

CITY PLANNING COMMISSION
 1231 P STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT WONG AND ASSOCIATES, 201 Lathrop Way, Suite #F, Sac., CA 95815
OWNER Ashley Properties, 3001 P Street, Sacramento, CA 95816
PLANS BY Wong & Associates, 201 Lathrop Way, Suite #F Sac., CA 95815
FILING DATE 6/7/88 **ENVIR. DET.** Neg Dec **REPORT BY** DH:vf
ASSESSOR'S PCL. NO. 265-0274-010,011

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone 1.0+ vacant acres from Standard Single Family (R-1) to Alternative Single Family (R-1A) zone.
 - C. Tentative map to divide 1.0+ vacant acres into six "Petite" home lots and one duplex lot.
 - D. Special Permit to develop six "petite homes" and one duplex in the Single Family Alternative (R-1A) zone.
 - E. Variance to reduce the required 25 foot side yard setback to 10-1/2 feet in the Multiple Family (R-2B) zone for a proposed eight unit apartment complex (continued to August 11, 1988 for re-noticing).

LOCATION: 2840 Taft Street

PROPOSAL: The applicant is requesting the necessary entitlements to divide one lot into seven lots for zero lot line development and one eight unit apartment site.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential, 4-15 du/net acre
1984 North Sacramento Community Plan Designation: Residential 11-21 du/net acre
Existing Zoning of Site: R-2B, R-1
Existing Land Use of Site: Vacant

	Setbacks: Required		Provided	
	R-1A	R-2B	R-1A	R-2B
North: Church & Single Family; R-2B	Front: 25'	25'	25'	25'
South: Single Family; R-1	Side(Int): 5'	5'	5'	5'
East: Industrial; M-2	Side(St): 5'	25'	5'	17'
West: Single Family; R-1	Rear: 15'	80'	15'	15'

Density of Development:

265-0274-010	-	Units	=	8
(Apartment Site)		Area	=	18,150 sq. ft.
265-0274-011		Units	=	8
(Petite Home Site)		Area	=	67,650 sq. ft.
		Density	=	1 unit per 8,456 sq. ft.
		Du/ac	=	5
Both Parcels		Units	=	16 units
		Area	=	85,800 sq. ft.
		Density	=	1 unit per 5,362 sq. ft.
		Du/ac	=	8

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On July 13, 1988 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.

BACKGROUND INFORMATION: The subject site was originally proposed to be rezoned from R-1 to R-2B-R to allow construction of a 21 unit apartment complex on 1.5+ vacant acres (P87-341). The Planning Commission recommended approval of the rezoning and tentative map subject to conditions including reducing the number of units from 21 to 20. After considerable public opposition presented at the City Council hearing, the applicant agreed to reduce the density to 16 units. On April 5, 1988, the City Council referred the item back to the Planning Commission for further modifications and review.

The applicant has revised the project to allow two four unit apartment complexes; one future halfplex and six single family "Petite Homes."

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two vacant lots referred to as the "north" and "south" lots. The north lot is 55 feet wide and is zoned R-2B containing 0.42+ vacant acres. The south lot is 150 feet wide, is zoned R-1 and contains 1.55+ vacant acres. The 1984 North Sacramento Community Plan designates both parcels as residential 11 to 21 du/acre. The 1988 City Central Plan designates the site as residential low density four to 15 du/net acre. The projects total density will be eight du/ac. in the south lot. The proposed project is consistent with the General Plan. The site is adjacent to single family uses to the south and west, warehousing zoned M-2 to the east and a church zoned R-2B to the north.

B. Project Description

The applicant is requesting a series of entitlements to allow division of one and one-half acres into seven lots, six for petite home development and a corner halfplex lot. Also requested is a rezoning of one and one-half acres to single family alternative (R-1A) zone. For a proposed eight unit apartment complex on 0.5+ acres in the R-2B zone, a variance is requested to reduce the required 25 foot street side yard setback to 10-1/2 feet. This variance, however, has been continued. The petite home development requires a special permit in the R-1A zone.

