

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	R & B Builders, 620 Main Street, El Cajon, CA 92021		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	3-9-84	50 DAY CPC ACTION DATE	4-12-84
REPORT BY	SC:bw		
NEGATIVE DEC.	3-15-84	EIR	ASSESSOR'S PCL. NO. 117-011-25,29,32

APPLICATION: 1. Environmental Determination
2. Tentative Map to divide 34± vacant acres into 171 single family lots in the Single Family (R-1) zone. (Subdivision Ord.)

LOCATION: South side of Mack Road, approximately 500 feet west of Center Parkway

PROPOSAL: The applicant is requesting the necessary entitlement to resubdivide 34 acres into 171 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: Vacant; R-3-R
South: Vacant & Single Family; R-1
East: Vacant & Single Family; R-1; R-2B-R
West: Vacant & Single Family; R-1, C-2, R-3 & A

Parking Required: 171 spaces
Parking Provided: 171+ spaces
Property Dimensions: Irregular
Property Area: 34 acres
Density of Development: 4.97 units per gross acre
Square Footage of Lots: from 5,200 sq. ft.
Topography: Flat
Street Improvements: To be provided
Utilities: To be installed
North/South Lot Orientation: 69%

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 28, 1984, by a vote of seven ayes and two absent, the Subdivision Review Committee recommended approval of this map, subject to the following conditions:

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; will require off-site sewer and drain extension to Mack Road;

- 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. Provide off-site right-of-way on Bamford Drive (City will condemn at developer's expense).

BACKGROUND INFORMATION: In March of 1982 the City Council approved an identical tentative map for this site (P-9662). This map has expired; therefore, the applicant is resubmitting a new map for the site. There were also two similar maps approved for the subject site prior to 1982 and none of these maps have ever been recorded (P-7862, P-9023). The previous requests for this site have also included 13 acres of land on the south side of Mack Road which is proposed for future multiple family development. In October of 1983 the City Council approved a parcel map for the subject site (P83-281). This map also separated the 13 acre multiple family site from the subject site. This parcel map was finalized on February 1, 1984.

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

1. As proposed this map is identical to the previously approved map (P-9662), excluding the 13 acres of Garden Apartment zoned property north of the subject site. The subject site is zoned for single family use and, therefore, staff has no objections to this request.
2. Parkland dedication fees were waived for the subject site in the recently approved parcel map since the site would require further subdivision. As proposed, this subdivision will now require parkland dedication. The Planning and Community Services Divisions have determined that 2.5479 acres of land are required for parkland dedication purposes and that fees are required in lieu of the dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

