

REPORT AMENDED BY CPC 4-27-89
CITY PLANNING COMMISSION

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

APPLICANT Raymond Vail Associates, 1410 Ethan Way, Sacramento, CA 95825
OWNER Treetops Unlimited - Pacific Scene, 4720 Northgate Blvd., Sac, CA 95834
PLANS BY Studio Four, 949 University Avenue, Suite 100, Sacramento, CA 95825
FILING DATE 3/10/89 **ENVIR. DET.** Negative Declaration **REPORT BY** PW:kjr
ASSESSOR'S PCL. NO. 117-0154-009, 117-0155-002, 117-0157-006

APPLICATION:

- A. Negative Declaration
- B. Special Permit to develop 176 petite single family homes on 40.75+ vacant acres in the single family alternative (R-1A) zone.

LOCATION: Southern terminus of Carlin Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop 176 petite single family homes

PROJECT INFORMATION:

General Plan Designation: Residential 4-15 du/ac
 1986 South Sacramento Community
Plan Designation: Residential 4-8 du/ac
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1, A	Front:	Determined	20' min.
South: Vacant; R-1	Side(Int):	by	5'
East: Vacant; R-1	Side(St):	Commission	12 1/2'
West: Residential; R-1	Rear:		15'

Property Dimensions: Irregular
Property Area: 40.75+ acres
Density of Development: 5.1 d.u. per acre
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Exterior Building Materials: Stucco and masonite siding
Roof Material: Composition shingles

<u>Unit Sizes:</u>	<u>Plan 1215</u>	<u>Plan 1415</u>	<u>Plan 1715</u>
	1,215 sq. ft.	1,415 sq. ft.	1,715 sq. ft.
	3 bdr/2 bath	3 bdr/2 1/2 bath	4 bdr/2 1/2 bath
	1 story	2 story	2 story
	2 car garage	2 car garage	2 car garage

BACKGROUND INFORMATION: In 1986 the City Council approved a Tentative Map to subdivide the subject 67 acre site into 143 standard single family lots and 176 R-1A lots. In 1988, a one year time extension was granted. Prior to the expiration of the first time extension, the applicant filed a request for additional time. On April 4, 1989, the City Council approved a one year time extension to March 4, 1990. The current special permit application is to develop the 176 R-1A lots.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 40.75+ vacant acres in the R-1A zone. The site is part of a larger overall subdivision (P84-006) known as Laguna Creek I and II which includes both standard single family (R-1) lots and the proposed petite home (R-1A) lots. Both the General Plan and the 1986 South Sacramento Community Plan designate the site for low density residential uses. The site is surrounded on the north, south, and east by vacant land zoned and mapped for single family residential; to the west are single family homes under construction.

B. Project Proposal

The applicant is requesting a special permit to develop the site with 176 petite single family homes. The petite homes differ from zero lot lines in that each home will maintain five foot side yard setbacks and in effect will resemble a standard single family home on a slightly smaller lot. The size of the lots varies from 45' x 105' to 55' x 150'.

C. Design

The applicant proposes three floor plans with three elevations for each floor plan. Unit sizes and features are as follows:

<u>Plan 1215</u>	<u>Plan 1415</u>	<u>Plan 1715</u>
1,215 sq. ft.	1,415 sq. ft.	1,715 sq. ft.
3 bdr/2 bath	3 bdr/2 1/2 bath	4 bdr/2 1/2 bath
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On the submitted overall master plan, Plan 1715 corresponds to footprint A; Plan 1415 corresponds to footprint B; and Plan 1215 corresponds to footprint C. All units have fireplaces. The exterior building materials are stucco and masonite siding with composition shingle roofs. Staff did have some reservations about the composition roofs, but a field survey indicated that adjacent developed housing tracts are using composition shingles and their appearance is acceptable. Staff does recommend the use of 25-year architectural grade composition shingles.

The subject portion of the original overall subdivision to be known as Laguna II was designated as zero lot line lots. The current development application consists of a standard single family design but with variable front yard setbacks. The typical lot layout on the master plan indicates standard setbacks on the sides and in the rear and a minimum 20 foot setback in the front. However, the intent is to vary the building setbacks between 20 feet and 25 feet to provide setback relief. Staff has no objections either to the unit design or site layout of the project and, therefore, recommends approval of the special permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator 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 following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

1. If a final map is recorded while any portion of the map area is within an FEMA designated 100-year floodplain, the final map shall be prepared to the satisfaction of the Director of Public Works and in accordance with Chapter 40 of the Sacramento City Code, including:
 - a. Indicate the existing 100-year floodplain boundary and base flood elevation
 - b. Subdivision improvement plans shall indicate the elevation of proposed building sites.

