

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

APPLICANT Bob Del Ponte, 6371 Riverside Blvd., Sacramento, CA. 95831  
OWNER John Bessler, 6371 Riverside Blvd., Sacramento, CA. 90401  
PLANS BY Kakavas & Associates  
FILING DATE July 30, 1990 ENVIR. DET. Negative Declaration REPORT BY DCS  
ASSESSOR'S PCL. NO. 041-0054-004, 005 and 041-0073-012

- APPLICATION:
- A. Negative Declaration;
  - B. Amend General Plan from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na);
  - C. Amend the Airport- Meadowview Community Plan from Residential (11-21 du/na) to Residential (4-8 du/na);
  - D. Rezone from Multi- Family (R-2A) and Standard Single Family (R-1) to Single Family Alternative (R-1A) zone;
  - E. Tentative Map to divide 1.79± vacant acres into ten single family petite lots and two duplex lots in the Single Family Alternative (R-1A) zone; and,
  - F. Special Permit to develop ten petite homes and two duplexes in the Single Family Alternative (R-1A) zone.

LOCATION: 3175 Lock Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.79± vacant acres into ten single family residential lots and two duplex lots in the Single Family Alternative (R-1A) zone.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential (16-29 du/na) and Low Density Residential (4-15 du/na)  
Airport- Meadowview Community Plan Designation: Residential (11-21 du/na) and Residential (4-8 du/na)  
Existing Zoning of Site: R-2A and R-1 (EA-4)  
Existing Land Use of Site: Vacant  
Surrounding Land Use and Zoning:

North: Single Family Residential; R-1  
South: Vacant; R2-A and R-1

East: Single Family Residential; R-1  
West: Auto Sales; C2-R

Property Dimensions: 142.5'X 235', 90'X 134.5' and 134.5'X 235'  
Property Area: 1.79± acres  
Density of Development: 7.8 du/na  
Topography: Flat  
Street Improvements: To be Provided  
Utilities: To Be Provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On November 21, 1990, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions listed below.

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is designated Medium Density Residential (16-29 du/na) and Low Density Residential (4-15 du/na) in the General Plan. The Airport-Meadowview Community Plan designates the site Residential (11-21 du/na) and Residential (4-8 du/na). Currently, the property is zoned Multi-Family (R2-A), Standard Single Family (R-1) and is in the Airport Overlay Zone 4 which allows single family residential projects. The property consists of three vacant parcels totaling 1.79± acres. The property is located on the east side of 25th Street adjacent to and on the north and south sides of Lock Avenue in the Woodbine area. Property to the north and east is single family residential, both in its use and zoning. Vacant multi-family property, zoned R2-A, is located to the south. A car dealer is located to the west, on commercial property zoned C2-R.

B. Applicant's Proposal

The applicant is proposing to create 10 single family and two duplex lots on 1.79± acres. The property is currently designated by the General Plan, Community Plan and Zoning as Multi-Family and Single Family Residential. The Single Family Alternative (R-1A) zone is requested to allow construction of 45'X 100'± lots, smaller than the standard 52'X 100' standard single family lot size. The R-1A zone would also allow duplexes and petite homes with an approved Special Permit.

C. Policy Considerations

The project is located within a Designated Infill Area. Infill areas are intended to upgrade the neighborhoods in which they are applied. Other properties in the infill area are occupied by housing that would benefit from new upgraded development. The proposed homes would be both: helpful in increasing the overall value of the housing stock of the neighborhood and affordable to low and moderate income families. Two housing types are

proposed within the subdivision which will help to enhance the project. There will be single family units and duplex units on the two corners. The developer is proposing to construct new homes with a selling price between \$110,000 to \$130,000. The project should have a positive benefit on the neighborhood that will help to upgrade the existing housing stock in the neighborhood.

D. General Plan/ Community Plan Amendments and Rezoning

The General and Community Plans designate a portion of the site for high density residential. Because of access constraints, however, the site has lost some of its appeal as a good site for a high density development. The community plan indicates that 25th Street would connect with Florin Road. The street has since been abandoned allowing access from Florin Road via Woodbine Avenue or from 24th Street via Yreka Avenue. This indirect linkage to a major street may create traffic impacts on the adjacent collector streets. Because of the traffic constraints, staff supports the requests to reduce the density from the high to low range designations of the General and Community Plans and zoning.

