

AMENDED BY STAFF 6/22/88
CITY PLANNING COMMISSION

1231 J STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT JTS Engineering, 1808 J Street, Sacramento, CA 95814-3010
OWNER Don King and Associates, 3500 Power Inn Road., Sac., CA 95826
PLANS BY JTS Engineering, 1808 J Street, Sacramento, CA 95814-3010
FILING DATE 5/6/88 ENVIR. DET. 6/30/88 REPORT BY SD:vf
ASSESSOR'S PCL. NO. 119-0460-001-048; 0470-0010-038, 0220-057

- APPLICATION:
- A. Negative Declaration
 - B. Reversion to acreage (Withdrawn)
 - C. Tentative Map
 - D. Special Permit to develop 86 petite units.

LOCATION: Sunmeadow Drive & Meadowstone Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop 78 petite units on 16+ ac. developed with eight halfplex units.

PROJECT INFORMATION:

General Plan Designation: Residential 4-15 du/ac
1984 Airport-Meadowview Community
Plan Designation: Residential 4-8 du/ac
Existing Zoning of Site: R-1A
Existing Land Use of Site: 8 halfplex units (4 structures)

Surrounding Land Use and Zoning: Setbacks: Required Provided

North: Single Family; R-1A	Front: Determined	4' from front prop. line
South: Single Family; R-1	Side(Int): by	5' min.
East : Vacant; R-1A	the	
West : Vacant; R-1A	Rear: Commission	20'

Parking Required: 134 spaces
Parking Provided: 168 spaces
Property Dimensions: Irregular
Property Area: 16+ acres
Density of Development: 5.3 d. u. per acre
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: T-111 and shiplap siding; earthtones
Roof Material: Composition

Floor Plan 1: 2 bd/2 bath; 770 sq. ft., 2 car garage
Floor Plan 2: 3 bd/2 bath; 1,000 sq. ft., 2 car garage

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 9, 1988, by a vote of 6 ayes, 3 absent, the Subdivision Committee voted to recommend approval of the tentative map subject to conditions which are attached.

BACKGROUND INFORMATION: On September 10, 1985, the City Council approved a request to develop 84 halfplex units as a senior citizen's housing complex. Since sufficient parking was provided and the units were large enough for non-senior citizen use, no restriction was placed on the type of occupancy.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses, 4 to 15 units per acre in the General Plan. The site is designated for 4 to 8 residential units per acre in the 1984 Airport-Meadowview Community Plan. The site is surrounded by single family uses zoned R-1 and R-1A to the north and south. The vacant sites to the east and west are zoned R-1 and R-1A respectively. The subject site is zoned R-1A.

D. Design

Under the previous approval, only the "postage stamp" of property under each unit is individually owned. The street, landscaping and recreation area in the middle are owned and maintained by a homeowner's association. The applicant has found that the cost to the homeowner's association for maintaining the common open-space and road is prohibitive. The applicant, therefore, wishes to re-subdivide the subject site to include more area in the individually owned parcels. This will reduce homeowner's association costs and ultimately fees to the individual homeowners.

The previous plans included 3+ acres of open space with a recreation building in the middle of the site. The applicant has not indicated the proposed use for the center of the complex at this time. The City's guidelines for townhouses, condominiums and other individually owned cluster housing state that a recreation building with space for meetings should be centrally located on the site. This facility should be located in the open area of the site. In addition, an outdoor storage area should be provided with a solid wall and attractive metal gates.

Should additional units be contemplated for the open space area, the applicant should keep in mind the maximum density for the site is eight units per acre.

C. Special Permit

The applicant proposes two floor plans with three elevations each. Plan 1 has two bedrooms, two baths and a two-car garage. It is one story in height and approximately 700 sq. ft. in area. Plan 2 has three bedrooms, 2 baths and a two car garage. It is also one story in height and is approximately 1,000 sq. ft. Both units have a view of the street from the living area for security purposes. Grooved plywood and shiplap siding are the proposed building materials. Roofing material is to be composition shingles.

Staff can see little variety in the outside elevations. To prevent a monotonous streetscape, staff recommends additional elevations with different roof treatments, different garage doors and additional building materials such as masonry or brick trim.

The site is surrounded on two sides by a drainage canal 70 ft. wide. The width of the canal should provide security. Staff suggests dense landscaping of trees, shrubs and ground cover as planted along the canal to provide residents some privacy.

