

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

APPLICANT: <u>KASI Consulting Engineers, Inc. 4200 N. Freeway Blvd. #1, Sacto, CA 95834</u>		
OWNER: Thomas W. Boalt, 5662 Miners Circle, Rocklin, CA 95677		
PLANS BY: <u>ITS Development, 3434 Marconi Ave, Sacto, CA 95821</u>		
FILING DATE: <u>February 22, 1991</u>	ENVIR. DET.: <u>Neg. Dec.</u>	REPORT BY: <u>DIH</u>
ASSESSOR'S PCL. NO. <u>226-180-01, 226-174-07</u>		

APPLICATION:

- A. Negative Declaration
- B. Tentative Map to subdivide four vacant corner lots consisting of 0.8 acres into 8 halfplex lots in the Standard Single Family Residential (R-1) zone.

LOCATION: 1024 Pinedale Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide four vacant corner lots into 8 halfplex lots for the purpose of providing ownership potential for each unit.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
North Sacramento Community Plan Designation:	Residential 7-15 du/na
Existing Zoning of Site:	Standard Single Family Residential (R-1)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential, vacant; R-1
South:	Residential; R-1
East:	Residential, orchard; R-1
West:	Residential, R-1

Property Dimensions:	Each of the halfplex lots would be 80' deep and be either 56' or 57' wide.
Property Area:	0.8 acres
Density of Development:	10 du/na
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
School District:	Robla, Grant Joint Union School Districts

PROJECT EVALUATION

City Planning Commission
Sacramento, California

C. Members in Session:

Subject:

- A. Environmental Determination;
- B. Zoning Ordinance Amendment relating to residential uses in the Heavy Commercial (C-1) District

North Sacramento Community Plan designates the site as Residential 7- 15 du/na. The density of the development would be 10 du/na.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to subdivide four existing corner lots of a previously approved Tentative Map (Mooney Estates, P90-221) into eight halfplex lots. The purpose is to provide halfplex residential units for ownership rather than to develop duplexes on the corner lots and rent them.

C. Staff Analysis

Staff supports the applicant's request. The project is consistent with existing land use policies relating to providing a mixture of housing types within subdivisions and density. The proposal would provide "affordable" housing alternatives. The proposed project would provide a density of 10 du/na. The density of the development would be compatible with the General Plan classification of Low Density Residential (4- 15 du/na) and the North Sacramento Community Plan which designates the site as Residential 7- 15 du/na.

D. Agency Comments

The proposed tentative map was reviewed by several divisions of the Public Works Department, as well as other City Departments and public utilities. Their comments regarding the tentative map have been incorporated into the tentative map conditions.

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. In compliance with Section 15070(B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the mandatory mitigation measure into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. The mandatory mitigation measure has been incorporated into the tentative map conditions.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map to subdivide 4 vacant corner lots consisting of 0.8 acres into 8 halfplex lots in the Standard Single Family (R-1) zone by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

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

(P91-040)

(APN: 226-180-01, 226-174-07)

WHEREAS, the City Planning Commission on July 25, 1991, held a public hearing on the request for approval of a tentative map for property located at the above described location; and

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond; and

WHEREAS, the Environmental Coordinator has determined that the proposed project will not have a significant environmental impact and has filed a Negative Declaration; and

