

REPORT CORRECTED 3-8-85  
CITY PLANNING COMMISSION

P-88-107  
History

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Raymond Vail & Associates, 1410 Ethan Way, Sacramento, CA		
OWNER	Santa Fe Development & Mortgage Corp., P.O. Box 22587, Sacramento, CA		
PLANS BY	Raymond Vail & Associates, 1410 Ethan Way, Sacramento, CA		
FILING DATE	12-6-84	50 DAY CPC ACTION DATE	REPORT BY: SC:SG
NEGATIVE DEC	12-12-84	EIR	ASSESSOR'S PCL. NO. 049-071-01; 049-050-21

- APPLICATION:
- A. Negative Declaration
  - B. Amendment of the 1984 Airport-Meadowview Community Plan from Residential (4-8 du/na) to Residential (7-15 du/na).
  - C. Rezone from R-1 to R-1A (Sec. 13-4)
  - D. Tentative Map (Subdivision Ord.)
  - E. Special Permit for development in the R-1A zone (Sec. 7-C)

LOCATION: North side Meadowview Road, between 32nd Street and WP Railroad.

PROJECT INFORMATION: The applicant is requesting the necessary entitlements to develop 171 petite homes, 116 halfplexes and 13 duplexes on a vacant 40+ acre site.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 Airport-Meadowview Community Plan Designation:	Residential (4-8 du/net ac.)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family and Vacant; R-1
South:	Single Family and Vacant; R-1
East:	WPRR and Single Family; R-1
West:	Single Family; R-1

Parking Required:	1 space per dwelling unit
Parking Provided:	2 spaces per dwelling unit
Property Dimensions:	Irregular
Property Area:	39.9+
Density of Development:	7.8 du/per gross ac.; 9.4 du/per net ac.
Square Footage of Units:	973 to 1,460
Topography:	Flat
Street Improvements/Utilities:	To be provided
Building Materials:	Stucco, masonry, wood
Building Colors:	Earth tones

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 9, 1985, by a vote of 5 ayes and 4 absent, the Subdivision Review Committee recommended approval of the tentative map, subject to conditions which follow.

BACKGROUND INFORMATION: On February 9, 1984, the Planning Commission recommended approval of a tentative map to resubdivide the subject site into 188 single family lots (P83-420). This request was similar to a tentative map approved in February of 1981 (P-9203). However, this subdivision was never developed.

APPLC. NO. P85-007

MEETING DATE February 14, 1985

CPC ITEM NO. 9-7

On January 24, 1985, this project was considered by the Planning Commission. Staff recommended the project be continued to allow time for advertising an entitlement to amend the community plan. Staff determined that a community plan amendment was necessary, based upon the proposed net density of the project. The applicant wanted confirmation by the Commission on the definition of net density and the method used to determine this density. This issue has been clarified and resolved to the satisfaction of the applicant, and the necessary community plan amendment has been included in the legal advertisement.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use

1. The subject site is located in the Airport-Meadowview Community Plan area to the west of the Western Pacific Railroad. A single Family residential development is located along the western boundary of the site. A Sacramento Municipal Utilities District Substation is located at the northeast corner of the site and a noise study was performed on the original subdivision to develop measures to mitigate concern over noise generated by the railroad and substation. The tentative map was conditioned to require the construction of appropriate mitigation measures outlined in the study.
2. The 1984 Airport-Meadowview Community Plan designates the site for Residential (4-8 du/net ac). The applicant is proposing a net density of 9.4 units per net acre; therefore, a community plan amendment is necessary. Staff supports the request to increase the density on this site since the project will be developed with single family uses which are similar in type to the neighboring development west of the subject site. Close proximity to the railroad has also discouraged development of the site and the increase in density may provide an incentive for development of this 40+ acre site.
3. As proposed, the applicant intends to develop the site with a mixture of three housing types which include petite homes, halfplexes and duplexes on some corner lots. The site plan indicates that halfplex units will be developed on both corner lots and interior lots. The lot size on which some of the halfplex units are to be developed is less than 40 feet wide. A condition has been placed on the map to require a minimum lot width of 40 feet on all interior lots. Staff further recommends that all halfplex units on interior lots be eliminated with the exception of those lots fronting on Meadowview Road. Elimination of the interior halfplex units will help to ensure that this project is compatible with the adjacent single family uses.
4. The applicant is also requesting a rezone to the Townhouse (R-1A) zone to accommodate the development of halfplex units and the proposed petite homes on small lots. The R-1A zone will allow for flexibility in the standard lot size for the petite homes. The corner lots to be developed with duplexes will retain the existing R-1 zoning since duplexes are allowed on corner lots in the single family zone.

