

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

APPLICANT	Morton & Pitalo, Inc. 1430 Alhambra Blvd. Sacto. CA. 95816			
OWNER	State of CA. Dept. of Transpo. 1120 N St. Sacto. CA. 95814			
PLANS BY	Morton & Pitalo, Inc. 1430 Alhambra Blvd. Sacto. CA. 95816			
FILING DATE	3-22-90	ENVIR. DET. Neg. Dec.	REPORT BY	bw
APN.	252-243-10:252-193-17:252-253-7.11:252-203-20:252-251-3.26.28.30:			

APPLICATION:

- A. Negative Declaration
- B. Tentative Map to subdivide 3.30± vacant acres into 19 single family lots in the Standard Single Family (R-1) zone.
- C. Special Permit to construct a 12 foot high wall adjacent to a railroad right-of-way.
- D. Subdivision Modification to establish lots less than 100 feet deep.
- E. Subdivision Modification to establish lots less than 52 feet wide.
- F. Subdivision Modification to establish two flag-shaped lots.
- G. Variance to reduce the minimum required 100 foot lot depth for single family lots.
- H. Variance to reduce the minimum required 52 foot wide lot width for single family lots.

LOCATION:

South of Ripley St., North of Light of Light Rail Tracks

PROPOSAL:

The applicant is requesting the necessary entitlements to subdivide 3.30± vacant acres into 19 single family lots in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation:

Residential (4-15 du/na) & Parks, Recreation and Open Space

1984 North Sacramento Community Plan Designation:

Residential (4-8 du/na) & Parks & Open Space

Existing Zoning of Site: R-1
 Existing Land Use of Site: vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
 South: Light Rail Right-of-Way; R-1
 East: Residential; R-1
 West: Residential; R-1

Property Dimensions: 150' x 1300'
 Property Area: 3.30± acres
 Density of Development: 5.7 du/na
 Topography: Flat
 Street Improvements: To Be Provided
 Utilities: To Be Provided

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 nine vacant parcels on 3.30± acres in the Standard Single Family (R-1) zone. The General Plan designates the site for Residential (4-15 du/na) and Parks, Recreation and Open Space and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na) and Parks & Open Space. Surrounding land uses are residential to the north, east and west and the light rail right-of-way to the south. The property is surrounded by R-1 zoning.

B. Applicant's Proposal

The applicant is proposing to subdivide the subject parcels into 19 single family lots. The applicant is requesting a Subdivision Modification to establish lots less than the minimum required 100 foot lot depth and 52 foot wide lot width. A Subdivision Modification is also requested to create two flag-shaped lots. The applicant's request also includes a Variance to reduce the minimum required lot depth and width for single family lots in the R-1 zone. Lastly, the applicant is proposing to construct a 12 foot high wall along the railroad right-of-way.

C. Tentative Map Design

The Tentative Map proposes to subdivide nine parcels into 19 single family lots. The proposed single family lots will be bounded by the existing railroad right-of-way and Ripley Street. The submitted Tentative Map indicates a proposed cul-de-sac on the east portion of

the subdivision and a new street alignment connecting Ripley Street and Astoria Street to the west (see Exhibit A). A 20 foot wide Smud Easement will be located along the east property line of lot 13 and at the rear of lots 14, 15, and 16. Access to lots 1 through 13 will be off of Ripley Street and off of the proposed cul-de-sac to the remaining lots 14 through 19.

D. Subdivision Modification/Variance

Of the 19 lots proposed, six of them are less than 100 feet in depth and two are less than 52 feet wide. The lots less than 100 feet deep range in depths of 80 feet to 97 feet, however, the minimum 5,200 square feet of lot area is being provided by increasing the widths of the lots. The applicant proposes two flag-shaped lots having widths of 20 feet and 22 feet.

