

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Rose's Engineering, 9070 Elk Grove Blvd., Elk Grove, CA 95624				
OWNER	Chris Kephart, 9035 Custom Court, Sacramento, CA 95826				
PLANS BY	Rose's Engineering				
FILING DATE	02-19-91	ENVIR. DET.	Neg. Dec.	REPORT BY	DCS
ASSESSOR'S PCL. NO.	038-0051-007 & 008				

- APPLICATION:**
- A. Negative Declaration;
 - B. Tentative Map to divide 4.24± partially developed acres into 23 single family and two halfplex lots in the Standard Single Family (R-1) zone;
 - C. Variance to create four lots less than 52 feet wide;
 - D. Variance to create ten lots less than 100 feet in depth;
 - E. Subdivision Modification to create four lots less than 52 feet wide; and,
 - F. Subdivision Modification to create ten lots less than 100 feet in depth.

LOCATION: 7121 and 7301 Lemon Hill Avenue

PROPOSAL: The applicant is requesting a tentative subdivision map to subdivide 4.24± partially developed acres into 23 Single Family and two halfplex lots in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1986 South Sacramento	
Community Plan:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	There are currently three residences and one detached garage on-site

Surrounding Land Use and Zoning:

North: Residential, R-1	Setbacks: Required: Provided:
South: Residential, R-1	Front: 25' Setbacks
East: Residential, R-1	Side(Int): 5' Will Be
West: Residential, R-1	Side(St): 12.5' Provided
	Rear: 15' As Required

Property Dimensions:	205'X 597'
Property Area:	4.24± gross acres; 3.77 net acres
Density of Development:	6.6± d.u. per net acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

School District:

Sacramento City Unified School District

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 17, 1991, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions of approval listed below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 4.24± acres in the Standard Single Family (R-1) zone. The site is presently developed with three residential units and one detached garage. Because of their condition and proximity to proposed property lines, two of the houses and the detached garage will be removed. In addition, the existing house on Lot 22 will be required to have a garage. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The South Sacramento Community Plan designates the site Residential (4-8 du/na). The net density of the project is 6.6 dwelling units per net acre which is consistent with the General Plan and South Sacramento Community Plan policies for the site. The surrounding land use and zoning for the subject site are Single Family Residential (R-1).

B. Applicant's Proposal

The applicant is requesting a tentative map to subdivide 4.24± partially developed acres into 23 single family and two halfplex lots in the Standard Single Family (R-1) zone. In addition to the tentative map, two variances and two subdivision modifications to create lots less than the required widths and depths are requested.

C. Staff Analysis

Site Design and Lot Layout- The subdivision would create 23 single family and two halfplex lots. The single family lots primarily range in size from 4700 to 7,000± square feet. Staff finds that the overall design of the map is compatible with the General Plan, zoning and surrounding land uses.

Variances and Subdivision Modifications- Because of the existing surrounding development and required street widths, there will be four parcels that have widths of about 49 feet rather than the required 52 feet (Lots 9, 10, 11 & 12). In addition, ten lots will be approximately 96 feet in depth rather than the required 100 feet (Lots 6 - 16). These parcels require approval of variances and subdivision modifications before they can be created. Exhibits B and C identify the substandard parcels and provide site plans demonstrating that the proposed residential units will meet the building setbacks and lot coverage requirements. The applicant has worked with staff over the past year in assembling these properties for development. Staff supports the requests as they maximize the potential of the property and have no unusual impact on the neighborhood.

School District Comments- The project is located within the Sacramento Unified School District. Because the school district is overcrowded the applicant has agreed to participate in a Mello- Roos community facilities district to help mitigate the impacts of the development on the school district. The Mello- Roos community facilities district is expected to be formed within 12 months of the Planning Commission hearing of this project. A condition has been included which will require participation in the Mello- Roos district.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed below.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map to divide 4.24± partially developed acres into 23 single family and two halfplex lots in the Standard Single Family (R-1) zone and forward to the City Council;
- C. Approve the Variance to create four lots less than 52 feet wide subject to the conditions and based on the findings of fact that follow;
- D. Approve the Variance to ten lots less than 100 feet in depth subject to conditions and based on the findings of fact that follow;
- E. Recommend approval of the Subdivision Modification to create four lots less than 52 feet wide and forward to the City Council; and,
- F. Recommend approval of the Subdivision Modification to create ten lots less than 100 feet in depth and forward to the City Council.

