

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%

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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

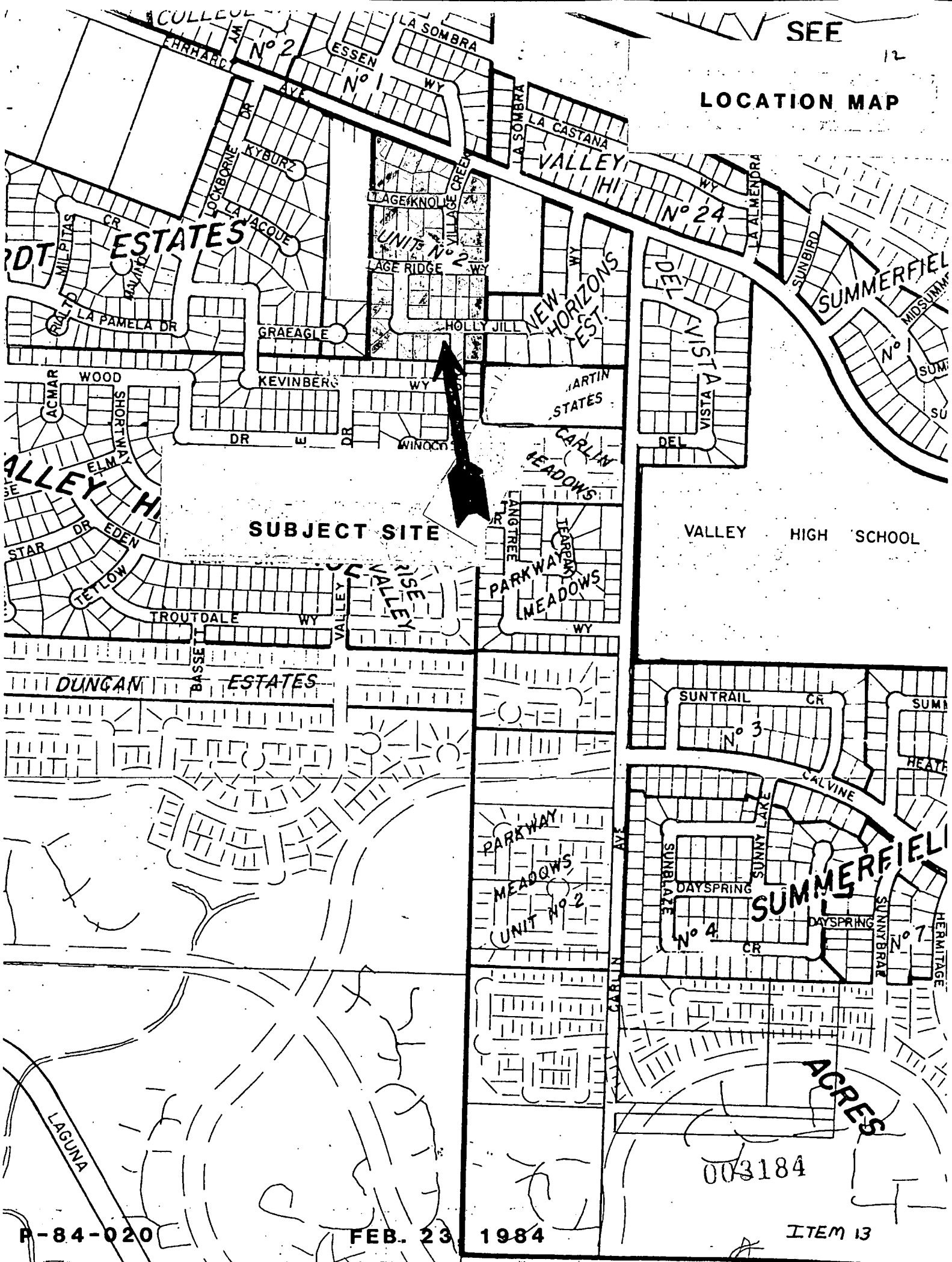
- a. Granting the variance does not constitute a special privilege extended an individual property owner in that the subject site is irregularly shaped, making it difficult to achieve standard lot dimensions throughout the site.