E. Special Permit

Development within the Single Family Alternative (R-1A) zone requires a Special Permit which provides the opportunity for a review of the dwellings proposed for the smaller than normal lots. The applicant proposes ten single family and two duplex units to be placed on the 45' X 100' parcels. Site plans reveal that the required setbacks and design guidelines will be met. Conceptual site plans and floor plans are provided in Exhibits B and C.

Subdivision Design and Building Materials- Single story dwellings are proposed throughout the subdivision. The Design Review Board staff has reviewed the proposed dwellings and has provided the following recommendations.

- At a minimum, use lap siding on the front elevations and 2' 0" wrap each side;

- Metal sectional garage doors are required with raised panel design;
- 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);
- Exterior paint colors shall be coordinated with roof color;
- Front doors to be metal with six inch raised panels minimum;
- Vents on front elevations should be trimmed and possibly boxed out flush with overhang feature;
- Windows at front elevation should be gridded. In addition, front window should be enhanced using: a) bay window; b) pop window straight out 1' 0"; c) keep flush but flank with shutters. Each variation should be used several times in this subdivision.
- Center a window in garage side wall to avoid long uninteresting wall area. Grid to match front windows;
- Roof lines should be varied such as: clipped gable on garage, dutch gable on garage, etc.;
- Heating and air conditioning equipment should be in attic not on roof top;
- Fence rear yard areas from front yard setback with 6' 0" wood fence;
- Landscape front yards with sod and install sprinkler systems for each home; and,
- 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.

The site plans depict small rear yard areas for the duplex units. Staff recommends that the rear yard area for the duplex units be increased. It should be noted that, although driveways require a 20 foot length, the

building may be as close as 12.5 feet to the side property line (Lock Avenue). Moving the building closer to the side would help increase the rear yard area. Staff will review the rear and side yard areas and setbacks of the redesigned plans prior to the issuance of any building permits.

Upon compliance with the stated conditions of approval, staff finds the proposed design and materials of the subdivision and buildings to be acceptable and the proposed land use compatible with surrounding residential development. Staff, therefore, recommends approval of the project and its design as conditioned.

E. Agency Comments

The proposed project was reviewed by City Engineering, Traffic Engineering, Community Services and Building Divisions. These departments and divisions recommend approval of the project subject to the conditions listed 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. The mandatory mitigation measures listed below shall be incorporated into the project to reduce potential environmental impacts to below a level of significance.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval to amend the General Plan from Medium Density Residential (16-29 du/na) to Low Density Residential (4-15 du/na) and forward to the City Council;
- C. Recommend approval to amend the Airport- Meadowview Community Plan from Residential (11-21 du/na) to Residential (4-8 du/na) and forward to the City Council;
- D. Recommend approval to rezone from Multi- Family (R-2A) and Standard Single Family (R-1) to Single Family Alternative (R-1A) zone and forward to the City Council;

- E. Recommend approval of the Tentative Map to divide 1.79± vacant acres into ten single family petite lots and two duplex lots in the Single Family Alternative (R-1A) zone and forward to the City Council; and,
- F. Approve the Special Permit to develop ten petite homes and two duplexes in the Single Family Alternative (R-1A) zone.

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. Improvements shall be required adjacent to the subdivision to a 44 foot right-of-way. Extend paving, curb and gutter on Lock Avenue to Woodbine;
3. Prepare a sewer and drainage study for the review and approval of the City Engineer;
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. Meet all County Sanitation District requirements;
7. Dedicate a standard 12.5-foot public utility easement for underground and public utility facilities and appurtenances adjacent to 25th Street and Lock Avenue;
8. Place a note on final map: 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;

9. Right-of-way study required. Dedicate on site right-of-way as indicated at cul-de-sac on 25th Street;
10. Dedicate right-of-way along corners at Lock Avenue and 25th Street per City standards;
11. Provide a minimum 12 feet of paving on west side of 25th Street;
12. Extend offsite water line from Yreka Avenue and Woodbine Avenue;
13. 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.

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 2' 0" wrap 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 to be metal with six inch raised panels minimum;
7. Vents on front elevations should be trimmed and possibly boxed out flush with overhang feature;
8. Windows at front elevation should be gridded. In addition, front

window should be enhanced using: a) bay window; b) pop window straight out 1' 0"; c) keep flush but flank with shutters. Each variation should be used several times in this subdivision.