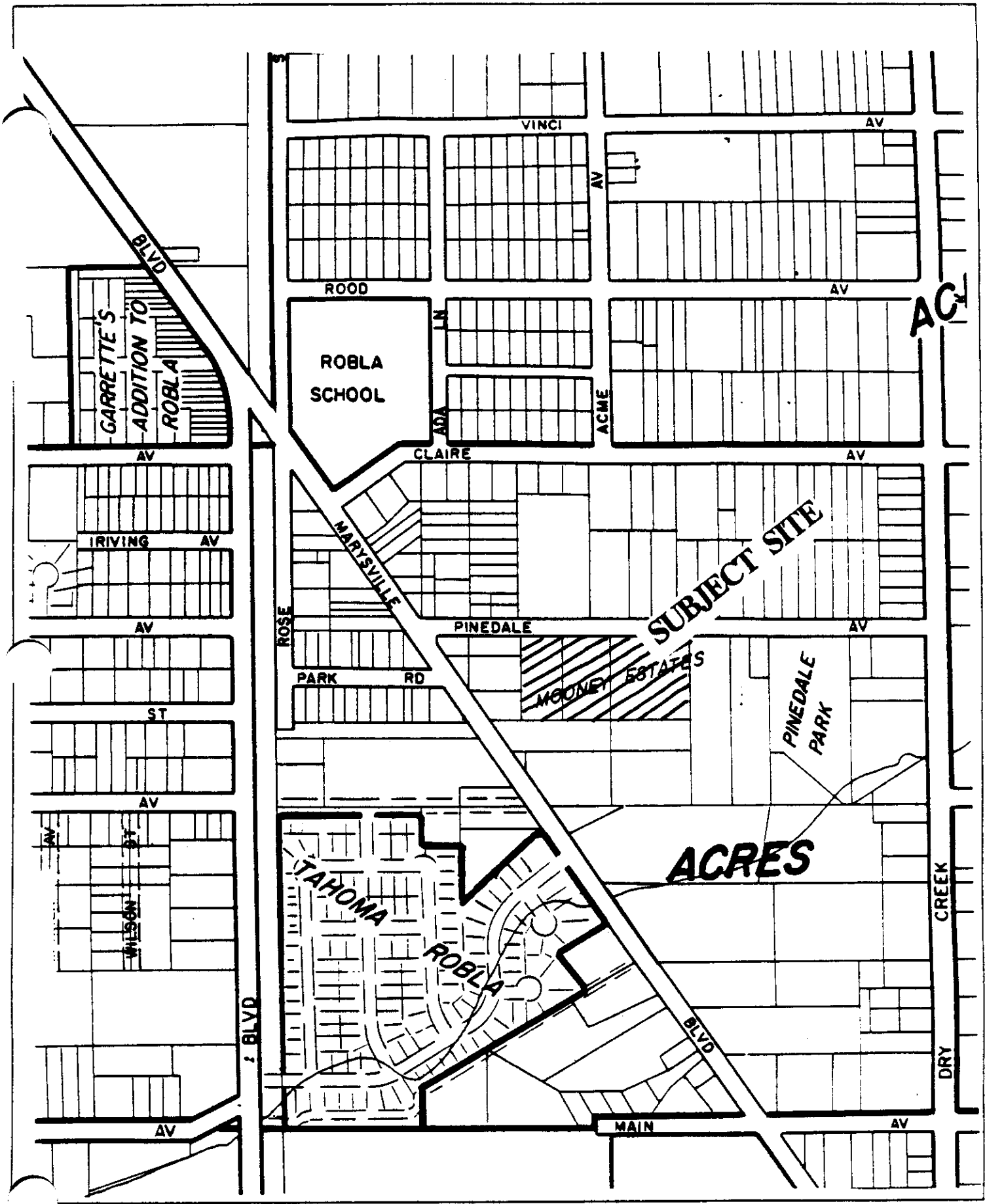
WHEREAS, the Subdivision Review Committee has considered the design of the proposed subdivision in relation to feasible future passive and natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission 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.