Many of the lots in the surrounding area are irregular in shape and do not meet the minimum 5,200 square feet area requirement. Staff feels that the substandard lots proposed are adequate in size and average sized homes could be constructed on the lots. In the City, other maps have been approved with substandard lots providing adequate setbacks and yard area. The two flag-shaped lots proposed have minimum public street access of 20 feet. The City's Zoning Ordinance requires that the minimum public street frontage shall be 20 feet in order to develop the lot. Lastly, the substandard lots proposed are greater than the minimum required 5,200 square foot lot area. Staff, therefore, supports the Subdivision Modifications and Variances proposed.

E. Special Permit

The Negative Declaration is requiring as a mitigation measure that a sound barrier be provided along the east property line (railroad right-of-way line). The mitigation measure is required to reduce the impact of noise on outdoor(rearyard) activity areas. The barrier height is required to range from 11 feet to 13 feet depending on each lot location (Lots 1 & 2 - 12 feet; Lots 3 - 12 - 13 feet; Lots 13 - 16 - 11 feet; see Exhibit for lot location). A Special Permit is required to construct a masonry wall with a 12 foot height limit. For those lots for which a 13 foot high barrier is required, a combined berm and masonry wall could be used to achieve the necessary barrier height. Since the wall heights required will mitigate the noise impacts on the lots, staff is not opposed to the height limit required.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, will not have a significant impact on 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 following actions;

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map to subdivide 3.30± vacant acres into 19 single family lots subject to conditions which follow and forward to City Council;
- C. Approve the Special Permit to construct a 12 foot high wall adjacent to a railroad right-of-way subject to conditions and based upon findings of fact which follow;
- D. Recommend approval of the Subdivision Modification to establish lots less than 100 feet deep subject to conditions which follow and forward to City Council;
- E. Recommend approval of the Subdivision Modification to establish lots less than 52 feet wide subject to conditions which follow and forward to City Council;
- F. Recommend approval of the Subdivision Modification to establish two flag-shaped lots subject to conditions which follow and forward to City Council;
- G. Approve the Variance to reduce the minimum required 100 foot lot depth for single family lots subject to conditions and based upon findings of fact which follow;
- H. Approve the Variance to reduce the minimum required 52 foot wide lot width for single family lots 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.
- 2. Soils testing by a registered engineer for street design will be required.
- 3. The existing deteriorated curb along the east side of Ripley Street shall be removed and reconstructed per City standards (curb and gutter No.13 with sidewalks).
- 4. Align connection between Ripley and Astoria Streets to the satisfaction of the Traffic Engineer.

5. Construct full improvements along Ripley Street from lot 1 to lot 19 on the east. ~~and from Warren Parcel to South Avenue on the west.~~ Improvements shall be constructed from Warren Parcel to South Avenue if the drainage study indicates that improvements are needed. (CPC Amended)
6. Prepare a sewer and drainage study for the review and approval of the City Engineer.
7. Extend offsite water to Astoria Street along the new alignment.
8. Right-of-way study shall be prepared for Arcade Creek. Dedicate the right-of-way as required.
9. Show all existing easements.
10. 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.
11. Dedicate a standard 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways.
12. Place a note on the final map: The applicant shall comply with the mitigation measures for construction of dwelling units on the site on file at the City Planning Division.
13. A Tree Preservation Plan is adopted for the proposed Ripley Manor project, to include the following measures: (Amended by staff)
 - a. Existing trees on the site shall be preserved with the development of the subdivision to the extent feasible. This shall require the preservation of all trees on Lot 1. This shall also require the preservation of the existing oak trees on Lots 6, 12, 13 and 14 unless preservation of these trees is deemed infeasible by the City Arborist because of construction of street improvements for Ripley Street.
 - b. All existing trees shall be shown on the improvement plans for the subdivision. The plans for construction of the streets and other subdivision improvements shall be accompanied by certification from the City Arborist indicating that the Tree Preservation Plan has been reviewed and approved.
 - c. For each existing oak tree to be removed, the developer/subdivider shall provide one replacement tree, 15 gallon minimum size, of a species to be subject to approval by the City Arborist. The replacement trees shall be planted per the City Arborist's recommendations regarding

time and location, and shall be shown on the improvement plans for the subdivision.

