

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc. - 1767-J Tribute Road, Sacramento, CA 95815				
OWNER	R. C. Collet, Inc. - P.O. Box 1965, Woodland, CA 95695				
PLANS BY	Morton & Pitalo, Inc. - 1767-J Tribute Road, Sacramento, CA 95815				
FILING DATE	1-20-84	50 DAY CPC ACTION DATE	2-23-84	REPORT BY:	SC:sq
NEGATIVE DEC	1-31-84	EIR		ASSESSOR'S PCL NO.	237-100-4,17,23

- APPLICATION:
1. Environmental Determination
 2. Rezone 16± vacant acres from Agricultural (A) and Highway Commercial (HC) to the Townhouse (R-1A) zone
 3. Tentative Map (Subdivision Ordinance)
 4. Special Permit to develop 56 zero lot line and 60 halfplexes (Sec. 7-C, Zoning Ordinance)
 5. Subdivision Modification to create reverse frontage lots (Sec. 40.326, Subdivision Ordinance)

LOCATION: Southwest corner of Bell Avenue and Taylor Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop 111 zero lot line and halfplex units and to create two parcels for future commercial development.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential and commercial/office
1965 North Norwood Community Plan Designation:	Light Density Residential
1984 North Sacramento Plan Designation:	Residential 7-15 d.u./ac.; residential 11-29 d.u./ac
Existing Zoning of Site:	A and HC
Existing Land Use of Site:	Vacant and single family dwelling with accessory buildings

Surrounding Land Use and Zoning:

North: Vacant; A
South: Vacant; R-3
East: School; A
West: Creek and apartments; SC and R-3

Parking Required:	One per du
Parking Provided:	One+ per du
Property Dimensions:	Irregular
Property Area:	18.3± acres
Density of Development:	6.6 du per acre
Square Footage of Lots:	From 35' x 100'
Square Footage of Buildings:	970 sq. ft., 1,150 sq. ft.; 1,438 sq. ft.; 1,512 sq. ft.
Height of Structures:	One and two story
Topography:	Flat to sloping
Street Improvements:	To be provided
Utilities:	To be provided

APPLC. NO. PR4-019

MEETING DATE March 8, 1984
4-12-84

CPC ITEM NO. 3
9

Exterior Building Colors:	Earth tone
Exterior Building Materials:	Wood and stucco
Number of Floor Plans & Building Elevations:	Four
Solar Access:	41% using structure orientation; 33% N/S lot orientation

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 8, 1984, by a vote of six ayes, one no and two absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions. 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; may require fill for gravity drainage. No sewer services will be allowed to hook up to the existing main on Bell Avenue;
3. 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;
4. 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;
5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
6. Dedicate Norwood Avenue to a 45 foot halfsection;
7. Deposit \$38,000 for estimated one-fourth share of future Bell Avenue bridge widening;
8. Redesign the map according to design criteria developed for single family subdivisions located on major streets;
9. Provide each unit with at least one 10 foot side yard setback;
10. Dedicate the canal to the City;
11. Name the streets to the satisfaction of the Planning Director;
12. Dedicate all interior streets, except cul-de-sacs, to a 50 foot right-of-way;
13. Off-site improvement, except for sidewalk, required across Thompson Property (City will condemn at the owner's expense).

STAFF EVALUATION: Staff has the following comments and concerns regarding this request:

1. The subject site is located in the North Norwood Community Plan area. The present Community Plan designation for this site is light density residential. The

General Plan designates the southwest corner of the site for commercial and office uses and the applicant proposes to subdivide this portion of the site to accommodate future commercial uses. The remaining 16 acres of the site is proposed for the development of 112 zero lot line units with halfplex units on corner lots. The proposed density of the project is consistent with the existing Community Plan. The remaining two acres of proposed commercial use is, however, contrary to the proposed North Sacramento Plan which designates the entire southwestern portion of the site for multiple family uses. The proposed change from commercial is being recommended to eliminate the spot commercial development within the North Sacramento area.

2. The plans originally submitted by the applicant indicated that the site would be developed with 116 zero lot line and halfplex units. As proposed, the halfplex units were to be developed on certain interior lots. The revised plan restricts the halfplex units to corner lots only.
3. The requested rezoning to R-1A and the special permit are necessary for both zero lot line and halfplex development. The zero lot line development will allow the location of the structure on the property line. The side of the structure which is located on the property line will be developed with a solid wall and, therefore, no openings will be provided on this side of the dwelling. Separation of the units in zero lot line development is generally accomplished by a 10 foot setback between the units. The halfplex units are attached and they are separated by a two hour rated firewall.
4. Although staff has no objections to the concept of developing the site with zero lot line and halfplex units, staff does have concerns over the design of this project. Forty-one of the proposed zero lot line lots in this development are 35 feet wide, four lots are 30 feet wide or less and because of the narrow lotting pattern the structure design is limited. As proposed, 83% of the units are only 25 feet wide which limits the possibility of solar access for a majority of the north/south oriented lots. The narrow lots have also created a situation where the minimum setback between zero lot line units is less than 10 feet, which has been the standard minimum setback approved for this type of development. This proposal indicates that the maximum setback achievable between some of the units is only 7-1/2 feet. A condition has been placed on the map to require a minimum of 10 foot setback between units, which may further reduce the width of some units.
5. Staff also has concern over the design of the structures. As proposed, the 25 foot wide units will be developed with little or no unit orientation on the street other than the garage. The predominance of garage frontages will create a monotonous streetscape and adversely affect the design of the neighborhood. In addition, the lack of street oriented units may create future security problems in that the living area of the structure will be isolated from the street and prevent the resident from monitoring neighborhood and street activity. In an effort to address staff's concerns over the structure design, the applicant submitted revised plans. In reviewing the applicant's revisions, staff finds no discernable difference between these plans and those originally submitted. The floor plans are substantially the same and the predominant feature on the front elevations are the garages.