RECOMMENDATION:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Special Permit to develop 176 petite homes in the R-1A zone with conditions and based upon findings of fact which follow.

Conditions - Special Permit

1. Floor plans and elevations are approved as submitted. The project shall be constructed per the submitted plans. *Any modification to the unit and model mix shall be reviewed and approved by the Planning Director. (CPC amended)*
2. The applicant shall provide a variation in front yard setbacks between 20 and 25 feet. The submitted overall master plan shall be revised to indicate variation in setbacks. This revision shall be reviewed and approved by the Planning Director prior to issuance of building permits. Under no circumstances shall the front setback be less than 20 feet, and the rear yard setback shall be a minimum 15 feet.
3. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it

is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the proposed density is compatible with the existing and proposed surrounding developments.
2. The project, as conditioned, will not be detrimental to public health, safety, or welfare nor result in the creation of a nuisance in that:
 - a. The lot sizes allow for adequate setbacks.
 - b. The lot layout and building design are compatible with existing developments to the north and west.
3. The project is compatible with the General Plan and 1986 South Sacramento Community in that the plans designate the site for low density residential uses and the proposed petite home development conforms to this designation.

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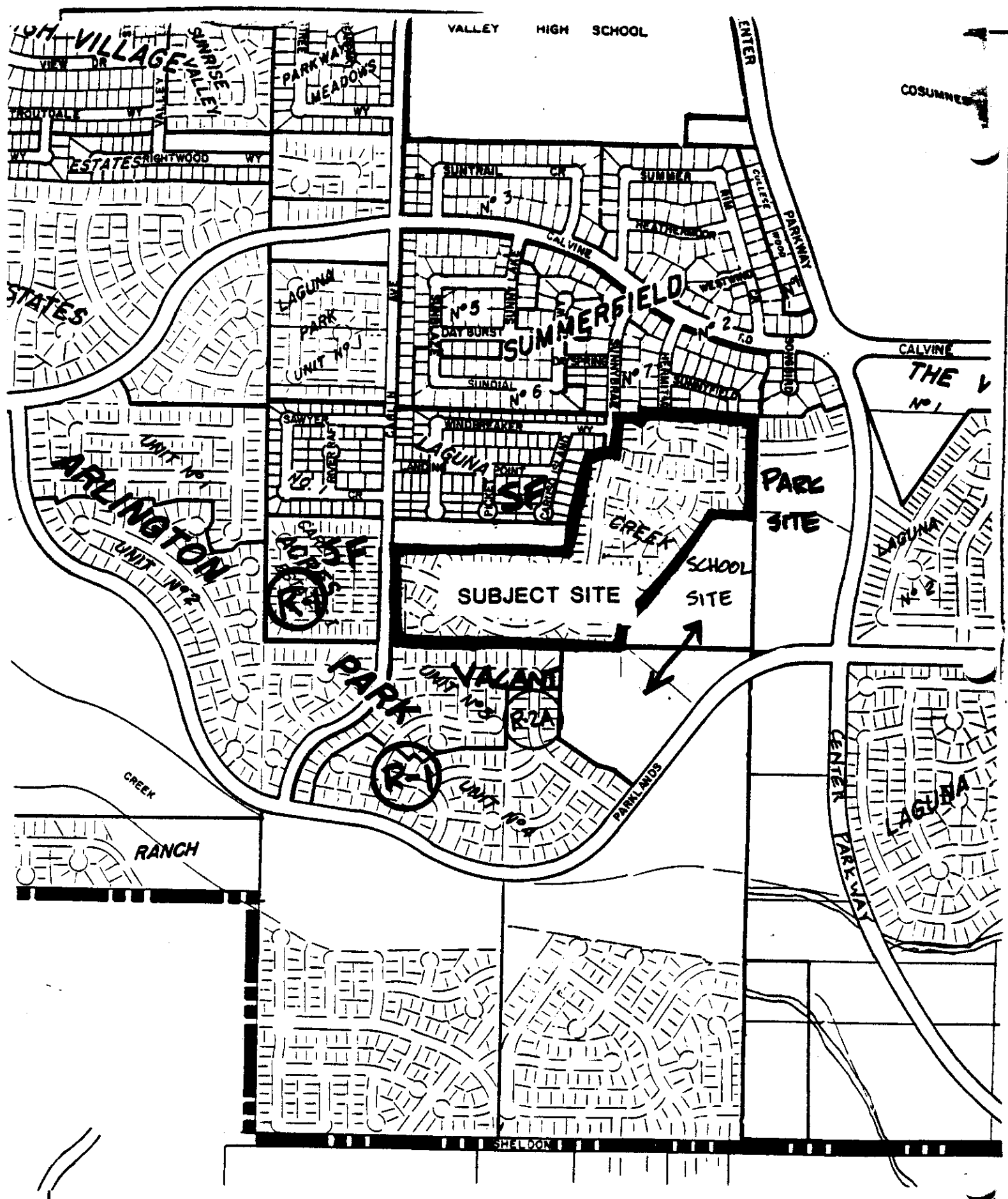
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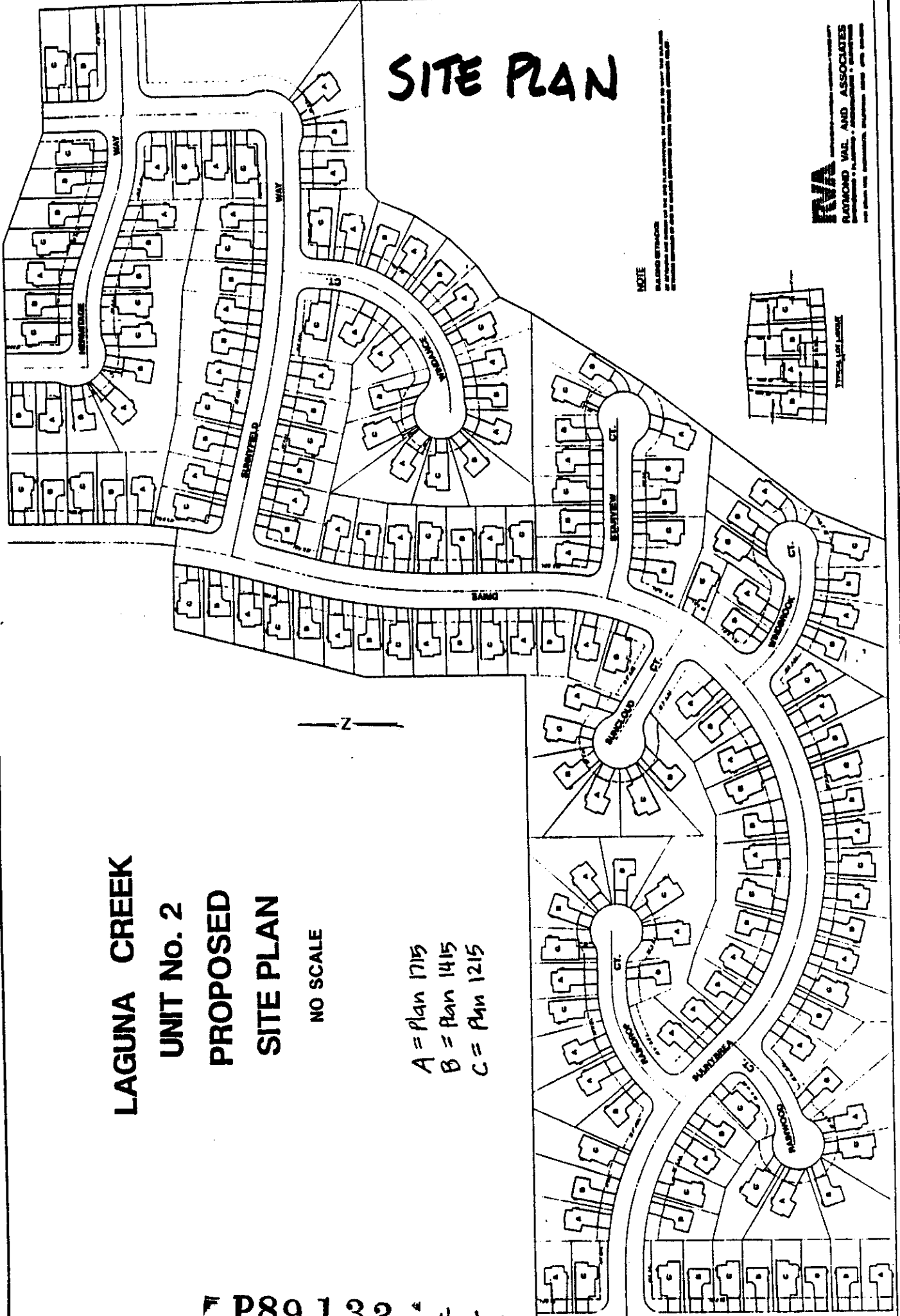
VICINITY - LAND USE - ZONING