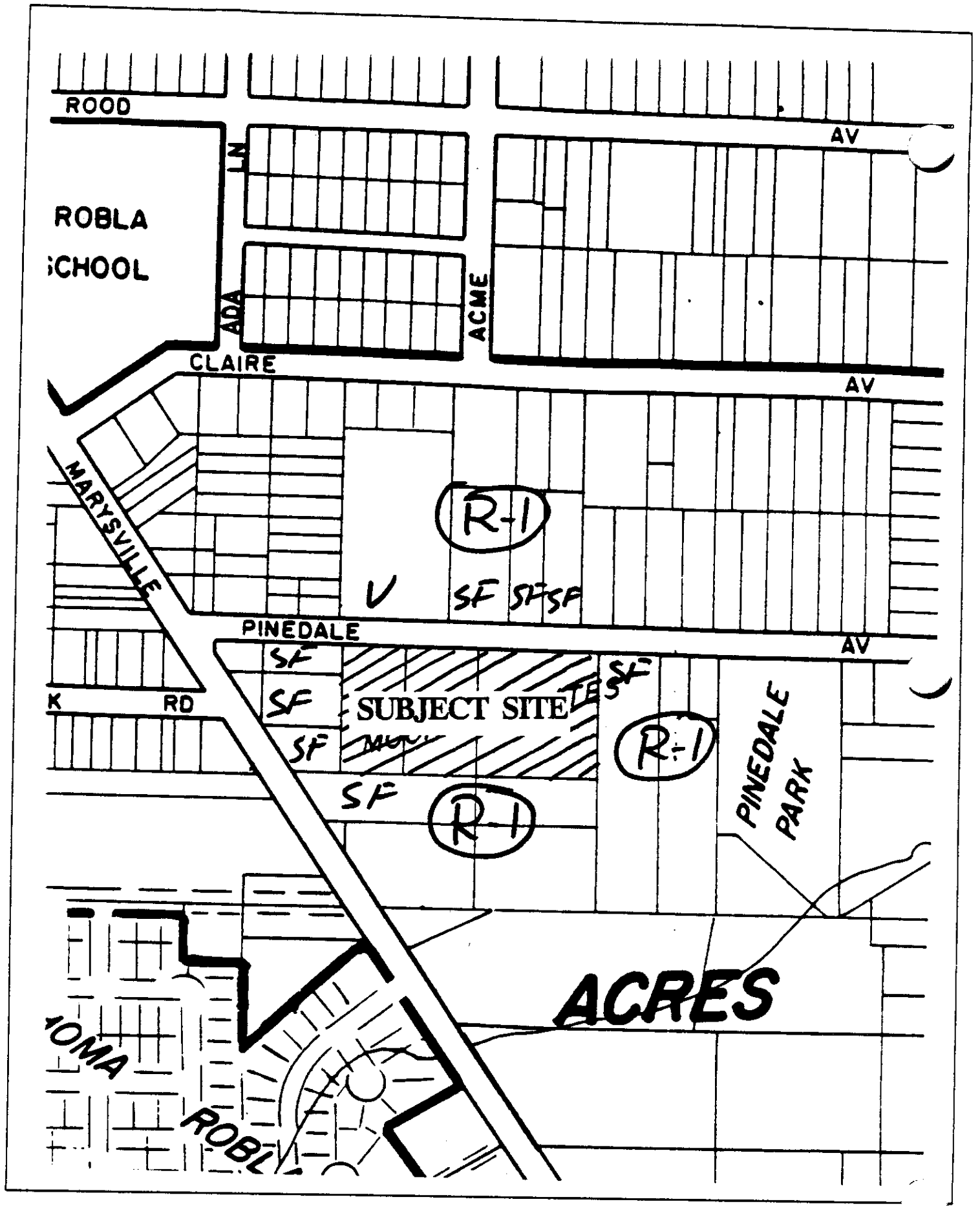
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento that:

1. Provide separate water and sewer services to each parcel.
2. The final map for this project may be filed concurrently with the final map for Mooney Estates (P90-221) and shall comply with the approved conditions of that Tentative Map.
3. If filed after recordation of the Final Map for Mooney Estates (P90-221), the Applicant may file a Certificate of Compliance and a waiver of Parcel Map for each parcel with the Public Works Department, Development Services Section.
4. Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public drives and/or Irrevocable Offer of Dedication. (Sacramento County Standard Condition #160).

5. Dedicate a 12.5 foot public utility easement for overhead and underground facilities and appurtenances adjacent to Pinedale Avenue.
6. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.