6. As proposed, the applicant's plans indicate dual street frontage for two of the lots along Bell Avenue. The applicant proposes to develop these two sites with back-on lots which is contrary to the proposed residential design criteria for development adjacent to major streets. Staff has recommended these lots be redesigned using the proposed design criteria for subdivisions located on major streets. The applicant has, however, indicated that modification is not possible for these lots due to grading variation of the drainage ditch along Bell Avenue. The City Engineer indicated that front-on lots with access on Bell Avenue would not be possible due to the grading variation and close proximity to the bridge.
7. The applicant needs to propose major changes in an effort to gain staff support for the halfplex and zero lot line development. Staff recommends expansion of the lots to a minimum width of 45 feet. The roof lines should be changed to provide more variety on front elevations. In addition, the units should be widened to accommodate more exposure of the living area to the street.
8. The Planning and Community Services Divisions have determined that 1.2544 acres of land are required for parkland dedication purposes and that fees are required in lieu of the dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Recommend denial of the Rezone;
3. Recommend denial of the Tentative Map and Subdivision Modification;
4. Denial of the Special Permit, based upon findings of fact to follow:

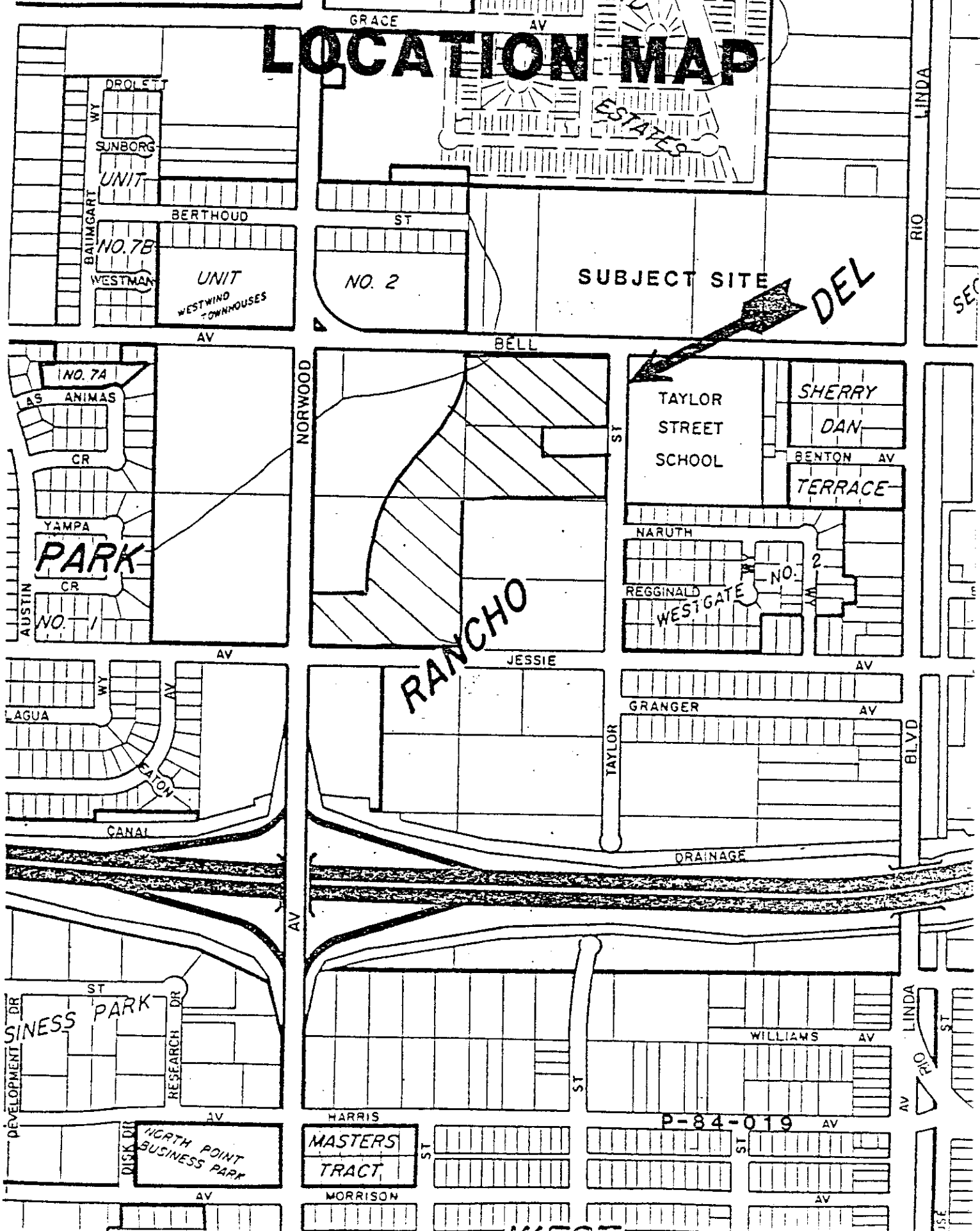
Findings of Fact - Special Permit

The special permit, as proposed, will be detrimental to the public health, safety and welfare in that:

- A. the lots have been designed in such a manner that it is not possible to achieve the necessary street orientation of the units for neighborhood security purposes;
- B. in addition, solar access for north/south oriented lots is not possible due to the exceptionally narrow lots;
- C. the narrow lots will create a monotonous streetscape due to the predominance of the garage frontages.

