

REPORT CORRECTED BY STAFF 5-10-90
CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	<u>Armstrong Engineering - 3233 Lance Drive, Stockton, CA 95205</u>		
OWNER	<u>Edmond Ghandor, c/o 3233 Lance Drive, Stockton, CA 59205</u>		
PLANS BY	<u>Armstrong Engineering - 3233 Lance Drive, Stockton, CA 95205</u>		
FILING DATE	<u>2-10-89</u>	ENVIR.DET.	<u>Neg. Dec.</u>
		REPORT BY	<u>DH:sg</u>
ASSESSOR'S PCL. NO.	<u>041-0045-03.04; 041-0046-01.02,03.04</u>		

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 6.0± vacant acres from Standard Single Family (R-1{EA-4}) to Single Family Alternative (R-1A{EA-4}) zone
 - C. Tentative Map to divide 6.0± vacant acres into 38 single family lots in the R-1A(EA-4) zone to be called Carnation Garden Village
 - D. Special Permit to construct 38 single family dwellings (petite homes) in the R-1A zone
 - E. Special Permit for a 7% density bonus in a designated infill area
 - F. Section 65402(a) Review for abandonment of various streets and alleys

LOCATION: North side of 57th Avenue between Carnation Avenue and Indian Lane

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 38 lot single family subdivision.

PROJECT INFORMATION:

1988 General Plan Designation:	Low Density Residential (4-15 du/net acre)
1984 Airport-Meadowview Community Plan Designation:	4-8 du/net acre
Existing Zoning of Site:	R-1(EA-4) zone
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family residential; R-1(EA-4)	Front:	25'	22' to 25'
South: Vacant ; R-1(EA-4)	Side (Int):	5'	5'
East : Vacant; M-1(S)(EA-4)	Side(St):	12-1/2'	12-1/2'
West : Single family residential; R-1(EA-4)	Rear:	15'	15'

APPLC. NO. P89-101 **MEETING DATE** May 10, 1990 **ITEM NO** 9

Property Dimensions:	496' x 519'
Property Area:	6.0± gross acres; 4.6± net acres
Density of Development:	8.26 d.u. per net acre
Square Footage of Building:	1,680 to 1,739 sq. ft. include 2 car garage; 1,200 to 1,259 sq. ft. of living area
Height of Building:	1-story
Topography:	Flat
Street Improvements:	To be extended
Utilities:	To be extended
Exterior Building Materials:	Wood, stucco
Roof Materials:	Composition shingle

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 25, 1990, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 6.0± vacant gross acres in the Standard Single Family (R-1{EA-4}) zone. Surrounding land uses are single family to the north, west and south in the R-1 zone and vacant and industrial land uses in the Light Industrial (M-1) zone to the east. The General Plan designates the site for Residential 4-15 du/net acre and on the 1984 Airport Meadowview Community Plan at 4 to 8 du/net acre. The site is a designated infill site as the Woodbine Target Area and qualifies as an area for density infill bonus.

B. Project Description

The applicant proposes to subdivide the 6.0± vacant gross acre site into 38 single family lots. The subdivision would result in 4.6± net acres with a proposed density of 8.26 dwelling units per acre. As the Airport Meadowview Community Plan designates the site at 4-8 du/net acre, the applicant is requesting a special permit to allow a 7% density bonus. Since most of the lots are less than 52 feet wide or 100 feet in depth, a rezone from R-1 to R-1A, Single Family Alternative zone, is requested. A special permit for single family development on petite lots is also requested. In order for the lot layout to function, the abandonment of various streets and alleys are necessary. The Planning Commission must find the abandonment of various streets consistent with the General Plan as per Section 65402(a) of the Government Code.

C. Rezoning Request

In order to achieve the density increase of 7% for the density bonus, smaller lots are required than those allowed in the R-1 zone. Proposed lots range in depth from 97 feet to 110 feet and in width from 46 feet to 52 feet. The applicant proposes to construct standard single

family dwellings on all lots ranging in size from 1,200 to 1,259 square feet of living area. Units will have two car garages and front yard landscaping and rear yard fencing installed. Houses will observe standard R-1 setbacks except for the front yard which will be staggered between 22 to 25 feet. Staff has supported density bonus and rezone requests where the increased density will be compatible with adjacent residential development. Should the tentative map not be recorded prior to expiration, any further development would require Planning Commission review and approval under the R-1A zone. Staff supports the rezone request from R-1 to R-1A for the six acre site.

D. Tentative Map Design

The proposed tentative map shows a looped road system different from the old underlying subdivision which established road and alley rights-of-way through the site. Rather the build-out under the previous lotting pattern with the east-west streets of Hing and 57th Avenue, the removal of portions of the right-of-way and realignment of streets provides adequate circulation based upon the existing ownerships in the area. None of the streets or alleys to be abandoned exist as fully improved streets or alleys. By recording the tentative map and abandoning the previous rights-of-way, the proposed tentative map allows placement of full street improvements and eliminates the need for 20 foot wide alleys.

The Subdivision Review Committee has reviewed the tentative map and recommends approval subject to conditions. Planning staff supports the proposed tentative map subject to the Subdivision Review Committee conditions.

E. Special Permit - Petite Single Family Dwellings

In order to develop 38 single family homes on petite lots, a special permit is required from the Planning Commission. Staff has reviewed the elevations, floor plans and design of the proposed single family dwellings and finds them consistent with recently constructed units located due north of the site.

