

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	William Wilson - 3724 French Avenue, Sacramento, CA 95821		
OWNER	Wm. & Carolyn Wilson - 3724 French Avenue, Sacramento, CA 95821		
PLANS BY	William Wilson - 3724 French Avenue, Sacramento, CA 95821		
FILING DATE	9-12-82	50 DAY CPC ACTION DATE	REPORT BY: SD:sq
NEGATIVE DEC.	1-3-83	EIR	ASSESSOR'S PCL. NO. 277-071-15

- APPLICATION:
1. Environmental Determination
 2. Tentative Map (P82-290)
 3. Special Permit for townhouse development
 4. Subdivision Modification to waive street lights.

LOCATION: 2302 Empress Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a five unit, two-story townhouse development on .15± acres of land located in the R-4 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Woodlake Noralto Community Plan Designation:	Multiple Family
North Sacramento Preliminary Plan Designation:	Residential 4-12 du/ac.
Existing Zoning of Site:	R-4
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North: Apartments; R-4	
South: Residential; R-4	
East: Apartments; R-4	
West: Residential; R-4	
Parking Required:	5 spaces
Parking Provided:	5 spaces
Parking Ratio:	1:1
Property Dimensions:	50 x 127
Property Area:	.15± ac.
Density of Development:	34 du/ac.
Square Footage of Building(s):	915 sq. ft. per unit
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Colors:	Earthtone
Exterior Building Materials:	5/8 wood siding
Height of Structures:	24 feet
North/South Unit Orientation:	100%

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 22, 1982, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and Subdivision Modification. 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. Improvements to include sewer and water main extension.

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2. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement.
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. Improve alley to City standards along property frontage.
5. Key cut along gutter and provide 1" pavement overlay if services provided off of street.

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The subject site is located in an area that is developed with a mixture of single family residences and apartments. The site itself is only 50' x 127'. The surrounding area is zoned R-4, Medium Density Multiple. This zoning allows up to 58 units per acres. The density proposed equals 34 units per acre which is well within the limits of the zoning category. The proposed townhouse project, therefore, complies with the zoning designation and community plan designation of multiple family residential.
2. The applicant is providing five on-site parking spaces. This complies with the minimum requirement of the Zoning Ordinance of one parking space per dwelling unit.
3. The applicant is proposing one common air-space lot with individual ownership of the units. Staff notes that a homeowners association must be formed for the maintenance of the common property.
4. Since the parking area takes alley access, the City Engineer has requested that the alley be improved to City standards.
5. No specific landscaping and irrigation plans have been submitted. Staff requests that such detailed plans be submitted prior to issuance of building permits. These plans should reflect the guidelines suggested in Exhibit D. The undulating berm is only necessary along the Empress Street frontage and it should be heavily landscaped. Trees and a three foot wall should be located in the parking lot planter adjacent to Calvados Avenue. Trees should be indicated on the landscaping plans.
6. Plans for a conveniently located trash enclosure should accompany a building permit application. The enclosure should conform to the guidelines of Exhibit E.
7. The Community Services and Planning Departments have determined that .044 acres are required for parkland dedication purposes and that in-lieu fees are to be charged. The applicant, therefore, 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.

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8. Plans for this project have been routed to the North Sacramento Community Council. No comments have been received at this time.
9. There are no street lights in the area. The City Electrical Engineer has requested these go in when they are installed in the area and that the applicant agree to participate in an assessment district for street lights.

RECOMMENDATION: Staff recommends the following actions:

1. Ratify the Negative Declaration.
2. Approve the Special Permit subject to conditions and based on findings of fact to follow.
3. Approval of the Subdivision Modification to waive street lights.
4. Approval of the Tentative Map based on conditions to follow.

