

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

APPLICANT <u>Johnson and Topper, 926 J Street, Suite 1208, Sacramento, California 95814</u>	
OWNER <u>Ina Burnette, 2439 San Pablo Avenue, Oakland, California 94612</u>	
PLANS BY <u>Johnson and Topper, 926 J Street, Suite 1208, Sacramento, California 95814</u>	
FILING DATE <u>September 21, 1990</u> ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>CG</u>
ASSESSOR'S PCL. NO. <u>038-0191-011</u>	

- APPLICATION:**
- A. Negative Declaration.
 - B. Rezone 1.47± vacant acres from Standard Single Family (R-1) to the Single Family Alternative (R-1A) zone.
 - C. Tentative Map to subdivide one 1.47± vacant parcel into 8 lots in the proposed Single Family Alternative (R-1A) zone.
 - D. Special Permit to develop 8 single family homes on 8 lots in the proposed Single Family Alternative (R-1A) zone.

LOCATION: South side Dias Avenue, approximately 1000 feet east of Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to rezone and subdivide one parcel into eight lots and build eight homes.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Mobile Home Park; R-1	Front:	25' & 35'	Required
South: Single Family; R-1	Side(St):	12.5'	Setbacks
East: Single Family; R-1	Side(Int):	5'	To Be
West: Single Family; R-1	Rear:	15'	Provided

Parking Required per Unit:	One-car Garage
Parking Provided per Unit:	Two-car Garage
Property Dimensions:	198' x 300'
Property Area (gross):	1.37± gross acres
Property Area (net):	1.17± net acres
Density of Development:	6.8 du/net acre
Square Footage of Plan 1:	1,115 square feet
Square Footage of Plan 2:	1,390 square feet
Height of Building:	1 and 2 stories
Topography:	Flat

Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Vertical Wood Siding
Roof Material:	Composition Shingle

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 23, 1991, by a vote of 7 ayes and 2 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions below.

PROJECT INFORMATION: Staff has the following comments:

A. **Land Use and Zoning**

The subject site consists of 1.37± vacant acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The South Sacramento Community Plan designates the site Residential (4-8 du/na). The surrounding zoning is all R-1. The surrounding land use is a mobile home park to the north, and single family residential to the south, east, and west.

B. **Applicant's Proposal**

The applicant is requesting a rezone of the 1.37± acres from Standard Single Family (R-1) to Single Family Alternative (R-1A). The applicant is requesting a tentative map to subdivide the property into eight lots and build eight single family homes. The surrounding properties are large residential lots with single family homes. It is anticipated that these lots will eventually develop as standard single family subdivisions. The applicant's parcel is being rezoned to R-1A because it is too narrow to develop as standard single family parcels. None of the adjacent property owners were ready to develop their parcels.

C. **Policy Considerations**

The proposed rezoning from R-1 to R-1A is consistent with both the General Plan and South Sacramento Community Plan. The 6.8 dwelling units per net acre of the proposal is consistent with the density allowed by the General and Community Plans. Staff has no objection to the rezone request.

D. **Tentative Map**

The proposed tentative map divides the site into eight lots. The proposal consists of a cul-de-sac running along the western property line. The cul-de-sac is shown at a 37 foot right-of-way on the applicant's site. The remainder of the cul-de-sac will be constructed when the adjacent parcel is developed. The City Fire Department has reviewed the proposal and found that building that portion of the cul-de-sac which is on the subject property is adequate as long as it eventually becomes a standard cul-de-sac.

The lot layout shows five lots fronting on the cul-de-sac. The three remaining parcels front on Dias Avenue. The depth of the parcels on Dias are shown at 97 feet. The Dias Avenue is a 60 foot right-of-way. In actuality, the right-of-way will be developed to only 54 feet. This leaves an additional three feet of front yard area for the parcels. The City does not plan to abandon this additional right-of-way, however, there are no plans to widen the street to the full 60 feet.

Lots 5, 6, 7, and 8 have relatively narrow street frontages due to the cul-de-sac. The lots, however, are adequate in size to accommodate a standard single family residence. Staff recommends the setbacks on these four parcels be 35 feet.

