

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	TASK ENGINEERING, 11291 Coloma Road., Suite A, Sac., CA 95670				
OWNER	Charlie & Mary Hammitt Sr., 3464 Del Paso Road, Sacramento, CA				
PLANS BY	TASK ENGINEERING, 11291 Coloma Road, Suite A, Sacramento, CA 95670				
FILING DATE	7/18/87	ENVIR. DET.	8/3/87	REPORT BY	SD/vf
ASSESSOR'S-PCL. NO.	252-0310-021				

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map
 - C. Variance to create a lot less than 52 ft. wide
 - D. Subdivision Modification to create a lot less than 52 ft. wide
 - E. Subdivision Modification to waive standard street improvements
 - F. Subdivision Modification to defer Parkland Dedication requirement

LOCATION: Southeast corner Los Robles Boulevard and Pilgrim Court

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 6+ vacant acres into six single family lots and a large lot for future development in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential; 4-8 du/ac
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Arcade Creek; R-1
East : Residential; R-1
West : Residential; R-1

Property Dimensions:	Irregular
Property Area:	2.5+ acres
Density of Development:	7.2 d.u. per acre
Topography:	Flat
Street Improvements & Utilities:	To be provided

APPLC. NO. P87-303 MEETING DATE September 10, 1987 ITEM NO. 19

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION

On August 12, 1987, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and denial of the Subdivision Modification subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan. It is designated for four to eight residential units per acre in the 1984 North Sacramento Community Plan. The site is surrounded by residential uses located on a variety of lot sizes. The applicant proposes to subdivide 2.5± vacant acres into six standard single family lots which front along Los Robles Boulevard. A seventh lot will take access from Los Robles for future development behind the currently proposed lots.

B. Design

The subject site is restricted in design flexibility by Arcade Creek to the south and its own dimensions. The lot is too deep to subdivide into lots fronting Los Robles and going back to the creek. Constructing a cul-de-sac down the middle of the site would also create inefficient lots. The applicant proposes to create six standard single family lots which front on Los Robles. A seventh flag-shaped lot will take access by a driveway from Los Robles. Staff has no objection to this proposal. It will create lots similar in character to the residences in the area. In the future, the rear parcel will be rezoned to R-1-A to be developed with something other than standard single family units. This plan will also allow for protection of the oak trees.

The applicant is also requesting a subdivision modification to waive street improvements and defer Parkland Dedication. Staff cannot support nor does the Subdivision Review Committee recommend that this request be approved.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant effect on the environment. A Negative Declaration has been filed subject to the following mitigation measures:

1. No action shall be taken which will harm the health, vitality or longevity of the three oak trees to be preserved. Measures to ensure their survival include: grading, trenching, cutting or filling within the dripline of the trees shall not occur.

2. A temporary six foot high chain link fence shall be placed around the driplines of the trees during construction to prevent soil compaction resulting from stacked construction materials, equipment and vehicular traffic. The fences shall be erected prior to issuance of a building permit and shall remain until landscaping commences.
3. Irrigation within driplines shall be prohibited.
4. Building foundations shall not extend into any driplines.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the tentative map subject to conditions which follow.
- C. Approve the variance to create a lot less than 52 feet wide based upon findings of fact which follow.
- D. Recommend approval of the Subdivision Modification to create a lot less than 52 feet wide.
- E. Recommend denial of the Subdivision Modification to waive standard street improvement.
- F. Recommend denial of the Subdivision Modification to defer Parkland Dedication.

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. 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.
2. Remove to a legal dump site bath tubs, cement tub, metal tub, wire, piping, 55 gallon drums, scrap metal and wood and old fuel tank to the satisfaction of the City/County Health Department and Planning Director.
3. Standard improvements required on Los Robles Boulevard.
4. Soils testing for street design will be required.

