

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc. 1430 Alhambra Boulevard, Sacramento, CA 95816				
OWNER	Kaufman Properties, 2277 Fair Oaks Boulevard, Sacramento, CA 95825				
PLANS BY	Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816				
FILING DATE	2/4/88	ENVIR. DET.	2/29/88	REPORT BY	SD/vf
ASSESSOR'S-PCL. NO.					

APPLICATION: A. Negative Declaration

B. Tentative Map (P88-085)

LOCATION: 360+ ft. east of the intersection of 25th Street and Laramore Way

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 10+ vacant acres into 60 single family lots.

PROJECT INFORMATION:

General Plan Designation:
1984 Airport-Meadowview Community

Light Density Residential 4-15 du/ac

Plan Designation:

Residential 7-15 du/ac

Existing Zoning of Site:

R-1

Existing Land Use of Site:

Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1

South: Vacant; R-1

East : Job Corp; R-1-R

West : Single Family; R-1

Property Dimensions:

Irregular

Property Area:

10+ acres

Density of Development:

7.5 d. u. per acre, net

Topography:

Flat

Street Improvements:

To be provided

Utilities:

To be provided

BACKGROUND INFORMATION: The Planning Commission approved a tentative map on the subject site in 1979; a second request was approved on December 10, 1981 (P9623); and a third tentative map was approved by the Commission on October 24, 1985 (P85-382).

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 24, 1988, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

Land Use - The subject site is designated for 4 to 15 residential units per acre in the General Plan. It is designated Residential, 7 to 15 units per net acre in the 1984 Airport-Meadowview Community Plan. The site is

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surrounded by single family development to the north and west, the Job Corp site to the east and vacant residentially zoned property to the south. The applicant is proposing 7.5 units per net acre.

Parkland Dedication - The Planning Division and Community Services Department have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .894 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends:

- A. Ratification of the Negative Declaration.
- B. Approval of the Tentative Map, subject to the following conditions which must be satisfied 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 City Engineer; off-site drainage extension will be required (drainage for the existing system in Laramore Way is unacceptable.)
 3. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
 4. Pursuant to City Code Section 40.1802 (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; (.894 ac.)
 5. 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.
 6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform building Code.

7. Remove concrete, debris and tires to a legal dump site to the satisfaction of the City/County Health Department and the City Planning Director.
8. Provide a structural analysis study prepared by a registered engineer of pavements on existing access streets. Study shall indicate possible destruction during construction of this subdivision. Developer shall provide treatments as per study to prolong pavement life.