SITE PLAN

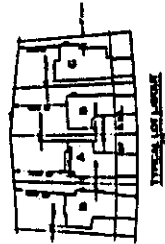
LAGUNA CREEK UNIT No. 2 PROPOSED SITE PLAN

NO SCALE

- A = Plan 1715
- B = Plan 1415
- C = Plan 1215



NOTE
SEE PLANS ATTACHED
FOR ADDITIONAL INFORMATION



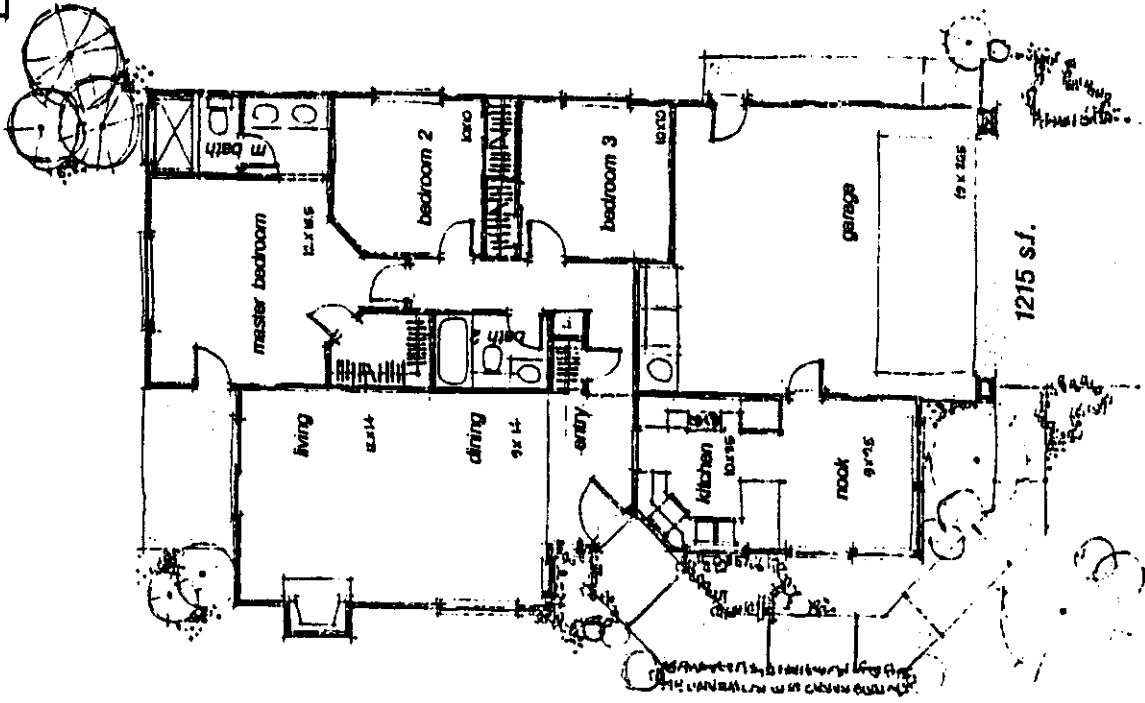
RVA
RAYMOND VAL AND ASSOCIATES
ARCHITECTS - ENGINEERS - LANDSCAPE ARCHITECTS
10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80241
TEL: 303.751.1100 FAX: 303.751.1101

