

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	A. Ricci & Virga et al, 721-11th Street, Sacramento, CA 95814		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	4/5/84	50 DAY CPC ACTION DATE	5/8/84
REPORT BY:	SC:bw		
NEGATIVE DEC.	4/18/84	EIR	ASSESSOR'S PCL NO. 031-020-56

APPLICATION:

1. Negative Declaration
2. Rezone 1.4± vacant acres from R-1 to R-1A for halfplex development
3. Tentative Map (P84-138)

LOCATION: North side of Havenside Drive, approximately 700 feet west of drainage canal.

PROPOSAL: The applicant is requesting the necessary entitlements to create 19 single family lots with future halfplex development proposed on seven corner lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant & Single Family; R-1
South: Vacant & Single Family; R-1 & R-1A
East: Vacant proposed school site; R-1
West: Vacant, Single Family; R-1

Property Dimensions: Irregular
Property Area: 6.7± acres
Density of Development: 4 du/ac
Square Footage of Lots: Minimum, 5,200 on interior lots with single family development; 6,200 on corner lots
Topography: Flat
Street Improvements/Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 25, 1984, by a vote of seven ayes and 2 absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the following conditions which the applicant shall satisfy prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.911 of the City Code, including offsite improvements to 32-foot half-section on the north side of Gloria Drive, west of the project to existing improvements. Also, 12-foot travel lane on south side of Gloria Drive; City will condemn off-site right-of-way at developer's expense if necessary;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; will also require off-site extensions and oversizing;
3. Name the streets to the satisfaction of the Planning Director;

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. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or meet Title 24 requirements;
6. Pay Pocket Bridge fees;
7. Minimum lot pad elevations shall be +3.5 feet; and minimum gutter grade shall be +2.0 feet.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in the South Pocket Community Plan area. The property surrounding the site is developed with single family uses on the north and vacant land on the east, west and south sides of the site. As proposed, the applicant intends to develop the site with 19 single family units and halfplex units on seven corner lots.
2. As proposed, the project is consistent with the adjacent single family development north of the subject site. The requested rezone will allow for future halfplex development on the corner lots. It will, however, be necessary for the applicant to request a special permit and tentative map for the halfplex units prior to development of these halfplexes.
3. The Planning and Community Services Departments have determined that 0.1848 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required dedication. The subdivider shall submit to the City 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.
4. The applicant will be required to provide off-site improvements which are necessary to ensure access and services to the subject site.

