

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

<b>APPLICANT</b>	<u>Area West Engineers, Inc., 7478 Sandalwood Drive, Citrus Heights, California 95621</u>		
<b>OWNER</b>	<u>Envision Properties, Inc., 2917-B Orange Grove Avenue, North Highlands, California 95660</u>		
<b>PLANS BY</b>	<u>Area West Engineers, Inc., 7478 Sandalwood Drive, Citrus Heights, California 95621</u>		
<b>FILING DATE</b>	<u>February 26, 1991</u>	<b>ENVIR. DET.</b>	<u>Negative Declaration</u>
<b>ASSESSOR'S PCL. NO.</b>	<u>023-0152-023</u>		
		<b>REPORT BY</b>	<u>CG</u>

**APPLICATION:**

- A. Negative Declaration.
- B. Rezone 1.08± partially developed acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) zone.
- C. Tentative Map to subdivide 1.08± partially developed acres into 6 parcels in the proposed Single Family Alternative (R-1A) zone.
- D. Special Permit to develop 6 zero-lot-line single family residences on six lots in the proposed R-1A zone.
- E. Variance to increase the fence height from 6 to 10 feet.

**LOCATION:** 5061 64th Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop six single family residences on the property.

**PROJECT INFORMATION:**

<b>General Plan Designation:</b>	Low Density Residential (4-15 du/na)
<b>Existing Land Use of Site:</b>	Single Family Residence
<b>Existing Zoning of Site:</b>	R-1

<b>Surrounding Land Use and Zoning:</b>	<b>Setbacks:</b>	<b>Required</b>	<b>Provided</b>
North: Single Family; R-1A	Front:	To Be	25'
South: Single Family; R-1	Side(Int):	Deter-	10'
East: Cemetery; R-1	Side(Int):	mined	0'
West: Single Family; R-1	Rear:	By CPC	15'

<b>Property Dimensions:</b>	95' x 495'
<b>Property Area:</b>	1.08± gross acres
	0.92± net acres
<b>Project Density:</b>	6.5 du/na
<b>Parking Required:</b>	One-car garage per unit
<b>Parking Provided:</b>	Two-car garage per unit
<b>Square Footage of Units:</b>	1,225 square feet
<b>Topography:</b>	Flat
<b>Street Improvements:</b>	Existing
<b>Utilities:</b>	Existing

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Building Height: 15 feet, 1 story  
 Exterior Building Materials: T1-11 and Masonite Lap  
 Roof Material: Composition

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 19, 1991, by a vote of 7 ayes, and 2 abse  
 Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions

PROJECT INFORMATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 1.08± acres in the Standard Single Family (R-1) zone. The site is currently developed with a single family residence which is proposed to be demolished. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding land use and zoning includes single family, zone R-1A, to the north; single family, zoned R-1, to the south and west; and a cemetery, zoned R-1, to the east.

B. Applicant's Proposal

The applicant is requesting a tentative map to subdivide the property to develop six zero-lot-line single family residences. The necessary entitlements include a rezone to Single Family Alternative (R-1A) to allow lots below standard lot size and zero-lot-line development. Also necessary is a special permit to develop the six zero-lot-line homes in the R-1A zone. A variance is necessary to allow the sound wall height required per the Negative Declaration.

C. Policy Considerations

The proposed project is consistent with the General Plan land use designation of Residential (4-15 du/na). The project is also consistent with the General Plan policy which promotes the maximization of infill housing development on vacant urban land. The existing parcel is a deep lot and is a designated infill site. Staff supports the rezone to Single Family Alternative (R-1A) since it allows the maximization of development on this infill parcel and due to its conformity with the General Plan land use designation.

D. Tentative Map

The proposed tentative map includes a street parallel to 65th Street Expressway which allows access to four of the six lots. The proposed street is an extension of a previously approved subdivision, Keri Lynn Estates (P88-024). The final map of Keri Lynn Estates II cannot be recorded until Keri Lynn Estates (P88-024) is the map is recorded and development is under construction. This ensures street access for the proposed subdivision prior to its recordation. Staff has no objection to the proposed tentative map subject to the conditions.

E. Site Plan and Building Design

The applicant has submitted a site plan indicating the building footprint for review. A site plan will be necessary for each lot which indicates building setbacks. Elevations will be necessary for all four sides of each unit. The elevations should detail all building and roof materials, as well as the type of doors and windows.

