

STAFF REPORT AMENDED 6-12-80
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Pepper Snyder, C/O Clear Lake Development - Lick Ave, San Jose CA				
OWNER	Duad Properties, 1303 Lick Ave., San Jose, CA 95110				
PLANS BY	Terra Engineering - 936 Enterprise Dr., -Sacramento, CA 95825				
FILING DATE	4/15/80	50 DAY CPC ACTION DATE		REPORT BY:	TM:bw
NEGATIVE DEC.	6/2/80	EIR		ASSESSOR'S PCL. NO.	40-021-39 & 40

- APPLICATION:
1. Negative Declaration
 2. Amendment of 1965 Lindale-Florin Community Plan for 2+ vacant acres from Shopping-Commercial to Light Density Residential
 3. Rezone 6+ vacant acres from General Commercial, C-2 and Single Family R-1 to Townhouse R-1A
 4. Special Permit to allow 62 condominium units
 5. Tentative Map (P-9004)

LOCATION: Southeast corner of Stockton Boulevard and 48th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide an 8+ vacant parcel into one commercial parcel and one parcel to be developed with a 62 unit condominium project to be known as Stonewood.

BACKGROUND INFORMATION:

General Plan Designation: Residential and Commercial
1965 Lindale-Florin Community Plan Designation: Shopping-Commercial & Multiple Family Residential
Existing Zoning of Site: C-2 and R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Commercial & Single Family Residential; C-2 & R-1
South: Commercial & vacant; C-2 & R-3-R
East: Vacant; R-1
West: Commercial

Parking Provided: 101 Parking Required: 62
Ratio Provided: 1.62:1 Ratio Required: 1:1

Building Site Characteristics:

Building Coverage: 17.5%
Landscaped Area: 57.5%
Surfaced Area: 25%
Property Area:
Commercial Parcel: 2.5 acres
Residential Parcel: 5.75 acres
Density of Condominium Development: 11 units/acre
Topography: Flat
Street Improvements: To be provided
Utilities: Available to site
School District: Sacramento Unified
Significant features of site: Adjacent to Morrison Creek

APPL. NO. P-9004

MEETING DATE June 12, 1980

CPC ITEM NO. 11

003108

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 28, 1980 the Sub-division Review Committee, by a vote of six ayes, three absent, recommended approval of the tentative map subject to the following conditions:

- a. The applicant shall provide standard subdivision improvements along Stockton Boulevard and 48th Avenue pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map. Applicant shall also provide for a 12-foot lane on the north side of 48th Avenue.
- b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer-must construct oversized and off-site main extension to Morrison Creek prior to filing the final map.
- c. The applicant shall name the streets to the satisfaction of the Planning Director.
- d. Right-of-way study required and possible dedication required along Stockton Boulevard.
- e. Applicant shall dedicate 27-foot half section along 48th Avenue and round corner.
- f. Applicant shall dedicate cul-de-sac bulb (south side) on 48th Avenue.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The subject site consists of an irregular shaped parcel which is bisected by a 100-foot powerline easement and adjacent to the Morrison Creek Drainage Channel to the south and east. The proposed condominium development represents the best utilization of the rear portion of the site due to these site characteristics.
2. The applicant's plans indicate a mixture of one and two-story units clustered in groups of three to six units. Staff also notes that detached garages are provided throughout the site. The exterior building materials will be a mixture of roof sown plywood and stucco. In addition, the applicant indicates wood shakes will be utilized. Staff does not have any objection with the proposed structure.
3. Staff notes that the site plan indicates a variable setback ranging from 15 feet to 27 feet along 48th Avenue. The site plan also provides for a minimum 10-foot setback from all the other property lines. Staff requests that the setback along 48th Avenue be intensely landscaped and bermed to a height of four feet, measured from the sidewalk or building pad, whichever is higher. Staff also requests that the applicant provide for a solid six-foot high masonry wall adjacent to the commercially zoned parcel.

4. Staff notes that there is a significant amount of common open space throughout the site. In order to insure that these areas are adequately landscaped and that landscaping is also provided adjacent to the property lines, staff requests that the applicant submit a detailed landscape and irrigation plan to staff for review and approval prior to the issuance of building permits.

