

City Planning Commission
Sacramento, California

Members in Session:

- SUBJECT:**
- A. Negative Declaration.
 - B. General Plan Amendment for 8.4± vacant acres from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na).
 - C. South Sacramento Community Plan Amendment for 8.4± vacant acres from Residential (11-21 du/na) to Residential (7-15 du/na).
 - D. Rezone of 8.4± vacant acres from Multiple Family (Laguna Meadows Planned Unit Development) (R-2B{PUD}) to Single Family Alternative (Laguna Meadows Planned Unit Development (R-1A{PUD})).
 - E. Special Permit to develop 62 single family residences on 8.4± vacant acres in the proposed Single Family Alternative (PUD) (R-1A{PUD}) zone.
 - F. Tentative Map to subdivide 8.4± vacant acres into 65 parcels, 62 petite lots for single family development and three lots for landscaping along Center Parkway, in the proposed Single Family Alternative (PUD) (R-1A{PUD}) zone.
 - G. Laguna Meadows Planned Unit Development Schematic Plan Amendment for 8.4± vacant acres to be amended from Multiple Family Residential to Single Family Residential.
 - H. Subdivision Modification to create 3 through lots. (Withdrawn).

LOCATION: East side of Center Parkway, approximately 1,500 feet south of Jacinto Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide one parcel into 65 parcels to develop 62 single family residences.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
South Sacramento Community Plan Designation:	Residential (11-21 du/na)
Existing Zoning of Site:	R-2B(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Laguna Creek Floodway; A
South:	Vacant; OB(PUD) & SC(PUD)
East:	Vacant; OB(PUD)
West:	Vacant; A

Property Dimensions:	Irregular
Property Area:	8.4± gross acres
	5.8± net acres

APPLC.NO. P90-420

MEETING DATE May 23, 1991

ITEM NO. 8

Laguna Meadows PUD Density:	20 du/na
Density of Proposed Development:	10.7 du/na
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood Siding
Roof Materials:	Unknown

BACKGROUND INFORMATION: On May 9, 1991, the proposed project was scheduled for hearing by the Planning Commission with a recommendation of denial by staff. The applicant has subsequently met with staff to add provisions to the proposed development which have modified staff's recommendation. The following report discusses the proposal and staff's analysis.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 27, 1991, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend denial of the tentative map due to its inconsistency with the General Plan, South Sacramento Community Plan and the multiple family zoning. The technical issues of the tentative map were, however, discussed. The conditions are listed below as Tentative Map Conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 8.4± gross acres in the Multiple Family (PUD) (R-2B{PUD}) zone. The General Plan designates the site Medium Density Residential (16-29 du/na). The South Sacramento Community Plan designates the site Residential (11-21 du/na). The surrounding land use and zoning includes Laguna Creek Floodway, zoned A, to the north; vacant land, zoned OB(PUD) and SC(PUD), to the south; vacant land, zoned OB(PUD), to the east; and vacant land, zoned A, to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide the 8.4± gross acres (5.8± net acres) into 65 parcels, 62 petite single family lots and three lots for landscaping along Center Parkway. The applicant's request requires a rezone, an amendment to both the General Plan and South Sacramento Community Plans, as well as an amendment of the Laguna Meadows Planned Unit Development Schematic Plan. The applicant is also requesting a special permit to develop the 62 single family residences in the R-1A(PUD) zone.

C. Policy Considerations

Density reduction proposals approved since the adoption of the 1988 Sacramento General Plan Update (SGPU) have resulted in a net reduction of approximately 800 units in the total potential housing supply and 1000 units in the potential multi-family housing supply. The City continues to receive numerous requests for the density reductions of multiple family zoned property which may result in the potential net loss of another 1700 total units and 2200 potential multi-family units (equivalent to 25% of the citywide unconstrained vacant multi-family land supply). Most of the density reduction activity is within the southern half of the City.

In general, goals and policies relating to housing, affordable housing stock, air quality, and transportation systems may be impacted by the approval of further residential density reductions. Policies in the General Plan and goals in South Sacramento Community Plan support a mixture of housing types in appropriate locations, particularly within public transportation corridors. More specifically, it is the policy of the City that adequate housing opportunities be provided for all income households and that projected housing needs are accommodated. A housing goal in the South Sacramento Community Plan is to encourage more variation of housing types to meet the housing and income needs of all households. It was a finding at the adoption of the South Sacramento Community Plan that housing affordable to lower income households was needed in

the community plan area.

The applicants proposal requires rezoning from Multiple Family Residential to Single Family Alternative. Also necessary are General Plan and South Sacramento Community Plan Amendments to allow for a reduction in density. On April 25, 1991, Planning staff presented a report to the Planning Commission which outlined recommended criteria for considering density reductions. On June 6, 1991, the Planning Commission is to again hear public testimony regarding a policy addressing density reduction proposals. The policy recommended by staff includes requirements for a project to provide 15% of the housing units affordable to median income households or a second housing type. The recommended policy also includes the applicant funding a portion of a study which addresses the possibility of increasing residential densities along light rail corridors. On June 6, 1991, the Planning Commission is to again hear public testimony regarding a policy addressing density reduction proposals. Although the proposal results in the loss of units, the project developer has agreed to provide 15 percent (9 units minimum) of the residential units to median income households as well as fund a portion of the housing study. Based upon this agreement, staff recommends approval of the rezone and plan amendments. Additionally, the type of housing being provided is not something readily available in the surrounding area. Regional Transit has also recommended a density of 9 dwelling units per net acre for projects within walking distance of a bus route. The 10.7 du/na density of this project meets this requirement.

D. Site Plan Design

The applicant has requested the project be developed under the R-1A zoning which allows flexibility in terms of building setbacks and requires a special permit for the development. The single family residences are located on parcels which are typically 60 feet by 60 feet. The applicant proposes front building setbacks a minimum of 18 feet, with the garages setback to 20 feet. The typical rear yard setback ranges from 12 to 15 feet. The applicant also proposes a zero-lot-line concept for four parcels in the center of the development which have lot depths of only 55 feet. These lots have units attached at the rear as opposed to the usual side. The rear wall of the garage is located on the property line which allows for a larger usable rear yard for lots with shallow depth. The side setbacks for all the units are a minimum of five feet. There are also four parcels which contain attached garages. Staff has no objection to the two garages being attached. The R-1A zoning allows a maximum of 40 percent lot coverage. Staff has no objections to the location of the homes as per the plans submitted.

The applicant has provided 25 foot landscape parcels along Center Parkway. This 25 feet shall be landscaped and irrigated with a combination of turfed undulating berms, 15 gallon trees and 1 and 5 gallon shrubs. A landscape plan should be submitted for review and approval of the Planning Director prior to the issuance of Building Permits. Also required is a six foot noise barrier along the property line of the residential uses. The noise barrier should be a decorative masonry wall located 25 feet from the Center Parkway right-of-way. The materials and design of this wall should be submitted in conjunction with the landscape plan for review by the Planning Director.

E. Building Design

The 62 single family residences contain approximately 1,500 square feet and are two stories in height. The applicant has submitted front elevations which consist of wood siding with masonry accents. Staff recommends a master plan be submitted for the entire site showing which of the several models will be located on each lot. Detailed elevations of all four sides will need to be provided for each model. Staff suggests the exterior building materials consist of horizontal wood siding, stucco or other masonry material. The roof materials should consist of tile or wood shake. No vertical T1-11 wood siding or composition shingle should be provided. The master plan and complete elevations shall be submitted for review and approval by the Planning Director prior to the issuance of Building Permits.

F. Tentative Map

The proposed tentative map includes 62 single family lots and three landscape lots along Center Parkway. The access to the residential parcels is a loop street as access to the site. The typical lot size is 60 feet by 60 feet. Staff recommends approval of the proposed tentative map for a single family subdivision due to its consistency with the amended multiple family zoning and plan designations of the site.

G. Agency Comments

The proposed project was reviewed by various City departments and other affected agencies. The comments regarding the tentative map proposal are listed as tentative map conditions. The following are general comments received regarding the proposal:

South Sacramento Community Planning Advisory Council

Recommendation of approval conditioned on the following:

1. Written agreement by the developers to be bound to the latest Elk Grove Unified School District impaction fees as adopted by Board of Supervisors.
2. Traffic control on Center Parkway to minimize left turn movements.
3. Pedestrian/bicycle way between lots 21 and 22 to reduce vehicular requirements for children attending school.
4. Home Owner's Association maintenance agreement for front yards to promote uniform treatment of yards so tightly packed.

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. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the mandatory 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 mandatory mitigation measures are listed below.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the General Plan Amendment from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na) and forward to City Council;
- C. Recommend approval of the South Sacramento Community Plan Amendment from Residential (4-8 du/na) and Residential (11-21 du/na) to Residential (7-15 du/na) and forward to City Council;
- D. Recommend approval of the Rezone from R-2B(PUD) to R-1A(PUD) subject to conditions and forward to City Council;
- E. Approve the Special Permit to develop 62 single family residences subject to conditions based upon findings of fact which follow;
- F. Recommend approval of the Tentative Map to subdivide 8.4± vacant acres into 65 parcels subject to conditions and forward to City Council;

G. Recommend approval of the Laguna Meadows Planned Unit Development Schematic Plan Amendment from Multiple Family Residential to Single Family Residential and forward to City Council.

H. Withdraw the Subdivision Modification to create 3 through lots.

Conditions - Rezone

1. The applicant shall enter into an appropriate agreement with the City to assure that 15 percent (9 units) of the housing units are priced at levels affordable to median income households as detailed in Exhibit I. An agreement to this effect shall be submitted to the City Attorney, Planning Director and the Sacramento Housing and Redevelopment Agency for review and approval prior to the recordation of the final map.
2. The applicant shall enter into an agreement with the City to pay the project's full pro-rated share (\$5,900) of a study relating to increasing residential densities along transit corridors. Payment is to occur at the time of the recordation of the final subdivision map or commencement of the study, whichever occurs first.

Conditions - Special Permit

1. The front setbacks shall be varied with a minimum of 18 feet provided. The garages shall be setback 20 feet. Side yard setbacks shall be a minimum of 5 feet and rear yard setbacks shall be a minimum of 12 feet. Lot coverage shall not exceed 40 percent.
2. The 25 foot landscape parcels along Center Parkway shall be landscaped and irrigated with a combination of turfed undulating berms, 15 gallon trees and 1 and 5 gallon shrubs. A landscape plan shall be submitted for review and approval of the Planning Director prior to the issuance of Building Permits.
3. A six foot high noise barrier shall be provided along the property line of the residential uses adjacent to Center Parkway as required by the mandatory mitigation measures. The noise barrier shall be a decorative masonry wall located 25 feet from the Center Parkway right-of-way. The materials and design of this wall shall be submitted in conjunction with the landscape plan for review of the Planning Director prior to the issuance of Building Permits.
4. The applicant shall submit a master plan for the entire site showing which of the several models will be located on each lot. Detailed elevations of all four sides shall be provided for each model. The exterior building materials shall consist of horizontal wood siding, stucco or other masonry material. The roof materials shall consist of tile or wood shake. No vertical T1-11 wood siding or composition shingle shall be provided. The master plan and complete elevations shall be submitted for review and approval of the Planning Director prior to the issuance of Building Permits.

