

P95-080 - Mooney Estates

REQUEST: A. Tentative Map Time Extension to subdivide 4.09+ vacant acres into 20 lots (16 single family and 4 duplex lots) in the Single Family (R-1) Zone.

LOCATION: 1024 Pinedale Ave.
APN: 226-0174-007, & 226-0180-001
North Sacramento Community Plan Area
Robla Elementary School District
Grant Joint Union High School District
Council District 2

APPLICANT:	KASL Engineering/Lauren Kotaska (929-8127) 4200 N. Freeway Blvd. Sacramento, CA 95834
OWNER:	Mooney Estates Partnership 4700 N. Freeway Blvd. #175 Sacramento, CA 95834
APPLICATION FILED:	August 8, 1995
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION:

The applicant is requesting the necessary entitlements to extend the time limit for construction of a 20 lot subdivision in the North Sacramento area. The applicant proposes no changes to the project which was originally approved by the Planning Commission and Council in 1990. The density of this development would be 7.45 units per acre. This density is well within the density range allowed under the General Plan and North Sacramento Community Plan.

Staff recommends approval of the project. This recommendation is based on the fact that the proposed density is compatible with the existing residential densities, and the proposal is consistent with the General Plan, the Community Plan, and the Zoning Ordinance land use designations. Furthermore, the proposed Tentative Map Time Extension is supported because

it is virtually the same project that was previously supported by staff. Staff recommends granting a two year time extension for the project, subject to conditions.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 dwelling units per net acre)
Community Plan Designation:	Residential (7-15 dwelling units per net acre)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:

North:	Vacant; R-1
South:	Vacant; R-1
East:	Single Family Residential; R-1
West:	Vacant; R-1

Total Lots:	20
Total Dwelling Units:	24
Property Dimensions:	540' X 330'
Property Area:	4.09 \pm gross acres 3.2 \pm net acres
Density of Development:	7.45 dwelling units per net acre
Topography:	Flat
Street Improvements:	Existing
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>
Final Map	Public Works, Development Services
Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

In 1986, the City Council approved a Tentative Map for a 16 lot subdivision on the proposed project site. However, this map expired and the property was sold to a new owner. On July 26, 1990, the Planning Commission recommended to the City Council the approval of the Tentative Map to subdivide two vacant parcels into 20 lots. On September 11, 1990, the City Council approved the Tentative Map (P90-221). This Tentative Map approval had a life of 2 years (it would expire in 1992). In 1992, a request was made for a one year time extension (P92-228). An additional 2 year Time Extension, as per State mandated law, was automatically allowed, thereby extending the Map until September 1995.

The applicant has indicated that as a result of a change in ownership and delays in constructions funding, additional time is needed to complete the project and record the map. The proposed Time Extension request was submitted on August 8, 1995. The project proponent has requested the 2 year time extension to allow for the Map to extend to September 11, 1997.

STAFF EVALUATION:**A. Policy Considerations**

The 20 lots proposed will result in 24 dwelling units at a density of 7.45 dwelling units per net acre. The General Plan designates the subject site for Single Family Residential use (4-15 dwelling units per net acre) and the North Sacramento Community Plan designates the site for Residential use (7-15 dwelling units per net acre). The proposed Mooney Estates Subdivision is consistent with the General Plan and the Community Plan.

Tentative Maps are required to be established within two years after such a permit is issued. However, the Planning Commission is authorized to grant an extension of time upon a showing of good cause by the applicant. Staff considered the following criteria for evaluating the requested time extension:

- The proposal shall be consistent with the General Plan or Community Plan for the area which it will be located.
- The proposal shall be compatible with nearby existing and/or future planned development.
- The proposal shall be the same as the previously approved Tentative Map.

B. Tentative Map Design

Each of the 20 lots would have driveway access onto the proposed subdivision streets which are linked to Pinedale Avenue. All of the proposed lots are consistent with the standard lot size. The interior lot will have an area of at least 6,554 square feet and the corner lots will each have an area of 7,910 square feet. The four corner lots which would front on the two streets would contain duplex units and the remaining 16 lots would contain single family homes.

Access to the site will be attained via two streets which would enter the subdivision of Pinedale Ave. "A" Court, or Caswell Court, on the western side of the subdivision, would end in a cul-de-dac. "B" Street, or Dariel Drive, on the eastern side of the subdivision, would be "stubbed" for future expansion. The streets are proposed to be 44 feet wide and 285 feet long.