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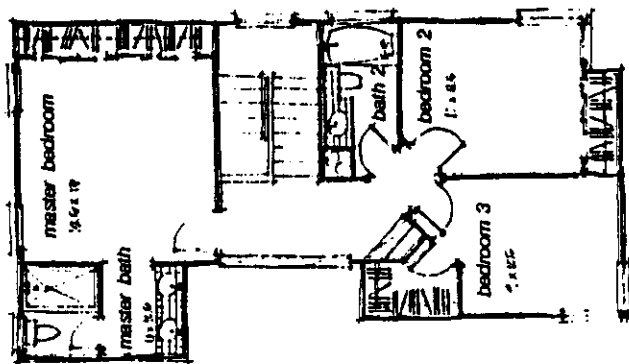
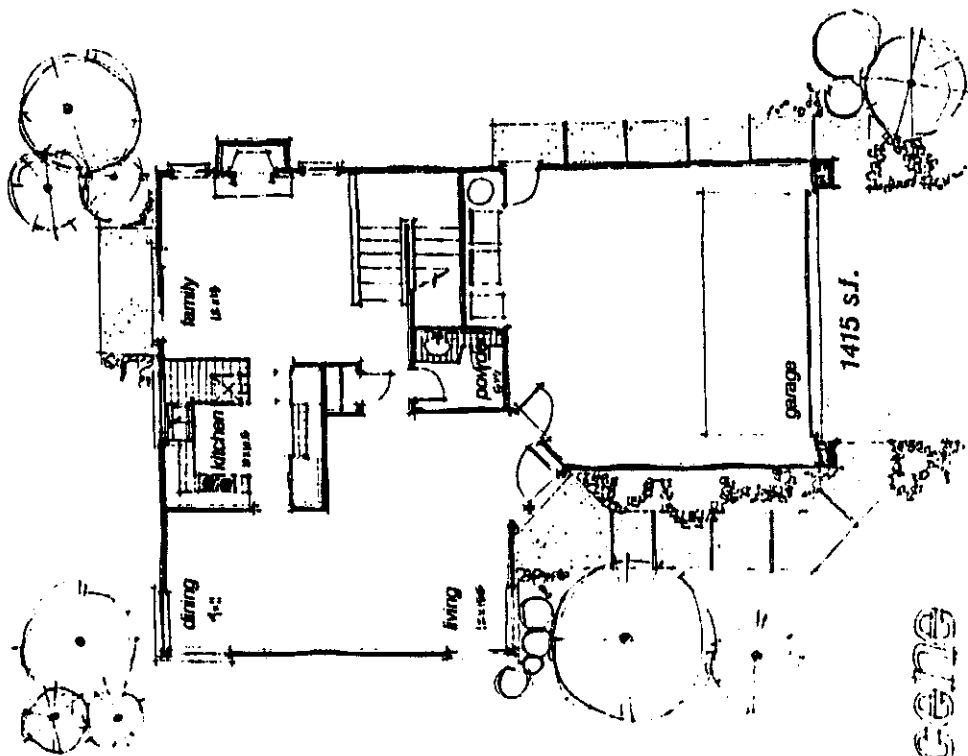
FLOOR PLAN 1215

STUDIO-FOUR
949 University Avenue, Suite 300, San Francisco, CA 95825
(415) 863-1159



*Pacific Scene
Laguna III*

FLOOR PLAN 1415



*Pacific Scene
Laguna III*

STUDIO FOUR
 949 University Avenue, Suite 100, San Francisco, CA 95815
 (415) 980-1119

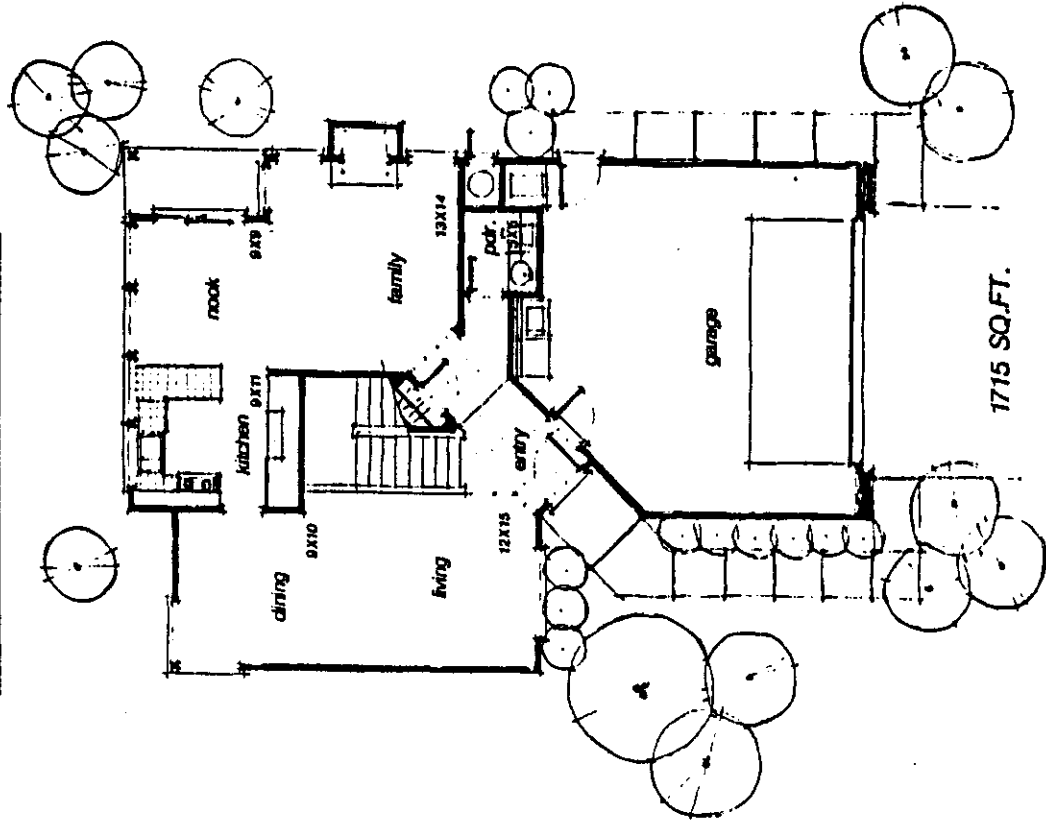
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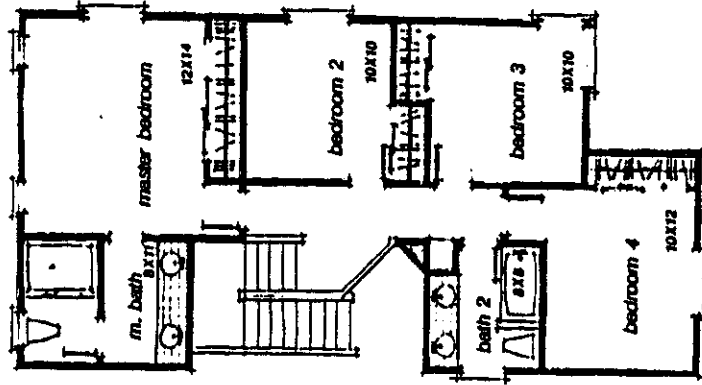
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FLOOR PLAN 1715

