

CITY PLANNING COMMISSION

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

APPLICANT <u>Spink Corporation, P.O. Box 2511, Sacramento, CA 95811</u>		
OWNER <u>Sunrise Village Park, 9807 Fair Oaks Boulevard, Fair Oaks, CA 95628</u>		
PLANS BY <u>Spink Corporation, P.O. Box 2511, Sacramento, CA 95811</u>		
FILING DATE	3-22-85	50 DAY CPC ACTION DATE
NEGATIVE DEC.	4-15-85	EIR
		ASSESSOR'S PCL. NO. <u>049-073-09; 10: 092-03; 082-01; 093-08; 100-08</u>
REPORT BY: <u>SD:bw</u>		

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone from Townhouse (R-1A) to Single Family (R-1) (Sec. 13)
 - C. Tentative Map (P85-139)
 - D. Subdivision Modification to create lots in excess of 160 feet deep (Ch. 40.322(c))
 - E. Subdivision Modification to create reverse frontage lots (Ch. 40.326)

LOCATION: North of the intersection of Brookfield Drive and Meadowview Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 48+ vacant acres into 223 single family residential lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Southgate Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1, R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

- North: Single Family; R-1
- South: Single Family; R-1
- East: Single and Multi-family; R-1, R-3
- West: Vacant; R-1A

Property Dimensions:	Irregular
Property Area:	48+ acres
Density of Development:	4.6 du/ac gross
Significant Feature of Site:	Designated park site; railroad tracks
Topography:	Flat
Street Improvements/Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 10, 1985, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification to create lots in excess of 160 feet deep. The Committee voted to recommend denial of the subdivision modification to create reverse frontage lots.

BACKGROUND INFORMATION: On March 22, 1977, the City Council considered and approved a request to subdivide 120 acres into 515 single family lots, a school and a park site (P-7556). Three hundred thirty-four lots were recorded prior to expiration of the tentative map. On April 1, 1980, the City Council approved plan amendments to delete the school site, rezone various corner lots for halfplex development and subdivide 53+ acres into 190 single family and 43 halfplex lots and a park site (P-8762). The city has acquired the park site; however, it is not yet developed.

PROJECT EVALUATION: Staff has made the following findings:

- A. Land Use: The subject site is designated for residential uses in the 1974 General Plan. It is designated for Light Density Residential uses in the 1965 Southgate Community Plan. The subject site is surrounded by vacant, residentially zoned property and existing single family development. The subject site is zoned R-1 and R-1A on various corner lots. The proposed project is consistent with applicable plans, surrounding land uses and current zoning.
- B. The applicant proposes to rezone various corner lots zoned R-1A to R-1. This rezoning will not affect the density of the project since corner lots in the R-1 zone can be developed with duplexes. Staff, therefore, supports the requested rezoning.
- C. Design: Staff's primary concern with this request is in regard to the seven lots which back onto Meadowview Road. These lots will require buffering for noise and privacy which generally translates into a wall. Staff would not ordinarily support the necessary subdivision modification to create reverse frontage lots. The applicant has pointed out the following design constraints peculiar to the subject site which have caused staff to support this request:

1. There is an existing 10-foot wide drainage easement trending north/south at approximately the center of the site. Utility easements are best located in the center of a street or the rear of a lot. This dictates the location of Branchwood Way;
2. The alignment of G Parkway is dictated by the need for street frontage along park sites and the location of Western Pacific Railroad tracks and the Brookfield/Meadowview intersection;
3. The grade separation between Meadowview Road and the subject site (approx. 4 feet);
4. The Traffic Engineer prefers the reverse frontage lot alternative because people tend to want to pull directly into their driveway from the street.

This design minimizes the number of lots adjacent to the railroad tracks. Financial institutions consider this point important when processing loan packages.

- D. Lots 7 and 71 have side lot lines which exceed 160 feet in depth. Staff supports this subdivision modification request due to the irregular shape of the subject site. These lots should be restricted to single family uses.
- E. The previous approval was conditioned that the applicant construct a sound wall to mitigate noise impacts generated by the railroad tracks. Should a wall be required, a decorative design should be approved by the Planning Director. In addition, the same design and materials of the wall should extend around the seven reverse frontage lots on Meadowview Road. A metal wall will not be acceptable.
- F. The triangular property at the intersection of Meadowview and Brookfield is not owned by the applicant. A proposed future lotting pattern indicates this site can be developed with residential uses (2 lots).

