March 27, 1984
District No. 7

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE February 23, 1984

GENERAL PLAN AMENDMENT

TENTATIVE MAP

ITEM NO. 130 FILE NO. P-84-020

COMMUNITY PLAN AMENDMENT

SUBDIVISION MODIFICATION

M- _____

REZONING

ENVIRONMENTAL DET.

SPECIAL PERMIT

OTHER _____

VARIANCE

Recommendation

LOCATION: South side of Ehabardt Avenue opposite

La Sombra Way

Favorable ut/cond.

Unfavorable Petition Correspondence

| <u>NAME</u> | <u>PROPOSERS</u> | <u>ADDRESS</u> |
|-------------|------------------|----------------|
| | | |
| | | |
| | | |
| | | |
| | | |

| <u>NAME</u> | <u>OPPOSERS</u> | <u>ADDRESS</u> |
|-------------|-----------------|----------------|
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| | | |
| | | |
| | | |

MOTION NO. _____

MOTION:

| | YES | NO | MOTION | 2ND |
|----------|---------------|----|--------|-----|
| Augusta | ✓ | | | |
| Fong | ✓ | | | |
| Holloway | <u>absent</u> | | | |
| Hunter | ✓ | | | |
| Ishmael | ✓ | | | ✓ |
| Larson | ✓ | | | |
| Silva | ✓ | | | |
| Simpson | ✓ | | | |
| Goodin | ✓ | | ✓ | |

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING

OTHER _____

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RESOLUTION No. 84-265

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP AND SUBDIVISION MODIFICATIONS FOR PROPERTY LOCATED ON THE SOUTH SIDE OF EHRHARDT AVENUE, OPPOSITE LA SOMBRA WAY. (P84-020) (APN: 117-132-31)

WHEREAS, the City Council, on March 27, 1984, held a public hearing on the request for approval of a tentative map and subdivision modifications for property located on the south side of Ehrhardt Avenue, opposite La Sombra Way

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and,

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balanced these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

APPROVED BY THE CITY COUNCIL

MAR 27 1984

OFFICE OF THE CITY CLERK

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1968 Valley Hi Community Plan designate the subject site for light density residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

6. In the matter of the hereby approved requested subdivision modification to allow a street jog of less than 120 feet and a single family lot to be less than 100 feet in depth:

- a. There are circumstances to warrant the granting of the subdivision modifications that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the width of the parcel and surrounding street locations make it difficult to meet all the standards in the Subdivision Ordinance.
- b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the granting of the modifications will not yield any additional lots or reduce the cost of the street system.
- c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modifications will not alter the characteristics of the area.
- d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential use(s)

7. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. 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;
- d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director.
- f. Redesign the map to eliminate the stub street to the west.

MAYOR

ATTEST:

CITY CLERK

P84-020

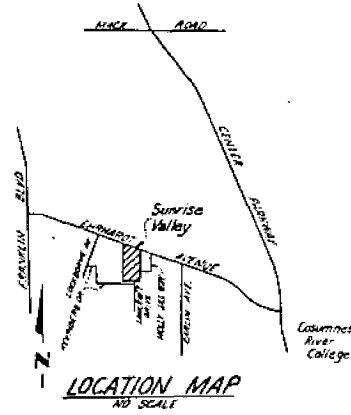
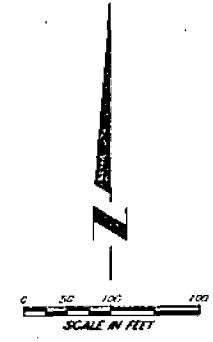
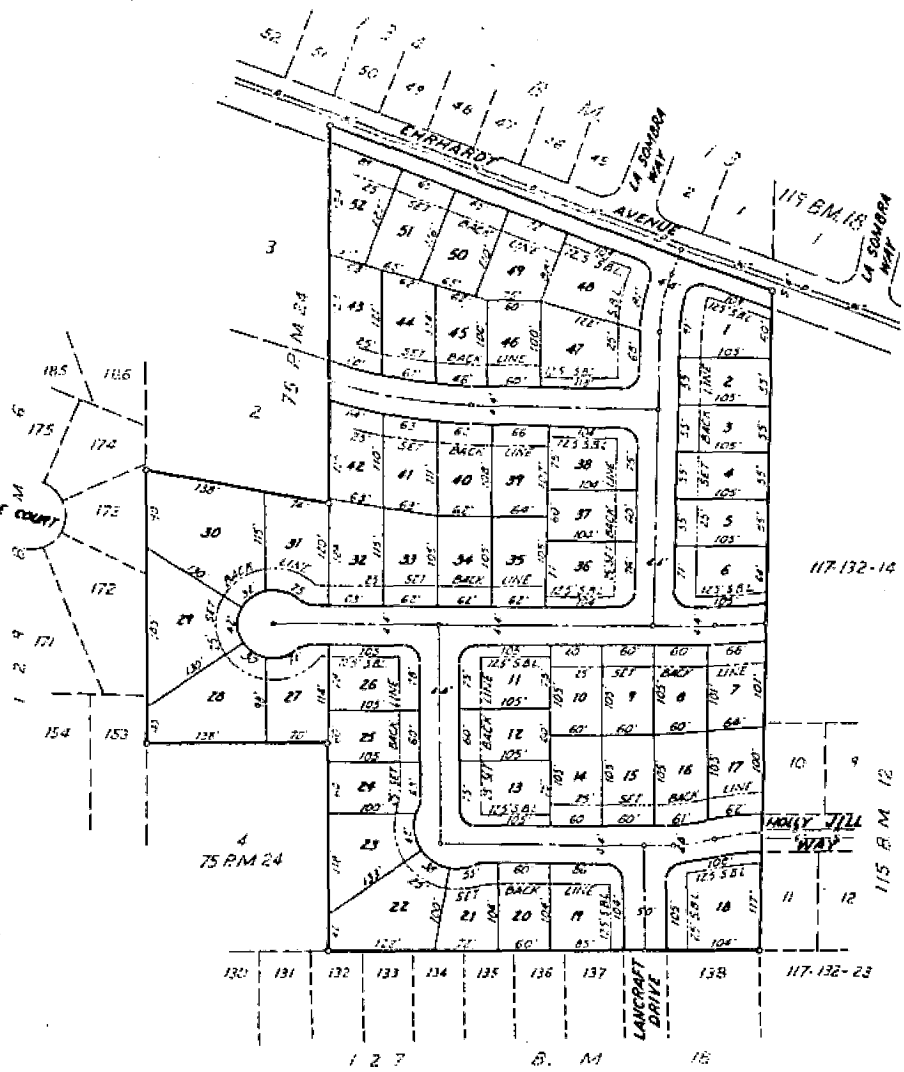
P-84-020

FEB. 23, 1984

ITEM 13

TENTATIVE MAP SUNRISE VALLEY

PARCEL 3 of 75 P.M. 24
CITY OF SACRAMENTO, CALIFORNIA
JANUARY 1984 SCALE: 1" = 100'
MURRAY SMITH AND ASSOCIATES



- OWNER: SURPRISE VALLEY
9807 FAIR OAKS BLVD.
FAIR OAKS, CALIFORNIA 95628
PH: 965-0333
- SUBDIVIDER: SAME AS ABOVE
- ENGINEER: MURRAY SMITH & ASSOCIATES
ENGINEERING, INC.
3020 EXPLORER DRIVE
SACRAMENTO, CALIF. 95827
PH: 361-0444
- IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY DETACHED HOUSING
- EXISTING ZONING: R1
- ASSESSOR'S PARCEL NO: 117-132-31
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT
- ACREAGE: 11.43
- NO. OF LOTS: 52
- LOT SIZE: AS SHOWN

TENTATIVE MAP

CITY PLANNING COMMISSION

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

| | |
|------------------------|---|
| APPLICANT | Murray Smith & Assoc. - 3020 Explorer Drive, Sacramento, CA 95827 |
| OWNER | Sunrise Valley - 9807 Fair Oaks Boulevard, Fair Oaks, CA 95628 |
| PLANS BY | Murray Smith & Assoc. - 3020 Explorer Drive, Sacramento, CA 95827 |
| FILING DATE | 1-20-84 |
| 50 DAY CPC ACTION DATE | |
| REPORT BY: | SD:sg |
| NEGATIVE DEC. | 2-13-84 |
| EIR | |
| ASSESSOR'S PCL. NO. | 117-132-31 |

- APPLICATION:
1. Environmental Determination
 2. Tentative Map (P84-020)
 3. Variance to create lots substandard in depth (Sec. 3-E-19)
 4. Subdivision Modification to create lots substandard in depth (Sub. Ord. Sec. 40.322 (c))
 5. Subdivision Modification to create a street off-set less than 120' (Sub. Ord. Sec. 40.306)

LOCATION: South side of Ehrhardt Avenue opposite La Sombra Way

PROPOSAL: The applicant is requesting the necessary entitlements to divide 11± vacant acres into 52 standard single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1968 Valley Hi Community
 Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
 South: Vacant; R-1
 East: Vacant and residential; R-1
 West: Vacant and residential; R-1

Property Dimensions: Irregular
 Property Area: 11± acres
 Density of Development: 4.7 du/ac gross; 5.9 du/ac net
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided
 North/South Lot Orientation: 62%

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 8, 1984, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the map subject to conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for approval is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;

- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- 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. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- 5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director.