RANCHO DEL

LOCATION MAP



GRACE AV

DROLETT WY

SUNBORG UNIT

BERTHOUD

NO. 7B

WESTMAN

UNIT
WESTWIND
TOWNHOUSES

NO. 2

SUBJECT SITE

DEL

LINDA RIO

SEC

BELL ST

NORWOOD

TAYLOR STREET SCHOOL

SHERRY DAN

BENTON AV
TERRACE

NO. 7A

AS ANIMAS

CR

YAMPA

PARK

CR

NO. 1

AUSTIN

JESSIE AV

RANCHO

NARUTH

REGGINALD WESTGATE

NO. 2

GRANGER AV

TAYLOR

BLVD

DRAINAGE

LAGUA

WY

AV

EATON

CANAL

DEVELOPMENT DR
SINNESS PARK

ST

RESEARCH DR

AV

NIGHT POINT BUSINESS PARK

DISK DR

HARRIS

MASTERS TRACT

MORRISON

P-84-019

WILLIAMS AV

ST

LINDA RIO

USE

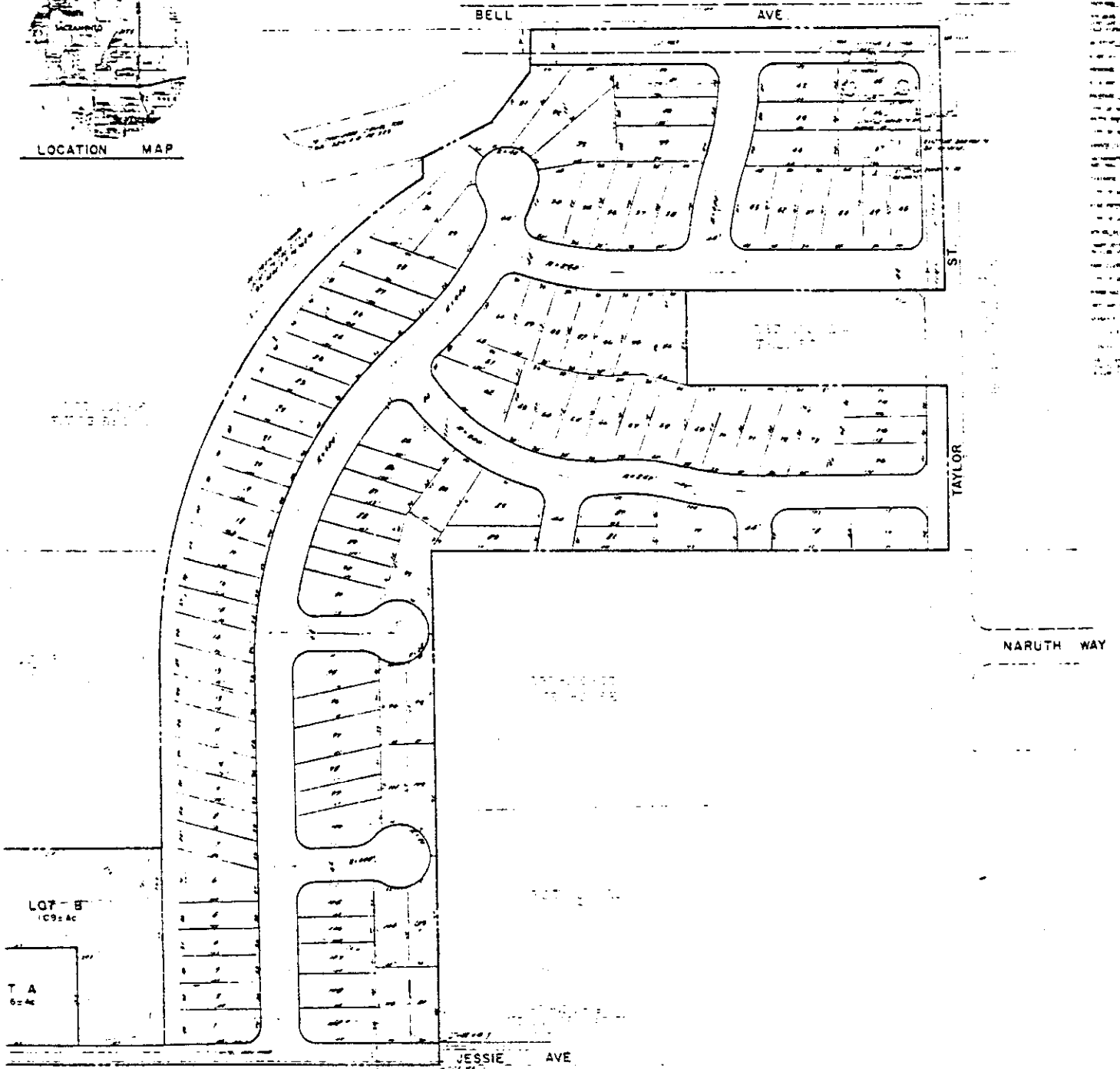
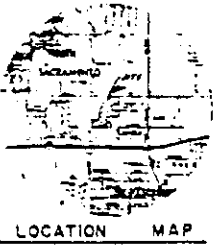
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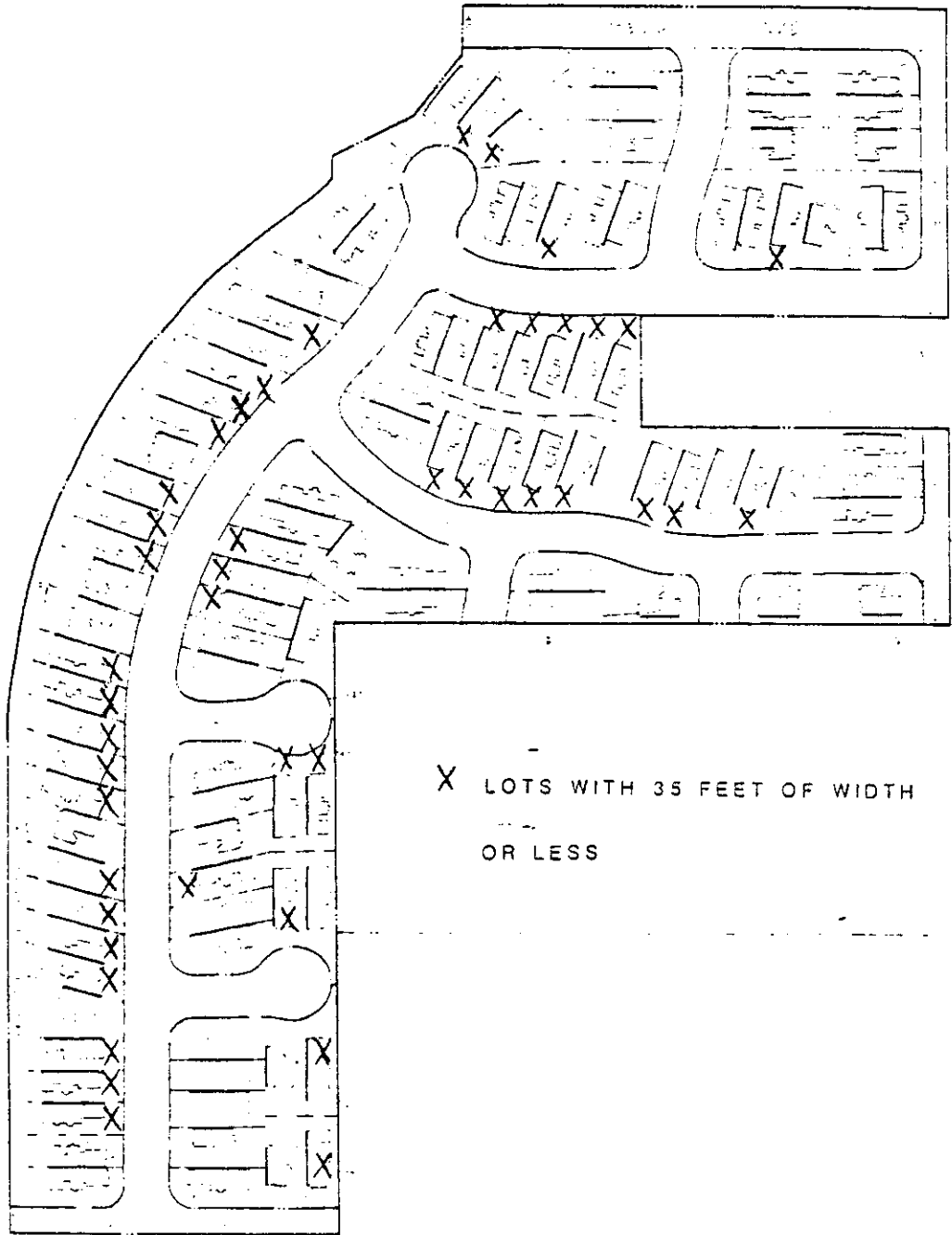
ALIFORNIA



CONCEPTUAL SITE PLAN

CEDARLEAF

SACRAMENTO, CA.