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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.

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LOCATION MAP



SUBJECT SITE

VALLEY HIGH SCHOOL

SUMMERFIELD

ACRES

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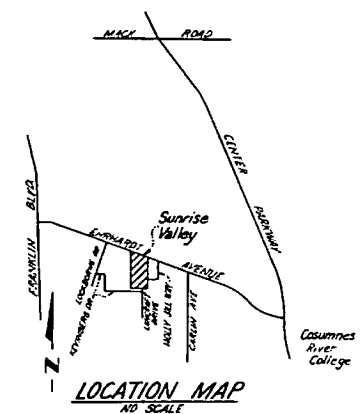
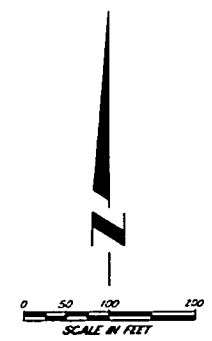
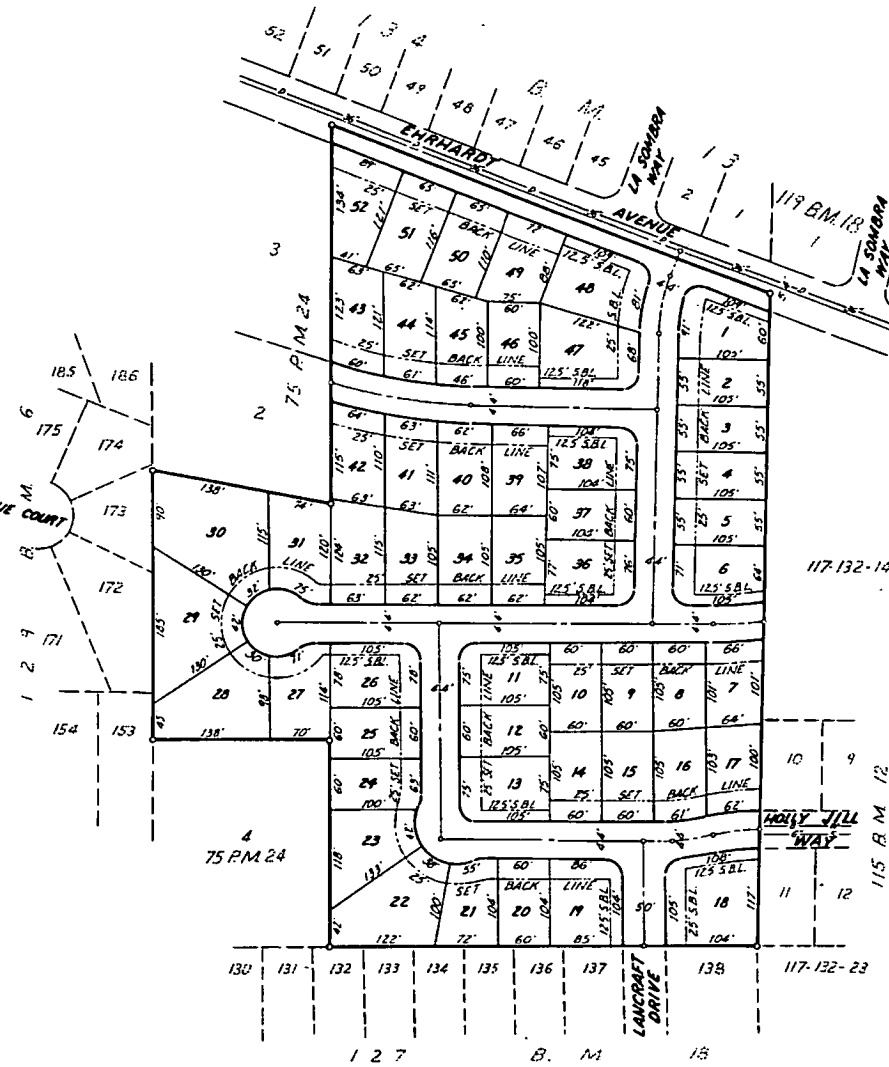
P-84-020