The tentative map shows building setback lines for all lots. Staff recommends that the final map show recorded building setbacks and any required easements. Driveways shall be a minimum of 20 feet long from the front property line.

The applicant does not anticipate constructing duplexes on the corner lots. Planning staff recommends that corner lots be restricted to single family residences as the proposed lots are not large enough for two family units.

The floor plans provide the kitchen area at the fronts of Plans B and C with the living room at the front of Plan A. Windows facing the street are essential to provide street security. Staff recommends that the elevations be upgraded to include wood trim around windows, some vertical wood or stucco siding with the horizontal siding. Roof material shall be minimum 30 year heavy grade composition asphaltic single with earth tone colors. Use of various colors is recommended to provide variety. Revised elevations are to be reviewed and approved by Planning Division staff prior to issuance of building permits. The applicant or subsequent builder shall construct units as approved under this permit as modified.

F. Special Permit - 7% Density Bonus

The Airport Meadowview Community Plan designates the site as Residential 4-8 du/net acre. This plan designation allows a maximum of 36 dwelling units on the 4.6 net acre site. As noted above the site is also a designated infill site (Woodbine Target Area) and qualifies for an infill density bonus. The proposed 38 unit subdivision has a proposed density of 8.26 du/net acre, 7% above the eight du/net acre designated in the community plan. As the site is located in a designated infill area and the design of the proposed subdivision and single family residences is compatible with adjacent residential uses, Planning staff recommends approval of the 7% density bonus to exceed the eight dwelling units per acre maximum in order to allow two additional units on the site.

G. Abandonment - Analysis

In order to develop the site, abandonment of a series of streets and alleys is required. Exhibits C and D describe the proposed streets and alleys to be abandoned. County Sanitation District requirements will reserve easements for existing facilities. Other utilities have reviewed the proposal and require the relocation of facilities or setting aside the easement. The streets are not part of the circulation element of the 1984 Airport Meadowview Plan. Replacement streets will achieve the appropriate access to lots and provide utilities to each lot. Therefore, as required under Section 65402(a) of the Government Code, staff recommends the Commission find the abandonment consistent with the Community Plan and General Plan.

Adjacent property owners have agreed to accept their portions of alleys or streets to be abandoned. Staff finds the proposed abandonment consistent with the Abandonment Findings of Exhibit E. Refer to Exhibit F, correspondence from responsible agencies regarding the abandonment.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator 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 would occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local particulate levels in the vicinity of the construction zone. Elements of this program should include the following:
1. Sprinkle all unpaved construction areas with water at least twice per day during excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.

4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce suspension of particulates through vehicle movements over these surfaces.
 5. Increase the frequency of City street cleaning along streets in the vicinity of the construction site.
 6. Require construction contractors to designate a person or persons to oversee the dust abatement program in order to increased watering if necessary.
- B. All windows and sliding glass doors should be weatherstripped or mounted in low air-infiltration design frames meeting ANSI air infiltration standards.
- C. Air conditioning or other suitable means of ventilation shall be provided to allow occupants to close doors and windows for the required acoustical isolation.
- D. A five foot high (relative to pad elevation) barrier shall be provided along the east property line of lots 10-11 and 13-17. The barrier shall extend from the north property line to the front yard setback of lot 10 and from the front yard setback of lot 11 to the south property line of lot 17.
- E. Barrier materials shall be airtight and massive, with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels and 1-1/2" wood caulked overlapping joints. Other architectural materials may be suitable, if reviewed by a qualified acoustical consultant. Plans for the wall shall be included in the subdivision improvement plans and the wall shall be installed with standard subdivision improvements. A note shall be placed on the final map referencing the wall mitigations.

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 and environmental impact report if identified impacts cannot be reduced to less than a significant level through mitigation.

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

- A. Ratify the negative declaration;
- B. Recommend approval of the rezoning from Standard Single Family (R-1{EA-4}) to Single Family Alternative (R-1A{EA-4}) zone;
- C. Recommend approval of the tentative map subject to conditions which follow;
- D. Approve the special permit for petite single family development on 38 lots in the R-1A(EA-4) zone subject to conditions and based upon findings of fact which follow;
- E. Approve the special permit for a 7% density bonus in a designated infill area subject to conditions and based upon findings of fact which follow; and

- F. Find the abandonment of various streets and alleys consistent with the General Plan and 1984 Airport Meadowview Community Plan and recommend approval to the City Council.

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 22 foot half street on Indian Lane between Hing and Wah with 12 feet of pavement northbound east of centerline;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Name streets to the satisfaction of the Planning Director;
4. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
5. 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;
6. 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;
7. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
8. Meet all County Sanitation District requirements and coordinate;
9. Submit a soils test prepared by a registered engineer to be used in street design;
10. Requires off-site dedication along Indian Lane and 57th Avenue;
11. Construct a temporary barricade on Hing Avenue west of Carnation Avenue;
12. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;

13. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
14. Dedicate a standard 12.5-foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
15. Extend off-site water line to the satisfaction of the Water Division;
16. Provide a tangent section between the reverse curves on Hing Avenue to the satisfaction of the Traffic Engineer;
17. Minimum lot sizes shall be 52 feet by 100 feet interior and 62 feet by 100 feet corner lots if not rezoned to R-1A;
18. Show all existing easements to remain following abandonment of various streets and alleys;
19. Cannot file final map until abandonment proceedings are complete for Carnation Avenue and for alley between Wah and Hing and for 57th Avenue and for Indian Lane;
20. Dedicate 10 foot water easement along south property line of lot 18;
21. Observe existing 24 inch gas transmission line in east half of Indian Lane. Use extreme caution in area when digging. Possible conflicts with two inch gas lines at Carnation and Wah and Carnation and 57th Avenue; and
22. Applicant shall comply with all mitigation measures stated in the negative declaration for P89-101 on file at the City Planning Department to the satisfaction of the City Environmental Review Coordinator. A note referencing the negative declaration shall be recorded on the face of the map and in the deeds to affected lots.