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:

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 Public Works Department;
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. Meet all County Sanitation District requirements;
5. Submit a soils test prepared by a registered engineer to be used in street design;
6. 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;
7. Dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
8. Dedicate right-of-way along Belleview Avenue to 25 foot half street. Reconstruct Belleview Avenue with full improvements southbound and 15 foot of paving northbound;
9. Dedicate and construct 71st Street to a 22 foot half street with a 12 foot paved lane southbound. Requires offsite dedication. City will condemn at developer's expense, if necessary;
10. Subject property must complete annexation to both the 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 comes first;
11. Properly abandon under permit, from the City and County Environmental Health Division, any well or septic system located on the property.
12. A Tree Preservation plan shall be reviewed and approved by the City Arborist prior to recordation of the Final Map;
13. East-west streets shown as 39th Street and Gift Lane shall align with streets previously approved to the west Lemon Crest Estates (P90-115);
14. Show all existing easements;
15. Existing structure on Lots 18-21 shall be demolished prior to filing of the Final Map;
16. Streets shall be named to City Standard's as designated on the Street Name approval form;
17. Place note on Final Map: Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P90-067);

18. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street; and,
19. Dwelling located on Lot 22 shall have the required garage prior to issuance of any final building permit.
20. Applicant shall participate, or agree to participate, in the Mellow-Roos community facilities district prior to the issuance of any building permits.

Condition- Variance:

1. Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval. The design shall include metal garage doors with automatic openers, full fencing, landscaping, irrigation and appropriate roofing (a minimum of 25 year composition, tile or shakes). No heating or air conditioning units shall be installed on roof tops;
2. All existing and new buildings shall meet the provisions of the City Planning and Building Division prior to final building inspections. Buildings to be removed shall be removed in compliance with adopted regulations prior to the issuance of building permits for new construction.