The setbacks in the R-1A zone are variable. Staff suggests a minimum of 20 feet in the front yard. Where the lots contain a zero side setback on one side, the other side should be a minimum of 10 feet from the property line. A master site plan indicating the setbacks and unit footprint for each lot should be submitted for Planning Director review and approval prior to the issuance of Building Permits. The zoning also allows half-plex development, which includes the possibility of two units being attached and designed to look as one big

unit. The applicant should submit detailed site plans and elevations for the development for review and approval of the Planning Director and Design Review staff. The plans shall be reviewed and approved prior to the issuance of Building Permits.

### Fencing

A mitigation measure of the Negative Declaration requires construction of a 10-foot decorative masonry wall/noise barrier along the east property line that borders 65th Street Expressway. This 10-foot decorative masonry noise barrier is required to extend along the north and south property lines for 10 feet on each side and reduced in height to 8 feet for a distance of 40 feet along the north and south property lines. Then the remainder of the property is to have the wall reduced in height to 6 feet and extending the decorative masonry wall to the front property setback of lots 5 and 6. Staff suggests a six foot setback between the right-of-way of 65th Street Expressway and the wall. This setback should be landscaped and contain an irrigation system. The applicant should submit a detailed plan of the decorative wall and the landscaping for review and approval of the Planning Director prior to the recordation of the final map. Staff suggests the applicant coordinate with Keri Lynn Estates (P88-024) in the design and construction of the landscaping and wall.

**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 mandatory mitigation measures into the project plans to avoid identified effects of 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 Rezone from Standard Single Family (R-1) to Single Alternative (R-1A) zone and forward to City Council.
- C. Recommend approval of the Tentative Map to subdivide 1.08± partially developed acres into 6 parcels subject to conditions and forward to City Council.
- D. Approve the Special Permit to develop 6 zero-lot-line single family residences subject to conditions and based upon findings of fact which follow.
- E. Approve the Variance to increase the fence height from 6 to 10 feet subject to conditions and based upon findings of fact which follow.

### Conditions - Special Permit

1. The applicant shall submit a master site plan for the subdivision which indicates setbacks and unit type for each lot for review and approval of the Planning Director prior to the issuance of Building Permits. The site plans shall detail setbacks with a minimum of 20 feet in the front.
2. The applicant shall submit detailed elevations for the development for review and approval of the Planning Director and Design Review staff prior to the issuance of Building Permits. The elevations should detail all building and roof materials, as well as the type of doors and windows.
3. There shall be a six foot setback between the right-of-way of 65th Street Expressway and the required decorative sound wall. This setback shall be landscaped and contain an irrigation system. The applicant shall submit a detailed plan of the decorative wall and the landscaping for review and approval of the Planning Director prior to the recordation of the final map.

Tentative Map Conditions

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 sewer and drainage study for the review and approval of the Public Works Department;
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. Meet all County Sanitation District requirements;
5. Submit a soils test prepared by a registered engineer to be used in street design;
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. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
8. Dedicate the north 5 feet of Lot 5 as a public utility easement for underground and overhead facilities and appurtenances;
9. Developer shall join a landscape and maintenance assessment district, or other suitable entity, for the maintenance of landscaping, irrigation and masonry walls adjacent to 65th Street Expressway. Developer shall maintain the landscaping, irrigation and masonry walls for two years or a maintenance district is formed (whichever is less). The two year period shall begin following the acceptance by the City (issuance of a notice of completion);
10. The applicant shall remove or relocate the existing house prior to recordation of the final map;
11. 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;
12. The masonry wall's design and materials shall be reviewed and approved by staff prior to final map recordation;
13. The masonry wall shall be set back a minimum of 6 feet from the right-of-way of 65th Street Expressway. The 6 foot setback shall be dedicated to the City and shall be landscaped and irrigated. The landscape plan shall be approved by staff prior to final map recordation;
14. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P91-044);

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15. Existing deteriorated curb, gutter and sidewalk shall be removed and reconstructed per City standards;
16. No access will be allowed to lots 5 and 6 off of 65th Street Expressway;
17. The final map cannot be recorded until Keri Lynn Estates (P88-024) is under construction and map is recorded.