Conditions - Special Permit - Single Family Dwelling & Density Bonus

1. The final map shall show recorded building setbacks for all proposed lots.
2. No duplex or halfplex units are allowed on corner lots.
3. The Planning Division staff shall review and approve detailed elevations which will show wood trim around windows, some vertical or stucco siding with

horizontal siding prior to issuance of building permits. Roof materials shall be a minimum 30-year heavy grade composition shingles in earth tone colors. Roofs on separate houses shall be a mix of colors to provide variety.

4. The streets and alleys shall be abandoned and final map recorded prior to issuance of building permits for new structures.
5. The applicant shall construct units as per the floor plans submitted with modifications to the elevations as approved by the Planning Director.
6. All front yards are to be landscaped and rear yards fenced by the builder prior to occupancy.

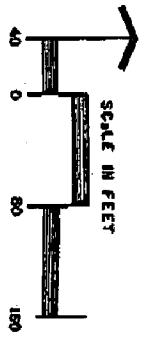
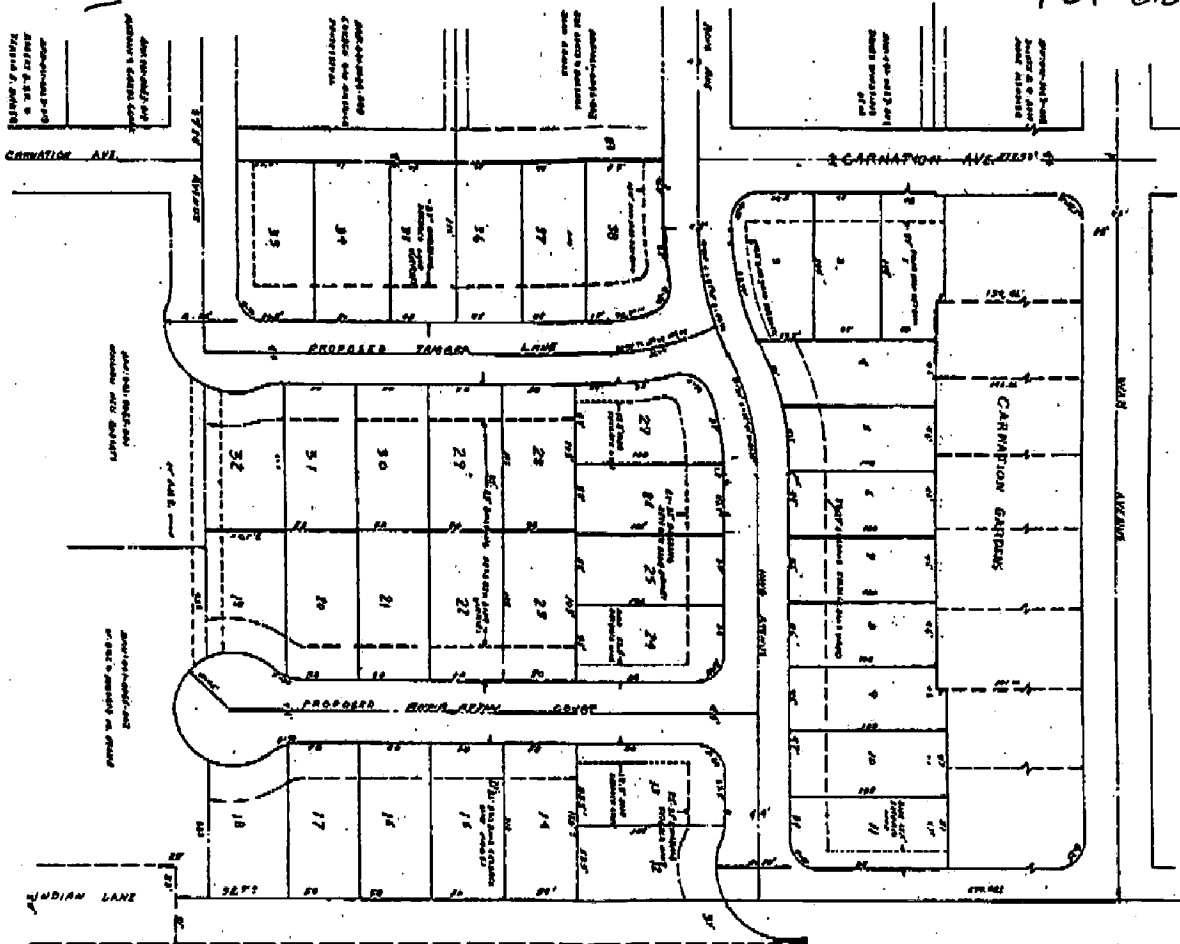
Findings of Fact - Special Permits

1. Granting the special permits, as conditioned, is based upon sound principles of land use in that:
 - a. the site is designated infill area where density bonus is encouraged;
 - b. adequate building setbacks, landscaping, parking and elevations will be provided; and
 - c. the project will be compatible with surrounding residential development.
2. Granting the special permits, as conditioned, will not be detrimental to the public health, safety or welfare in that City standards for water, sewer, and street design will be adhered to and adequate building setbacks and yard areas will be provided.
3. Granting the project is consistent with the 1984 Airport Meadowview Community Plan and 1988 General Plan which designate the site for Residential Low Density.