- G. Policies: The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 3.323 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The project site currently contains a grove of approximately 32 mature Eucalyptus trees. The applicant proposes to remove 13 trees. The City Arborist has recommended mitigation measures which will reduce impacts of this action to less than significant. The Environmental Coordinator has determined that the overall project will not have a significant adverse impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

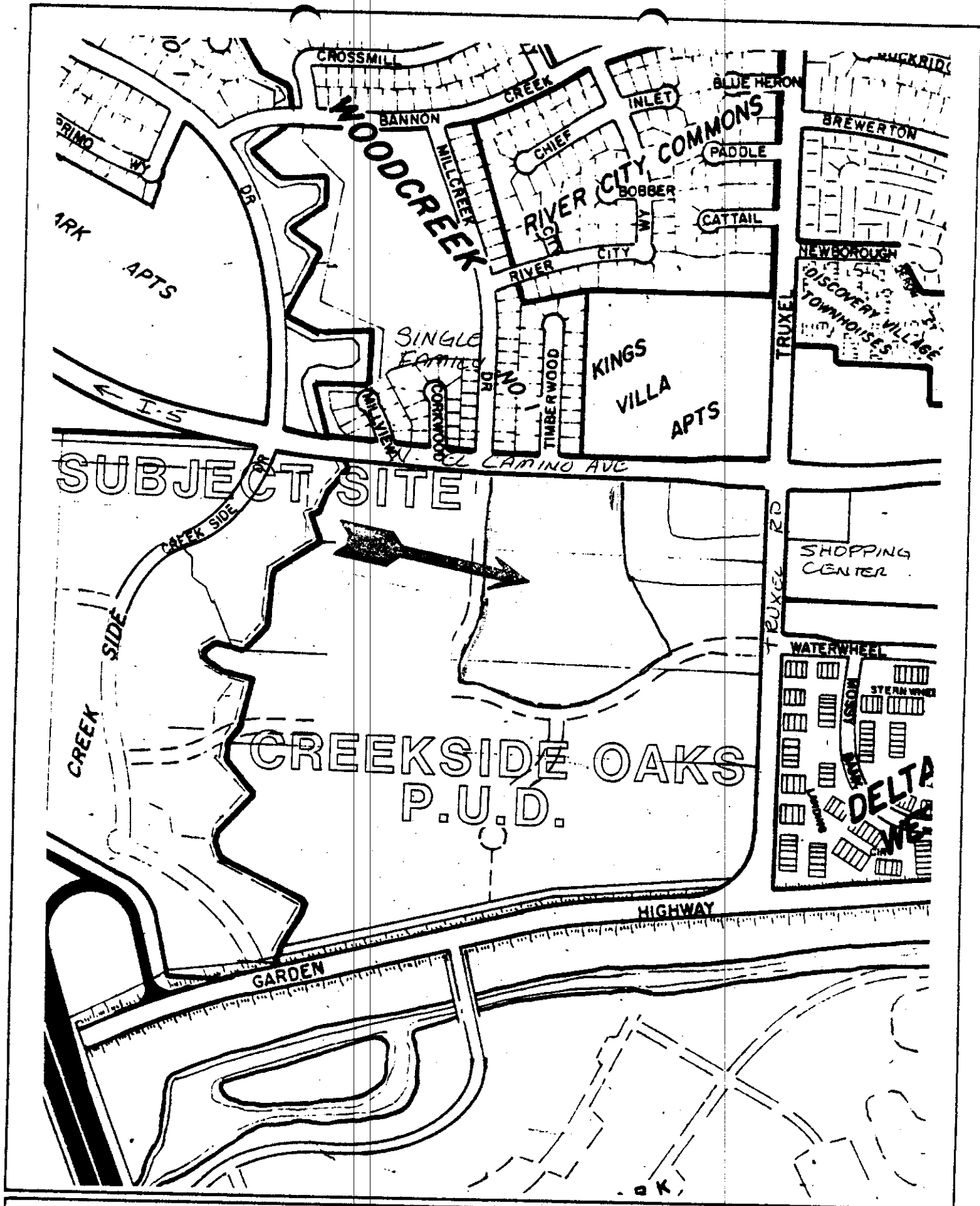
- A. Ratification of the Negative Declaration;
- B. Approval of the Rezoning from Townhouse (R-1A) to Single Family (R-1);
- C. Approval of the Tentative Map, subject to conditions which follow;
- D. Approval of the Subdivision Modification to create lots in excess of 160 feet deep;
- E. Approval of the Subdivision Modification to create reverse frontage lots.

