

P92-156 - Morell Property Project

- REQUEST:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Tentative Map to subdivide 5.25 vacant acres into 24 lots (22 single family, and 2 halfplex lots) in the Standard Single Family (R-1) and Single Family Alternative (R-1A) zone.

LOCATION: North East Corner of Garden Highway and Morell Street
APN: 274-0102-004 & 274-0110-034
South Natomas Community Plan Area
Natomas Unified School District
Council District 1

APPLICANT:	Nohe and Associates Dean Halstead/(916)641-9179 1750 Creekside Oaks Drive Sacramento, CA 95833
OWNER:	April Parish 2485 Natomas Park Drive Suite 350 Sacramento, CA 95833
APPLICATION FILED:	May 22, 1992
STAFF CONTACT:	Hilary Perry, 284-5898

SUMMARY/RECOMMENDATION: Nohe and Associates has submitted an application to the City of Sacramento for the necessary entitlements to subdivide a vacant 5.25 ± acre site into 24 lots (22 Single Family Lots and 2 halfplex lots) (See Attachment 3, Site Plan). The project proponent will be required to obtain a Special Permit prior to development of the site.

Staff recommends approval of the project. This recommendation is based on the project consistency with the policies regarding residential development in the South Natomas

Community Plan. Furthermore, the Tentative Map as proposed will avoid through traffic from Northfield Drive through the proposed subdivision and connecting with Morell Street except for emergency vehicles. Thereby, the only traffic traveling on Morell Street will be the vehicles associated with the proposed subdivision. Furthermore, the recreational opportunities provided by the Ninos Parkway will not be affected by through vehicular traffic with the proposed Tentative Map.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
Community Plan Designation:	3.93 acres - Residential (7-15 du/na)
	1.32 acres - Residential (4-8 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	3.93 acres - R-1A
	1.32 acres - R-1

Surrounding Land Use and Zoning:

North: Vacant; R-1A
 South: Garden Highway/American River Parkway; ARP-F
 East: Multiple Family Residential; R-1A and Ninos Parkway Corridor (including power lines)
 West: Single Family Residential; R-1

Property Dimensions:	Irregular
Property Area:	5.25 gross acres
	4.2 \pm net acres
Density of Development:	5.7 du/na
Topography:	Flat
Street Improvements:	Existing and to be provided
Utilities:	Existing and to be provided

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works Department
Special Permit*(with CEQA review)	Planning Division
Building Permit	Building Division

* Requires public hearing

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BACKGROUND INFORMATION:

The project proponent originally submitted the application for the subject Tentative Map on May 22, 1992. Numerous community meetings were held to discuss the design of and circulation pattern associated with the Morell Property subdivision. On December 1, 1993 the project proponent submitted a revised plan. This plan reflected the changes that were made to address concerns of the neighbors in the project vicinity. However, many of the neighbors remain opposed to the design of the Tentative Map.

STAFF EVALUATION:**A. Policy Considerations**

The General Plan currently designates the 5.2± acre site for Low Density Residential use. The South Natomas Community Plan designates 1.32 acres of the site for Low Density Residential (4-8 du/na) use and 3.93 acres of the site for Medium Density Residential (7-15 du/na) use. The applicant is requesting a tentative map to subdivide the existing two parcels into 24 lots to develop 22 single family lots and 2 halfplex lots, and one lot shown on the site plan as Lot A. Lot A is located along the toe of the Garden Highway levee and will be dedicated to the City of Sacramento. The proposed density of the subdivision is consistent with the land use designation in the General Plan and the South Natomas Community Plan.

The design of the circulation system is of primary concern to the neighborhood. A petition has been circulated which favors connection to Northfield Drive, as opposed to the sole access from Morell Street.

The possible circulation options for the proposed Morell Property subdivision are:

- Provide access only from Northfield Drive across the Ninos Parkway with no connection to Morell Street.
- Provide access only from Morell Street with no connection to Northfield Drive.
- Provide through access from Morell Street, through the proposed subdivision, across the Ninos Parkway to Northfield Drive.

Staff recommends the Morell Property subdivision as proposed because it is most consistent with the following General Plan goals and policies which address actions for streets and roads and Parkways:

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Streets and Roads Policies/Goals

- Create and maintain a street system which protects residential neighborhoods from unnecessary levels of traffic.
- Continue wherever possible to design streets and to approve development applications in such a manner as to eliminate high traffic flows and parking problems within residential neighborhoods.