Special Permit - Conditions

- a. The applicant shall submit detailed landscaping, irrigation and shading plans for review and approval of the staff prior to issuance of building permits. Plans shall reflect heavy landscaping consisting of one and five gallon shrubs and five and 15 gallon trees and berming along Empress Street. Shrubs and a three foot wall shall be located between the parking area and the Calvados Avenue right-of-way.
- b. A conveniently located trash enclosure shall be indicated on the building plans. The enclosure shall reflect design guidelines of Exhibit E.

Tentative Map - Conditions

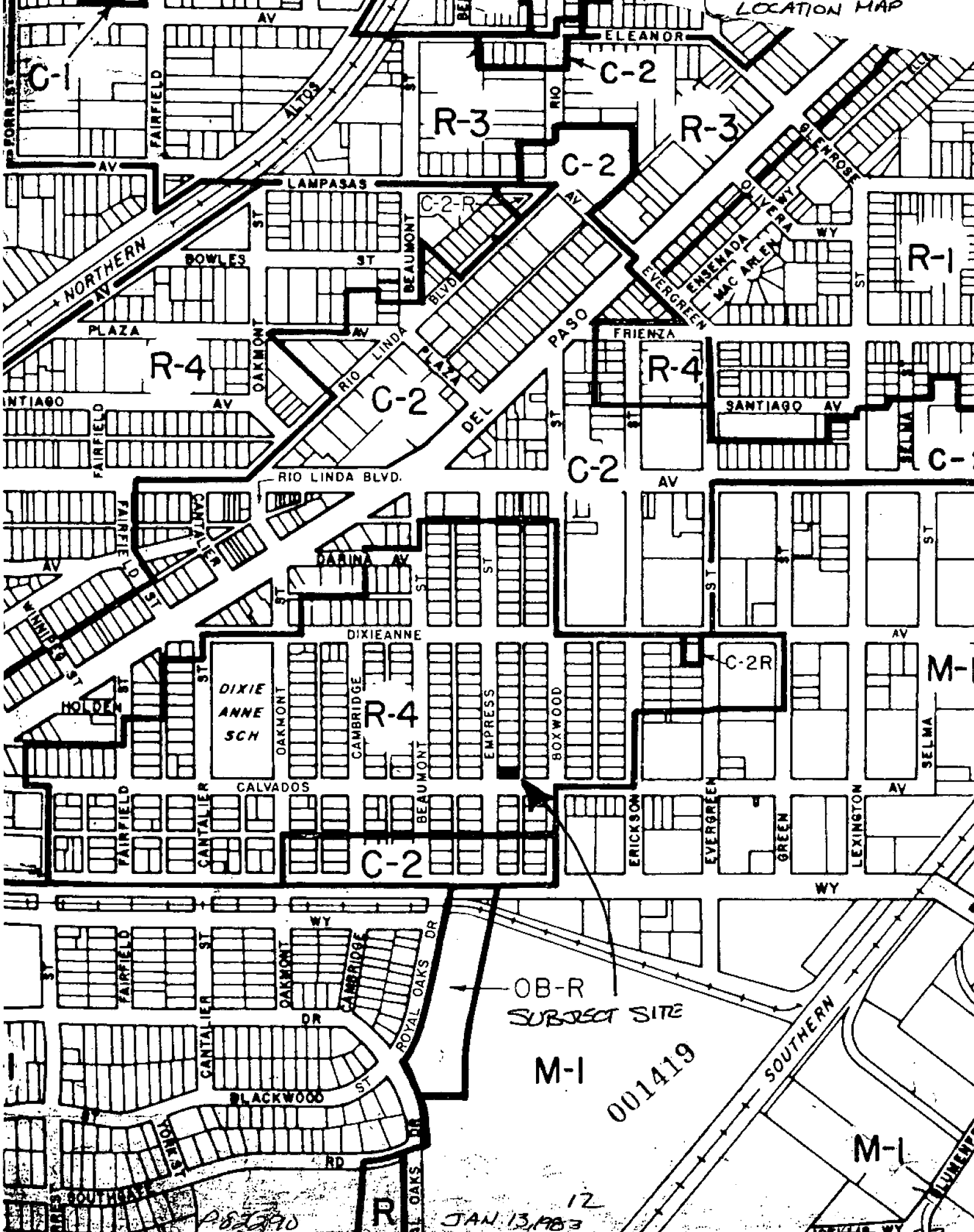
The applicant shall satisfy each of the following conditions prior to filing the final map:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code. Improvements to include sewer and water main extension.
- b. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement.
- c. 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.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that:

1. the proposal is designed to be compatible to surrounding residential uses; and
 2. an alternative type of housing is being provided.
- b. The project, as conditioned, will not be injurious to the surrounding properties in that it will not significantly alter the characteristics of the area which consist of single family and multiple family residential uses.
 - c. The project is consistent with the 1974 General Plan which designates the site residential and the 1965 Woodlake-Noraito Community Plan which designates the site multi-family.



C-1

R-3

C-2

R-3

LAMPASAS

C-2-R

R-4

C-2

R-4

R-1

C-2

C-2

C-2R

M-1

R-4

C-2

OB-R
SUBJECT SITE

M-1

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M-1

JAN 13, 1983

P-82090

STANLEY WY
JAN 23

182-290

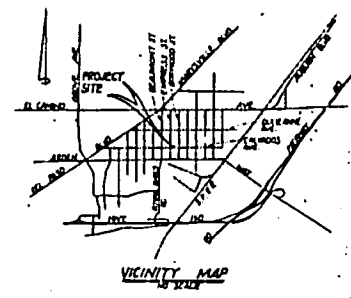
1-13-83

Item 23

TENTATIVE SUBDIVISION MAP CALVADOS CONDOMINIUMS

CITY OF SACRAMENTO CALIFORNIA
DECEMBER, 1982

SCALE: 1" = 10'



HUNNICUTT

STREET

RIGGLESWORTH

10' ALLEY

MONTALVO

EMPRESS

FIELDS

APARTMENTS

CALVADOS

AVENUE

KLINKNER

GENERAL NOTES:

DEVELOPER/OWNER BILL WILSON
3704 FRENCH AVE.
SACRAMENTO, CALIF. 95811
PH. 481-0140

PREPARED BY GLENN F. WILLIAMS CIVIL ENGINEERING
A SURVEYING - LE & GARRISON REG. 0189
4020 RUTLAND DR. SUITE 11
CARMICHAEL, CALIF. 95609
PH. 531-4836

EXISTING ZONING R-4, MEDIUM DENSITY - MULTIPLE FAMILY
PROPOSED ZONING SAME
EXISTING USE VACANT
PROPOSED USE 3 CONDOMINIUM UNITS
WATER SUPPLY CITY OF SACRAMENTO
SEWER DISPOSAL CITY OF SACRAMENTO
IMPROVEMENTS EXISTING CURB, GUTTER & SIDEWALK
NO. OF LOTS 1
TYPICAL LOT SIZE 50' x 127.5'
TOTAL AREA 0.1468 ACRES

DESCRIPTION LOT NO. 13 OF SECTION 14 AS SHOWN
ON THAT MAP OF RANCHO DEL PASO

LEGEND

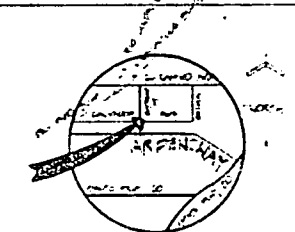
- (S)--- EXIST. STORM DRAIN
- (SS)--- EXIST. SEWER MAIN
- (M)--- EXIST. WATER MAIN
- (D)--- EXIST. DROP INLET
- (C)--- CONCRETE SURFACE
- (P)--- PROPOSED FENCE
- (B)--- BUILDING SETBACK LINE