Conditions - Tentative Map

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, including Meadowview and Brookfield.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
3. Pay off existing assessments.
4. 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.
5. 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.
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.
7. Meet all County Sanitation District requirements.

8. Submit soils test prepared by a registered civil engineer, to be used in street design.
9. Dedicate right-of-way along Meadowview Road and Brookfield Drive as per study on file with the City. Off site dedication will be condemned by the City at the applicant's expense if necessary.
10. Coordinate street improvements of 'G' Parkway and Briar Oak Way adjacent to the City park with Parks and Community Services Division (City Landscape Architect).
11. Grading, trenching, cutting and/or filling within the dripline of those trees designated on the site plan for preservation shall not occur.
12. No actions shall be taken that will harm the health, vitality or longevity of those trees identified on the site plan for preservation.
13. For every on-site tree larger than six inches (circumference at breast height) that is removed, the applicant will replant at the park site a 15-gallon, or larger, Valley Oak or California Sycamore.
14. Submit and comply with the mitigation measures recommended in a County approved accoustical study assessing the proposed project for consistency with the 1974 City General Plan, Noise Element and the 1977 City Noise Control Ordinance.
15. The design of a decorative sound wall shall be subject to review and approval of the Planning Director. Said wall shall be continued behind lots 84-90.
16. The following note shall be placed on the final map: Lots 7 and 71 are restricted to single family development.



SUBJECT SITE

CREEKSIDE OAKS
P.U.D.

VICINITY MAP

CREEKSIDE OAKS

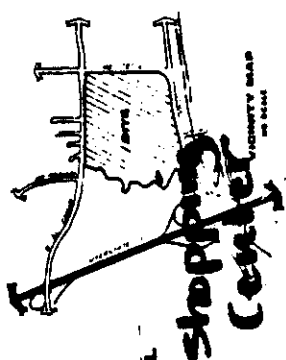
SCALE 1/8" = 1'-0"



