

Amended by Staff (6-24-93)
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Allied-Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95826		
OWNER Victor Campbell, 8640 Glenroy Way, Sacramento, CA 95826		
PLANS BY Allied-Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95826		
FILING DATE March 24, 1993	ENVIR. DET. Negative Declaration	REPORT BY SLV
ASSESSOR'S PCL. NO. 038-111-008		

- APPLICATION:**
- A. Negative Declaration
 - B. Mitigation Monitoring Plan (Staff withdrawn)
 - C. Rezone 1.34± vacant acres from Standard Single Family (R-1) to Single Family Alternative (R-1A).
 - D. Tentative Map to subdivide one parcel totaling 1.34± vacant acres into eight single family parcels in the Single Family Alternative (R-1A) zone.
 - E. Special Permit to construct eight single family residences in the Single Family Alternative (R-1A) zone.
 - F. Subdivision Modification to create one lot greater than 160 feet in depth.

LOCATION: 6712 Lemon Hill Avenue
(City Council District 6)

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.34± vacant acres into eight lots for single family development.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1986 South Sacramento	
Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Single Family and Vacant, R-1	Front:	Determined	20-40'
South: Morrison Creek, R-1	Side(Int):	By	5'
East: Single Family, R-1	Side (St)	The	n/a
West: Single Family, R-1	Rear:	Commission	25 +'

Parking Required:	8 spaces
Parking Provided:	16 spaces

Property Dimensions:	Irregular
Property Area:	1.34± acres
Square Footage of House:	Living area- 1,369 square feet
	Garage- 528 square feet
	Total- 1,897 square feet
Height of Building:	Two stories
Topography:	Flat
Street Improvements:	Existing and To be provided
Utilities:	Existing
Exterior Building Materials:	Stucco and wood horizontal siding
Roof Materials:	Composition Shingles
Exterior Building Colors:	Pastel shades
Density:	7.02 du/na

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 19, 1993, by a vote of three ayes, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions attached in the resolution.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a vacant irregular shaped parcel totaling 1.34± 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 South Sacramento Community Plan designates the site as Residential (4-8 du/na). The proposed project has a density of 7.02 du/na. The surrounding land use and zoning for the subject site are vacant and single family dwellings, zoned (R-1) to the north; Morrison Creek, zoned (R-1) to the south; and single family dwellings, zoned (R-1) to the east and west.

B. Applicant's Proposal

The applicant is proposing to rezone 1.34± acres from (R-1) to (R-1A) for the proposed single family development. A Tentative Map is also proposed to subdivide one parcel into eight parcels for single family residences in the (R-1A) zone. A Special Permit is required to develop in the (R-1A) zone. A Subdivision Modification to create one lot greater than 160 feet in length is also required for Lot 4 (see Exhibits A-G).

C. Policy Considerations

The proposed low density subdivision is consistent with the land use designations and policies of the General Plan. The General Plan states "Some neighborhoods are characterized by vacant land skipped over in the process of development. To more fully utilize this resource, efforts to promote infill and remove development constraints will be necessary." The proposed project will develop a vacant and underutilized infill parcel located within the area. The proposed subdivision density of 7.02 (du/na) meets the required density range for Low Density Residential (4-15 du/na) and Residential (4-8 du/na).

D. Rezone

The subject site is in a general area that is developed with predominantly detached single family development. The applicant is proposing to rezone the subject site from (R-1) to (R-1A) in order to allow lots that are slightly smaller in width than the standard single family lot. The (R-1A) zoning allows variable lot sizes and setbacks. The lots will exceed the minimum square footage is size required for (R-1) zoning. The proposed density for the subject site is 7.02 dwelling units per net acre. The proposed rezone will be compatible with existing and proposed subdivisions in the surrounding area which will allow flexible lot sizes and densities at 7-15 (du/na). The rezone will not be a significant impact in the area since the proposed density fits within the General Plan and Community Plan land use designations. Allowing the (R-1A) zoning will encourage development on an infill lot. Staff, therefore, is not opposed to the proposed rezone.

E. Tentative Map/ Subdivision Modification

The proposed tentative map will create eight single family lots. The lots are slightly smaller in width than the minimum required 52 foot wide lot width. All the lots exceed the minimum 5200 square foot size requirement for single family interior lots. The average lot size is 6060 square feet. The single family lots range in widths of 50 feet to 51 feet. All lots exceed the 100 foot depth requirement. One lot will exceed 160 feet in depth due to the existing development of the area and the irregular shape of the property. The Subdivision Ordinance requires a Subdivision Modification to create a lot greater than 160 feet in depth. The lot would have the potential of deep lot development; however, the map will be conditioned not to allow deep lot development because of the creation of the narrower lots and the rezoning.

The submitted site plan indicates that Francine Drive will be extended to provide street frontage for the lots. A temporary turn-around for emergency vehicles and waste removal trucks will be located on Lots 3 and 4 until Francine Drive is further extended by new development to the west. Staff has no objection to the map provided the conditions listed in the attached resolution are met.

F. Special Permit

The site plan indicates the proposed eight single family units will have variable front yard setbacks. The front setbacks will range from 20 feet to 40 feet. Although the setbacks stagger, the location of the garages on the lot does not create a visual appearance that the garages are staggered. Staff recommends the applicant provide a staggering of the units on the lots to break the solid line of garage doors by reversing the house plan on Lot 7 and moving the house on Lot 4 further back.

The applicant is required by the Fire Department to provide a turn-around for emergency vehicles at the end of the extended Francine Drive. The proposed temporary turn-around will be located on Lots 3 and 4. The Fire Department requires this area be striped in red and marked "No Parking." The paving required for the turn-around and the driveways for each house on these two lots will cover approximately 71 percent of the front setback area. While this percentage exceeds the usual 40 percent paving maximum for the front setback area, the excess is necessary to meet various City Department requirements. The (R-1A) zoning allows for

variations to development standards that would apply to housing development in a (R-1) zone. The Fire Department also requires a new fire hydrant be located on the extended portion of Francine Drive.

The proposed single family development will contain eight single family detached units. Each unit will be a 1,369 square foot two story with a 528 square foot two car garage. Each house will contain four bedrooms and two baths. The proposed exterior materials are stucco and horizontal wood siding. The rear elevation of the house presents the appearance of a two story stucco wall. Staff recommends a porch trellis that extends at least six feet out be constructed over the dining room door to provide a visual break from the stucco mass. Additionally, a two foot overhang trellis should extend along the rear elevation over the master bedroom window on the four units with a south facing rear elevation to provide visual relief and a sun screen. The units with a north elevation should carry a belt board along the rear elevation from the trellis area past the master bedroom window to the corner. The roofs will consist of dimensional composition shingles. Staff recommends the roofing be 25 year laminated dimensional shingles or the equal. The subdivision will be done in pastel colors. Staff recommends the applicant submit a formal application for the project to the Design Review Board Staff for review and approval. Staff recommends that the houses have no heating or air conditioning units installed on the roof tops; the garage doors should be metal sectional with raised panels; and the front yards shall be landscaped with lawn, shrubs, one or two trees, and an automatic irrigation system.

G. Agency Comments

The proposed project was reviewed by several City departments and other agencies. Their comments are incorporated into the conditions attached in the resolution.

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 the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur. The applicant shall comply with the mitigation measures required for the previous application (P90-347) and are listed below.

- 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. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

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

- A. Ratify the Negative Declaration.
- B. Adopt the Mitigation Monitoring Plan. (Staff withdrawn)
- C. Recommend approval of the Rezone for 1.34 \pm vacant acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) ~~subject to the following conditions.~~ (Staff amended 6-24-93)
- D. Approve the Tentative Map to subdivide one parcel totaling 1.34 \pm vacant acres into eight single family parcels by adopting the attached resolution.
- E. Approve the Special Permit to construct eight single family residences subject to the conditions and based upon the findings of fact which follow.
- F. Approve the Subdivision Modification to create one lot greater than 160 feet in depth by adopting the attached resolution.