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

BACKGROUND INFORMATION: On April 4, 1978 the City Council approved a request to divide the subject site into 44 single family lots. That map was never recorded and the approval has expired.

STAFF EVALUATION: Staff has the following comments:

- 1. The subject site is located in an area that is developing primarily with standard single family residences. The previous approval provided stub streets for the future residential development of parcels east and west of the subject site (see Exhibit A). Subsequent to approval in 1978, the parcel to the west was split into four parcels. One parcel was acquired by the applicant and incorporated into the subject site. A second parcel was purchased and developed as a church site. A third parcel has been developed as a children's day care center (see Exhibit B). Therefore, the stub street to the west is no longer necessary. Staff recommends a redesign to eliminate the proposed stub street to the west.
- 2. A subdivision modification has been requested to create a street centerline offset of less than 120 feet as required by the Subdivision Ordinance. The Traffic Engineer has no objection to this request and the Subdivision Review Committee recommended approval of the subdivision modification. Staff, therefore, supports the request.
- 3. A variance/subdivision modification to create a lot less than 100 feet in depth has also been requested (Lot 49). Staff and the Subdivision Review Committee recommend approval of the request. The irregular shape of the site made it difficult to achieve standard lot dimensions throughout the site. Finally, the lot will be similar in character and appearance to the rest of the subdivision.
- 4. The Planning Division and Community Services Department have determined the 0.775 acres of land are required for parkland dedication purposes and that fees are to be charged in-lieu of the required dedication. The applicant shall submit an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to filing the final map.

- 5. The project achieves 62% north/south lot orientation. In order to achieve the 80% north/south lot and/or unit orientation goal of the General Plan, the map has been so conditioned that solar access will be achieved through a combination of lot and unit orientation. Compliance will be reviewed as building permits are issued.

STAFF RECOMMENDATION: Staff recommends:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Tentative Map subject to conditions which follow;
- 3. Approval of the Variance to create lots substandard in depth based on findings of fact which follow;
- 4. Approval of the Subdivision Modification to create lots substandard in depth;
- 5. Approval of the Subdivision Modification to create a street centerline off-set of less than 120 feet.

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:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. 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;
- d. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director.
- f. Redesign the map to eliminate the stub street to the west.