C. Project Analysis - Tentative Map

The applicant proposes to divide the south lot into seven lots, six lots 40 ft. x 105 ft. and one corner lot of 60 ft. x 105 ft. Included in the request is construction of a 300+ foot long cul-de-sac which provides access to the seven lots and the north apartment lot. The Subdivision Review Committee has recommended approval of the tentative map subject to conditions. Full sidewalks, curbs and gutters will be required. The City Engineer voted that the north lot proposed property line will require adjustment to coincide with the future street right-of-way. The location of the trash enclosure in the public right-of-way or setback area is not allowed and will require relocation on the apartment site plan. Staff notes that the R-1A zone allows flexible lot widths and building setbacks to provide a variety for the placement of dwellings. Staff has no objection to the tentative map as proposed.

2. Special Permit - Petite Homes

The applicant provided elevations but no floor plans or square footage totals for two models proposed for the single family uses. No action is proposed for the halfplex corner lot since staff has expressed concerns over the lack of compliance with the design guidelines for halfplex units on corner lots which include separate driveways and entrances off each of the street frontages.

Staff has reviewed the elevations for the single family dwellings and suggest the following modifications:

1. The garage should be moved three feet to the side to increase the building's width to 30 feet. With the increased width, three feet can be added to the area between the garage and entry way. Staff recommends decorative trim or lattice elements to be added to break up the elevation as viewed from the street.

- b. use of horizontal masonite siding on several units should be added to the proposed vertical plywood siding units. The variety will break up a uniform block face. Staff recommends a mix of two different materials on the exteriors of the units. These materials can consist of a combination of wood siding with a brick or decorative block wainscot element. Planning Division staff shall review and approve the modified elevations prior to issuance of building permits for any of the petite homes.
- c. staggered front yard setbacks are recommended along the new street for the proposed dwellings. Staff recommends a detailed master house foot print plan be reviewed and approved by the Planning Director prior to issuance of building permits.
- d. the proposed roof material is composition shingle. Staff recommends that the roof material be earth tone in color and that it have a life expectancy rating of at least 30 years.
- e. all front yards are required to be landscaped as part of the building permit. Staff recommends that one street tree be planted per lot as per the City Arborist guidelines for street trees.

3. Variance - Apartment Building Street Side Yard Setback

Staff has reviewed the foot prints of the two, two story apartment buildings and does not support the reduction of the street side yard setback from 25 feet to 10-1/2 feet so that the narrow lot can be developed with the proposed apartments. The purpose of establishing the 25 foot street side yard setback in the R-2B zone is to provide adequate yard area for residents and buffer from surrounding uses. Elevations and floor plans do not compliment the reduced setback. Due to incorrect noticing, this variance entitlement will be continued to the next Commission hearing.

4. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in lieu fees are appropriate. Fees will be based upon .1896 acres of land multiplied by the per acre value established by the applicant's appraiser.

5. Flooding

A portion or all of the property may lie in zone X of FEMA (FIRM) flood map. The applicant should check with the City Engineer to determine what, if any, special measures must be taken.

6. Agency Comments: The following City Departments reviewed the project with the following comments:

Police:

No Comment

Public Works - Engineering:

(See tentative map comments)

City Solid Waste:

Provisions are to be made for 90 gallon containers for the single family development and a trash enclosure for the garbage bins or cans.

The North Sacramento Elementary School District provides the following recommendation. Staff does not support denial in that the zoning is present to allow the density of development proposed which would potentially increase the number of students for both Grant Union High School District and North Sacramento Elementary School District.

We recommend that this map be denied for the following reason(s):

The development project in question could generate enough elementary aged children to further impact the overcrowded situation already in place at Northwood Elementary School. Currently, the school is already operating at 102.5 percent of capacity. Projections indicate that even without further new construction that enrollment will continue its upward trend at about 5 percent per year. This proposed development project simply adds to an already extremely difficult overcrowding situation.

