

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

APPLICANT Frost, McCormick & Heuston, 7806 Uplands Way, Suite B, Citrus Heights, California 95610
OWNER Jim Silva, et al, 989 Piedmont Drive, Sacramento, California 95822
PLANS BY Frost, McCormick & Heuston, 7806 Uplands Way, Suite B, Citrus Heights, California 95610
FILING DATE October 9, 1990 ENVIR DET Negative Declaration REPORT BY CG
ASSESSOR'S PCL. NO. 052-0085-020 and 021

- APPLICATION:**
- A. Negative Declaration.
 - B. Rezone of 5.44± vacant acres from Standard Single Family - Review (R-1-R) to Single Family Alternative (R-1A) zone.
 - C. Tentative Map (Beth Estates) to subdivide 5.44± vacant acres into 35 single family parcels in the proposed Single Family Alternative (R-1A) zone.
 - D. Special Permit to develop 35 single family residences.

LOCATION: South of Meadowview Road, West of 22nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop 35 single family homes.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Airport-Meadowview Community Plan Designation:	Residential (7-15 du/na)
Existing Zoning of Site:	R-1-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Single Family; R-1	Front:	25'	25'
South:	Vacant; R-1A(PUD)	Side(Int):	5'	5'
East:	Single Family; R-1	Side(St):	12.5'	12.5'
West:	Vacant; R-1	Rear:	15'	15'

Property Dimensions:	658' x 355' ±
Property Area:	5.44± gross acres
Density of Development:	7.2 du/net acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Building Square Feet -	Plan 1: 1,115 square feet
	Plan 2: 1,390 square feet
	Plan 3: 1,238 square feet
Building Height:	18' to 28', 1 and 2 stories
Exterior Building Materials:	T1-11
Roof Materials:	Asphalt Shingle

APPLC. NO. P90-430

MEETING DATE January 24, 1991

ITEM NO. 19

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 9, 1991, by a vote of seven ayes, two 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 5.44± vacant acres in the Standard Single Family (R-1-R) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The Airport-Meadowview Community Plan designates the site Residential (7-15 du/na). The surrounding land use and zoning includes single family residential, zoned R-1, to the north and east; vacant, zoned R-1A(PUD), to the south; and vacant, zoned R-1, to the west.

B. Applicant's Proposal

The applicant is requesting a rezone of the subject site from R-1-R to R-1A in order to allow the development of 35 single family homes. The applicant is also requesting a tentative map to subdivide the site into 35 lots. The R-1A zoning allows staff to review the design of the homes under a special permit.

C. Policy Considerations

The proposed rezone from Standard Single Family (R-1-R) to Single Family Alternative (R-1A) is consistent with the General Plan and Airport-Meadowview Community Plan. The 7.2 du/na density of the project conforms to the plan designations.

D. Tentative Map

The tentative map proposes to divide the 5.44± acres into 35 parcels. The lots range between 48 feet and 59 feet wide. These widths are acceptable for an R-1A zoned property. There are some off-site dedications required for connections of Walsh Way and Manorcrest Way within the North Shores Subdivision. Temporary connections or turn-arounds are necessary until the development of North Shores occurs. Staff has no objection to the tentative map proposal provided the conditions listed below are met.

E. Special Permit

The requested R-1A zoning requires special permit approval for any development. The applicant has submitted proposed floor plans and elevations for the thirty-five single family homes. The 35 lots will contain three different units, with one and two stories. Staff recommends a master site plan be submitted showing which of the three units will be located on each lot with the setbacks to be provided. Staff suggests varying setbacks for a more interesting streetscape. The front setbacks should range from 25 to 30 feet.

The proposed elevations consist of T1-11 siding with masonry trims. Staff suggests the applicant revise the elevations and submit for review and approval of Design Review Staff prior to the issuance of Building Permits. The revised elevations should include a more pronounced entrance for the units and increasing the windows on some of the elevations, specifically the east and west elevations of Plan 2. The revised elevations should, in a very detailed fashion, specify the type of materials to be used. T1-11 is a building material that requires careful consideration. The adequacy of architectural features will determine the appropriateness of whether it will be an acceptable material. The revised elevations should specify the masonry trim materials as well as window and door trims. The roof material is also important. Generally, laminated dimensional composition shingles with a minimum 25 year rating are suggested. Staff also suggests metal garage doors with raised panel design. Special attention should be paid to building design on the corner lot (Lot 35) of the subdivision.

