

City Planning Commission
Sacramento, California

Members in Session:

- Subject: A. Tentative Map Time Extension for two years (Hidden Village Unit #2) to subdivide 7.93± vacant acres into 14 lots (9 single family, 4 half-plex, and one remainder) in the Standard Single Family (R-1) zone.
- B. Subdivision Modification Time Extension for two years to create one lot less than 100 feet deep.

Location: Strawberry Lane, South of John Muir School
 (Council District 5)

SUMMARY: The subject site consists of 7.93± vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The density of the proposed development is 8.7 dwelling units per net acre. The applicant is requesting a time extension of the previously approved Tentative Map and Subdivision Modification.

BACKGROUND INFORMATION: On July 23, 1991, the City Council approved (P91-070) a Tentative Map to subdivide the property into 14 lots and a Subdivision Modification to create one parcel less than 100 feet in depth. On June 13, 1991, the Planning Commission recommended approval of the above requirements, and approved a Variance to create one parcel less than 100 feet deep. The Subdivision Ordinance has since been amended to no longer require a Variance, therefore, no time extension for the Variance is required.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 18, 1993, the Subdivision Review Committee, by a vote of two ayes and one absent, recommended approval of the tentative map time extension subject to the conditions in the attached resolution.

STAFF ANALYSIS: Staff has no objection to the time extension of the proposed development. The tentative map conditions have been modified to include the current Code Sections of the revised Subdivision Ordinance. The conditions have also been modified to clarify the timing of the extension of Strawberry Lane and the fence line adjacent to the school. The applicant has no objections to the minor modifications to the conditions.

The proposal is consistent with the General Plan. The density of the development is 8.7 units per net acre which is consistent with the designation. The site is located within the Oak Park Redevelopment Area, and therefore, requires Design Review approval prior to the development of any structures.

ENVIRONMENTAL DETERMINATION: Tentative Map and Subdivision Modification Time Extensions have been determined not to require environmental review. There were, however, mitigation measures required for the previous application (P91-070). The applicant shall comply with the previously approved mitigation measures.

APPLC.NO. P93-115

MEETING DATE September 9, 1993

ITEM NO. 7

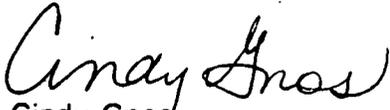
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Resolution approving the Tentative Map Time Extension for two years (Hidden Village Unit #2) to subdivide 7.93 \pm vacant acres into 14 lots (9 single family, 4 half-plex and one remainder).
- B. Approve the Subdivision Modification for two years based upon findings of fact in the attached Tentative Map Resolution.

Respectfully Submitted,

Barbara Wendt
Senior Planner

Report Prepared By,


Cindy Gnos
Associate Planner

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF September 9, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP AND SUBDIVISION MODIFICATION TIME EXTENSION FOR TWO YEARS FOR PROPERTY LOCATED AT STRAWBERRY LANE, SOUTH OF JOHN MUIR SCHOOL

(P93-115) (APN: 022-0290-017)

WHEREAS, the City Planning Commission on September 9, 1993, held a public hearing on the request for approval of a tentative map and subdivision modification time extension for property located at the above described location;

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 time extension does not require environmental review, however, a negative declaration with mitigation measures was prepared for the original application (P91-070);

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

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

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

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

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision.

APPLC.NO. P93-115

MEETING DATE September 9, 1993

ITEM NO. 7

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF September 9, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP AND SUBDIVISION MODIFICATION TIME EXTENSION FOR TWO YEARS FOR PROPERTY LOCATED AT STRAWBERRY LAND, SOUTH OF JOHN MUIR SCHOOL

(P93-115) (APN: 022-0290-017)

WHEREAS, the City Planning Commission on September 9, 1993, held a public hearing on the request for approval of a tentative map time extension for property located at the above described location;

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 time extension does not require environmental review, however, a negative declaration with mitigation measures was prepared for the original application (P91-070);

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

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

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

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

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision.

2. 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. The City General Plan designate the subject site for residential use(s).
3. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. In the matter of the hereby approved requested subdivision modification to create one parcel less than 100 feet deep:
 - a. The City Planning Commission determines 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 property to be subdivided is irregularly shaped.
 - b. The cost to the subdivider of strict or literal compliance with the regulations is not the sole reason for granting the modification in that the property to be subdivided is irregularly shaped.
 - 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 lot meets minimum standards for 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 density of the proposed subdivision conforms with the land use designation.
6. The tentative map time extension for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically stated in this condition:
 - A. Provide standard subdivision improvements pursuant to Section 40.1211 of the City Code;
 - B. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. Extend off-site water line to provide a loop system from Strawberry Lane to Martin Luther King Junior Boulevard. It may require off-site sewer and drain extension and oversizing;

- C. Submit a soils test prepared by a registered engineer to be used in street design;
- D. Pursuant to City Code Section 40.1601 (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 northerly extension of Strawberry Lane shall be constructed prior to or concurrently with Hidden Village Unit No. 2;
- F. ~~Place a note on the Final Map: (Deleted by staff)~~ " The applicant shall comply with the Mandatory Mitigation Measures of the Negative Declaration on file with the City Planning Division (P91-070);
- G. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways, public drives and/or irrevocable offers of dedication;
- H. Show all existing easements;
- I. Requires off-site dedication along the extension of Moonshadow Way. City will condemn at developer's expense, if necessary. Construct a minimum of 24 feet wide pavements to Martin Luther King Junior Boulevard;
- J. Construct both elbows to City standards with a 50 foot radius and 30 foot return radius (Note: This will create a fence/property line which is not straight on the southern boundary of the school remainder;
- K. Abandon excess Strawberry Lane prior to filing Final Map; and
- L. Prior to recordation of the Final Map, applicant shall negotiate with the Sacramento City Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P93-115

2. 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. The City General Plan designates the subject site for residential use(s).
3. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
5. In the matter of the hereby approved requested subdivision modification to create one parcel less than 100 feet deep:
 - a. The City Planning Commission determines 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 property to be subdivided is irregularly shaped.
 - 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 property to be subdivided is irregularly shaped.
 - 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 lot meets minimum standards for 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 density of the proposed subdivision conforms with the land use designation.
6. The tentative map time extension for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically stated in this condition:
 - A. Provide standard subdivision improvements pursuant to Section 40.1211 of the City Code;
 - B. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities. Extend off-site water line to provide a loop system from Strawberry Lane to Martin Luther King Junior Boulevard. It may require off-site sewer and drain extension and oversizing;

- C. Submit a soils test prepared by a registered engineer to be used in street design;
- D. Pursuant to City Code Section 40.1601 (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 northerly extension of Strawberry Lane shall be constructed prior to or concurrently with Hidden Village Unit No. 2;
- F. Place a note on the Final Map: "The applicant shall comply with the Mandatory Mitigation Measures of the Negative Declaration on file with the City Planning Division (P91-070)";
- G. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways, public drives and/or irrevocable offers of dedication;
- H. Show all existing easements;
- I. Requires off-site dedication along the extension of Moonshadow Way. City will condemn at developer's expense, if necessary. Construct a minimum of 24 feet wide pavements to Martin Luther King Junior Boulevard;
- J. Construct both elbows to City standards with a 50 foot radius and 30 foot return radius creating a fence/property line which is straight on the southern boundary of the school remainder;
- K. Abandon excess Strawberry Lane prior to filing Final Map; and
- L. Prior to recordation of the Final Map, applicant shall negotiate with the Sacramento City Unified School District, a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