Conditions- Special Permit

1. Lot 4 shall not be developed as a Deep Lot.
2. The applicant shall reverse the house plan on Lot 7, move the house on Lot 4 further back, and submit a revised site plan for Planning staff review prior to the issuance of building permits.
3. The applicant shall submit a formal application for the project with revised elevations to the Design Review Board Staff for review and approval to include :
 - a. A porch trellis that extends at least six feet out and located over the dining room door;
 - b. A two foot overhang trellis shall extend along the rear elevation over the master bedroom window on the four units with a south facing rear elevation;
 - c. The units with a north elevation shall carry a belt board along the rear elevation from the trellis area past the master bedroom window to the corner;
 - d. The roofing shall be 25 year laminated dimensional shingles or the equal;
 - e. The houses shall have no heating or air conditioning units installed on the roof tops;

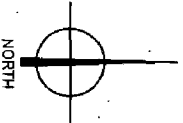
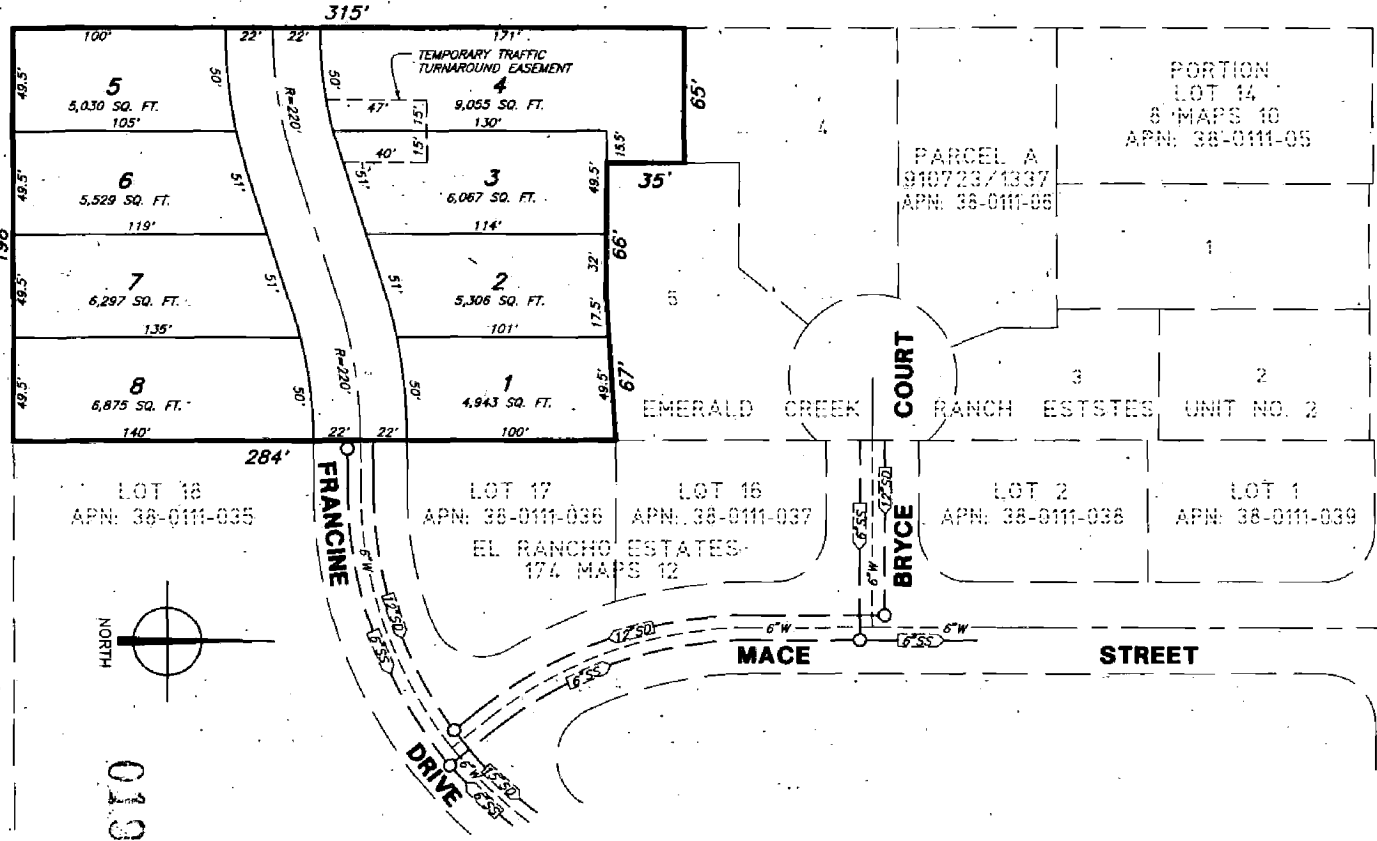
- f. The garage doors shall be metal sectional with raised panels; and**
 - g. The front yards shall be landscaped with lawn, shrubs, one or two trees, and an automatic irrigation system.**
- 4. The proposed temporary turn-around shall be striped in red and marked "No Parking."**

Findings of Fact:

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a residential use in a Single Family Alternative (R-1A) zone.**
- 2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:**
 - a. the lot sizes will allow for adequate setbacks and usable yard area;**
 - b. adequate garages, driveways, and landscaping will be provided;**
 - c. the lot layout is compatible with the area and will not impact the existing surrounding single family lots in the neighborhood; and**
 - d. a temporary turn-around will be provided for emergency vehicles and solid waste trucks.**
- 3. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and (4-8 du/na) respectively.**

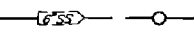
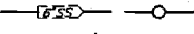
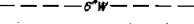
LOT 15
8 MAPS 10
APN: 38-0111-015

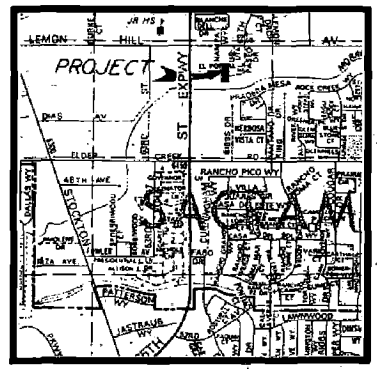
MORRISON CREEK
APN: 38-0111-008
198'



01000'

LEGEND

- EXISTING SANITARY SEWER MAIN W/MANHOLE 
- EXISTING STORM DRAIN W/MANHOLE 
- EXISTING WATER MAIN 



VICINITY MAP
NOT TO SCALE

INFORMATION:
OWNER: VICTOR CAMPBELL
8640 GLENROY WAY
SACRAMENTO, CA 95826
ENGINEER: ALLIED-LANGDON ENGINEERING
P.O. BOX 2077
CITRUS HEIGHTS, CA 95611
(916) 969-7533
 APN: PORTION OF 38-111-008
 AREA: 1.34 ACRES
 EXISTING ZONING: R-1 SINGLE FAMILY
 PROPOSED ZONING: R-1-A SINGLE FAMILY
 EXISTING USE: VACANT
 PROPOSED USE: 8 SINGLE FAMILY HOMES
 WATER SERVICE: CITY OF SACRAMENTO
 SEWER SERVICE: CITY OF SACRAMENTO
 FIRE PROTECTION: CITY OF SACRAMENTO
 SCHOOL DISTRICT: CITY UNIFIED