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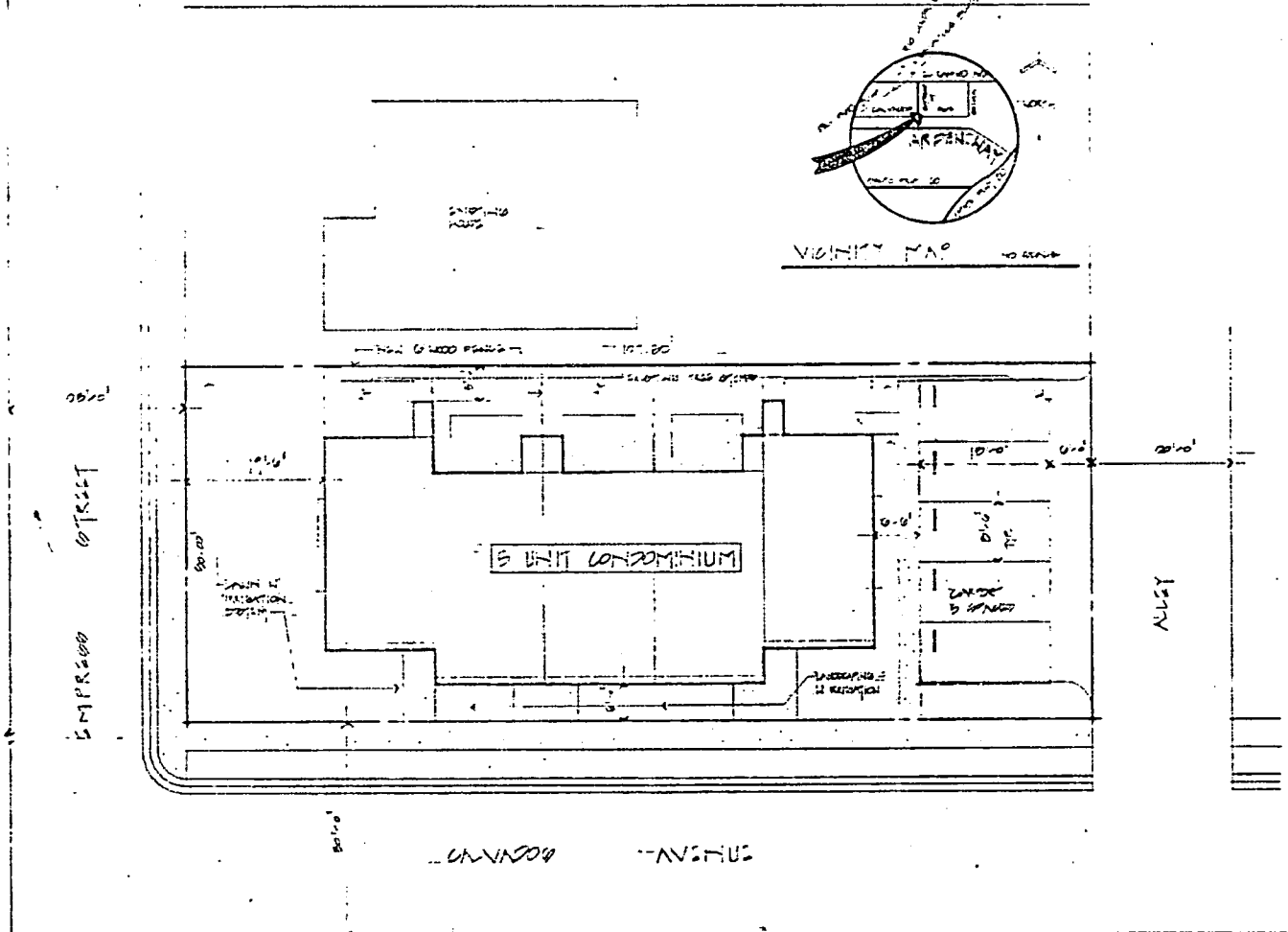
ASSESSOR'S PARCEL NO.
277-071-15