B. Project Design

1. The applicant's plans indicate that 171 single family petite homes, 116 halfplexes and 13 duplexes are to be developed on the 40+ acre site. The elevations show that both one and two story structures will be used. The applicant has indicated that the size of the units will range from 973 square feet to 1,460 square feet. The plans also indicate the use of an 880 square foot unit; however, the applicant has eliminated this unit subsequent to the application submittal.
2. The proposed elevations indicate a dominance of the garage as the major feature of the unit fronting on the public streets throughout the development. Living areas with visual orientation along street frontages are minimal in some units and non-existent in other units within the proposed development. This design is inconsistent with goals for the community as they relate to reducing deteriorating influences and crime.
3. The applicant has indicated that the exterior finish will consist of a combination of stucco, masonry and wood siding. The material to be used on the roofs was not indicated in the plans or application. Staff recommends the use of a medium wood shake or shingle. Other material such as equivalent aluminum, concrete, tile or other imitation shakes shall be subject to the Planning Director's approval.
4. The applicant has indicated that an association of the homeowners will be formed to provide for maintenance of the front yards throughout the project. This proposal conforms to the 1984 Airport-Meadowview Plans, policies and actions.
5. The applicant is also proposing to develop interior halfplex lots fronting on Meadowview Road. These units will be developed with circular drives to eliminate the need for backout access onto Meadowview Road. This will be accomplished by shared use of the driveway through cross access easements for the halfplex units. Appropriate language should also be incorporated into the Conditions, Covenants and Restrictions (CC & R's) of the homeowners' association prohibiting blockage of the circular drives.
6. Although the interior lots are smaller than standard single family lots in the City, the applicant will be developing these lots with single family petite homes. A minimum five foot setback shall be required on all interior side yards. The minimum rear yard shall be 15 feet, which is the standard rear yard setback in other single family developments. Staff recommends the front setback be varied between 20 and 30 feet to relieve the monotony of straight building lines along the street. The varied setbacks are especially desirable in projects utilizing smaller lot sizes. The minimum driveway shall be 20 feet long.
7. In an effort to address concerns over noise on the lots located adjacent to the Western Pacific Railroad and the SMUD substation, staff recommends that the two story units be prohibited on lots 44 through 84. This restriction addresses recommendations set forth in the noise study performed on the site and with previous recommendations for single family development on the site.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and determined that it will not have a significant adverse impact on the environment and has filed a negative declaration.

RECOMMENDATION:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the 1984 Airport-Meadowview Community Plan Amendment from Residential, 4-8 du/net ac., to Residential, 7-15 du/net ac.;
- C. Recommend approval of the Rezone to R-1A;
- D. Recommend approval of the Tentative Map, subject to conditions which follow;
- E. Approval of the Special Permit, subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- 3. 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;
- 4. 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;
- 5. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- 6. Dedicate right-of-way along Meadowview Road to a 50 foot halfsection;
- 7. Provide a sound study for lots 44 through 84 and construct appropriate mitigation measures as outlined in the study;
- 8. Dedicate 'A' Street to a 50 foot right-of-way;
- 9. A copy of the Conditions, Covenants and Restrictions (CC & R's) shall be submitted to the Planning Director and City Attorney prior to final map approval. The cc & r's shall provide appropriate language restricting the blockage of the circular driveways fronting on Meadowview Road. Adequate

provisions shall also be provided for the maintenance of the front yards throughout the project.

10. Redesign the map to show a minimum lot width of 40 feet.

Conditions - