

City Planning Commission
Sacramento, California

Members in Session:

- Subject: A. Tentative Map Time Extension for two years for 1.79± vacant acres subdivided into 12 lots in the Single Family Alternative (Executive Airport Overlay Zone 4) (R-1A{EA-4}) zone.
- B. Special Permit Time Extension for one year to develop ten single family residences and two duplexes.

Location: 3175 Lock Avenue

SUMMARY: The subject site consists of 1.79± vacant acres in the Single Family Alternative (R-1A{EA-4}) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The Airport Meadowview Community Plan designates the site Residential (4-8 du/na). The applicant is requesting a time extension of the tentative map to subdivide the property into 12 parcels and special permit to develop ten single family residences and two duplexes.

BACKGROUND INFORMATION: On February 5, 1991, the City Council approved an amendment of the General Plan to redesignate the site from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na), an Airport Meadowview Community Plan Amendment to redesignate the site from Residential (11-21 du/na) to Residential (4-8 du/na), a rezone of the site from Multiple Family Residential (R-2A) to Single Family Alternative (R-1A), and a tentative map to subdivide the property into ten single family lots and two duplex lots (P90-336). On December 13, 1990, the Planning Commission recommended approval of the above entitlements, and approved a special permit to develop ten single family residences and two duplexes. The applicant is requesting a time extension of the proposal.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 21, 1993, the Subdivision Review Committee, by a vote of three ayes, recommended approval of the tentative map time extension.

STAFF ANALYSIS: Staff has no objection to the time extension of the tentative map or special permit. The proposal is consistent with the General Plan and Airport Meadowview Community Plan. The density of the proposed tentative map is 7.8 units per net acre. Staff recommends approval of the time extension subject to the conditions below. The tentative map conditions have been modified to provide compliance with current standards. The tentative map expires on February 5, 1995. The special permit expires on December 13, 1993.

ENVIRONMENTAL DETERMINATION: The time extensions do not require environmental review. A Negative Declaration, however, had been prepared with the original application (P90-336) and must comply with all mitigation measures.

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

- A. Adopt the attached Resolution approving the Tentative Map Time Extension for two years to subdivide 1.79± vacant acres into ten single family lots and two duplex lots in the Single Family Alternative (R-1A{EA-4}) zone.
- B. Approve the Special Permit Time Extension for one year to develop ten single family residences and two duplexes subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit

- 1. Individual dwellings shall be subject to the review and approval of the Design Review Board Staff prior to issuance of a building permit. If model homes are provided for the subdivision, only the model homes shall require approval.
- 2. At a minimum, use lap siding on the front elevations and two foot wrap on each side.
- 3. Metal sectional garage doors are required with raised panel design.
- 4. Dwellings shall be roofed with a minimum twenty-five year laminated dimensional composition shingle with color complementing exterior paint colors (roof pitch 5 in 12 minimum).
- 5. Exterior paint colors shall be coordinated with roof color.
- 6. Front doors shall be metal with six inch raised metal panels minimum.
- 7. Vents on front elevations should be trimmed and boxed out flush with overhang feature.
- 8. Windows at front elevations should be gridded. In addition, front windows should be enhanced using: a) bay window; b) pop window straight out one foot; c) shutters. Each variation should be used several times in this subdivision.
- 9. Window in garage side wall should be centered to avoid long uninteresting wall area. Grid to match front windows.

10. Roof lines should be varied such as: clipped gable on garage, dutch gable on garage, etc.
11. Heating and air conditioning equipment should be in attic not on roof top.
12. Rear yard areas should be fenced from front yard setback with six foot high wood fence.
13. Front yards should be landscaped with sod and equiped with sprinkler systems for each home.
14. Duplexes shall be situated on the property to maximize rear yard area. Front and side yard setbacks may be reduced to facilitate this.
15. Buildings shall be located as indicated on the approved site plans, any substantial modifications shall require review and approval by the Planning Commission.

Findings of Fact - Special Permit

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, safety, or welfare, to the neighboring properties in that the:
 - a. required on-site parking will be provided;
 - b. required setbacks and lot coverage requirements will be provided;
 - c. two housing types will be provided.
3. The proposed project is consistent with the General Plan and Airport Meadowview Community Plan which designate the site for Low Density Residential Uses.