Conditions - Tentative Map

1. Provide standard improvements pursuant to Section 40.811 of the City Code. Access from Center Parkway will be limited to right turns in and out only. Both access streets shall intersect Center Parkway at 90 degrees to the satisfaction of the Traffic Engineer and shall be a 50 foot right of way for a minimum of 200 feet east of Center Parkway;
2. The applicant shall construct all remaining improvements of Center Parkway adjacent to this parcel including median islands and roadway west of median islands;
3. Submit a soils test prepared by a registered engineer to be used in street design;

4. Prepare a sewer and drainage study for the review and approval of the City Engineer;
5. Sewer may require offsite extensions and oversizing. Storm drainage discharge of locations shall be approved by the Department of Public Works;
6. Developer shall join the Subdivision Landscape Maintenance District or other suitable entity, for the maintenance of landscaping, irrigation and masonry walls in the areas designated as and "25 foot landscape easement". Easement shall be dedicated to the City. Developer shall maintain the landscaping, irrigation and masonry walls for two (2) years or until a maintenance district is formed (whichever is less). The two (2) year period shall begin following acceptance by the City (Issuance of a notice of completion) of all landscape and irrigation and masonry wall improvements;
7. Applicant shall join the Laguna Creek Maintenance District;
8. Coordinate with County Sanitation District;
9. Meet all conditions of the existing Laguna Meadows Planned Unit Development;
10. City may enter into a reimbursement agreement for overwidth pavement construction on Center Parkway;
11. Pay off existing assessments or file necessary segregation request and pay fees, if any;
12. 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;
13. Dedicate a standard 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways.
14. Place a note on the final map: The applicant shall comply with all Elk Grove Unified School District requirements prior to the issuance of Building Permits.
15. Place a note on the final map: The applicant shall comply with the mandatory mitigation measures of the Negative Declaration on file with the City Planning Division (P90-420).
16. Place a note on the final map: The applicant shall enter into an appropriate agreement with the City to assure that 15 percent (9 units) of the housing units are priced at levels affordable to median income households as detailed in Exhibit I. An agreement to this effect shall be submitted to the City Attorney, Sacramento Housing and Redevelopment Agency, and Planning Director for review and approval prior to the recordation of the final map.
17. Place a note on the final map: The applicant shall enter into an agreement with the City to pay the project's full pro-rated share (\$5,900) of a study relating to increasing residential densities along transit corridors. Payment is to occur at the time of the recordation of the final subdivision map or commencement of the study, whichever occurs first.

Mandatory Mitigation Measures

1. 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:

- o 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%.
 - o Cover stockpiles of sand, soil, and similar materials with a tarp.
 - o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
2. A 6 foot high noise barrier shall be constructed along the property line on Center Parkway. The barrier should extend along the west property lines of lots 1, 61, 40, and 39. Specifically, for lots 1 and 39 the wall must begin at the front set back and wrap around the rear lot lines for a minimum of 15 feet.
3. Barrier materials must be massive and airtight with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels and 3/4" plywood sheathing with caulked overlapping joints.
4. The plans for the wall shall be shown on the improvement plans for the subdivision.
5. In order to reduce the interior Ldn noise level the applicant has agreed to the following mitigation:
- o All joints in exterior walls shall be grouted or caulked airtight.
 - o All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
 - o Window or through-the-wall ventilation and air condition units shall not be permitted.
 - o All sleeping spaces shall be provided with carpet and pad.
 - o There shall be no through-the-door or through-the-wall mail or paper chutes.
 - o Basic exterior wall construction shall include as a minimum the following or a combination of materials with equal or greater weight per square foot, e.g. stucco or lap siding:
 - a. 2' x 4' wood studs
 - b. R-11 insulation in the cavities
 - c. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
 - d. The exterior shall be finished with a minimum 5/8" wood paneling or siding plus either 1/2" insulation board or 3/8" structural plywood.
 - o Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-30 insulation in the ceiling.
 - o The roof shall be finished with a minimum 5/8" particle board or plyboard of equivalent surface weight, minimum 15 lb. felt paper and minimum 240 lb/square composition shingles or

equivalent.

- a. Skylights shall not be used unless they have an STC rating of 30 or better.
- o Fireplaces are not recommended because the chimney serves as a conduit for the 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. Thus, if they are included in the design, they shall contain a fully operable damper that closes completely.
- o Windows shall have a minimum STC rating of 28.
 - a. Windows must comprise less than 16 percent of bedroom floor area and less than 19 percent of large living areas.
 - b. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
 - c. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.
 - d. Windows in the living room, dining room and kitchen have a partial view of the road which requires them to have a minimum STC rating of 28.
- o All hinged exterior doors shall have a minimum STC rating of 28.
 - a. Exterior doors shall include full perimeter seals as required to achieve the STC rating.
- o Sliding glass doors shall have a minimum STC rating of 29.
- o A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
- o Gravity vent openings in attic space shall not exceed code minimum in size and number.
- o If a fan is used for forced ventilation, the attic inlet and discharge opening shall be fitted with a minimum 20 gauge sheet metal transfer ducts a minimum of 5 feet long.
 - a. The transfer ducts shall have a minimum 1" duct lining.
 - b. Each duct shall have a lined 90° bend in the duct such that there is no direct line of sight from the exterior through the duct in to the attic.
- o All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 foot duct.
 - a. The ducts shall have a minimum 1" duct lining.
 - b. Each duct shall have a lined 90° end in the duct such that there is no direct line of sight from the interior to the exterior through the duct with the exception of the kitchen range exhaust.
- o Materials for the interior sound reduction should be the materials that are listed herein, or materials that will accomplish the same effect.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation

measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

Findings of Fact - Special Permit

1. The proposed project is based upon sound principles of land use in that the single family residential development is compatible with the single family development north of Laguna Creek.
2. The proposed project will not be detrimental to the public health, safety and welfare to the neighboring properties in that:
 - a. a two-car garage is provided for each unit; and
 - b. affordable ownership housing is being provided.
3. The proposed project is consistent with the General Plan and South Sacramento Community Plan, as well as the Laguna Meadows Planned Unit Development as amended.

CITY OF SACRAMENTO PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Morton & Pitalo, Inc., 1430 Alhambra Boulevard, Sacramento, California 95816
OWNER Florn Investment Co., P.O. Box 255009, Sacramento, California 95865
PLANS BY Morton & Pitalo, Inc., 1430 Alhambra Boulevard, Sacramento, California 95816
FILING DATE October 30, 1990 **ENVIR. DET.** Negative Declaration **REPORT BY** CG
ASSESSOR'S PCL. NO. 117-0211-011, 014, 023

APPLICATION:

- A. Negative Declaration.
- B. General Plan Amendment for 8.4± vacant acres from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na).
- C. South Sacramento Community Plan Amendment for 8.4± vacant acres from Residential (11-21 du/na) to Residential (7-15 du/na).
- D. Rezone of 8.4± vacant acres from Multiple Family (Laguna Meadows Planned Unit Development) (R-2B{PUD}) to Single Family Alternative (Laguna Meadows Planned Unit Development) (R-1A{PUD}).
- E. Special Permit to develop 62 single family residences on 8.4± vacant acres in the proposed Single Family Alternative (PUD) (R-1A{PUD}) zone.
- F. Tentative Map to subdivide 8.4± vacant acres into 65 parcels, 62 petite lots for single family development and three lots for landscaping along Center Parkway, in the proposed Single Family Alternative (PUD) (R-1A{PUD}) zone.
- G. Laguna Meadows Planned Unit Development Schematic Plan Amendment for 8.4± vacant acres to be amended from Multiple Family Residential to Single Family Residential.

LOCATION: East side of Center Parkway, approximately 1,500 feet south of Jacinto Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide one parcel into 65 parcels to develop 62 single family residences.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
South Sacramento Community Plan Designation:	Residential (11-21 du/na)
Existing Zoning of Site:	R-2B(PUD)
Existing Land Use of Site:	Vacant

APPLC. NO. P90-420

MEETING DATE May 9²³, 1991

ITEM NO. 4

Surrounding Land Use and Zoning:

North: Laguna Creek Floodway; A
 South: Vacant; OB(PUD) & SC(PUD)
 East: Vacant; OB(PUD)
 West: Vacant; A

Property Dimensions:	Irregular
Property Area:	8.4± gross acres
	6.9± net acres
Laguna Meadows PUD Density:	20 du/na
Density of Proposed Development:	9.0 du/na
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood Siding
Roof Materials:	Unknown

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 27, 1991, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend denial of the tentative map due to its inconsistency with the General Plan, South Sacramento Community Plan and the multiple family zoning. The technical issues of the tentative map were, however, discussed. The comments are listed below under Agency Comments.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 8.4± gross acres in the Multiple Family (PUD) (R-2B(PUD)) zone. The General Plan designates the site Medium Density Residential (16-29 du/na). The South Sacramento Community Plan designates the site Residential (11-21 du/na). The surrounding land use and zoning includes Laguna Creek Floodway, zoned A, to the north; vacant land, zoned OB(PUD) and SC(PUD), to the south; vacant land, zoned OB(PUD), to the east; and vacant land, zoned A, to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide the 8.4± gross acres (6.9± net acres) into 65 parcels, 62 petite single family lots and three lots for landscaping along Center Parkway. The applicant's request requires a rezone, an amendment to both the General Plan and South Sacramento Community Plans, as well as an amendment of the Laguna Meadows Planned Unit Development Schematic Plan. The applicant is also requesting a special permit to develop the 62 single family residences in the R-1A(PUD) zone.

C. Staff Analysis

Policy Considerations:

Staff does not support the proposed Plan Amendments or the request for a rezone. Density reduction proposals approved since the adoption of the 1988 Sacramento General Plan Update (SGPU) have resulted in a net reduction of approximately 800 units in the total potential housing supply and 1000 units in the potential multi-family housing supply. The City continues to receive numerous requests for the density reductions of multiple family zoned property which will result in the potential net loss of another 1700 total units and 2200 potential multi-family units (equivalent to 25% of the citywide unconstrained vacant multi-family land supply). Most of the density reduction activity is within the southern half of the City. Approval of these requests would eliminate 57% of the remaining multiple family sites in South Sacramento and create a net loss of 1,578 units

in the potential supply. A reduction in the housing supply of this magnitude would further exacerbate the jobs-to-housing imbalance. In addition, a reduction in housing units may cause rents to increase and vacancy rates to drop as the demand for rental housing rises along with Sacramento's population and job growth. The proposed project will result in a potential housing loss of 108 units. The recent requests are inconsistent with the General Plan and the South Sacramento Community Plan policies already in place.