14. Grading and construction plans for the subdivision shall include the following notes: (Amended by staff)
 - a. A chain link construction barrier fence shall be installed around the dripline of each tree prior to the commencement of grading on the site.
 - b. No surface or grade changes and no trenching shall be made within the driplines of trees to be preserved.
15. The project shall include the following mitigation measures to reduce the impact of noise on outdoor activity areas: (Amended by staff)
 - a. A sound barrier/wall shall be constructed along the east property line of the site. Barrier heights shall be as follows: Lots 1 & 2, 12 feet; Lots 3-12, 13 feet; Lots 13-16, 11 feet, or:
 - b. A sound barrier wall shall be constructed in combination with a modified house plan which provides a partial barrier between the light rail tracks and the outdoor activity area by providing a reduced rear yard setback of 5 to 7.5 feet. The modified house plan is illustrated in Attachment D. With use of the house as a partial barrier to light rail noise, the barrier heights shall be as follows: Lots 1-12, 10.5 feet; Lots 13,16,17, 9 feet, or:
 - c. The subdivision design shall be modified to place the street adjacent to the light rail tracks in order to place rear yard outdoor activity areas away from the tracks and shield them with the houses. In the event that this subdivision design is used, any lots placed adjacent to the tracks shall incorporate the noise reduction measures specified in measures a. or b. above.
16. Barrier materials must be airtight and massive with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels, and 3/4" plywood sheathing with caulked, overlapping joints. (Amended by staff)
17. Any noise barriers shall be shown on plans submitted with the Final Map for the subdivision. (Amended by staff)
18. Dedicate for Parks, Recreation and Open Space purposes 40 feet of the west portion of Lot 1 paralleling Arcade Creek in conformance with the 1984 North Sacramento Community Plan. (Added by Staff)

19. All single family dwellings to be constructed on the lots shall be reviewed by the Design Review Coordinator prior to issuance of building permits. (CPC Amended)

Mandatory Mitigation Measures:

- A. A note will be recorded simultaneously with the final map filed with the City which requires an applicant for a building permit on Lot 1 of Ripley Manor:
- 1) to obtain a Certificate of Elevation from a certified surveyor to identify the elevation at which the floor of the structure will be one foot (1) above known flood height. The structure shall be designed to be at least one foot above the Arcade Creek flood elevation. This Certificate shall be submitted to the City Building Department with design plans;
 - 2) A surveyor shall resurvey the finished floor elevation and provide documentation prior to framing inspection by the City Building Department. The documentation shall be available on-site for the building inspector.
- B. A Tree Preservation Plan is adopted for the proposed Ripley Manor project, to include the following measures:
- 1) Existing trees on the site shall be preserved with the development of the subdivision to the extent feasible. This shall require the preservation of all trees on Lot 1. This shall also require the preservation of the existing oak trees on Lots 6, 12, 13 and 14 unless preservation of these trees is deemed infeasible by the City Arborist because of construction of street improvements for Ripley Street.
 - 2) All existing trees shall be shown on the improvement plans for the subdivision. The plans for construction of the streets and other subdivision improvements shall be accompanied by certification from the City Arborist indicating that the Tree Preservation Plan has been reviewed and approved.
 - 3) For each existing oak tree to be removed, the developer/subdivider shall provide one replacement tree, 15 gallon minimum size, of a species to be subject to approval by the City Arborist. The replacement trees shall be planted per the City Arborist's recommendations regarding time and location, and shall be shown on the improvement plans for the subdivision.
- C. Grading and construction plans for the subdivision shall include the following notes:
- 1) A chain link construction barrier fence shall be installed

around the dripline of each tree prior to the commencement of grading on the site.