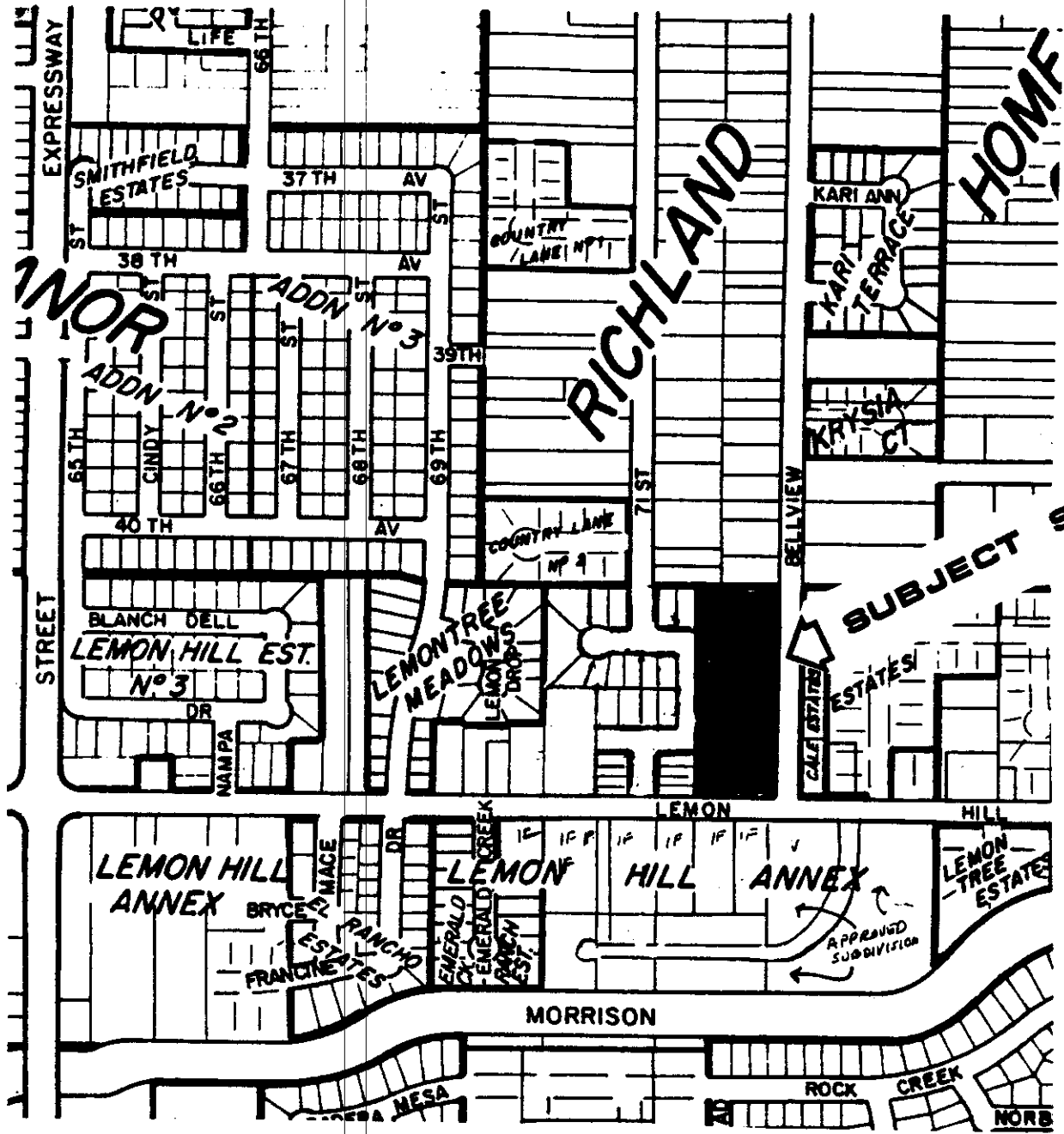
Mandatory Mitigation Measures:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.