EXHIBIT - A-1
TENTATIVE MAP

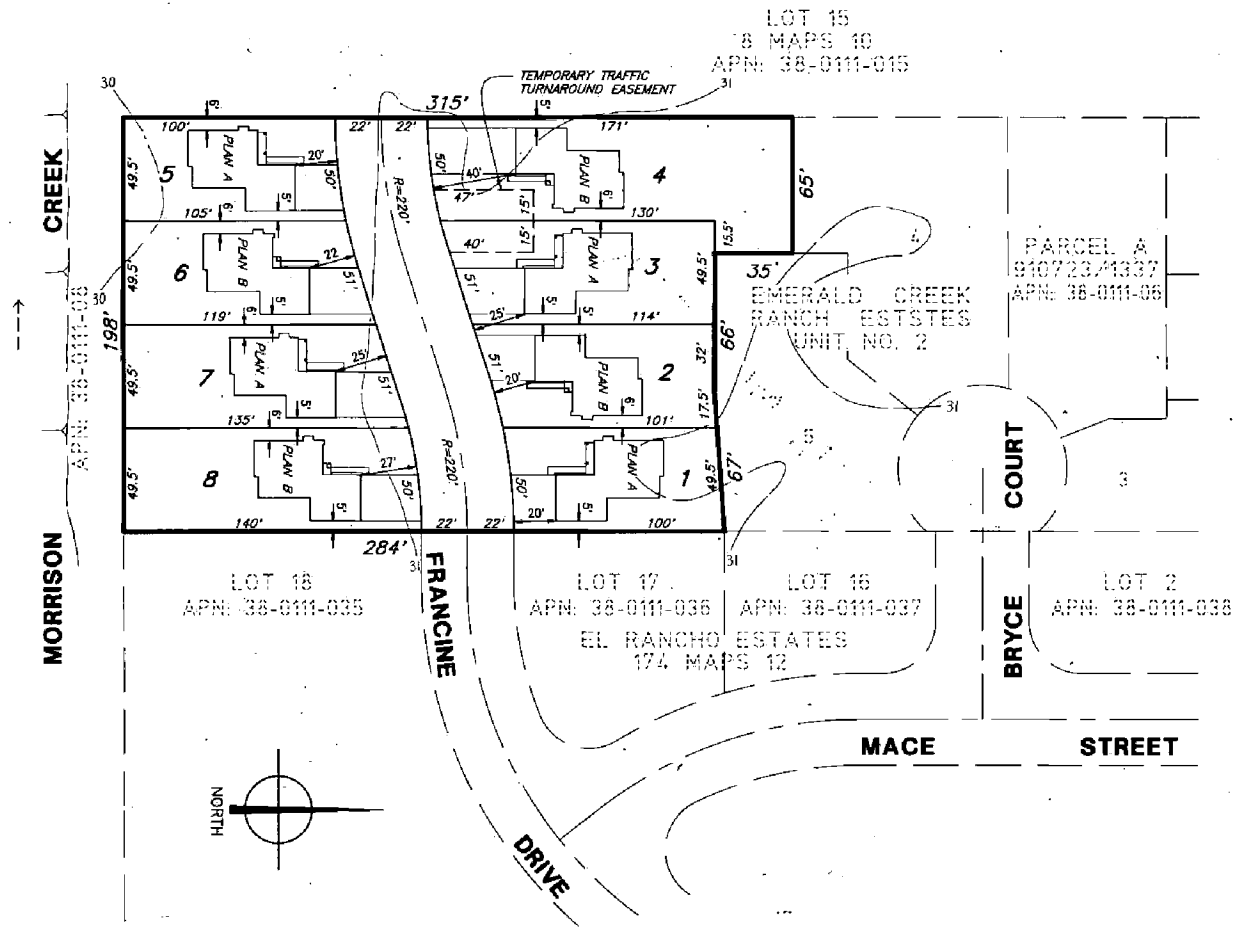
TENTATIVE SUBDIVISION MAP
"EMERALD CREEK RANCH
ESTATES UNIT NO. 3"

LOT A OF
 EMERALD CREEK RANCH ESTATES NO. 2
 CITY OF SACRAMENTO, CALIFORNIA
 JANUARY, 1993 SCALE: 1"=40'
 SHEET 1 OF 1



8421 ALKEMAN BLVD, SUITE 256, CITRUS HEIGHTS
 SAC. (916)969-7533 CA. (916)726-3375 AUB. (916)624-1997 #900068
 (9008BTM3)

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NOTE: ALL PLANS ARE CALCULATED FROM THE ARCHITECTURAL FLOOR PLANS, NOT THE FOUNDATION PLANS.

LOT 15
8 MAPS 10
APN: 38-0111-015

PARCEL A
910723/4337
APN: 38-0111-06

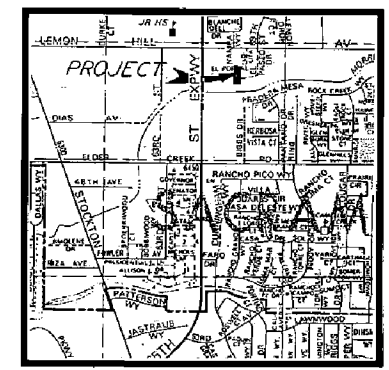
EMERALD CREEK RANCH ESTATES UNIT NO. 2

LOT 18
APN: 38-0111-035

LOT 17
APN: 38-0111-036

LOT 16
APN: 38-0111-037
EL RANCHO ESTATES
174 MAPS 12

LOT 2
APN: 38-0111-038



VICINITY MAP
NOT TO SCALE

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(916) 969-7533

APN: PORTION OF 38-111-008

AREA: 1.34 ACRES

EXISTING ZONING: R-1 SINGLE FAMILY

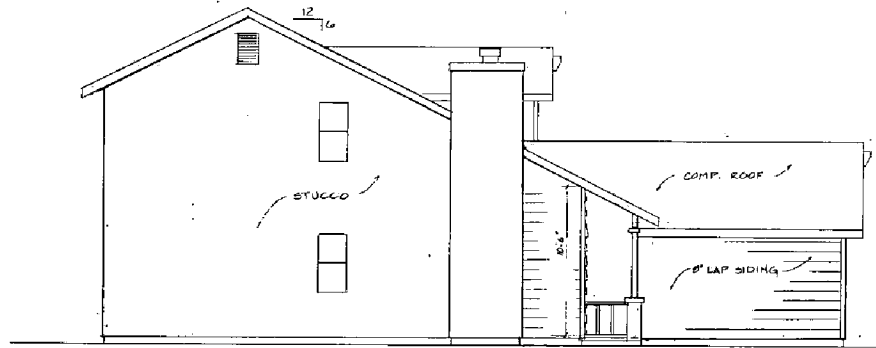
PROPOSED ZONING: R-1-A SINGLE FAMILY

EXHIBIT - A2

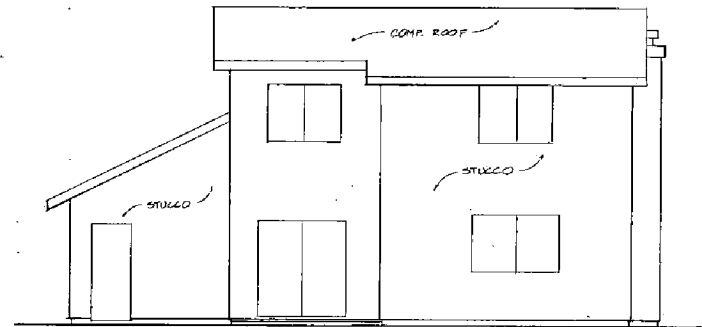
SITE PLAN FOR:
"EMERALD CREEK RANCH ESTATES UNIT NO. 3"
LOT A OF
EMERALD CREEK RANCH ESTATES NO. 2
CITY OF SACRAMENTO, CALIFORNIA
JANUARY, 1993 SCALE: 1"=40'
SHEET 1 OF 1



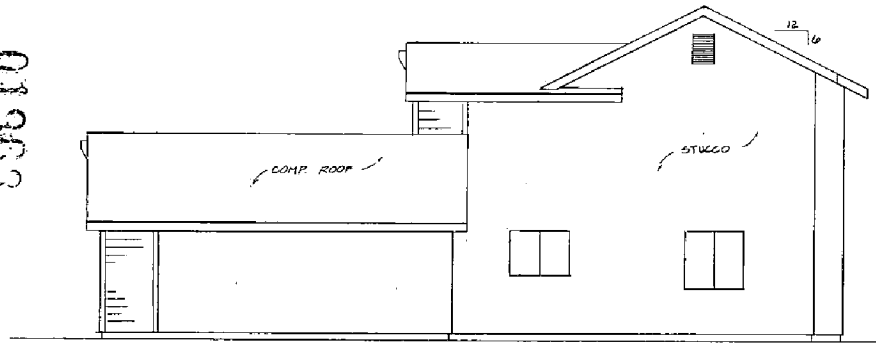
8421 AUBURN BLVD, SUITE 256, CITRUS HEIGHTS
SAC. (916)969-7533 C.H. (916)726-3375 A.B. (916)924-1997 #900068 (90068EX3)