- 2) No surface or grade changes and no trenching shall be made within the driplines of trees to be preserved.
- D. No two story homes shall be permitted.
- E. All joints in exterior walls shall be grouted or caulked airtight.
- F. All penetrations of exterior wall shall include a 1/2 inch airspace. This space 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.
- G. Window or through-the-wall ventilation and air condition units shall not be permitted.
- H. All sleeping spaces shall be provided with carpet and pad.
- I. There shall be no through-the-door or through-the-wall mail or paper chutes.
- J. Basic exterior wall construction shall include:
- 2"x4" wood studs
 - R-11 insulation in the cavities
 - Resilient channels attached to the interior face at maximum 24 inches on center, perpendicular to the studs.
 - 1/2" or 5/8" gypsum wallboard screwed to resilient channels using screws per manufacturer to insure no contact with wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
 - The exterior shall be finished with a minimum 3/8" structural plywood, 15 lb. felt paper and minimum 7/8" thick dense stucco over wire mesh.
- K. Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-30 insulation in the ceiling.
- L. The roof shall be finished with a minimum 5/8" particle board or plyboard of equivalent weight, 30 lb. felt paper and minimum 240 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 45 or better.
- M. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. Thus, if they are included in the design, they shall contain a

fully operable damper. The damper shall permit less than 0.75 CFM/lin. ft of air infiltration with a 25 MPH wind when completely closed.

- N. Alternative materials and methods may be substituted for the identified mitigation measures provided they provide adequate sound attenuation as determined by the City's Environmental Services Manager.
- O. Windows shall have a minimum STC rating of 40 or better with sound transmission loss values of 24 Db or better between 100 Hz and 200 Hz, and 32 Db or better between 250 Hz and 315 Hz.
 - 1) Windows must comprise less than 16 percent of the floor area.
 - 2) Windows shall have an air infiltration rate of less than or equal to 0.015 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
- P. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.
- Q. All hinged exterior doors shall have a minimum STC rating of 35 or better.
- R. The door shall include full perimeter seals as required to achieve the STC rating.
- S. Sliding glass doors shall have a minimum STC rating of 44.
- T. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be not need to open windows, doors or other exterior opening to provide adequate ventilation.
- U. Gravity vent openings in attic space shall not exceed code minimum in size and number.
 - 1) The openings shall be fitted with transfer ducts at least 6 feet in length containing minimum 1" duct lining.
 - 2) Each duct shall have a lined 90° bend in the duct such that there is no direct line of sight from the exterior through the duct into the attic.
- V. All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 foot duct.
 - 1) The ducts shall have a minimum 1" duct lining.
 - 2) Each duct shall have a lined 90° bend in the duct such that there is no direct line of sight from the interior to the exterior through the duct with the exception of the kitchen

range exhaust.

- W. Domestic range exhaust duct connecting the interior space to the outdoors shall contain a baffle plate across the exterior termination which allows proper ventilation.
- 1) The dimensions of the baffle plate should extend at least one diameter beyond the line of sight into the vent duct.
 - 2) The baffle plate shall be of the same material and thickness as the vent duct material.
- X. The project shall include the following mitigation measures to reduce the impact of noise on outdoor activity areas:
- 1) A sound barrier/wall shall be constructed along the east property line of the site. Barrier heights shall be as follows: Lots 1 & 2, 12 feet; Lots 3-12, 13 feet; Lots 13-16, 11 feet, or;
 - 2) A sound barrier wall shall be constructed in combination with a modified house plan which provides a partial barrier between the light rail tracks and the outdoor activity area by providing a reduced rear yard setback of 5 to 7.5 feet. The modified house plan is illustrated in Attachment D. With use of the house as a partial barrier to light rail noise, the barrier heights shall be as follows: Lots 1-12, 10.5 feet; Lots 13,16,17, 9 feet, or;
 - 3) The subdivision design shall be modified to place the street adjacent to the light rail tracks in order to place rear yard outdoor activity areas away from the tracks and shield them with the houses. In the event that this subdivision design is used, any lots placed adjacent to the tracks shall incorporate the noise reduction measures specified in measures a. or b. above.
- Y. Barrier materials must be airtight and massive with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels, and 3/4" plywood sheathing with caulked, overlapping joints.
- Z. Any noise barriers shall be shown on plans submitted with the Final Map for the subdivision.
- AA. Plans for building permits for homes to be located on lots adjacent to the light rail tracks shall show the noise barrier on the site plan and shall reference the requirements of the noise study regarding barrier height and use of the house as a noise barrier for outdoor activity areas.

