

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

APPLICANT: CNA Engineering Inc., 2575 Valley Rd., Sacto, CA 95821

OWNER: Ulpiano Insaurralde, 57 Staples Ave., San Francisco, CA 95413

PLANS BY: CNA Engineering Inc., 2575 Valley Rd., Sacto, CA 95821

FILING DATE: Sept 25, 1990 **ENVIR. DET.:** Neg. Dec. **REPORT BY:** Doug

ASSESSOR'S PCL. NO. 252-074-06

APPLICATION: A. Negative Declaration

- B. Tentative Map to subdivide 0.27± undeveloped acres into two 50' x 120' lots in the Standard Single Family (R-1) zone.
- C. Variance to create 2 lots with less than 52 feet of lot width in the Standard Single Family (R-1) zone.
- D. Subdivision Modification to create 2 lots with less than 52 feet of lot width in the Standard Single Family (R-1) zone.

LOCATION: 3825 Pinell St.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide an existing 100' x 120' parcel into two 50' x 120' parcels in order to construct a single family residence on each parcel.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4- 15 du/na)
North Sacramento Community Plan Designation:	Residential (4- 8 du/na)
Existing Zoning of Site:	Standard Single Family Residential (R-1)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single family residences, R-1
South:	Single family residences, R-1
East:	Church, single family residences, R-1
West:	Single family residences, R-1

Property Dimensions:	100' x 120'
Property Area:	0.27± acres (12,000 sq. ft.)
Density of Development:	7.4 du/na
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 19, 1990, by a vote of 5 ayes and 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Parcel Map and Subdivision

APPLC. NO.: P90-406

MEETING DATE: January 10, 1991

ITEM NO. 22

Modification subject to conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.27 ± acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4- 15 du/na). The North Sacramento Community Plan designates the site Residential 4-8 du/na. The surrounding land use and zoning includes single family residential, R-1 to the north; single family, R-1 to the south; a church and single family, R-1 to the east; and single family, R-1 to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide the one parcel into two parcels with the expectation of constructing a single family unit on each proposed lot in the future. This request also includes a Subdivision Modification to allow both proposed lots to be 50' wide when 52' is required. A variance is also required for the less than 52' width minimum standard for lot width. Staff has no objection to the subdivision modification and variance to reduce the proposed lot widths from the minimum standard 52' to 50'. All the other lots to the north, south, and west for several blocks are 50' in width and 120' in depth. The noise levels at this site are between 70 and 90 dB and any residences built on the lots would need to include noise attenuation measures as identified by the Environmental Services Division.

C. Agency Comments

The proposed tentative map was reviewed by several divisions of the Public Works Department, as well as other City Departments and public utilities and the North Sacramento School District. Their comments regarding the tentative map have been incorporated into the tentative map conditions.

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 the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

In formulating the building construction materials needed to comply with an interior day-night average sound level of 45 dB, a 2 dB margin of safety has been designed in to account for sound flanking paths and construction that might not be perfect. Slightly higher construction is required to meet City and State noise limits in rooms facing the roadways or with a partial view of them when a margin of safety is considered. The general construction guidelines are listed below. The following are special construction requirements required to meet the City interior noise limits:

A. General

- o All joints in exterior walls shall be grouted or caulked airtight.
- o 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.
- o Window or through-the-wall ventilation and air condition units shall not be permitted.
- o All sleeping spaces shall be provided with carpet and pad.
- o There shall be no through-the-door or through-the-wall mail or paper chutes.

