

P97-124 - 315 Bell Avenue Tentative Map

- REQUEST:
- A. Environmental Determination: Categorically Exempt (Section 15315);
 - B. Tentative Map to split a 1.278 gross acre parcel into two lots of 0.155 gross acres and 1.123 gross acres, respectively.

LOCATION: 315 Bell Avenue
APN: 237-0390-001
North Sacramento Community Plan Area
Robla School District
Council District 2

APPLICANT:	Merwin Rose, Rose's Engineering, (916) 686-5445 9070 Elk Grove Boulevard, Elk Grove, CA 95624
OWNER:	Richard Williams, (916) 422-8770 7561 Red Willow Street, Sacramento, CA 95822
APPLICATION FILED:	November 7, 1997
STAFF CONTACT:	Thomas S. Pace, (916) 264-6848

SUMMARY:

The applicant is requesting the necessary entitlements to subdivide 1.278 gross acres containing two existing residences at 315 Bell Avenue and 4416 Austin Street into two parcels for probate purposes.

RECOMMENDATION:

Staff recommends approval of the project This recommendation is based on the fact that the proposed project is consistent with the 1988 General Plan designation of Low Density Residential (4-15 Dwelling Units per Net Acre), the North Sacramento Community Plan (NSCP) designation of Residential 4-8 Dwelling Units per Net Acre, the existing Standard Single Family Residential (R-1) zoning, and the Subdivision Regulations (Chapter 40 of the City Code).

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
Community Plan Designation:	Residential 4-8 DU/NA
Existing Land Use of Site:	two single family residences
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:

North: single family residence; R-1 zone
 South: single family residences; R-1 zone
 East: single family residences; R-1A zone
 West: single family residences; R-1 zone

Setbacks:	Required	Provided
Front:	25'	25'
Side(St):	n/a'	n/a'
Side(Int):	5'	5' and 8'
Rear:	15'	20'

Property Dimensions:	220.1' x 232.0'
Property Area:	1.278± gross acres
Density of Development:	2.03 dwelling units per net acre
Topography:	Flat
Street Improvements:	Curb, gutter, sidewalk, and minor street widening required.
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Encroachment Permit	Public Works, Development Services
Final Map	Public Works, Development Services

BACKGROUND INFORMATION:

The subject site, located at the northeast corner of Bell Avenue and Austin Street, currently is improved with two dwelling units. The property is subject to a court order to subdivide the property so that two existing single family residences on the parcel may be divided between the heirs of the Williams (deceased owner's) estate.

STAFF EVALUATION: Staff has the following comments:A. Policy Considerations

The project, as proposed, does not involve an amendment of any plan or policy of the City, and is consistent with the policies of the General Plan, North Sacramento Community Plan, the Zoning Ordinance and Subdivision Ordinance.

B. Tentative Map Design

It is the applicant's intent that the design of the map be very straightforward, creating a standard 52' by 100' lot (Parcel 1) for the existing home in the southeast corner of the parcel. This design creates a lot which meets the minimum lot size and dimension requirements of the Subdivision Ordinance and ensures that the house will have minimum or better sized yard and setback areas.

A condition has been placed on the map approval to require construction of full frontage improvements for both parcels at such time as any development permits (i.e., building permits, grading permits, etc.) are sought for Parcel 2. This will allow improvements for both parcels to be made when the largely undeveloped Parcel 2 is further developed, which is more cost-effective than requiring improvements at this time for Parcel 1's relatively short street frontage (52 feet wide). A full offer of dedication of necessary right-of-way for both Bell Avenue and Austin Street is included on the map.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (Section 15315).

B. Public/Neighborhood/Business Association Comments

Early Project Notification cards were sent to representatives of Robla Community Association, Parker Homes, and Gary Collier. No public comments have been received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. No unusual issues were raised. All recommended conditions have been incorporated into the Notice of Decision and Findings of Fact.

D. Subdivision Review Committee Recommendation

On January 21, 1998, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Notice of Decision and Findings of Fact.

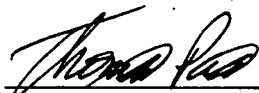
PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15315;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to split a 1.278 gross acre parcel into two lots of 0.155 gross acres and 1.123 gross acres, respectively.