E. **Building Design**

The requested R-1A zoning requires special permit approval for any development. The applicant has submittr

proposed floor plans and elevations for the eight single family homes. The eight lots will contain two different units, with one and two stories. Staff recommends a master site plan be submitted showing which of the 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 of lots 5, 6, 7, and 8 should be 35 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 number of 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 3) 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. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects of to mitigate such effects to a point where clearly no significant effects will occur. 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 1.47± vacant acres from Standard Single Family (R-1) to the Single Family Alternative (R-1A) and forward to the City Council.
- C. Recommend approval of the tentative map to subdivide one 1.47± vacant parcel into eight lots subject to conditions and forward to the City Council.
- D. Approve the special permit to develop eight single family homes 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 27 foot half street along Dias Avenue and minimum 22 foot half street cul-de-sac and 12 foot paved lane westbound on Dias Avenue and southbound on cul-de-sac. Drainage on the west side of cul-de-sac shall be provided for in a ditch or curb and gutter;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;

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. Coordinate with County Sanitation District;
7. Submit a soils test prepared by a registered engineer to be used in street design;
8. Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways;
9. Requires off-site dedication along northeast corner of Osuna property for a round corner. City will condemn at developer's expense if necessary;
10. 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;
11. Record on the final map a 35 foot front setback on lots 5, 6, 7, and 8.
12. 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 (P90-403).

Conditions - Special Permit

1. The applicant shall submit a master site plan be showing which of 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 35 feet.
2. Lots 5, 6, 7, and 8 shall have a minimum of 35 foot front setbacks.
3. 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 number of windows. The corner lot (Lot 3) shall also have an enhanced elevation for the street side elevation.

Mandatory Mitigation Measures

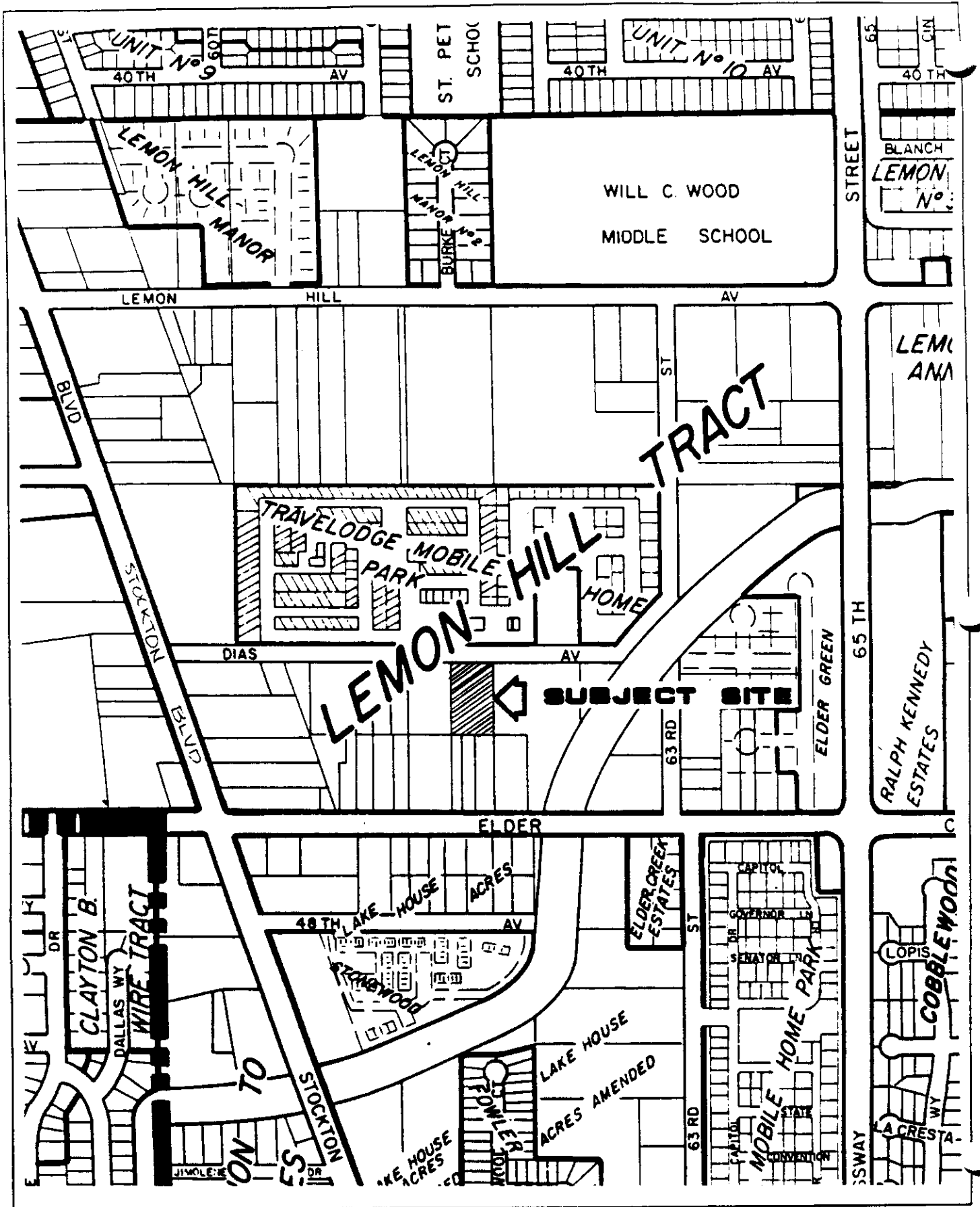
1. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - a. Sprinkle all unpaved construction areas with water at least twice per day during demolition 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.