In general, goals and policies relating to housing, affordable housing stock, air quality, and transportation systems may be impacted by the approval of further residential density reductions. Policies in the General Plan and goals in South Sacramento Community Plan support a mixture of housing types in appropriate locations, particularly within public transportation corridors. More specifically, it is the policy of the City that adequate housing opportunities be provided for all income households and that projected housing needs are accommodated. A housing goal in the South Sacramento Community Plan is to encourage more variation of housing types to meet the housing and income needs of all households. It was a finding at the adoption of the South Sacramento Community Plan that housing affordable to lower income households was needed in the community plan area. For example, typical sales prices for new comparable homes in the Laguna area (1,500 square feet) are \$139,034. The affordable price for a median income family of four is \$127,305. The average rental rates for the South Sacramento area range from \$413 to \$505 depending on the unit type.

Lastly, higher residential densities along established bus routes are essential to attract sufficient ridership. Sufficient local fare box revenue will be necessary to secure federal and state matching funds for the RT system expansion and meet mandated air quality standards for the Sacramento Air Basin. RT encourages a minimum of 9 units per net acre for projects within walking distance of bus routes. Although the 9 du/na density of this project meets that goal, staff feels the site considerations discussed below make the single family development undesirable. The current bus route travels south along Center Parkway to Calvine Road east, and south again on Bruceville Road.

The City Planning Commission is scheduled to hear additional public testimony regarding the density reduction policy (M91-018) on May 30, 1991. There are three policy options proposed by staff in evaluating density reduction proposals. These include supporting all the proposals, supporting selected proposals, and opposing all proposals except those within selected infill areas. Staff has recommended the option of supporting selected density reductions be the chosen policy option. This policy recommendation supports density reductions which provide at least 15 percent of the housing opportunities affordable to median income households (Exhibit I), and asks the applicants to help fund a land use evaluation to transfer the potential housing loss to sites along transportation corridors.

Site Considerations:

The subject site is designated Medium Density Residential (16-29 du/na) in the General Plan and Residential (11-21 du/na) in the South Sacramento Community Plan. The site is also within the Laguna Meadows Planned Unit Development, designated as multi-family for 170 units. In this designation, townhouses, condominiums and garden apartments are permitted. The applicant is requesting to redesignate the site for a single family development, in conflict with all the plan designations. The Laguna Meadows Planned Unit Development was approved by Planning Commission and City Council in 1988. It was with this proposal that the subject parcel was designated for 170 units, a density of 20 units per acre. This PUD designation application also amended the South Sacramento Community Plan to the current 11-21 du/na.

The site is an ideal location for multi-family development because there are components in the area which support higher density developments. The components considered when siting higher density housing sites are: close proximity to major arterials and freeways; surrounding land uses; zoning designations; commercial services; and transportation corridors. The subject site is a desirable site for multiple family development and meets the criteria because it is in close proximity to major transportation corridors (bus route), arterials (Center Parkway) and a freeway (Highway 99). The subject site is also directly adjacent to a proposed commercial center to the south. A multiple family housing site in this location could be a buffer between the single family

development to the north and the commercial and office development to the south and east. In addition, the Calvine Road area does not have an overconcentration of apartments. The PUD guidelines also ensure quality with requirements for a special permit to review site and building design.

The site is also a long, narrow site with limited frontage on Center Parkway. The size and shape constraints make single family development difficult on this parcel. The submitted plans indicate a typical single family lot to be 60 feet by 58 feet. The setbacks are a minimum of 18 feet in the front and 12 feet in the rear, with 5 feet on either side. These setbacks, especially the rear setback along the southern property line adjacent to the proposed commercial development, are not adequate. A multiple family use on the site could better incorporate open space and amenities into the development.

Summary:

Staff finds that approval of this density reduction will set a precedent for future plan reductions in density for parcels which meet the site consideration criteria, such as being on a transportation corridor and proximity to commercial. In addition, approval of density reduction proposals on sites designated for higher residential density could jeopardize the City's ability to provide an adequate supply of land for the projected housing units needed through 1996. Furthermore, approval of the proposal could endanger the City's ability to provide affordable housing opportunities to very low, low and moderate income households.

Lastly, the proposed plan amendments and rezone request is inconsistent with adopted goals and policies in both the General Plan and South Sacramento Community Plan. The proposed project would underutilize the site. Staff finds the site is well suited for multiple family housing and finds a need for such housing in the area. The existing nearby bus route, nearby freeway and major arterial, adjacent proposed shopping center are components which further support multiple family development and the goals and policies identified in the Plans. Staff, therefore, recommends that the proposed plan amendments and rezone request be denied.

D. Tentative Map

Staff recommends denial of the proposed tentative map for a single family subdivision due to its inconsistency with the multiple family zoning and plan designations of the site.

E. Agency Comments

The proposed project was reviewed by various City departments and other affected agencies. The following are comments regarding the tentative map proposal:

Engineering Development Services

1. Provide standard improvements pursuant to Section 40.811 of the City Code. Access from Center Parkway will be limited to right turns in and out only. Both access streets shall intersect Center Parkway at 90 degrees to the satisfaction of the Traffic Engineer and shall be a 50 foot right of way for a minimum of 200 feet east of Center Parkway;
2. The applicant shall construct all remaining improvements of Center Parkway adjacent to this parcel including median islands and roadway west of median islands;
3. Submit a soils test prepared by a registered engineer to be used in street design;
4. Prepare a sewer and drainage study for the review and approval of the City Engineer;
5. Sewer may require offsite extensions and oversizing. Storm drainage discharge of locations shall be approved by the Department of Public Works;

6. Developer shall join the Subdivision Landscape Maintenance District or other suitable entity, for the maintenance of landscaping, irrigation and masonry walls in the areas designated as "park" and "25 foot landscape easement". Easement shall be dedicated to the City. Developer shall maintain the park site, landscaping, irrigation and masonry walls for two (2) years or until a maintenance district is formed (whichever is less). The two (2) year period shall begin following acceptance by the City (Issuance of a notice of completion) of all park, landscape and irrigation and masonry wall improvements;
7. Applicant shall join the Laguna Creek Maintenance District;
8. Coordinate with County Sanitation District;
9. Meet all conditions of the existing Laguna Meadows Planned Unit Development;
10. City may enter into a reimbursement agreement for overwidth pavement construction on Center Parkway;
11. Pay off existing assessments or file necessary segregation request and pay fees, if any;
12. 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;

Traffic Engineering

1. Center Parkway will have medians blocking left turn into and out of the proposed development.
2. All streets shall intersect at 90 degrees for a minimum length of one-half street width plus the radius of the curb return.
3. The proposed street intersecting with Center Parkway shall be 50 foot right-of-way width for a minimum of 200 feet east of Center Parkway.
4. Driveways shall be a minimum 20 feet long.

Waste Removal

This subdivision will be serviced by automated container pick-up service and can be done with existing equipments and work force.

SMUD

Dedicate a standard 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways.

County Environmental Health

Noise levels received on the proposed property (lots 1, 61, 40, and 39) should conform to Ldn levels specified by the Noise Element of the Sacramento City General Plan (future Center Parkway traffic noise source).

Elk Grove Unified School District

Place a note on the final map: The applicant shall comply with all Elk Grove Unified School District

requirements prior to the issuance of Building Permits.

South Sacramento Community Planning Advisory Council

Recommendation of approval conditioned on the following:

1. Written agreement by the developers to be bound to the latest Elk Grove Unified School District impaction fees as adopted by Board of Supervisors.
2. Traffic control on Center Parkway to minimize left turn movements.
3. Pedestrian/bicycle way between lots 21 and 22 to reduce vehicular requirements for children attending school.
4. Home Owner's Association maintenance agreement for front yards to promote uniform treatment of yards so tightly packed.

This proposal is just opposite of what we are trying to encourage in the nearby unincorporated area (Transit Oriented Development).

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. 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 will occur:

- 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:
 - o 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%.
 - o Cover stockpiles of sand, soil, and similar materials with a tarp.
 - o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. A 6 foot high noise barrier shall be constructed along the property line on Center Parkway. The barrier should extend along the west property lines of lots 1, 61, 40, and 39. Specifically, for lots 1 and 39 the wall must begin at the front set back and wrap around the rear lot lines for a minimum of 15 feet.
- C. Barrier materials must be massive and airtight with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels and 3/4" plywood sheathing with caulked overlapping joints.
- D. The plans for the wall shall be shown on the improvement plans for the subdivision.

APPLC.NO. P90-420

MEETING DATE ²³ May 9, 1991

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E. In order to reduce the interior Ldn noise level the applicant has agreed to the following mitigation:

- o All joints in exterior walls shall be grouted or caulked airtight.
- o All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- o Window or through-the-wall ventilation and air condition units shall not be permitted.
- o All sleeping spaces shall be provided with carpet and pad.
- o There shall be no through-the-door or through-the-wall mail or paper chutes.
- o Basic exterior wall construction shall include as a minimum the following or a combination of materials with equal or greater weight per square foot, e.g. stucco or lap siding:
 - a. 2' x 4' wood studs
 - b. R-11 insulation in the cavities
 - c. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
 - d. The exterior shall be finished with a minimum 5/8" wood paneling or siding plus either 1/2" insulation board or 3/8" structural plywood.
- o Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-30 insulation in the ceiling.
- o The roof shall be finished with a minimum 5/8" particle board or plyboard of equivalent surface weight, minimum 15 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
 - a. Skylights shall not be used unless they have an STC rating of 30 or better.
- o Fireplaces are not recommended because the chimney serves as a conduit for the 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. Thus, if they are included in the design, they shall contain a fully operable damper that closes completely.
- o Windows shall have a minimum STC rating of 28.
 - a. Windows must comprise less than 16 percent of bedroom floor area and less than 19 percent of large living areas.
 - b. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
 - c. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.
 - d. Windows in the living room, dining room and kitchen have a partial view of the road which requires them to have a minimum STC rating of 28.
- o All hinged exterior doors shall have a minimum STC rating of 28.
 - a. Exterior doors shall include full perimeter seals as required to achieve the STC rating.
- o Sliding glass doors shall have a minimum STC rating of 29.

- o A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
- o Gravity vent openings in attic space shall not exceed code minimum in size and number.
- o If a fan is used for forced ventilation, the attic inlet and discharge opening shall be fitted with a minimum 20 gauge sheet metal transfer ducts a minimum of 5 feet long.
 - a. The transfer ducts shall have a minimum 1" duct lining.
 - b. Each duct shall have a lined 90° bend in the duct such that there is no direct line of sight from the exterior through the duct in to the attic.
- o All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 foot duct.
 - a. The ducts shall have a minimum 1" duct lining.
 - b. Each duct shall have a lined 90° end in the duct such that there is no direct line of sight from the interior to the exterior through the duct with the exception of the kitchen range exhaust.
- o Materials for the interior sound reduction should be the materials that are listed herein, or materials that will accomplish the same effect.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

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

- A. Ratify the Negative Declaration;
- B. Recommend denial of the General Plan Amendment from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na) and forward to City Council;
- C. Recommend denial of the South Sacramento Community Plan Amendment from Residential (4-8 du/na) and Residential (11-21 du/na) to Residential (7-15 du/na) and forward to City Council;
- D. Recommend denial of the Rezone from R-2B(PUD) to R-1A(PUD) and forward to City Council;
- E. Deny the Special Permit to develop 62 single family residences based upon findings of fact which follow;
- F. Recommend denial of the Tentative Map to subdivide 8.4 ± vacant acres into 65 parcels and forward to City Council; and
- G. Recommend denial of the Laguna Meadows Planned Unit Development Schematic Plan Amendment from Multiple Family Residential to Single Family Residential and forward to City Council.