X LOTS WITH 35 FEET OF WIDTH
OR LESS



SCALE 1" = 50'

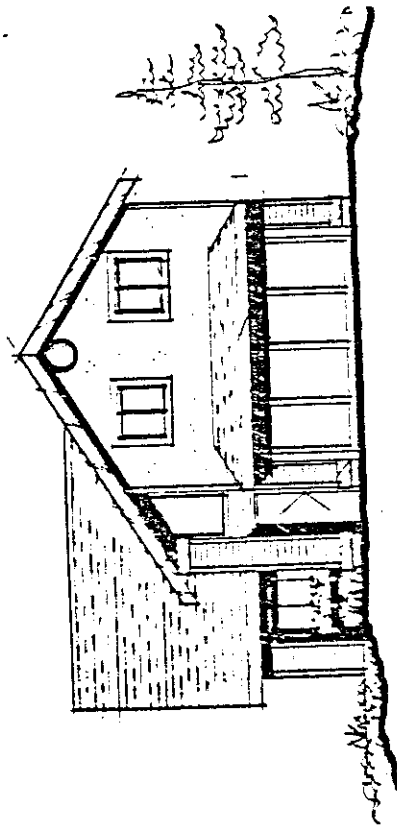
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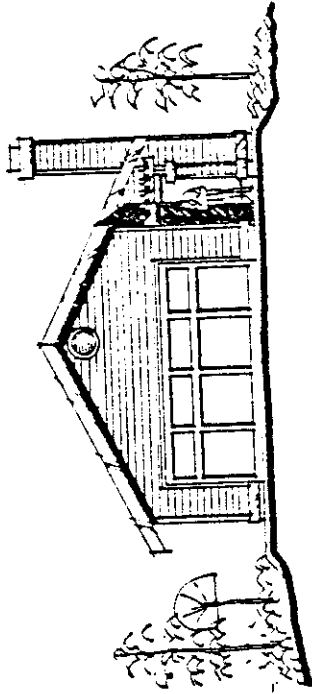
Craig Thomas Estes, Inc.
URBAN DESIGN • LAND PLANNING

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Village - Nijya - Inc.



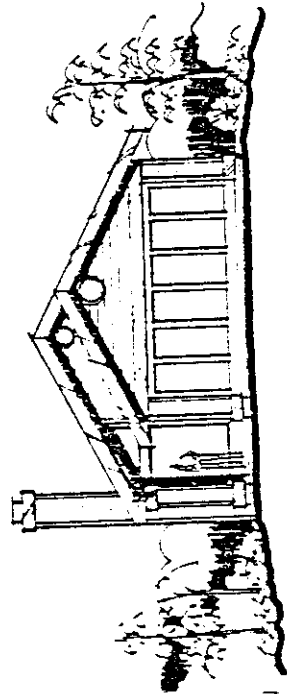
A PLAN DETACHED UNIT



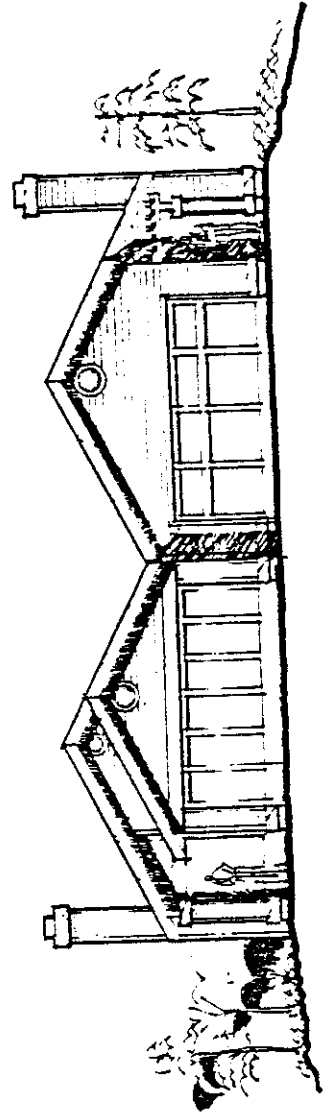
B PLAN DETACHED UNIT

CEDARLEAF
HOUSING
WIESE CORP.