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P89-101



TENTATIVE SUBDIVISION MAP OF
CARNATION GARDEN VILLAGE
CITY OF SACRAMENTO
CALIFORNIA
FEBRUARY, 1988

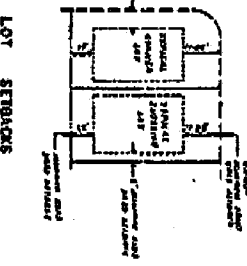
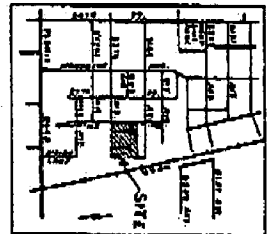


Exhibit A - Tentative Map
(corrected 5-10-90)

SECTION 17, T4N, R12E, S1E, 1/4, 2/4, 3/4, 4/4
CITY OF SACRAMENTO, CALIFORNIA

RECORDING INFORMATION:
RECORDING FEE: \$100.00
RECORDING DATE: 05/10/90
RECORDING OFFICE: COUNTY CLERK, SACRAMENTO, CALIFORNIA

PREPARED BY: [Name]
DATE: 05/10/90

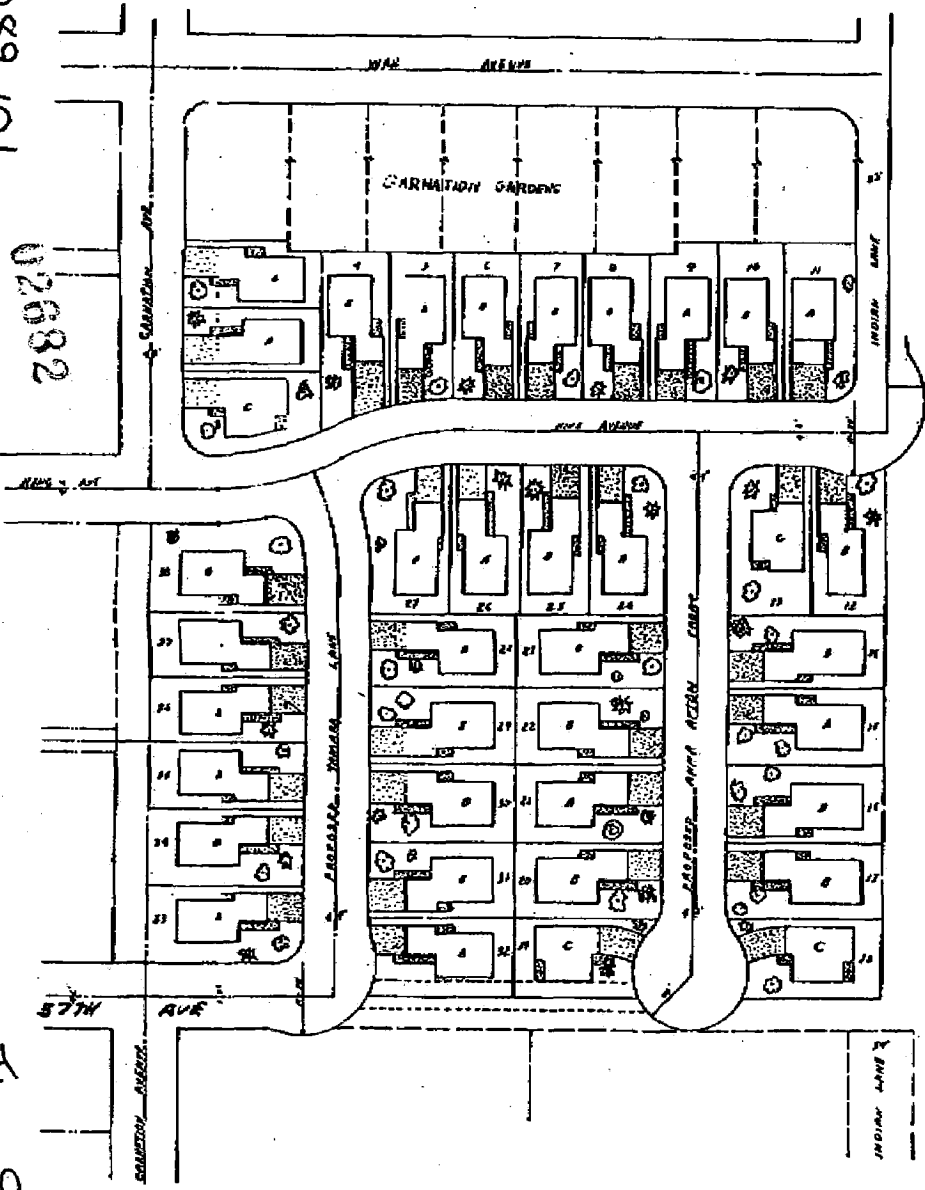


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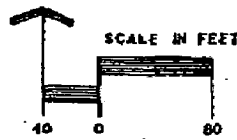
Item 9



Site Plan
(corrected 5-10-90)