C. Building Design

One of the advisory notes of the Tentative map is that the design of the proposed dwelling units shall be subject to staff level design review. This review is required to ensure adequate design of the structures on the irregularly shaped lots, and would examine, but not be limited to, the following:

- Exterior building and roof materials
- Building height
- Compatibility with surrounding area
- Landscaping

PROJECT REVIEW PROCESS:**A. Environmental Determination**

On September 11, 1990, the City Council ratified a Negative Declaration for the originally proposed project. Section 15162 of the CEQA Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. None of these conditions exist; therefore no new Negative Declaration is required. The mitigation measures as previously identified in the Negative Declaration are still applicable, and are therefore required as a condition of approval.

B. Public/Neighborhood Association Comments

The proposed project application packet was sent to the Robla Community Association (R.C.A.). The surrounding land owners within a 500 foot radius of the project site were also notified of the project proposal. No comments were received either the neighbors or from the R.C.A..

C. Summary of Agency Comments

The proposal was routed to several City Departments and other agencies. All of the conditions of approval contained in the resolution for the original approval (See Exhibit 3-B) apply to this time extension as well. The following summarizes the comments received that were different than the comments received on the originally approved project and that will be conditions and/or advisory notes for the Tentative Map Time Extension:

1. Utilities Department

The comments which are specifically listed as conditions in the resolution address post construction Best Management Practices.

2. Public Works Department - Engineering

The comments which are specifically listed as conditions in the resolution address specifics associated with the temporary turn around at the end of "B" Street.

D. Subdivision Review Committee Recommendation

On September 6, 1995, the Subdivision Review Committee voted unanimously to recommend approval of the proposed Mooney Estates Tentative Map Extension subject to the conditions in the attached Tentative Map Time Extension Resolution.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the Tentative Map Time Extension. 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 Resolution approving the Tentative Map Time Extension (for two years) to subdivide 4.09± vacant acres into 20 single family lots

Report Prepared By,


Hilary Perry
Associate Planner

Report Reviewed By,


Scot Mende
Senior Planner

Attachments

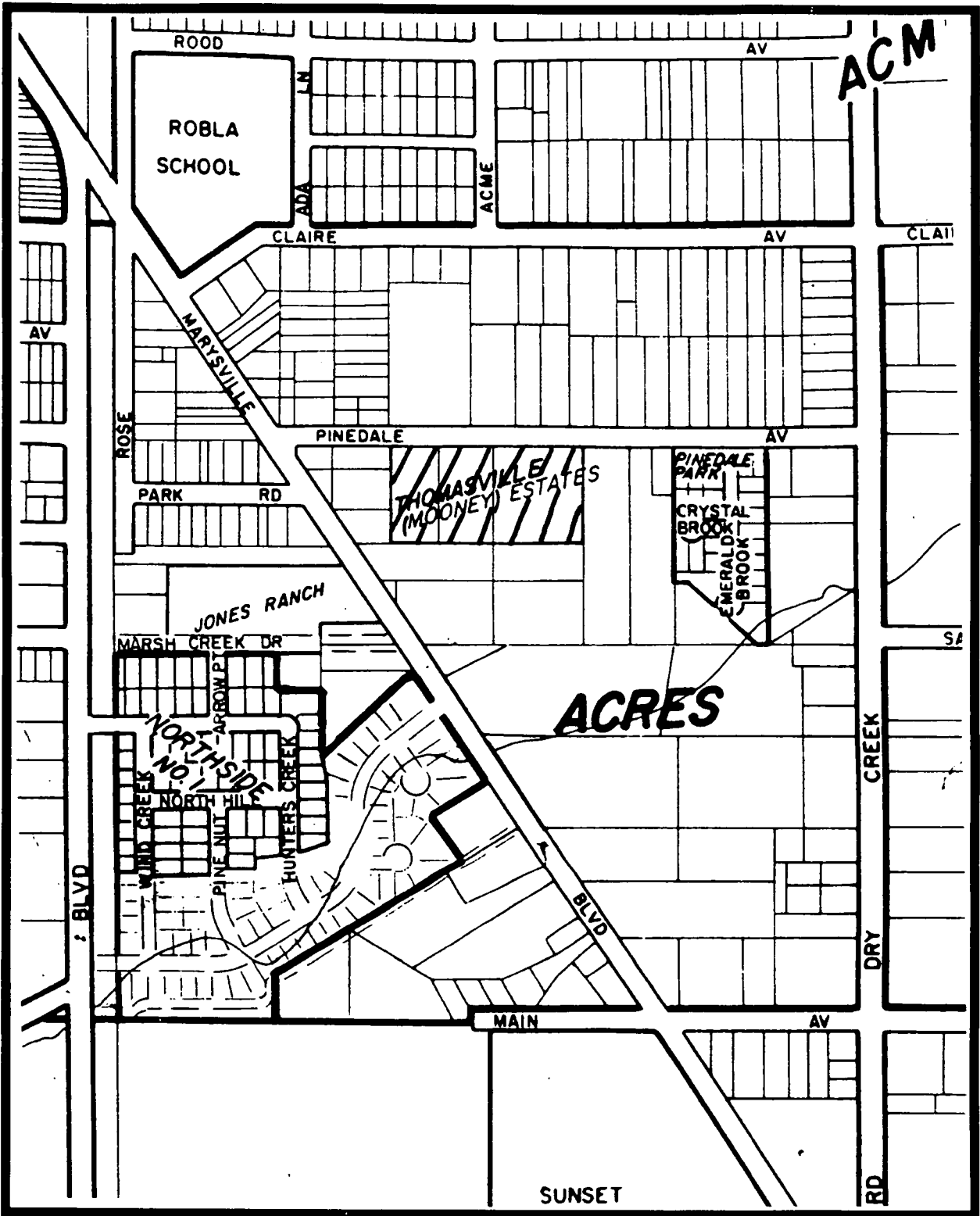
Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolution for Tentative Map Time Extension
Exhibit 3-A	Site Plan
Exhibit 3-B	Resolution for Previous Approval (P90-221)