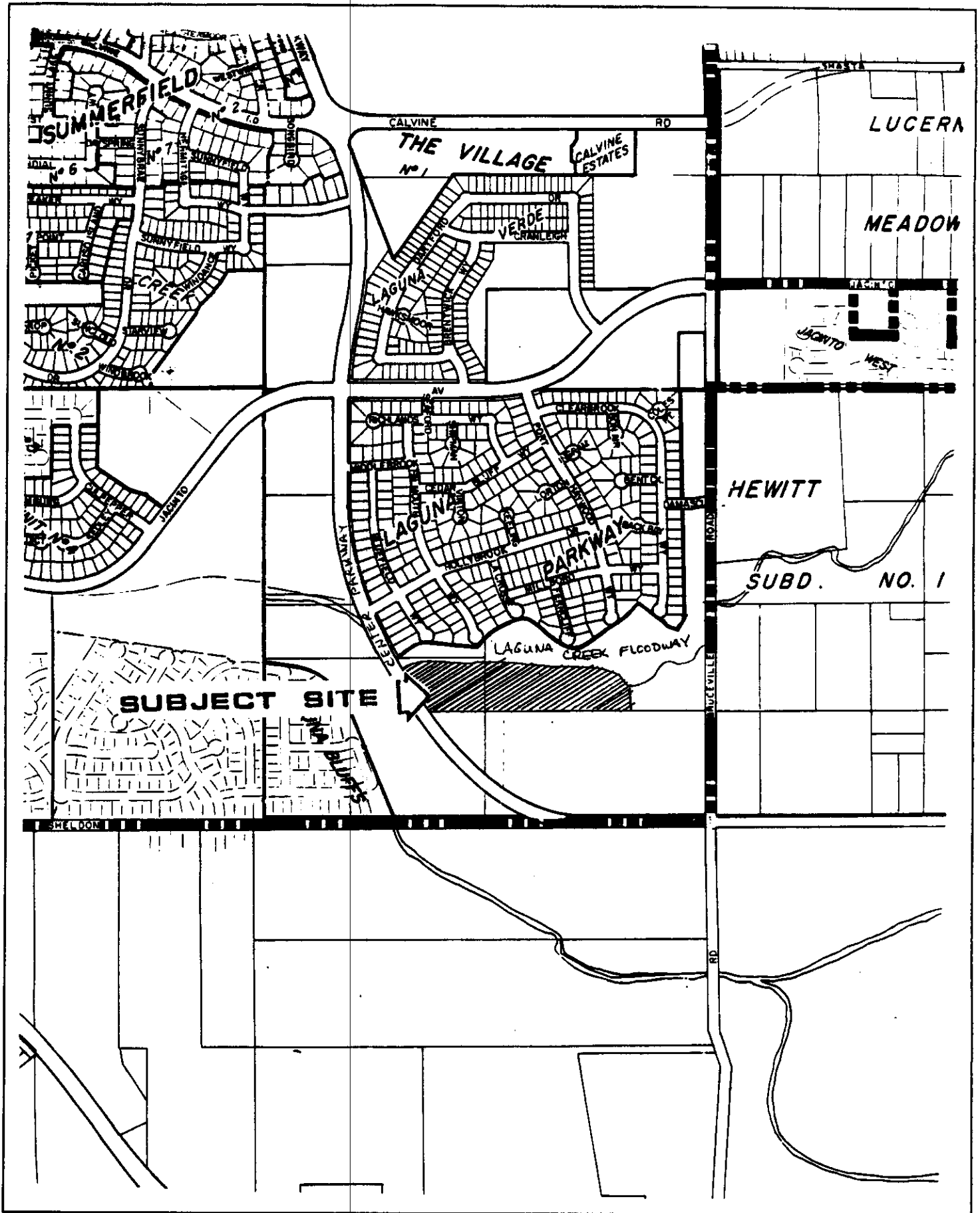
Findings of Fact - Special Permit

- 1. The proposed project is not based upon sound principles of land use in that the variety of housing needed within the City would not be provided and the site meets the criteria for location of multiple

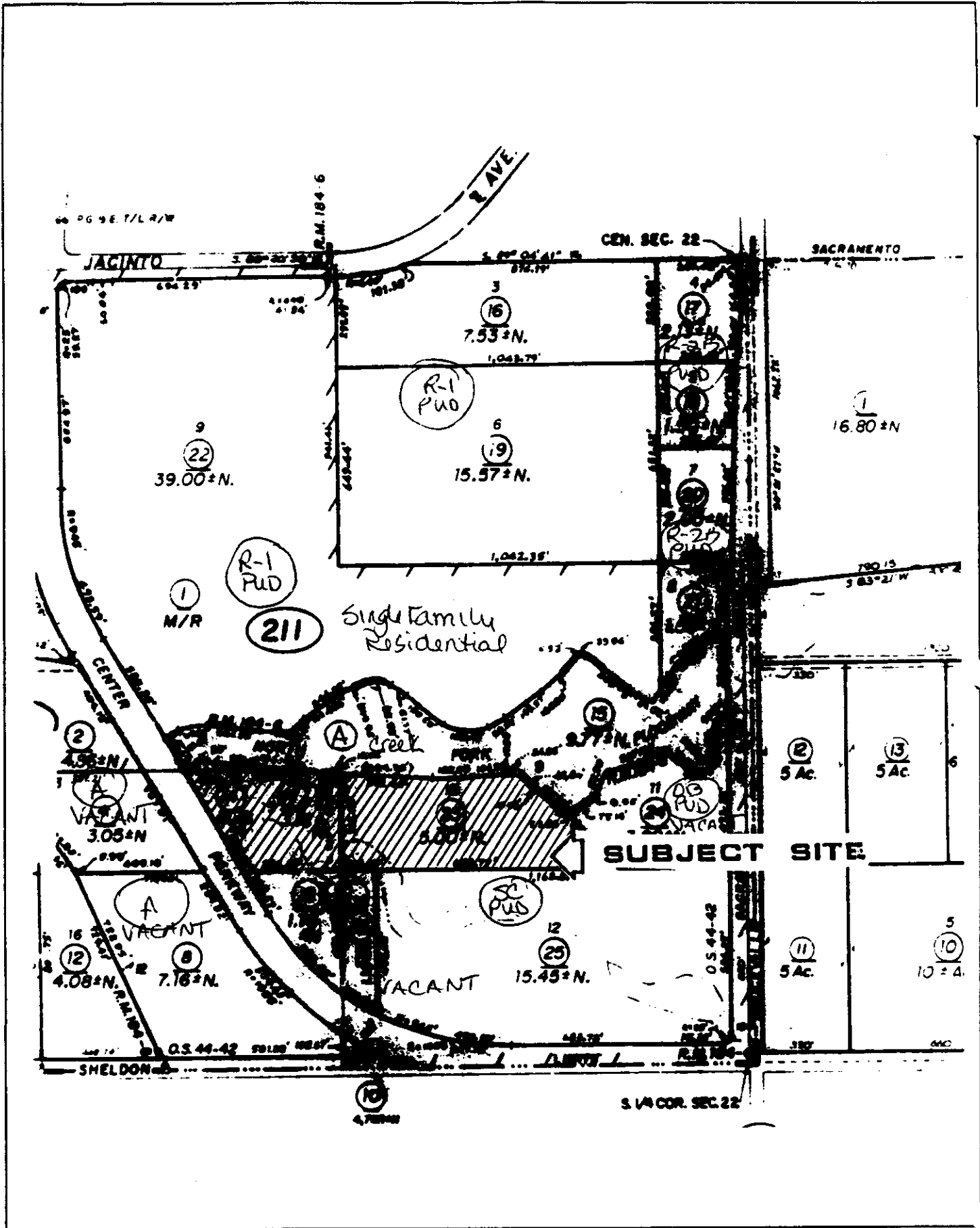
family housing.

2. The proposed project will be detrimental to the public health, safety and welfare to the neighboring properties in that:
 - a. air quality and transportation systems may be further impacted due to the underutilization of the site;
 - b. a mixed housing type and affordable housing is not being provided; and
 - c. a single family subdivision is not suitable on the subject site since components for a viable multiple family development exist in the area.

3. The proposed project is inconsistent with the General Plan and South Sacramento Community Plan, as well as the Laguna Meadows Planned Unit Development in that:
 - a. the proposed project is inconsistent with the goals and policies in the plans which state that adequate quality housing opportunities be provided for all income households, and that a variation of housing types be provided to meet very low, low and moderate households; and
 - b. both the General Plan and the South Sacramento Community Plan, as well as the Laguna Meadows PUD Schematic Plan, designate the site for medium density residential.



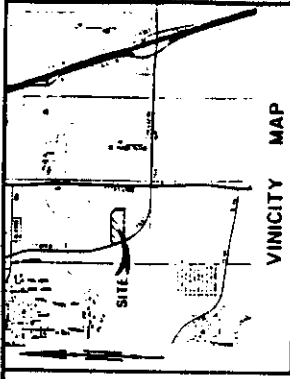
VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A