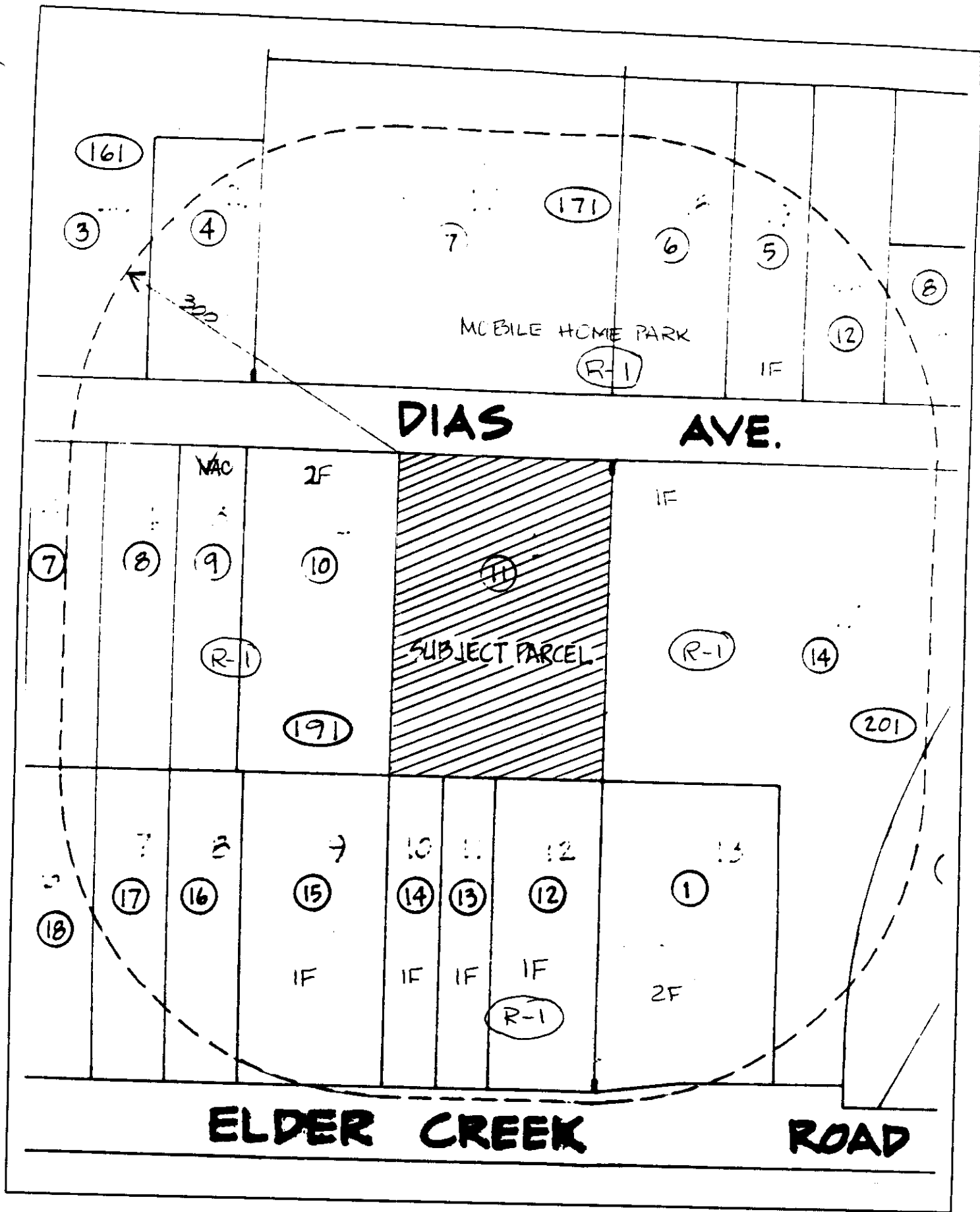
- b. Cover stockpiles of sand, soil, and similar materials with a tarp.
- c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
- 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.