ENVIRONMENTAL DETERMINATIONS: The Environmental Coordinator has determined that the project will not have a significant affect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions to the Commission:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the rezoning from standard single family (R-1) to alternative single family (R-1A) zone.
- C. Recommend approval of the tentative map subject to conditions which follow.
- D. Approve the special permit subject to conditions and based upon findings of fact which follow.
- E. Continued the request for variance to reduce the street side yard setback to August 11, 1988 meeting.

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.
- 2. Prepare a drainage study for the review and approval of the City Engineer; may require off-site extensions and oversizing.
- 3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments if necessary.
- 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 nor more than 90 days prior to the filing of the final map (0.1896 acres).

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. Submit a soils test prepared by a registered engineer to be used in street design.
8. Taft Street shall be constructed to a 27 foot half-section.
9. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways.
10. Final map shall show the realignment of the common property line separating the two existing lots to coincide with the street. The old lot line will no longer exist.
11. The multiple family parcel shall be designated as Lot A on the final map.

NOTE: A portion or all of the property may lie in zone X of FEMA (FIRM) Flood Maps.

NOTE: The trash enclosure will require relocation outside the public road right-of-way and setback area.

Conditions

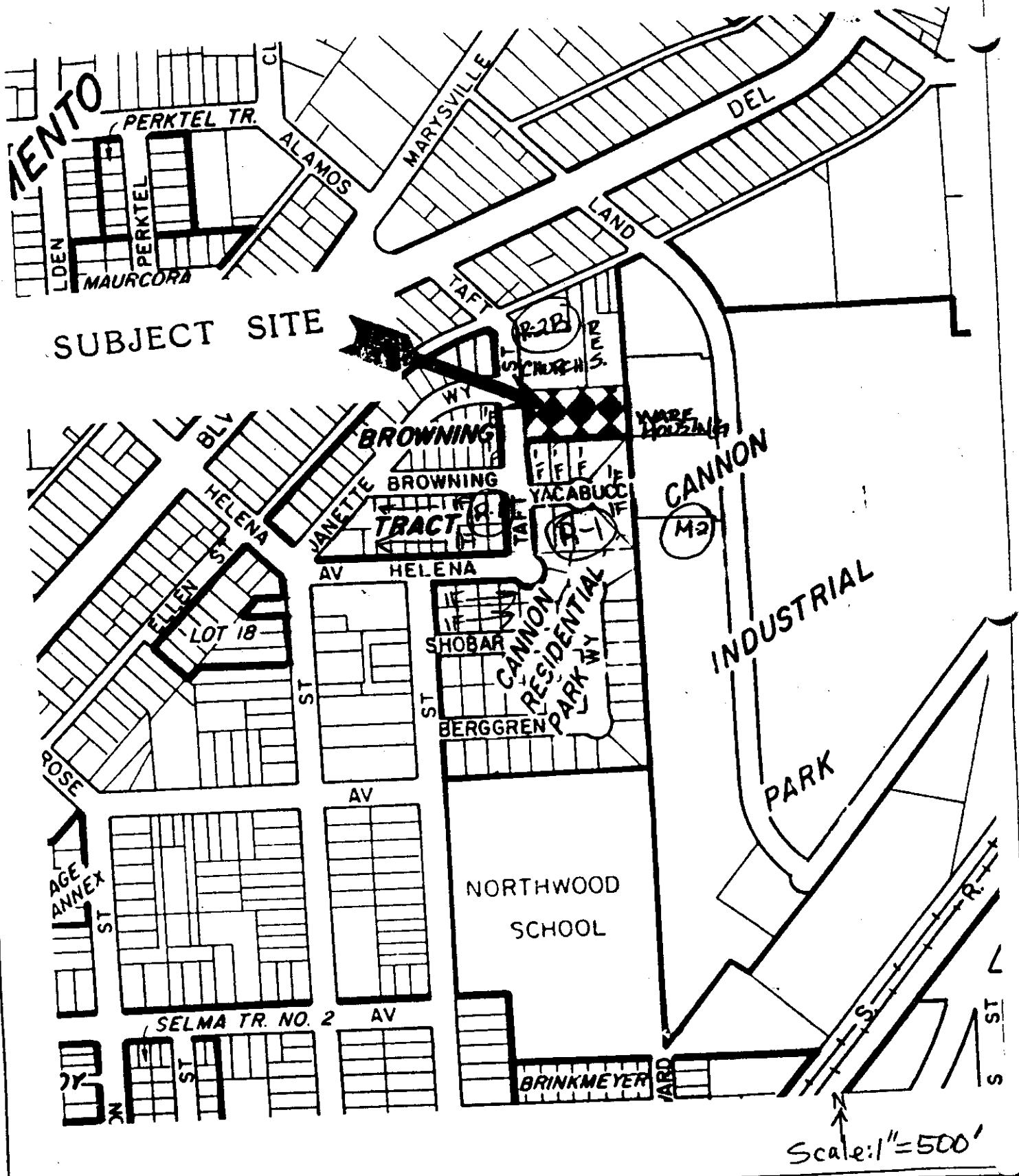
1. The applicant shall revise the building elevations to show a dwelling with three additional feet of width between the entrance and garage as shown on the staff modified front elevation for a total building width of 30 feet. A decorative trim lattice or similar element is to be shown to provide variety to the front elevation.