Parkway Policies/Goals

- Conserve and protect the planned open space areas
- Continue to include utility easements for recreational opportunities.

The proposed Tentative Map will provide for an efficient street system which has the least potential for a significant traffic impact upon the existing neighborhood.

As proposed, the connection will not result in high traffic flows or unnecessary levels of traffic, since only traffic associated with the proposed 24 home subdivision to be routed onto Morell Street. There will be no through traffic from Northfield Drive. The proposed Tentative Map is not anticipated to result in a parking impact upon the existing Morell Street residents since ample parking will be required by the City's Zoning Ordinance to be provided on each of the lots in the proposed subdivision. The number of trips generated as a result of the proposed subdivision was anticipated by the City of Sacramento General Plan. The proposed subdivision is not expected to result in a significant circulation/traffic impact.

Morell Street is considered a minor collector street. The purpose of minor collector streets is to serve interior neighborhoods. The City of Sacramento Public Works Department Transportation Division has reviewed the proposed Tentative Map and concludes that the street configuration is adequate to serve the proposed subdivision, and that a connection with Northfield Drive would not appreciably alter the number of trips in the vicinity of the project site. It is anticipated that one peak hour trip will be generated per unit in the proposed subdivision (Pers. communication with Steve Pyburn, Associate Engineer, 5-3-94).

It is staff's assertion that the number of trips generated by 24 homes will meet the goals set forth by the General Plan for streets and roads and for parkways. If the road were to connect across the Parkway, the integrity of the parkway would not be maintained. The potential impact that a vehicular crossing would have upon the parkway is more notable than the number of additional vehicle trips that will travel on Morell Street as a result of having Morell Street as the sole connection for the proposed subdivision. Furthermore,

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the number of vehicle trips that would be associated with the proposed subdivision is not anticipated to be lessened by a through connection with Northfield Drive (Pers. communication Steve Pyburn, Associate Engineer).

B. Tentative Map Design

The Tentative Map proposes to subdivide the 5.2± acres into 22 single family lots and 2 halfplex lots (24 homes total). The lots range between 46 feet and 80 feet wide. The lot size ranges from 4,610 and 9,986 square feet. The South Natomas Community Plan requires that 50 percent of the lots in the low density portion of the subdivision be 6,500 square feet. As proposed, the Morell subdivision will provide 12 lots greater than 6,500 square feet and, therefore, meets the lot size requirement. Staff has no objection to the Tentative Map proposal, provided that the conditions in the attached Resolution are met.

C. Site Plan Design/Zoning Requirements

The R-1A zoning designation on a portion of the site requires Special Permit approval by the Planning Commission prior to the construction of the homes. The Special Permit will address the design of the units.

The applicant has indicated that the builder of the site has not been found, and the Special Permit application will be made when plans have been developed. The Special Permit application should include complete floor plans and elevations of the units, and a master site plan indicating which unit will be on which lot. There should be adequate variety of units, with variable setbacks. The units should also be constructed of quality building materials.

The R-1A zoning of the site requires Special Permit approval to address design concerns. The applicant is not requesting a Special Permit at this time, since the builder of the subdivision has not been chosen.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on 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 mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address land use and

cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 4-A).

B. Public/Neighborhood/Business Association Comments

The project application was submitted on May 22, 1992. The site plan was distributed to the Natomas Community Association and the River Garden Community Association. The original Tentative Map proposed through access via Northfield Drive and 20 single family lots and 8 halfplex lots for a total of 28 residential units. The original map proposed that 12 lots would back onto the homes that exist along Morell Street. Neighbors in the vicinity of the proposed subdivision were opposed to the Tentative Map design because they did not want through traffic travelling from Northfield Drive to Morell Street. There were also concerns regarding the connection because of the criminal activities that are perceived to be associated with the apartment complex east of the Ninos Parkway. The neighbors also objected to the number of lots that were proposed to back on the homes that exist on Morell Property. Also of concern was the potential disruption on the Ninos Parkway that would result from connecting a road through the proposed subdivision to Northfield Drive.

On December 1, 1993, after many negotiations with the neighbors, the Planning Department, the Fire Department and the Transportation Division, the project proponent submitted a modified Tentative Map that reflected the changes brought about by neighborhood concerns. The changes that were made included replacing three halfplex lots with single family lots, locating a cul-de-sac at the north end of the property, reducing from 12 to 9 the number of lots backing up to the existing Morell Street residents, reducing the number of units in the subdivision from 28 to 24, and placing a 3-way stop sign at the intersection of Morell Street and Azusa Way.