STUDIO FOUR
 Architects
 949 University Avenue | Suite 100 | San Francisco, CA 95825
 (415) 774-1139

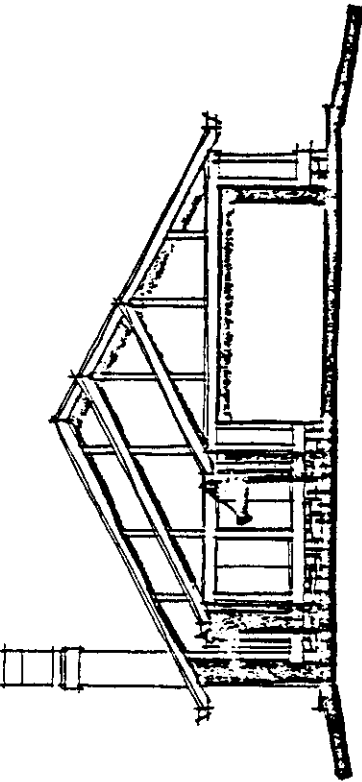


1715 SQ.FT.

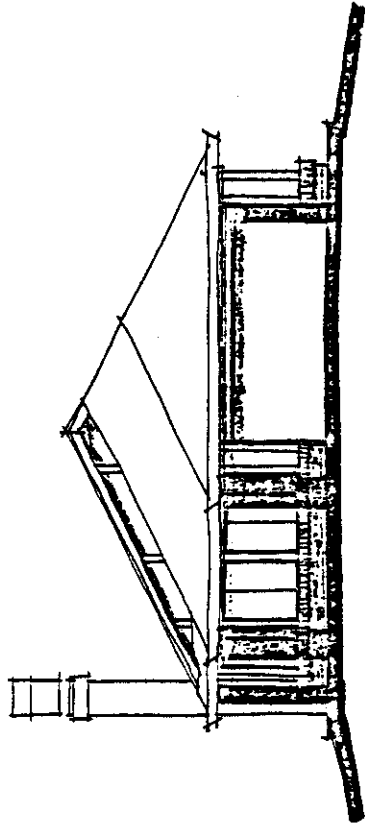


*Pacific Scene