Condition - Special Permit

1. The proposed materials and design of the required barrier/wall shall be reviewed and approved by City staff prior to Final Map recordation.

Findings of Fact - Variances

1. Granting the Variances do not constitute a special privilege extended to an individual property owner in that:
 - a. reduction in lot width and depth will still allow for adequate useable yard area;
 - b. any individual property owner would be granted a Variance when facing similar circumstances.
2. Granting the Variances do not constitute a use Variance in that residential uses are allowed in the R-1 zone.
3. Granting the Variance will not be detrimental to the public health, safety, or welfare, in that:
 - a. adequate useable yard area and setbacks will be provided;
 - b. the proposed lots are greater than the minimum required 5,200 square feet lot area;
 - c. there are existing lots in the area that are substandard in size and area;
 - d. the flag-shaped lots will satisfy the minimum required 20 foot of public street frontage.
4. Granting the Variances are consistent with the City's General Plan and 1984 North Sacramento Community Plan which designates the site for residential.

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South of Ripley St., North of Light of Light Rail Tracks

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 3.30± vacant acres into 19 single family lots in the Standard Single Family (R-1) zone.

PROJECT INFORMATION:

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Residential (4-8 du/na) & Parks & Open Space

APPLC. NO. P90-113 MEETING DATE February 28, 1991

ITEM NO. 2

Existing Zoning of Site: R-1
 Existing Land Use of Site: vacant

Surrounding Land Use and Zoning:

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Property Dimensions: 150' x 1300'
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11. Dedicate a standard 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways.
12. Place a note on the final map: The applicant shall comply with the mitigation measures for construction of dwelling units on the site on file at the City Planning Division.

Mandatory Mitigation Measures:

- A. A note will be recorded simultaneously with the final map filed with the City which requires an applicant for a building permit on Lot 1 of Ripley Manor:
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shall also require the preservation of the existing oak trees on Lots 6, 12, 13 and 14 unless preservation of these trees is deemed infeasible by the City Arborist because of construction of street improvements for Ripley Street.

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 - 2) No surface or grade changes and no trenching shall be made within the driplines of trees to be preserved.
- D. No two story homes shall be permitted.
- E. All joints in exterior walls shall be grouted or caulked airtight.
- F. All penetrations of exterior wall shall include a 1/2 inch airspace. This space 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.
- G. Window or through-the-wall ventilation and air condition units shall not be permitted.
- H. All sleeping spaces shall be provided with carpet and pad.
- I. There shall be no through-the-door or through-the-wall mail or paper chutes.
- J. Basic exterior wall construction shall include:
- 2"x4" wood studs
 - R-11 insulation in the cavities

- Resilient channels attached to the interior face at maximum 24 inches on center, perpendicular to the studs.
 - 1/2" or 5/8" gypsum wallboard screwed to resilient channels using screws per manufacturer to insure no contact with wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
 - The exterior shall be finished with a minimum 3/8" structural plywood, 15 lb. felt paper and minimum 7/8" thick dense stucco over wire mesh.
- K. Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-30 insulation in the ceiling.
- L. The roof shall be finished with a minimum 5/8" particle board or plywood of equivalent weight, 30 lb. felt paper and minimum 240 lb/square composition shingles or equivalent. Skylights shall not be used unless they have an STC rating of 45 or better.
- M. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively small amount of sound to enter. Thus, if they are included in the design, they shall contain a fully operable damper. The damper shall permit less than 0.75 CFM/lin. ft of air infiltration with a 25 MPH wind when completely closed.
- N. Alternative materials and methods may be substituted for the identified mitigation measures provided they provide adequate sound attenuation as determined by the City's Environmental Services Manager.
- O. Windows shall have a minimum STC rating of 40 or better with sound transmission loss values of 24 Db or better between 100 Hz and 200 Hz, and 32 Db or better between 250 Hz and 315 Hz.
- 1) Windows must comprise less than 16 percent of the floor area.
 - 2) Windows shall have an air infiltration rate of less than or equal to 0.015 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
- P. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.
- Q. All hinged exterior doors shall have a minimum STC rating of 35 or better.
- R. The door shall include full perimeter seals as required to achieve the STC rating.
- S. Sliding glass doors shall have a minimum STC rating of 44.