REVISED
ELEVATIONS
1 MAR 84



C PLAN DETACHED UNIT



D PLAN SPLIT UNIT (B & C COMBINED)

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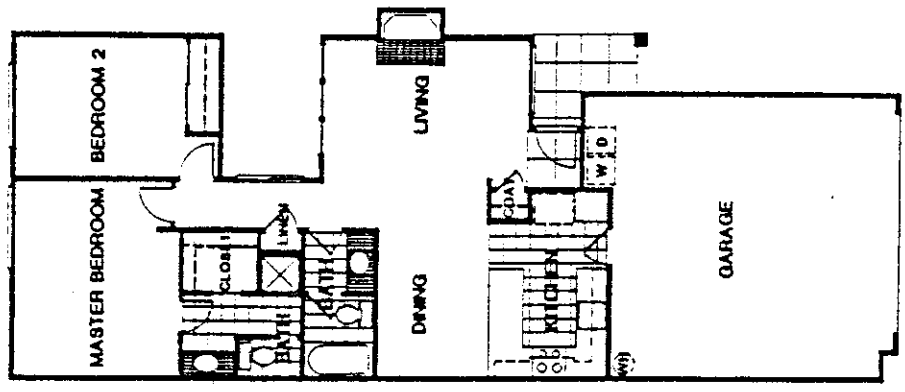


Vladko - Mlyns - Inc.

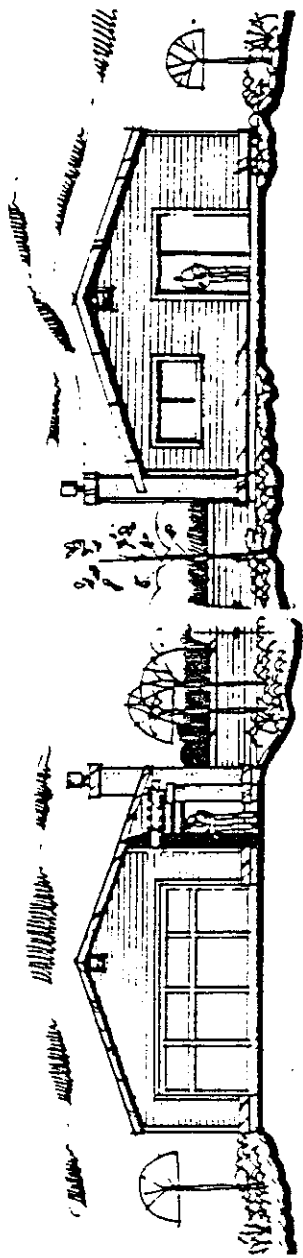
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CEDAR LEAF
 HOUSING
 WEISE INC.

1-20-84

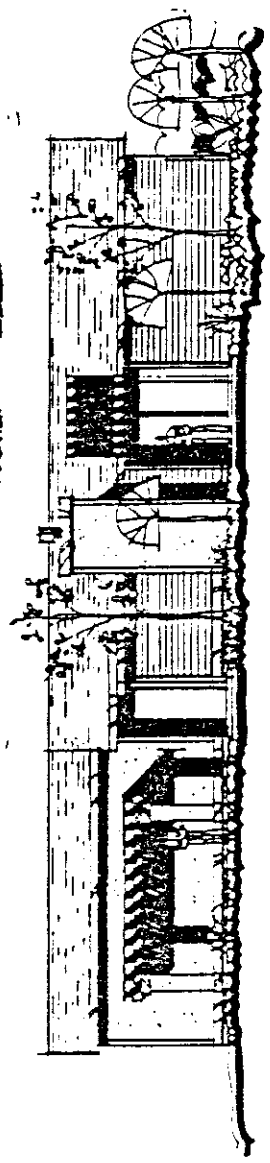


UNIT C



FRONT

REAR



SIDE

ORIGINAL PLANS

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4-12-84

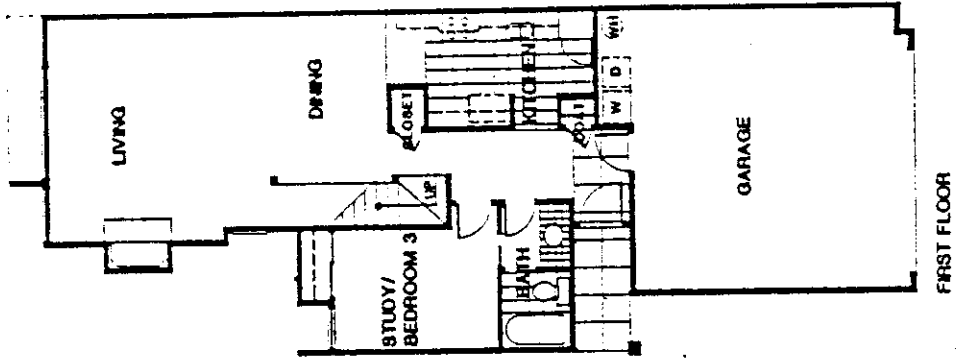
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Vitello - Nisye - Inc.