83
MAY



EXHIBIT E P.U.D. SCHEMATIC PLAN



Shopping Center

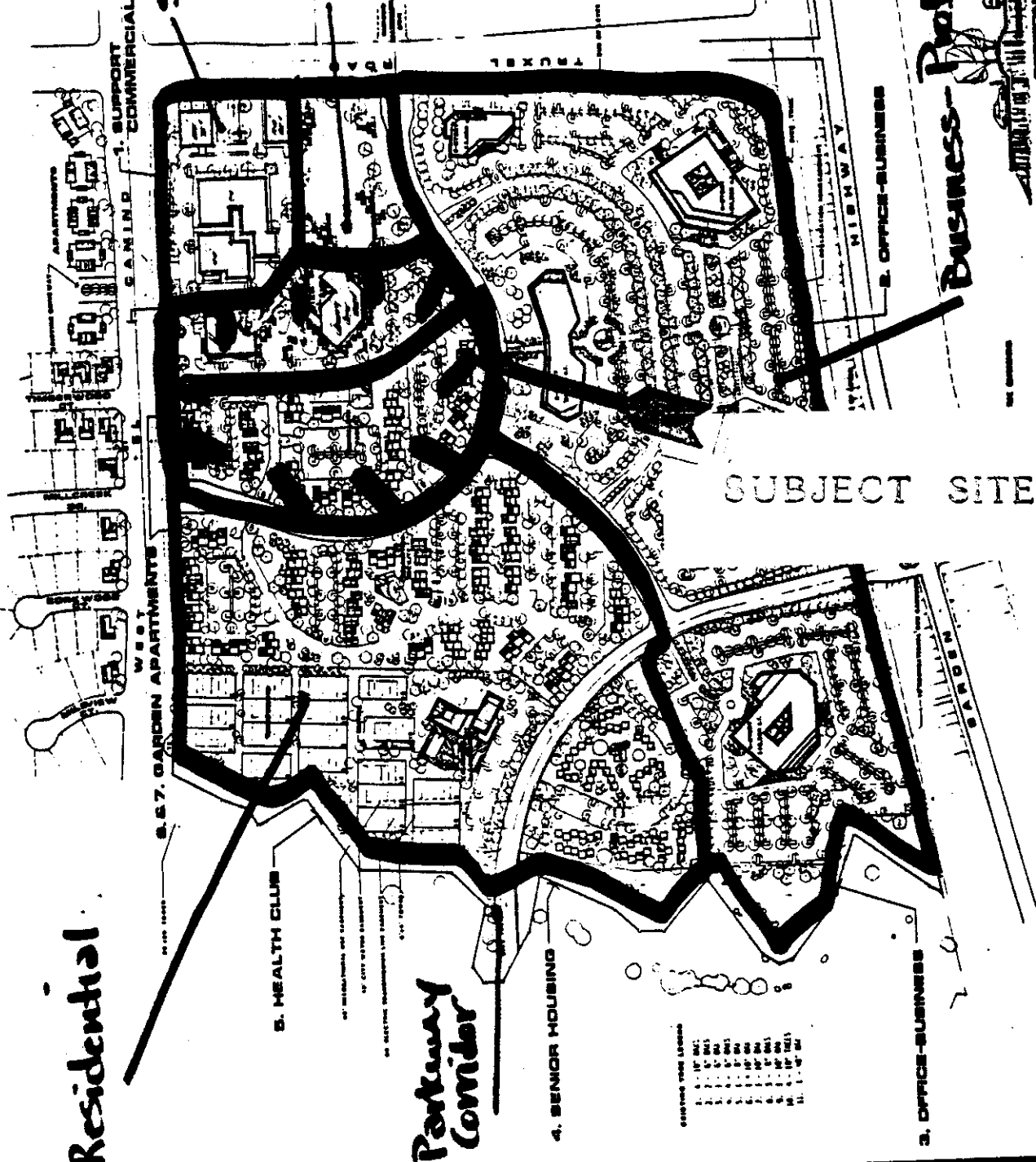
Park/Library

SCHEMATIC PLAN SUMMARY

Category	Quantity	Area (sq. ft.)	Notes
1. Gross Completion	10,000	10,000	
2. Street - Business	10,000	10,000	
3. Street - Business	10,000	10,000	
4. Street - Business	10,000	10,000	
5. Street - Business	10,000	10,000	
6. Street - Business	10,000	10,000	
7. Street - Business	10,000	10,000	
8. Street - Business	10,000	10,000	
9. Street - Business	10,000	10,000	
10. Street - Business	10,000	10,000	