FEB. 23, 1984

ITEM 13

TENTATIVE MAP SUNRISE VALLEY

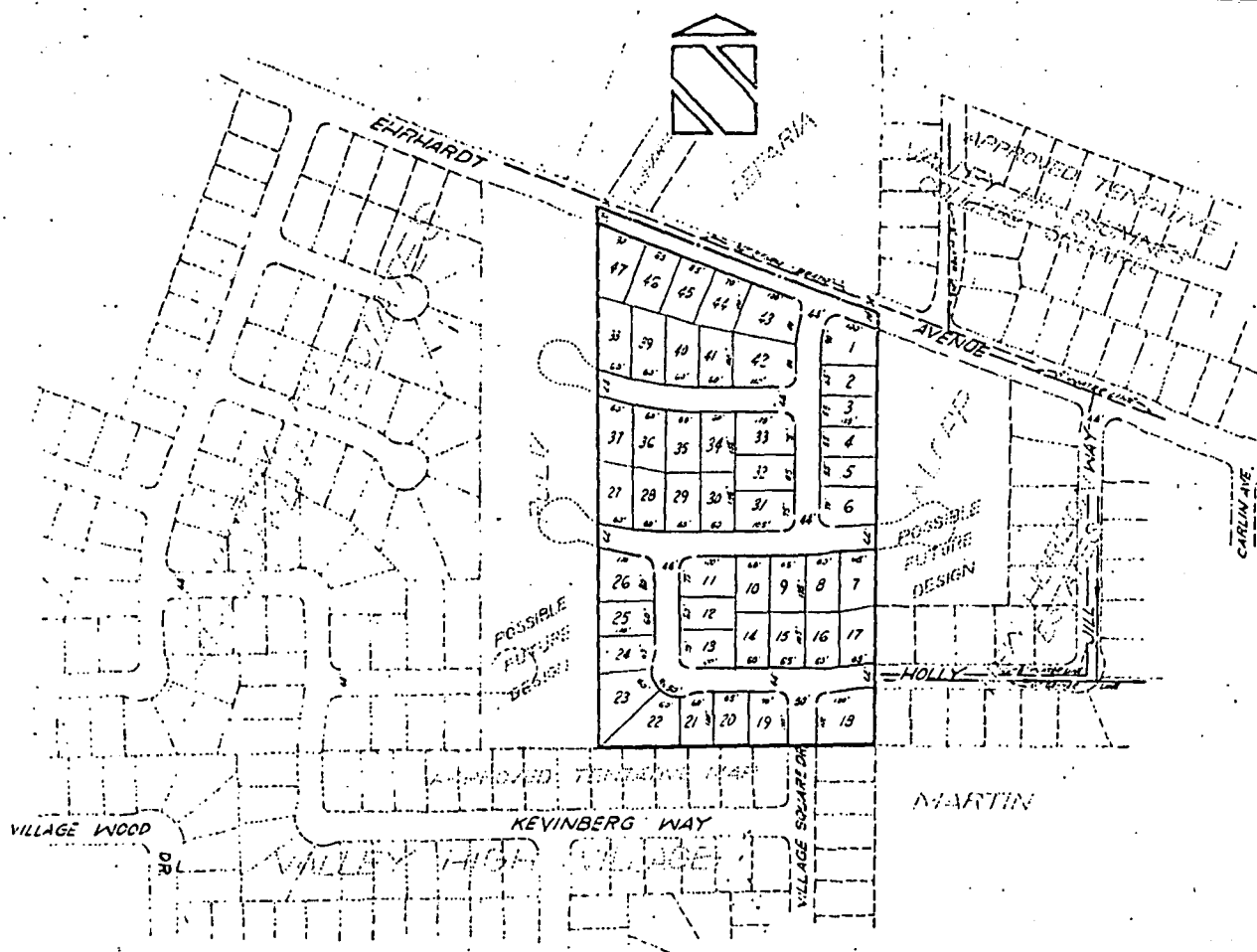
PARCEL 3 of 75 P.M. 24
CITY OF SACRAMENTO, CALIFORNIA
JANUARY 1984 SCALE: 1" = 100'
MURRAY SMITH AND ASSOCIATES