Report Prepared By,

Report Reviewed By,



Thomas Pace
Assistant Planner



Scot Mende
Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

Attachment 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
315 BELL AVENUE TENTATIVE MAP,
LOCATED AT 315 BELL AVENUE SACRAMENTO, CALIFORNIA
IN THE R-1 ZONE. (P97-124)**

At the regular meeting of February 26, 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. Environmental Determination: Categorically Exempt (Section 15315);**
- B. Tentative Map to split a 1.278 gross acre parcel into two lots of 0.155 gross acres and 1.123 gross acres, respectively.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines.
- B. Tentative Map: The Tentative Map to split a 1.278 gross acre parcel into two lots of 0.155 gross acres and 1.123 gross acres, respectively, is approved based on the following findings of fact:
 - 1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and the North Sacramento Community Plan, both of which designate the subject site for residential use, the Zoning Ordinance, and the Subdivision Ordinance, Chapter 40 of the City Code.

CONDITIONS OF APPROVAL

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in this condition:

GENERAL

- B1. Pay off existing assessments, or file the necessary segregation requests and fees to

segregate existing assessments;

- B2. Pursuant to City Code Section 40.16.1601 (parkland dedication), 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;

EASEMENTS

- B3. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to the IOD's for the public ways;
- B4. Show all existing easements;

STREETS

- B5. Execute and record an agreement with the City satisfactory to the City Attorney, which provides that no permit for development of Parcel 2, including but not limited to any grading, site, or building permit shall be issued until the frontage improvements and road widening on Bell Avenue and Austin Street adjacent to Parcel 2 and Parcel 1 are designed and constructed in accordance with City standards, by and at the expense of the owners/developers of Parcel 2; provided that in-lieu of the actual completion of the frontage improvements prior to issuance of the development permit(s), the permit applicant may post such bonds, letters of credit or other sureties as determined necessary and acceptable to the City to ensure completion of the frontage improvements prior to the issuance of an occupancy permit for the completed development. The City may also require the property owner and successors of Parcel 2 to construct the improvements, if it deems it is necessary for the public health and safety or if the construction is a necessary prerequisite to the orderly development of the surrounding area.

The agreement shall also provide that as part of constructing Bell Avenue and Austin Street the Property Owner of Parcel 2 shall do the following:

1. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code;
2. Submit a soils test prepared by a registered engineer to be used in street design;
3. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

The agreement shall be recorded concurrently with the filing of the Parcel Map and shall be enforceable by the City until such time as the frontage improvements and road widening are installed and accepted as complete by the City of Sacramento, Department of Public Works;

- B6. Per Gov. Code Sec 66411.1(a), place a note on the final parcel map stating "The following public improvements shall be constructed in accordance with the City of Sacramento Improvement Standards within a reasonable time following approval of the Parcel Map and prior to the issuance of any permit or other grant of approval for development of the hereon created parcels, except as modified by City of Sacramento Agreement No. ____: Frontage Improvements and road widening along Austin Street and Bell Avenue;"
- B7. Provide an Irrevocable Offer of Dedication (IOD) for additional right-of-way needed on Austin Street to provide a 54-foot wide right-of-way;
- B8. Provide an IOD on Parcel 1 and Parcel 2 for additional right-of-way needed on Bell Ave to provide a 60-foot wide right-of-way;
- B9. Provide an IOD for a 20-foot radius round corner at the north east corner of Bell Ave and Austin Street;
- B10. Property owner shall be responsible for maintenance of all IOD areas until the City formally accepts dedication;

UTILITIES

- B11. Only one domestic water service per parcel is allowed. If more than one domestic water service exists on either of these parcels after the lot split is completed, then all of the domestic water services but one must be abandoned on that parcel. The domestic water services must be abandoned to the satisfaction of the Department of Utilities;
- B12. Any new domestic water services shall be metered;
- B13. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a reciprocal drainage easement must be recorded;
- B14. Separate sewer services are required. If sewer services cross lot lines, then an easement for the sewer service must be recorded;

ADVISORY NOTES

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

- B15. Execute with the Robla School District a written Agreement which states that the property within such Final Map shall be included within a community facilities district to be established by the Robla School District to mitigate the impact on school facilities;
- B16. Negotiate with the Grant Joint Unified High 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.
- B17. If any new construction occurs on these lots, the applicant must comply with the city of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P97-124)