The applicant has not requested any special consideration based upon the type of occupancy. It is, therefore, not necessary to restrict occupancy to a special group such as senior citizens.

D. Parkland Dedication:

The Planning and Community Services Divisions have determined that parkland dedication in lieu fees are appropriate. Fees have been paid on the eight existing units - Fees will be based upon .8736 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A negative declaration with mitigation measures regarding flooding has been filed which includes the following:

1. If a final map is recorded while any portion of the map area is within a Federal Emergency Management Agency designation 100-year floodplain, the final map shall be prepared to the satisfaction of the Director of Public Works and in accordance with Chapter 40 of the Sacramento City Code, including:
 - a. Indicate the existing 100-year floodplain boundary and base flood elevation; and

- b. Subdivision improvement plans shall indicate the elevation of proposed building sites.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. *Reversion to acreage (withdrawn)*
- CA/ Recommend approval of the Tentative Map subject to conditions which follow:
- DA/ Approve the special permit 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. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways.
3. Dedicate the private road and 12.5 feet adjacent thereto as a P.U.E. for underground electrical facilities and appurtenances.
4. Dedicate the westerly five feet of Lot 5 and easterly five feet of Lot 4 as a P.U.E. for underground electrical facilities and appurtenances.
5. Dedicate the easterly five feet of Lot 44 and the westerly five feet of Lot 4 as a P.U.E. for underground electrical facilities and appurtenances.
6. Dedicate the north five feet of lot 45 as a P.U.E. for underground electrical facilities and appurtenances.
7. Existing streets, storm drain system sewer system and water system and street lighting system shall be private and shall be maintained by a Homeowner's Association.

8. Pursuant to City Code Section 40.1302 (Parkland Dedication) the applicant shall submit to the City an appraisal of the land to be subdivided and pay the required parkland dedication in lieu fees. The appraisal shall be dated not more than 90 days prior to filing the final map (.8736 ac).
9. Record Covenants, Conditions and Restrictions (C.C. & R's).
10. A Homeowner's Association shall be formed and C.C. & R's shall be approved by the City assuring maintenance of private roadway, street lights, storm drainage and sewer systems, water systems and open areas.
11. Provide separate water and sewer services to Lot 85.
12. Dedicate easement for future levee widening and levee construction along Morrison Creek and Elder Creek. Width of easements shall be determined by engineering study for floodplain requirements.
13. All or a portion of the property lies in an area the FEMA has identified as a special flood hazard area (zone AH, elevation 17.0). No development, substantial improvements and/or placement of manufactured homes or any other structure shall occur in special flood hazard areas without full compliance with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approvals in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will meet the FEMA 100-Year Flood Plain Standards.
14. **NOTE** to be placed on Subdivision/Parcel Maps:

All or a portion of the parcels in this subdivision/parcel map are within a "Special Flood Hazard Area", (zone AH, Elevation 17.0) as identified by FEMA. Within special flood hazard areas, all development, substantial improvements, and the placement of manufactured homes and all other structures shall conform with current City and FEMA floodplain management regulations. These regulations condition the issuance of City permits and/or other approval in special flood hazard areas upon criteria that shows the proposed development, placement and/or substantial improvement will meet the FEMA 100-Year Flood Plain Standards.

Conditions - Special Permit:

1. The applicant shall submit a detailed site plan, floor plan, and elevations for the recreational facility for staff review and approval prior to issuance of building permits for the dwelling units.
2. The applicant shall submit a detailed landscaping and irrigation plans for a dense planting strip along the canals along the south and west property line. Planting shall consist of climbing vines, shrubs and evergreens. Plans shall be reviewed by Planning staff prior to issuance of building permits.
3. The applicant shall submit additional elevations showing a variety of roof lines and other architectural amenities and building materials such as masonry or brick trim to relieve the monotony of the streetscape. Plans shall be reviewed and approved by Planning staff prior to issuance of building permits.
4. Roofing material shall be 30 year life span composition shingle or wood shake.
5. The applicant shall provide a variety of plants consisting of one and five gallon shrubs; five and 15 gallon trees, and groundcover throughout the site. A detailed landscape plan shall be submitted to staff for review and approval prior to issuance of building permits.

