

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	ESPINOZA ARCHITECTURAL GROUP, 3434 Marconi Avenue, Sacramento, CA 95821		
OWNER	H. S. Shergill, 3524 Rocky Ridge Way, El Dorado Hills, CA 95630		
PLANS BY	ESPINOZA ARCHITECTURAL GROUP, 3434 Marconi Avenue, Sacramento, CA 95821		
FILING DATE	3/20/87	ENVIR. DET. Neg. Dec.	REPORT BY
ASSESSOR'S-PCL. NO.	049-081-31,32,33; 084-01-22		

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map (P87-155)
 - C. Special Permit for construction of 50 halfplex units

LOCATION: Northeast corner of Meadowview Road and Tisdale Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop 50 halfplexes on 5+ vacant acres in the R-1-A zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 Airport-Meadowview Community Plan Designation:	Residential 7 to 15 du/ac
Existing Zoning of Site:	R-1-A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1	Front:	Determined	25'
South: Single Family; R-1	Side(Int):	By	5' min.
East: Vacant; R-1	Side(St):	Planning	12-1/2' min.
West: Townhouses & Vacant; R-1, R-2A	Rear:	Commission	15' min.

Parking Required:	50 spaces
Parking Provided:	100 spaces
Property Dimensions:	Irregular
Property Area:	5.1+ acres
Density of Development:	9.8 d. u. per net acre
Height of Building:	1 story, 16 ft.
Topography:	Flat
Street Improvements & Utilities:	To be provided
Exterior Building Materials:	T-111 siding
Roof Materials:	Composition shingle

Size of Units: 1,057 sq. ft. - 3 Bdrm./1.5 Bath, 2 car garage

1,059 sq. ft. - 3 Bdrm./2 Bath, 2 car garage

1,195 sq. ft. - 3 Bdrm./2 Bath, 2 car garage

1,075 sq. ft. - 3 Bdrm./2 Bath, 2 car garage

BACKGROUND INFORMATION: The subject site is a portion of property approved for 73 townhouse units in 1960. The subdivision was recorded, street improvements constructed and 12 units were built along the westside of Tisdale Way. those units are not a part of this application. On October 10, 1974, the City Council approved the necessary entitlements to develop 25 duplex units on the subject site (P6141). Two subsequent requests to develop 50 halfplex units were approved by Council, but approvals have lapsed (P8788 in 1980 and P83-118 in 1983).

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 7 to 15 units per acre in the 1984 Airport-Meadowview Community Plan. The site is surrounded by vacant residential land to the north, an approved but not built residential subdivision to the east, single family residential to the south and townhouses and vacant land to the west. The proposed density of 9.8 units per acre is compatible with the Community Plan Designation and residential use is compatible with surrounding development.

B. Design

The applicant has submitted the same plans as were previously approved. The applicant proposes three floor plans ranging in size from 1,059 sq. ft. to 1,195 sq. ft. The units, 1059/1195 is comprised of two different floor plans for a total of three different floor plans. Each unit has three bedrooms and two bathes and a two car garage. Fireplaces are optional. Exterior building materials consist of vertical groove, plywood (T-111) siding and composition shingle roof. Plan 1,057 has two elevations and the other floor plans each have three elevations. There is

a perception among the residents of the Airport/Meadowview Community Plan area that the community receives only poor quality development with seemingly little regard given to design. In staff's opinion, the proposed units will perpetuate this perception. The proposed lots are only 32 or 33 feet wide which severely limits design flexibility. Garage fronts dominate the streetscape. Little or no view of the street from inside the units is provided for security purposes. T-111 siding has been found to be difficult to maintain over a period of a few years. There is very little variety between elevations.

While duplexes are permitted in the R-1-A zone subject to special permit approval, so are other types of unconventional (e.i. not standard single family) housing types. Staff has suggested single family zero lot line or petite units to the applicant as alternative types of construction. The applicant wishes to pursue the request as submitted. In staff's opinion the nature and quality of the proposed project will not stimulate owner occupied units. The proposed units are of a quality and appearance which may, eventually, contribute to stagnating housing values within the community.

C. Street Improvements

The Subdivision Ordinance requires separate sewer and water services to each living unit since they are to be individually owned. Currently, there are 25 sets of services to each of the existing lots. In order to avoid incurring costs for further street improvements, the applicant proposes an alternative consisting of WYE connections at the property line. This is inconsistent with the Subdivision Ordinance and could create complications when repairs become necessary. The Subdivision Review Committee does not recommend the alternative type of street improvements proposed by the applicant.

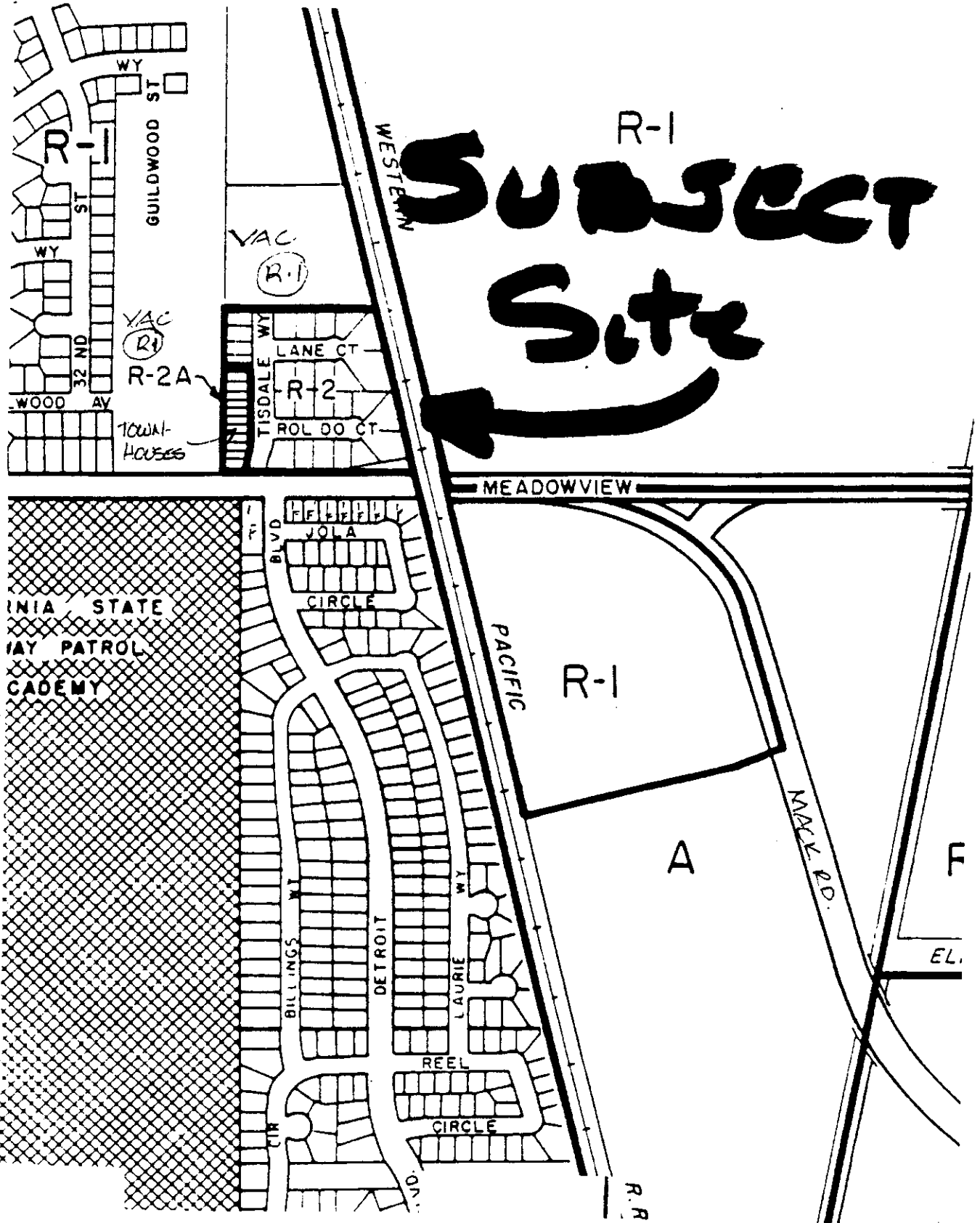
D. Conclusion

Workshops were conducted during the development of the Airport-Meadowview Community Plan in which residents cited situations, real or perceived, that contribute to a lack of community pride and sense of alienation from the rest of the City. Staff believes it vitally important to stimulate a sense of pride and identity among the Airport/Meadowview residents by encouraging a quality development locking in this project. Staff, therefore, cannot support this project.

