

Amended by Staff 12-13-90
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Rose's Engineering, 9070 Elk Grove Blvd., Elk Grove, CA 95624				
OWNER	Carlton Adams, 1712 Woodacre Ct., Carmichael, CA 95608				
PLANS BY	Rose's Engineering				
FILING DATE	11-28-89	ENVIR. DET.	Neg. Dec.	REPORT BY	DCS
ASSESSOR'S PCL. NO.	237-0241-023, 024, 029, 034, 040 and 044				

- APPLICATION:**
- A. Negative Declaration;
 - B. Tentative Map to be called "North Avenue Estates" to divide 6.85± partially developed acres into 35 single family lots and one open space lot in the Standard Single Family (R-1) zone;
 - C. Variance to create lots less than 52 feet wide;
 - D. Variance to create corner lots less than 62 feet wide;
 - E. Subdivision Modification to create lots less than 52 feet wide; and,
 - F. Subdivision Modification to create corner lots less than 62 feet wide.

LOCATION: 1519 and 1527 North Avenue

PROPOSAL: The applicant is requesting a tentative subdivision map to subdivide 6.85± partially developed acres into 35 Single Family lots and one open space lot in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento	
Community Plan:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Partially developed
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: Irregular
Property Area: 6.85± acres
Density of Development: 5.1± d.u. per acre

Topography: Flat
Street Improvements: Existing
Utilities: Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 21, 1990, by a vote of five ayes and four 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 6.85± partially developed acres in the Standard Single Family (R-1) zone. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The North Sacramento Community Plan designates the site Residential (4-8 du/na). 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 6.85± partially developed acres into 35 single family lots and one open space lot 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 width are requested.

C. Staff Analysis

Site Design and Lot Layout- The subdivision would create 35 single family lots. The single family lots primarily range in size from 5200 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 surrounding development, there will be six parcels that have widths of about 50 feet rather than the required 52 feet. Three corner lots will be approximately 60 feet in width rather than the required 62 feet. These parcels require approval of variances and subdivision modifications before they can be created. In addition, there are three other irregular lots; lots #1, #35 and #36. Lot #1 is 32'X 130' and Lot #36 is 35'X 130'. Because of the small size of lot #1, staff is recommending that it be combined with an adjoining lot. Lot #36 is a portion of an existing deep lot. Lot #36 has an existing dwelling on it. Although Lot #36 will be substandard, it is an existing condition that will not be significantly altered by the subdivision. Lot 35 is also irregular in shape as the existing owner desires to retain a storage building located on the site. Staff cannot support the creation of the substandard lot #1. Staff, however, will support the new boundaries for Lot #35 and #36 as they are already irregular and will not result in any impacts on the surrounding properties.

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; and,
- B. Recommend approval of the Tentative Map to be called "North Avenue Estates" to divide 6.85± partially developed acres into 35 single family lots and one open space lot in the Standard Single Family (R-1) zone and forward to the City Council;
- C. Approve the Variance to create lots less than 52 feet wide subject to the conditions and based on the findings of fact that follow;
- D. Approve the Variance to create corner lots less than 62 feet wide subject to conditions and based on the findings of fact that follow;
- E. Recommend approval of the Subdivision Modification to create lots less than 52 feet wide and forward to the City Council; and,
- F. Recommend approval of the Subdivision Modification to create corner lots less than 62 feet wide 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 City Engineer; Provide an underground pipe system to intercept the off-site drainage ditch;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. 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;
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. Submit a soils test prepared by a registered engineer to be used in street design;
 7. Parcel #1 shall be combined with an adjacent parcel to assure continued maintenance responsibility prior to filing of the final map;
 8. Remove existing buildings on Lot 4 and Lot 31 and existing cinder block wall on Lots 28 to 33 prior to filing of final map;
 9. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
 10. Dedicate a Public Utility Easement for underground and over-head facilities and appurtenances adjacent to North Avenue;
 11. Place a note on final map: Individual dwellings shall be subject to the review and approval of the Design Review Board staff prior to issuance of a building permit. If model homes are provided for the subdivision, only model homes shall require approval;
 12. Place a note on the final map: Dwellings shall be constructed in compliance with the mandatory mitigation measures of the City's Environmental Coordinator (P90-020).
 13. *Developer shall provide a six foot high wooden fence along the north property line of APN 237-0241-041 and along the west property line of APN 237-0241-031. The existing masonry wall located on the northerly property line of APN 237-0241-031 shall be raised to six feet by the developer prior to the final map. (Amended by staff 12-13-90)*

Mandatory Mitigation Measures

A. GENERAL

1. All joints in exterior walls shall be grouted or caulked air-tight.
2. All penetrations of exterior wall shall include a 1/2 inch air-space. This space shall be filled loosely with fiberglass insulation. The space shall be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
3. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
4. All sleeping spaces shall be provided with carpet and pad.
5. There shall be no through the door or through the wall mail or paper chutes.