Findings of Fact - Special Permit

1. The project is based upon sound principles of land use, in that:
 - it is compatible with uses and densities of surrounding development which consists of zero lot line development and single family subdivisions.
2. The project will not be injurious to public health or welfare or result in injury to surrounding property, in that:
 - a. adequate on-site parking is provided;
 - b. adequate landscaping is provided;
 - c. the project provides a secluded community atmosphere for its residents; and
 - d. it will not alter the residential character of the neighborhood.

3. The project is compatible with the General Plan and the 1984 Airport-Meadowview Community Plan which designates the site for residential uses.

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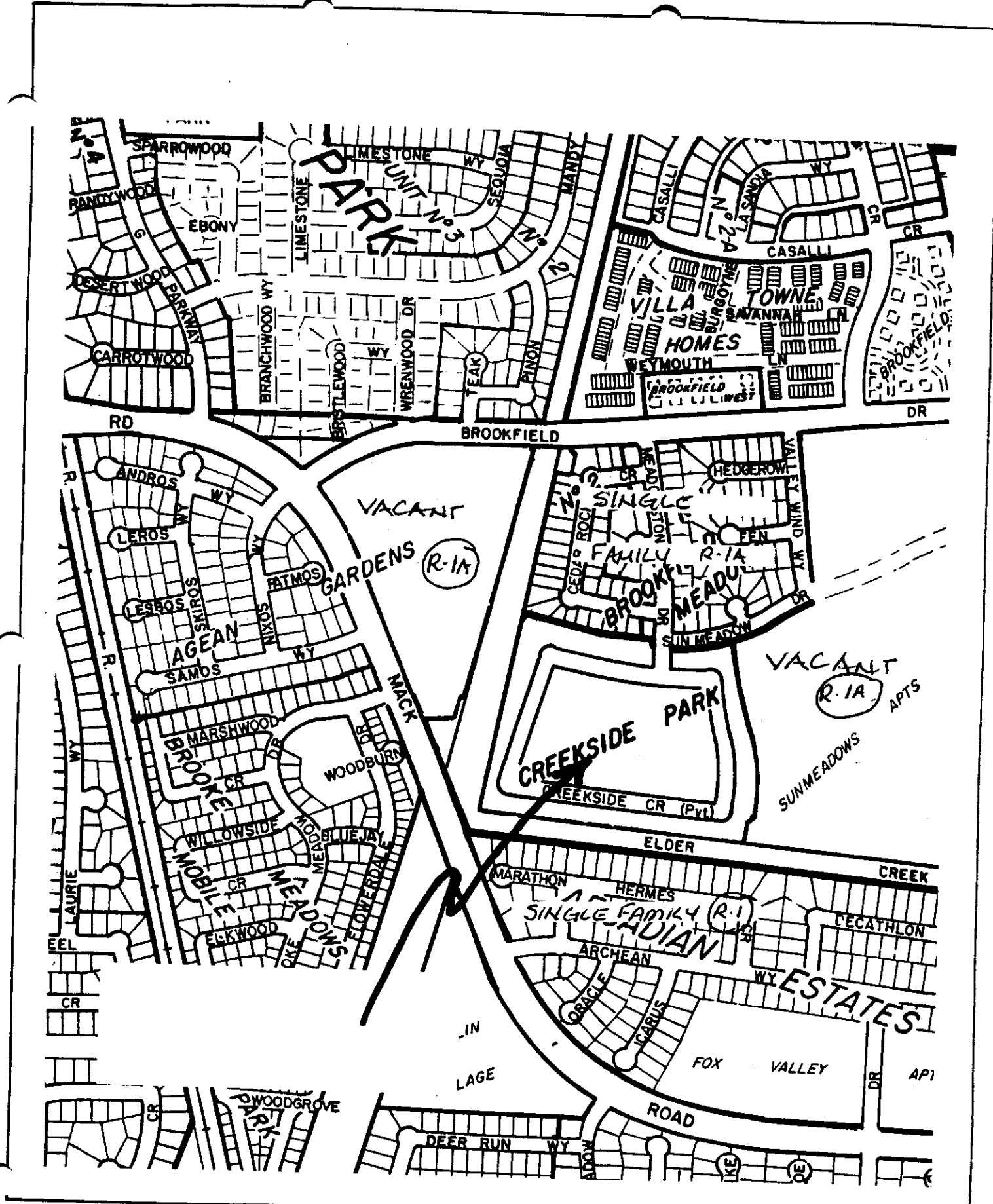
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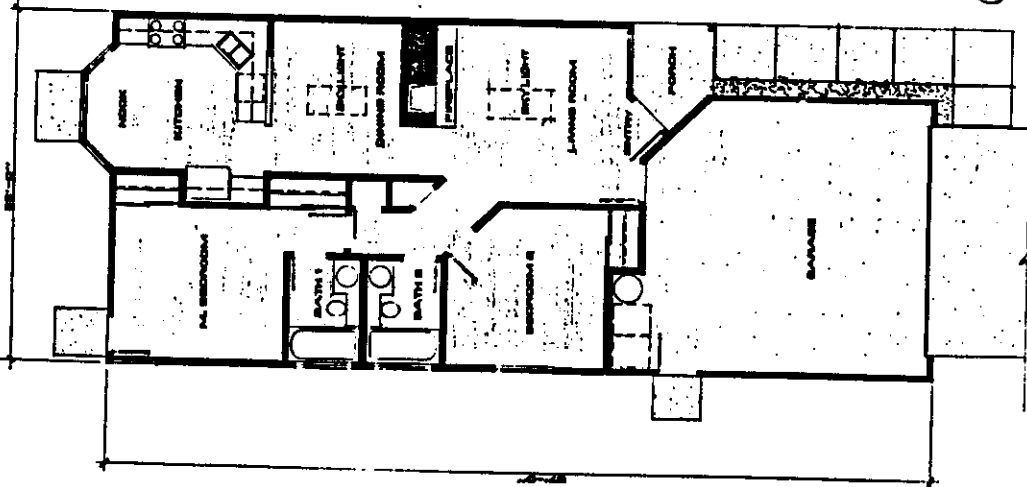