- o Basic exterior wall construction shall include as a minimum the following or a combination of materials with equal or greater weight per square foot, e.g. stucco or lap siding:
 - a. 2'x4' wood studs
 - b. R-11 insulation in the cavities
 - c. 1/2" or 5/8" gypsum wallboard fastened to wood studs. Wall shall be fully taped and finished and also sealed around the perimeter with a resilient caulking.
 - d. The exterior shall be finished with a minimum 5/8" wood paneling or siding plus either 1/2" insulation board or 3/8" structural plywood.
- o Ceiling shall be finished with a minimum 1/2" gypsum board with minimum R-30 insulation in the ceiling.
- o The roof shall be finished with a minimum 5/8" particle board or plyboard of equivalent surface weight, minimum 15 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
 - a. Skylights shall not be used unless they have an STC rating of 30 or better.
- o 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 that closes completely.
- o Windows shall have a minimum STC rating of 28.
 - a. Windows must comprise less than 16 percent of bedroom floor area and less than 19 percent of large living areas.
 - b. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile hour wind per ASTM standards.
 - c. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a resilient, non-hardening caulking.
 - d. Windows in the living room, dining room and kitchen have a partial view of the road which requires them to have a minimum STC rating of 28.
- o All hinged exterior doors shall have a minimum STC rating of 28.
 - a. Exterior doors shall include full perimeter seals as required to achieve the STC rating.
- o Sliding glass doors shall have a minimum STC rating of 29.