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 South Sacramento Community Plan which designate the site for residential uses.



VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT - A SITE PLAN



VICINITY MAP
NO SCALE

TENTATIVE SUBDIVISION MAP
DIAS PARK
CITY OF SACRAMENTO SEPTEMBER 1990



REVISED JANUARY 1991

- OWNER**
Lee Steiner
2438 Steiner Ave.
Folsom, Ca. 95632
- DEVELOPER**
Johnson & Tupper
2438 N. 2nd Street
Sacramento, Ca. 95816
- APPLICANT**
Johnson & Tupper
1901 J. St. Suite 1200
Sacramento, Ca. 95814
- ARBORIST'S FINDER'S NO.**
038 191 11
- AREA**
1.37 A.
- BLANKING ZONING**
M 1
- PROPOSED ZONING**
R 1 A
- STORM DRAINAGE**
County of Sacramento
- HASTY REVIEW**
County Sanitation District No. 1
- WATER**
City of Sacramento
- ELECTRICITY**
S.W.P.D.
- GIS**
U.C. A.S.
- SEWER DISTRICT**
Sacramento City National
- PARKS & RECREATION**
City of Sacramento
- FIRE PROTECTION**
City of Sacramento
- COMMUNITY PLAN DESIGNATION**
Low Density Residential II (LDR II)