ATTACHMENT 1

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SEPTEMBER 28, 1995

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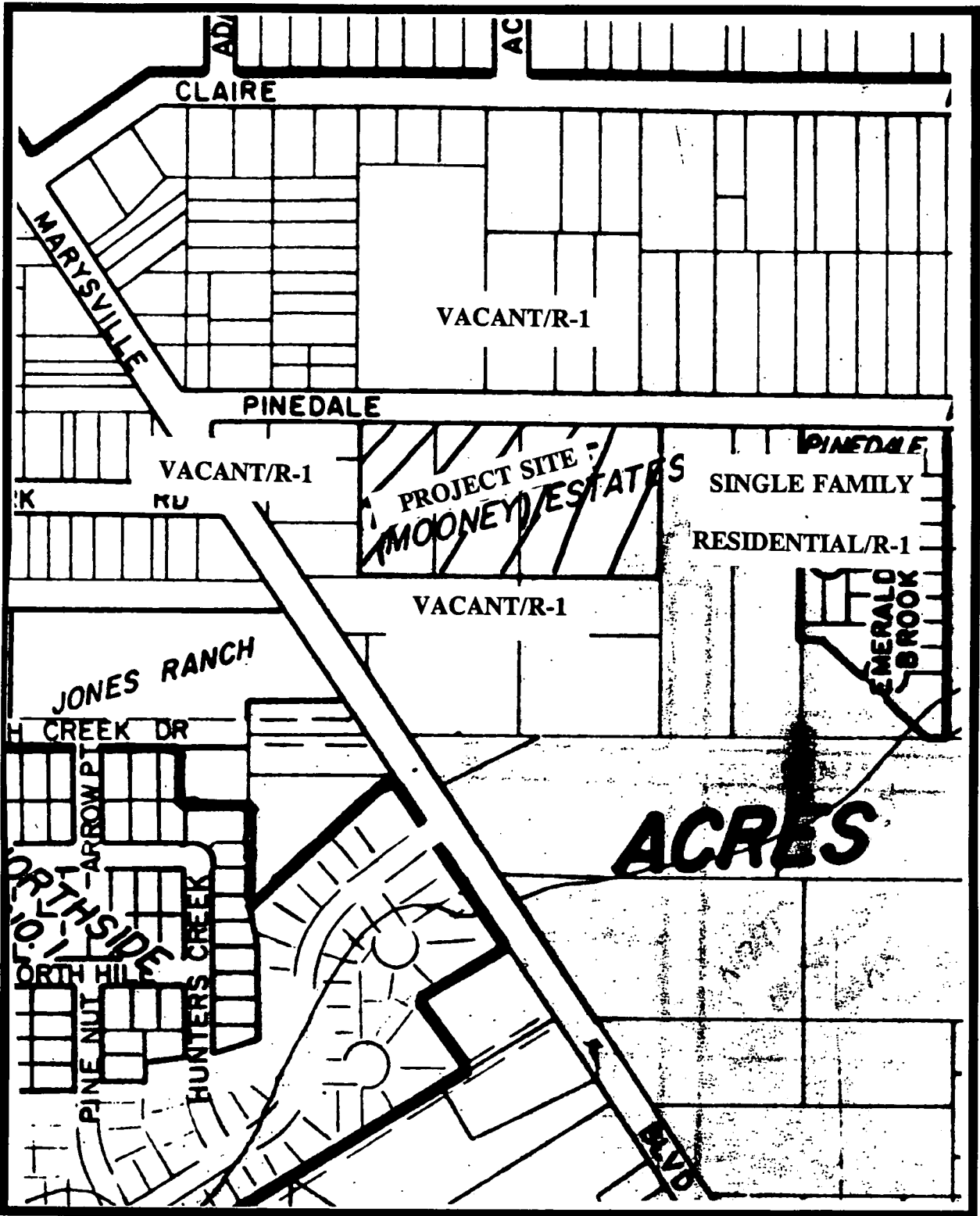
VICINITY MAP