2. The applicant shall review the elevations of half or three of the units to have horizontal masonite siding mixed with the units containing vertical plywood siding. Revised elevations are to be reviewed and approved by the Planning Director prior to issuance of building permits.
3. Staggered front yard setbacks are to be shown on a master site plan for the single family dwellings ranging from 22 to 27 feet. Side yard setback of five feet and rear yard setback of 15 feet are to be maintained. The setback and floor print plan shall be reviewed and approved by the Planning Director prior to recordation of the final map.
4. Roof material shall be composition shingle or wood shake with a minimum life expectancy rating of at least 30 years.
5. All front yards are required to be landscaped. Detailed landscape plans shall show one street tree per parcel with living ground cover and automatic sprinkler system. Landscape plans shall be reviewed and approved for each building permit for single family or multiple family development.
6. A mix of two or more exterior building materials, including wood and brick or decorative block, shall be shown on the exterior elevations. Colors shall be earth tone.
7. Construction activities shall be limited to regular working hours. Dust control and noise attenuation measures are to be implemented in accordance with County Environmental Health Department requirements.

Findings of Fact - Special Permit - Petite Homes - Approval

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. it is consistent with the current land use designation of four to 15 dwelling units per acre; and
 - b. it is compatible with the surrounding mixture of land uses which consist of a church, single family and warehousing.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare in that:

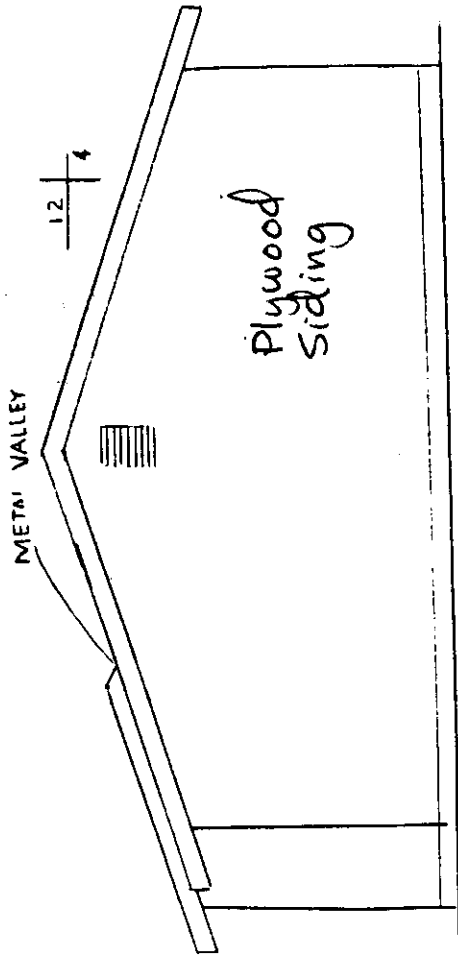
2. The project, as conditioned, will not be detrimental to public health, safety or welfare in that:
 - a. adequate parking is provided;
 - b. adequate landscaping is provided to buffer the project; and
 - c. variable setbacks, elevations and building materials will enhance the surrounding residential uses located to the south and west.
3. The proposed project is consistent with the City's General Plan in that the site is designated for four to 15 du/net acre and the joint apartment and single family development results in a density of eight du/acre.