Staff requests that these plans include the following design elements:

a. Landscape materials selected shall be:

- (1) compatible with one another and with existing material on the adjacent site;
- (2) complimentary to building design and architectural theme;
- (3) varied in size (one and five gallon shrubs, five and 15 gallon, and 24-inch box trees).

b. Landscape treatment shall include:

- (1) lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc. may result in erosion or other problems;
- (2) larger specimens of shrubs and trees along the site periphery;
- (3) greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two-story structures;
- (4) consistency with energy conservation efforts;
- (5) trees located so as to screen parking areas and private first floor areas and windows from second story units;
- (6) undulating landscaped berms located along street frontages and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.

5. The applicant's proposal indicates a central recreational area located primarily under the 100-foot powerline easement. Condominium projects usually include more in the way of amenities than just common open space. Such amenities include pools, spas, recreational rooms and tennis courts. In keeping with the concept of a planned development, staff suggests that a swimming pool be provided.
6. The site plan does not show the location of pedestrian paths. Staff is concerned with the units that face 48th Avenue. The orientation of these units encourages the use of on-street parking. Staff suggests that pedestrian walkways and berming be designed to encourage the use of off-street parking spaces.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Amendment of the Community Plan for 2+ acres from Shopping-Commercial to Light Density Residential.
3. Approval of the rezoning request for 6+ acres from General Commercial C-2 and Single Family R-1, to Townhouse R-1A.
4. Approval of the Special Permit request subject to conditions which follow.
5. Approval of the Tentative Map subject to the following conditions:
 - a. The applicant shall provide standard subdivision improvements along Stockton Boulevard and 48th Avenue pursuant to Sec. 40.811 of the Subdivision Ordinance prior to filing the final map. Applicant shall also provide for a 12-foot lane on the north side of 48th Avenue;
 - b. The applicant shall prepare a sewer and drainage study for the review and approval of the City Engineer prior to filing the final map and must construct oversized and off-site main to Morrison Creek;
 - c. The applicant shall name the streets to the satisfaction of the Planning Director;
 - d. Right-of-way study required and possible dedication required along Stockton Boulevard;
 - e. Applicant shall dedicate 27-foot half section along 48th Avenue and round corner;
 - f. Applicant shall dedicate cul-de-sac bulb (south side) on 48th Avenue;
 - g. ~~The applicant shall provide for a six-foot high masonry wall along the western property line. The design of this wall shall be subject to the review and approval of the Planning Director (see condition e. - Special Permit Conditions)~~

Special Permit Conditions

- a. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of the Planning Director prior to the issuance of building permits. These plans shall include the design elements as discussed in Item 4 of Staff Evaluation.
- b. The applicant shall submit a revised site plan which includes a common swimming pool for the use of the homeowners. This pool shall be constructed and in operation prior to the issuance of occupancy permits;
- c. The applicant shall use wood shingles or shakes for the roofing material of the units and utilize a mixture of wood and stucco for the side elevations, as illustrated by the elevations.

- d. Pedestrian walkways shall be shown on the final building plans. The units that are facing 48th Avenue shall include walkways that encourage the use of off-street parking.