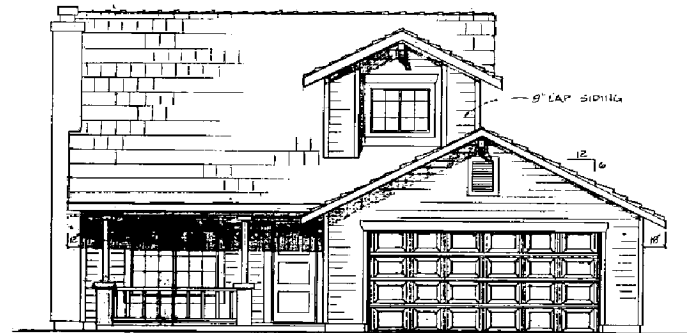
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



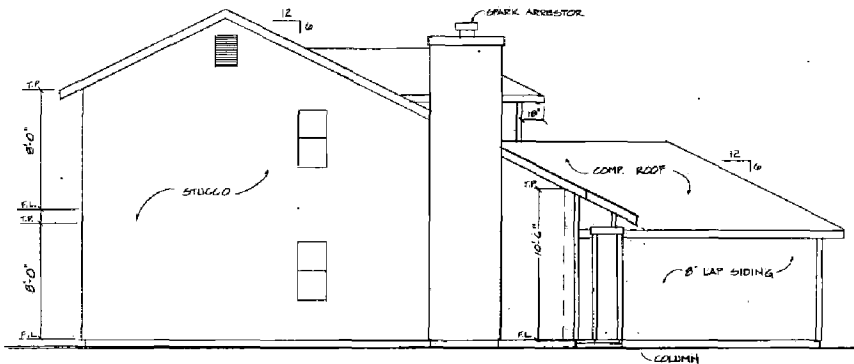
FRONT ELEVATION

01903

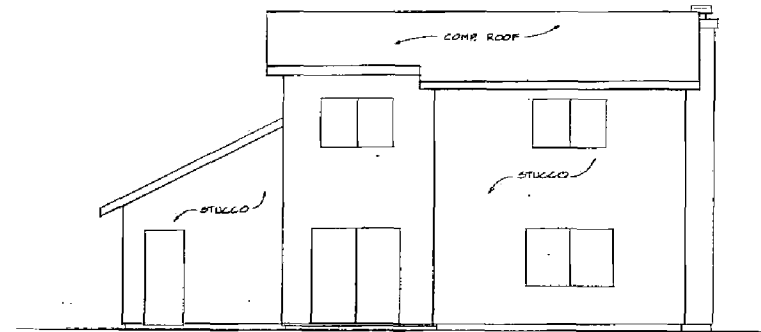
EXHIBIT - A3

DESIGNER	R. P.
CHECKED BY	
DATE	
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FOR USE	
PLAN NO.	1309
SHEET	2
BY	1309/2

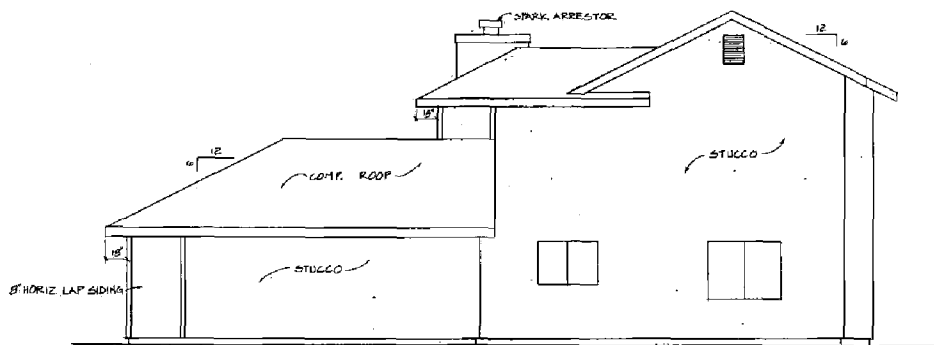
ELEVATION-A



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



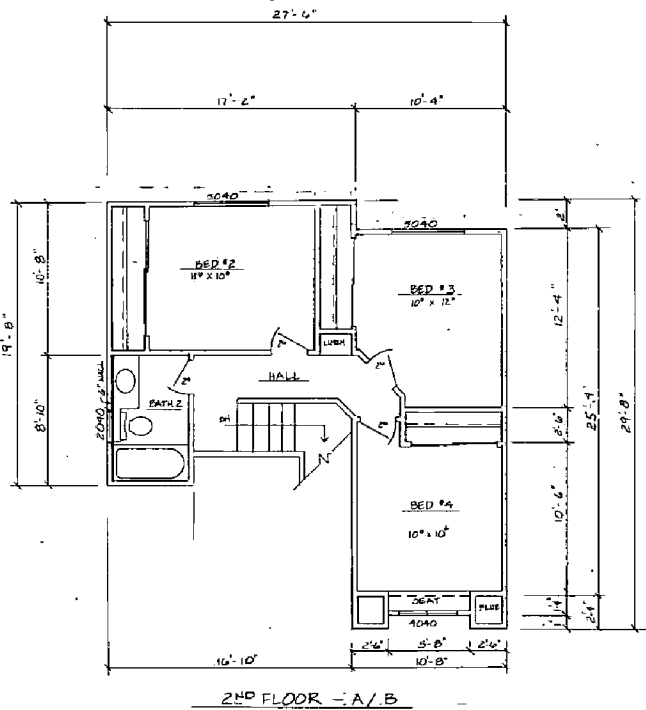
FRONT ELEVATION

01967

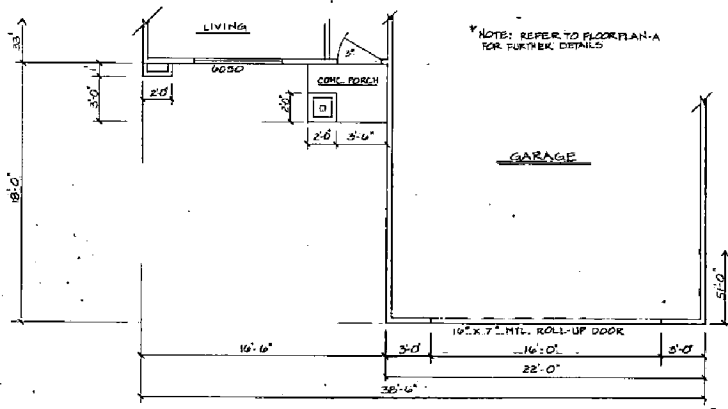
ELEVATION-B

DRAWN	R.P.
CHECKED	
DATE	
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PLAN	1369
SHEET	3