9. Center a window in garage side wall 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. Fence rear yard areas from front yard setback with 6' 0" wood fence;
13. Landscape front yards with sod and install 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; and,
15. Buildings shall be located as indicated on the approved site plans, any substantial modifications shall require review and approval by the Planning Commission.

#### Mandatory Mitigation Measures

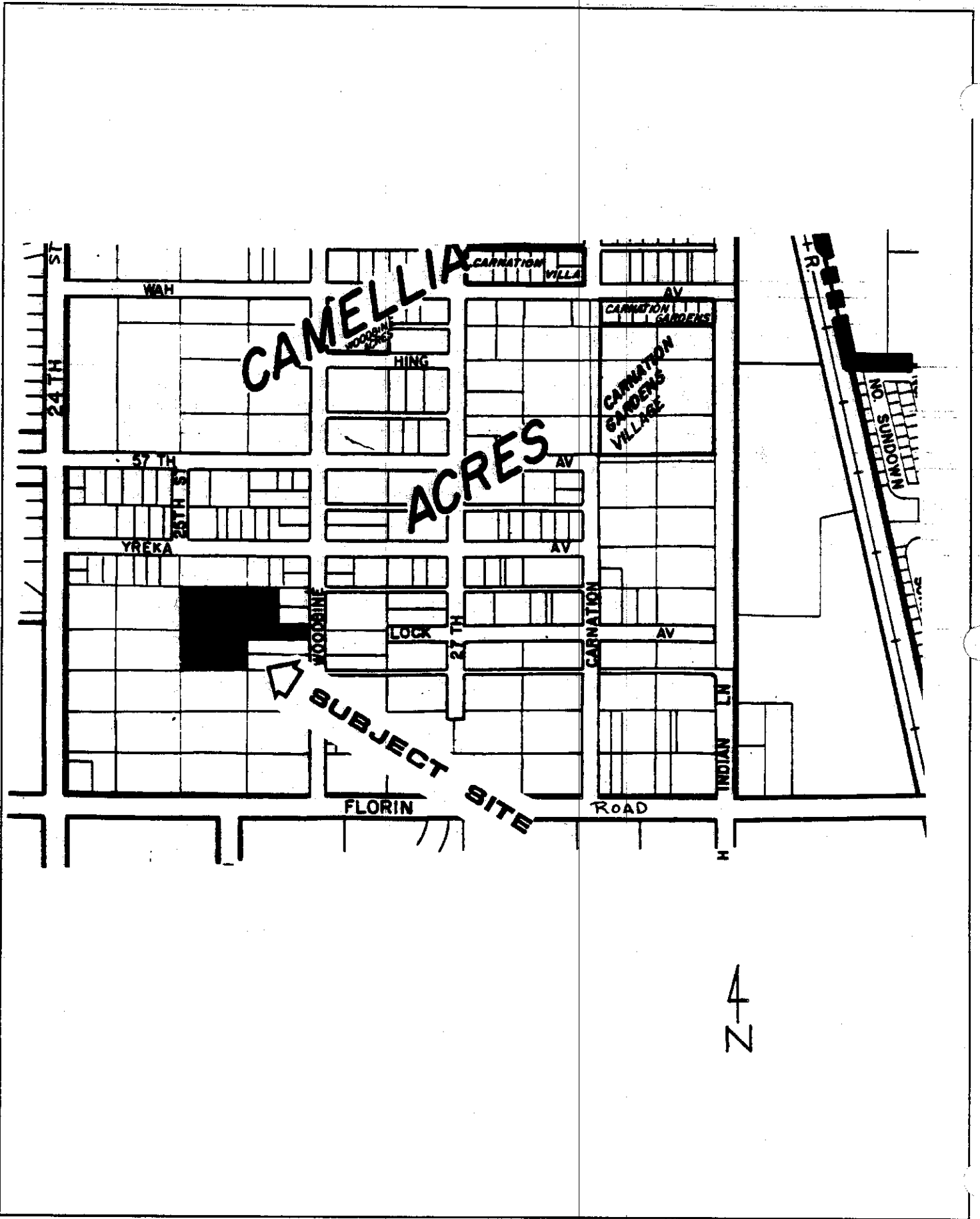
- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of the construction zones. Elements of this program should include the following:
  - Sprinkle all unpaved construction areas with water at least twice per day during grading and excavation to reduce dust emissions by about 50%.
  - Cover stockpiles of sand, soil, and similar materials with a tarp.
  - Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.