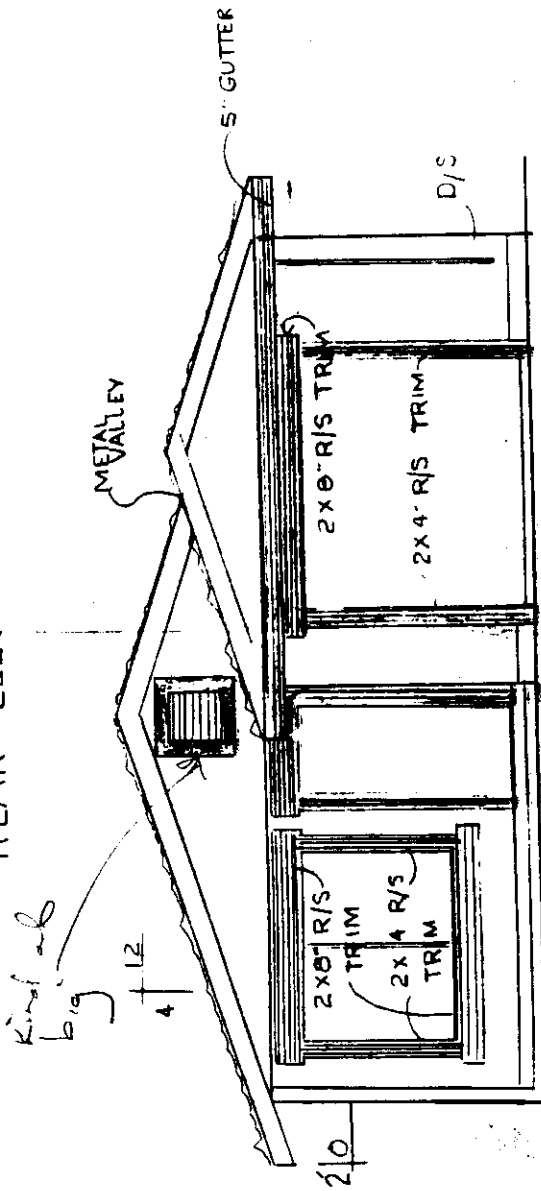
VICINITY - LAND USE - ZONING

Sampson

ELEVATIONS

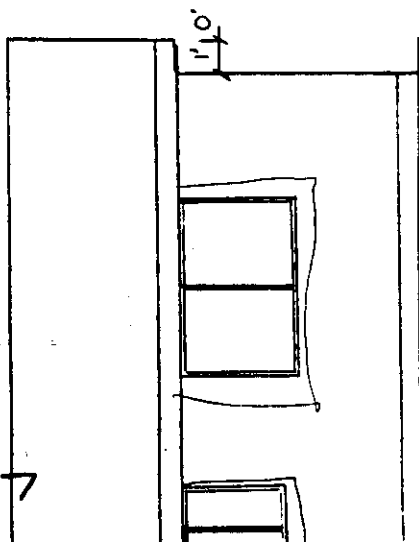


REAR ELEVATION "B"



FRONT ELEVATION "B"