ATTACHMENT 2

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SEPTEMBER 28, 1995



LAND USE AND ZONING MAP

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF SEPTEMBER 28, 1995

A RESOLUTION ADOPTING FINDINGS OF
FACT AND APPROVING A TENTATIVE MAP
TIME EXTENSION FOR PROPERTY LOCATED
AT 1024 PINEDALE AVENUE (P95-080)
(APN:226-0174-007)

WHEREAS, the City Planning Commission on September 28, 1995, held a public hearing on the request for approval of a Tentative Map Time Extension at 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 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 Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

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

1. The Tentative Map Time Extension for two years (valid through September 11, 1997) is hereby approved based upon the following findings of fact:
 - A. A Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.

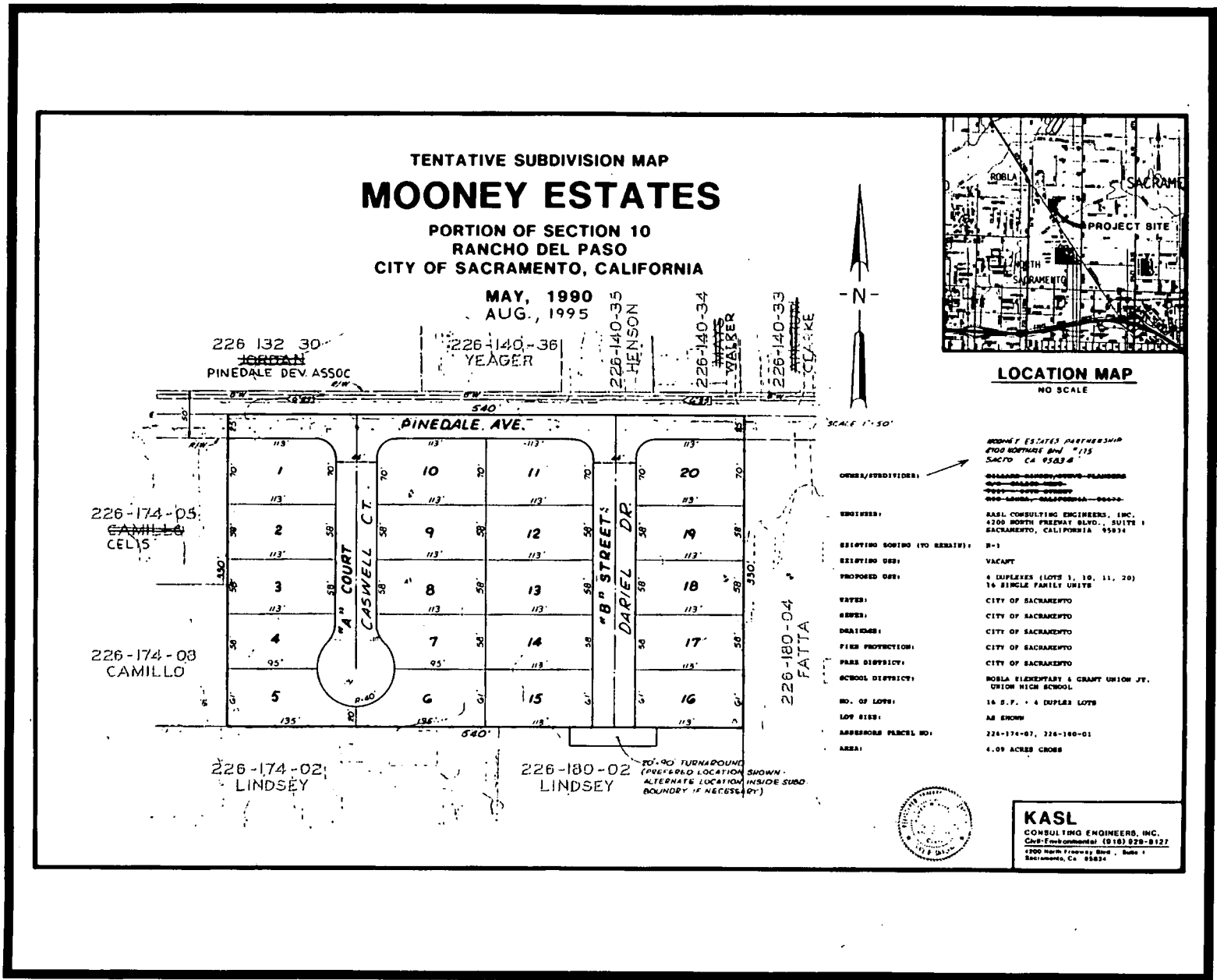


EXHIBIT 3-B

CERTIFIED AS TRUE COPY
of Resolution No. 90-759

RESOLUTION NO. 90-759

ADOPTED BY THE SACRAMENTO CITY COUNCIL

SEP 13 1990
DATE CERTIFIED
Patricia G. Burrows
CITY CLERK, CITY OF SACRAMENTO

ON DATE OF SEP 11 1990

A RESOLUTION ADOPTING FINDINGS OF FACT AND TENTATIVE MAP FOR PROPERTY LOCATED AT 1024 PINEDALE AVENUE

(P90-221) (APN: 226-174-007; 226-180-001)

WHEREAS, the City Council on SEP 11 1990, held a public hearing on the request for approval of a tentative map for property located at 1024 Pinedale Avenue;

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 the 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