- Sweep up dirt or debris spilled onto paved surfaces immediately to reduce re-suspension of PM 10 through vehicle movements over these surfaces.
- Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- Increase the frequency of city street cleaning along streets in the vicinity of the construction site.

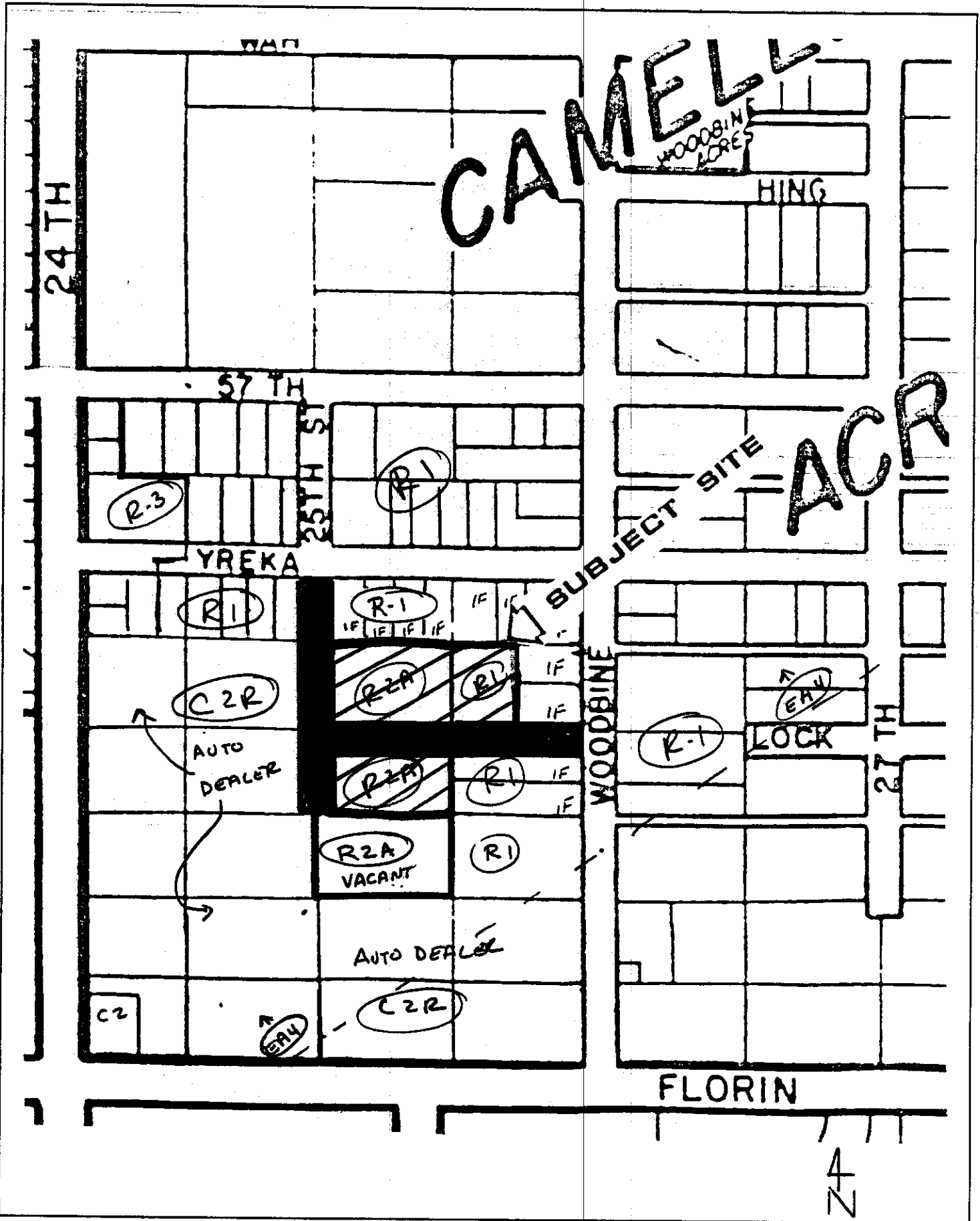
Findings of Fact-Special Permit

1. The proposed project, as conditioned, is based on sound principles of land uses in that residential development is consistent with the surrounding residential neighborhoods;
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 will be provided;
  - c. two housing types will be provided;
  - d. housing is priced in the low and moderate income range;
  - e. access to the site has changed making it less desirable for multi-family uses;
3. The proposed project is consistent with the General Plan and North Sacramento Community Plan which designates the site for low density residential uses.