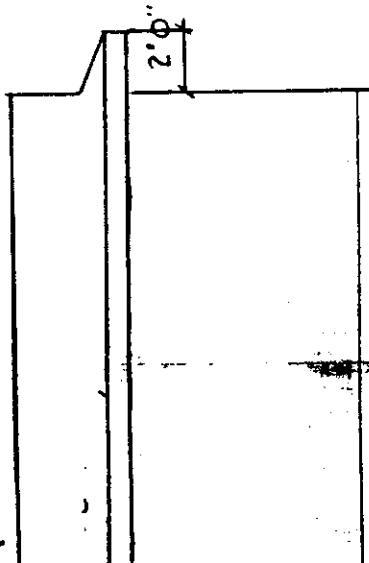
SC 1/4" = 1'0"



P-88-267

COMPOSITION SHINGLE

7-28-88

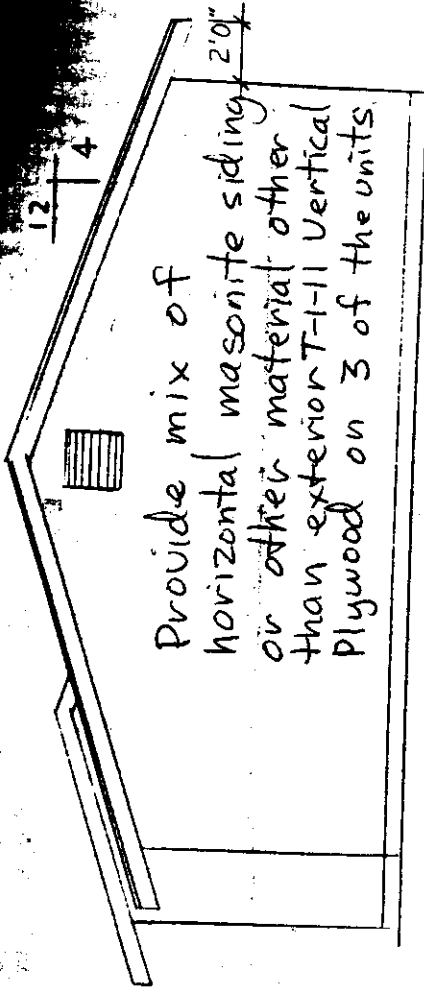


0"

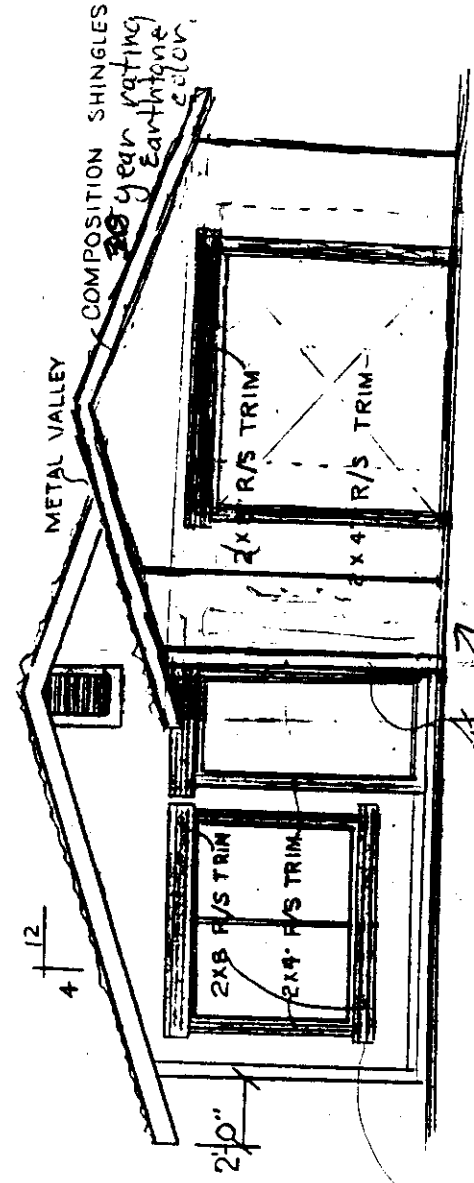
item 17

STAFF MODIFIED ELEVATIONS

P #



REAR ELEVATION "A"



FRONT ELEVATION "A"