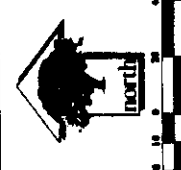
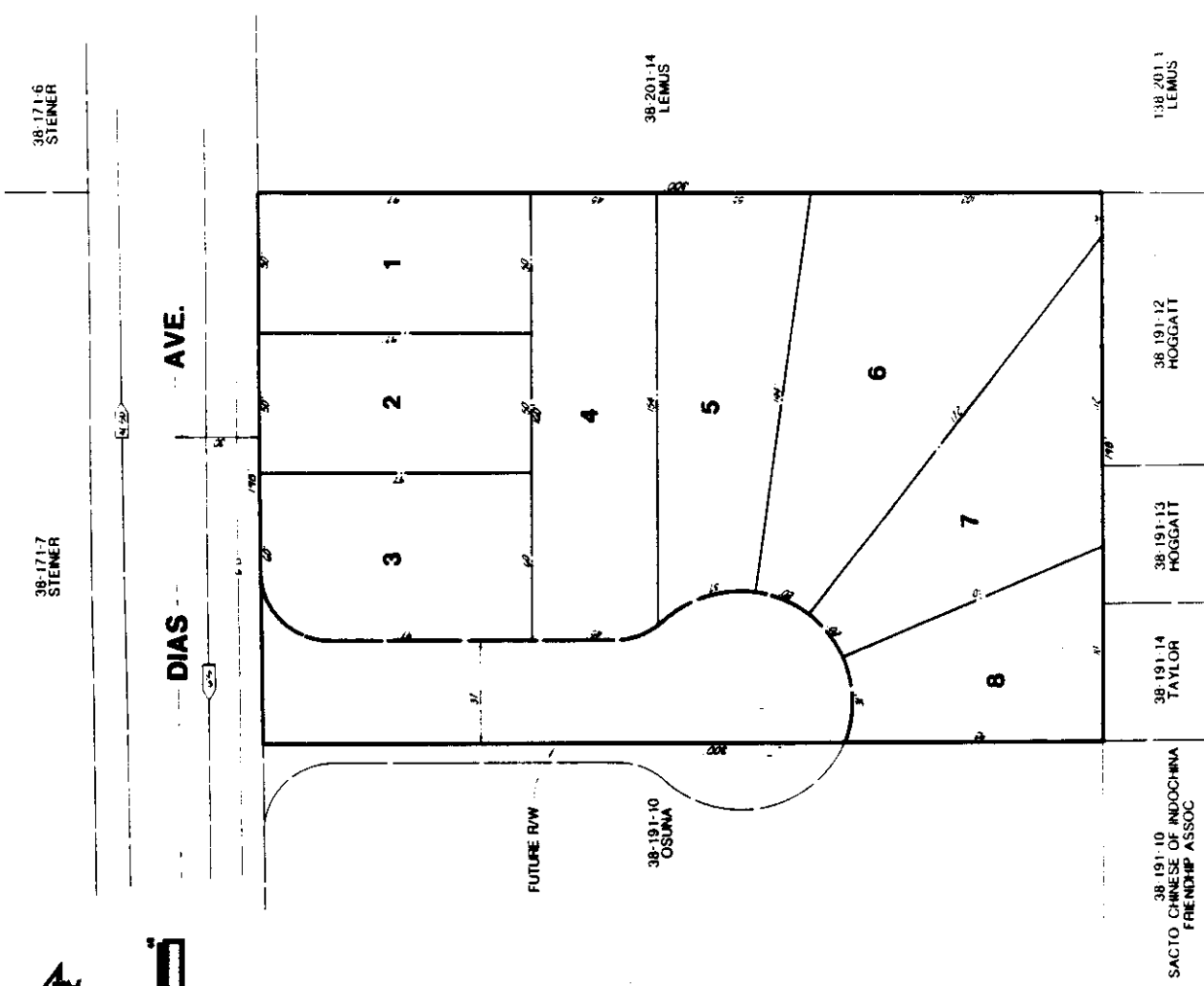
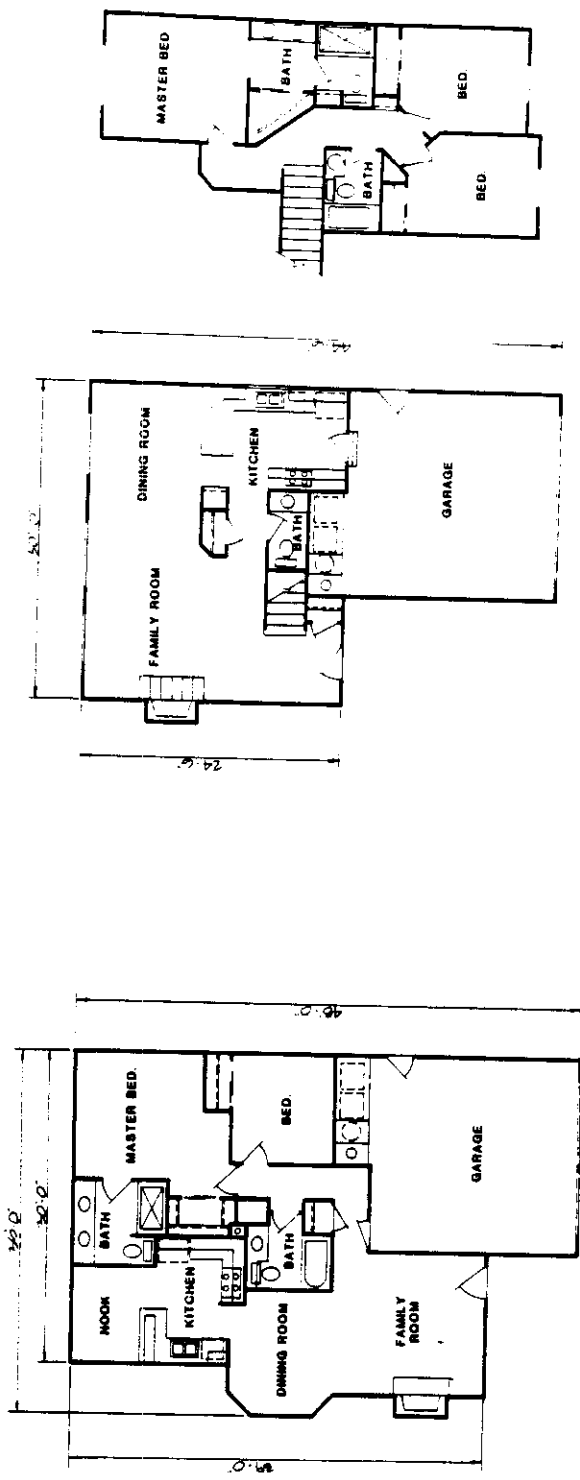