- o A mechanical ventilation system shall be installed which will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.
- o Gravity vent openings in attic space shall not exceed code minimum in size and number.
- o If a fan is used for forced ventilation, the attic inlet and discharge opening shall be fitted with a

minimum 20 gauge sheet metal transfer ducts a minimum of 5 feet long.

- a. The transfer ducts shall have a minimum 1" duct lining.
 - b. 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 in to the attic.
- o All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 foot duct.
- a. The ducts shall have a minimum 1" duct lining.
 - b. Each duct shall have a lined 90° end 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.

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.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map to subdivide 1 parcel into 2 parcels subject to conditions and forward to City Council;
- C. Recommend approval of the Subdivision Modification to create two parcels less than 52' in width to 50';
- D. Approve the Variance to reduce the lot width of two parcels from 52' to 50' subject to conditions and based upon findings of fact which follow.

Conditions

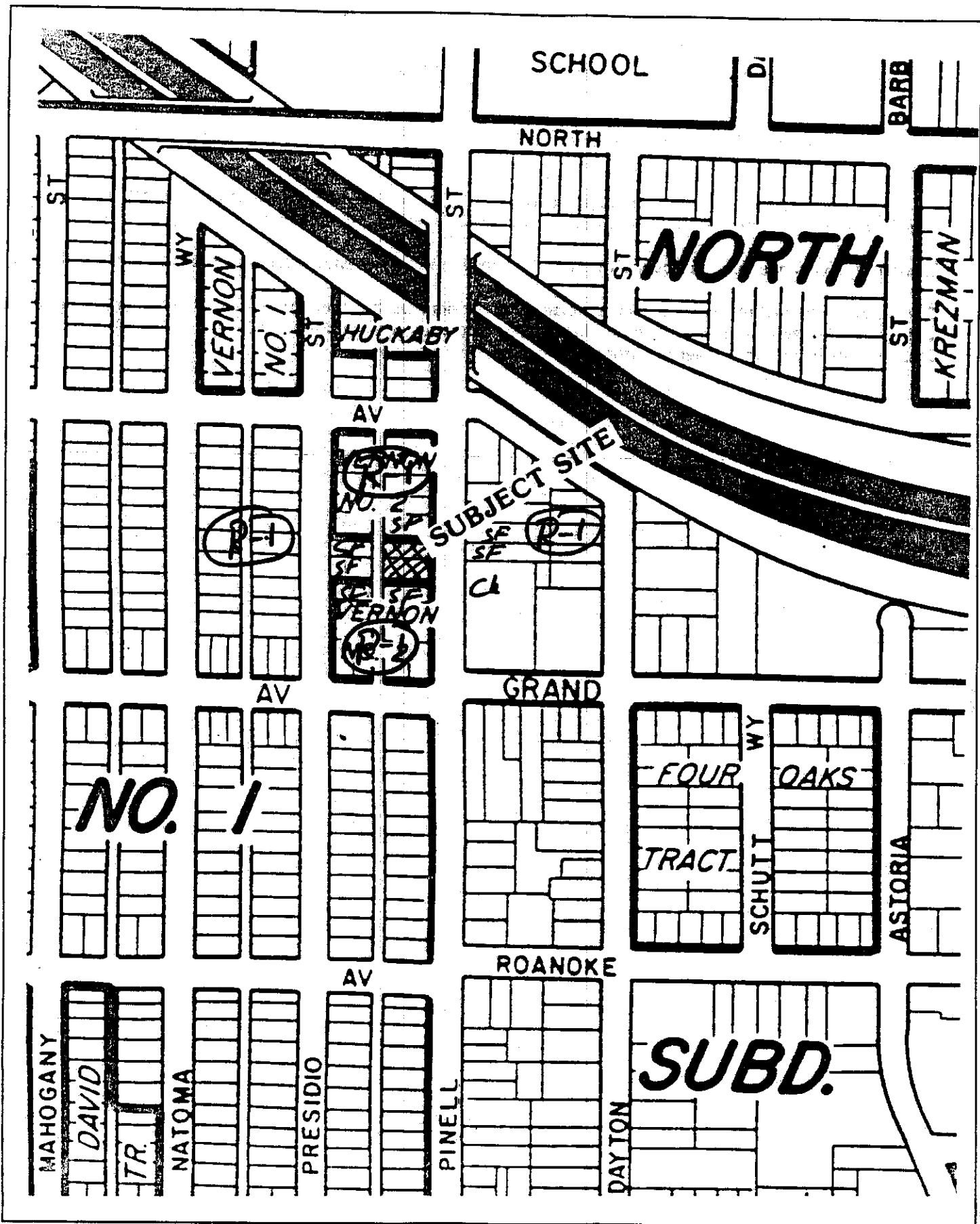
1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
3. Provide separate sewer and water services to each lot at time of building permit. Mains are located in the alley.
4. Dedicate a 12.5- foot public utility easement for overhead and underground facilities and appurtenances adjacent to Pinell Street.
5. The applicant shall comply with the required Negative Declaration mitigation measures on file in the City Planning Division in regards to construction of residences (P90-406).