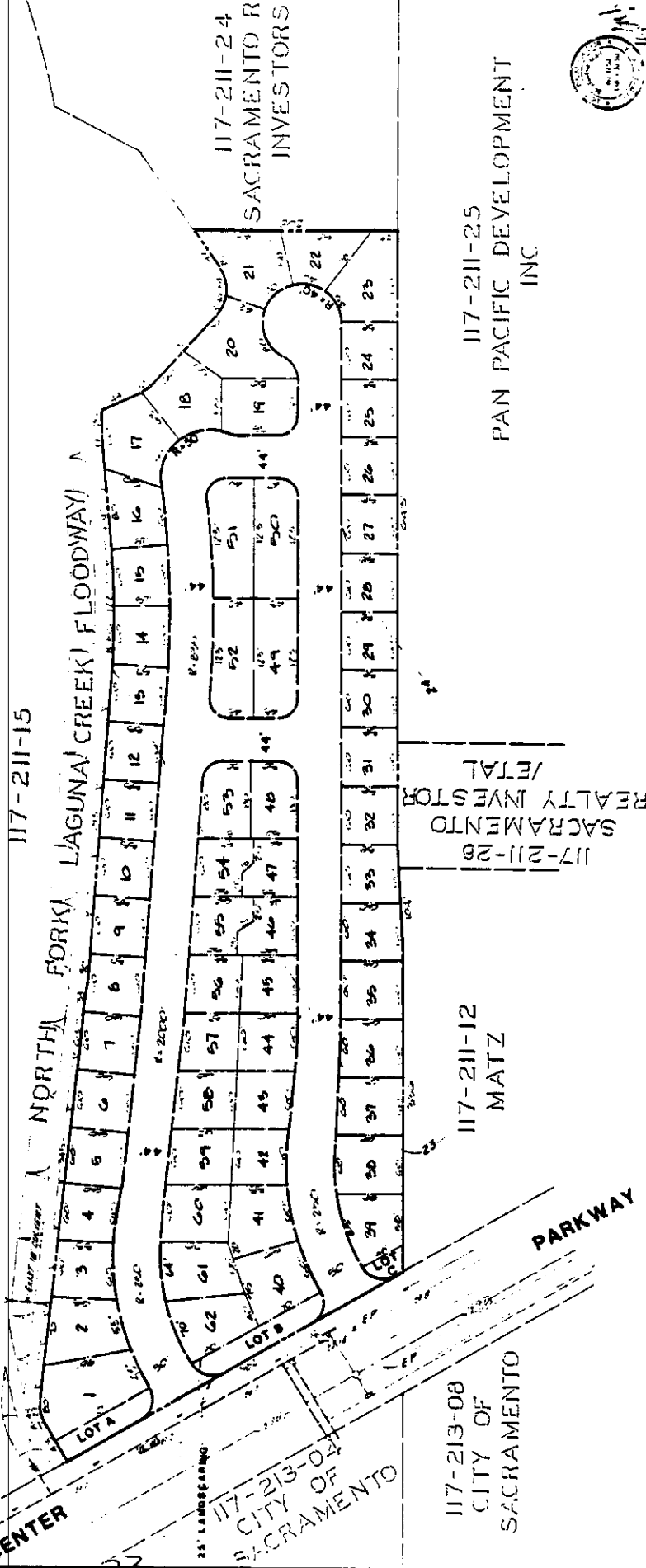
TENTATIVE MAP



ENGINEER
 DATE: 11-1-88
 SHEET: 1 OF 1
 PROJECT: LAGUNA CREEK FLOODWAY
 CITY: SACRAMENTO

CONSULTING ENGINEER
 DATE: 11-1-88
 SHEET: 1 OF 1
 PROJECT: LAGUNA CREEK FLOODWAY
 CITY: SACRAMENTO

DATE: 11-1-88
SHEET: 1 OF 1
PROJECT: LAGUNA CREEK FLOODWAY
CITY: SACRAMENTO



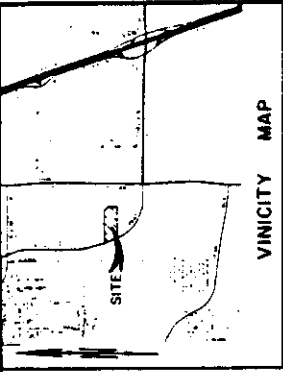
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PROJECT: LAGUNA CREEK FLOODWAY		TENTATIVE SUBDIVISION MAP	
CITY: SACRAMENTO		LAGUNA MEADOWS	

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EXHIBIT B

PLAN AMENDMENTS



VICINITY MAP

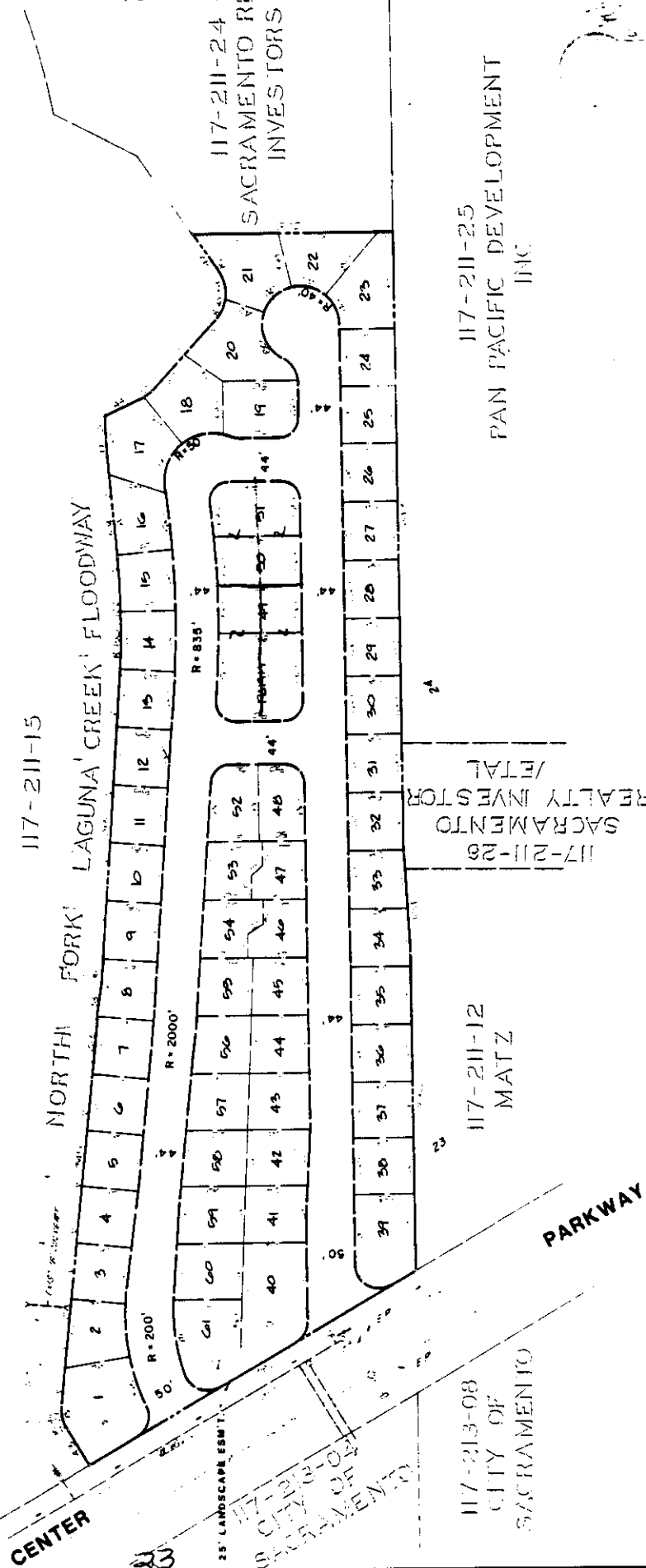
GPA
FROM: MEDIUM DENSITY
TO: LOW DENSITY

CPA
FROM: RESIDENTIAL (4-8, 11-21 DU/AC)
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SCALE: 1"=50'

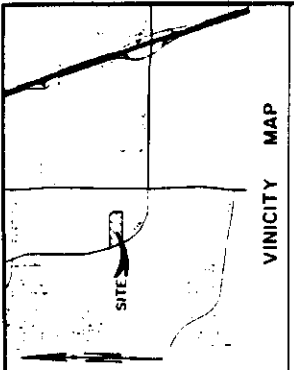


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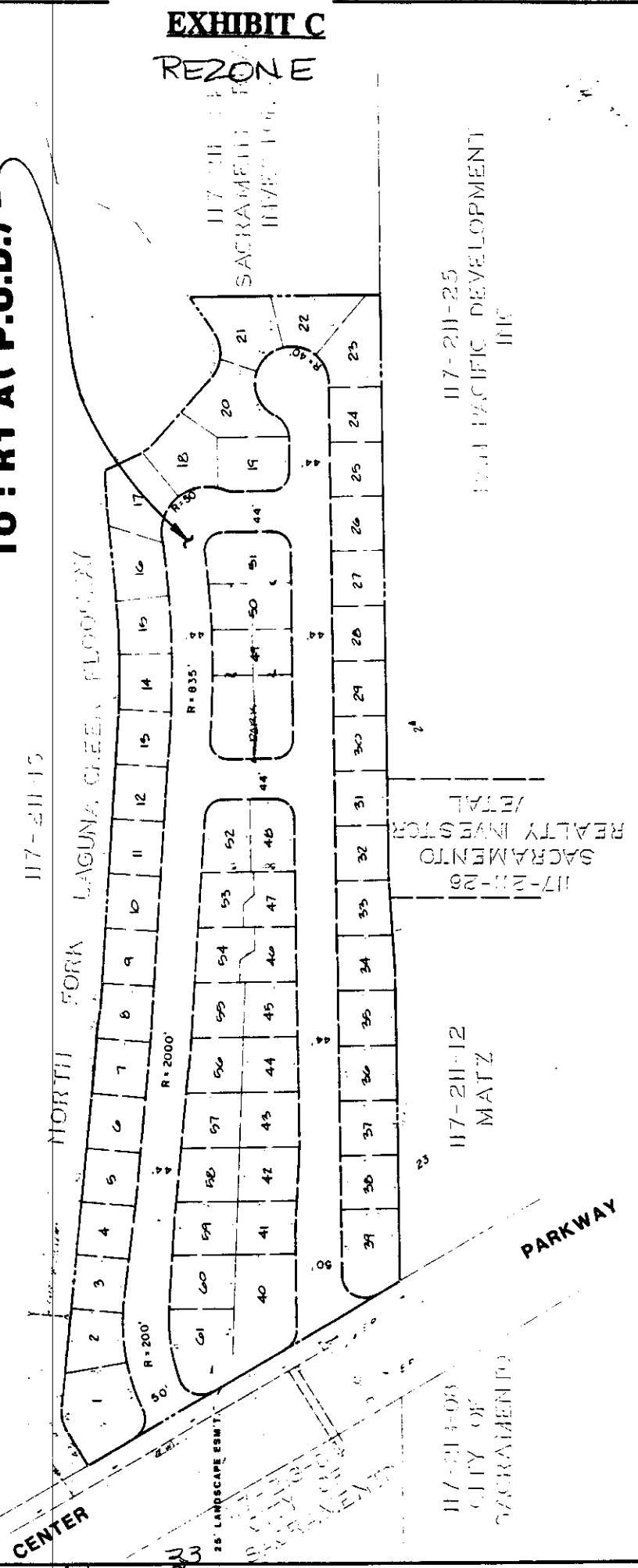
May 9, 1991

Item # 08

DATE	11-21-91	DATE	11-21-91
BY	J. R. ...	BY	J. R. ...
CHECKED		CHECKED	
APPROVED		APPROVED	
DESCRIPTION		DESCRIPTION	
SCALE	1"=50'	SCALE	1"=50'
HORIZ. SCALE		HORIZ. SCALE	
VERT. SCALE		VERT. SCALE	
BENCH MARK		BENCH MARK	
COMPUTED		COMPUTED	
DESIGNED		DESIGNED	
DRAWN BY		DRAWN BY	
PROJECT NUMBER		PROJECT NUMBER	
MORTON & PITALO, INC. CIVIL ENGINEERING · PLANNING · SURVEYING		MORTON & PITALO, INC. CIVIL ENGINEERING · PLANNING · SURVEYING	
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CITY OF SACRAMENTO		CITY OF SACRAMENTO	