EXHIBIT A

P 82290



VICINITY MAP



SITE PLAN

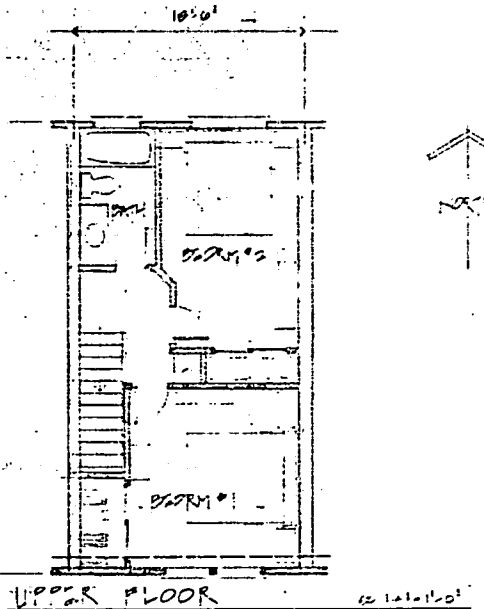
LOT 10 OF SECTION 16, TOWNSHIP 22N, RANGE 12E, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, CALIFORNIA. PARCEL NO. 07107110

SCALE 1/4" = 1'-0"

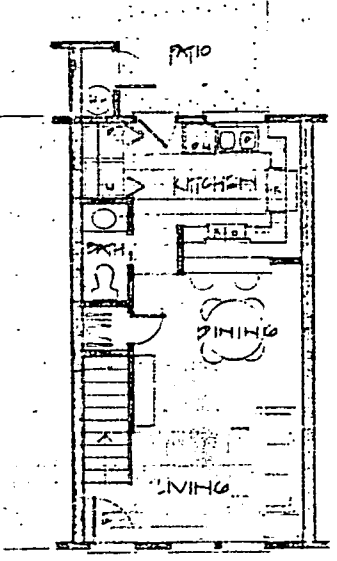
P 82290

JAN 13, 1983 13

Draw 23



UPPER FLOOR



LOWER FLOOR

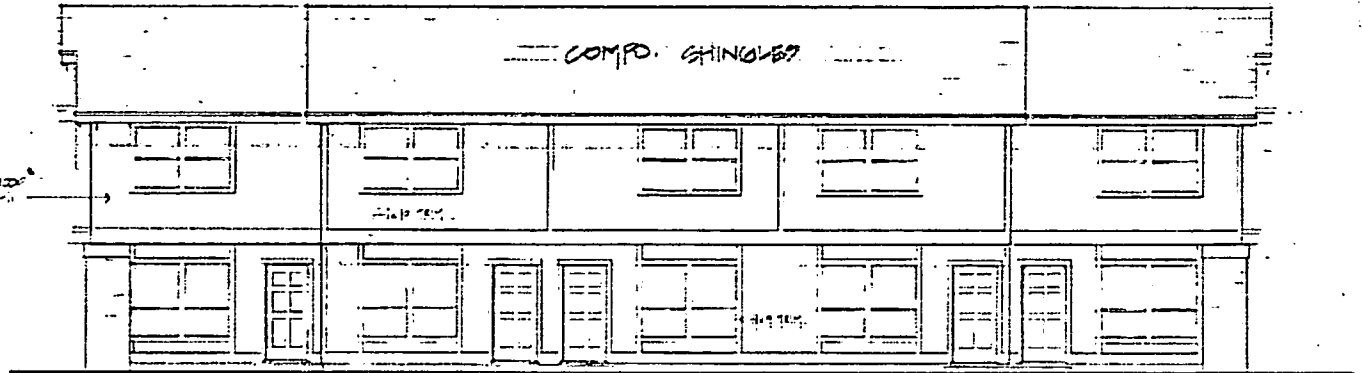
SITE PLAN AND FLOOR PLANS

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EXHIBIT 'B'