- T. A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be not need to open windows, doors or other exterior opening to provide adequate ventilation.
- U. Gravity vent openings in attic space shall not exceed code minimum in size and number.
- 1) The openings shall be fitted with transfer ducts at least 6 feet in length containing minimum 1" duct lining.
 - 2) Each duct shall have a lined 90° bend in the duct such that there is no direct line of sight from the exterior through the duct into the attic.
- V. All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 foot duct.
- 1) The ducts shall have a minimum 1" duct lining.
 - 2) Each duct shall have a lined 90° bend in the duct such that there is no direct line of sight from the interior to the exterior through the duct with the exception of the kitchen range exhaust.
- W. Domestic range exhaust duct connecting the interior space to the outdoors shall contain a baffle plate across the exterior termination which allows proper ventilation.
- 1) The dimensions of the baffle plate should extend at least one diameter beyond the line of sight into the vent duct.
 - 2) The baffle plate shall be of the same material and thickness as the vent duct material.
- X. The project shall include the following mitigation measures to reduce the impact of noise on outdoor activity areas:
- 1) A sound barrier/wall shall be constructed along the east property line of the site. Barrier heights shall be as follows: Lots 1 & 2, 12 feet; Lots 3-12, 13 feet; Lots 13-16, 11 feet, or;
 - 2) A sound barrier wall shall be constructed in combination with a modified house plan which provides a partial barrier between the light rail tracks and the outdoor activity area by providing a reduced rear yard setback of 5 to 7.5 feet. The modified house plan is illustrated in Attachment D. With use of the house as a partial barrier to light rail noise, the barrier heights shall be as follows: Lots 1-12, 10.5 feet; Lots 13,16,17, 9 feet, or;
 - 3) The subdivision design shall be modified to place the street adjacent to the light rail tracks in order to place rear

yard outdoor activity areas away from the tracks and shield them with the houses. In the event that this subdivision design is used, any lots placed adjacent to the tracks shall incorporate the noise reduction measures specified in measures a. or b. above.

- Y. Barrier materials must be airtight and massive with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels, and 3/4" plywood sheathing with caulked, overlapping joints.
- Z. Any noise barriers shall be shown on plans submitted with the Final Map for the subdivision.
- AA. Plans for building permits for homes to be located on lots adjacent to the light rail tracks shall show the noise barrier on the site plan and shall reference the requirements of the noise study regarding barrier height and use of the house as a noise barrier for outdoor activity areas.