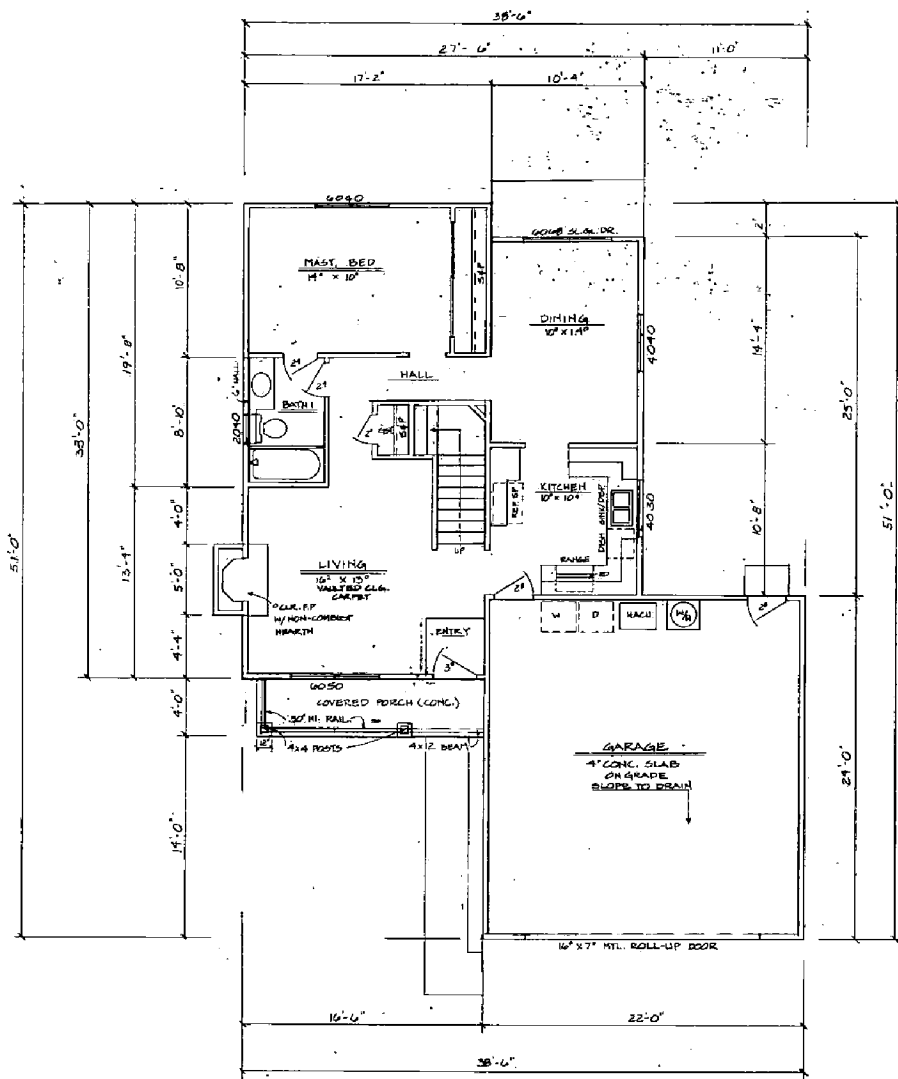
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2ND FLOOR - A/B



FLOORPLAN - B



1ST FLOOR

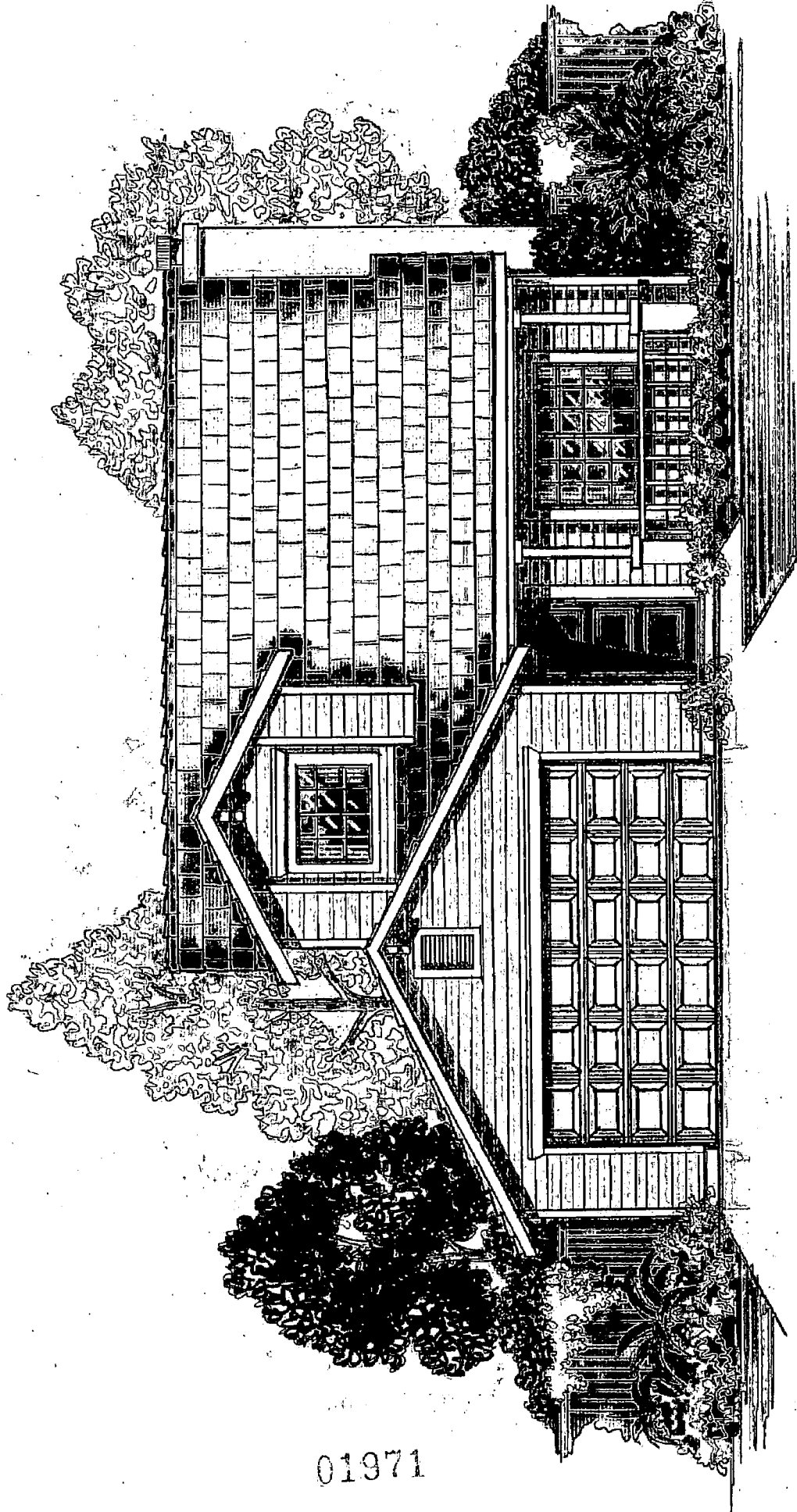
FLOORPLAN - A

EQ. FT. BREAKDOWN
 1ST FLR. = 823.5 *
 2ND FLR. = 542.5 *
 TOTAL = 1366 *
 MAX. = 520 *

EXHIBIT - A5

OWNER	R. P.
DESIGNER	
DATE	
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PROJECT	PLAN 1369
SHEET	1