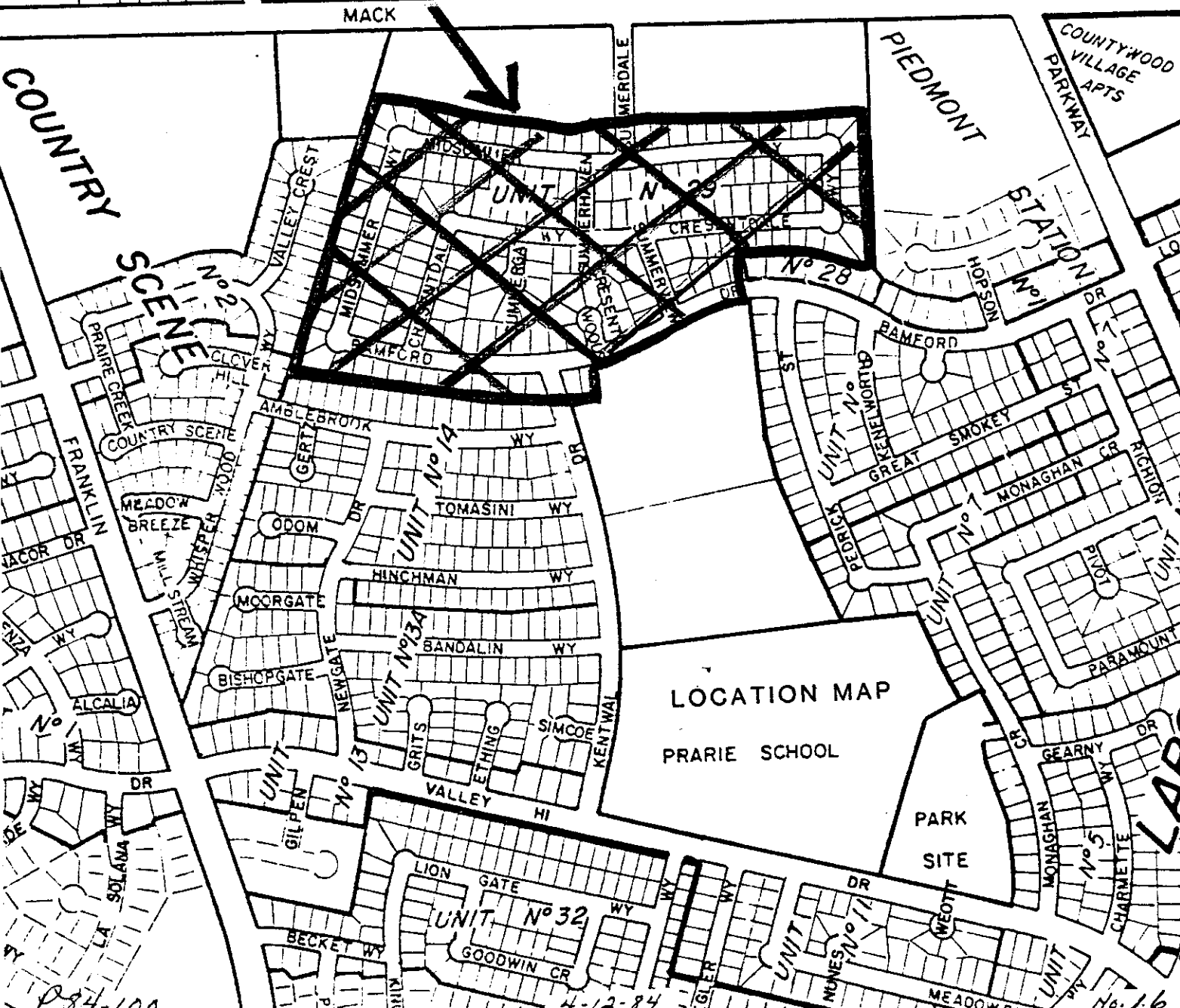
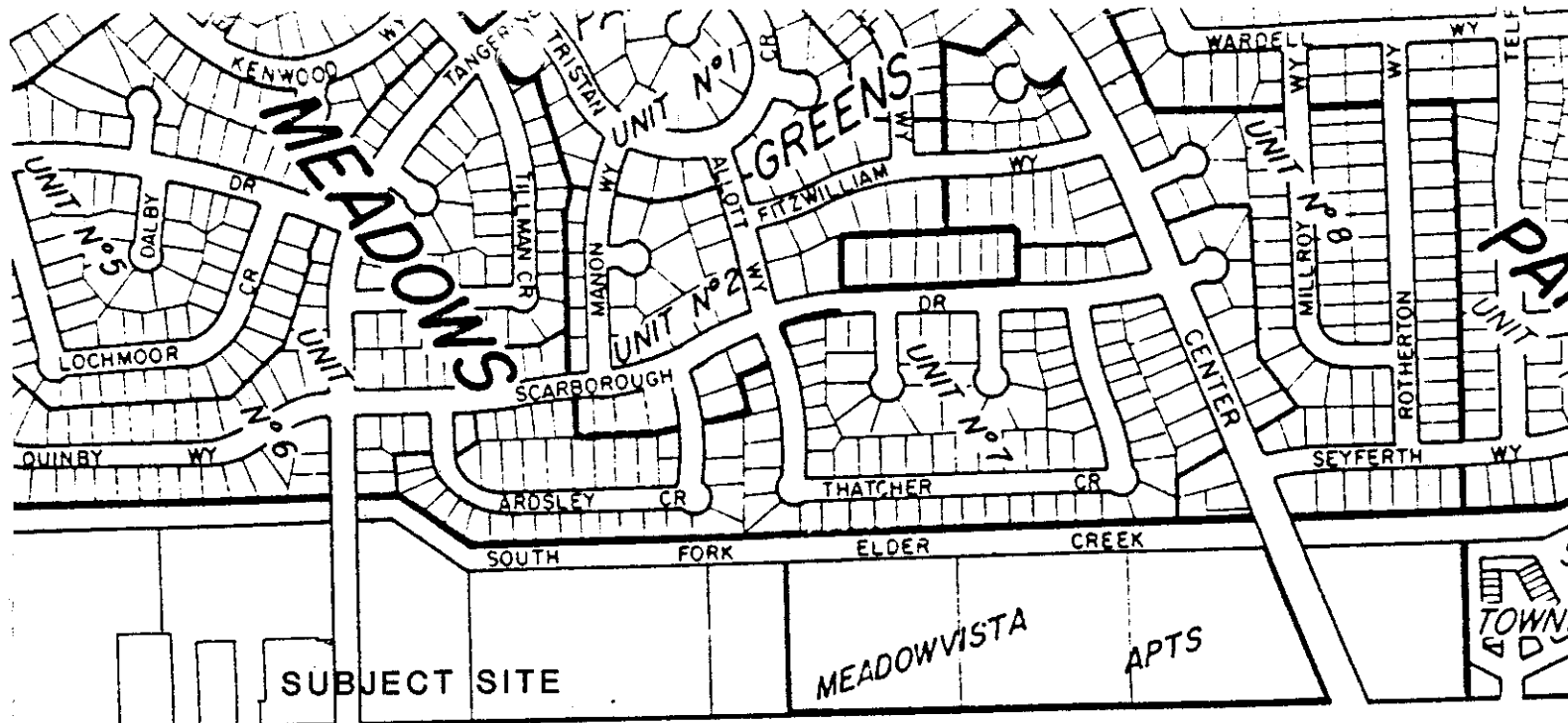
STAFF RECOMMENDATION: Staff recommends:

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

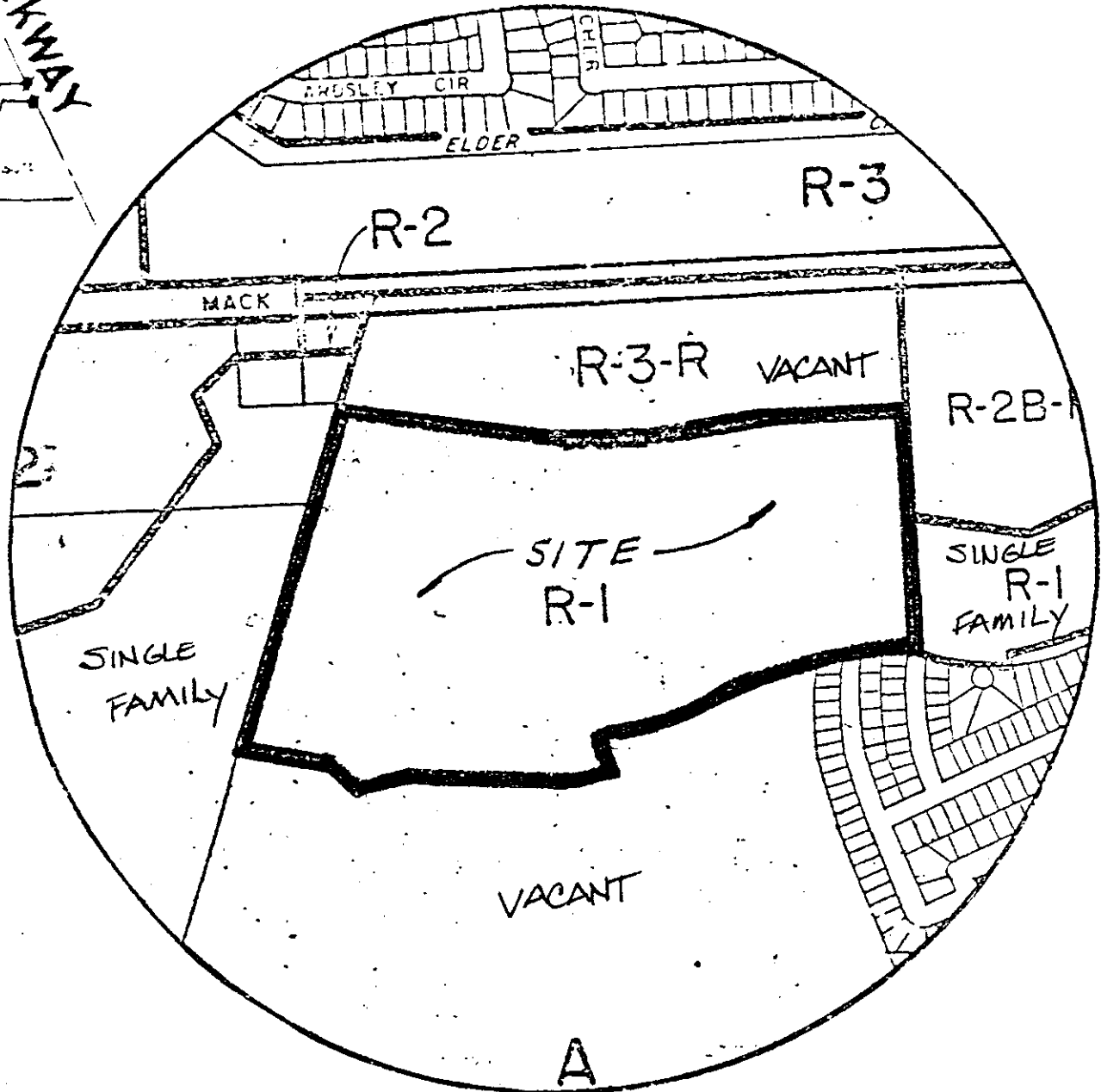
Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

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- b. Prepare a sewer and drainage study for the review and approval of the City Engineer; will require off-site sewer and drain extension to Mack Road;
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ENTER PARKWAY