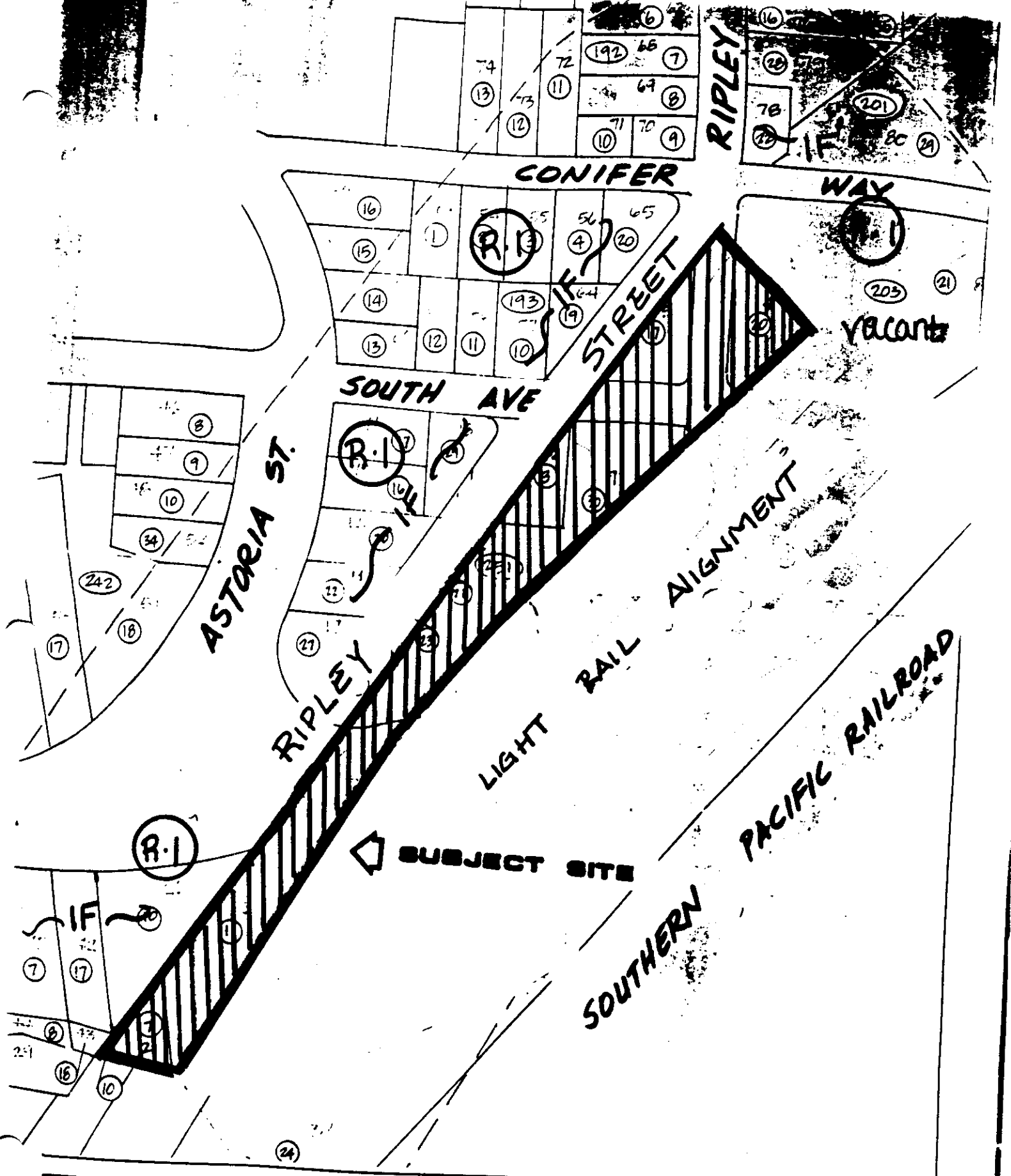
Conditions - Special Permit

- 1. The proposed materials and design of the required barrier/wall shall be reviewed and approved by City staff prior to Final Map recordation.