Exhibit 1A Tentative Map

Exhibit 1A Tentative Map

TENTATIVE PARCEL MAP

A.P.N.: 237-0390-001

Scale: 1"=40'

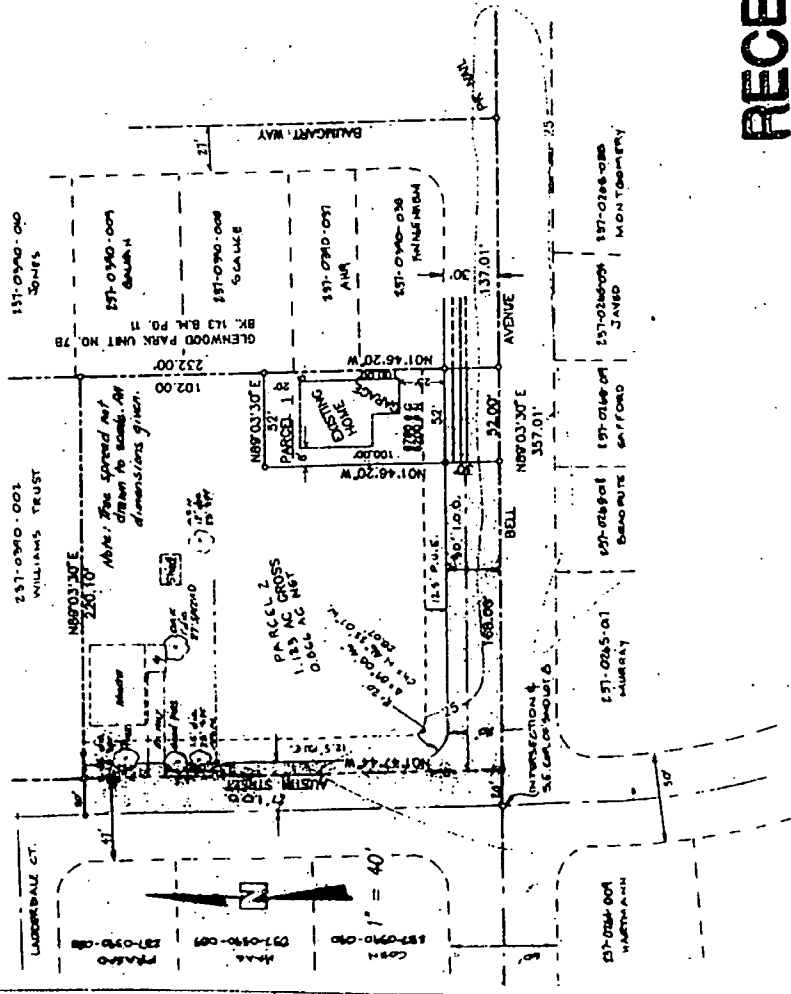
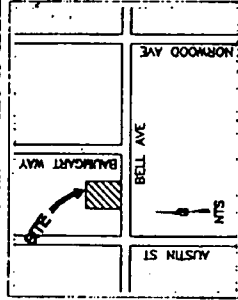
Date: OCTOBER, 1997

Owner/Applicant: LISA WILLIAMS
ELK GROVE CL 08789

Map Prepared By: ROSE'S ENGINEERING
GEOLOGY & SURVEY INC.
8070 ELK GROVE BLVD.
ELK GROVE, CA 95624
916 686 5443

Parcel Description: A PORTION OF LOT 2,
ELK GROVE SUBDIVISION NO. 9

Source of Topo: ETO LINDA QIZAD SHEET
 Contour Interval: 5 FT.
 Existing Street: L&L AC
 Zoning: R-1
 Proposed Use: SINGLE FAMILY RESIDENCE
 Existing Improvement: SINGLE FAMILY RESIDENCE
 Easement: CITY OF SACRAMENTO
 Road: COUNTY OF SACRAMENTO
 Sewer: CITY OF SACRAMENTO
 Gas: PG&E
 Electric: S.M.D.D.
 Telephone: PACIFIC BELL
 P.E.M.A.
 Special Districts: Zone 1
 Schools: CITY OF SACRAMENTO
 Drainage: ROSA SCHOOL DISTRICT
 Recreation & Parks: CITY OF SACRAMENTO