**See below*

Special Permit - Findings of Fact

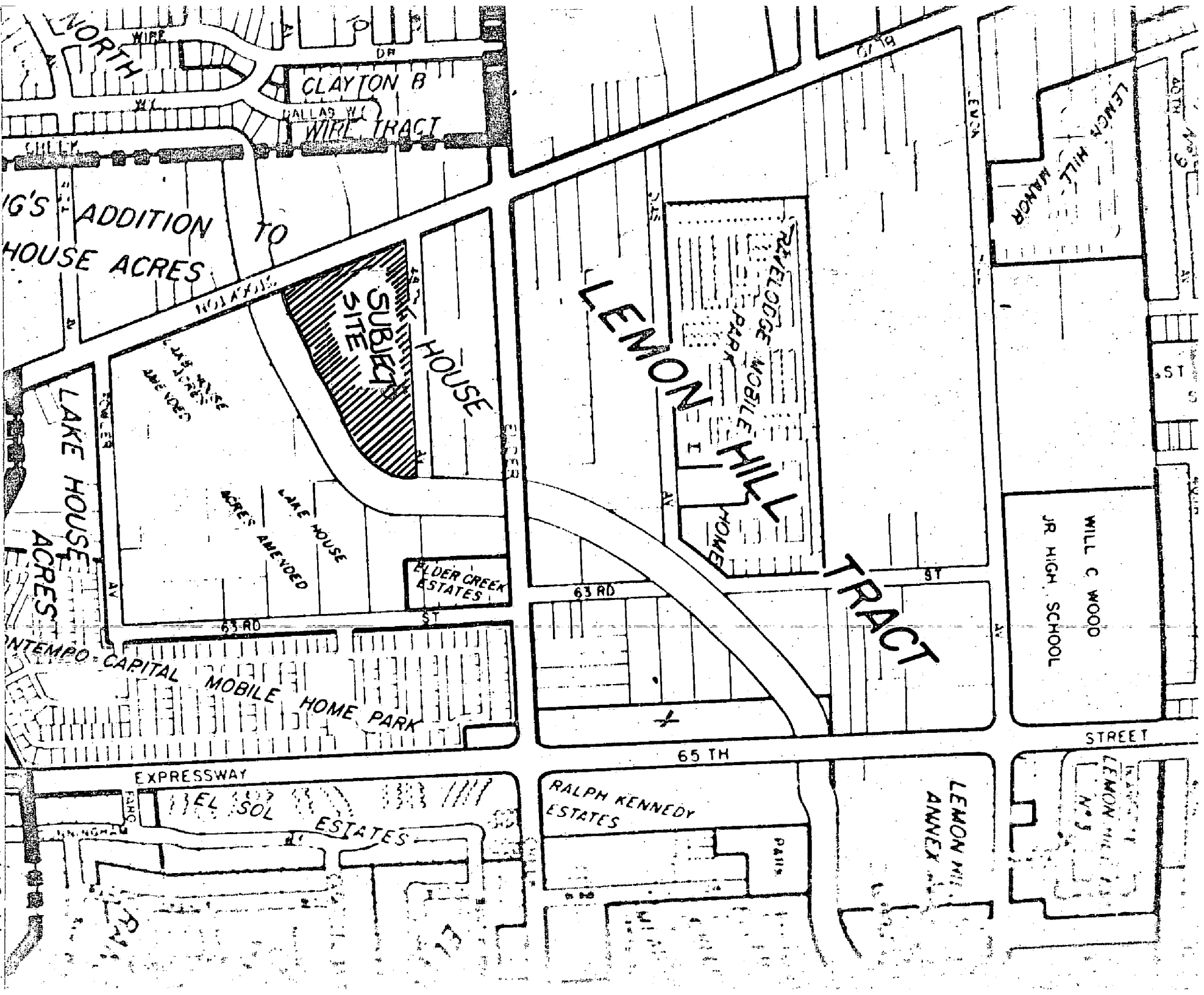
- a. The proposal, as conditioned, is based on sound principles of land use in that:
 - (1) adequate parking is being provided;
 - (2) the proposed condominium development is compatible to surrounding land use, which includes a mixture of land uses.
 - b. The project will not be injurious to surrounding properties in that the proposal will not significantly change the characteristics of the area.
 - c. The proposal, as conditioned, is consistent with the 1974 General Plan which encourages more privately owned recreational open space facilities as well as other amenities in residential projects. Also, the site is designated for both residential and commercial.
- *e. The applicant shall provide for a six foot high masonry wall along the western property line. The design of this wall shall be subject to the review and approval of the Planning Director.*