F. Agency Comments

The proposed project was reviewed by several City departments and other agencies. Their comments are incorporated into the tentative map conditions below.

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. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. 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 of 5.44± vacant acres from Standard Single Family - Review (R-1-R) to Single Family Alternative (R-1A) zone, and forward to the City Council;
- C. Recommend approval of the Tentative Map (Beth Estates) to subdivide 5.44± vacant acres into 35 single family parcels subject to the following conditions and forward to the City Council; and
- D. Approve the Special Permit to develop 35 single family residences subject to conditions and based upon findings of fact which follow.

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 a 12 foot paved lane southbound on Walsh Way;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer. Drain study required off-site extension, oversizing and possible pump station;
- 3. Pay off existing assessments, or file the necessary segregation requests and pay fees if any;
- 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. Submit a soils test prepared by a registered engineer to be used in street design;
- 7. Dedicate a standard 12.5-foot public utility easement for underground facilities and appurtenances adjacent to all public ways;
- 8. Dedicate the north 5 feet of lots 1, 14, 15, 28, and 29 as a public utility easement for overhead and underground facilities and appurtenances;

9. Dedicate the east 5 feet of lots 29 through 35 as a public utility easement for overhead and underground facilities and appurtenances;
10. Dedicate right-of-way along Beth Street and Walsh Way to 44 feet as per study on file with the City;
11. Cannot file final map until abandonment proceeding for Walsh Way is complete;
12. All sewer and water services shall be located in front of the lot (no backyard services allowed);
13. Requires off-site dedication along Walsh Way and connection between Walsh Way and Manorcrest Way and connection of Beth Street;
14. Developer shall provide a temporary connection between Walsh Way and Manorcrest Way with a minimum 20 feet of paving, or a temporary turn-around at the end of Walsh Way and Manorcrest Way, to the satisfaction of the Traffic Engineer;
15. Show all existing easements on final map;
16. Developer shall provide curbs, gutters and sidewalks and paving on the north side of the connection at Beth Street, and a minimum of 12 feet of paving eastbound; and
17. 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.
18. Place a note on the final map: The applicant shall comply with the mandatory mitigation measures of the Environmental Coordinator on file in the Planning Division (P90-430).

Conditions - Special Permit

1. The applicant shall submit a master site plan showing which of three units will be located on each lot with the setbacks to be provided, for review of the Planning Director prior to the issuance of Building Permits. The front setbacks should range from 25 to 30 feet.
2. The applicant shall submit revised, detailed, elevations for review and approval of Design Review Staff prior to the issuance of Building Permits. Design Review Staff shall address, at a minimum, the exterior siding material and trim, roof material, enhanced front entrance to the unit, and increased windows. The corner lot (Lot 35) shall also have an enhanced elevation for the street side elevation.