Mandatory Mitigation Measures

1. The applicant shall construct a 10-foot masonry wall/noise barrier along the east property line that borders 65th Street Expressway. Extend the 10-foot masonry noise barrier along the north and south property lines for 10 feet on each side. Continue the noise barrier at a reduce height of 8 feet for a distance of 40 feet along the north and south property lines. Finish the masonry wall be reducing the height to 6 feet and extending the masonry wall to the front property setback of lots 5 and 6. The barrier constructed must have a minimum surface weight of 3.75 to 4 lbs/square foot, and no gaps permitted along the barrier or at the bottom of the wall.
2. All joints in exterior walls shall be grouted or caulked airtight.
3. Air conditioning units and/or other ventilation systems shall not be permitted through-the-wall or through-a-window.
4. All penetrations of exterior walls shall include a 1/2 inch airspace which 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.
5. Windows facing the noise source (only lots 5 and 6) must have a minimum STC rating of 29 or better. Windows facing the noise source (lots 5 and 6) shall comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/linear foot when tested with a 25 mile hour wind per ASTM standards.
6. Sliding glass doors must carry an STC rating of 30 or better (only lots 5 and 6). They should be double glazed and they must meet or exceed the window air infiltration rating given above.
7. All exterior entrance doors should have a minimum STC rating of 30. They must include complete door seals.

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

1. The project is based upon sound principles of land use in that the proposed residential development is compatible with the surrounding area and adds an alternative housing type to the area.
2. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances. The increased wall height is required as a mitigation measure of the Negative Declaration.
3. Granting the variance would not be detrimental to the public welfare and nor result in the creation of

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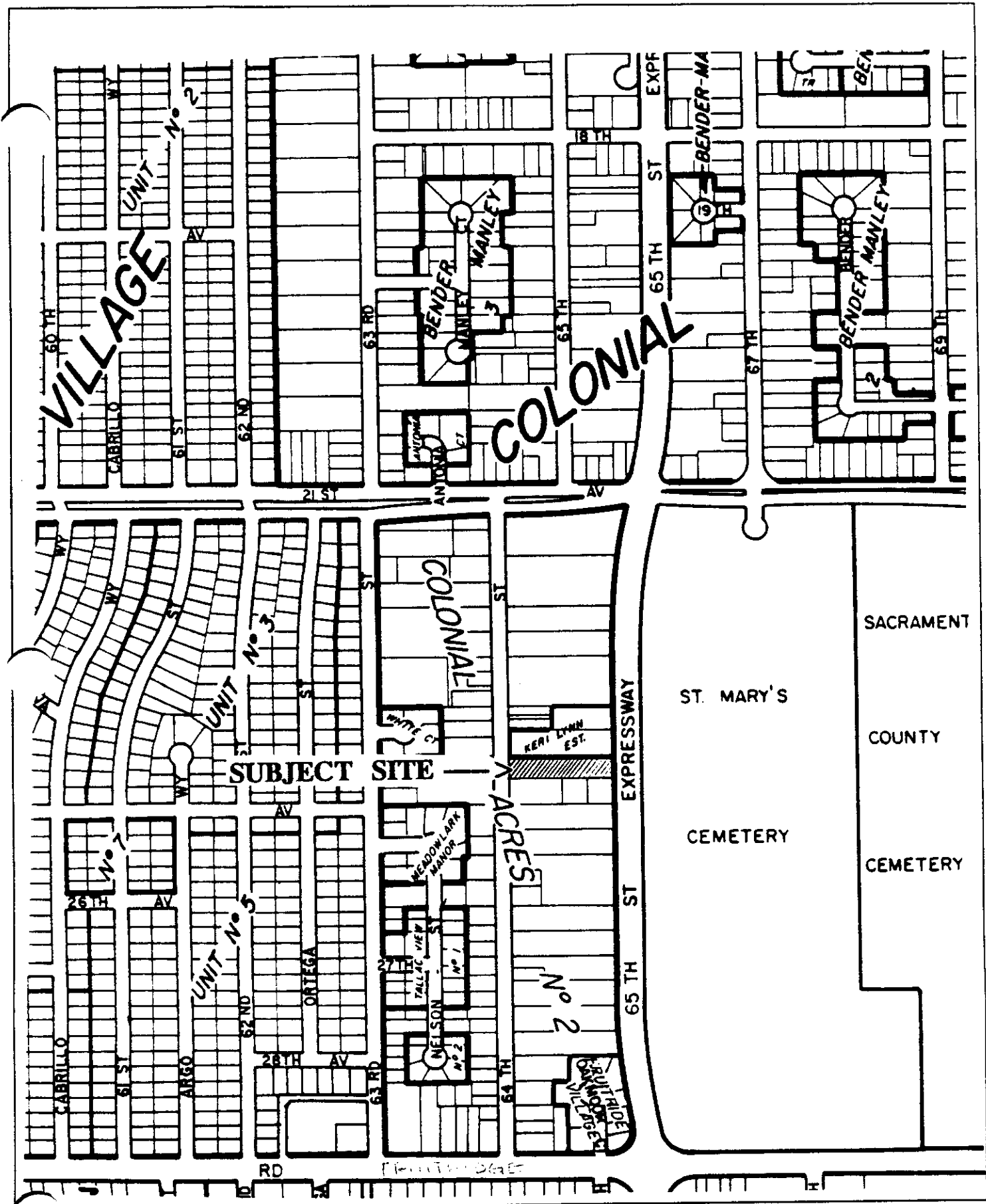
a public nuisance in that the wall is necessary to reduce the noise level for the potential residents of the subdivision.