VICINITY - LAND USE - ZONING

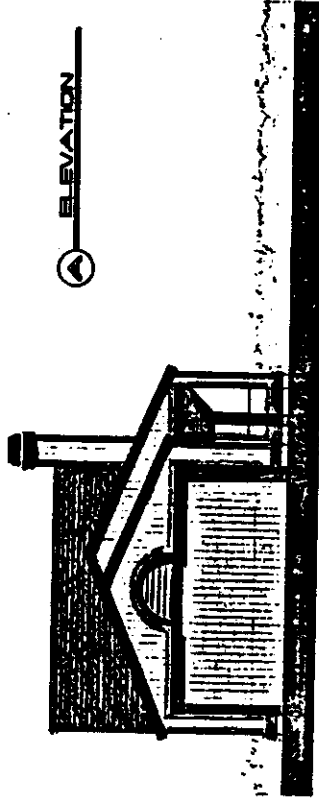
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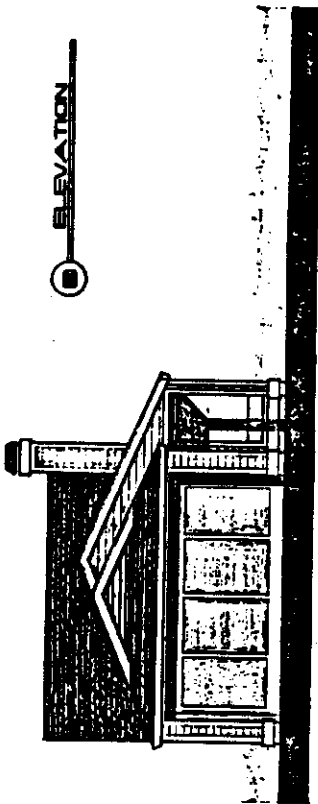
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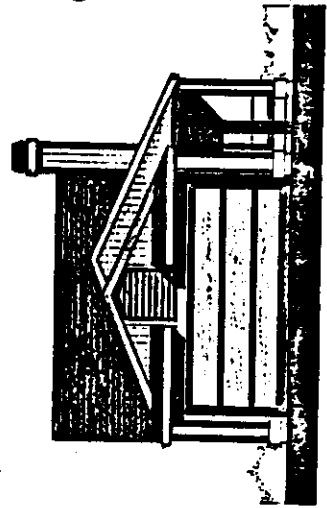
1 FLOOR PLAN