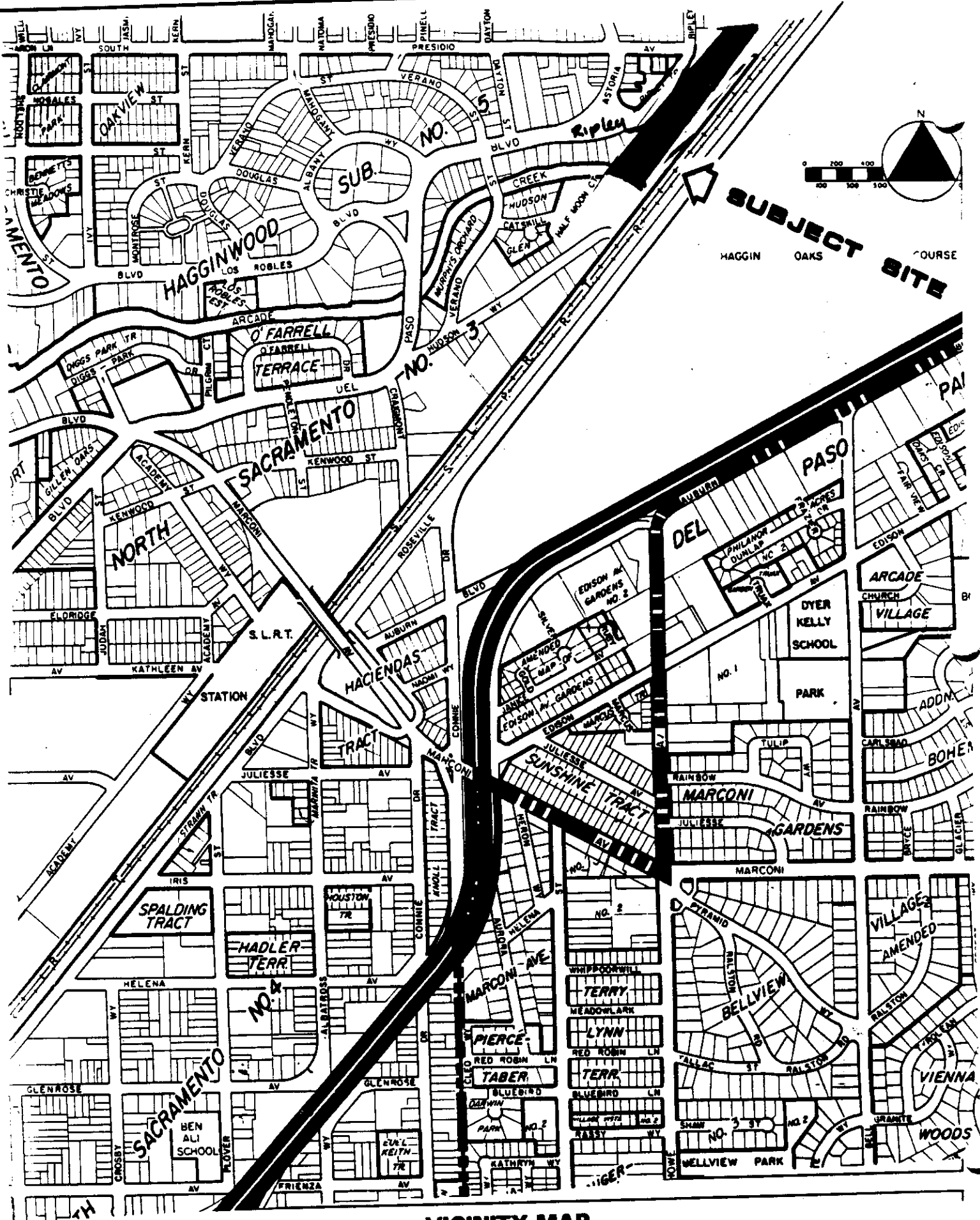
Findings of Fact - Variances

- 1. Granting the Variances do not constitute a special privilege extended to an individual property owner in that:
 - a. reduction in lot width and depth will still allow for adequate useable yard area;
 - b. any individual property owner would be granted a Variance when facing similar circumstances.
- 2. Granting the Variances do not constitute a use Variance in that residential uses are allowed in the R-1 zone.
- 3. Granting the Variance will not be detrimental to the public health, safety, or welfare, in that:
 - a. adequate useable yard area and setbacks will be provided;
 - b. the proposed lots are greater than the minimum required 5,200 square feet lot area;
 - c. there are existing lots in the area that are substandard in size and area;
 - d. the flag-shaped lots will satisfy the minimum required 20 foot of public street frontage.

4. Granting the Variances are consistent with the City's General Plan and 1984 North Sacramento Community Plan which designates the site for residential.

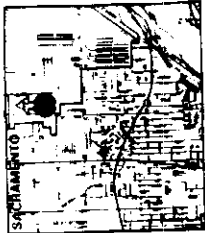


LAND USE & ZONING MAP



VICINITY MAP

880274



NEIGHBORHOOD MAP
NO SCALE

NO.	OWNER	ADDRESS	AREA
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TENTATIVE SUBDIVISION MAP
RIPLY MANOR
 CITY OF SACRAMENTO JANUARY 1980
 PREPARED BY: [Logo] [Company Name]

COMFEE



SCALE: 1"=40'

7-20-91

item