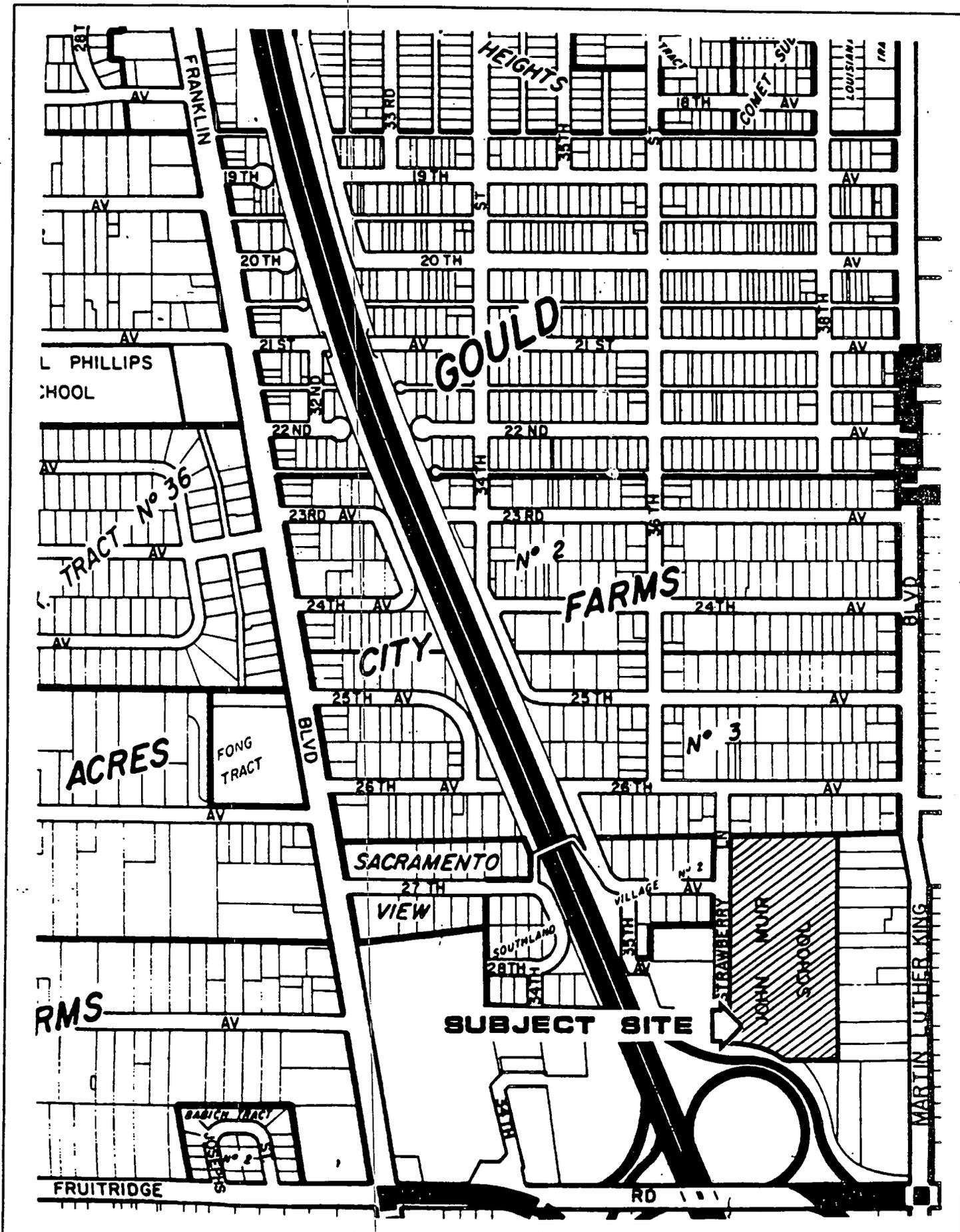
- A. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit.