ENVIRONMENTAL DETERMINATION; The Environmental Coordinator has determined that the project will not have a significant effect on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following actions:

1. Ratify the Negative Declaration.
2. Recommend denial of the tentative map.
3. Deny the special permit based upon the following findings of fact:
 - a. The project, as proposed, is not based upon sound principles of land use in that:
 - 1) The lots are too narrow to allow design flexibility of the proposed units;
 - 2) There is little view of the street for security purposes;
 - 3) Garage fronts dominate the streetscape.
 - b. The proposed project will result in the creation of a nuisance to surrounding properties in that it will not stimulate owner occupancy and a pride of ownership which will result in a sense of neighborhood deterioration.
 - c. The project is inconsistent with the City's Discretionary Interim Land Use Policy in that an intent of the Airport/Meadowview Community Plan is to stimulate a sense of neighborhood and community environments to provide a sense of pride and identity among its residents (as cited in the Community Design Element of the General Plan).

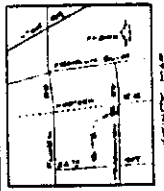


VICINITY - LAND USE - ZONING

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 ARCHITECT AND PLANNER
 2000 K STREET, SUITE 200
 SACRAMENTO, CA 95811
 PHONE 555-1234

MEADOWVIEW TERRACE
 SACRAMENTO
 CALIFORNIA

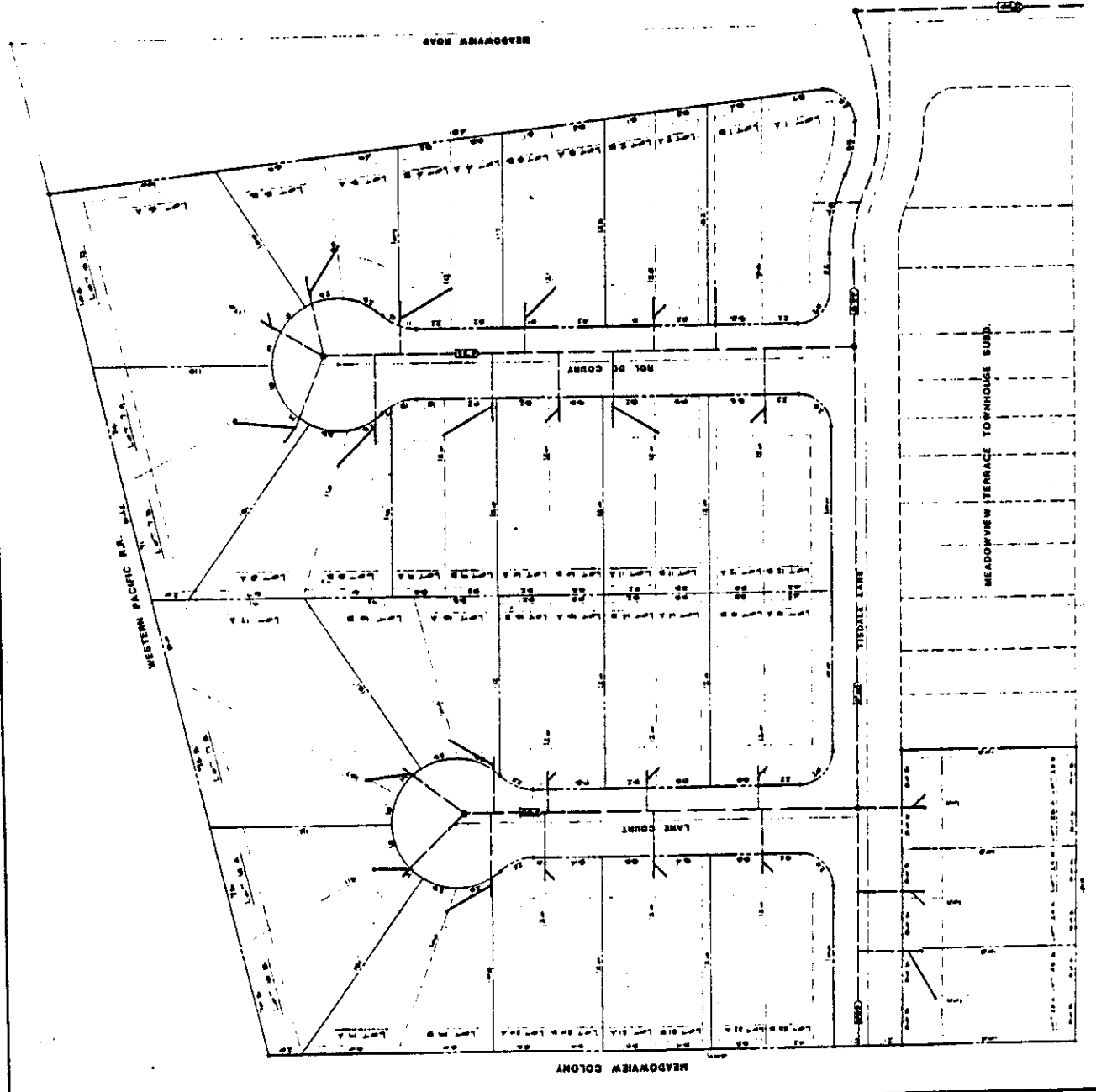
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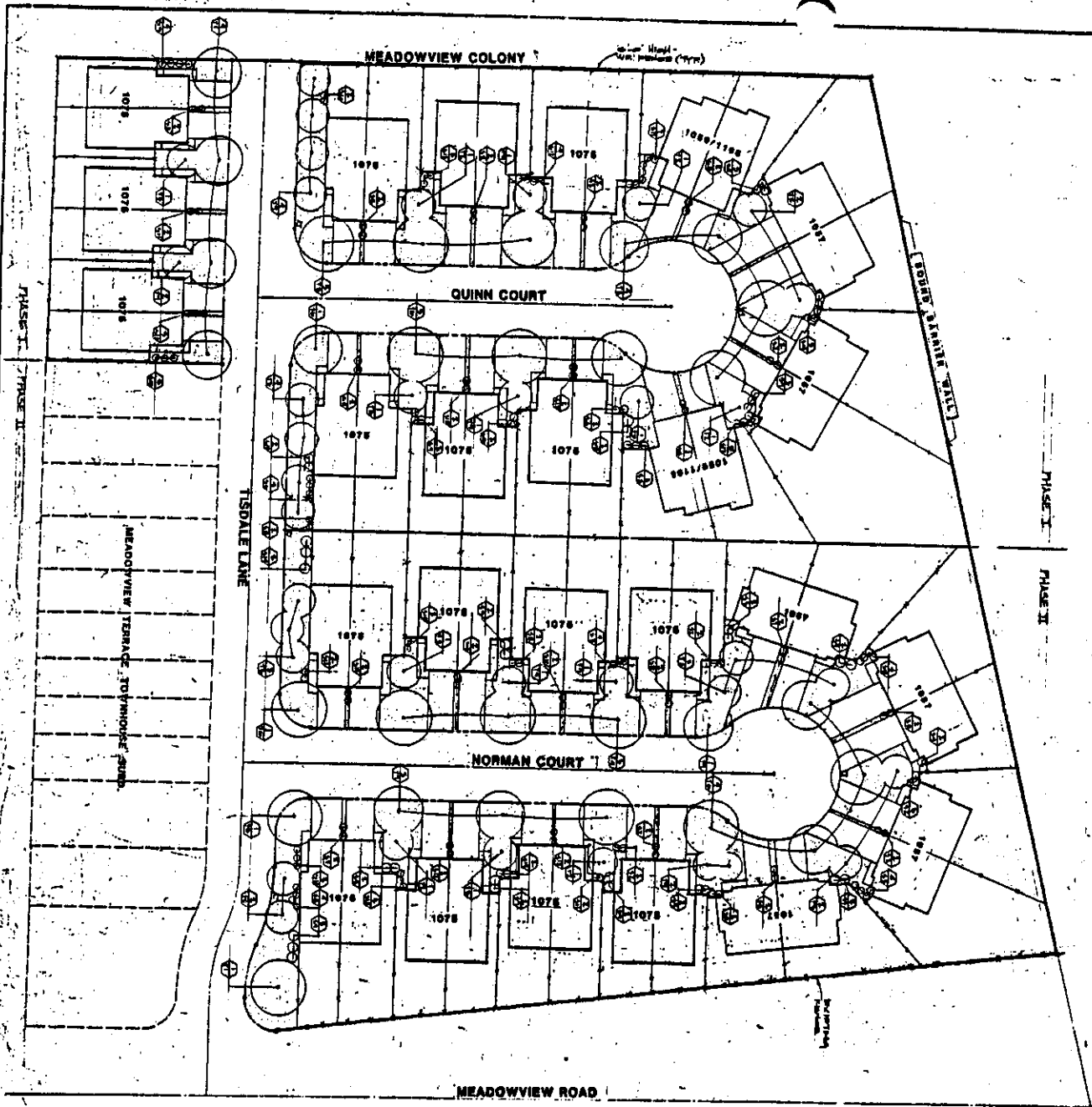