4. The project is consistent with the General Plan which designates the site for residential development at a density of 4 to 15 du/na. The proposed project density of 6.25 du/na conforms to the designation.

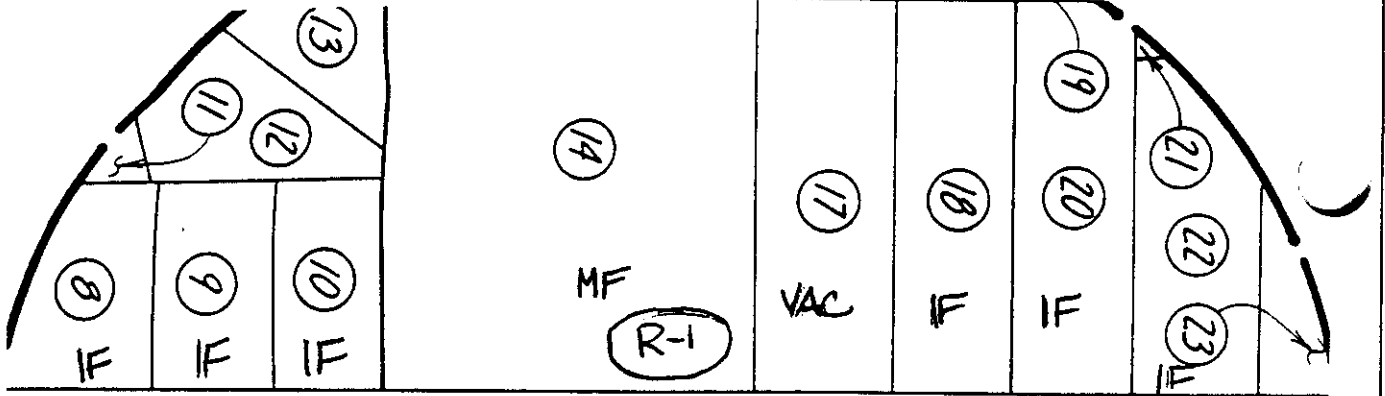
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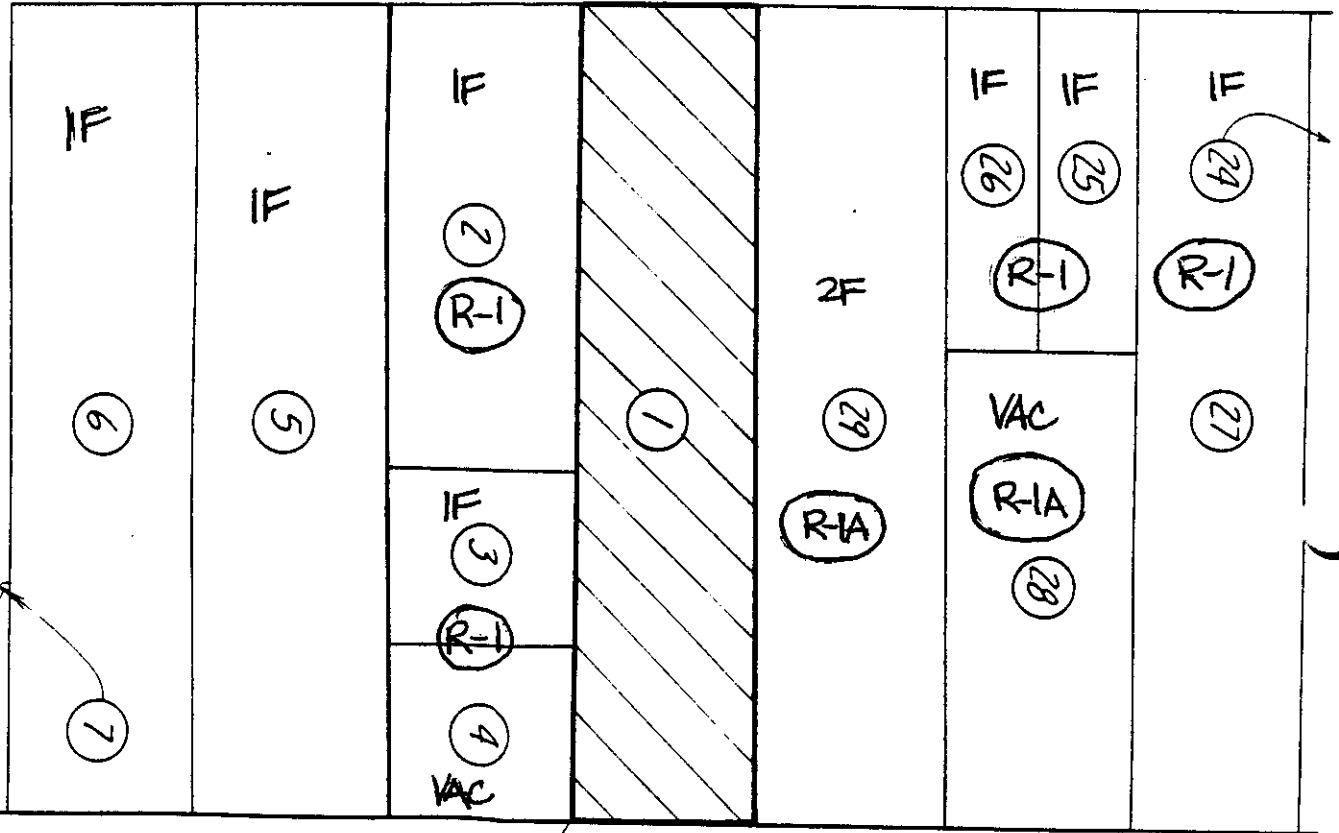
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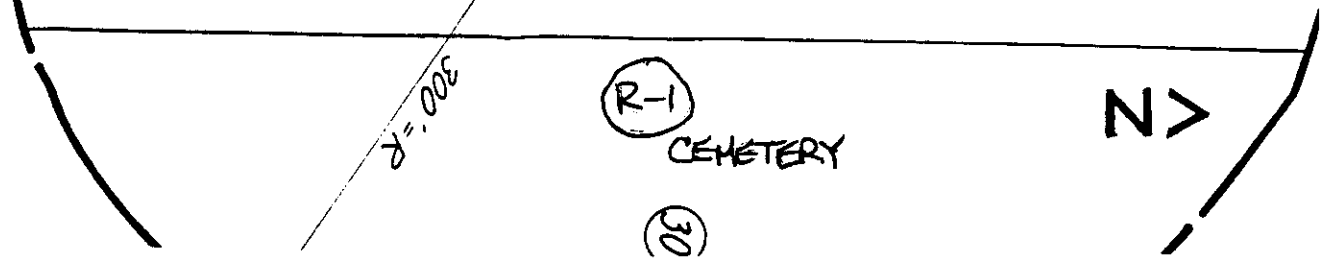
VICINITY MAP