FINDINGS OF FACT

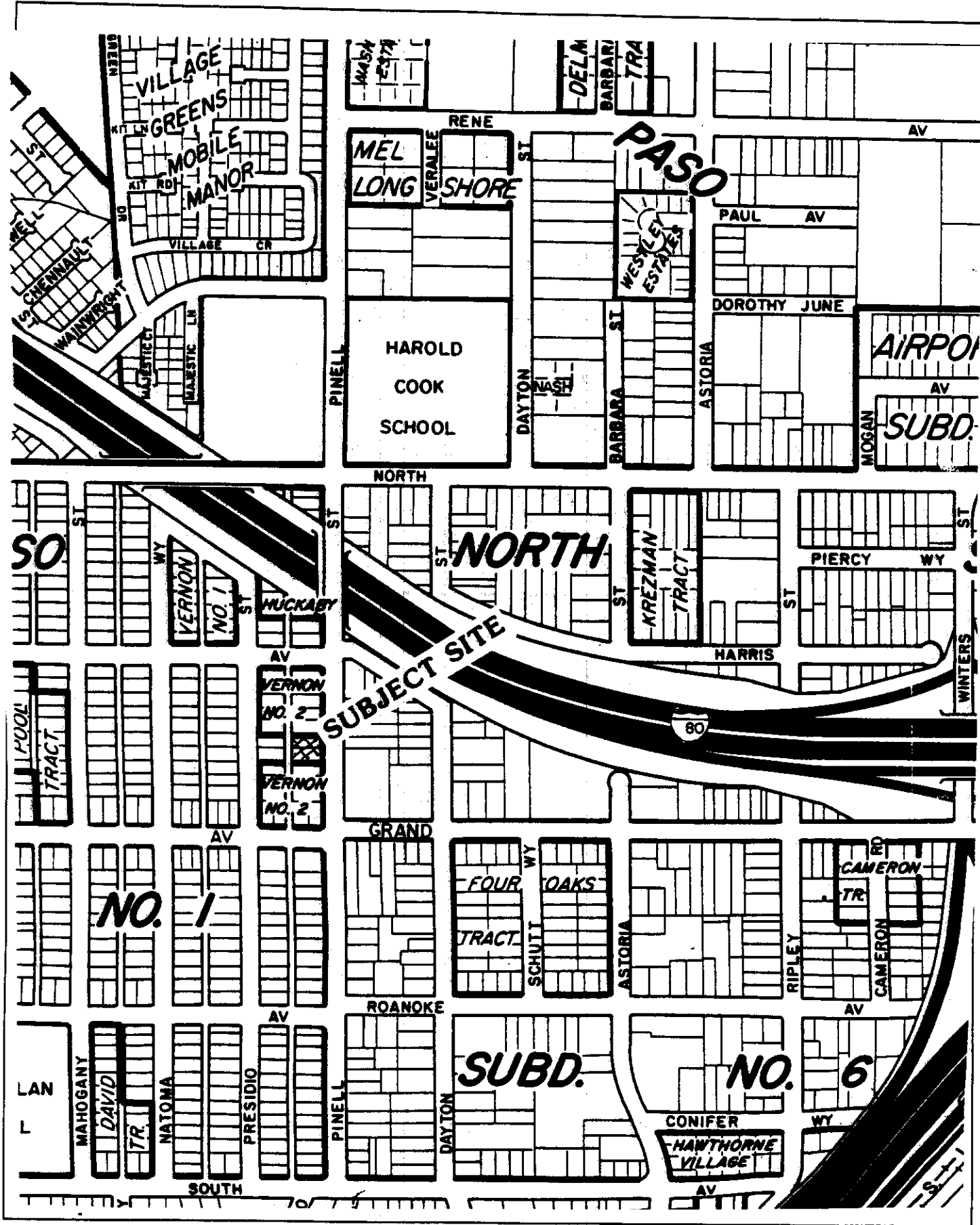
1. The project, as conditioned, is based upon sound principles of land use in that the proposed residential

development is compatible with existing and future residential development in the area.

2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a public nuisance in that the proposed lots would be the same size as the other lots in the neighborhood.
3. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted for other property owners facing similar circumstances.
4. Granting the variance does not constitute a use variance in that residential uses are permitted in the R-1 zone.
5. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na) and the North Sacramento Community Plan which designates the site Residential 4- 8 du/na. The 7.4 du/na density of this proposed project conforms to the Plan designations.