B. EXTERIOR WALLS

1. Exterior walls shall have a minimum STC rating of 46.
2. For surfaces finished wood siding, a minimum 1/2 inch sheathing shall be nailed on the outside face of the 2x4" wood stud construction. The top and bottom edges of the sheathing shall be sealed with the resilient caulking. The sheathing shall be butted tightly together and covered with a minimum 15 lb. felt paper. The siding shall be fastened to the sheathing and sealed at the perimeter. The sheathing and finish material shall have a minimum weight of 3 lbs/sq.ft.
3. For surfaces finished with 7/8" dense stucco, stucco shall be applied over 15 lb. felt paper and 1" wire mesh fastened to the studs. All seams at top and bottom are to be sealed.
4. R-11 insulation shall be used in the cavity of all studs and shall fit snugly throughout the cavity.
5. For surfaces finished with wood siding, a minimum 1/2 inch gypsum board shall be screwed to resilient channels which have been screwed to the wood studs at a maximum 24 inches on center.
6. For surfaces finished with stucco, a minimum 1/2 inch gypsum board may be screwed or nailed to studs.
7. The gypsum board shall be completely taped and finished. The perimeter of the wall shall be sealed with a resilient, non-hardening caulking.

C. FIREPLACES

1. Fireplaces are not recommended because the chimney serves as a conduit for sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. Assuming fireplaces are included in the design, the following requirements shall be part of the design:
 - a. Fireplaces shall include a fully operable damper. The damper shall permit less than 0.75 CPM/lin. ft. of air infiltration when completely closed.

D. WINDOWS

1. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with 25 mile hour wind.
2. Windows shall not exceed 16% of the floor area for any room.

E. DOORS

1. Sliding glass doors shall have a minimum STC rating of 29. Air infiltration rates shall not exceed those given for windows. Glass shall be a minimum 1/4" thick.
2. Other exterior doors shall be a maximum 3'x6'x8".

3. Exterior doors shall have a minimum STC rating of 30 including any lites and shall include complete door seals. The door shall be solid core.

F. ROOF

1. The combined roof and ceiling shall have an STC rating of 45 or better.
2. The roof shall be constructed using a minimum 1/2 inch sheathing, 115 lb. felt paper and composition shingles.
3. Skylights shall not be used.

G. CEILING

1. The ceiling shall be constructed from a minimum 1/2" gypsum wall board in all habitable spaces.
2. The attic space above the ceiling shall contain a minimum R-19 insulation.

H. VENTILATION

1. A mechanical ventilation system shall be installed that will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, door or other exterior openings to provide adequate ventilation.
2. Gravity vent openings in attic space shall not exceed code minimums in number and size. The openings shall be fitted with transfer ducts at least 3 ft. in length and shall be lined with 1" duct liner full length. Each duct shall include a lined 90 degree bend such that there is no direct line of sight from the exterior through the duct into the attic.
3. If a fan is used for forced ventilation, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge galvanized steel. The duct shall be a minimum 6 ft. long and lined for its entire length with 1" duct liner. Each duct shall include a lined 90 degree bend to prevent direct line of sight.
4. All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 ft. duct, lined with 1" fiberglass liner containing one 90 degree bend with the exception of the kitchen range exhaust.
5. Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a baffle plate across the exterior termination which allows proper ventilation. The dimensions of the baffle plate should extend at least one diameter beyond the line of sight to the vent duct. The baffle plate shall be of the same material and thickness as the vent duct material (Acoustic & Vibration Group, Aircraft and Roadway Noise Impact Study for Dry Creek Acres Single Family Residential Development on Dry Creek Road, North Sacramento, November, 1988).

I. The following note shall be placed on the final map:

Disclosure Regarding Overflight:All owners are advised that the lots in this subdivision are subject to overflight from aircraft going to and coming from Mc Clellan Air Force Base. As a result, the use and enjoyment of the lots may be subject to noise, vibration, discomfort and inconvenience.

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 variances would be granted to other property owners facing similar circumstances.
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.
4. The project is consistent with the General Plan which designates the site low density residential.