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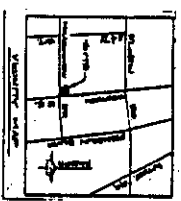
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 "MEADOWVIEW TERRACE" 98 BM 26
 SACRAMENTO CALIFORNIA

EXISTING SANITARY SEWER
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LANDSCAPE PLAN



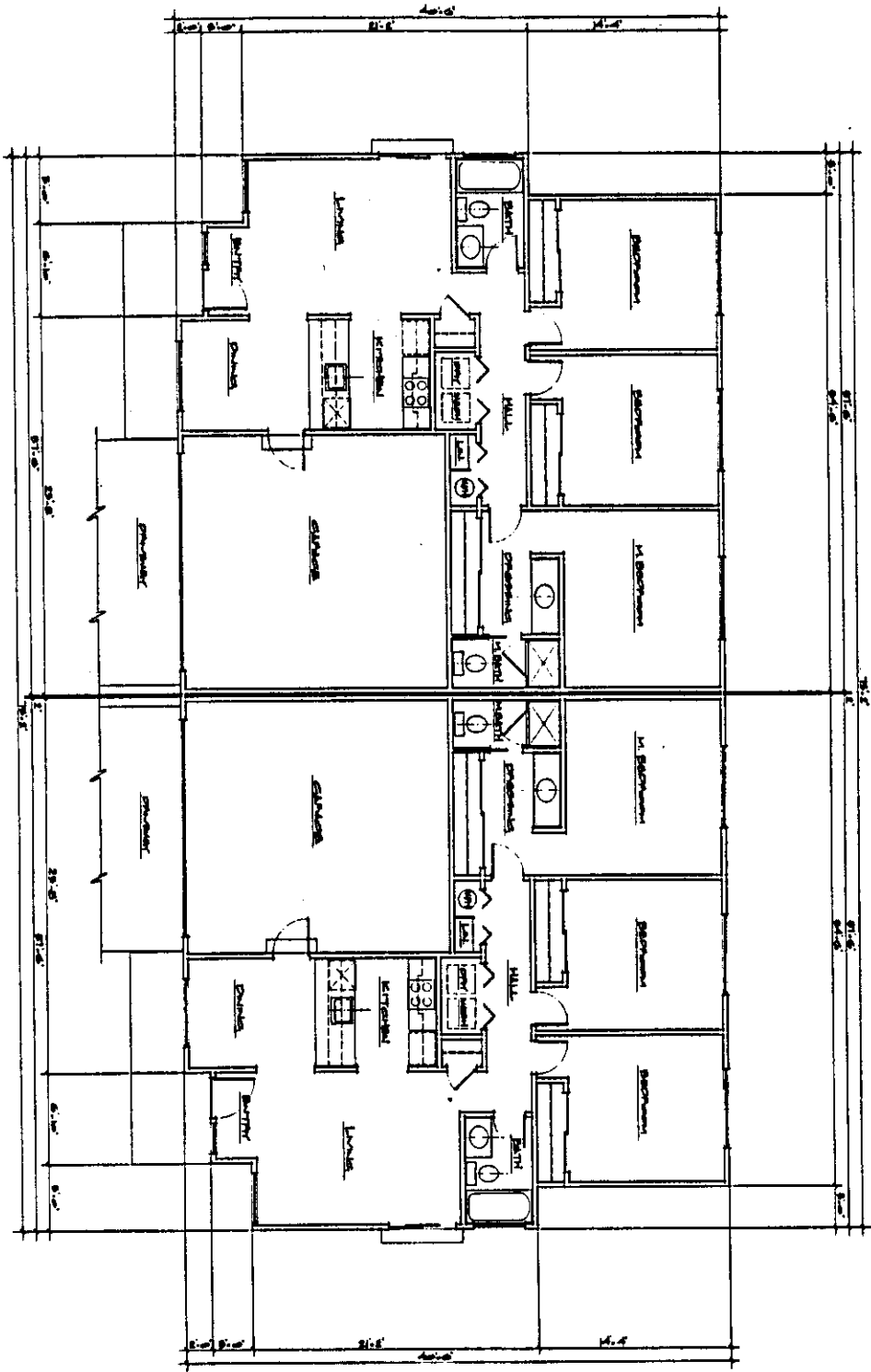
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1-50	1-50

FLOOR PLAN

P 87155

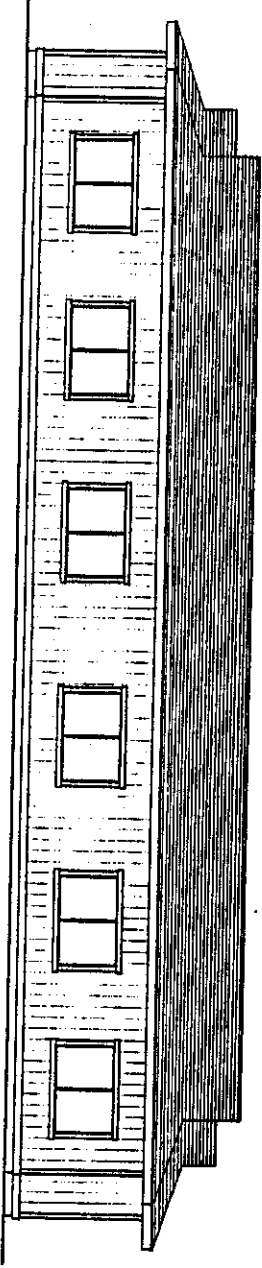
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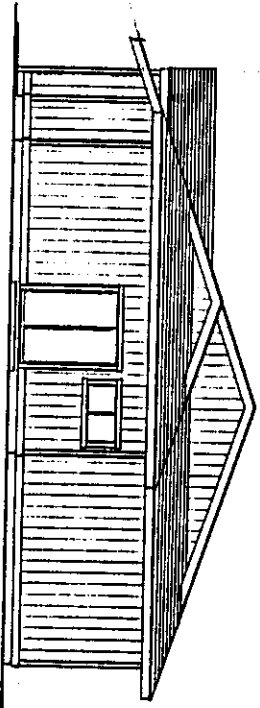
DATE 3/17/87 A-2 SHEET	FLOOR PLAN MEADOWVIEW TERRACE SACRAMENTO CALIFORNIA	PLAN 1057	RODOLFO ESPINOZA A.I.A. architect and planner 444 MARCONI AVE. EAST WING SACRAMENTO, CA. 95801 (916) 484-9751
	REVISION	July 9, 1987	

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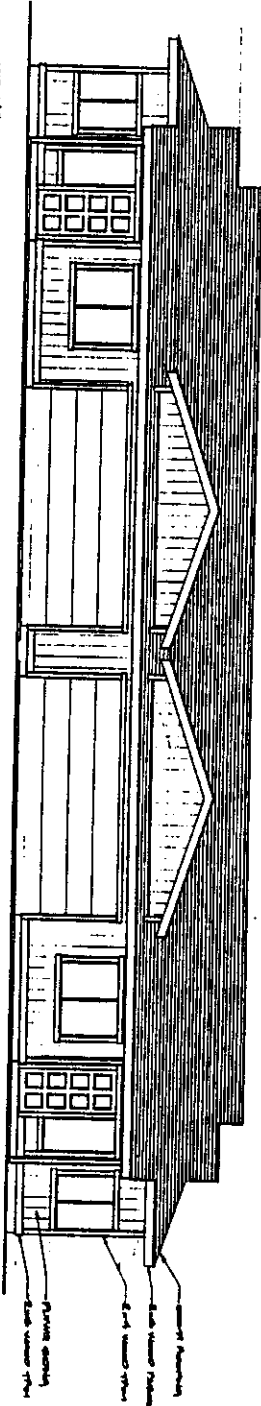
FRONT



FRONT



FRONT



10/11/87

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A-3
DATE: 7/7/87
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MEADOWVIEW TERRACE
SACRAMENTO CALIFORNIA