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

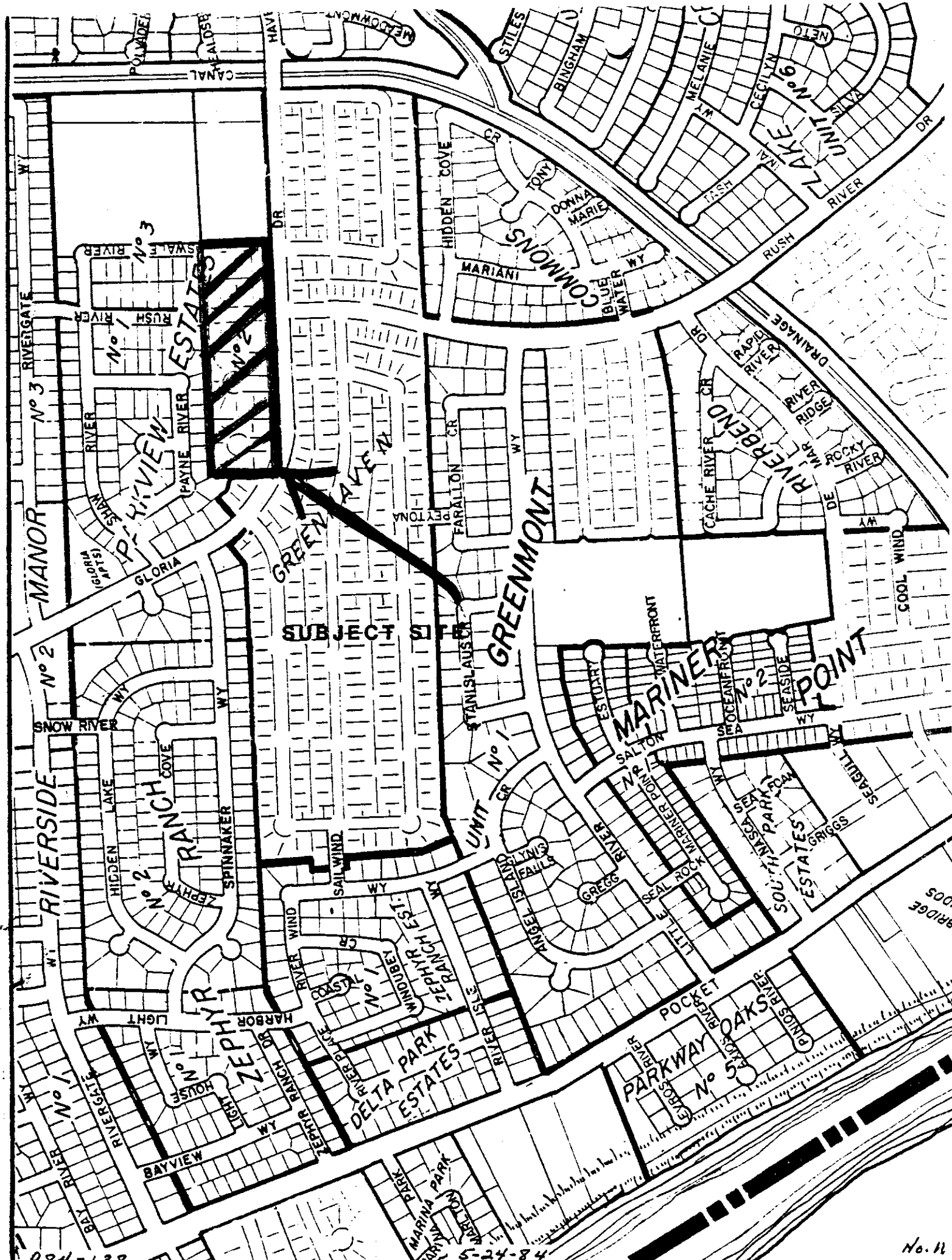
STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Rezone; and
3. Approval of the Tentative Map, subject to the following conditions:

Conditions - Tentative Map

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, including offsite improvements to 32-foot half-section on the north side of Gloria Drive west of the project to existing improvements. Also, 12-foot travel lane on south side of Gloria Drive; City will condemn off-site right-of-way at developer's expense if necessary;