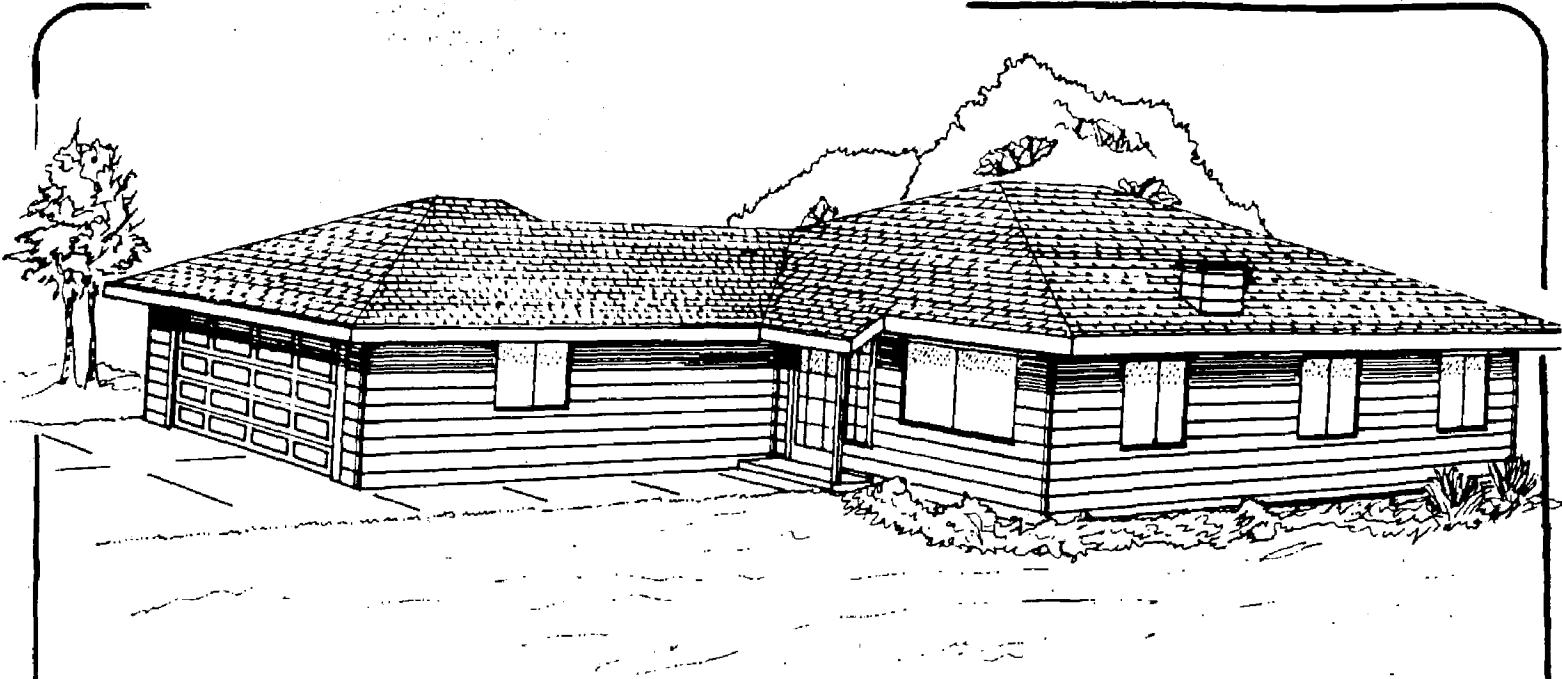
CARNATION GARDEN VILLAGE
MASTER SITE PLAN