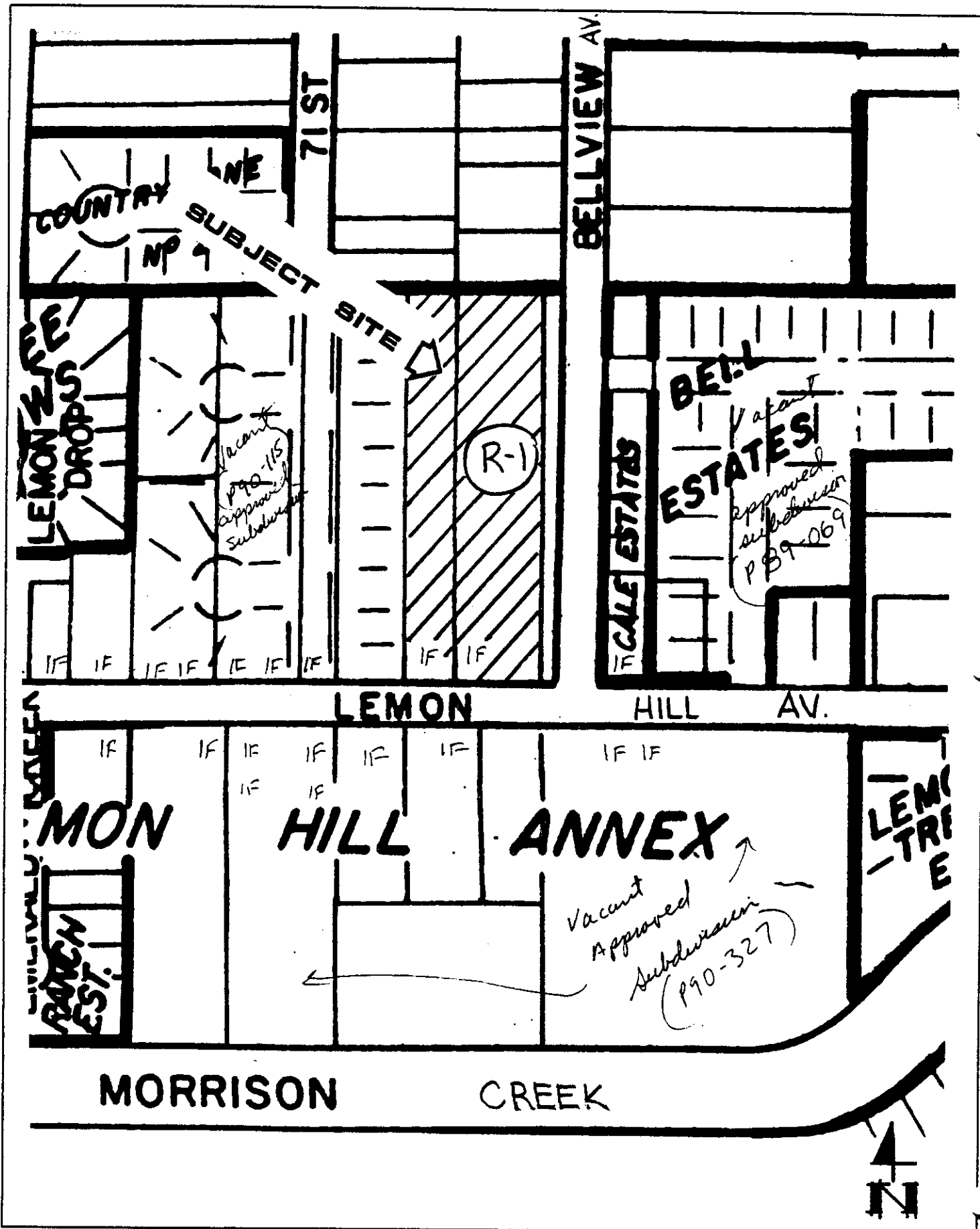
5. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
6. Increase the frequency of city street cleaning along streets in the vicinity of the construction site.

Findings of Fact:

1. Granting the Variance does not constitute a special privilege extended to one property owner in that:
 - a. variances would be granted to other property owners facing similar circumstances; and,
 - b. existing conditions and surrounding development necessitate the reduced lot dimensions.
2. Granting the variance does not constitute a use variance in that an residential uses are allowed in the R-1 zone.
3. Granting the variance would not be injurious to the public welfare or properties in the vicinity in that City standards relating to street widths, turning radius and health standards shall be met.
4. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na) and the South Sacramento Community Plan which designates the site Residential (4-8 du/na)



VICINITY MAP



LAND USE & ZONING MAP

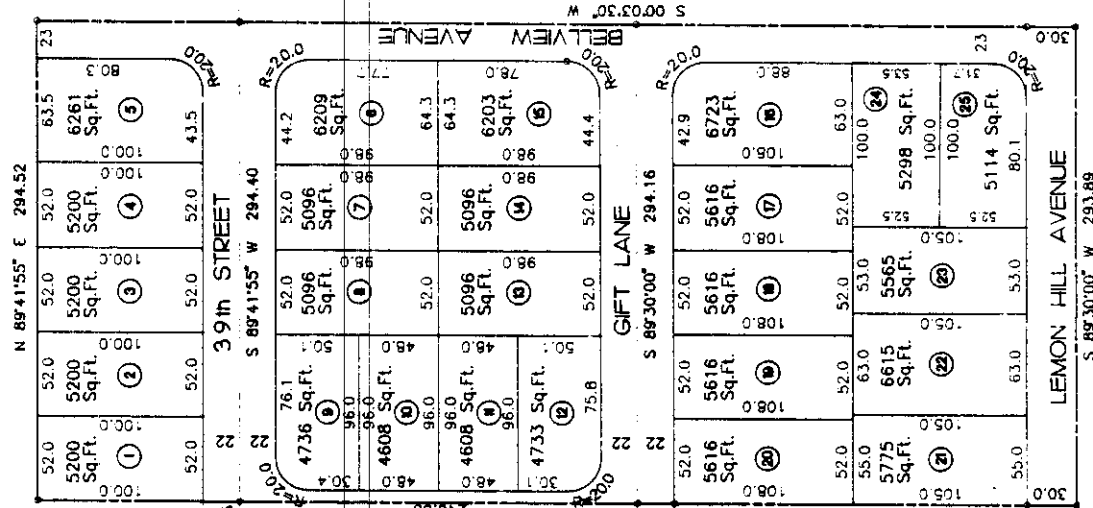
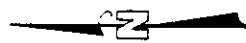
BELL CREST ESTATES SUBDIVISION