PLAN
1057

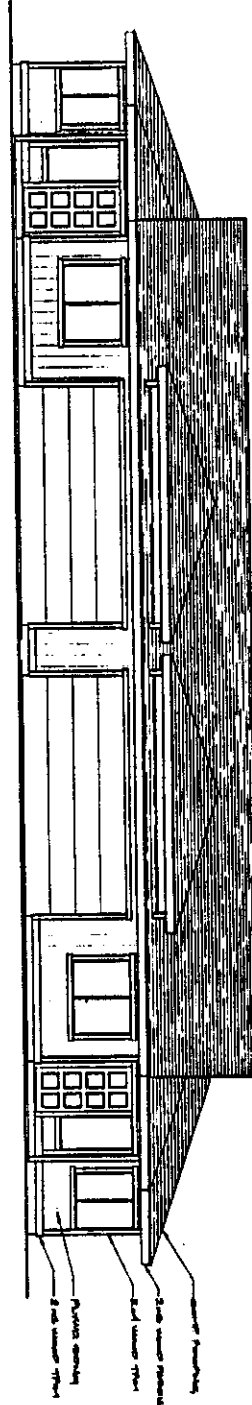
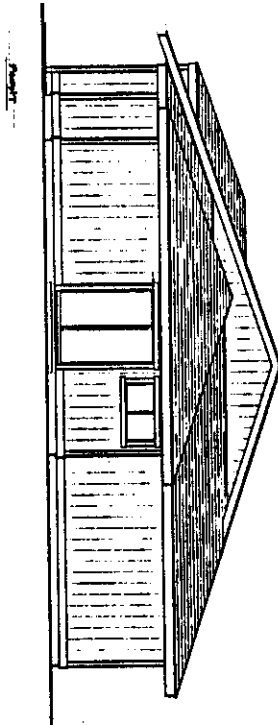
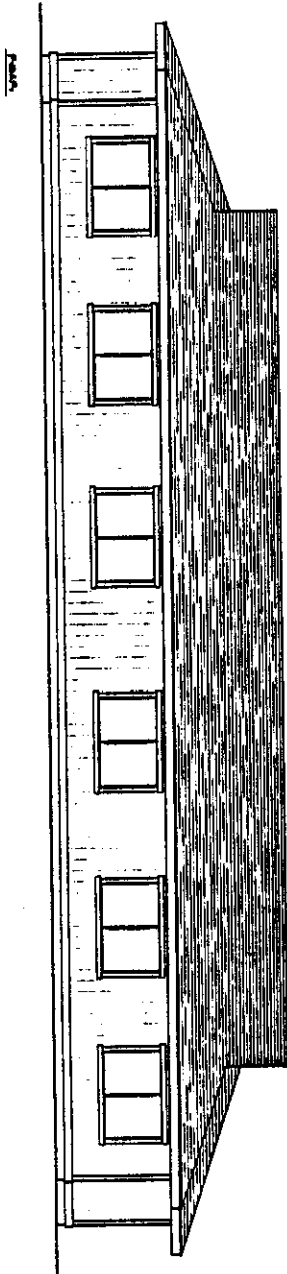
RODOLFO ESPINOZA A.I.A.
architect and planner
444 MARCONI AVE. EAST WING
SACRAMENTO, CA. 95811 (916) 448-8781

July 9, 1987

Item #5

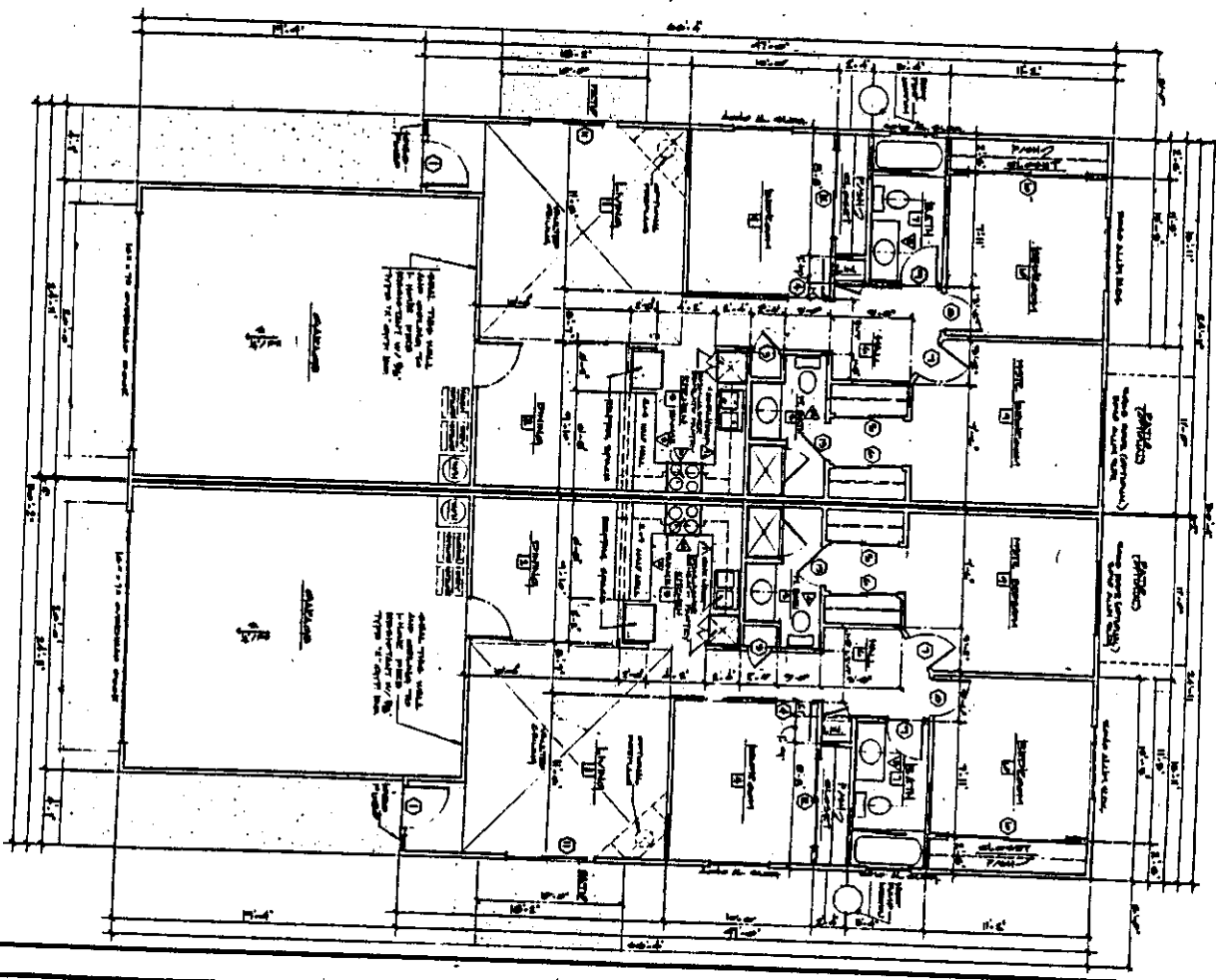
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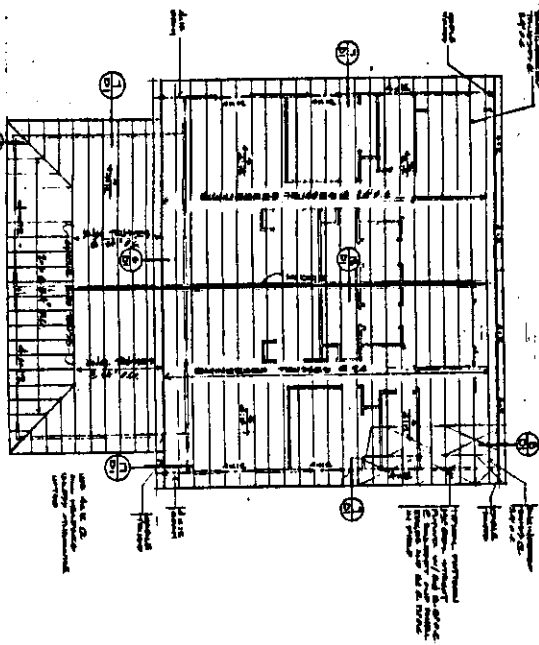
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	MEADOWVIEW TERRACE SACRAMENTO CALIFORNIA	July 9, 1987	