At this time, the neighborhood feels that a connection to Northfield would result in fewer trips along Morell Street than if the proposed subdivision relied solely on access to Morell Street. Petitions have been filed by the neighborhood in opposition to the minimal access to Northfield Drive. It is the opinion of the neighbors that the resulting traffic impacts on Morell Street are too detrimental. The basis for the concerns of the Morell Street Community are as follows:

- The extension as such (*connecting with Northfield Drive*) would provide for better traffic circulation to points east and north of the proposed development, including connections to downtown Sacramento via 12th Street.

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- The extension as such (*connecting with Northfield Drive*) offers opportunity to develop a roadway connection to full street standards (60' width of right-of-way) which is not available on Morell Street, which is 49 feet wide including three foot gutters and four foot sidewalks.
 - The extension as such (*connecting with Northfield Drive*) would provide safer operating conditions than are available on Morell Street with its encroachment of utility poles and parked vehicle, width and alignment. Presently, two-way traffic on Morell street is impeded by parked vehicles due to its width and other obstructions.
 - The extension as such (*connecting with Northfield Drive*) would provide relief from the burden of additional traffic on Morell Street. The additional traffic from the proposed development would impact the quiet nature, low volumes, and lot speeds presently enjoyed in the community.
 - The extension would relieve peak-hour congestion at the intersection of Morell/Fairweather and West El Camino and possibly defer need for traffic signals at that location.

C. Summary of Agency Comments

The proposal was routed to the Public Works Department Engineering Development Services Section, the Transportation Section, the Electrical Division, the Street Division, the Planning and Development Department (Building Division), the Utility Department, the Fire Department, the Police Department, the City Arborist, SMUD, PG & E, the California State Reclamation Board, the U.S. Corps of Engineers, the Natomas Community Association, the River Garden Neighborhood Association, the Grant Joint Union High School District, and the North Sacramento School District. The following summarizes the comments received:

1. Engineering Development Services

The comments which are specifically listed as conditions in the resolution addressed the provision of subdivision improvement, the dedication of Lot A, parkland dedication, the location of mail delivery units, coordination with Reclamation District 1000, and abandonment clearance letters.

2. Transportation Section

The comments which are specifically listed as conditions in the resolution addressed the emergency access road, and the provision of stop signs.

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3. The Police Department

The Police Department's only comment was that the Police will have comments on the Special Permit for the subdivision. However, the police did not have any comments on the presently proposed Morell Property Tentative Map.

4. The Fire Department

After meeting with the home owners group and other City Departments regarding the originally submitted plans, the Fire Department requested that the applicant provide an all weather access road 20 feet wide from the end of the new proposed street to the end of Northfield Drive, and provide the end of the proposed new street with a cul-de-sac. The Fire Department also will require that the gates be locked with locks approved by the Fire Department, and that all of the homes in the new development be provided with noncombustible roofs. These comments were reflected in the revised site plan that was submitted to the Planning Department on December 1, 1993, and are incorporated into the conditions listed in the resolution for the Tentative Map.

5. The Utility Department

The comments which are specifically listed as conditions in the resolution addressed the preparation of sewer and drainage studies, abandoning the existing storm drain easement and main, compliance with the City's Grading, Erosion and Sediment Control Ordinance, meeting the County Sanitation District requirements, and annexation to both the Sacramento Regional County Sanitation District and County Sanitation District #1.

6. P.G. & E. and SMUD

The comments which are specifically listed as conditions in the resolution addressed dedication of a public utility easement for underground public utility facilities and appurtenances, and dedication of Lot A as a public utility easement.

7. Natomas and Grant Joint Union High School District

The comments which are specifically listed as conditions in the resolution addressed the need for negotiation to address mitigating the proposed subdivision's impact upon school facilities.

D. Subdivision Review Committee Recommendation

On April 20, 1994, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:


Staff recommends that the Planning Commission take the following action:

- A. Ratify the Negative Declaration.
- B. Adopt the Mitigation Monitoring Plan.
- C. Adopt the attached resolution approving the Tentative Map (Morell Property) to subdivide 5.25± vacant gross acres into 22 Single Family lots and 2 halfplex lots.