EXHIBIT - B FLOOR PLANS



SECOND FLOOR

PLAN 2
1,390 SF.

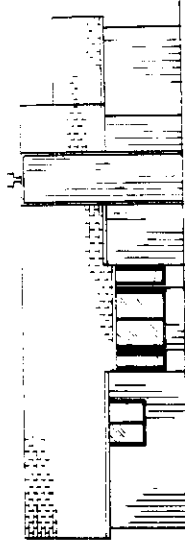
FIRST FLOOR

PLAN 1
1,115 SF.

FLOOR PLANS PLANS 1 & 2 DIAS PARK CITY OF SACRAMENTO SEPT. 1990 SCALE: 1"=1/8"



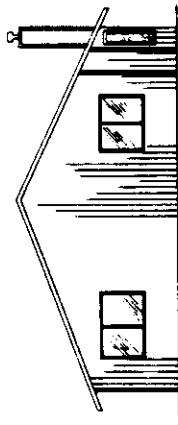
EXHIBIT - C ELEVATIONS



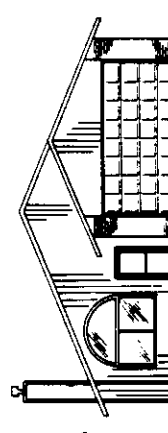
EAST ELEV.



WEST ELEV.



SOUTH ELEV.

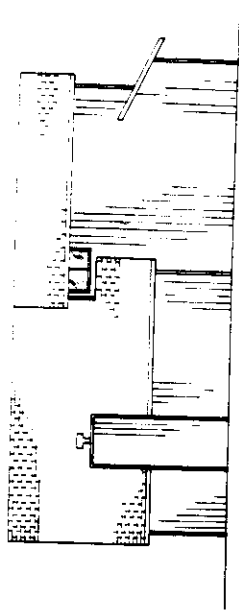


NORTH ELEV.

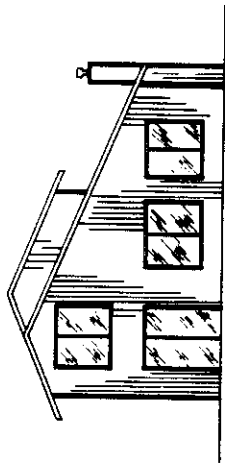
ELEVATIONS
PLAN 1 DIAS PARK
CITY OF SACRAMENTO SEPT. 1990
SCALE: 1"=1/8"



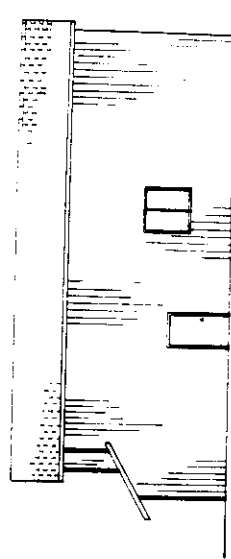
EXHIBIT -D ELEVATIONS



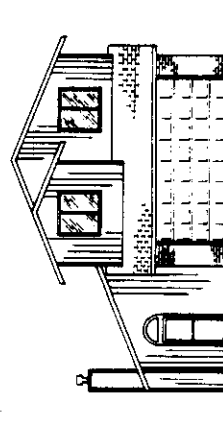
EAST ELEV.



SOUTH ELEV.



WEST ELEV.



NORTH ELEV.

ELEVATIONS
PLAN 2 DIAS PARK
CITY OF SACRAMENTO SEPT. 1990
SCALE: 1 1/8"