FLOOR PLAN

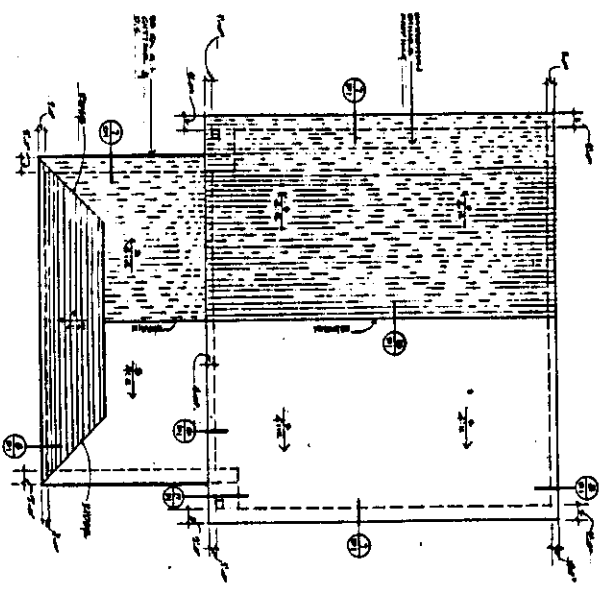


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	P87-155		July 9, 1987

ROOF FRAMING PLAN

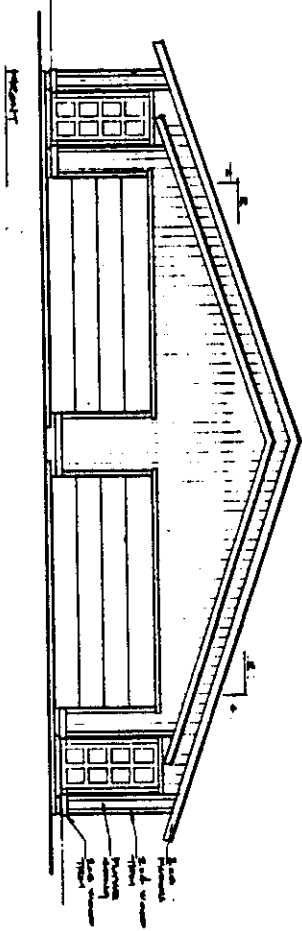
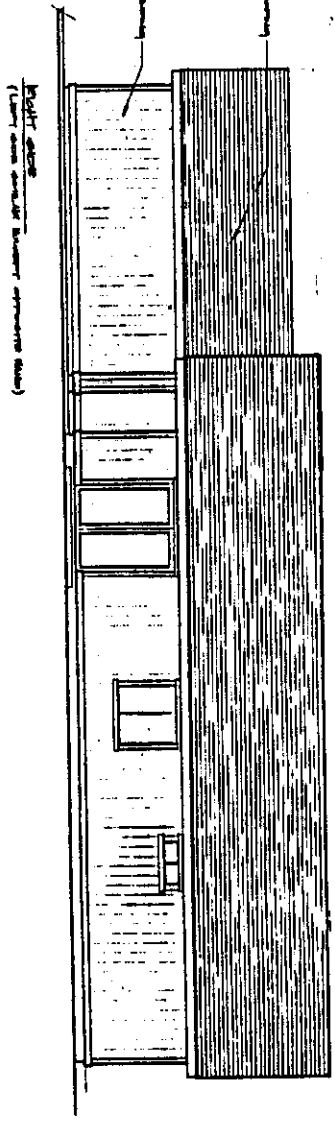
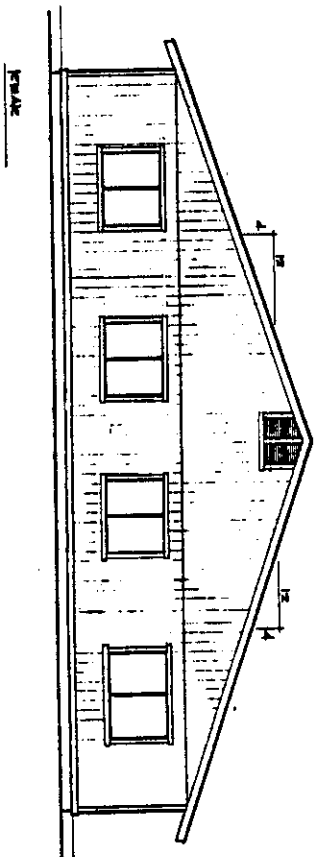


ROOF PLAN



EXTERIOR ELEVATIONS

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A-10

MEADOWVIEW TERRACE
SACRAMENTO CALIFORNIA

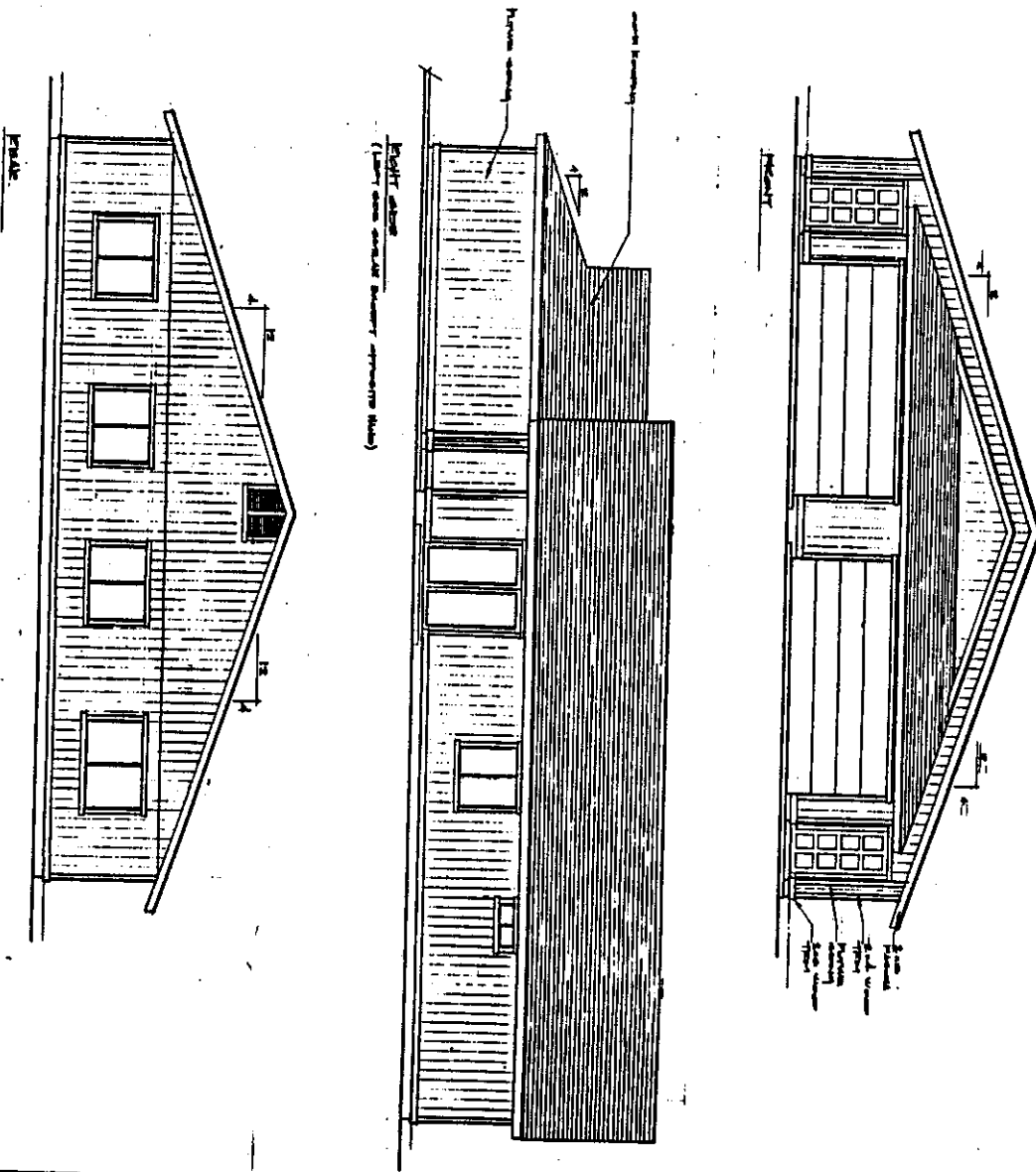
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1075