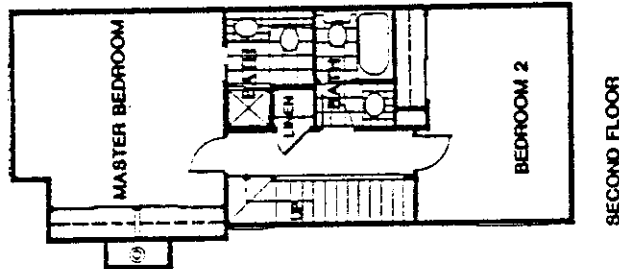


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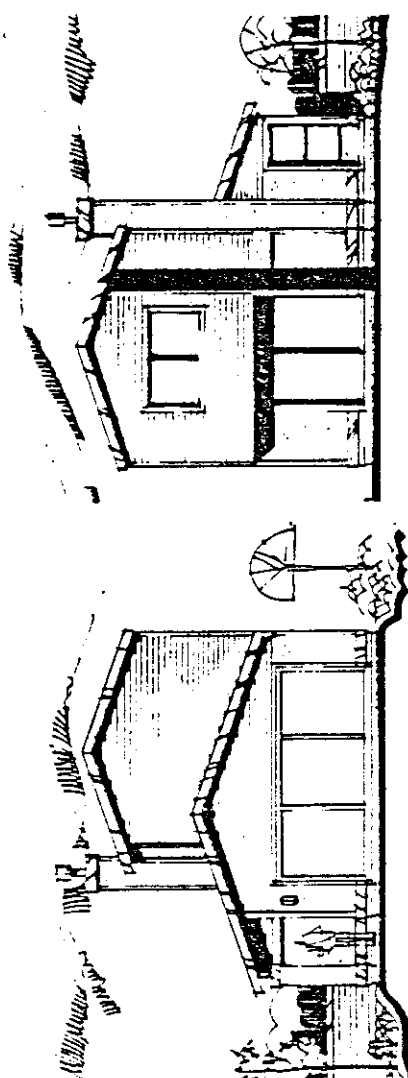
CEDAR LEAF HOUSING WEISE INC.