EXHIBIT - A6



01971

01970

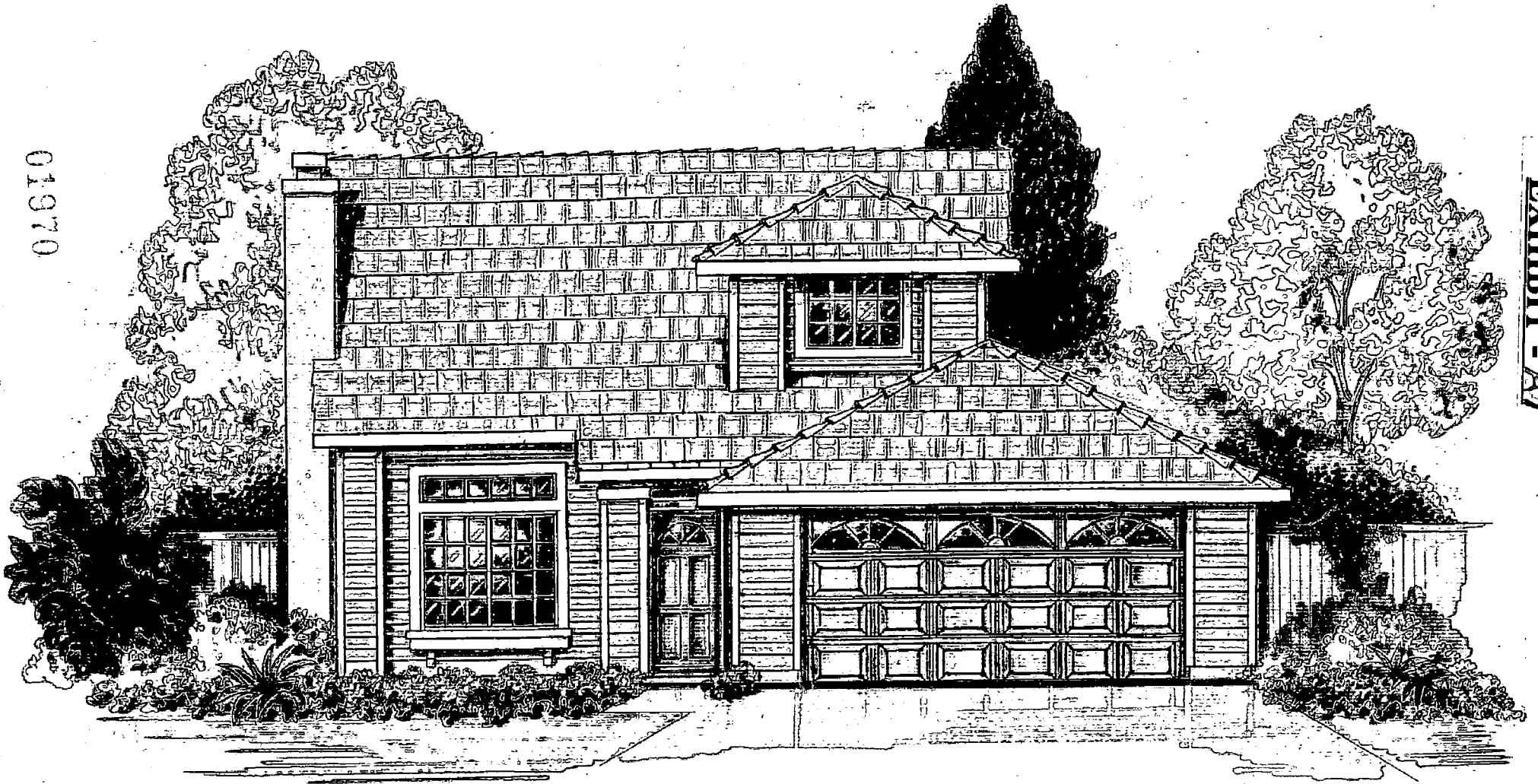
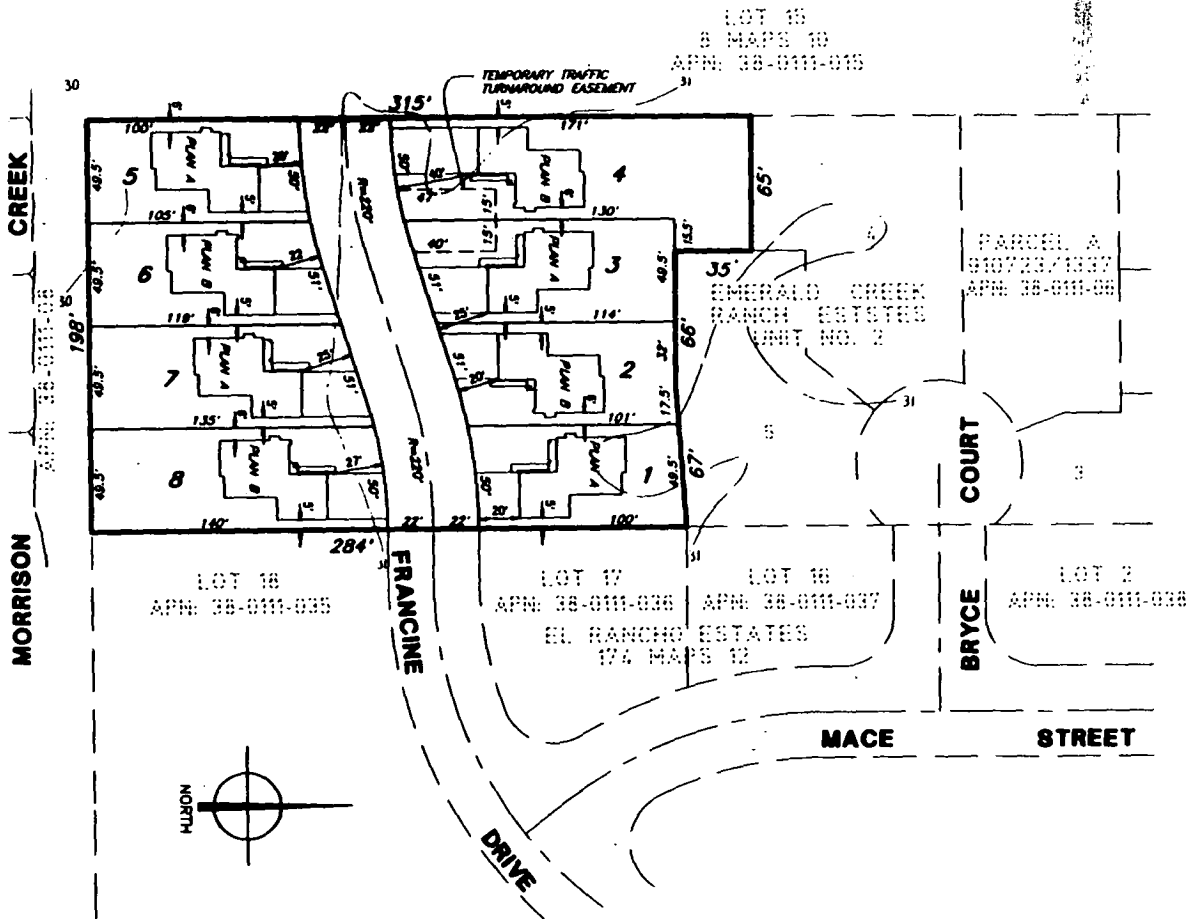


EXHIBIT - A7



LOT 15
8 MAPS 10
APN: 38-011-015

PARCEL A
380728/1837
APN 38-011-037

EMERALD CREEK
RANCH ESTATES
UNIT NO. 2

LOT 2
APN: 38-011-038

LOT 17
APN: 38-011-036

LOT 18
APN: 38-011-035

LOT 16
APN: 38-011-037

EL RANCHO ESTATES
174 MAPS 12

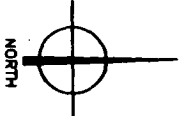
LOT 18
APN: 38-011-035

MORRISON CREEK

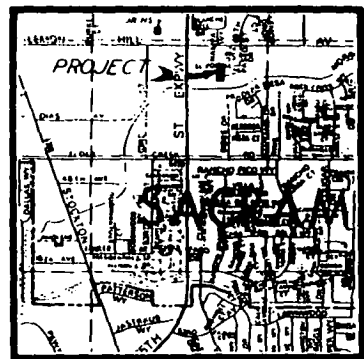
BRYCE COURT

MACE STREET

FRANCINE DRIVE



NOTE: ALL PLANS ARE CALCULATED FROM THE ARCHITECTURAL FLOOR PLANS, NOT THE FOUNDATION PLANS.



VICINITY MAP
NOT TO SCALE

INFORMATION:

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8640 CLEWNEY WAY
SACRAMENTO, CA 95826

ENGINEER: ALLIED-LANGDON ENGINEERING
P.O. BOX 2077
CITRUS HEIGHTS, CA 95611
(916) 969-7533

APN: PORTION OF 38-111-008

AREA: 1.34 ACRES

EXISTING ZONING: R-1 SINGLE FAMILY

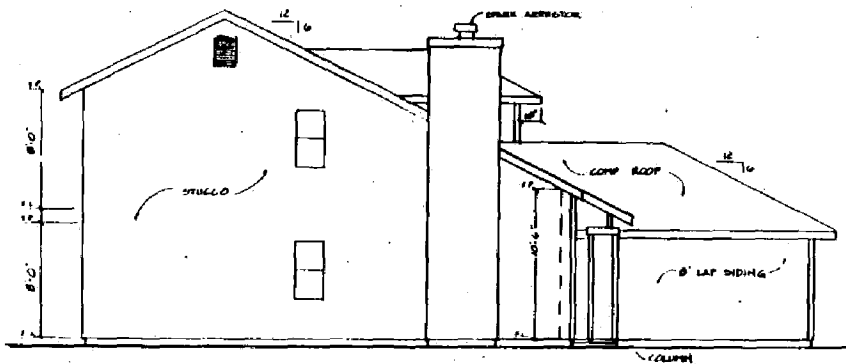
PROPOSED ZONING: R-1-A SINGLE FAMILY

EXHIBIT - B

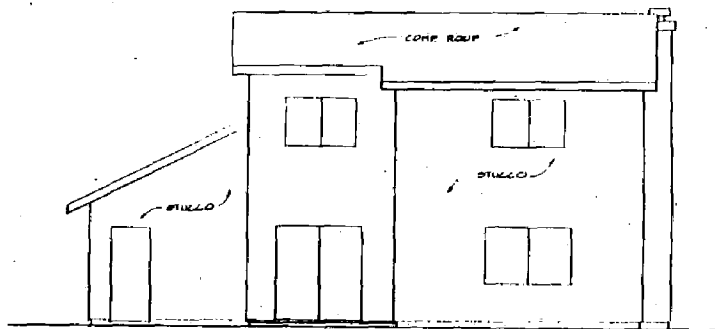
SITE PLAN FOR:
"EMERALD CREEK RANCH
ESTATES UNIT NO. 3"
LOT A OF
EMERALD CREEK RANCH ESTATES NO. 2
CITY OF SACRAMENTO, CALIFORNIA
JANUARY, 1993 SCALE: 1"=40'
SHEET 1 OF 1