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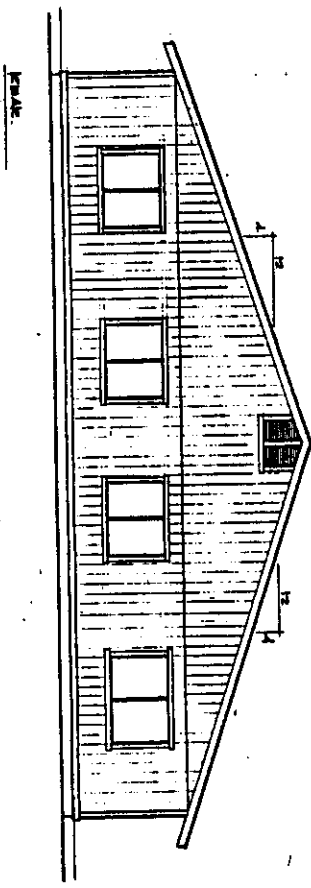
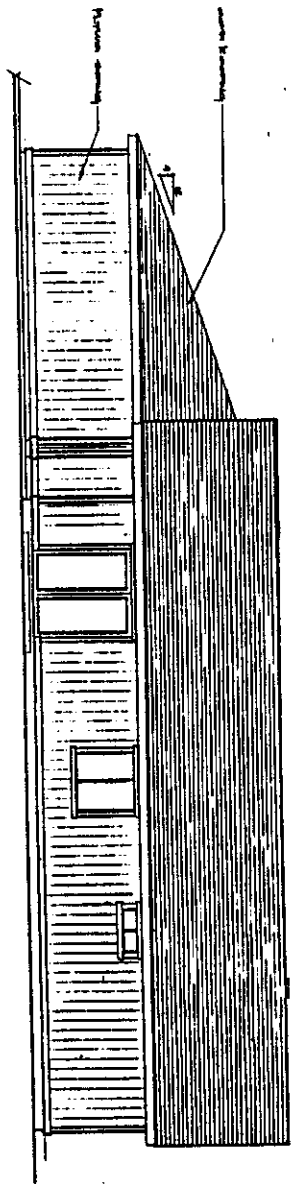
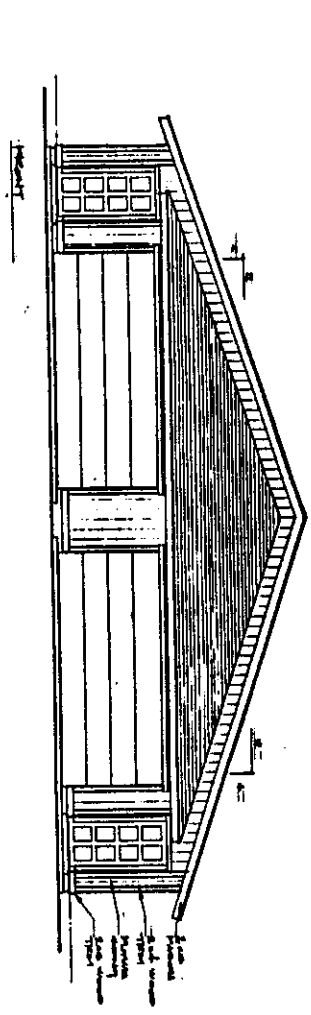
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EXTERIOR ELEVATIONS



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EXTERIOR ELEVATIONS
SCHEME C

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PLAN
1075

MEADOWVIEW TERRACE
SACRAMENTO CALIFORNIA

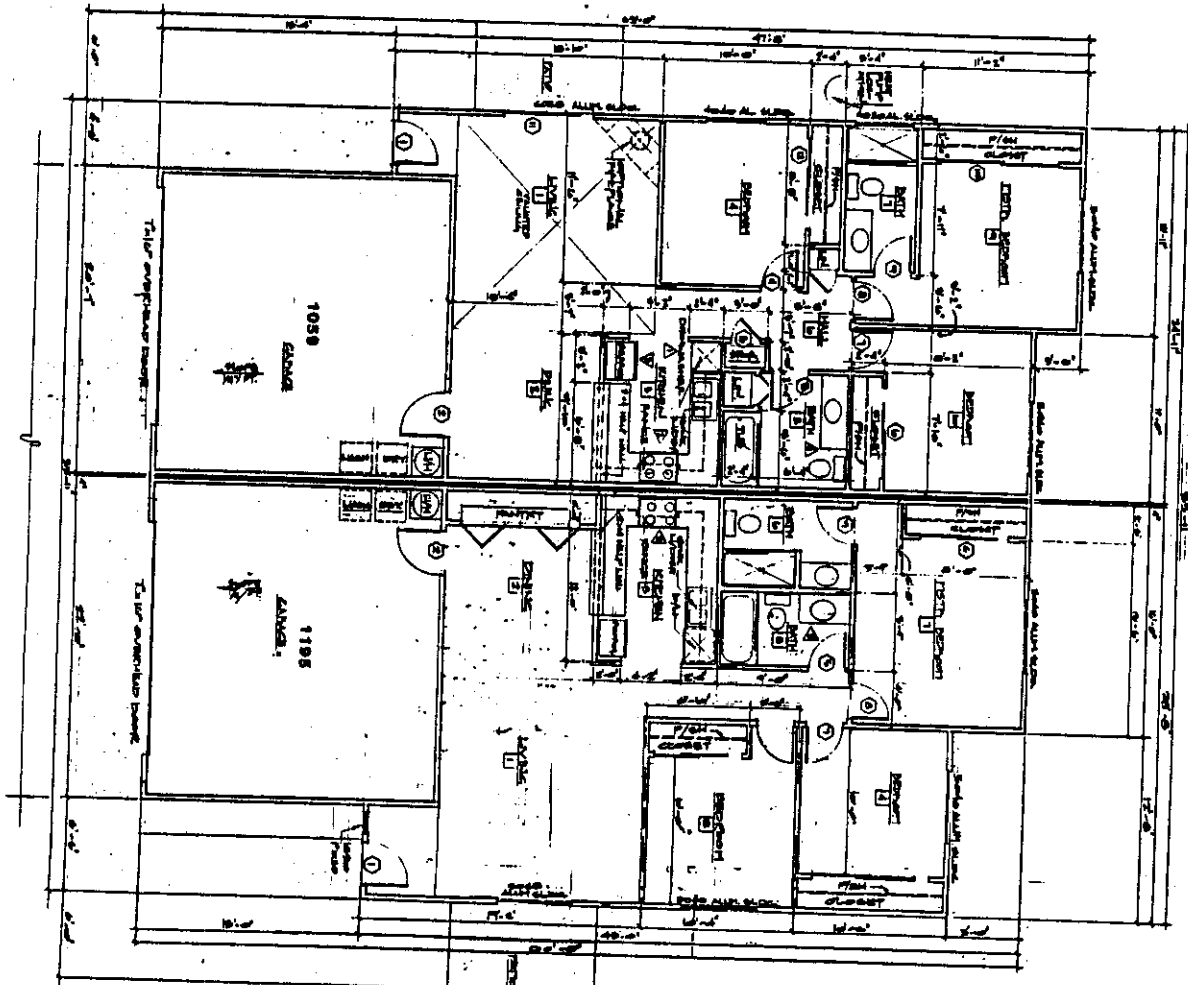
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July 9, 1987