CHAIRPERSON

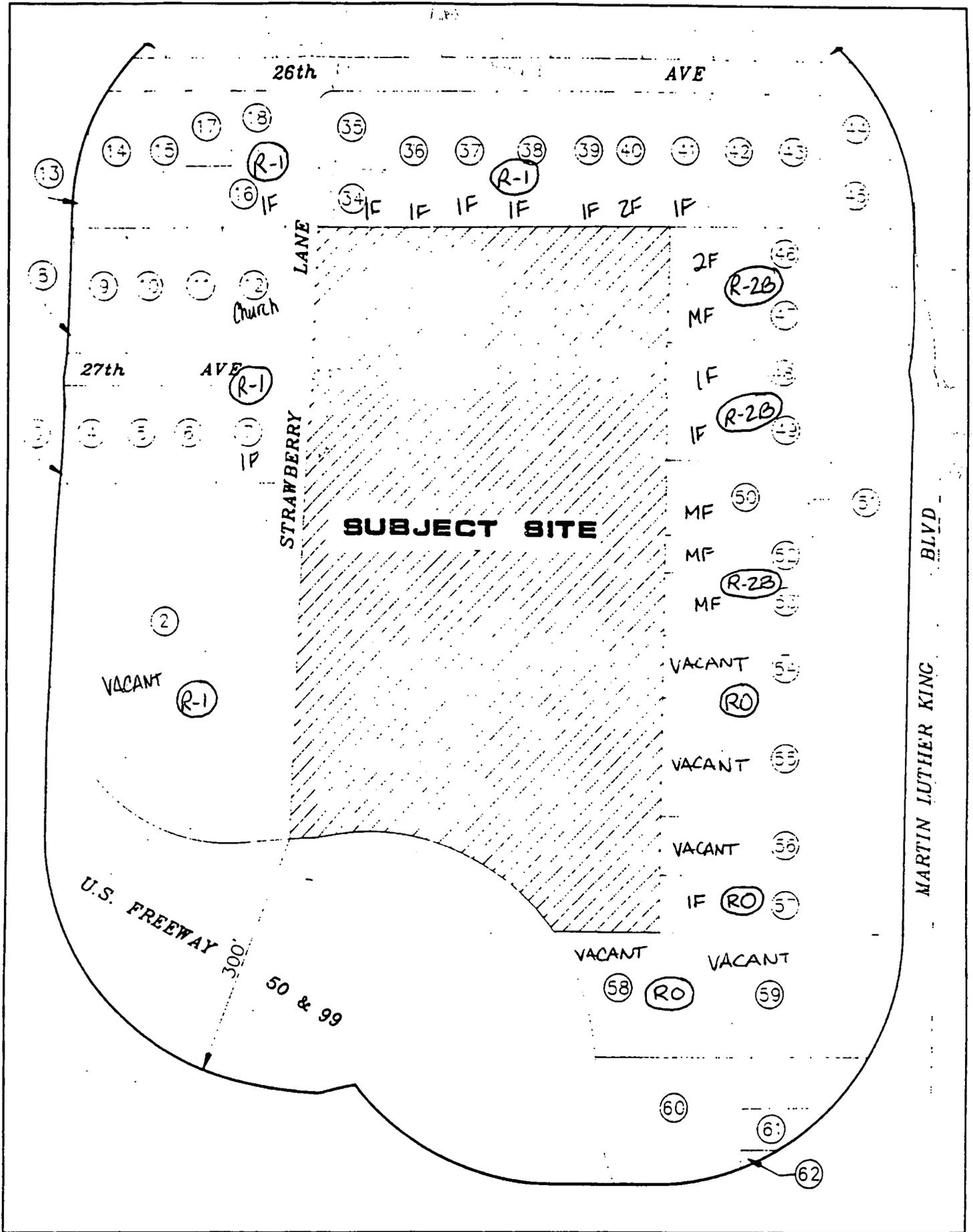
ATTEST:

SECRETARY TO PLANNING COMMISSION

P93-115



VICINITY MAP



LAND USE & ZONING MAP