RECEIVED

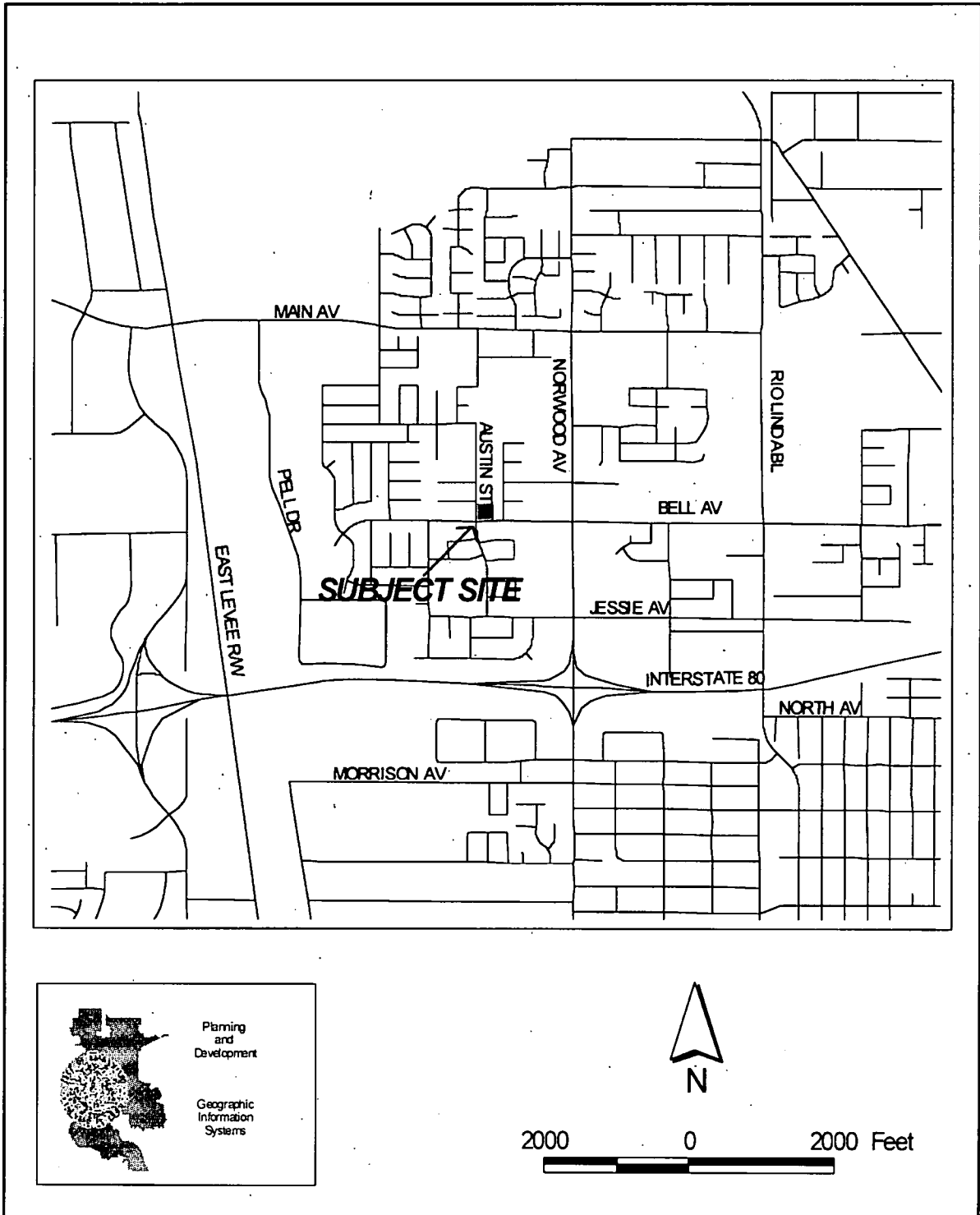
FEB 12 1998

PLANNING SERVICES

LOCATION MAP

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Attachment 2 Vicinity Map



Attachment 3 Land Use & Zoning Map