N  
Z

**VICINITY MAP**



**LAND USE & ZONING MAP**

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



**LEGEND**

- BUILDING AREA/SETBACK LINES, TYPICAL PER LOT
- NOTES EXISTING GROUND ELEVATION, DATUM ESTABLISHED BY CITY OF SACRAMENTO ENGINEERING RECORDS.

**TENTATIVE MAP  
FOR  
THE DEL PONTE COMPANY**

Job No.	17-1
Sheet No.	17-1
Drawing No.	17-1
Date	1980
Scale	1" = 40'
Revised	None
Date	18, 1980
By	Michael J. Keenan, CE
Checked by	S. P. [Name]
Date	1980

**ADDITIONAL NOTES:**  
LOTS 6 AND 7 ARE PROPOSED 5 UNIT COMPLEX'S.  
LOTS 1 AND 2 ARE ZONED R1, ALL OTHER LOTS ARE R2A

**OWNERS:**  
041-0024-004, 041-0024-005  
LEMOY & CLARENCE HEDDM  
3300 RIVERBEND BLVD  
SACRAMENTO, CA 95864

**ENGINEER:**  
KAKAVAS & ASSOCIATES  
7481 GRIGGS WAY  
SACRAMENTO, CA 95831

**DEVELOPER:**  
DEL PONTE COMPANY  
8371 RIVERSIDE BLVD  
SACRAMENTO, CA 95831

**SCHOOL DISTRICT:**  
SACRAMENTO UNIFIED SCHOOL DISTRICT

**CITY OF SACRAMENTO:**  
SACRAMENTO UNIFIED SCHOOL DISTRICT

**DATE:**  
JULY 11, 1980

**ASSESSOR PARCEL NO**  
041-024-004, 004 82A  
041-024-008 41  
041-073-012 R2A

**EXISTING USE & ZONE**  
R2A R1 (W/SUBORD)

**PROPOSED ZONING**  
R2A R1

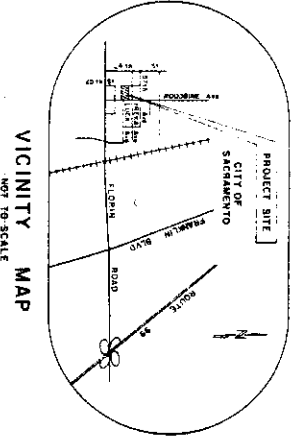
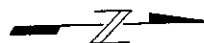
**ACREAGE**  
1.79 GROSS ACRES  
1.73 NET ACRES

**UTILITIES**  
WATER  
SEWER  
GAS  
ELECTRIC  
TELEPHONE

**NUMBER OF LOTS**  
DENSITY

**FINE DISTRICT**  
SCHOOL DISTRICT

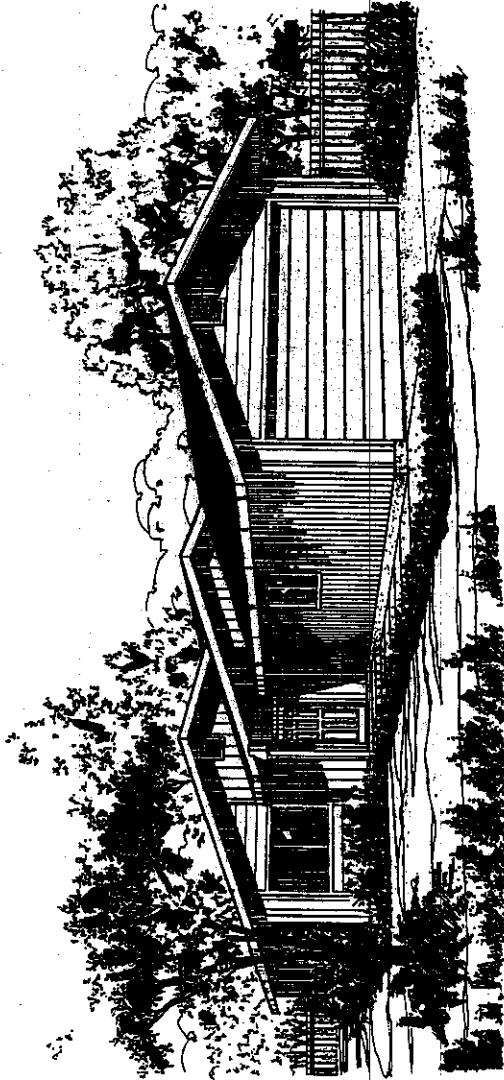
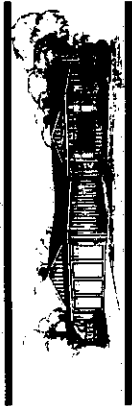
**DEVELOPER**  
DEL PONTE COMPANY