A ELEVATION



B ELEVATION

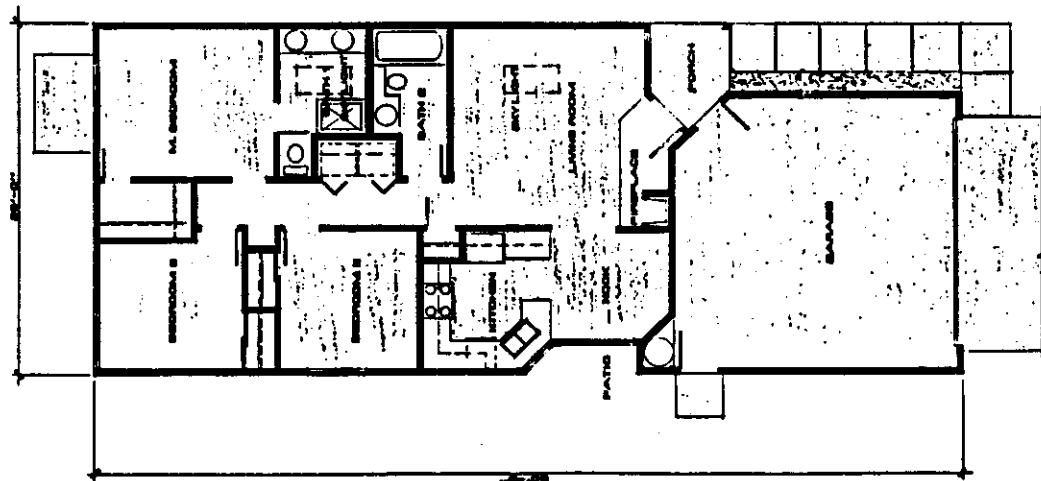
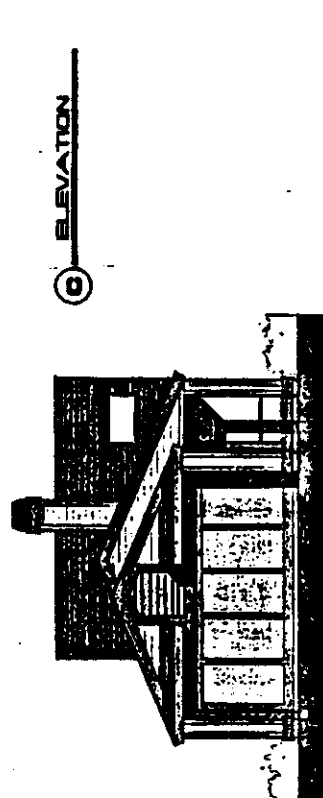
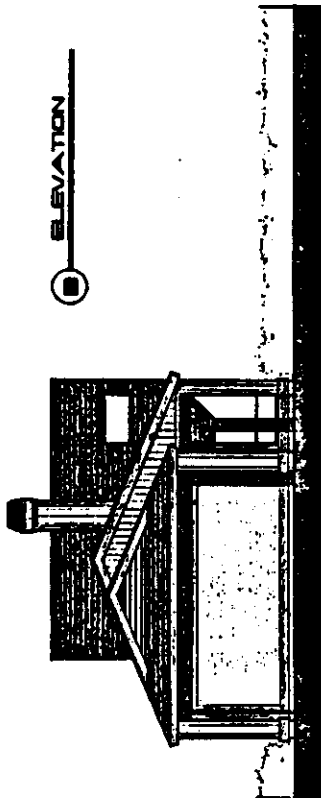
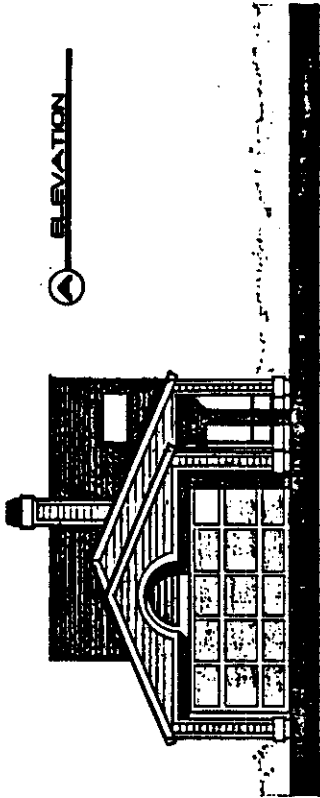


C ELEVATION

CREEKSIDE PARK

SACRAMENTO, CALIFORNIA

1/4"



CREEKSIDE PARK

SACRAMENTO, CALIFORNIA

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