Increase SF: 1/4" = 1'0"
from Garage to main entrance

6/15/88
S. J. [unclear]

11/11/88
S. J. [unclear]

801-267

7-28-88

item 17

ELEV

COMPOSITION SHINGLES

5" GUTTER OVER 2X6" FASCIA BD

Pls Add 4" Board
Beneath
windows

RIGHT ELEVATION

COMPOSITION SHINGLE
2 X 6" FASCIA BB

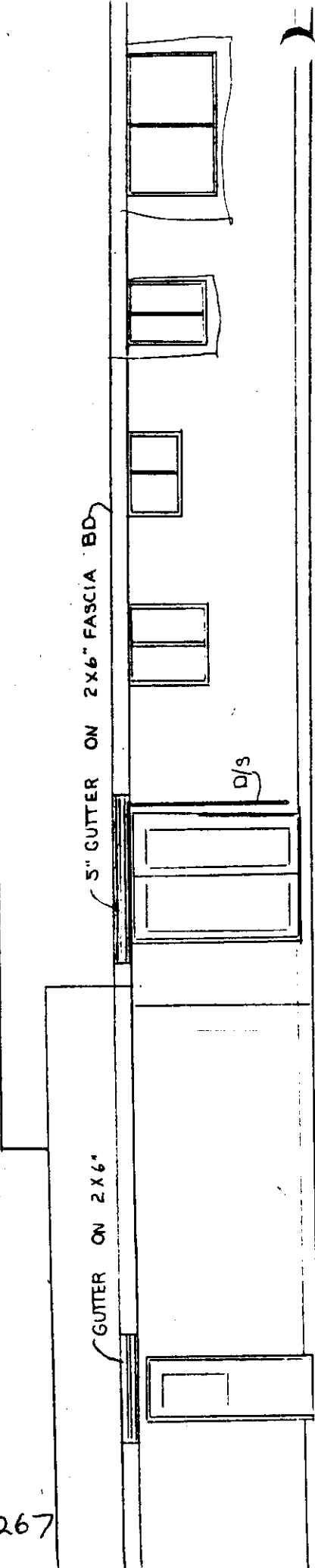
LEFT ELEVATION

P-88-267

7-28-88

Item 17