**GENERAL NOTES**

NOT TO SCALE

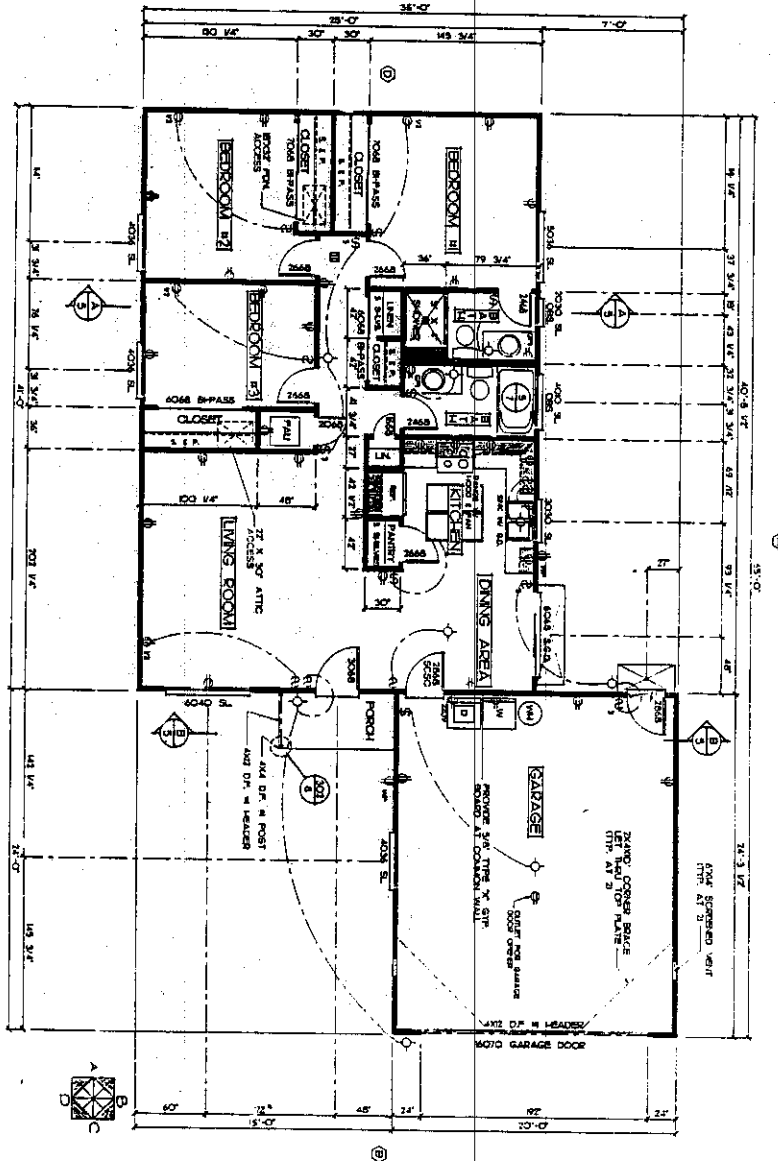
ELEVATIONS - EXHIBIT B



THE DEL PONTE COMPANY  
CITY OF SACRAMENTO  
CALIFORNIA

Kakavas & Associates  
Engineers and Planners

# EXHIBIT C FLOOR PLANS



FLOOR PLAN

LIVING AREA - 148 SQ. FT.  
DINING AREA - 217 SQ. FT.

WT - F-0