Item #5

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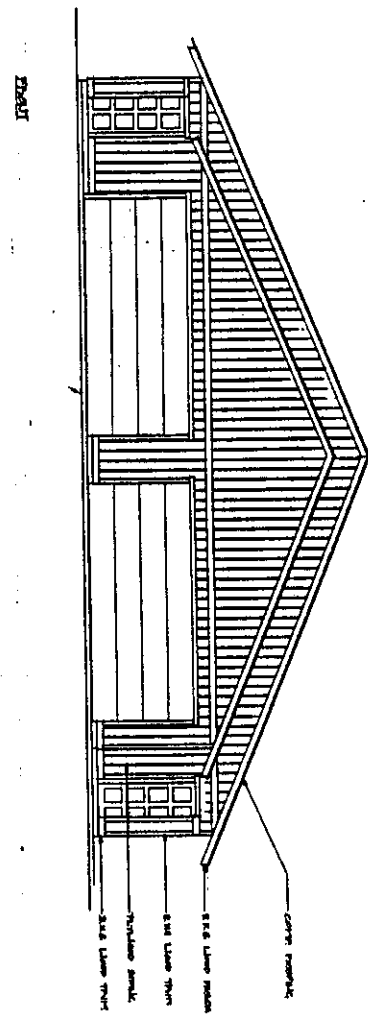
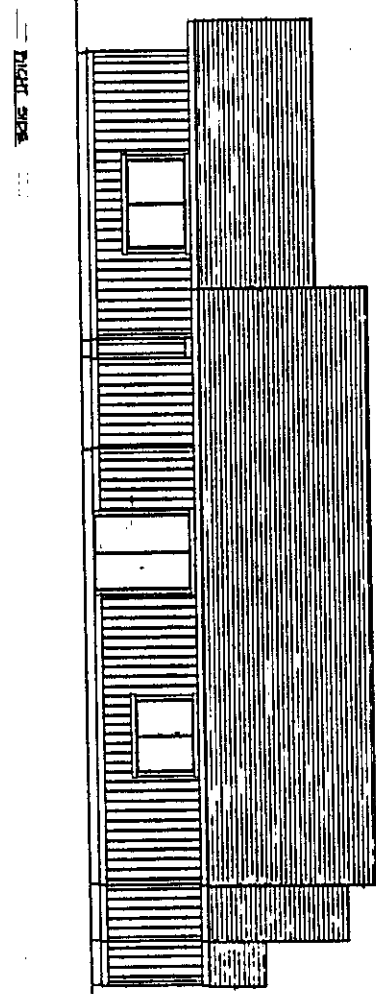
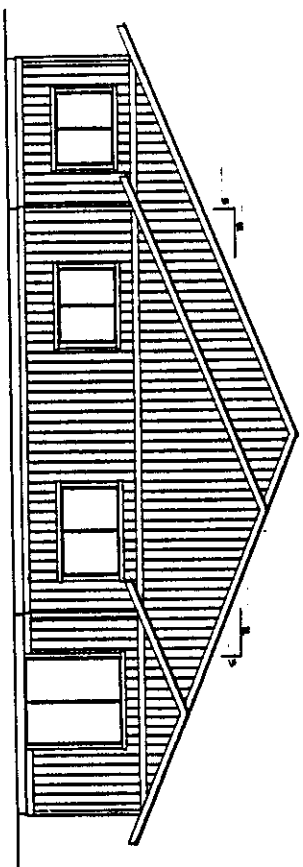
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	P87-155		Item #5

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MAIN SCHEME A



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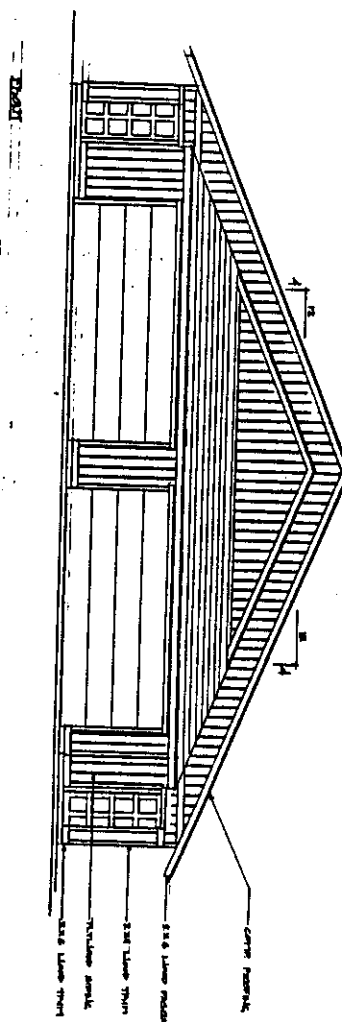
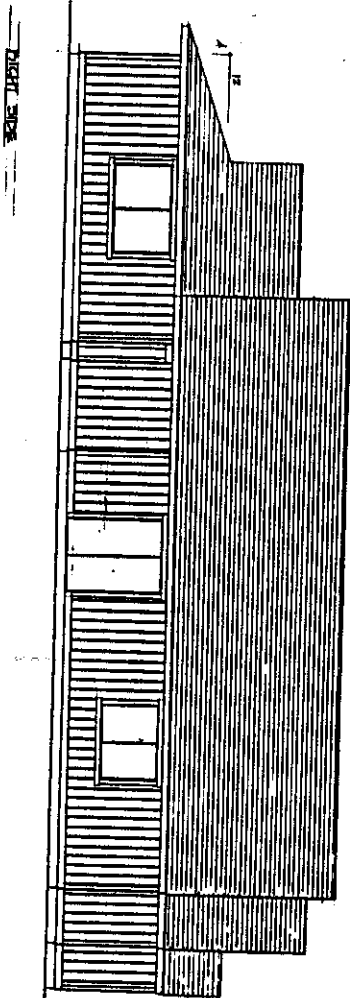
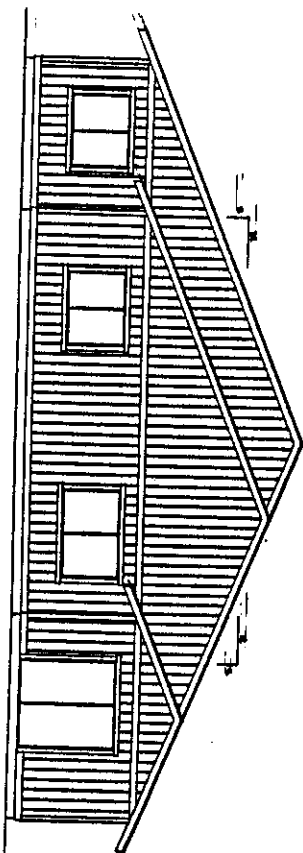
EXTERNAL ELEVATIONS
MEADOWVIEW TERRACE
SACRAMENTO CALIFORNIA

PLAN
1059/1195

DATE: 7/9/87

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architect and planner
3604 MARCONI AVE. EAST WING
SACRAMENTO, CA. 95831 (916) 488-0788

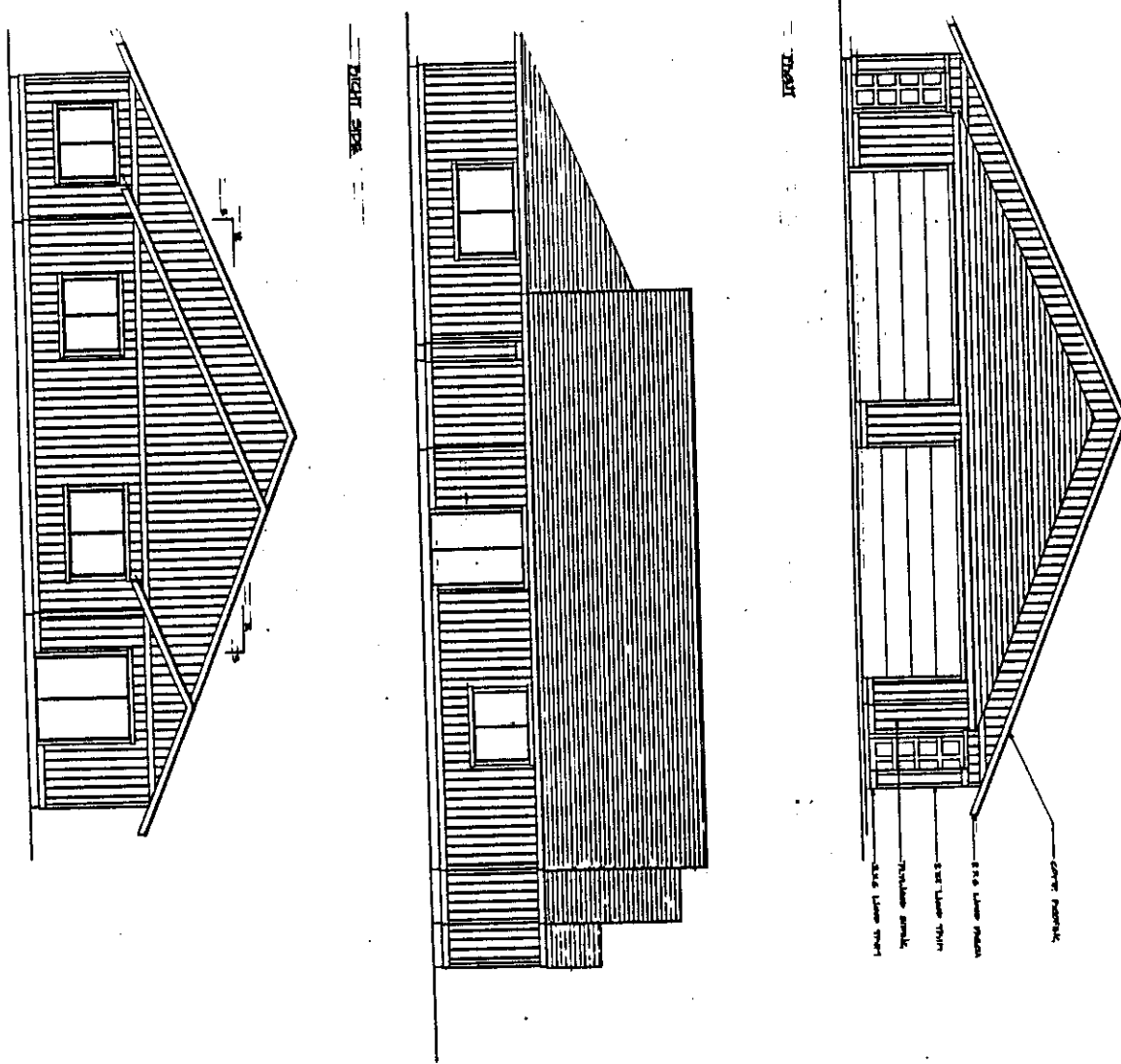
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SCHEME B