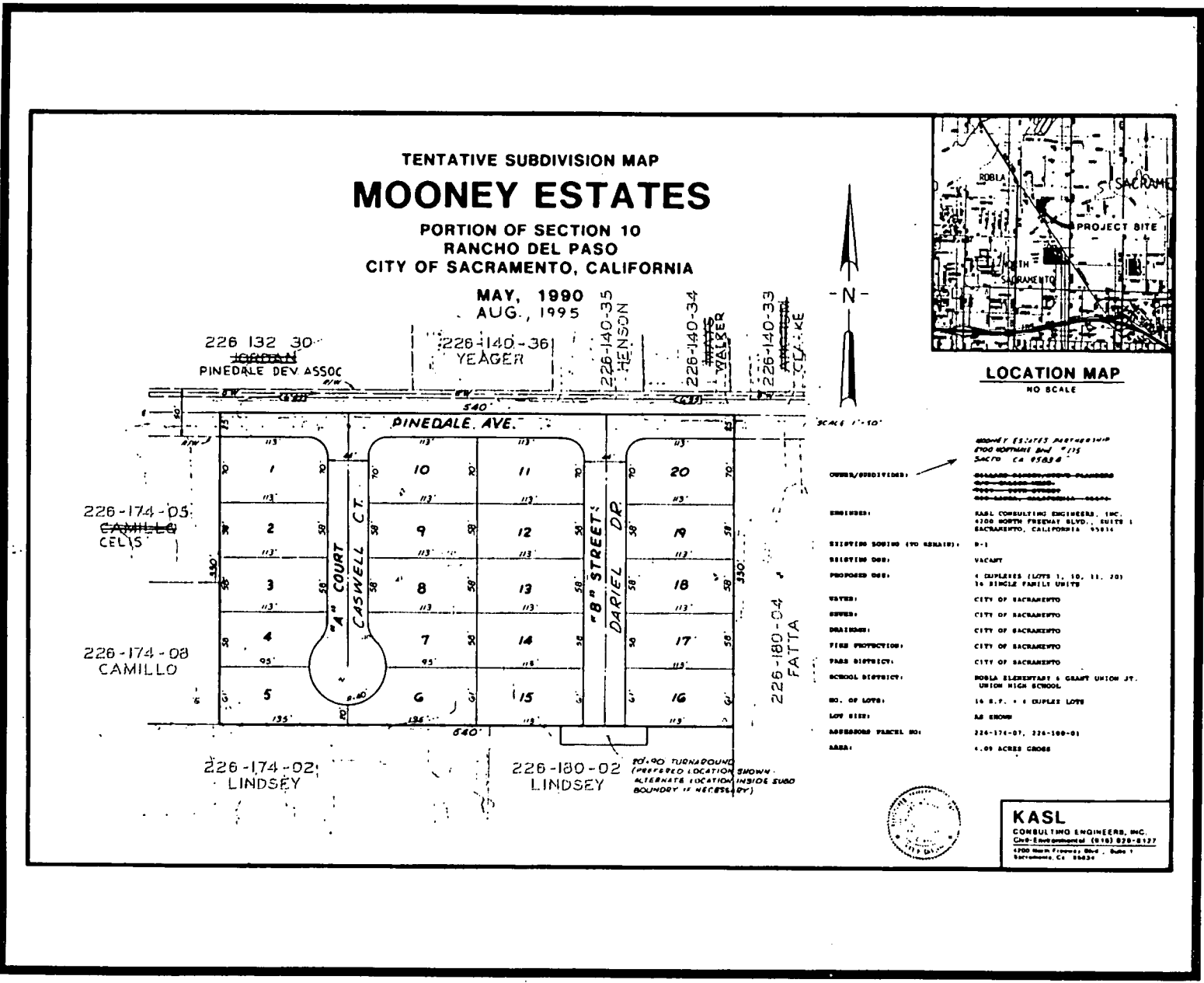
WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

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 herein.

FOR CITY CLERK USE ONLY

000816. 90-759
RESOLUTION NO.:
DATE ADOPTED: SEP 11 1990



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- B. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
- C. 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 North Sacramento Community Plan designate the subject site for residential use(s).
- D. 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 serve the proposed subdivision.
2. The Tentative Map Time Extension for the proposed Mooney Estates 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 noted in the condition:
- A. Comply with requirements included in the Mitigation Monitoring Plan developed by the Environmental Services Division and with the conditions included in the approval resolution for the original Tentative Map (Resolution No. 90-759). These documents are kept on file in the Planning Division Office (P90-221);
- B. Post construction Best Management Practices (BMP's) shall be incorporated into the development to minimize the increase of urban runoff pollution caused by developing the area. BMP's must be included on the improvement plans and approved by the Department of Utilities. At a minimum, source control measures and on-site controls shall be implemented.
- C. Provide a water study to the satisfaction of the Department of Utilities.
- D. Provide a temporary traffic turnaround at the end of B Street to the satisfaction of the Traffic Engineer and the Fire Department. If the temporary turnaround is a hammerhead, it shall be

designated as a fire access lane and be posted no parking permitted;

ADVISORY NOTES:

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

- E. 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.
- F. 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;
- G. 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.
- H. 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
P95-080

2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
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 North Sacramento Community Plan designate the subject site for Residential use.
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 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. 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. Off-site drainage will be required to Magpie Creek. This study may indicate that the developer is required to construct off-site downstream drainage improvements in Magpie Creek. If off-site right-of-way is required for drainage purposes, City will condemn at developer's expense.
 - C. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
 - D. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of Parcel 2 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. 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

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delivery units. The specific locations for subject easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.

- F. If unusual amounts of bone, 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.
- G. Meet all County Sanitation District requirements.
- H. Submit a soils test prepared by a registered engineer to be used in street design.
- I. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways.
- J. The subject property shall complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first.
- K. The applicant shall provide a temporary traffic turnaround at the end of B Street to the satisfaction of the Traffic Engineer and Fire Department. Applicant shall submit a revised map indicating this.

MAYOR

ATTEST:

CITY CLERK

P90-221.CC

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000818 90-759
 RESOLUTION NO.: _____
 DATE ADOPTED: SEP 11 1990