Respectfully Submitted,

Barbara Wendt
Senior Planner

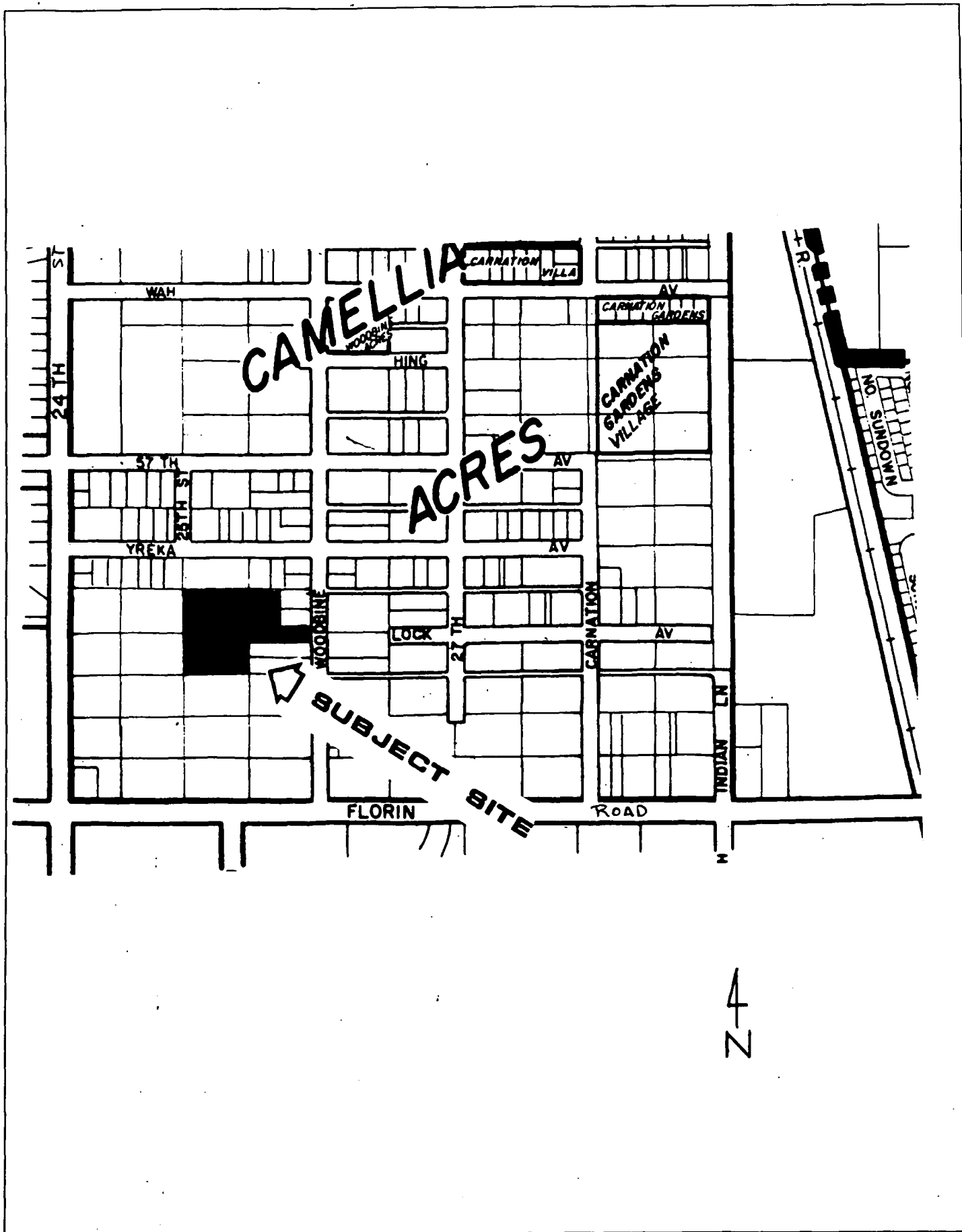
Report Prepared By,