FEBRUARY, 1978

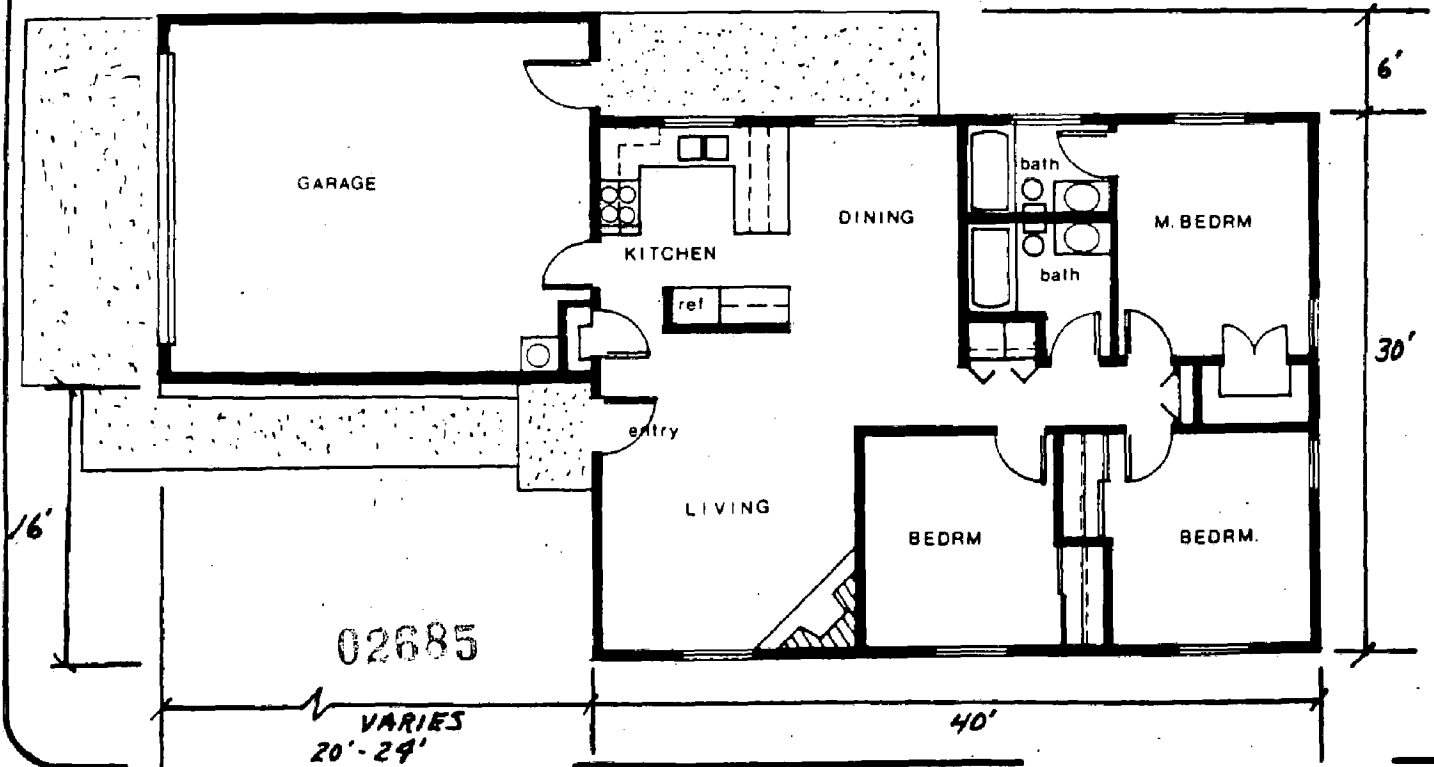


ARMSTRONG ENGINEERING
 3235 LAMAR DRIVE
 OAKLAND, CA 94605
 (415) 437-1884

ELEVATIONS



PLAN "A" 1200 sq. ft.