A ALLIED
LANGDON
ENGINEERING

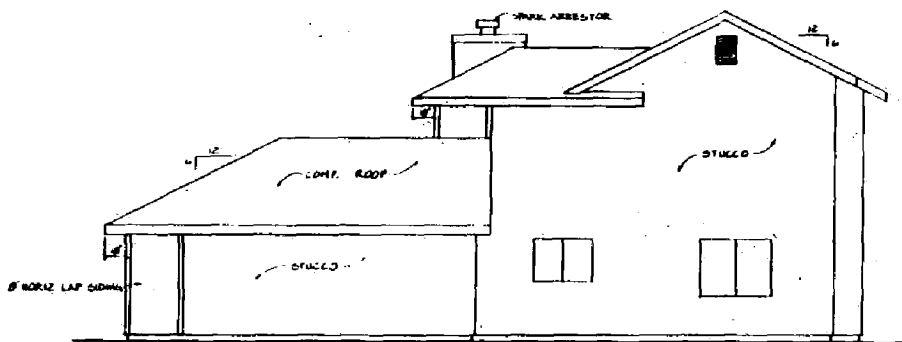
9121 HARBOR BLVD. SUITE 304, CITRUS HEIGHTS
SAC. (916) 969-7533 CH (916) 726-3375 A.M. (916) 261-1997 #900068
(90068EX3)



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



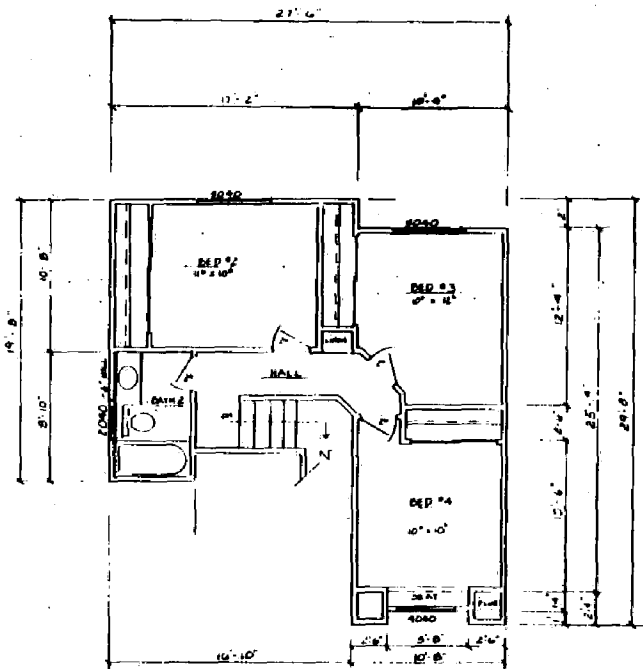
FRONT ELEVATION

EXHIBIT - C

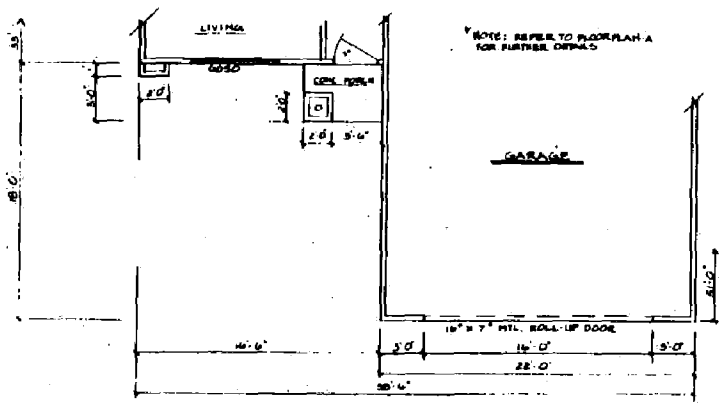
DATE	1/10/07
BY	...
SCALE	1/4" = 1'-0"
PLAN	309
3	