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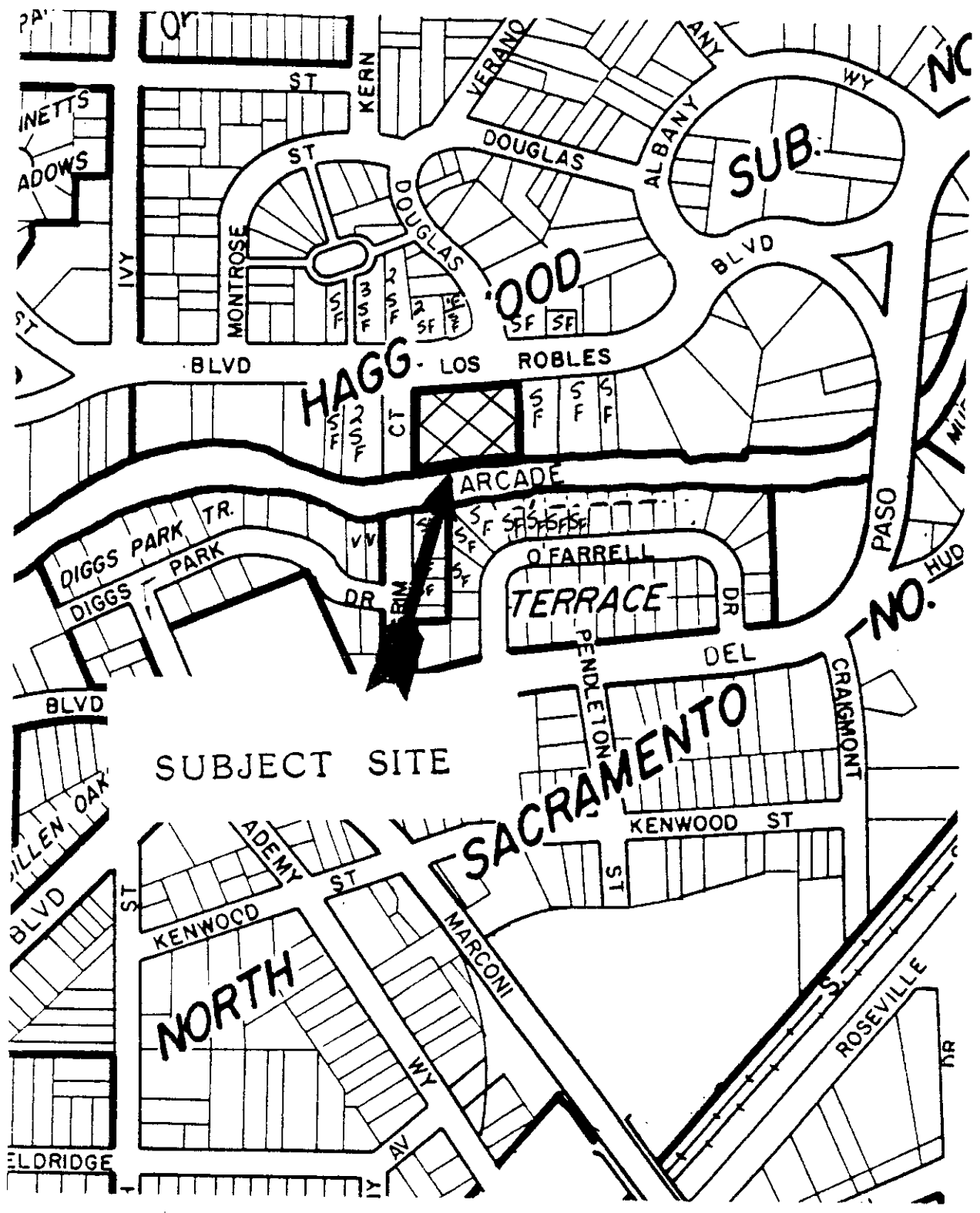
5. Water line extension and additional fire hydrants may be required.
6. Show reciprocal access easements on final map if needed.
7. Show reciprocal sewer, water and drainage easements on final map if needed.
8. Show all existing easements.
9. Cannot file final map until abandonment proceedings are complete for Pilgrim Court. Provide 24' wide paved access for Lot 1 at the time of building permit. Also abandonment of south 28' of Los Robles Boulevard shall be completed prior to filing map.

NOTE: School Facility Fees will be required at the time building permits are obtained.

NOTE: All or a portion of the property may lie in an area the Federal Emergency Management Agency (FEMA) has identified as a special flood hazard area. No development, substantial improvements and/or placement of manufactured homes or any other structure shall occur in special flood hazard areas without full compliance with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approvals in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will be reasonably safe from flooding.

Findings of Fact/Variance

1. Granting the Variance does not constitute a special privilege extended an individual applicant in that existing development constrains the site making it infeasible to develop standard size lots.
2. Granting the request does not constitute a use variance in that residential uses are allowed in the R-1 zone.
3. Granting the request does not constitute a disservice to the community in that:
 - a. the lots exceed minimum area requirements; and
 - b. the project is compatible with the residential character of the neighborhood.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1984 North Sacramento Community Plan and the proposed subdivision conforms with the plan designation.



All adjacent lots zoned R-1

VICINITY - LAND USE - ZONING

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