Cindy Gnos
Associate Planner

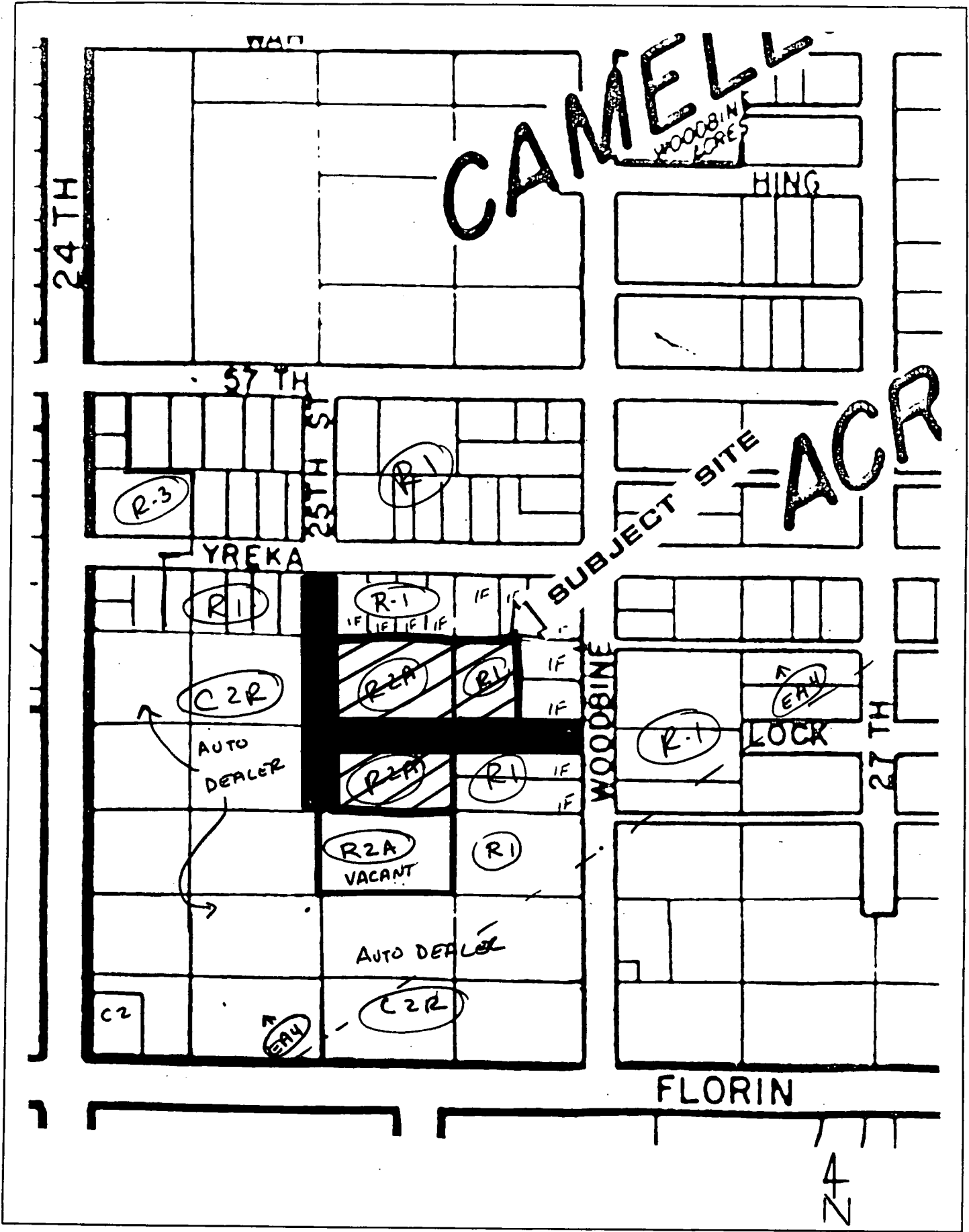
APPLC.NO. P93-026

May 13, 1993

ITEM NO. 4