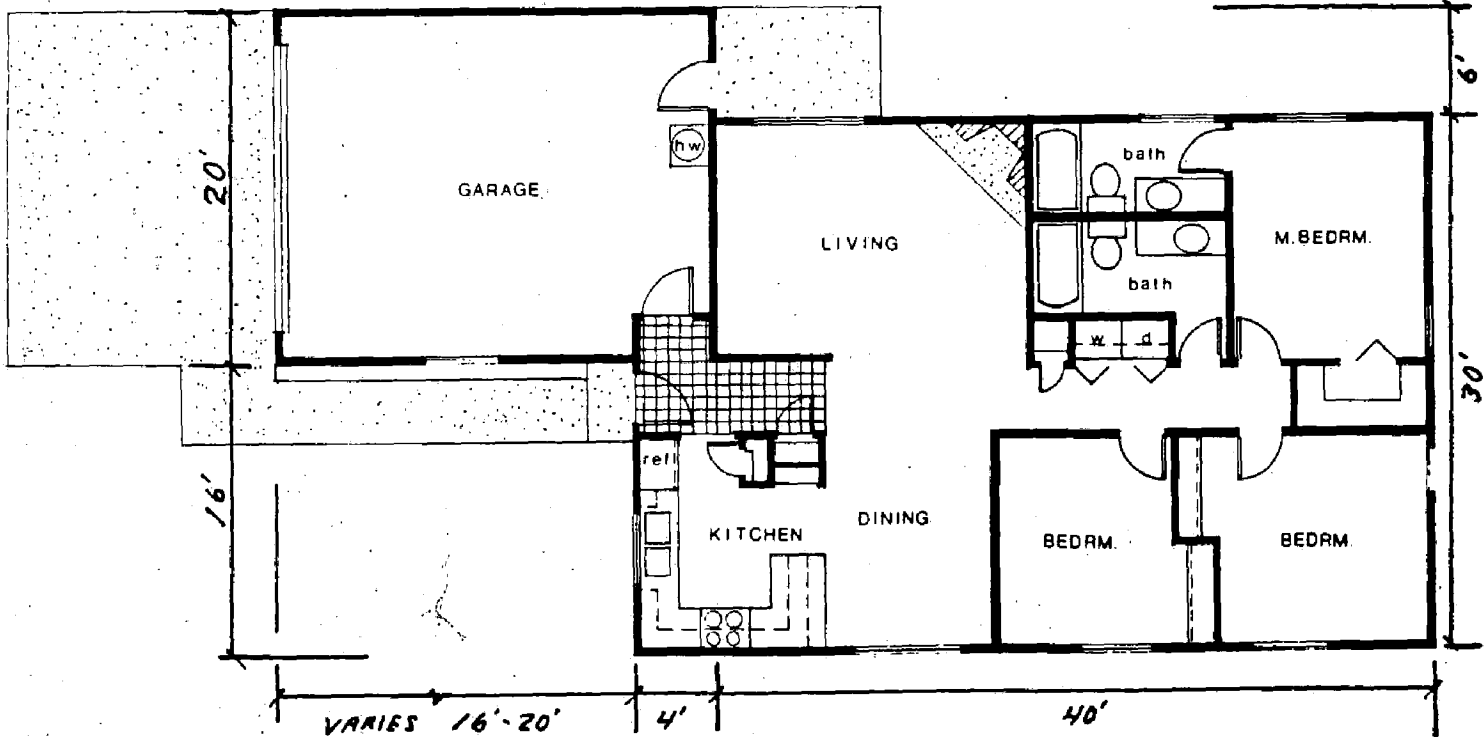


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ELEVATIONS



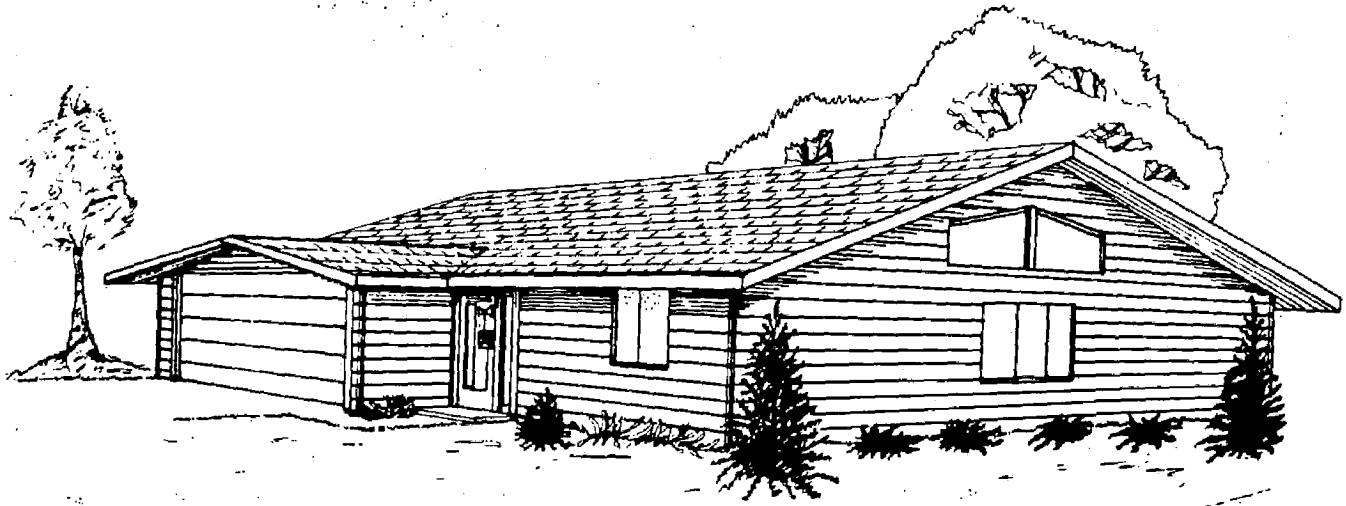
PLAN "B" 1259 sq. ft.



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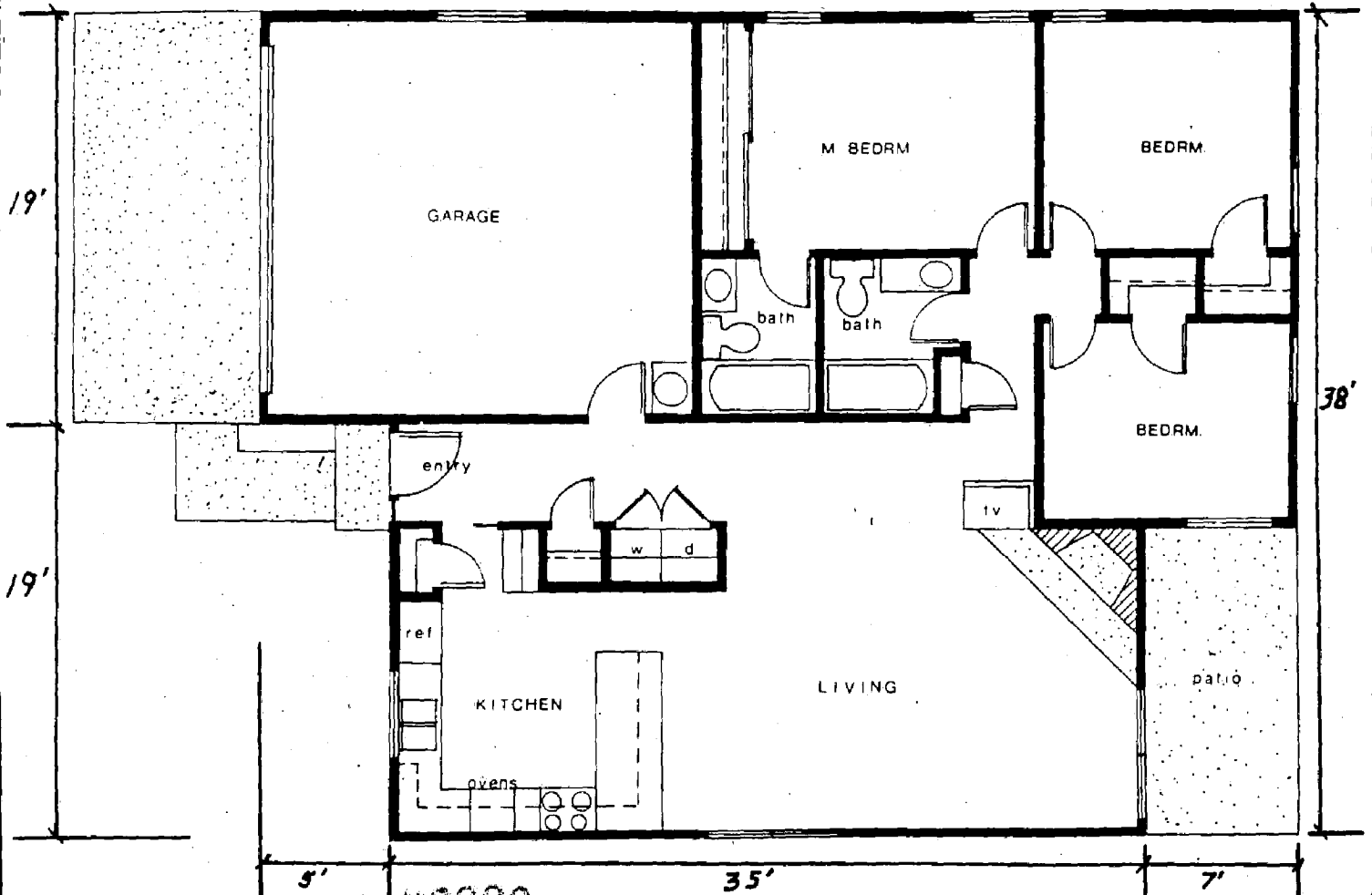
ELEVATIONS



PLAN "C"

1213 sq. ft.