ELEVATION-B

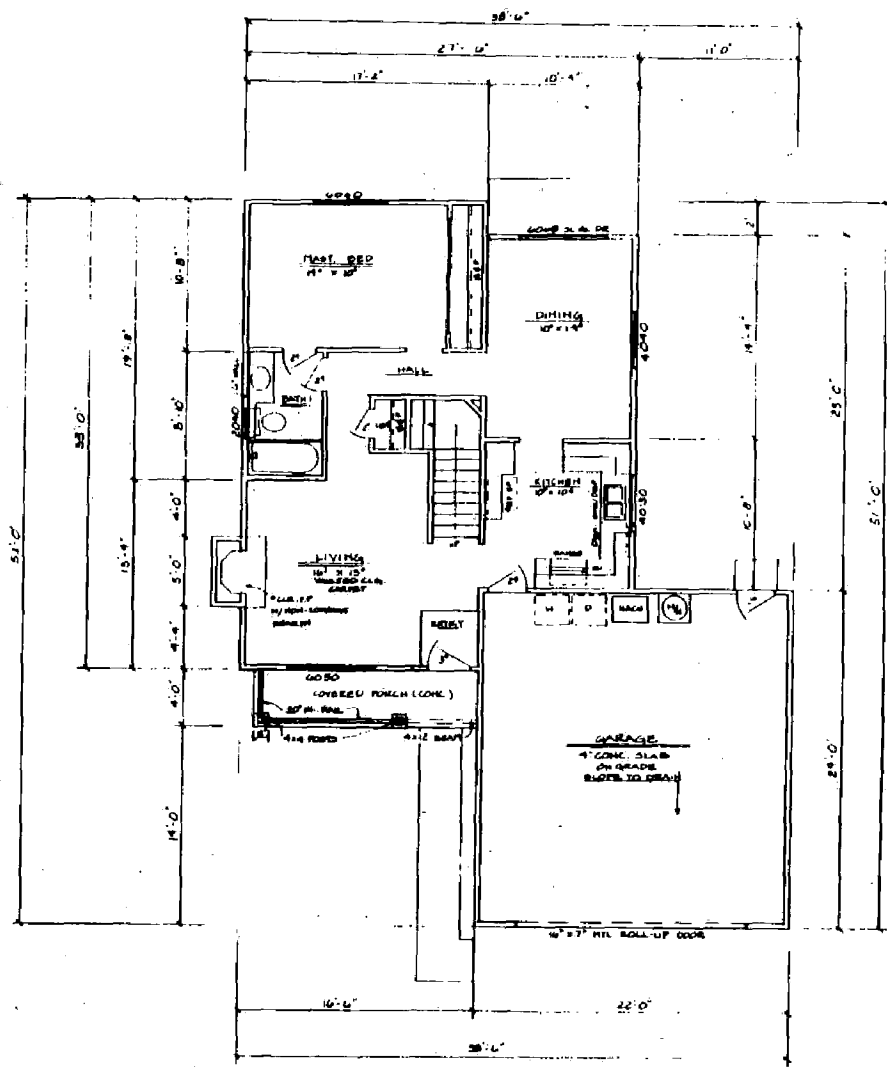
903-064



2ND FLOOR - A/B



FLOORPLAN - B



1ST FLOOR

CGI. FT. BREAKDOWN
 1ST FLR. - 283.5
 2ND FLR. - 583.5
 TOTAL - 867.0
 GAR. - 528.0

FLOORPLAN - A

DATE	11/11/01
BY	J.P.
SCALE	1/4" = 1'-0"
PLAN NO.	349
FLOOR	1

EXHIBIT - E

193-064

JUNE 24, 1952

4

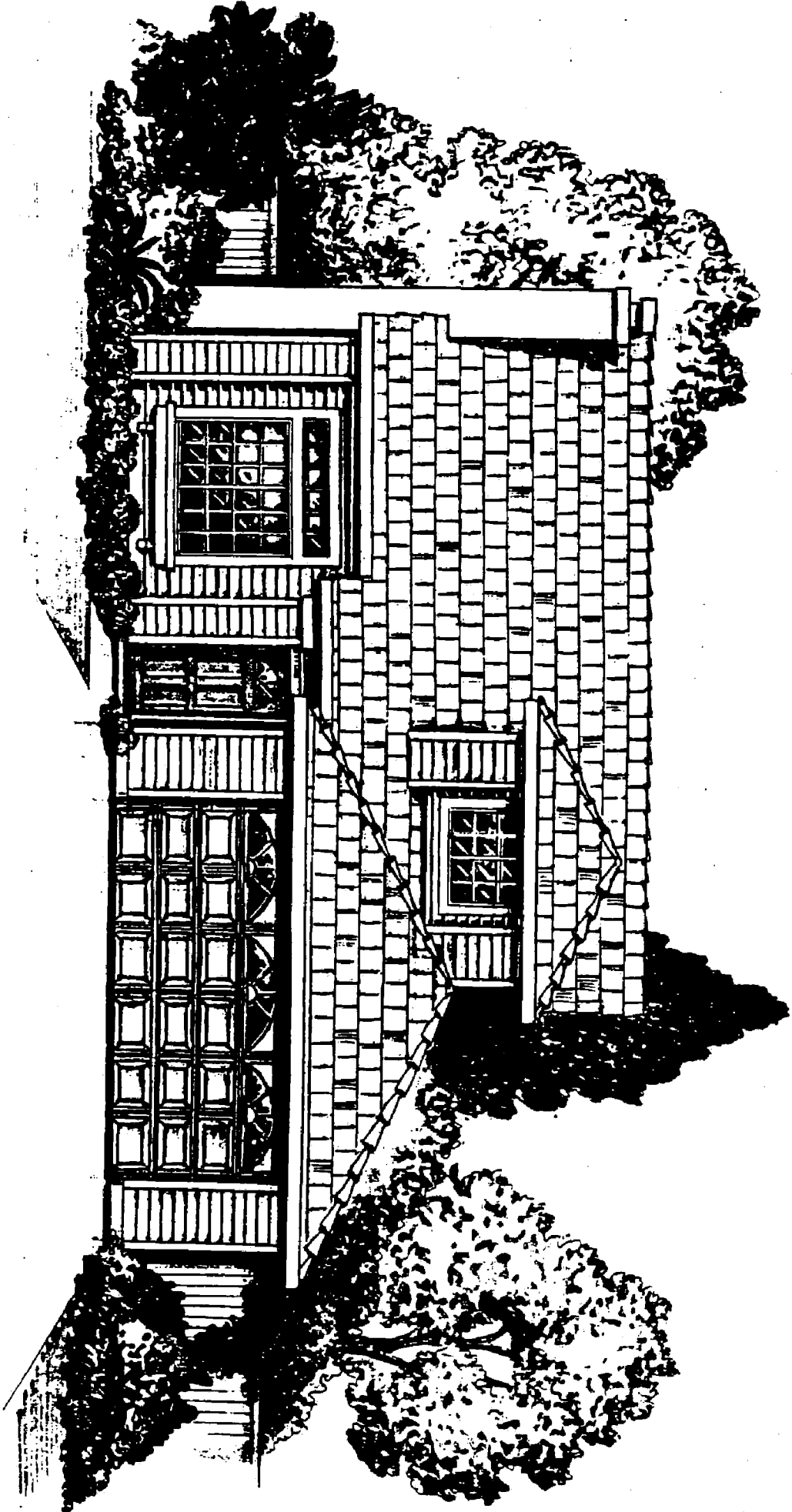


EXHIBIT - F

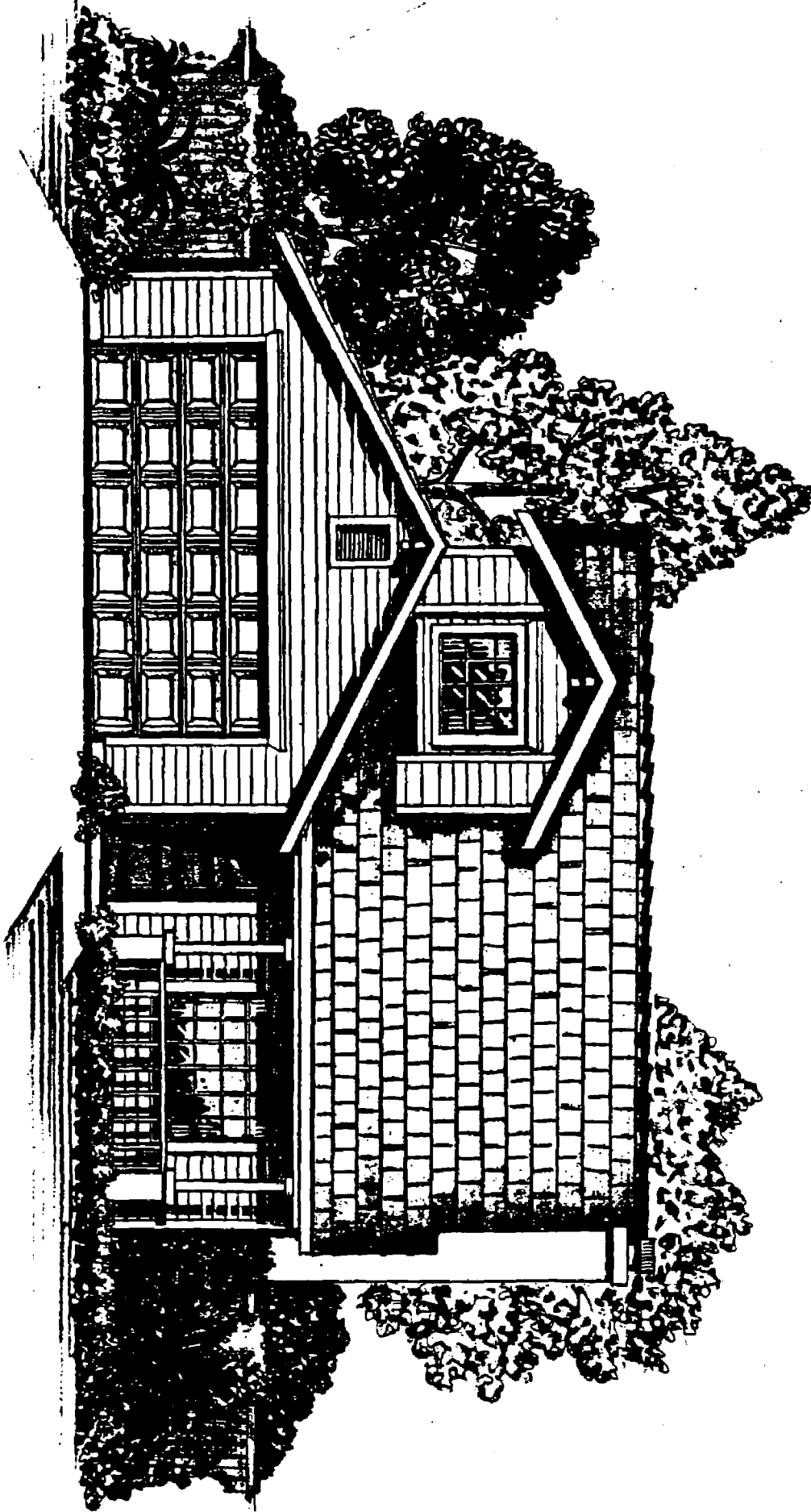


EXHIBIT - G