003113

P9004

JUNE 12, 80

ITEM NO. 11



IG'S ADDITION TO HOUSE ACRES

SUBJECT SITE HOUSE

LEMON HILL TRACT

LAKE HOUSE ACRES

MOBILE HOME PARK

ELDER CREEK ESTATES

RAPH KENNEDY ESTATES

LEMON HILL ANNEX

WILL C WOOD JR HIGH SCHOOL

LEMON HILL

WORTH WIRE

CLAYTON B WIRE TRACT

EXPRESSWAY

EL SOL ESTATES

63 RD

65 TH

LEMON AV

LEMON HILL MANOR

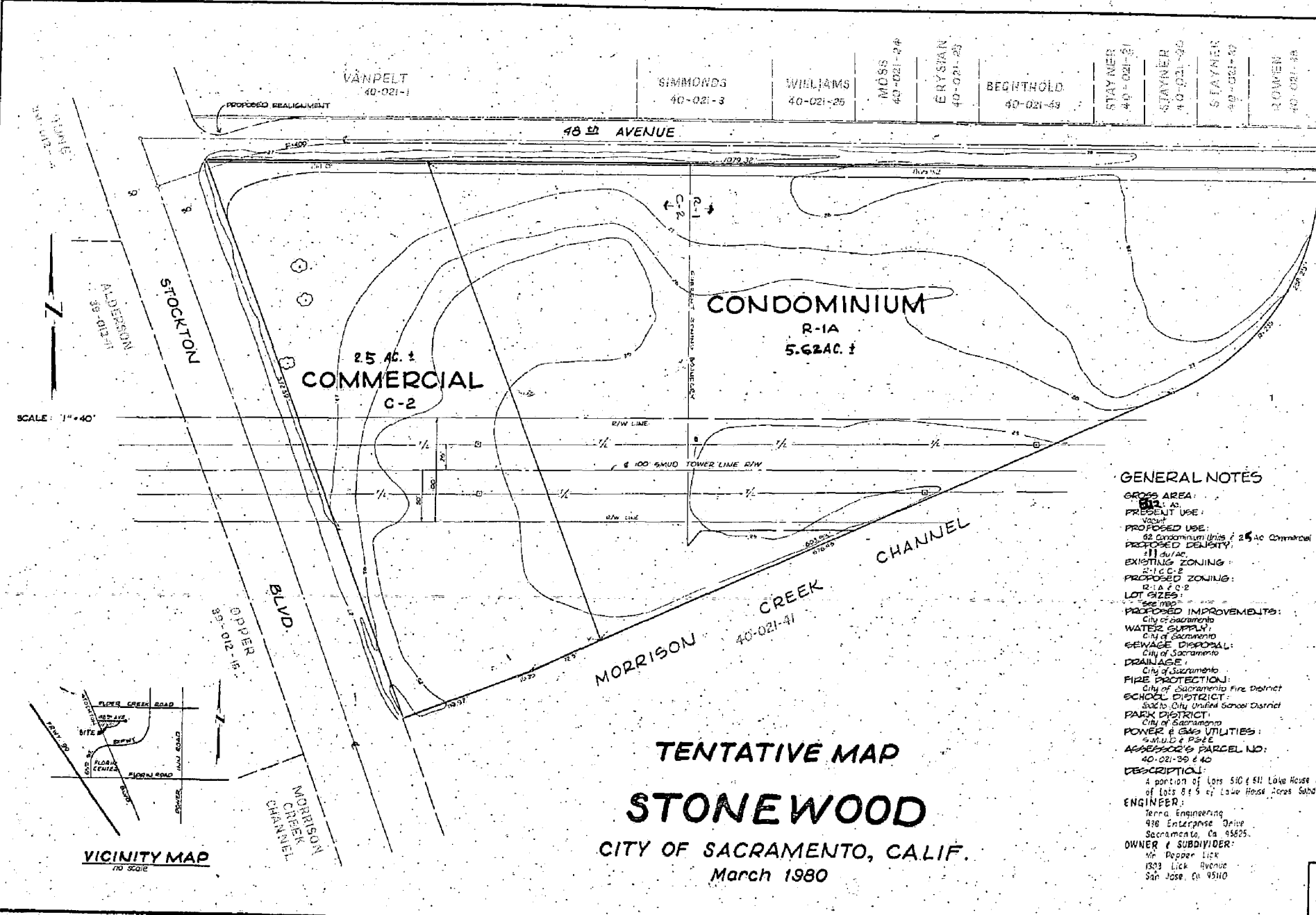
ST

STREET

7006-d

6-12-80

11 #

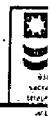


TENTATIVE MAP
STONEWOOD
 CITY OF SACRAMENTO, CALIF.
 March 1980

- GENERAL NOTES**
- GROSS AREA: 8.12 ac.
 - PRESENT USE: Vacant
 - PROPOSED USE: 32 Condominium Units / 2.5 Ac Commercial
 - PROPOSED DENSITY: 11 du/ac
 - EXISTING ZONING: C-1, C-2
 - PROPOSED ZONING: R-1A & C-2
 - LOT SIZES: See map
 - PROPOSED IMPROVEMENTS: City of Sacramento
 - WATER SUPPLY: City of Sacramento
 - SEWAGE DISPOSAL: City of Sacramento
 - DRAINAGE: City of Sacramento
 - FIRE PROTECTION: City of Sacramento Fire District
 - SCHOOL DISTRICT: 300 to City Unified School District
 - PARK DISTRICT: City of Sacramento
 - POWER & GAS UTILITIES: S.M.U.D. & PG&E
 - ASSESSOR'S PARCEL NO.: 40-021-29 & 40
 - DESCRIPTION: A portion of Lots 510 & 511 Lake House Acres of Lots 815 of Lake House Acres Subd # 12
 - ENGINEER: Terra Engineering, 438 Enterprise Drive, Sacramento, Ca 95825.
 - OWNER & SUBDIVIDER: Mr. Pepper Lick, 1503 Lick Avenue, San Jose, Ca 95110