 Laguna III*

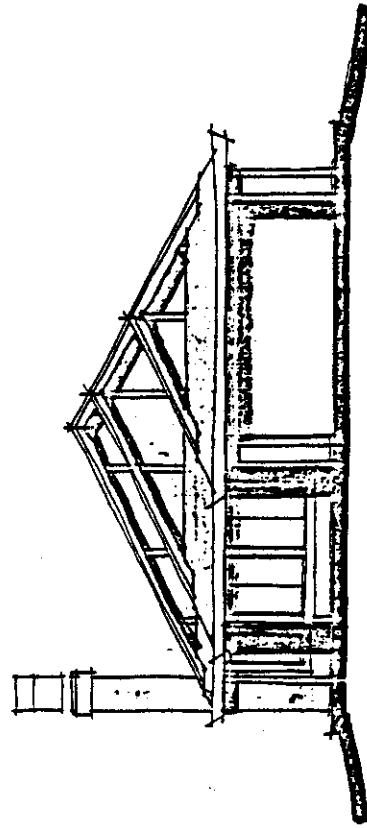
ELEVATIONS 1215



1215 A

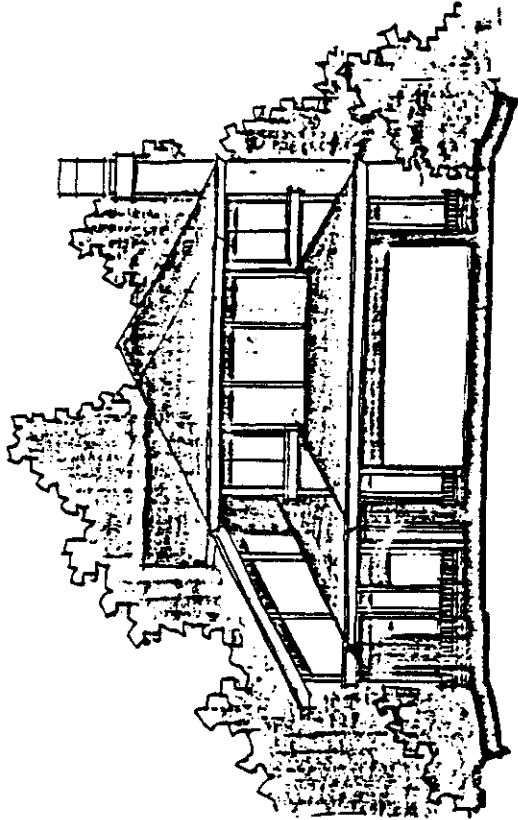


1215 B

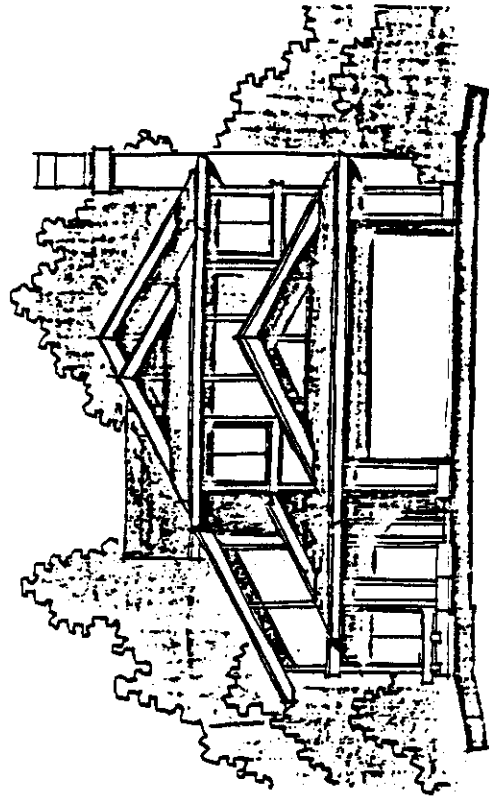


1215 C

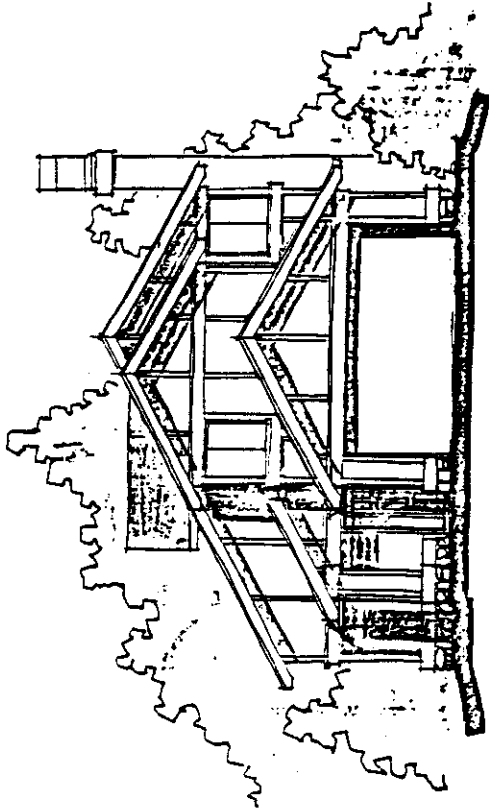