Report Prepared By,

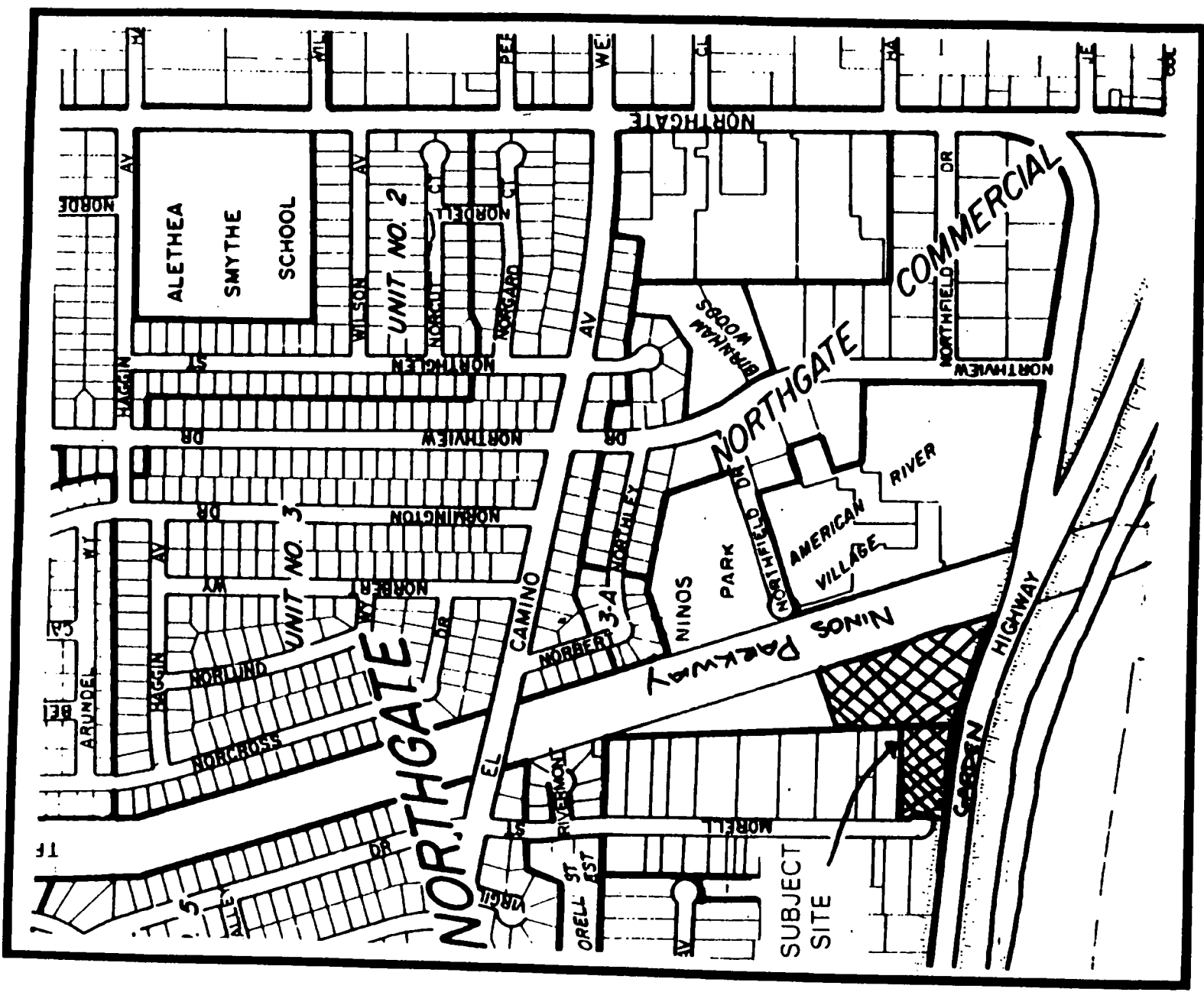

Hilary Perry
Assistant Planner

Report Reviewed By,


Scot Mende
Senior Planner

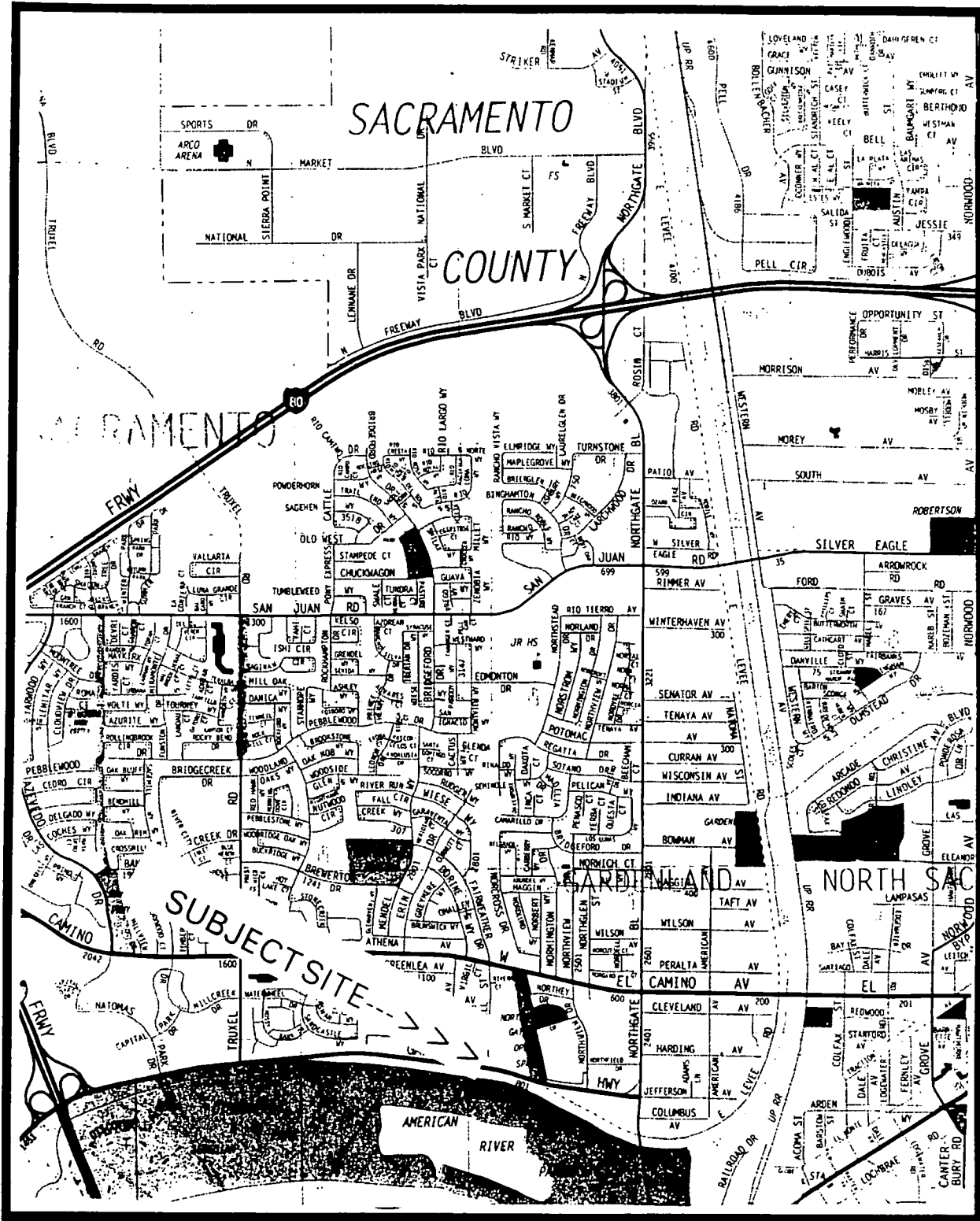
Attachments

Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolution Approving the Tentative Map
Exhibit 3-A	Tentative Map
Attachment 4	Resolution Adopting the Mitigation Monitoring Plan
Exhibit 4-A	Mitigation Monitoring Plan