VICINITY MAP



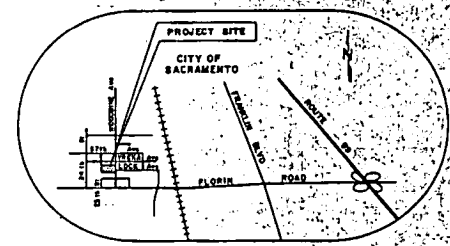
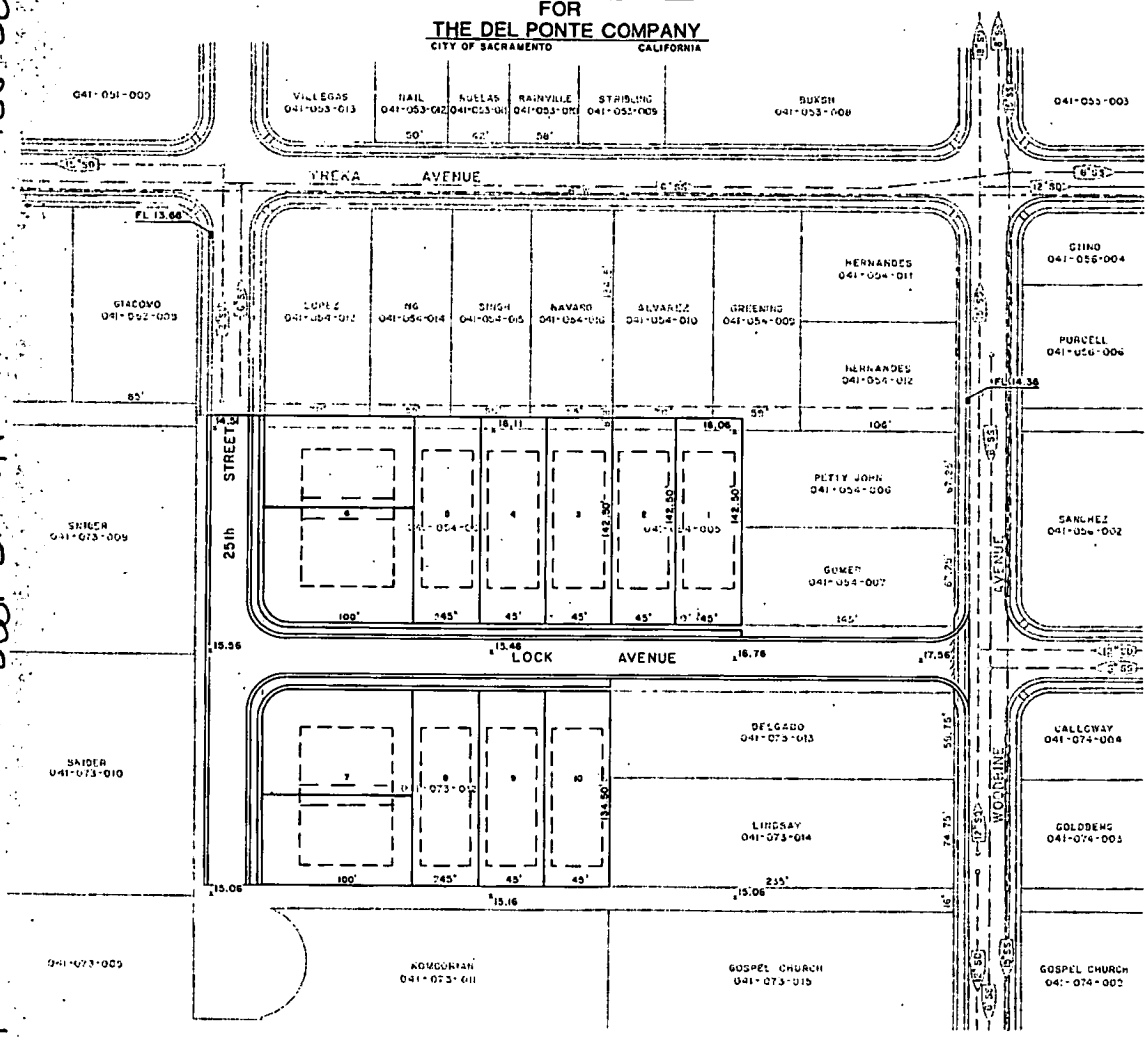
LAND USE & ZONING MAP