- OWNER: SUNRISE 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

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TENTATIVE MAP



RECORD OWNER:
 JAMES A. KATSILOMETES ETAL
 2417 SALIX WAY
 SACRAMENTO, CALIFORNIA 95811

SUBDIVIDER:
 GEORGE TSAKPOULOS
 6150 12TH STREET
 SACRAMENTO, CALIF 95819

PROPOSED USE:
 47 #1 SINGLE FAMILY LOTS

WATER SUPPLY:
 PUBLIC UTILITY

SEWAGE DISPOSAL:
 PUBLIC SEWERS

PROPOSED IMPROVEMENTS:
 SACRAMENTO CITY STANDARDS

ACREAGE:
 10.01 AC.

EXISTING ZONE:
 A-1 AGRICULTURAL

PROPOSED ZONE:
 R1 SINGLE FAMILY

ASSESSOR'S PARCEL NUMBER:
 117-13170

ENVIRONMENTAL CONSIDERATION:
 61% OF ALL LOTS HAVE
 NORTH-SOUTH ORIENTATION

PREVIOUS APPROVAL

EXHIBIT A

IT-1360

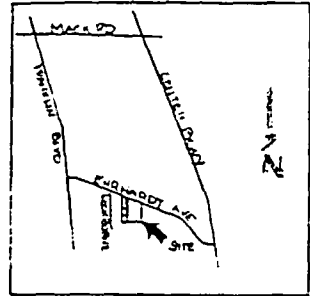
THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING · ENGINEERING
 ARCHITECTURAL · SURVEYING · MAPPING · SYSTEMS
 710 F STREET SACRAMENTO, CALIFORNIA 95811 PHONE (916) 441-1170