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	MEADOWVIEW TERRACE SACRAMENTO CALIFORNIA	July 9, 1987	

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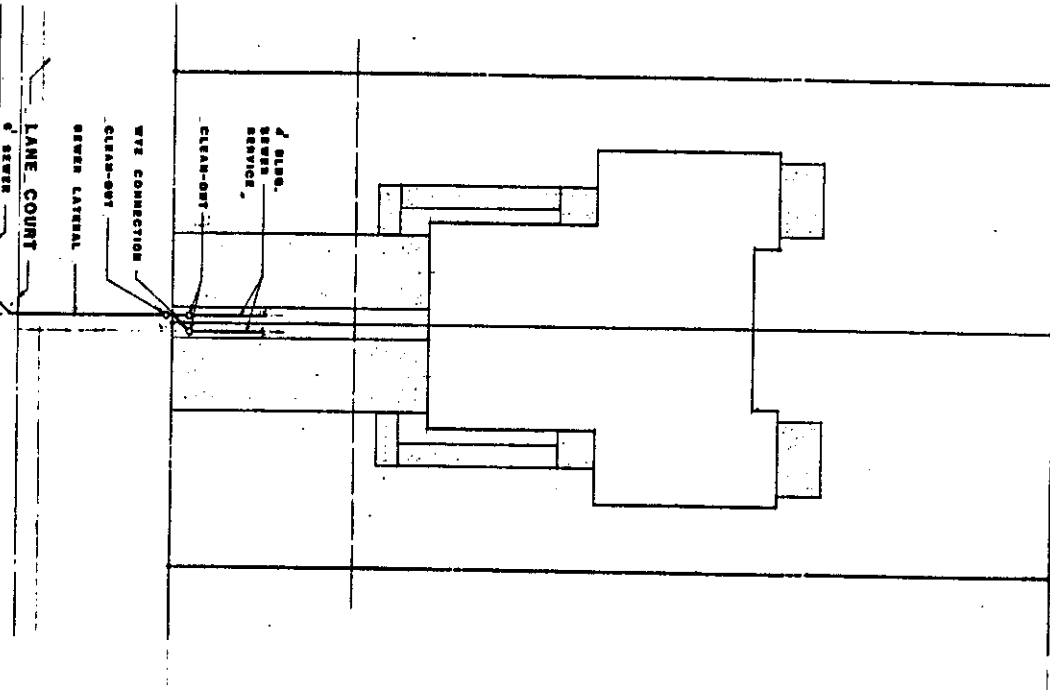
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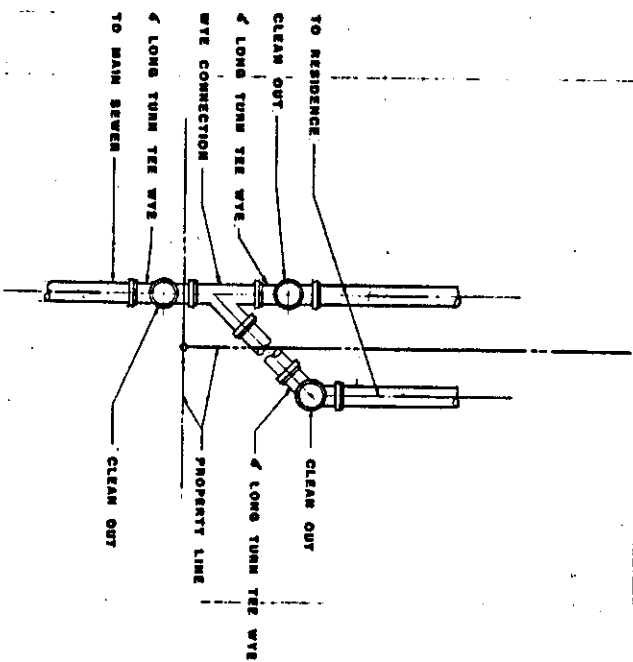
SEWER INSTALLATION



7/11/07

P 887

PLAN AT SEWER CONNECTIONS

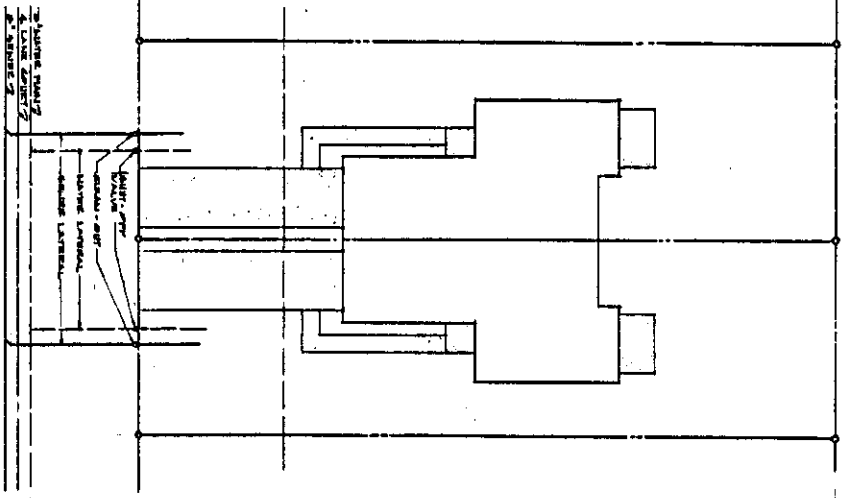


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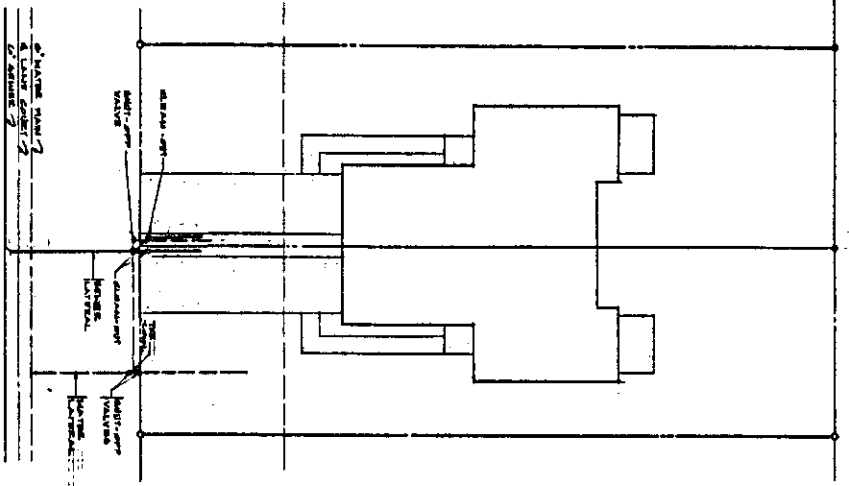
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 OF 15 SHEETS

MEADOWVIEW TERRACE
 SACRAMENTO CALIFORNIA

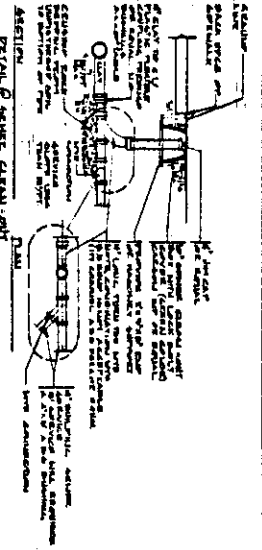
RODOLFO ESPINOZA A.I.A.
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TYPICAL INSTALLATION



ALTERNATE INSTALLATION



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MEADOWVIEW TERRACE
 SACRAMENTO CALIFORNIA

A-14
 07-10-85