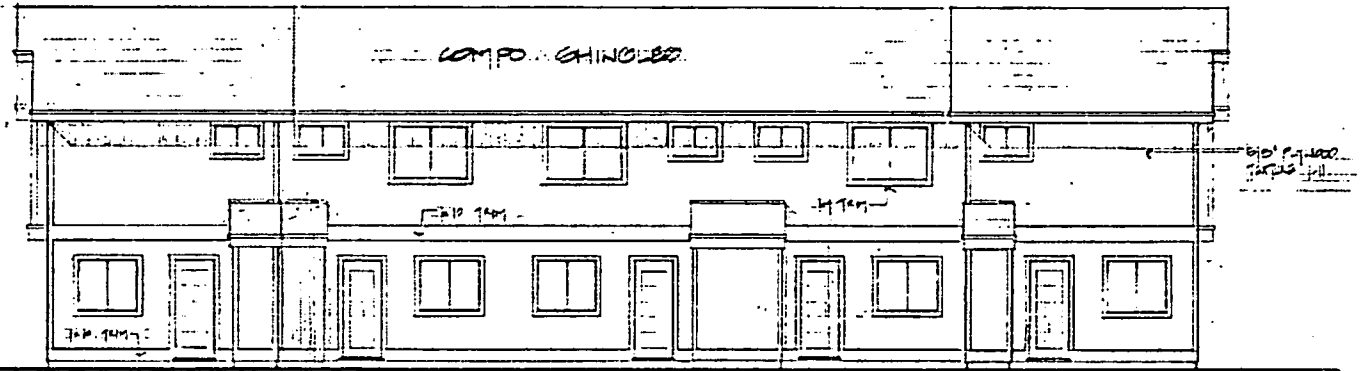
182-290

P 82290



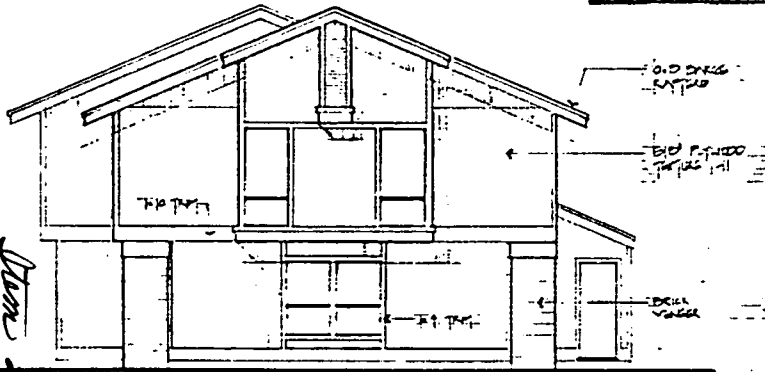
SOUTH ELEVATION (LAWRENCE ARCHITECTS)

DATE: 11/10/10



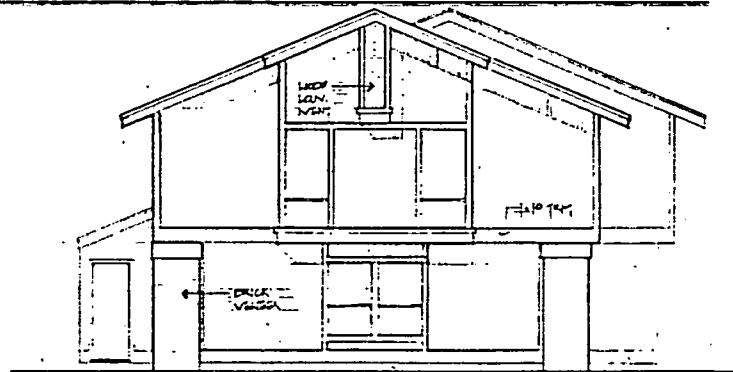
NORTH ELEVATION

DATE: 11/10/10



EAST ELEVATION

DATE: 11/10/10



WEST ELEVATION (LAWRENCE ARCHITECTS)

DATE: 11/10/10

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Drawn 2/3

ELEVATIONS
EXHIBIT 'C'