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- See amended report*

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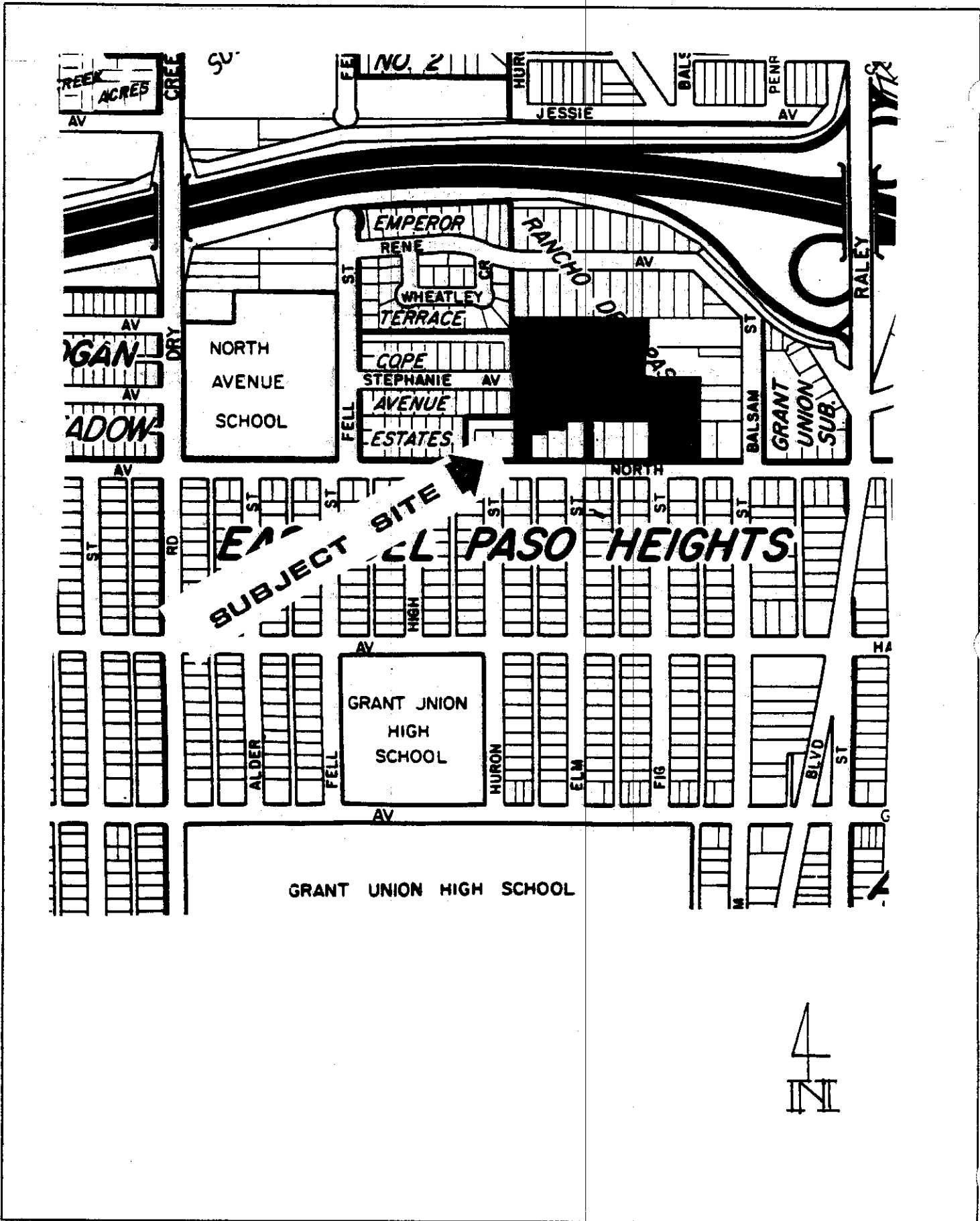
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