VICINITY MAP



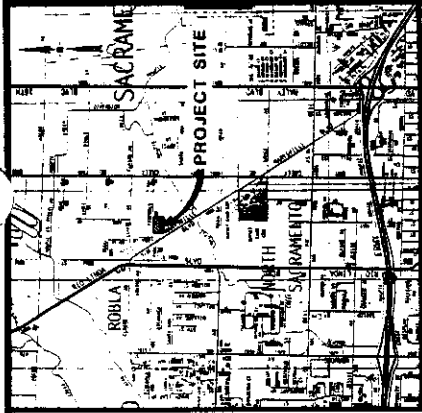
LAND USE & ZONING MAP

EXHIBIT - A TENTATIVE MAP

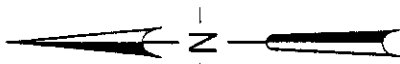
TENTATIVE PARCEL MAP

LOTS 1, 10, 11, 20 PORTION OF SECTION 10 RANCHO DEL PASO CITY OF SACRAMENTO, CALIFORNIA

FEBRUARY, 1991



LOCATION MAP
NO SCALE



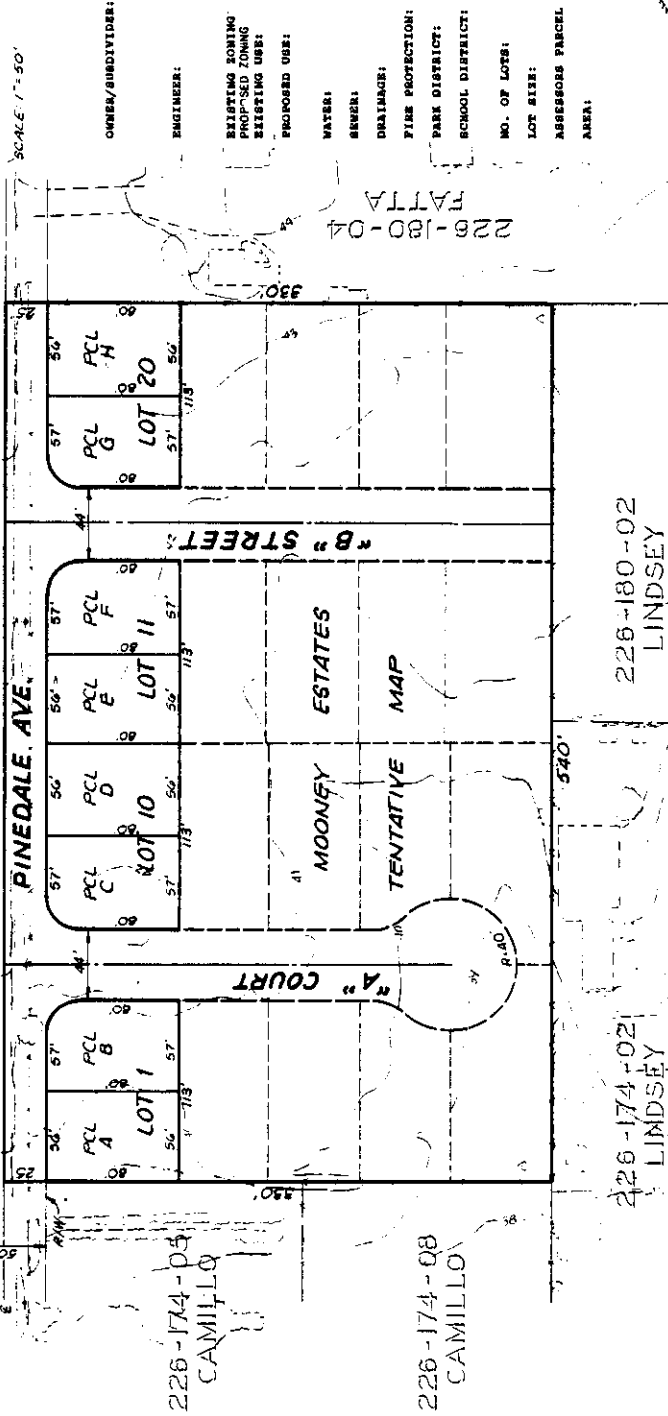
226-132-30
JORDAN

226-140-36
YEAGER

226-140-34
HENSON

226-140-33
MAYS

226-140-32
ANGRUM



OWNER/SUBDIVIDER:
TOM BOALT
5662 MMERS CIRCLE
ROCKLIN, CALIFORNIA 95677

ENGINEER:
KASL CONSULTING ENGINEERS, INC.
4200 NORTH FRESHAY BLVD., SUITE 1
SACRAMENTO, CALIFORNIA 95834

EXISTING ZONING:
R-1
PROPOSED ZONING:
R-1
EXISTING USE:
WALMART WITH APPROVED DUPLEXES
PROPOSED USE:
HALF PLEXES

WATER:
SEWER:
DRAINAGE:
FIRE PROTECTION:
PARK DISTRICT:
SCHOOL DISTRICT:

CITY OF SACRAMENTO
CITY OF SACRAMENTO
CITY OF SACRAMENTO
CITY OF SACRAMENTO
CITY OF SACRAMENTO
ROBLA ELEMENTARY & GRANT UNION JT.
UNION HIGH SCHOOL

NO. OF LOTS:
LOT SIZE:
ASSESSORS PARCEL NO.:

8 HALF-PLEX LOTS & REMAINDER OF
MOONEY ESTATES
AS SHOWN
226-174-07, 226-180-01 (PORTION OF)
4.09 ACRES GROSS (INCLUDES REMAINDER)
0.8 ACRES NET (LOTS 1, 10, 11, 20)



KASL
CONSULTING ENGINEERS, INC.
Civil-Environmental (915) 929-8127
4200 North Freshway Blvd., Suite 1
Sacramento, Ca. 95834

P 91-040

July 25, 1991

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