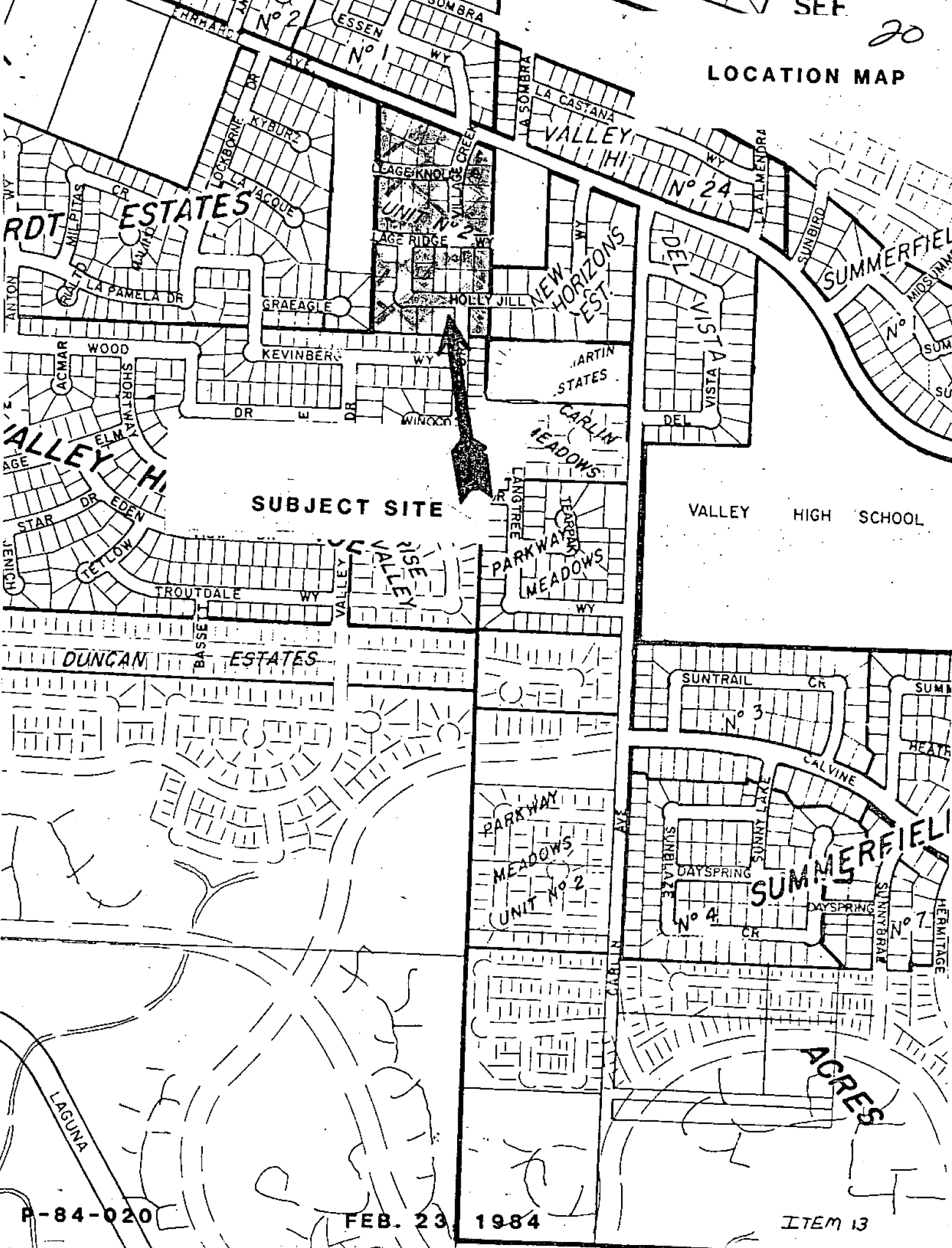
Findings of Fact - Variance

- a. Granting the variance does not constitute a special privilege extended an individual property owner in that the subject site is irregularly shaped, making it difficult to achieve standard lot dimensions throughout the site.