PUD DESIGN GUIDELINES

Per the
Zoning Ordinance - Per the
PUD Design
Guidelines



Residential

Parkway Corridor

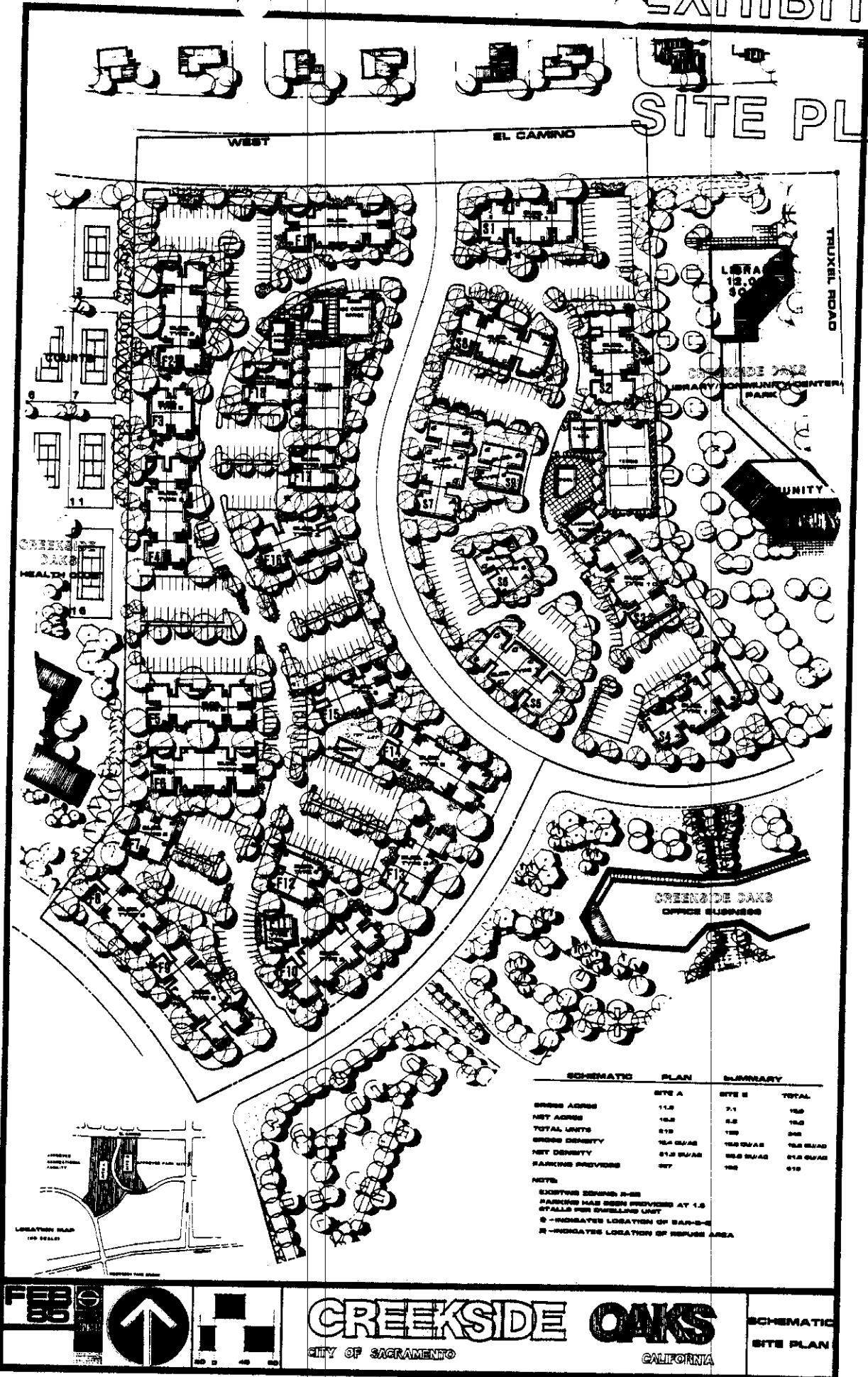
Business

Professional Office

SUBJECT SITE

EXHIBIT A

SITE PLAN



SCHEMATIC PLAN	SUMMARY		
	SITE A	SITE B	TOTAL
GROSS ACRES	11.0	7.1	18.1
NET ACRES	10.0	6.0	16.0
TOTAL UNITS	510	190	700
GROSS DENSITY	46.4 UNITS/AC	26.8 UNITS/AC	29.4 UNITS/AC
NET DENSITY	51.0 UNITS/AC	31.7 UNITS/AC	41.4 UNITS/AC
PARKING PROVIDED	207	100	307

NOTE:
 EXISTING BUILDING 2-02
 PARKING HAS BEEN PROVIDED AT 1.0 SPACES PER CHANGING UNIT
 S - INDICATES LOCATION OF SLEEP-ING
 R - INDICATES LOCATION OF REFUSE AREA