UNIT B

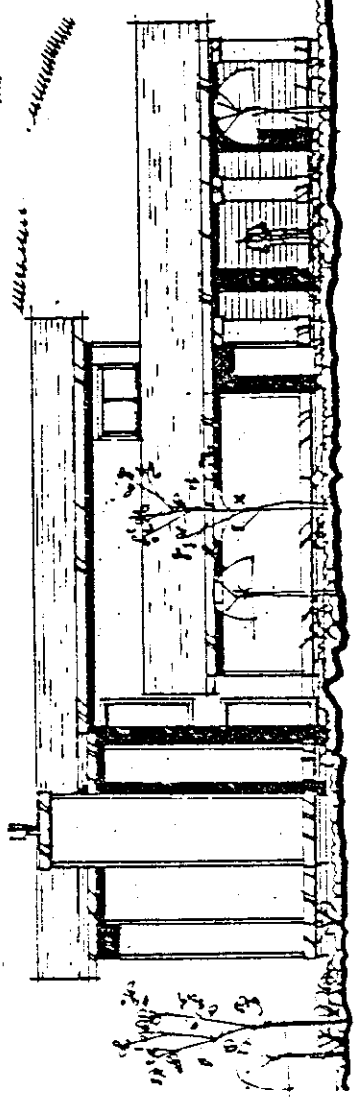


ORIGINAL PLANS



REAR

FRONT



SIDE

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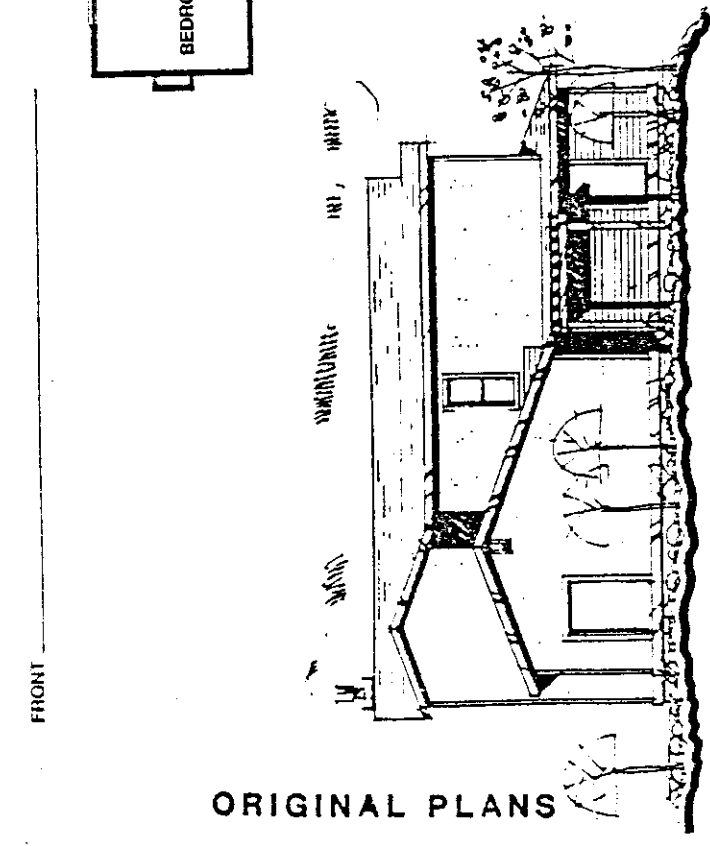
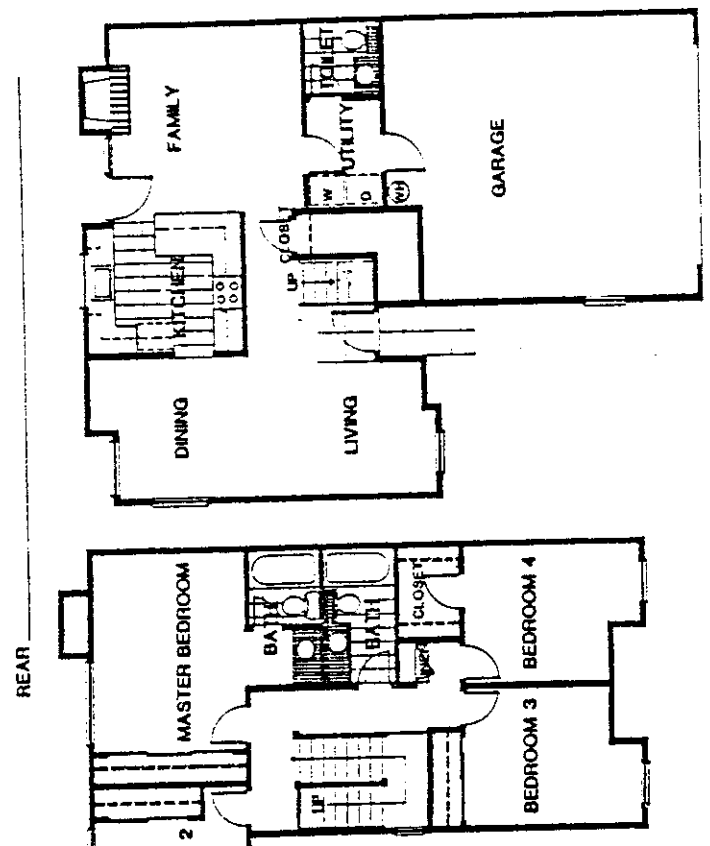
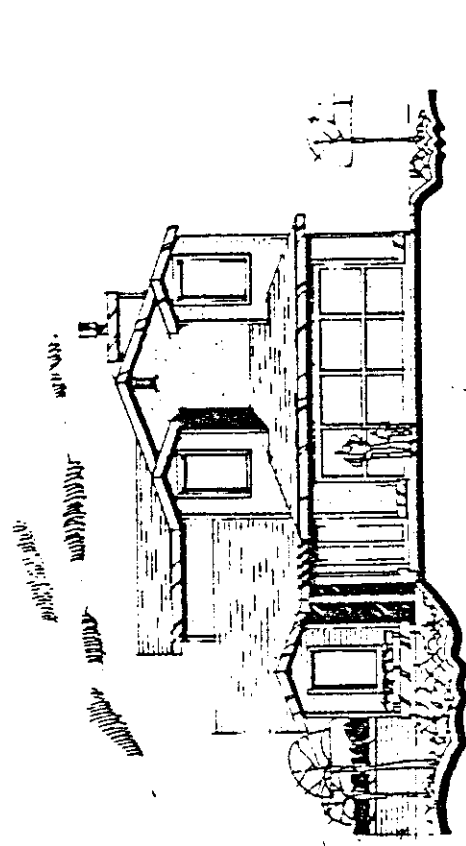
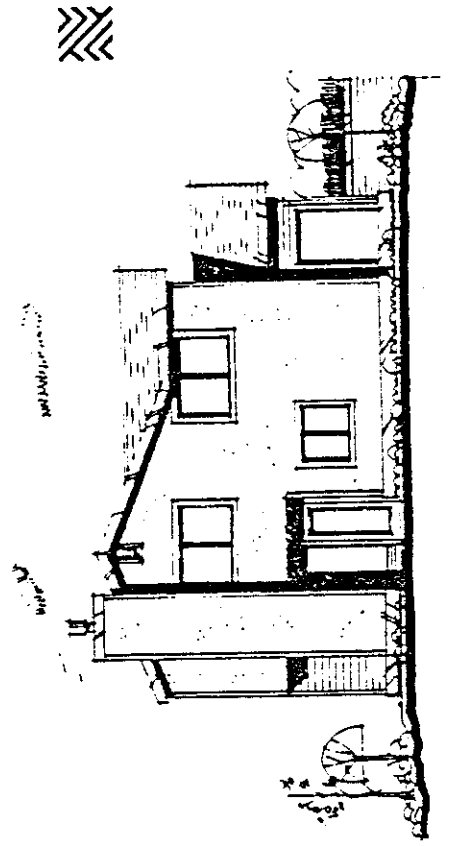
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Vitello - Melys - Inc.

1-20-84

CEDAR LEAF HOUSING WEISE INC.



FIRST FLOOR

SECOND FLOOR

UNIT A

ORIGINAL PLANS

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