47'

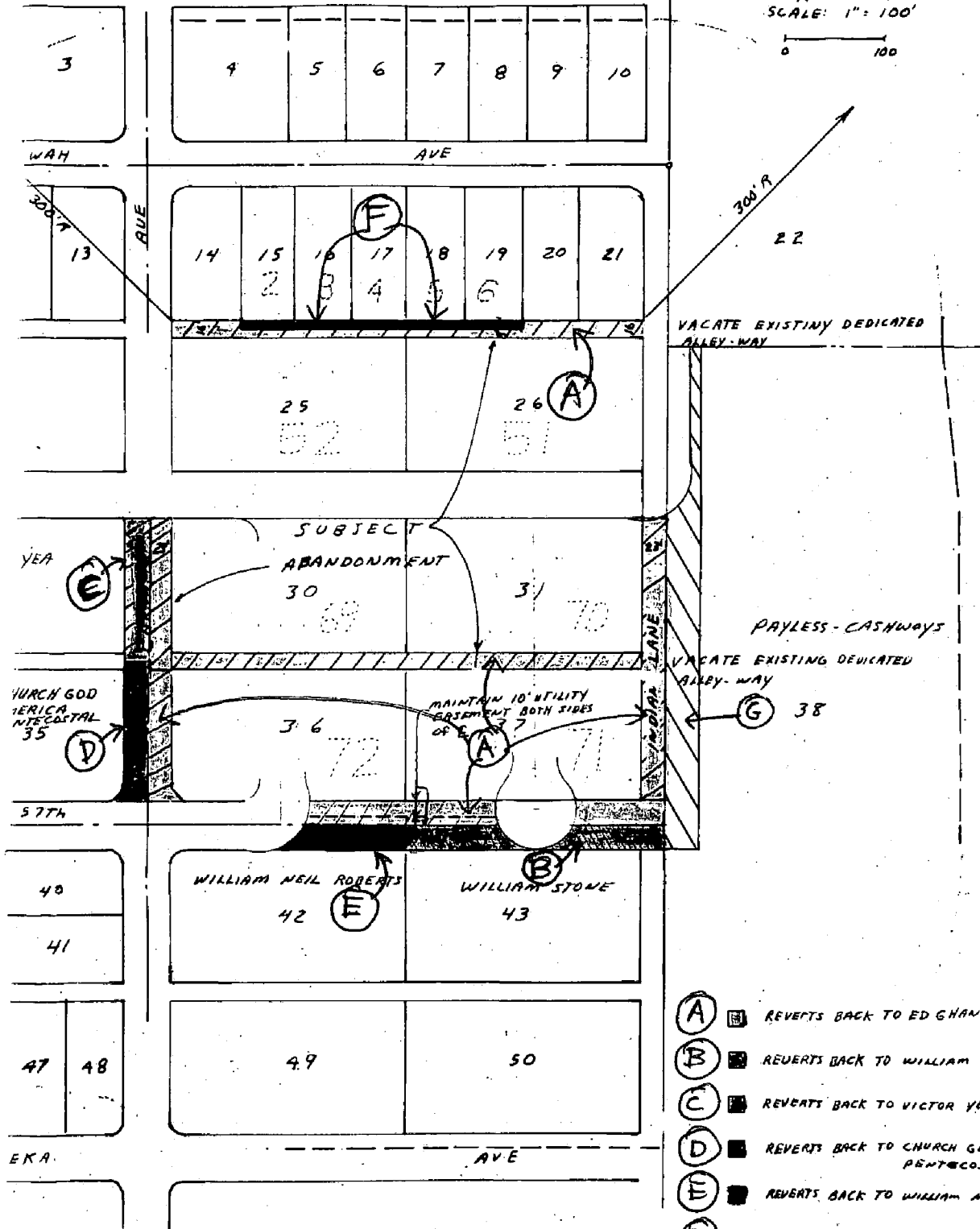
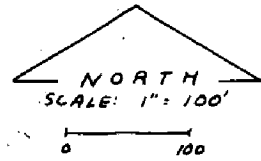


02683

5-10-00

ABANDONMENT EXHIBIT C

CARNATION GARDEN VILLAGE



- (A) REVERTS BACK TO ED GHANDOUR (DEVELOPER)
- (B) REVERTS BACK TO WILLIAM STONE
- (C) REVERTS BACK TO VICTOR YEA
- (D) REVERTS BACK TO CHURCH GOD AMERICA PENTECOSTAL
- (E) REVERTS BACK TO WILLIAM NEIL ROBERTS
- (F) REVERTS BACK TO LOTS 2, 3, 4, 5 & 6 CARNATION GARDEN SUBD
- (G) REVERTS BACK TO PAYLESS-CASHWAYS

02636

P-89-101

5-10-90
4-26-90

item 9