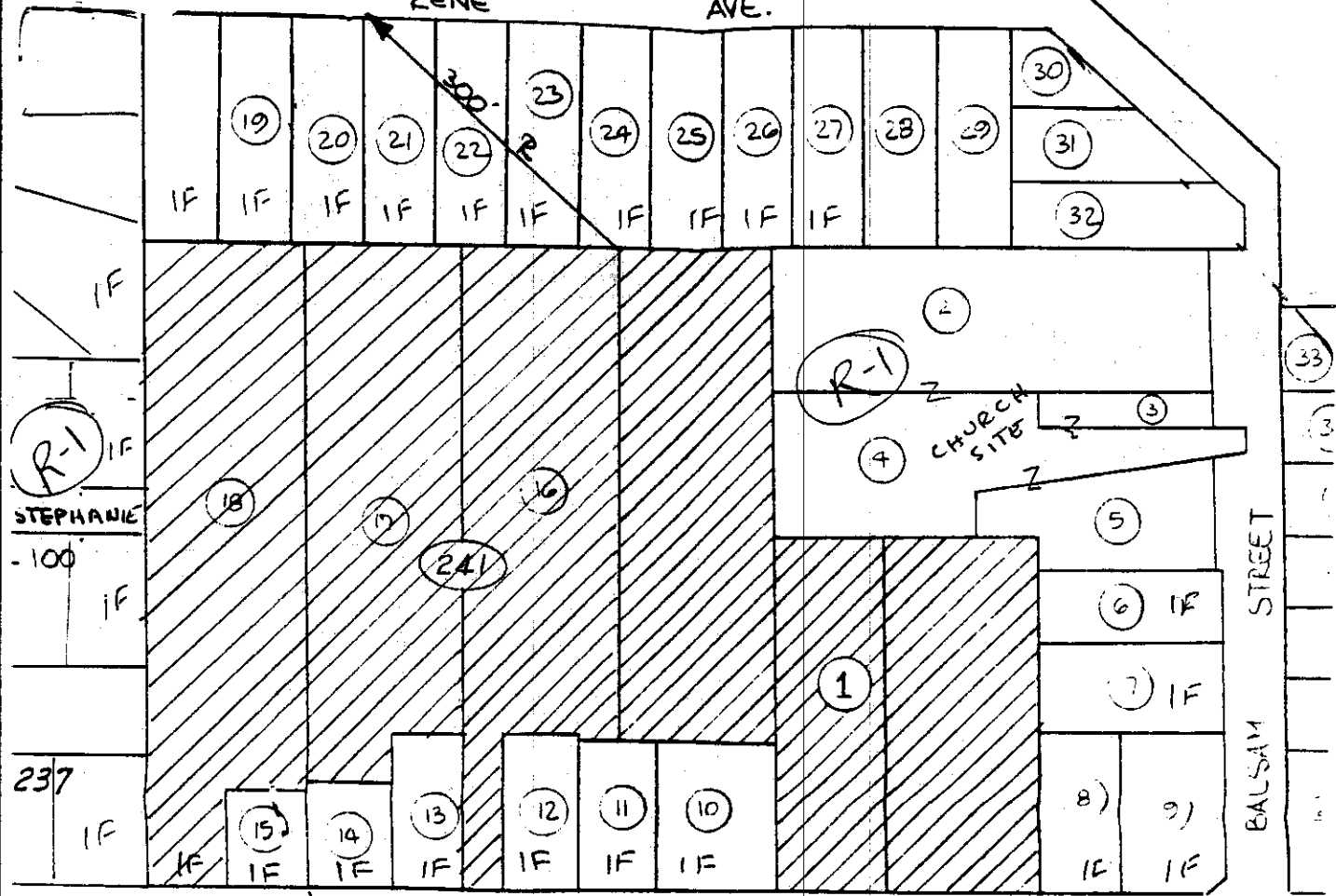
VICINITY MAP

INTERSTATE FREEWAY

I-80

RENE AVE.

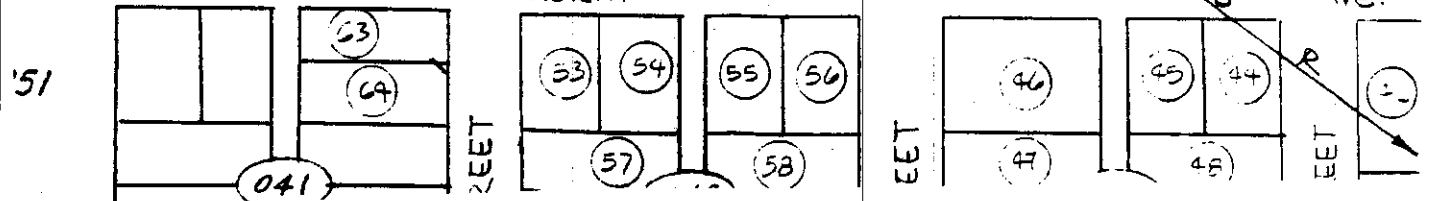
300'



NORTH

300'

AVE.



4 IN

LAND USE & ZONING MAP