Mandatory Mitigation Measures

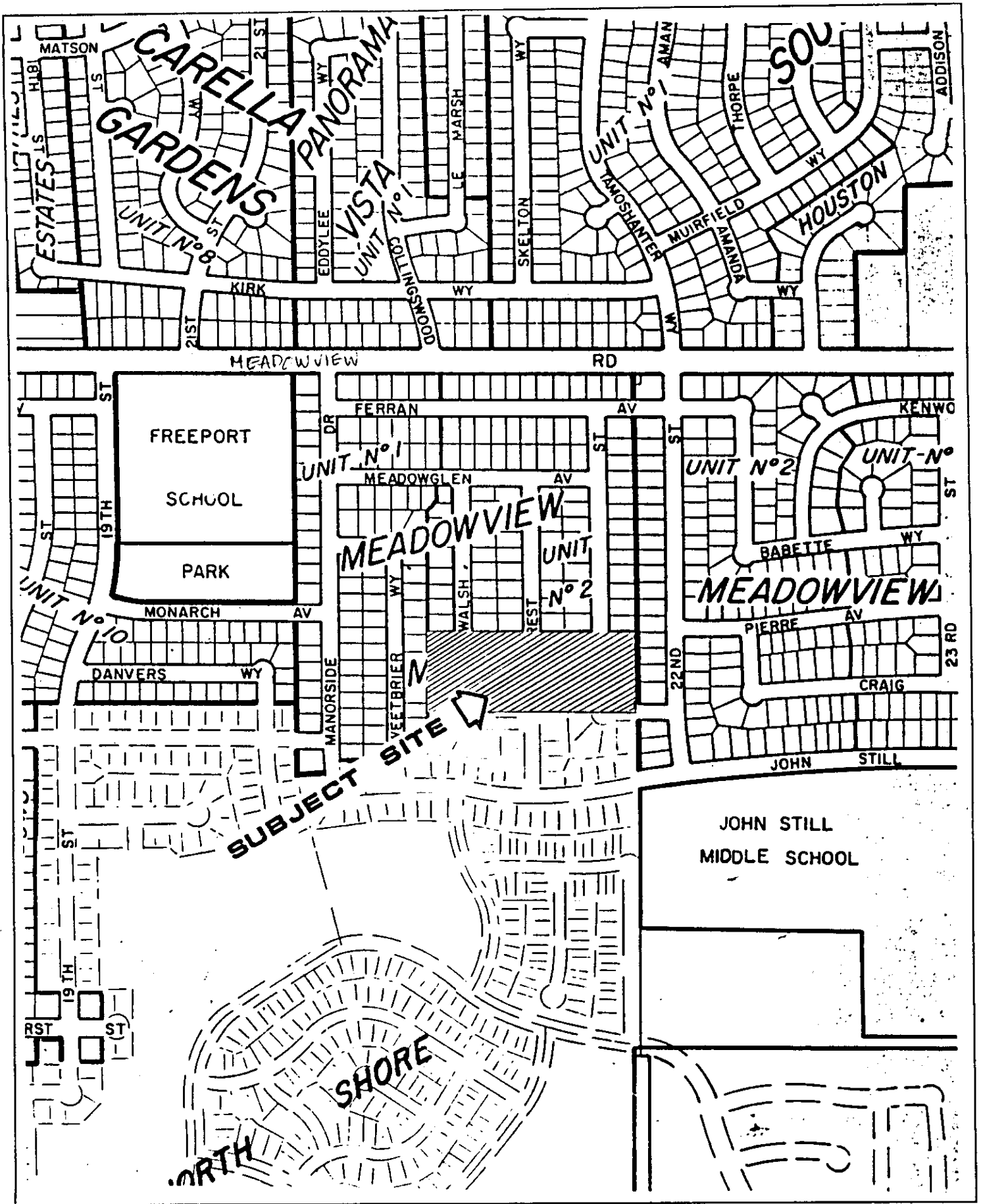
1. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of the construction zones. Elements of this program should include the following:
 - a. Sprinkle all unpaved construction areas with water at least twice per day during grading and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50 percent.
 - b. Cover stockpiles of sand, soil, and similar materials with a tarp.

- c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce re-suspension of PM 10 through vehicle movements over these surfaces.
- e. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
- f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