**FROM : R2 B(P.U.D.)
TO : R1 A(P.U.D.)**



- CONTRIBUTORS
- PROPOSAL DOWNS
- WATER
- SEWER
- UTILITY
- TELCO
- RECORDS
- FIELD
- MAIL
- STREET LIGHTS
- STREET MARKING
- STREET SIGNAGE
- STREET FURNITURE
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P90-420

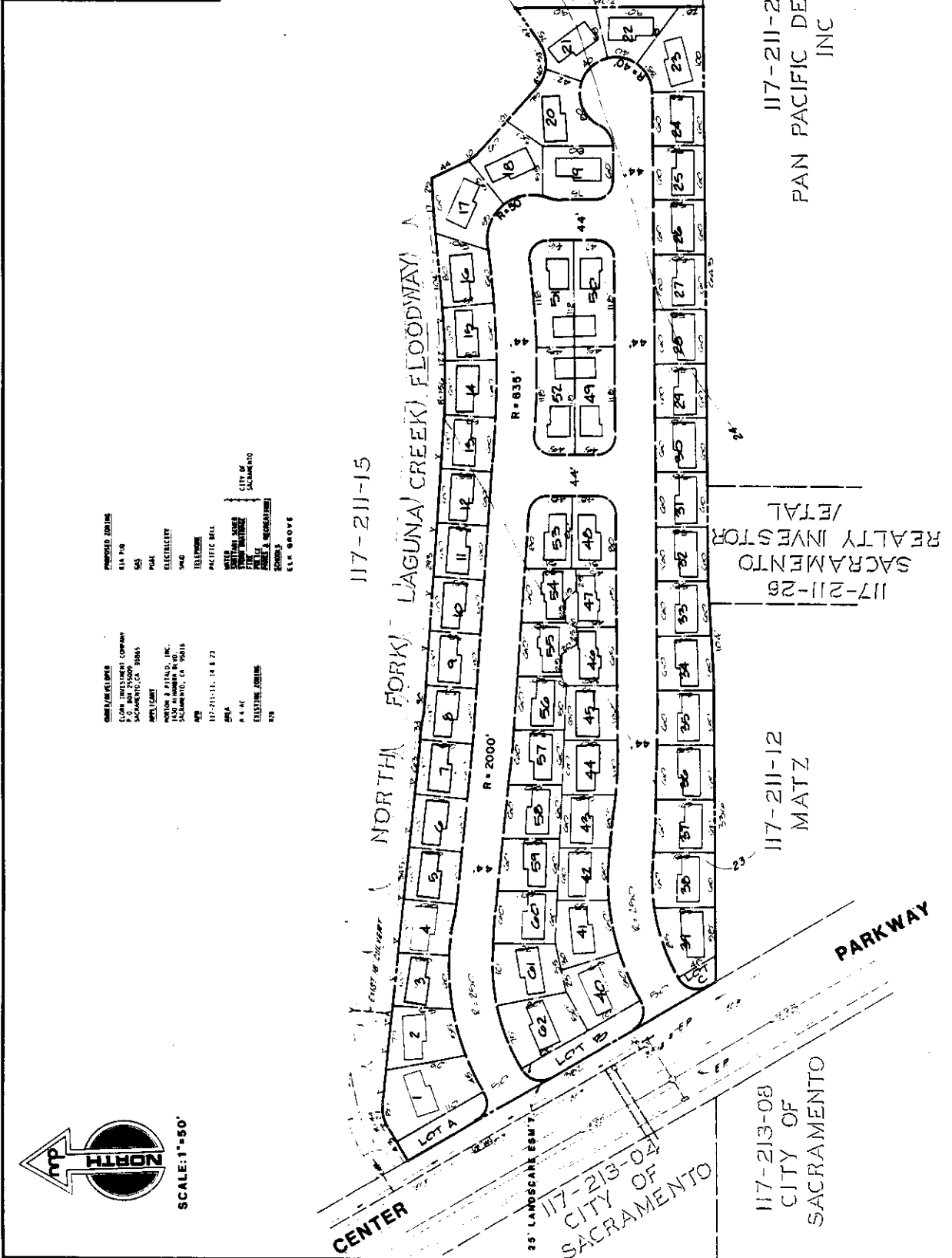
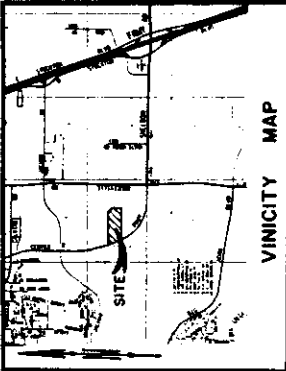
May 9, 1991

Mem # 8

DATE	117-211-15	DATE	117-211-25
SHEET	01	SHEET	01
CITY	SACRAMENTO	CITY	SACRAMENTO
REZONE EXHIBIT LAGUNA MEADOWS		MORTON & PITALO, INC. CIVIL ENGINEERING · PLANNING · SURVEYING	

EXHIBIT D

PROPOSED PUD SCHEMATIC PLAN



- COMPLETERS**
 GLOW DEVELOPMENT COMPANY
 P.O. BOX 75000
 SACRAMENTO, CA 95855
- APPLICANT**
 MORTON & PITALO, INC.
 1000 W. HANCOCK BLVD.
 SACRAMENTO, CA 95816
- APPROVED ZONING**
 61A PUD
 545
 548
 549
 550
 551
 552
 553
 554
 555
 556
 557
 558
 559
 560
 561
 562
- PROPOSED UTILITIES**
 WATER
 SEWER
 GAS
 TELEPHONE
 CABLE TELEVISION
 FIBER OPTIC
 RAINWATER COLLECTION
 SOLAR
 ELK GROVE

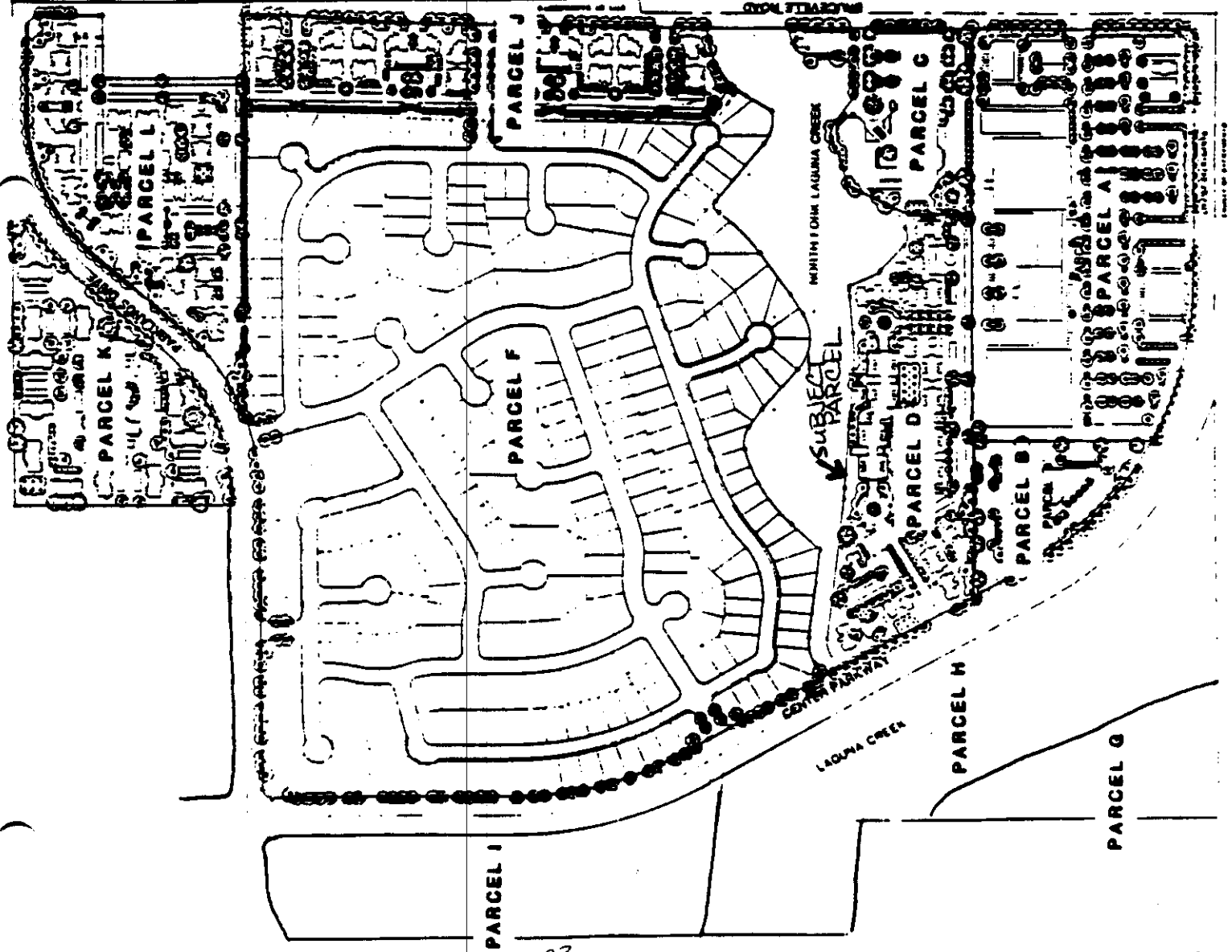
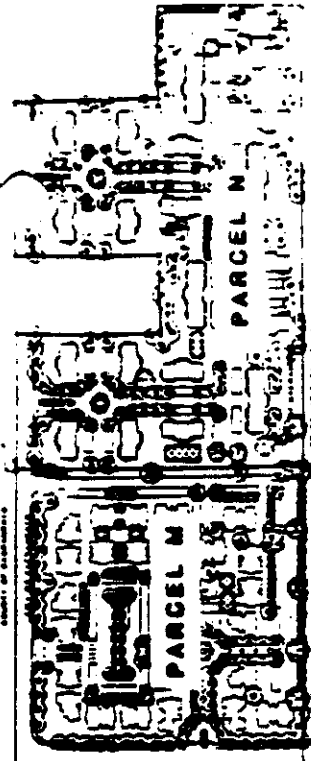
DATE	11/11/91	APPROVED	DATE	11/11/91
SCALE	1"=50'	VERT. P. N/A	APPRO. DATE	
DESCRIPTION		APPRO. DATE		
COMPLETED		COMPANY	INC.	
DESIGNED		PROJECT		
MORTON & PITALO, INC. CIVIL ENGINEERING · PLANNING · SURVEYING		CITY OF SACRAMENTO		
P.U.D. SCHEMATIC AMENDMENT LAGUNA MEADOWS		JOB NO. 900061		