ELEVATIONS 1415



1415 B

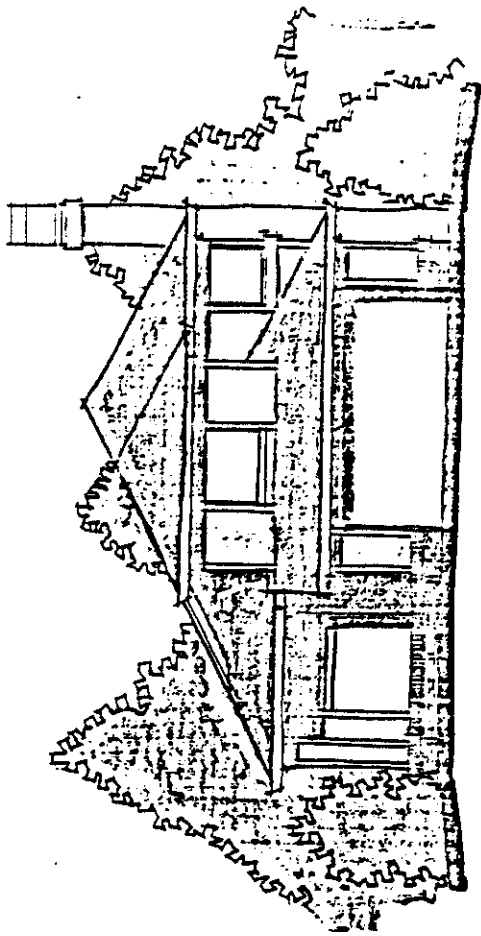


1415 C

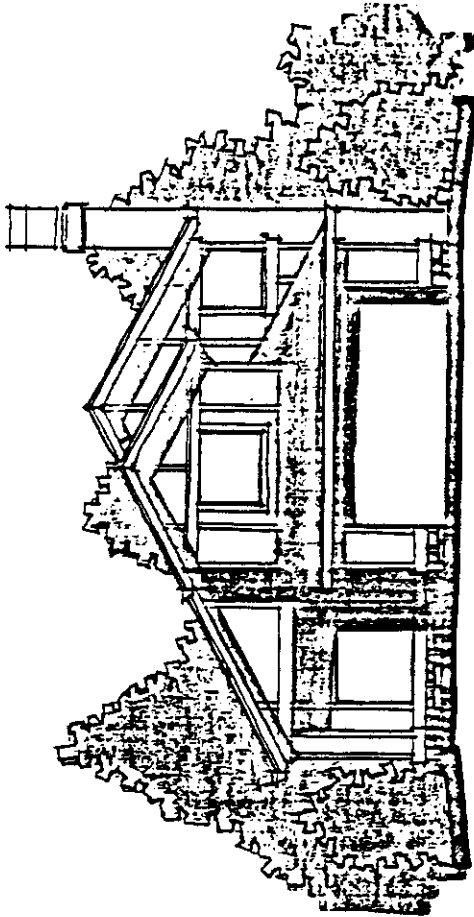


1415 A

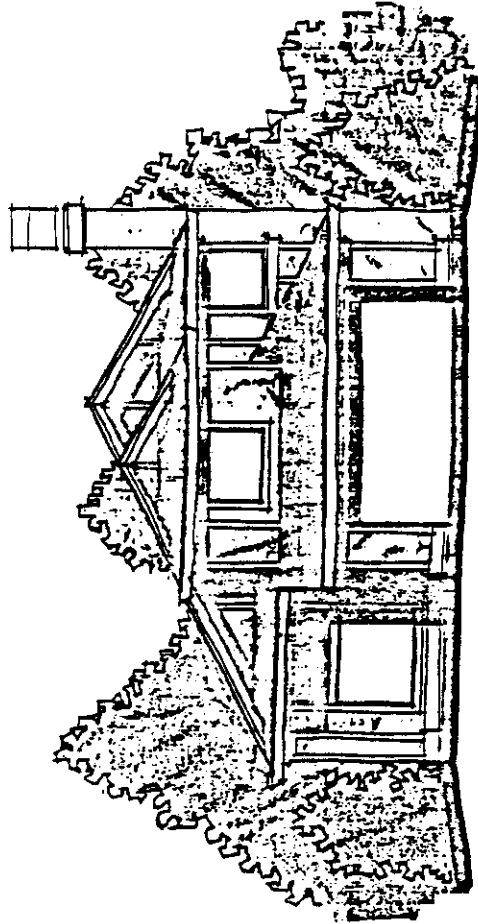
ELEVATIONS 1715



1715 B



1715 A



1715 C