VICINITY MAP
 no scale

003114

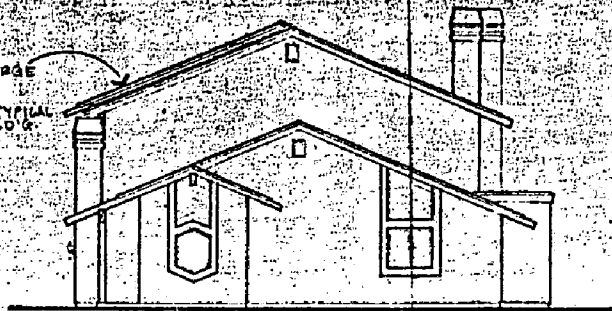


P-9004

6-12-80

#

2x6 DIF RIS. BARGE
RAFTER.
ALL EXTERIOR TYPICAL
OF ABOVE. BUILD UP
TYPE 1

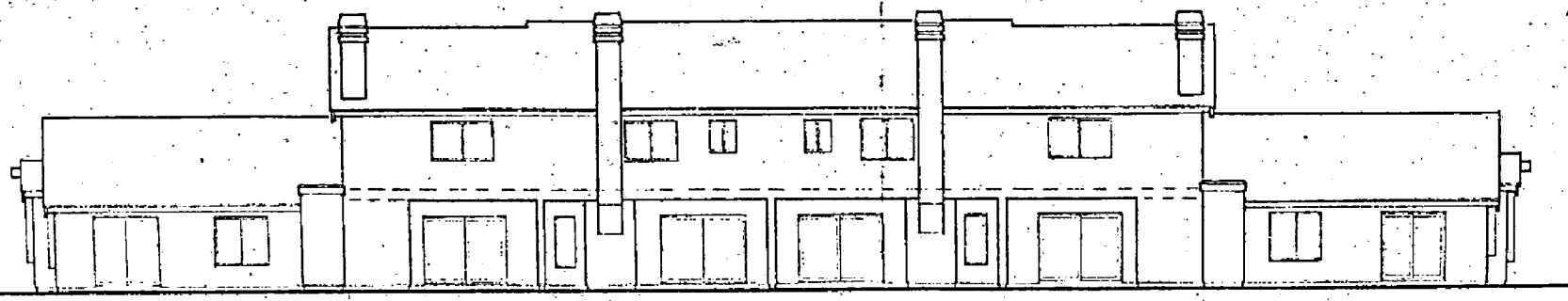


TYP. SIDE ELEVATION
SCALE 1/8" = 1'-0"



3/8" DIF AG PLYSAND SIDING
PAIRED DIAGONALLY W/ GROOVES
2" x 4" (C/A)
2x6 DIF RIS TRIM
2x6 DIF RIS BAND

FRONT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"