EXHIBIT E
EXISTING PUD
SCHEMATIC PLAN

LAGUNA MEADOWS

PLANNED UNIT DEVELOPMENT

A ROBERT M. MATZ & ASSOCIATES
 DEVELOPMENT



LTA DEVELOPMENT		LTA DEVELOPMENT	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	1000 SQ. FT. UNIT	1	1000 SQ. FT. UNIT
2	1200 SQ. FT. UNIT	2	1200 SQ. FT. UNIT
3	1400 SQ. FT. UNIT	3	1400 SQ. FT. UNIT
4	1600 SQ. FT. UNIT	4	1600 SQ. FT. UNIT
5	1800 SQ. FT. UNIT	5	1800 SQ. FT. UNIT
6	2000 SQ. FT. UNIT	6	2000 SQ. FT. UNIT
7	2200 SQ. FT. UNIT	7	2200 SQ. FT. UNIT
8	2400 SQ. FT. UNIT	8	2400 SQ. FT. UNIT
9	2600 SQ. FT. UNIT	9	2600 SQ. FT. UNIT
10	2800 SQ. FT. UNIT	10	2800 SQ. FT. UNIT
11	3000 SQ. FT. UNIT	11	3000 SQ. FT. UNIT
12	3200 SQ. FT. UNIT	12	3200 SQ. FT. UNIT
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14	3600 SQ. FT. UNIT	14	3600 SQ. FT. UNIT
15	3800 SQ. FT. UNIT	15	3800 SQ. FT. UNIT
16	4000 SQ. FT. UNIT	16	4000 SQ. FT. UNIT
17	4200 SQ. FT. UNIT	17	4200 SQ. FT. UNIT
18	4400 SQ. FT. UNIT	18	4400 SQ. FT. UNIT
19	4600 SQ. FT. UNIT	19	4600 SQ. FT. UNIT
20	4800 SQ. FT. UNIT	20	4800 SQ. FT. UNIT
21	5000 SQ. FT. UNIT	21	5000 SQ. FT. UNIT
22	5200 SQ. FT. UNIT	22	5200 SQ. FT. UNIT
23	5400 SQ. FT. UNIT	23	5400 SQ. FT. UNIT
24	5600 SQ. FT. UNIT	24	5600 SQ. FT. UNIT
25	5800 SQ. FT. UNIT	25	5800 SQ. FT. UNIT
26	6000 SQ. FT. UNIT	26	6000 SQ. FT. UNIT
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45	9800 SQ. FT. UNIT	45	9800 SQ. FT. UNIT
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53	11400 SQ. FT. UNIT	53	11400 SQ. FT. UNIT
54	11600 SQ. FT. UNIT	54	11600 SQ. FT. UNIT
55	11800 SQ. FT. UNIT	55	11800 SQ. FT. UNIT
56	12000 SQ. FT. UNIT	56	12000 SQ. FT. UNIT
57	12200 SQ. FT. UNIT	57	12200 SQ. FT. UNIT
58	12400 SQ. FT. UNIT	58	12400 SQ. FT. UNIT
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71	15000 SQ. FT. UNIT	71	15000 SQ. FT. UNIT
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89	18600 SQ. FT. UNIT	89	18600 SQ. FT. UNIT
90	18800 SQ. FT. UNIT	90	18800 SQ. FT. UNIT
91	19000 SQ. FT. UNIT	91	19000 SQ. FT. UNIT
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97	20200 SQ. FT. UNIT	97	20200 SQ. FT. UNIT
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99	20600 SQ. FT. UNIT	99	20600 SQ. FT. UNIT
100	20800 SQ. FT. UNIT	100	20800 SQ. FT. UNIT



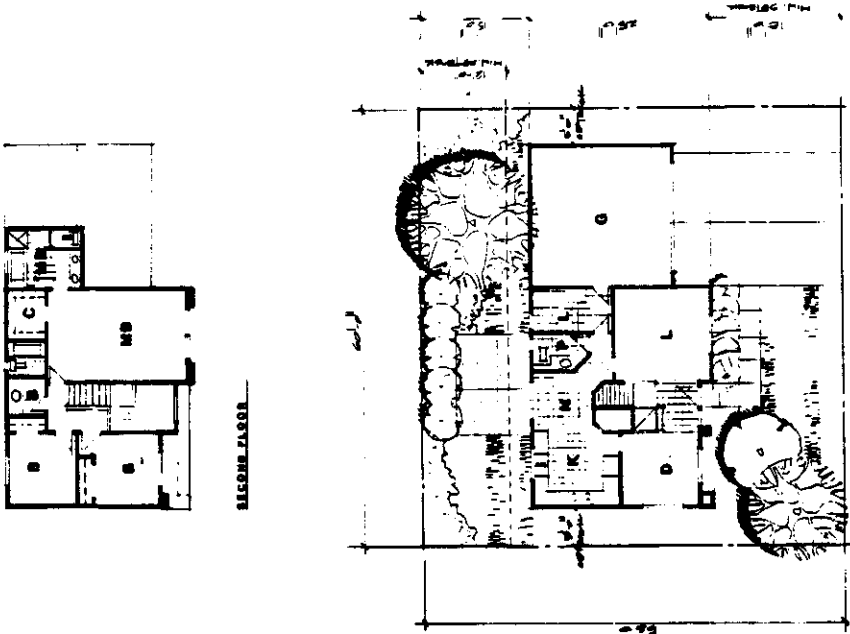
ILLUSTRATIVE SITE PLAN

EXHIBIT F

LAGUNA MEADOWS
 PRELIMINARY ARCHITECTURAL
 FLOOR PLANS/
 ELEVATIONS

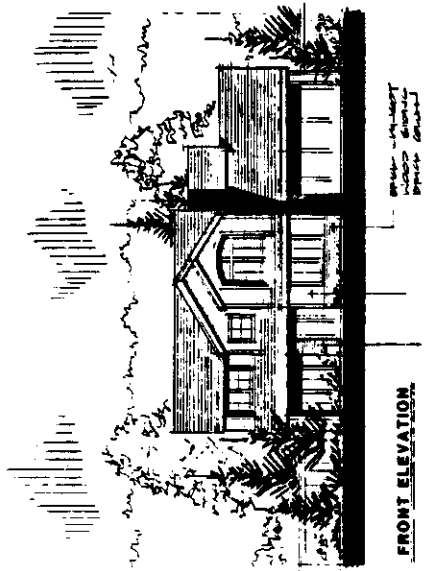
JAMES PLUMB ASSOCIATES

Job No.	
Drawing No.	
Drawn By	UJR
Checked By	UJR
Scale	
Revision No.	



SECOND FLOOR

FLOOR PLAN A
 HOUSE SITES ON TYPICAL LOT



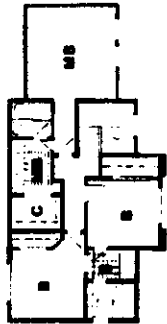
FRONT ELEVATION

EXHIBIT G

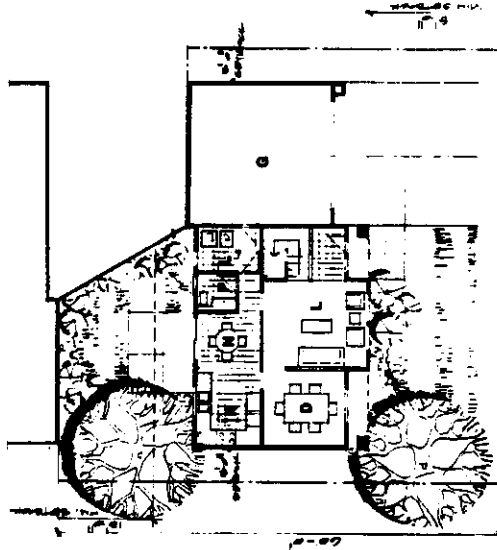
FLOOR PLANS/
ELEVATIONS AND
PRELIMINARY
LAGUNA MEADOWS

JAMES PLUMB ASSOCIATES

Drawn By	Date
Checked By	Date
Scale	
Revision No.	
Sheet	

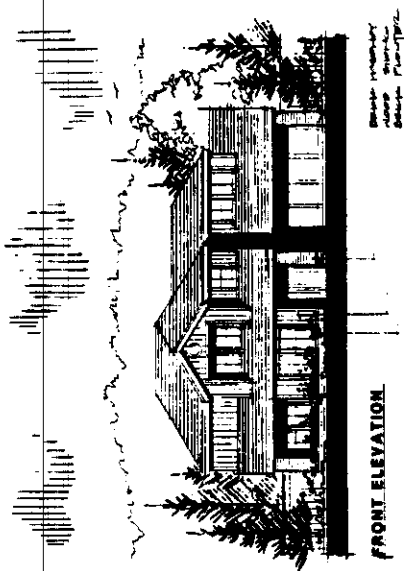


SECOND FLOOR



FLOOR PLAN (B)