P93-026

May 13, 1993

Hem #4

**TENTATIVE MAP
FOR
THE DEL PONTE COMPANY
CITY OF SACRAMENTO CALIFORNIA**



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

ASSESSOR PARCEL NO.	041-054-004 R2A 041-054-005 R1 041-073-012 R2A
EXISTING USE & ZONE	VACANT; R2A & R1
PROPOSED ZONING	R2A & R1 (W/ SUBMDD)
ACREAGE	1.79 GROSS ACRES 1.78 NET ACRES
UTILITIES	CITY OF SACRAMENTO WATER SEWER GAS ELECTRIC TELEPHONE
NUMBER OF LOTS	10 R2A; 12 R1
DENSITY	AM PLAN: 12 DU/HA
FIRE DISTRICT	CITY OF SACRAMENTO
SCHOOL DISTRICT	SACRAMENTO UNIFIED SCHOOL DISTRICT
DEVELOPER	DEL PONTE COMPANY 6371 RIVERSIDE BLVD SACRAMENTO, CA 95831
ENGINEER	KAKAVAS & ASSOCIATES 7481 GRIGGS WAY SACRAMENTO, CA 95831
OWNERS	041-0073-012: RAY BEESLER & GRACE McCELLUM 310 RHODE ISLAND STREET GRASS VALLEY, CA 95945 041-0064-004, 041-0054-005: LEROY & CLARENCE HEDON 1911 EASTERN AVENUE SACRAMENTO, CA 95864
ADDITIONAL NOTES	LOTS 6 AND 7 ARE PROPOSED 6 UNIT COMPLEX'S LOTS 1 AND 2 ARE ZONED R1, ALL OTHER LOTS ARE R2A



LEGEND

- BUILDING AREA / SETBACK LINES, TYPICAL PER LOT
- DENOTES EXISTING GROUND ELEVATION, DATUM ESTABLISHED FROM EXISTING DFL ELEVATIONS FROM CITY OF SACRAMENTO ENGINEERING RECORDS.

**TENTATIVE MAP
FOR
THE DEL PONTE COMPANY**

Job No.	Revisions	Designed By
Sheet No.	JUNE 18, 1990	Michael J. Kakevas, CE
Drawing No.	JULY 9, 1990	Drawn By
Scale:	JULY 11, 1990	Checked By
1" = 40'		Date
		May 25, 1990

Kakavas & Associates
Engineers and Planners
7481 GRIGGS WAY
SACRAMENTO, CA.
(916) 395-8314

EXHIBIT A

P93-026

May 13, 1993

Item # 4

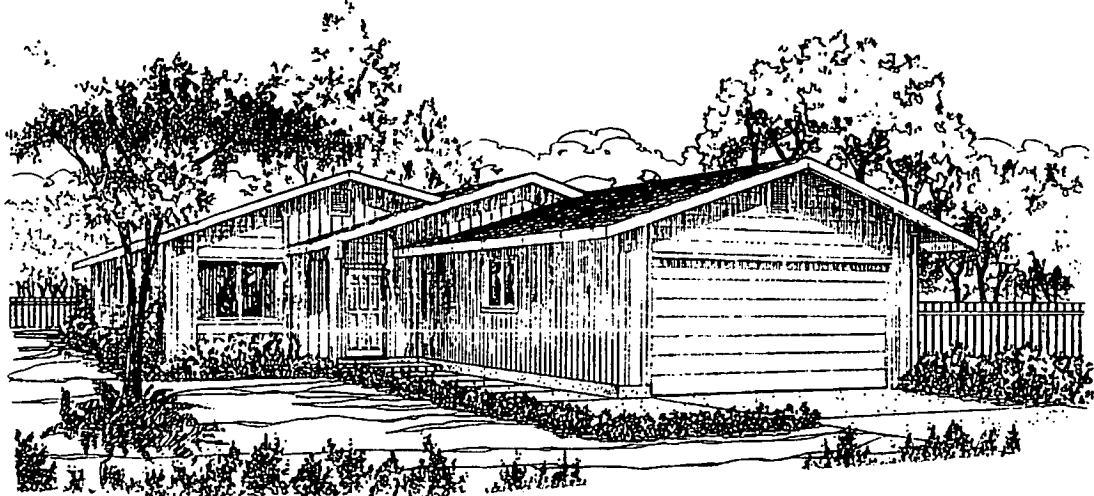
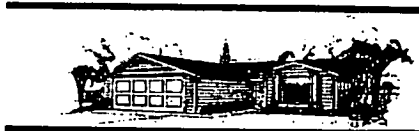