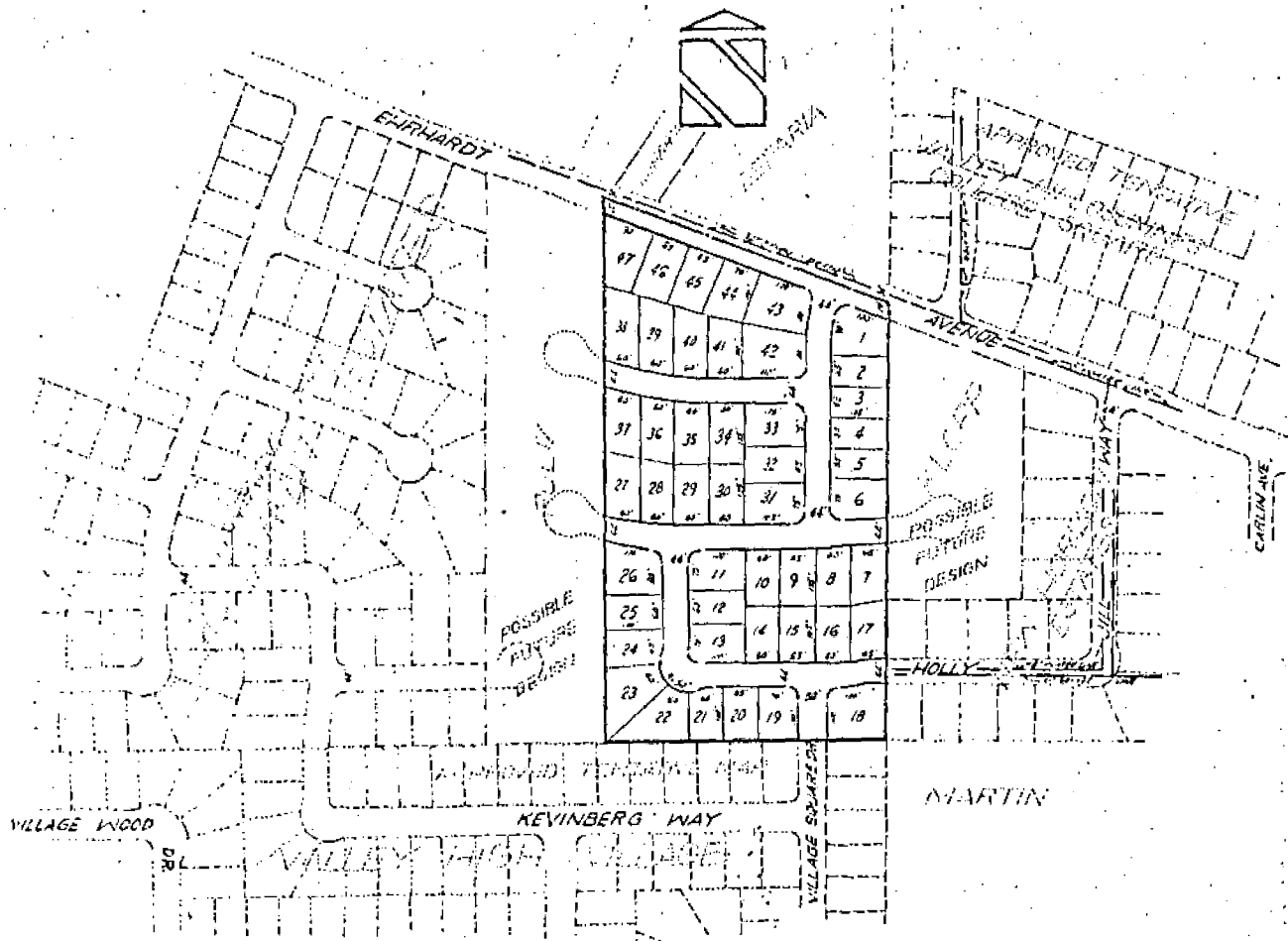
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- b. Granting the request does not constitute a use variance in that residential uses are allowed in the R-1 zone.
- c. Granting the request does not constitute a disservice to property in the vicinity of the applicant in that:
 - 1. the lot will be compatible in appearance and character with surrounding residential uses;
 - 2. adequate width and area is provided to develop the resulting lot with a standard single family residence.
- d. The request is in compliance with the 1968 Valley Hi Community Plan and the 1974 General Plan which designate the subject site for residential uses.

LOCATION MAP



SUBJECT SITE



- RECORD OWNER:**
JAMES S. METSALONOMETES ETAL
2517 SALIN HWY
SACRAMENTO, CALIFORNIA 95825
- SUBDIVIDER:**
GEORGE TSARPOPOLOS
6190 42ND STREET
SACRAMENTO, CALIF 95824
- PROPOSED USE:**
67 1/2 SINGLE FAMILY LOTS
- WATER SUPPLY:**
PUBLIC UTILITY
- SEWAGE DISPOSAL:**
PUBLIC SEWERS
- PROPOSED IMPROVEMENTS:**
SACRAMENTO CITY STANDARDS
- ACREAGE:**
100 AC.
- EXISTING ZONE:**
A- AGRICULTURAL
- PROPOSED ZONE:**
R1- SINGLE FAMILY
- ASSESSOR'S PARCEL NUMBER:**
117-02-18
- ENVIRONMENTAL CONSIDERATION:**
61 % OF ALL 1015 HA...
NORTH-SOUTH ORIENTATION

PREVIOUS APPROVAL

THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING • ENGINEERING
 ARCHITECTURAL • SURVEYING • MAPPING • SYSTEMS
 223 F STREET, SACRAMENTO, CALIFORNIA 95811 (916) 441-1400

OLYMPIC TERRACE
 CITY OF SACRAMENTO, CALIFORNIA
 FEBRUARY 1978 SCALE: 1"=100'

EXHIBIT A

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March 28, 1984

Sunrise Valley
9807 Fair Oaks Boulevard
Fair Oaks, CA 95628

Dear Gentlemen:

On March 27, 1984, the Sacramento City Council took the following action(s) for property located south side of Ehrharct Avenue opposite La Sambra Way:

Adopted Resolution 84-265 adopting findings of fact and approving a tentative map and subdivision modifications.
(P-84020)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/km/20

Enclosure:

cc: Planning Department

Murray Smith & Associates