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

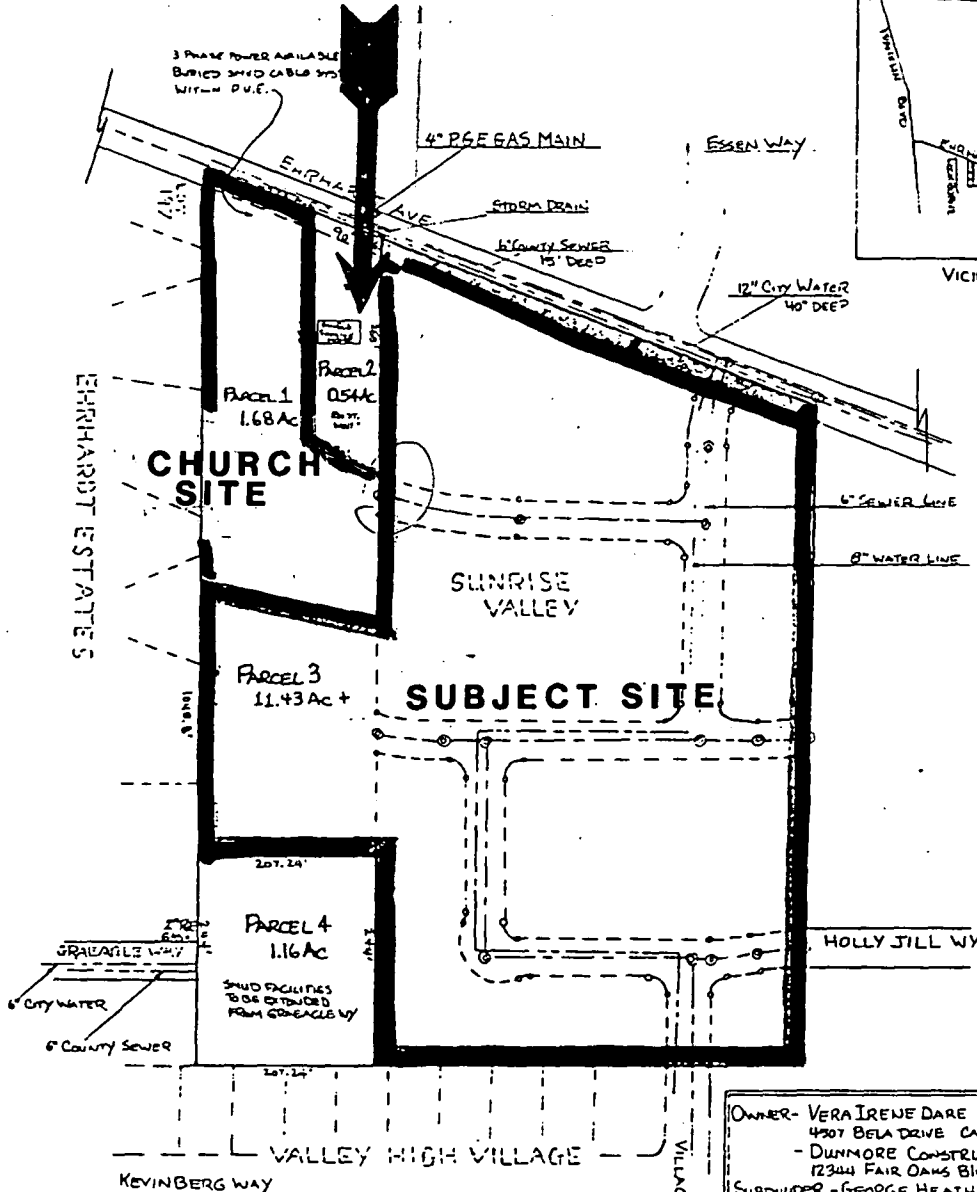
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TENTATIVE MAP - JAH ACRES VALLEY HIGH VILLAGE UNIT 2
DAY CARE CENTER

0' 0" 30' 60' 90' 120'
 BAR SCALE
 SCALE 1"=100'



VICINITY MAP



JAH ACRES - PARCEL NO. 117-132-12
 BEING THE EAST HALF OF LOT 5 OF EHRHARDT
 ACRES (12 BM 24)

281800

OWNER - VERA IRENE DARE
 4507 BELA DRIVE CARMICHAEL, CA 95623
 - DUNMORE CONSTRUCTION COMPANY
 12344 FAIR OAKS BLVD, FAIR OAKS, CA 95629
 SUBDIVIDER - GEORGE HEATH
 1441 FIRST PKWY. SACRAMENTO, 95823
 SURVEYOR - ROBERT C. BERTI L.S. 4057
 4585 SOUTH POINT RD
 DIAMOND SPRINGS CA 95619
 622-7572
 PRESENT LAND USE - SINGLE FAMILY HOME
 PROPOSED LAND USE - PARCEL #1 - CHURCH -
 PARCEL 2 AND 4 TO BE SOLD AS IS
 PARCEL 3 TO BE ANNEXED TO VALLEY HIGH
 VILLAGE UNIT 2 (MOBILITY PAR. N. 117-132-12)
 ZONING - R-1
 AREA - 4.81 AC + 10.0+ AC OF VALLEY HIGH
 VILLAGE UNIT 2
 NO. OF LOTS - 4
 DATE OF PREPARATION - OCT 23, 1982
 SCHOOL DISTRICT - ELK GROVE
 SOURCE OF WATER - CITY WATER
 SEWER - COUNTY
 TREES - THERE IS ONE TREE ON PARCEL 2 -
 AN EVERGREEN.

TENTATIVE MAP - JAH ACRES	
SCALE 1"=100'	APPROVED BY:
DATE 10-23-82	DATE:
BY: GH	BY:
1	