EXHIBIT B

THE DEL PONTE COMPANY
CITY OF SACRAMENTO CALIFORNIA

Kakavas & Associates
Engineers and Planners

RECEIVED

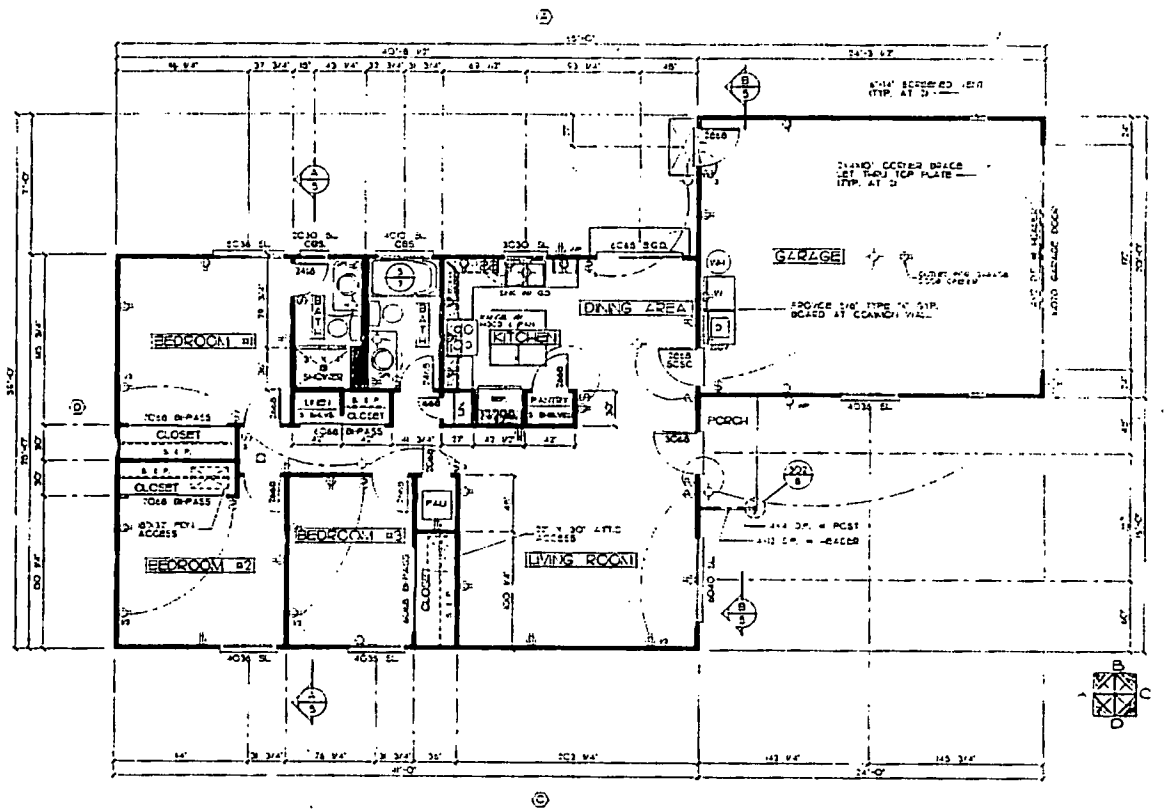
FEB 09 1993

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

P93-026

May 13, 1993

Num # 4



FLOOR PLAN

USABLE AREA - 148 SQ. FT.
GARAGE AREA - 477 SQ. FT.

1/4" = 1'-0"

EXHIBIT C

RECEIVED

FEB 09 1993

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**