FEB 88

CREEKSIDE OAKS
 CITY OF SACRAMENTO CALIFORNIA

SCHEMATIC
 SITE PLAN

485-139

4-25-85

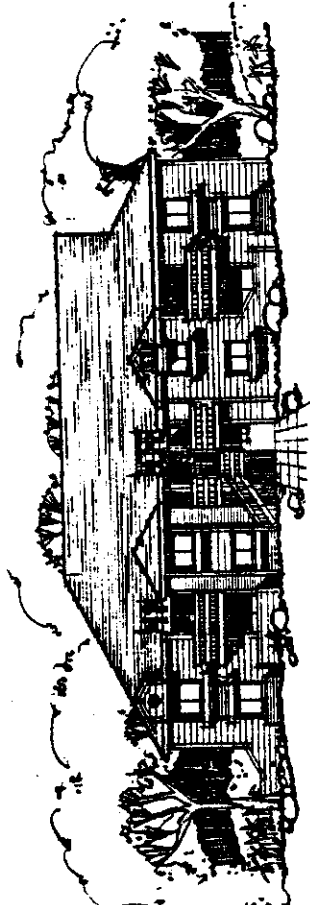
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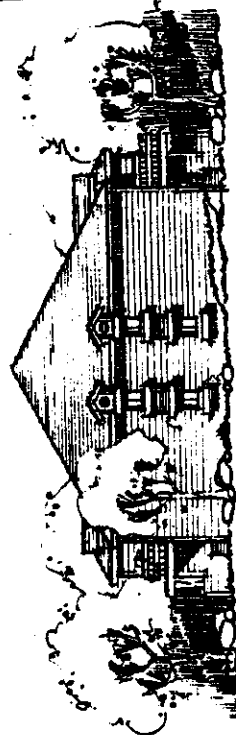
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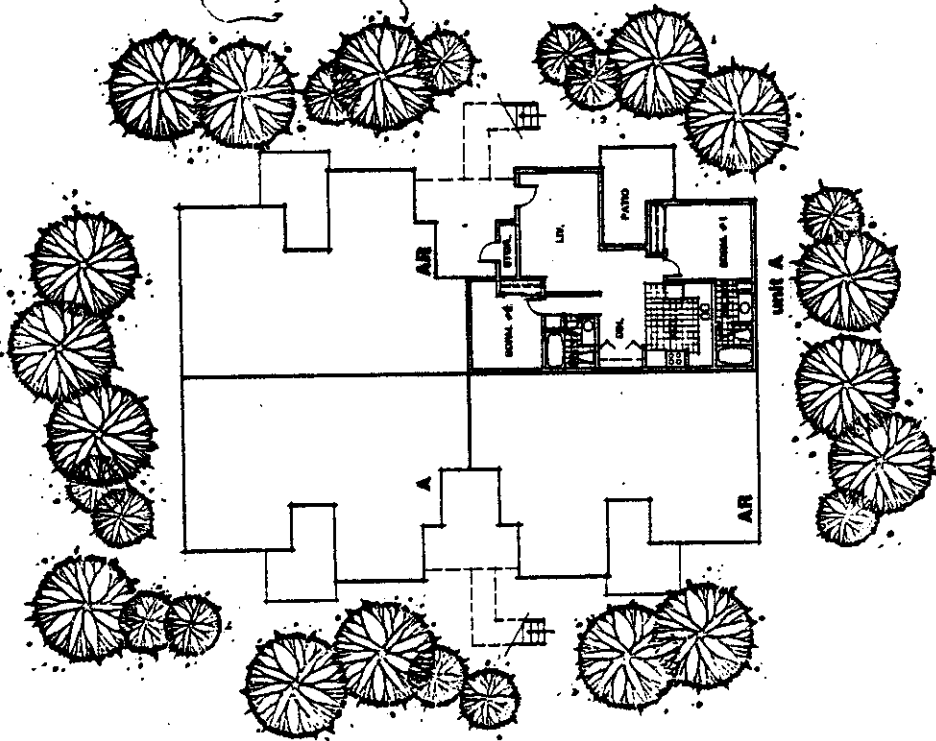
EXHIBIT B FLOOR PLANS ELEVATIONS