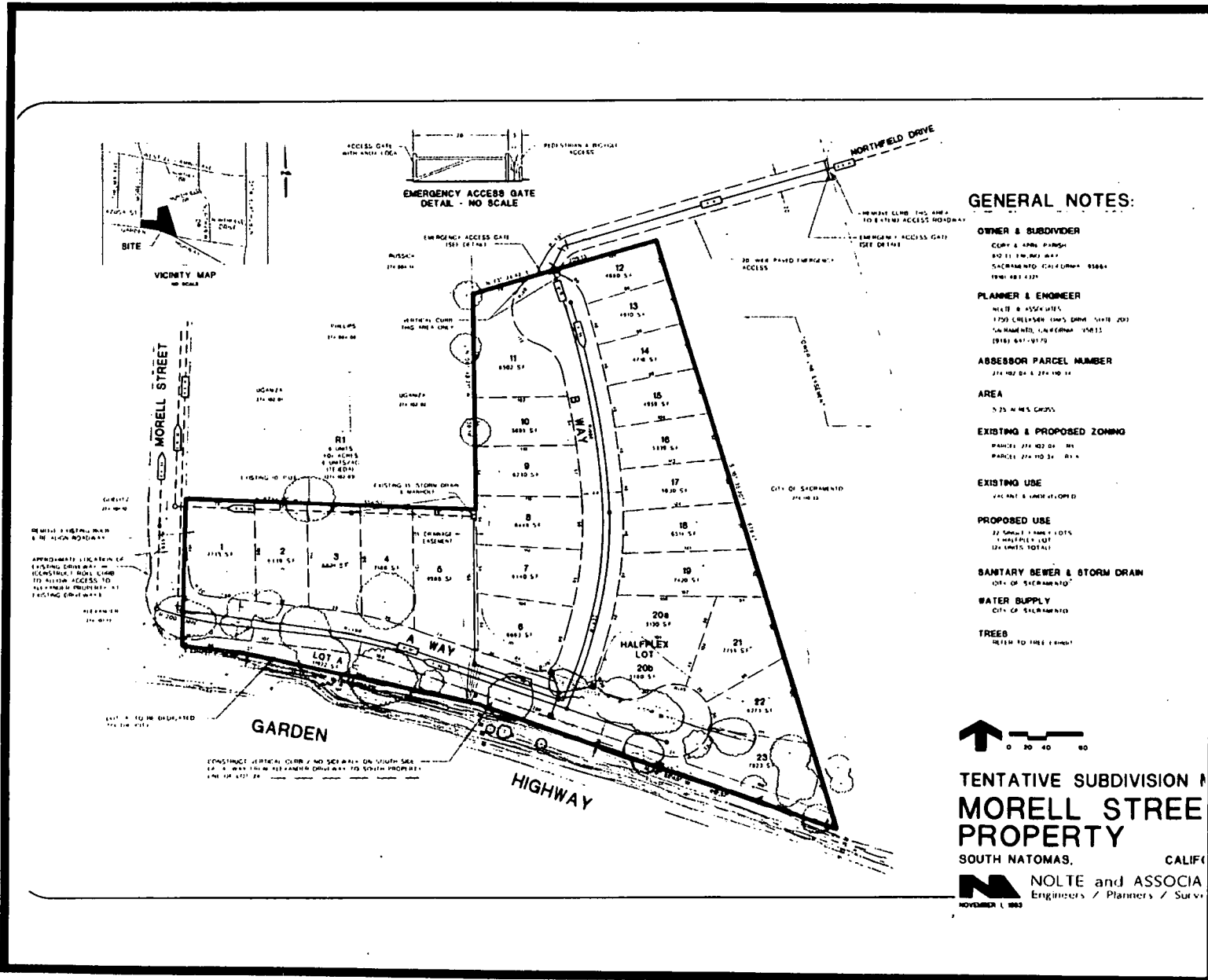
VICINITY MAP

ATTACHMENT B



LOCATOR MAP

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GENERAL NOTES:

OWNER & SUBDIVIDER

COPE & ASSOCIATES
810 11 FOLWY WAY
SACRAMENTO, CALIFORNIA 95864
(916) 481-1337

PLANNER & ENGINEER

NOLTE & ASSOCIATES
1720 CLEVELAND ROAD, SUITE 1010
SACRAMENTO, CALIFORNIA 95811
(916) 647-9170

ASSESSOR PARCEL NUMBER

274 002 00 & 274 100 10

AREA

5.25 ACROSS

EXISTING & PROPOSED ZONING

PARCELS 274 002 00 & 274 100 10
PARCELS 274 100 10 & 274 100 10

EXISTING USE

RESIDENTIAL

PROPOSED USE

25 SINGLE-FAMILY LOTS
1 HALF-ACRE LOT
12.5 ACRES TOTAL

SANITARY SEWER & STORM DRAIN

CITY OF SACRAMENTO

WATER SUPPLY

CITY OF SACRAMENTO

TREES

REFER TO TREE SCHEDULE



TENTATIVE SUBDIVISION
MORELL STREET
PROPERTY

SOUTH NATOMAS, CALIFORNIA

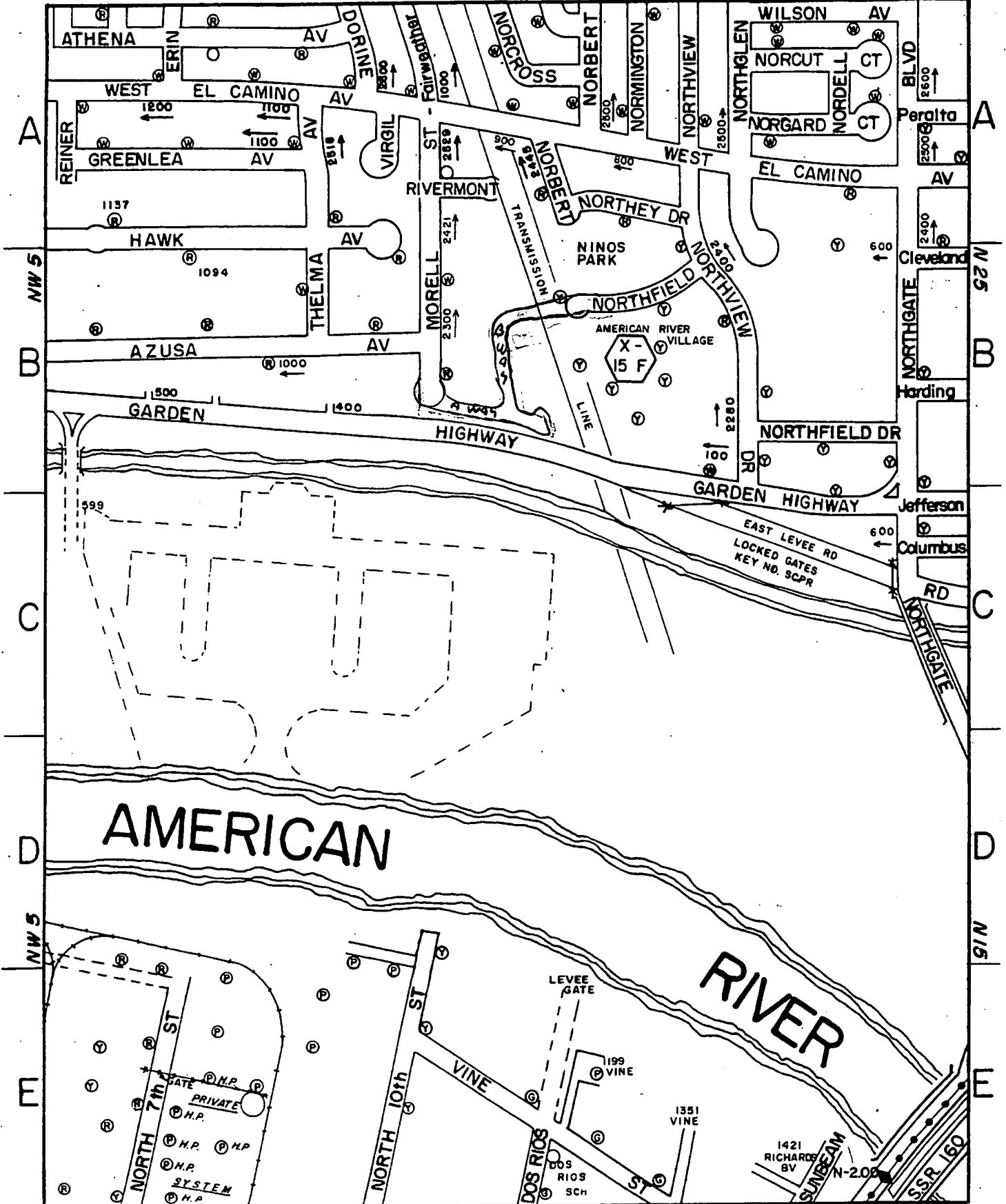
NOLTE and ASSOCIATES
Engineers / Planners / Surveyors

NOVEMBER 1, 1982

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NW6

NW 12



AMERICAN RIVER

RIVER

12-65 2-20-75 8/23/80 12-8-870CP
 8-19-79 8/21/82P 9-22DK

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