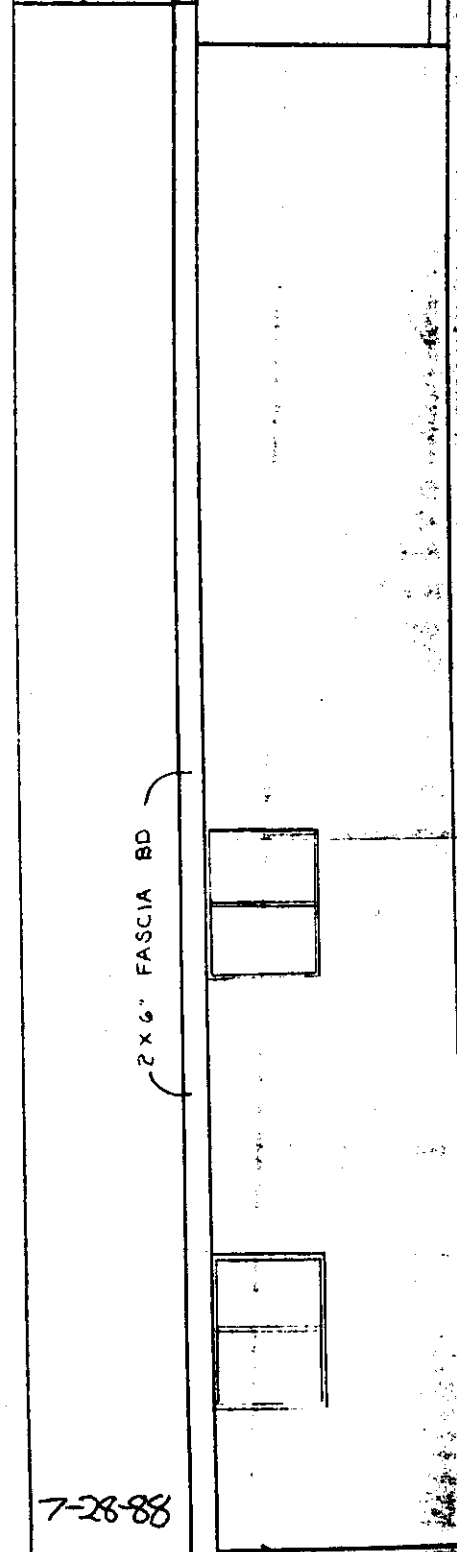
P-88-267



RIGHT ELEVATION

COMPOSITION SHINGLE

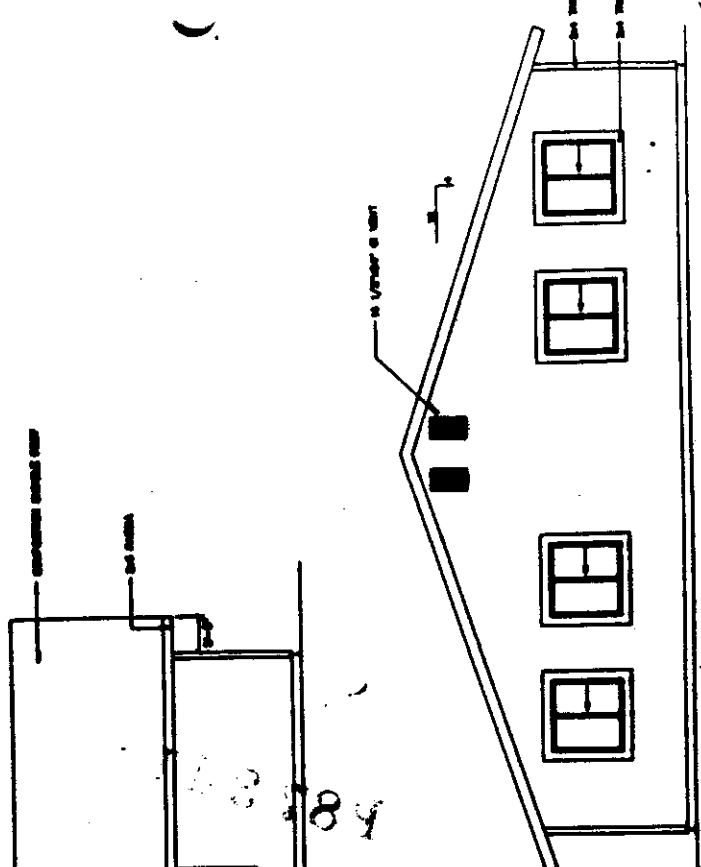
7-28-88



LEFT ELEVATION

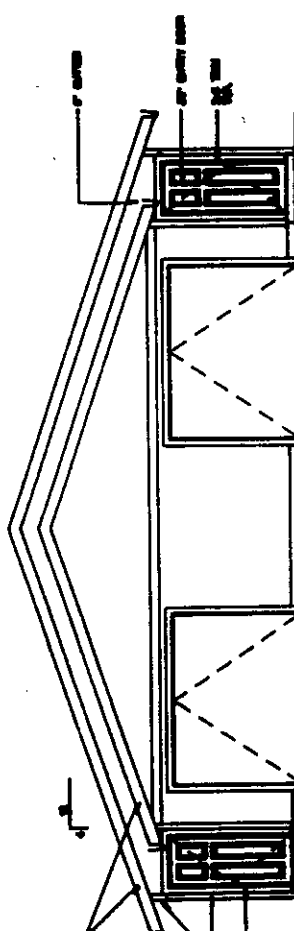
Item 17

HALF PLEY ELEVATIONS



SIDE ELEVATION (BOTH SIMILAR)

REAR ELEVATION



FRONT ELEVATION

LOT 7A LOT 7B

P88267

~~P87341~~

P-88-267

7-28-88

item 12