A PORTION OF LOT 7
AS SHOWN ON 8 BM 10

CITY OF SACRAMENTO CALIFORNIA
APRIL, 1991
1"=50'

ROSE'S ENGINEERING - GEOLOGY & SURVEYING INC.
L.S. 3646 R.C.E. 24996 R.C.E. 25713
SHEET 1 OF 2 SHEETS

EXHIBIT A



BELLEVUE ESTATES

PACIFIC CREST VILLAGE

P90-067

MAY 23, 1991

16

BELLCREST ESTATES LOTS 6-16

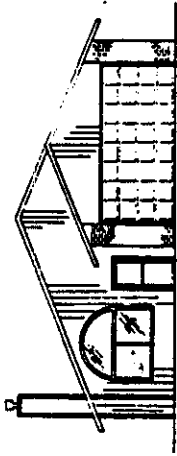
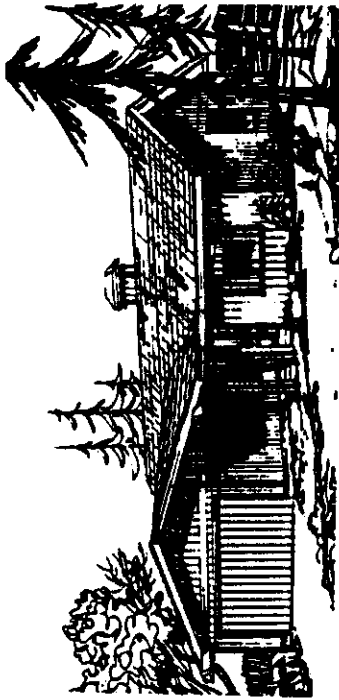
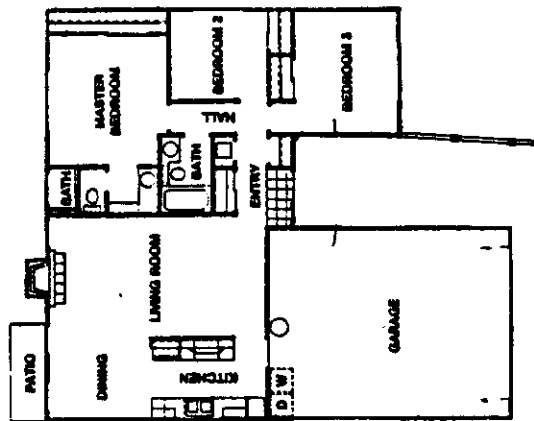
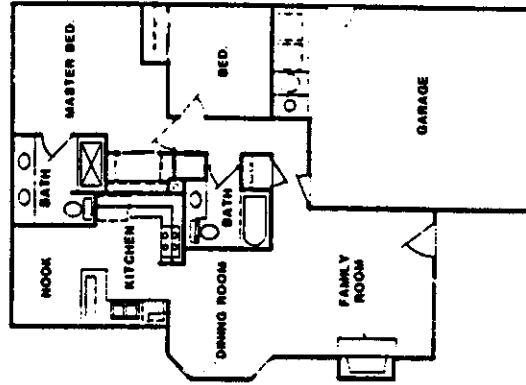


EXHIBIT C
FLOOR PLANS
FOR LOTS 6-16



PLAN 1137



PLAN 1115