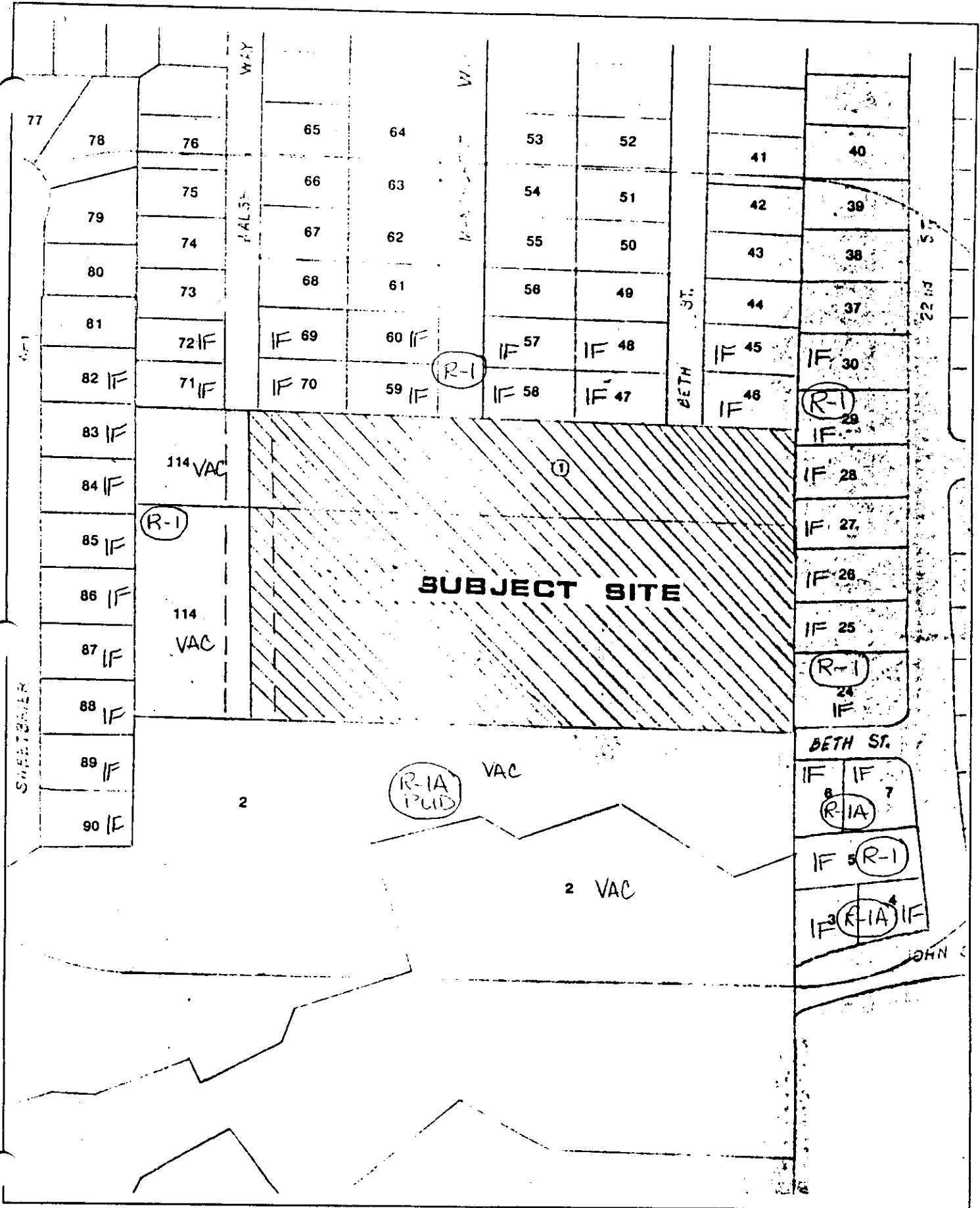
Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact do to the development of the project, 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 significant level through mitigation.

Findings of Fact

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that the residential development is consistent with the surrounding residential neighborhood.
- 2. The proposed project, as conditioned, will not be detrimental to the public health or welfare, nor result in the creation of a public nuisance in that the required setbacks and lot coverage requirements will be provided.
- 3. The proposed project is consistent with the General Plan and Airport-Meadowview Community Plan which designate the site for residential uses.



VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A

TENTATIVE SUBDIVISION MAP BETH ESTATES CITY OF SACRAMENTO, CALIFORNIA

OWNER
CITY OF SACRAMENTO
300 PIEDMONT DRIVE
SACRAMENTO, CA 95822

SUBDIVIDER
GREG KEARNEY
1424 K STREET, SUITE 1
SACRAMENTO, CA 95816

ENGINEER
PROST, McCORMACK & NEULTON
CITY AND COUNTY ENGINEERS
CITRUS HEIGHTS, CA 95630

WATER SUPPLY
CITY OF SACRAMENTO

SEWER
CITY OF SACRAMENTO

DRAINAGE
CITY OF SACRAMENTO

ELECTRICITY
S.F.I.L.D.

GAAS
P.G. & E

SCHOOL DISTRICT
CITY UNIFIED SCHOOL DISTRICT

ASSESSOR'S PARCEL NO.
52-005-20 & 21

ACREAGE
9.44 V. ACRES

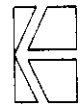
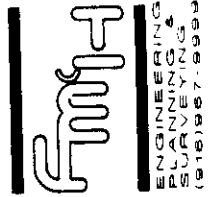
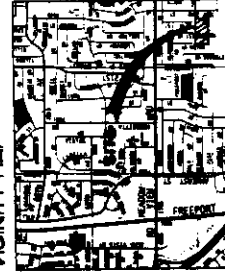
LOT SUMMARY
35 SINGLE FAMILY RESIDENTIAL LOTS
MINIMUM: 510 SF (0.13 AC)
MAXIMUM: 4450 SF (0.15 AC)
AVERAGE: 5100 SF (0.15 AC)