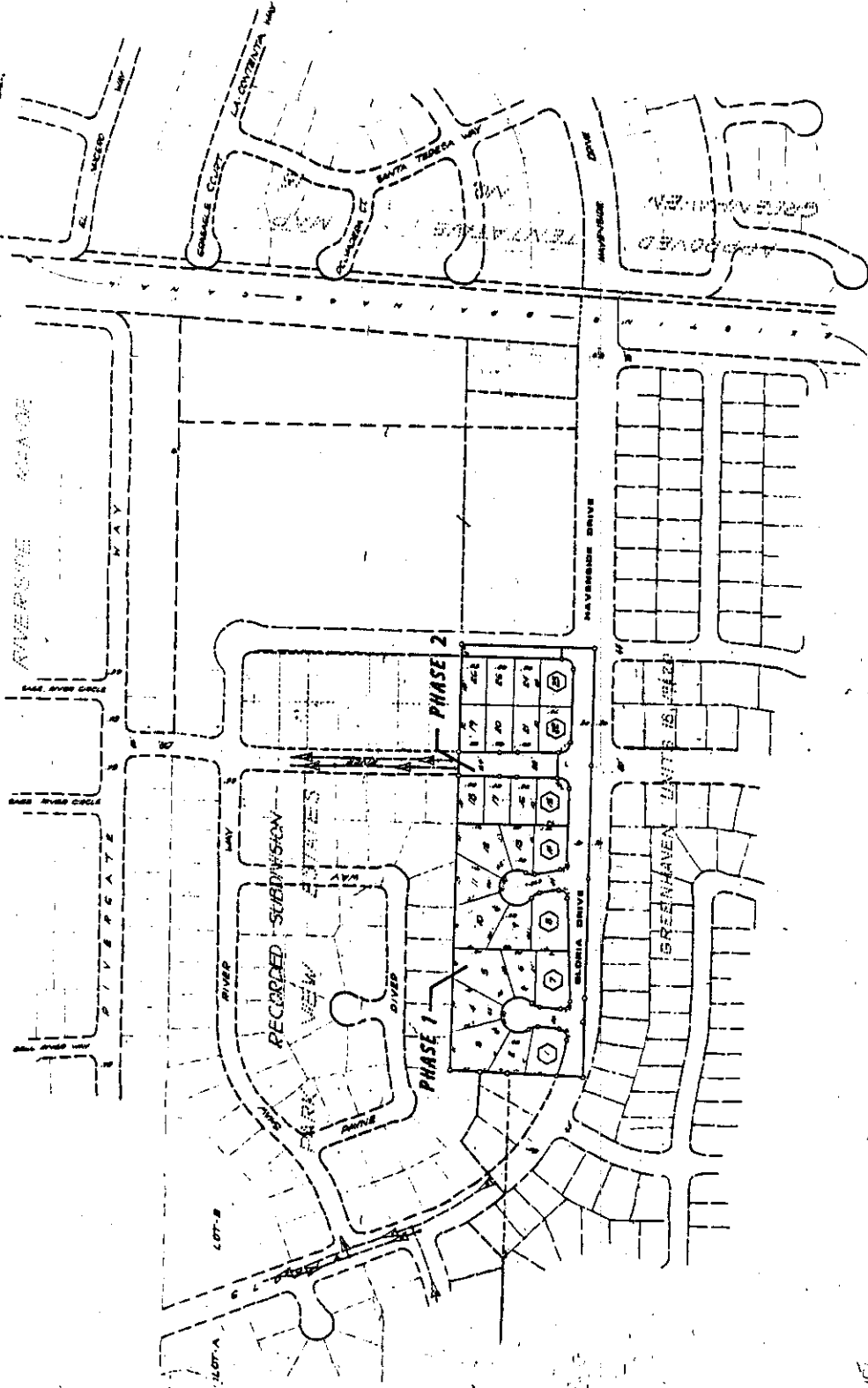
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; will also require off-site extensions and oversizing;
- c. Name the streets to the satisfaction of the Planning Director;
- d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit 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;
- e. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or meet Title 24 requirements;
- f. Pay Pocket Bridge fees;
- g. Minimum lot pad elevations shall be +3.5 feet; and minimum gutter grade shall be +2.0 feet.



84-138

No. 11

APPROVED TENTATIVE MAP



NAME AND ADDRESS OF THE PERSON OR FIRM, CITY AND COUNTY, STATE, WHO HAS PREPARED THIS MAP. THE PERSON OR FIRM SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DATE OF PREPARATION

SCALE

PROJECT NUMBER

PROJECT NAME

PROJECT LOCATION

PROJECT CITY AND COUNTY

PROJECT COUNTY

PROJECT CITY

PROJECT STATE

PROJECT COUNTY

PROJECT CITY

PROJECT STATE

PROJECT COUNTY

City of Riverside, Map of
 City of Riverside to California
 March 1984



884-138

5-24-84

No. 11

PT-15

77-4530

APPROVED TENTATIVE MAP

RIVERBITE

FIVERGATE WAY

WAY

LOT-A

LOT-B

RIVER WAY

WAY

RECORDED SUBDIVISION

VIEW

UNITED

RIVER

IF IF IF IF IF IF IF IF IF IF IF IF IF IF IF IF IF

V V V V

VACANT

HAVENSIDE PRIN

VACANT

GREENHAVEN UNIT 18, #120

LAND USE MAP

Parkview Estate
Tentative M
City of Sacramento

March 1984

THE SPINK CORPORATION
ENVIRONMENTAL PLANNING ENGINEERING
ARCHITECTURE SURVEYING MAPPING SYSTEMS