LAND USE MAP

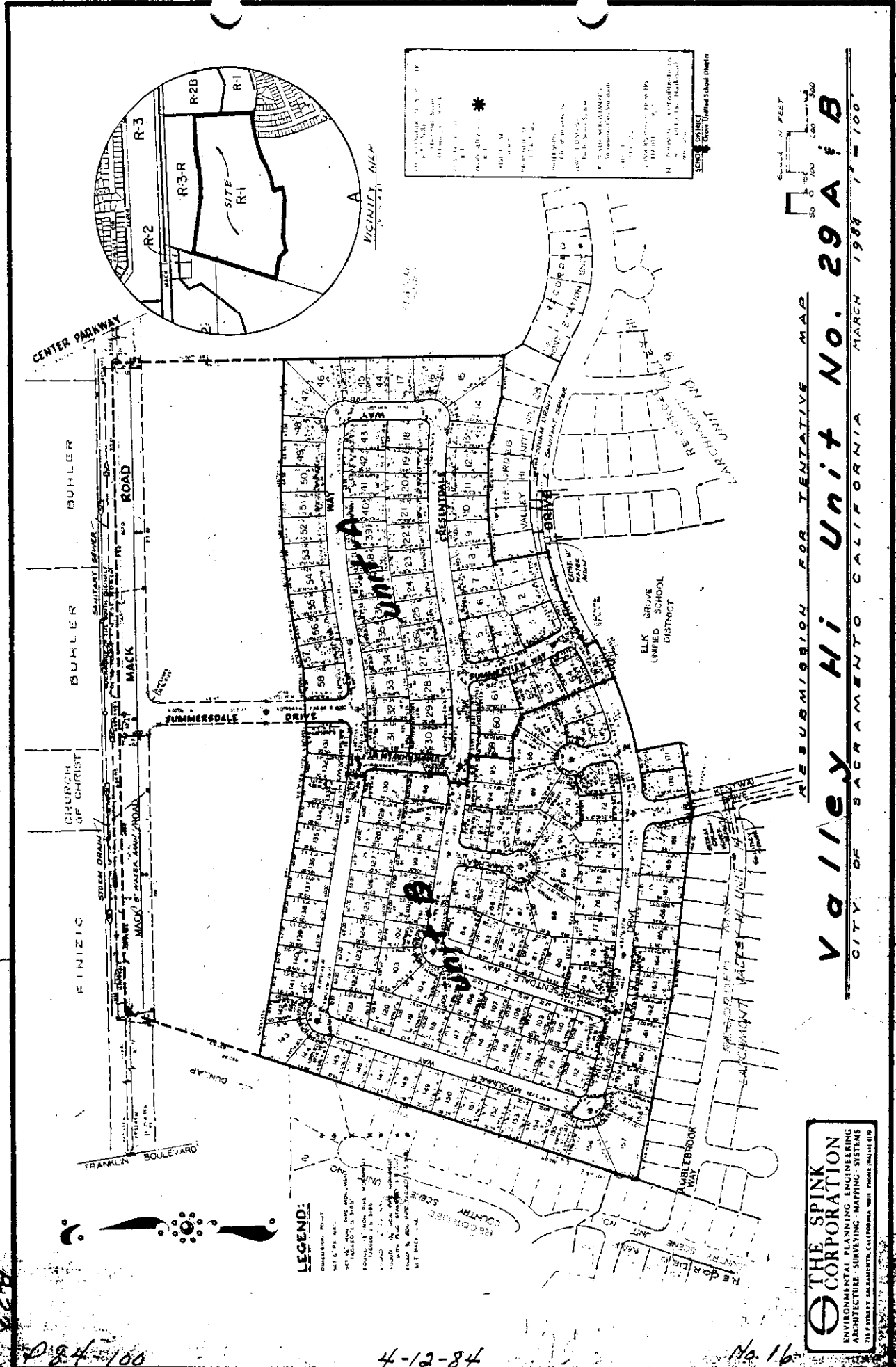
FEATURE HOMES

RECORD OWNER: INDIAN BROTHERS
 R. T. Brothers, Inc.
 600 East Main Street
 El Cajon, CA 92021

EXISTING ZONE
 R-1

PROPOSED ZONE  No. 16

0070-481
 150 72
 5
 4
 7
 16
 15



SUBMISSION FOR TENTATIVE MAP
Valley Hi Unit No. 29 A
 CITY OF SACRAMENTO CALIFORNIA MARCH 1984

THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING, ENGINEERING
 ARCHITECTURE, SURVEYING, MAPPING, SYSTEMS
 783 STREET, SACRAMENTO, CALIFORNIA 95811

LEGEND:

	EASEMENT
	SETBACK
	OTHER FEATURE

P-27
7-140/101

P-27
7-140/101

4-12-84

No. 16