FRONT ELEVATION



SIDE ELEVATION



EIGHTPLEX CLUSTER PLAN

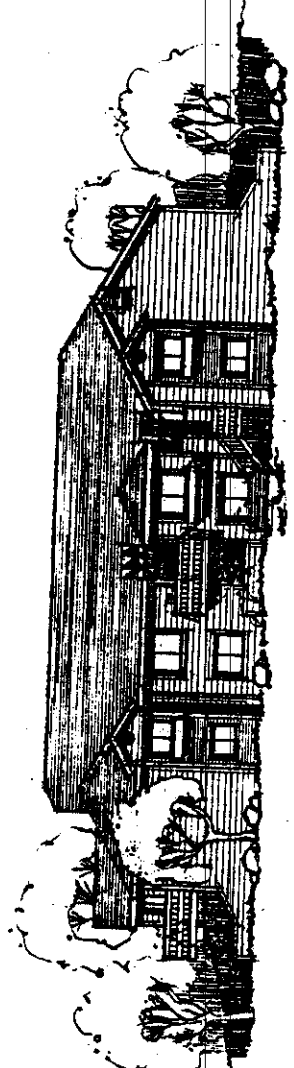
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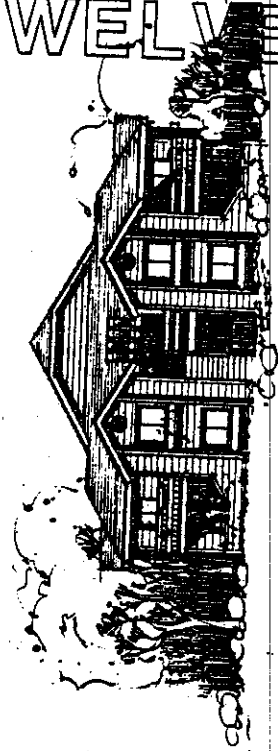
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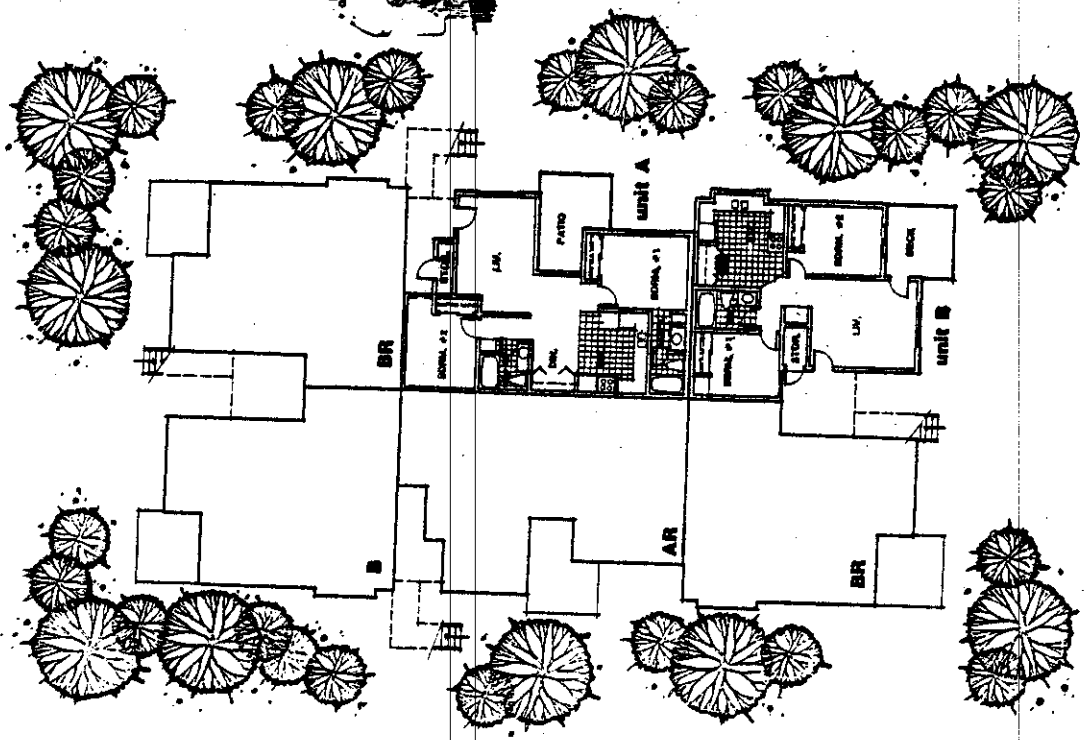
EXHIBIT C FLOOR PLANS ELEVATIONS TWELVEPLEX