PROPOSED ZONING
R-1A

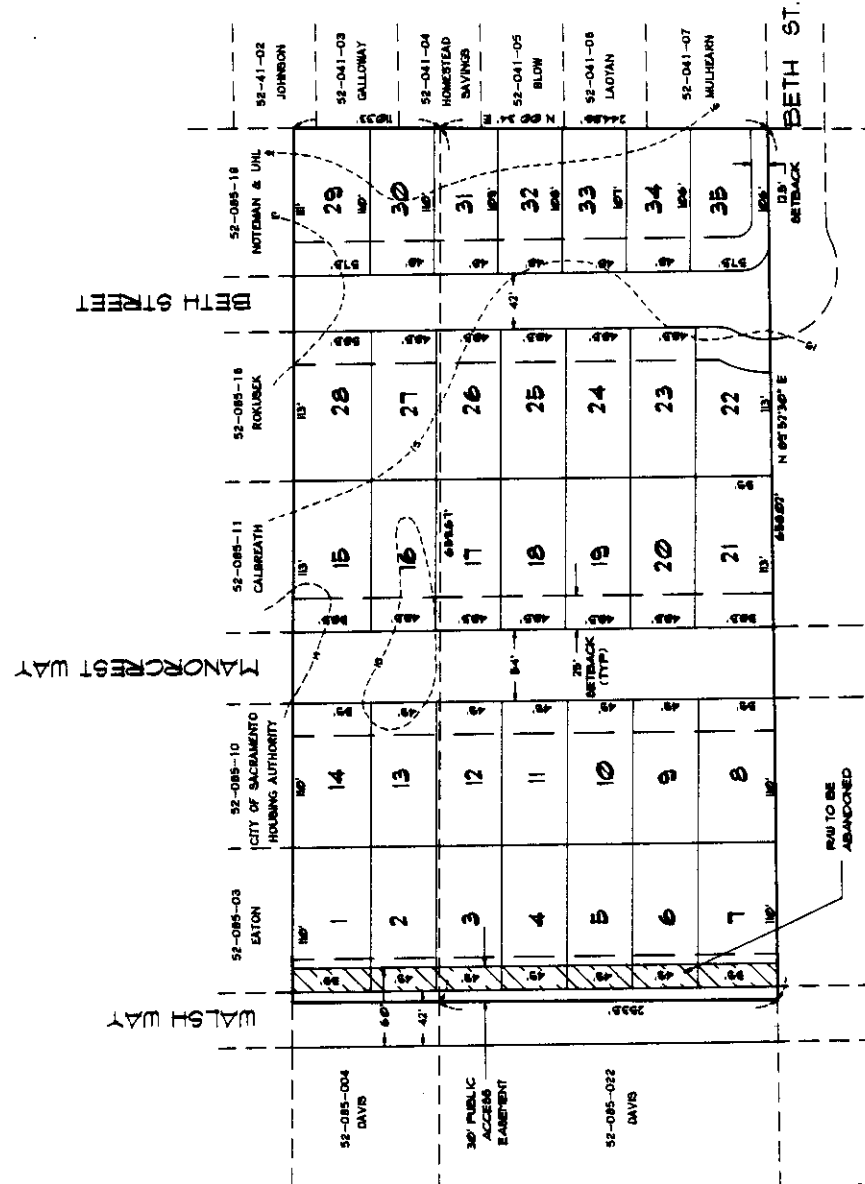
EXISTING USE
VACANT

PROPOSED USE
SINGLE FAMILY RESIDENTIAL LOTS

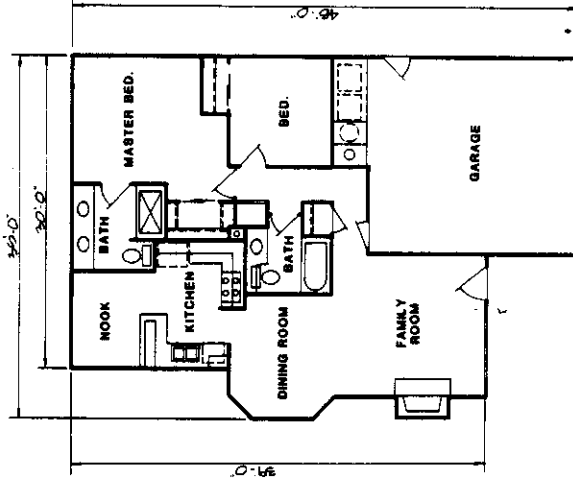
PROJECT DENSITY
NET DENSITY/ACRE: 114/AC
GROSS DENSITY/ACRE: 648/AC



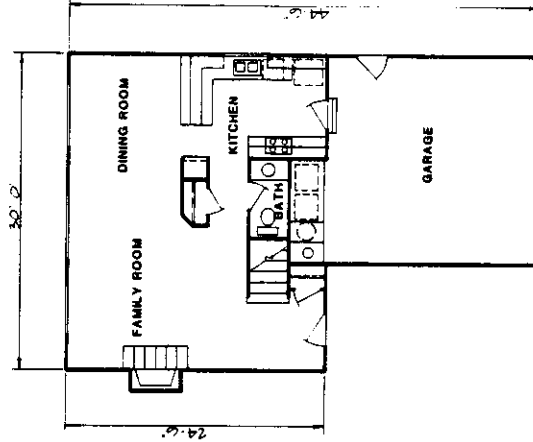
OCTOBER 3, 1980



52-010-33
SANTA FE DEVELOPMENT
MORTGAGE CORPORATION
PROPOSED NORTH SHORES SUBDIVISION

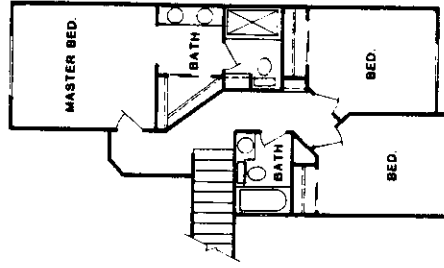


PLAN 1