**64 TH. ST.**



**65 TH. ST. EXPRESSWAY**

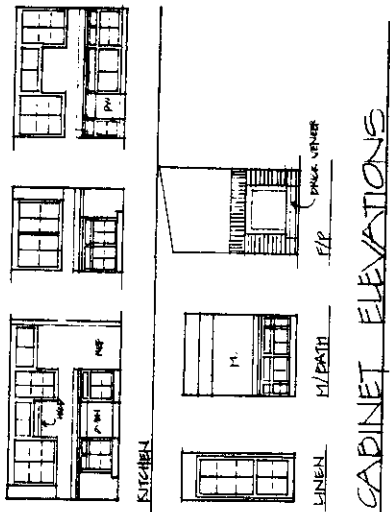


**LAND USE & ZONING MAP**

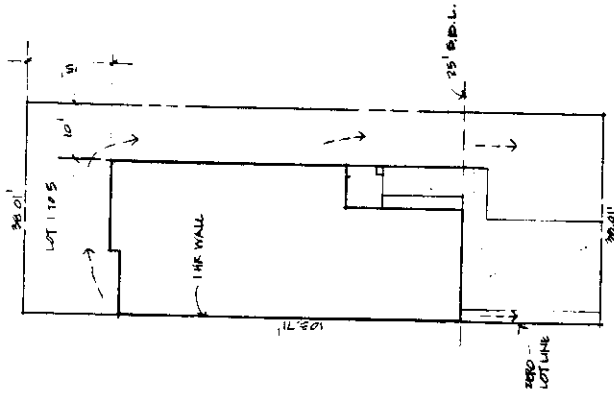




# EXHIBIT - B

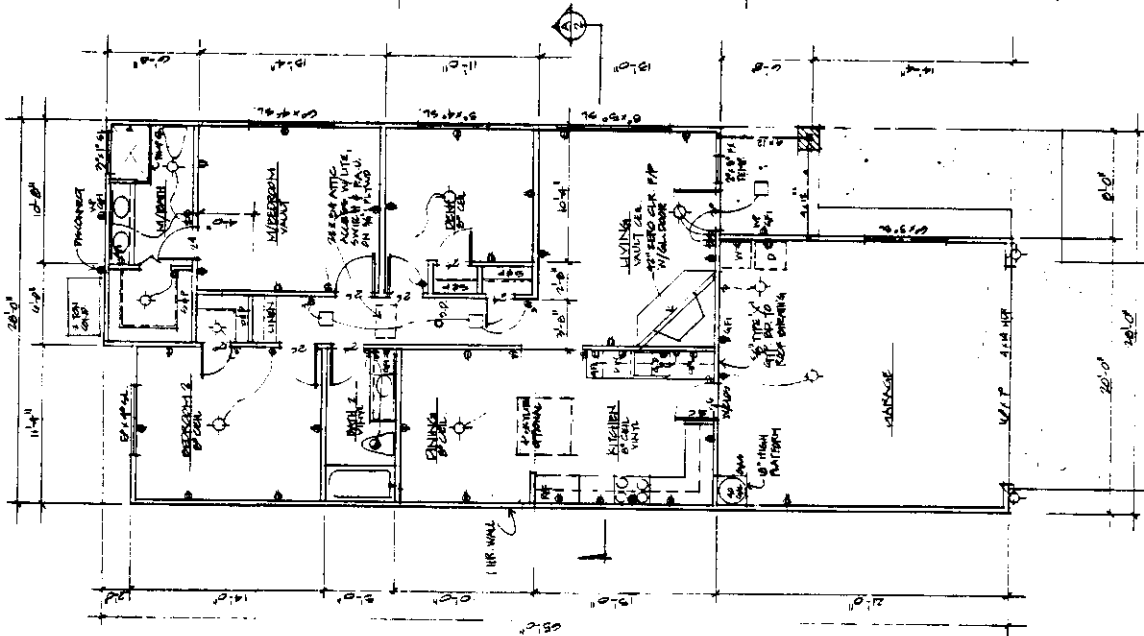
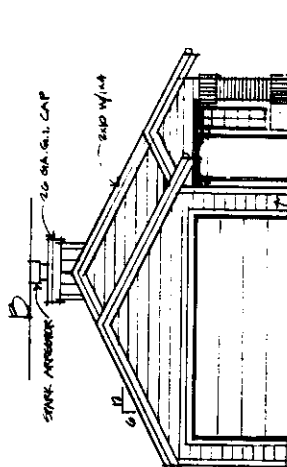
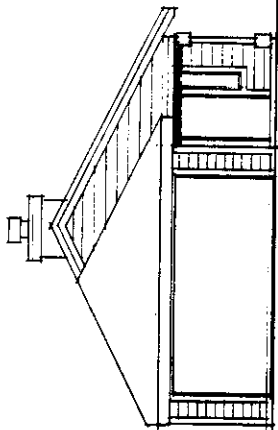
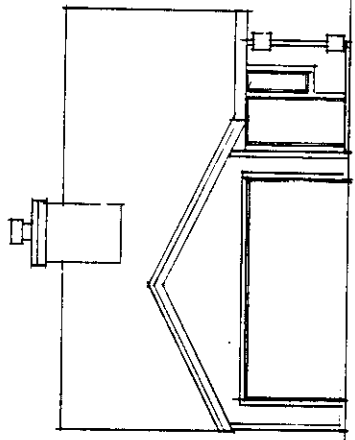


CABINET ELEVATIONS



PLOT PLAN

1210 PLAN	BRUNSON DUPRE
ARCHITECT	ARCHITECT
DATE	DATE
PROJECT	PROJECT
1/28/91	JEFFREY J. GLORIO
	1988-0464



FLOOR PLAN