HOUSE SITED ON LOTS 46, 47, 52, 54



FRONT ELEVATION

23

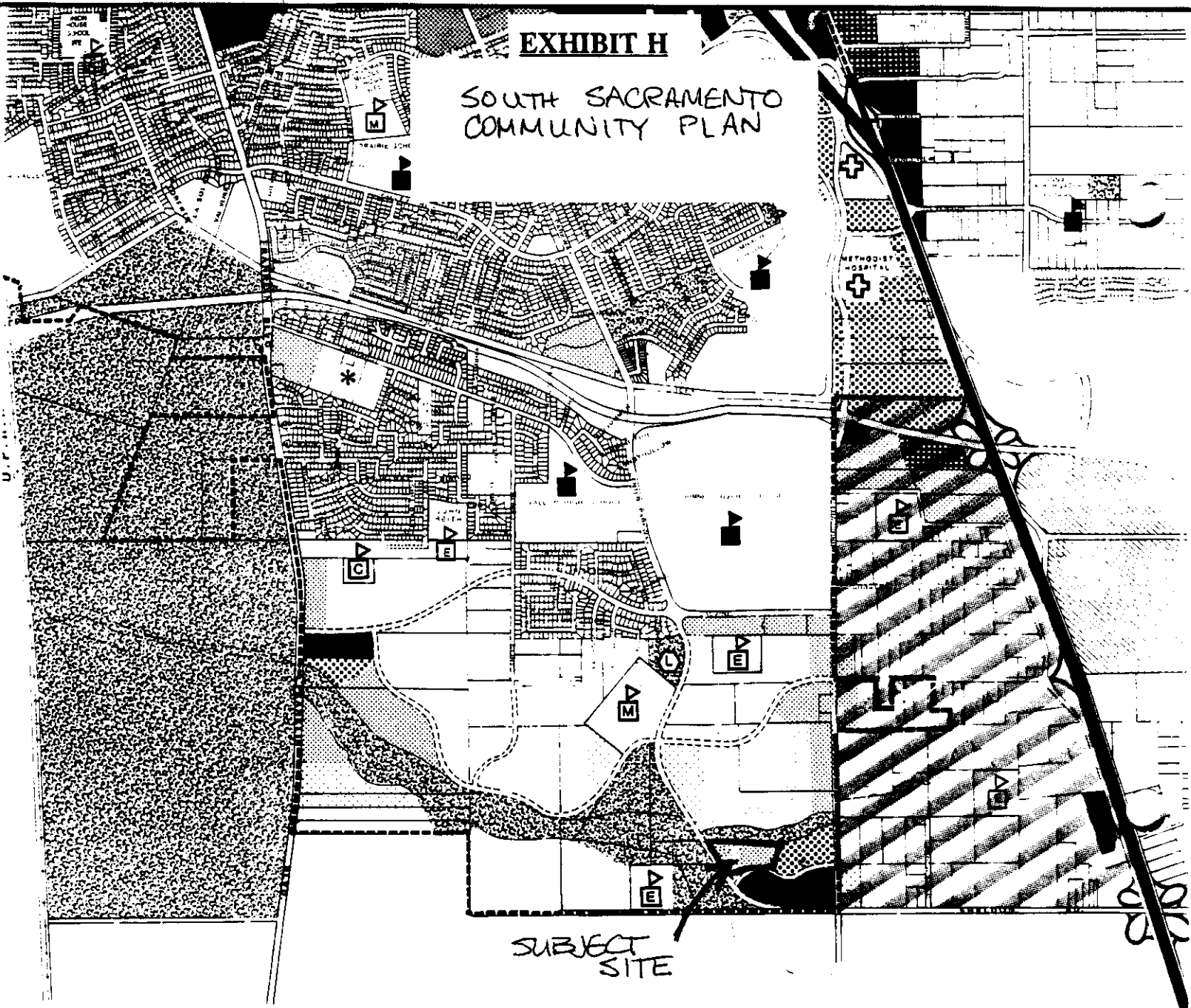
May 9, 1991

P90-420
















Nem # 8

EXHIBIT H

**SOUTH SACRAMENTO
COMMUNITY PLAN**



ADOPTED LAND USE PLAN

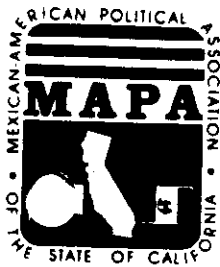
- | | | | | | |
|-------------------------------------------------------------------------------------|------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------|
|  | -RURAL ESTATES RESIDENTIAL
1DU/.5-4NA |  | -OFFICE |  | COSUMNES RIVER
COLLEGE SPECIAL
STUDY AREA |
|  | -RESIDENTIAL 4-8 DU/NA |  | -HIGHWAY COMMERCIAL | | |
|  | -RESIDENTIAL 7-15 DU/NA |  | -GENERAL COMMERCIAL | | |
|  | -RESIDENTIAL 11-21 DU/NA |  | -HEAVY COMMERCIAL./LIGHT
INDUSTRIAL | | |
|  | -RESIDENTIAL 11-29 DU/NA |  | -INDUSTRIAL | | |
|  | -RESIDENTIAL 29+DU/NA |  | -PARKS AND OPEN SPACE | | |
|  | -RESIDENTIAL-OFFICE |  | * -CEMETERY, CHURCH OR OTHER
QUASI PUBLIC USE | | |

**AFFORDABLE PRICES BY INCOME LEVEL
SACRAMENTO CITY AND COUNTY**

		Number of Persons in Household						
	1	2	3	4	5	6	7	
Unit Size	Studio	1BR	2BR	3BR	3BR	4BR	4BR	
Very Low	844,642	550,923	557,203	863,653	868,745	573,837	578,929	
Low	71,291	81,475	91,660	101,944	108,294	114,575	121,025	
Median	89,114	101,844	114,575	127,305	135,283	143,261	151,239	
Moderate	106,937	122,213	137,490	152,766	162,272	171,947	181,453	

Source: Kayser Marston Associates, Inc.





MEXICAN-AMERICAN POLITICAL ASSOCIATION

Sacramento County Chapter
P.O. Box 2903
Sacramento, CA 95812

May 22, 1991

Michael Notestine, Chair
Sacramento City Planning Commission
1231 I Street
Sacramento, CA 95814

Dear Mr. Notestine,

MAPA, Sacramento County opposes the staff recommendation on the downzoning issue for Sacramento.

We understand that there will be three downzoning proposals discussed at tomorrow's meeting. We request that no final action/decisions be taken until such time our testimony is presented and a general downzoning policy is adopted.

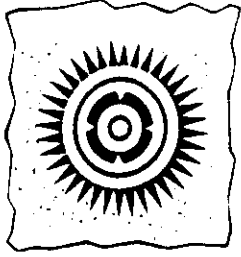
We look forward to presenting our testimony on June 6 wherein we will provide specific information relative to the downzoning issue as it impacts the Hispanic Community.

Carolina Flores

Carolina Flores, Chair
Mexican American Political Association

cc: Commissioners
Joy Patterson, Senior Planner
Marty VanDuyn, Planning Director
Will Whiteman, Principle Commissioner





LATINO DEMOCRATS OF SACRAMENTO

LATINO DEMOCRATIC CLUB OF SACRAMENTO - P.O. Box 2962, CA 95812 - ID# 822085

EXECUTIVE OFFICERS

Gilbert Martinez
President

Dina Hidalgo
Vice President Finance

Alicia V. Jacobo
Vice President Membership

Elizabeth Camacho
Treasurer

Marian A. Alvarez
Secretary

May 21, 1990

Cindy Gnos
Department of
Planning and Development
Planning Division
1231 I Street Ste. 200
Sacramento, CA 95814-2904

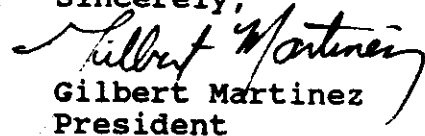
Dear Ms. Gnos:

The Latino Democratic Club of Sacramento County (LDC) is opposed to your proposed downzoning policy. After careful review of both recent demographic changes in the Latino population, and the current housing situation, we have determined that the continued downzoning of multi-family unit lots to single family homes adversely affects Latino families.

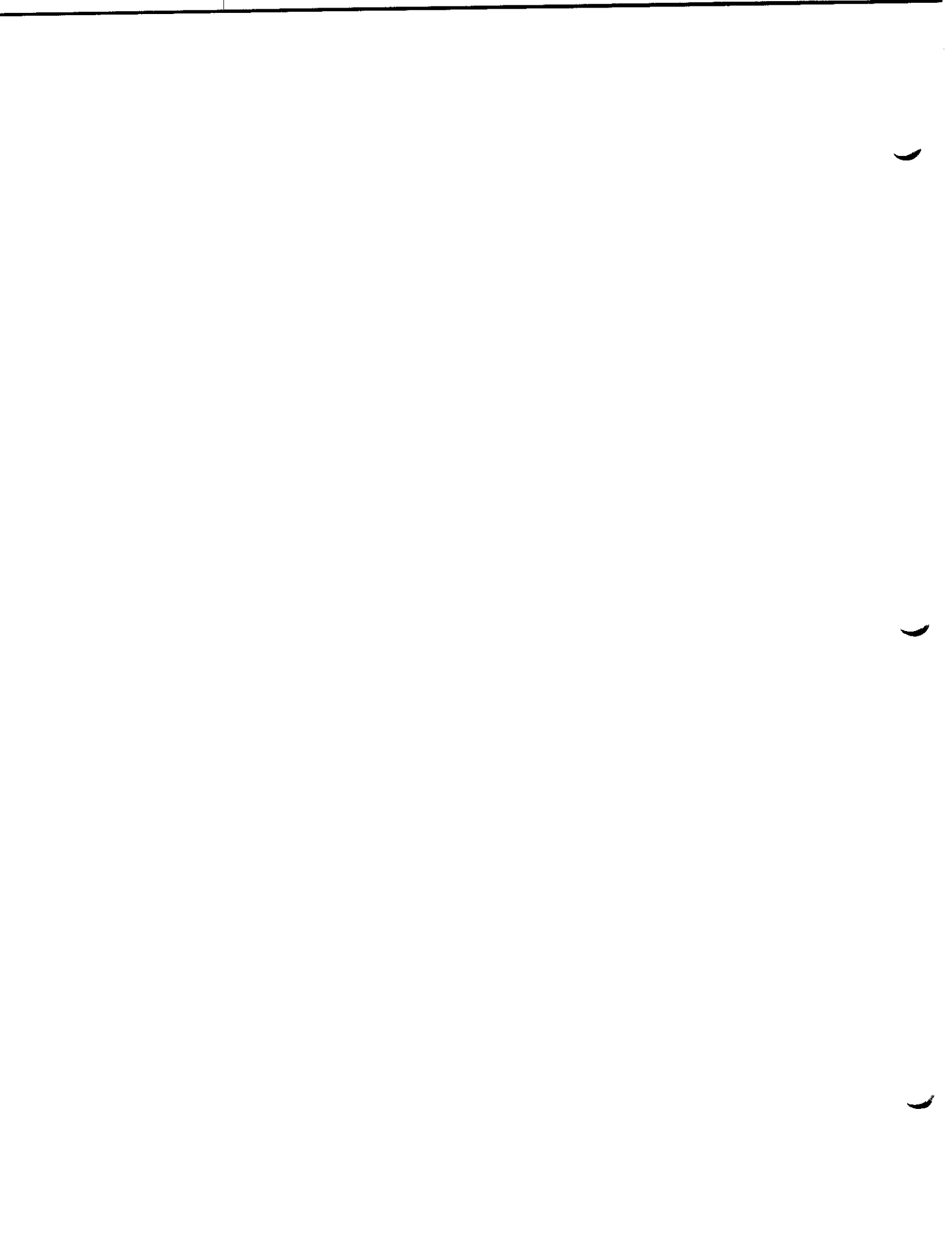
We appreciate the Planning Commissions decision to hold over the review of the proposed Density Reduction Policy until June 3, 1991. On this date we will be prepared to give a short presentation on our findings.

Furthermore, we are very concerned on the Planning Commission taking action on three downzoning proposals scheduled for the May 23, 1991 hearing. We hope that the Commission will refrain from taking action until such date that the Density Reduction Policy is reviewed and adopted.

Sincerely,


Gilbert Martinez
President

C.C.:
Joy Patterson
Marty Van Duyn
Members of the Planning Commission





The League of Women Voters of Sacramento

1507 21ST STREET, SUITE 303, SACRAMENTO, CA 95814 (916) 443-3678

May 23, 1991

Phillip Hollick, Chairman
Sacramento City Planning Commission
1231 I Street, Room 200
Sacramento, CA 95814

Dear Commissioner Hollick:

We are aware of a special City Planning Commission meeting to be held June 6 on density reduction. We understand this meeting has been postponed several times and we look forward to having the opportunity to discuss this most important issue. The League of Women Voters believes that decisions on the location, type and density of housing must be an integral part of the planning process. We are concerned that issues of transportation, air quality and affordable housing are addressed.

It has come to our attention that several developers will be presenting rezoning requests to the Commission May 23. We respectfully ask that any decisions on these downzoning requests be delayed until after the June 6 meeting when hopefully a firm policy can be developed. We feel that if requests can be granted or denied before policy is made, it sets a bad precedent for responsible planning and land use decisions.

Sincerely,

A handwritten signature in cursive script that reads "Janis Nielsen".

Janis Nielsen
Social Policy Director
League of Women Voters of Sacramento