1,115 S.F.



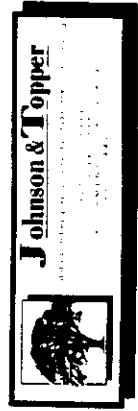
FIRST FLOOR

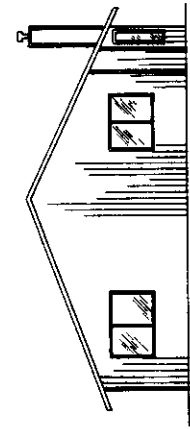
PLAN 2
1,390 S.F.



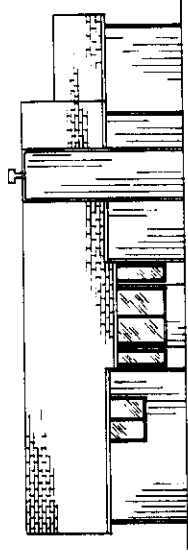
SECOND FLOOR

FLOOR PLANS
PLANS 1 & 2 BETH ESTATES
 CITY OF SACRAMENTO OCT. 1990
 SCALE: 1"=1/8"

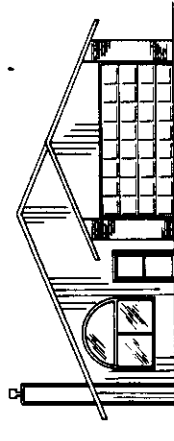




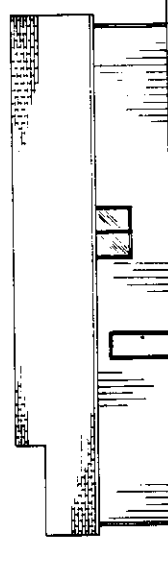
SOUTH ELEV.



EAST ELEV.



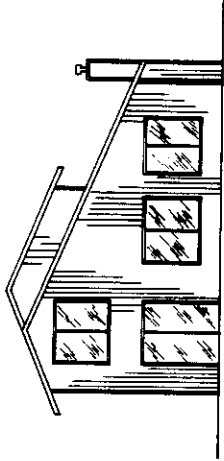
NORTH ELEV.