FRONT ELEVATION



SIDE ELEVATION



TWELVEPLEX CLUSTER PLAN

P 85-139

4-15-85

No. 16

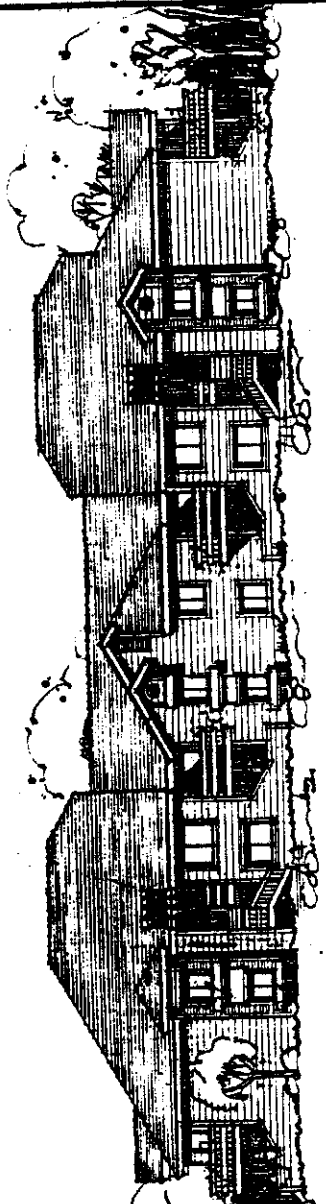
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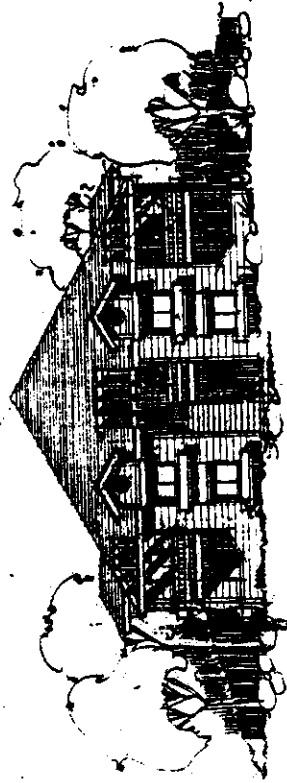
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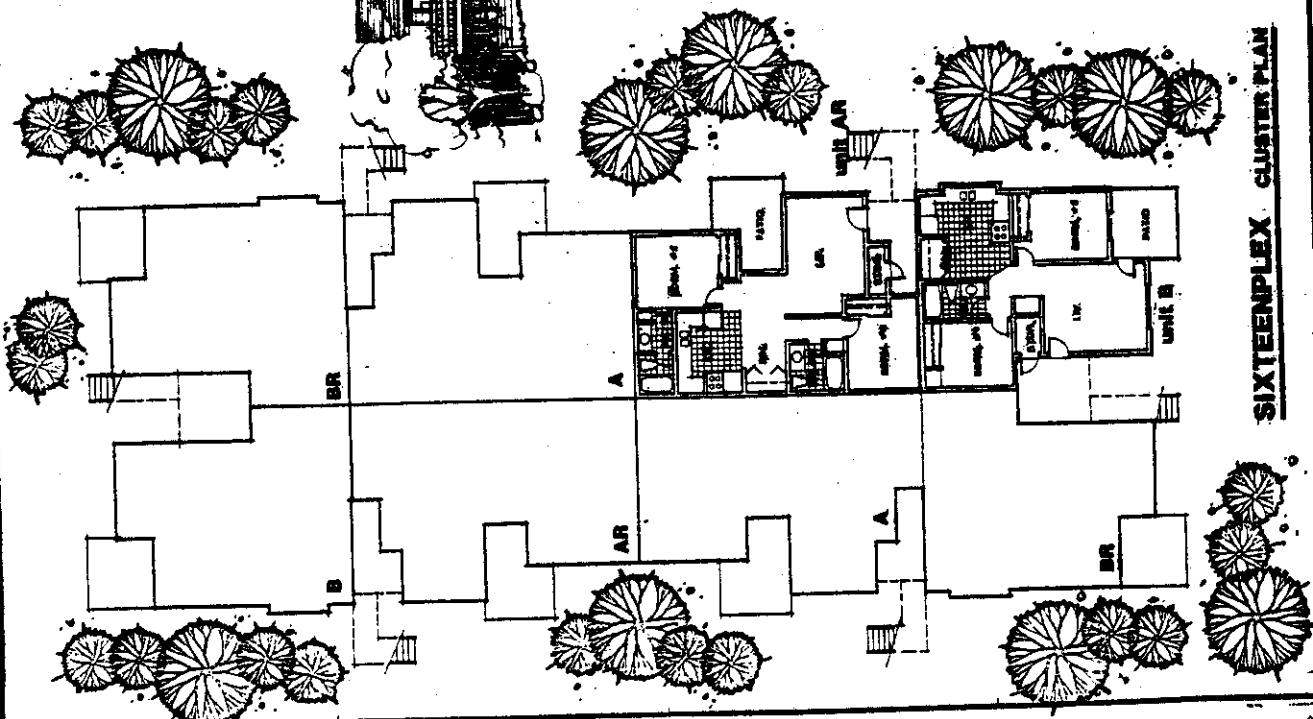
EXHIBIT D FLOOR PLANS ELEVATIONS SIXTEENPLEX



FRONT ELEVATION



SIDE ELEVATION



SIXTEENPLEX CLUSTER PLAN

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