LAND USE & ZONING MAP



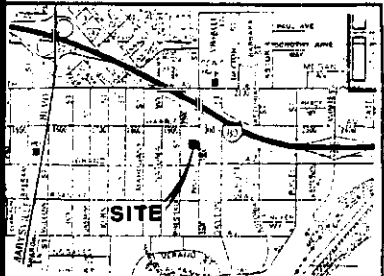
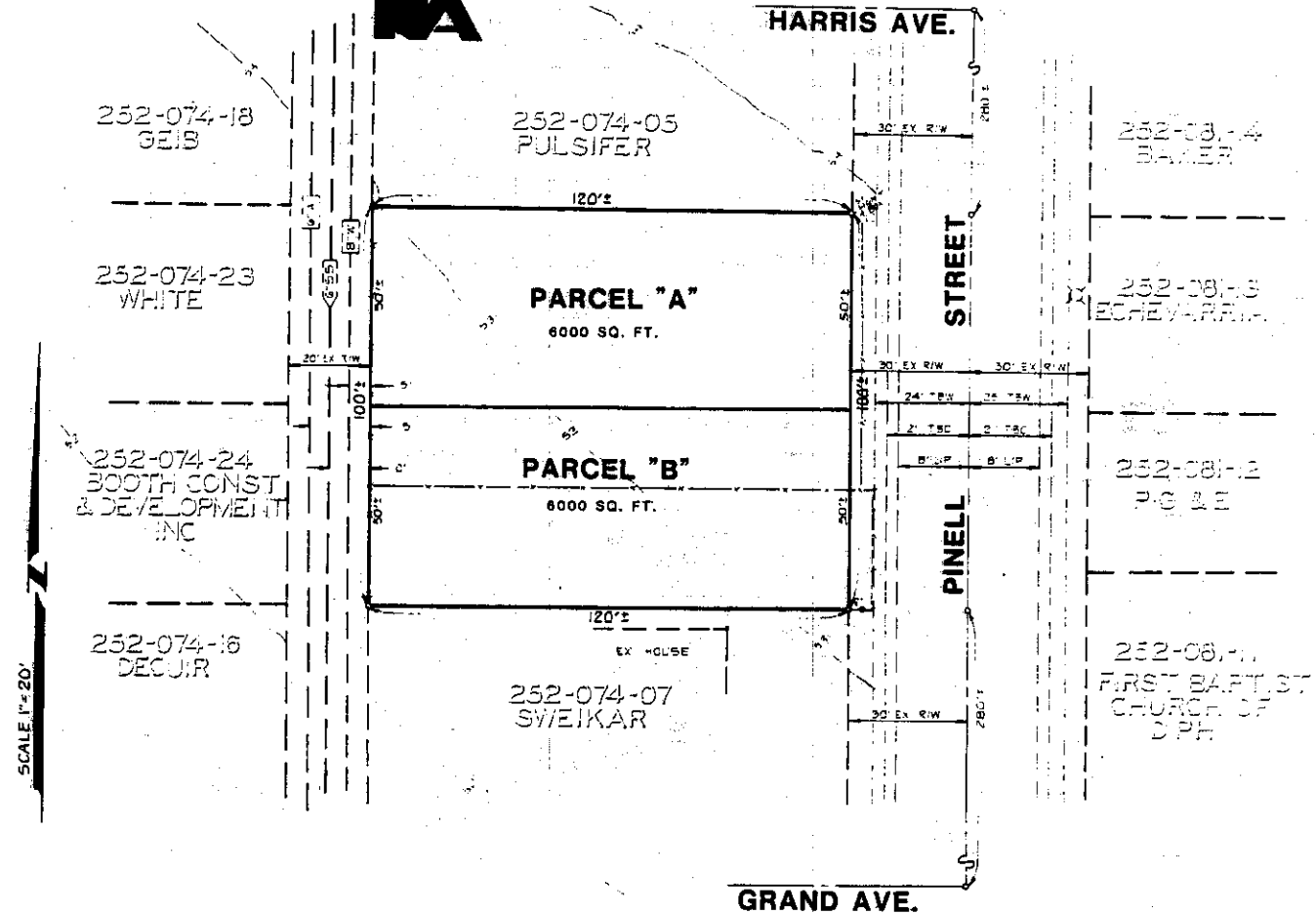
VICINITY MAP

TENTATIVE PARCEL MAP

A PORTION OF EAST DEL PASO HEIGHTS ADDN. NO. 1 15 B.M. 12



CNA ENGINEERING INC.
 CIVIL ENGINEERING LAND SURVEYS PLANNING STRUCTURAL DESIGN



OWNER
 ULPIANO INSURRALDE
 57 STAPLES AVENUE
 SAN FRANCISCO, CA 95413
 (415) 334-0601

ENGINEER
 CNA ENGINEERING INC
 2575 VALLEY ROAD
 SACRAMENTO, CA 95821
 (916) 485-3746

PARCEL NO.
 252-074-06

EXISTING USE
 R1 VACANT

PROPOSED USE
 R1 2-SINGLE FAMILY LOTS

SEWER DISPOSAL
 CITY OF SACRAMENTO

WATER
 CITY OF SACRAMENTO

SCHOOL DISTRICT
 NORTH SACRAMENTO SCHOOL DISTRICT

FIRE DISTRICT
 CITY OF SACRAMENTO

PARK DISTRICT
 CITY OF SACRAMENTO DEPARTMENT OF COMMUNITY SERVICES

ELECTRICAL
 CITY OF SACRAMENTO

P90-406

January 10, 1971

Item # 22