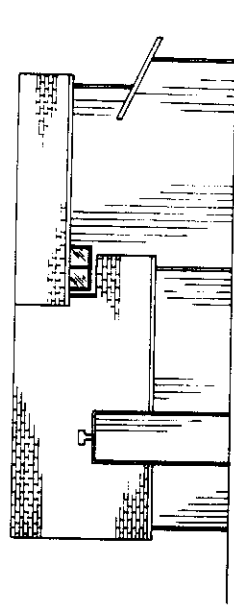
WEST ELEV.

ELEVATIONS
PLAN 1 BETH ESTATES
CITY OF SACRAMENTO OCT. 1990
SCALE: 1"-1/8"

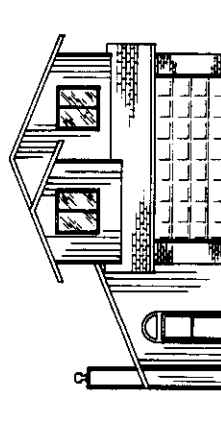




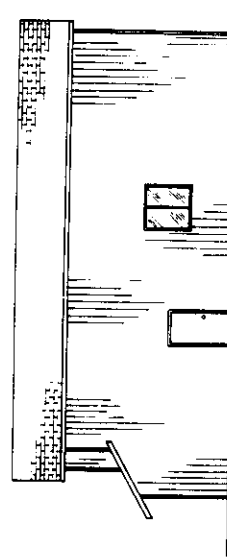
SOUTH ELEV.



EAST ELEV.



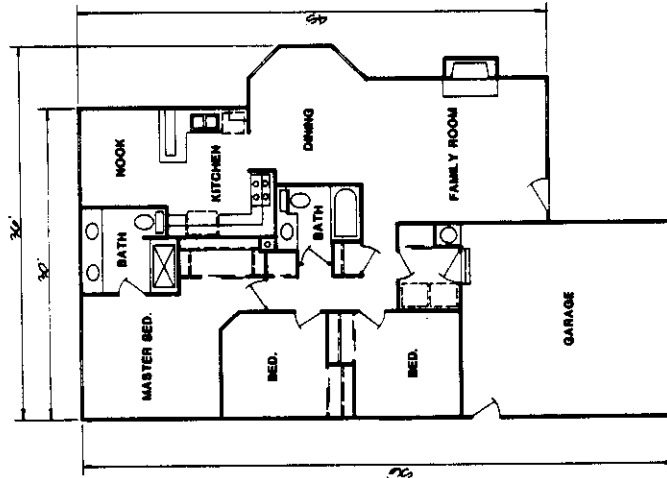
NORTH ELEV.



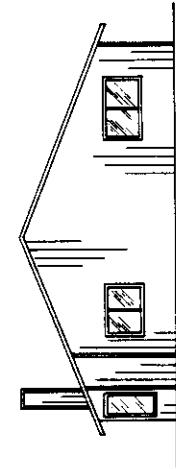
WEST ELEV.

ELEVATIONS
PLAN 2 BETH ESTATES
CITY OF SACRAMENTO OCT. 1990
SCALE: 1 1/8"

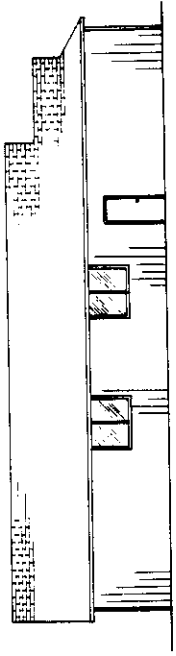




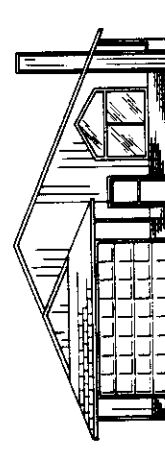
PLAN 3
1238 SF.



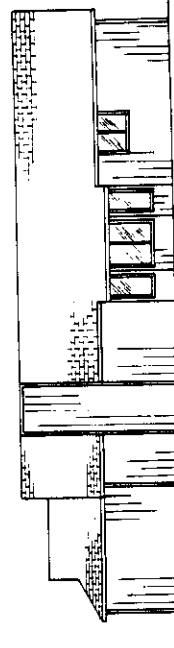
SOUTH ELEV.



EAST ELEV.



NORTH ELEV.



WEST ELEV.

FLOOR PLAN & ELEVATIONS
PLAN 3 BETH ESTATES
 CITY OF SACRAMENTO OCT. 1990
 SCALE: 1/8"