REVISIONS	BY

PROPOSED EXTERIOR - STOCKTON BLVD.
PEPPER SNYDER

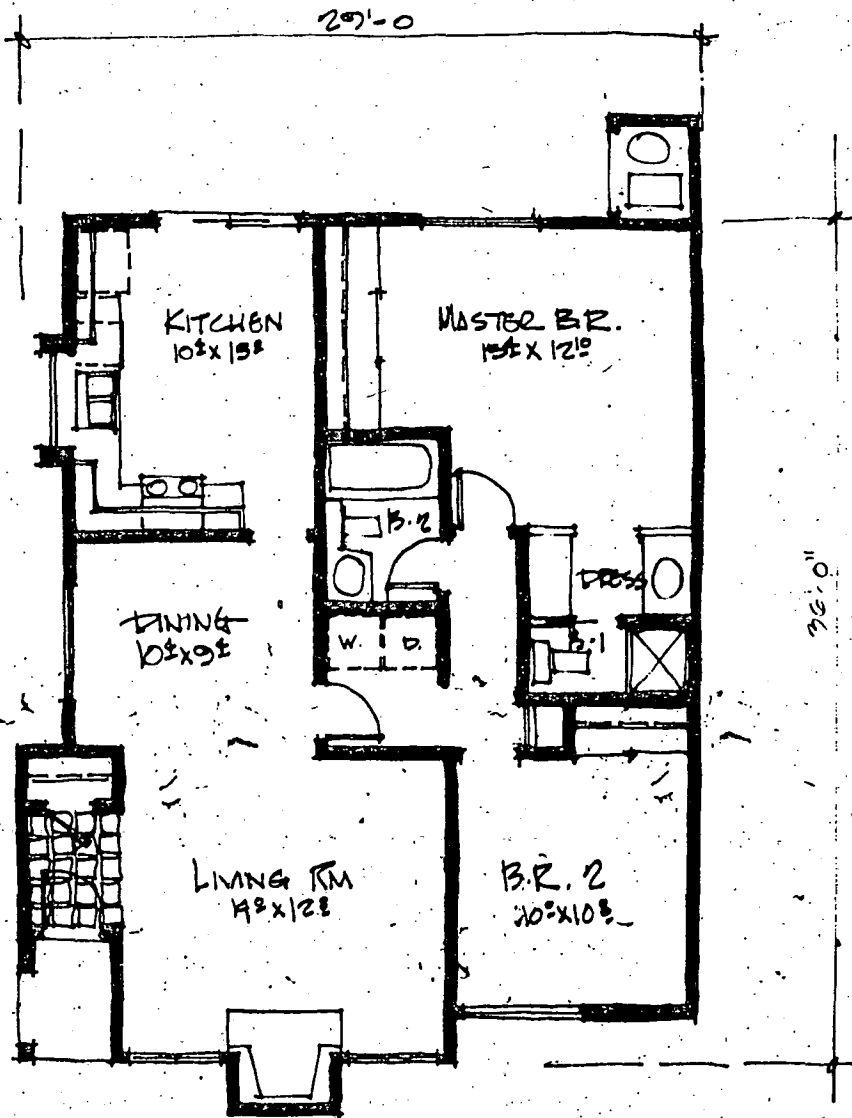
DRAWN
CHECKED
DATE 6-3-80
SCALE
JOB NO. 77154
SHEET
OF SHEETS

003116

P-9004

6-12-80

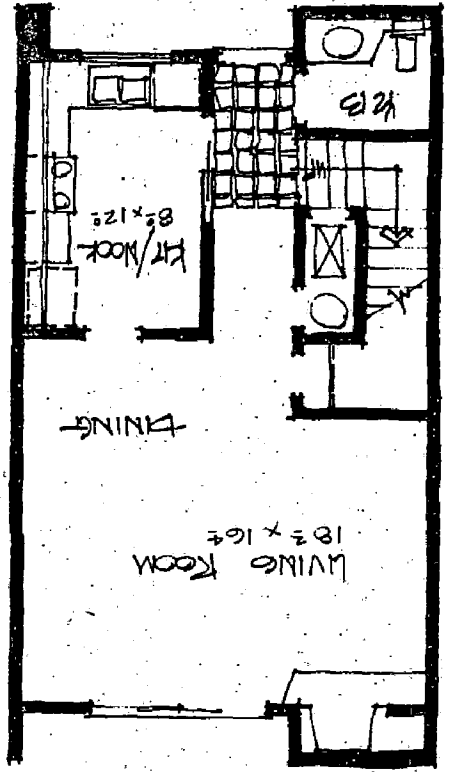
#



PLAN "A" - ONE STORY 1000 S.F.

003118

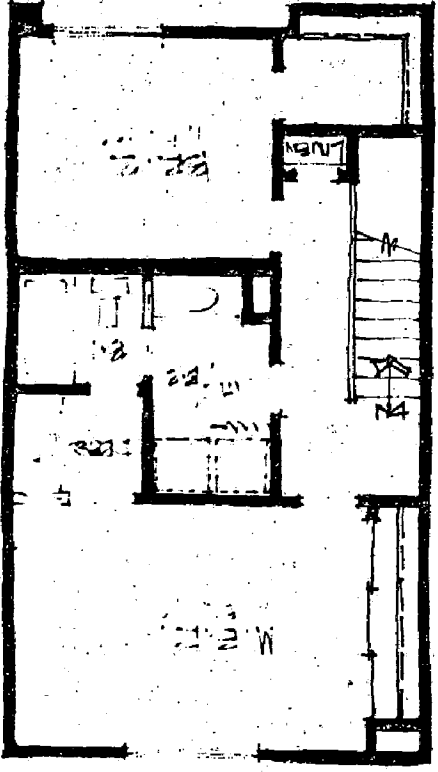
PLAN B LOWER FLOOR
11805R



19'-0"

34'-0"

UPPER FLOOR



19'-0"

08-e1-9-

P-9004

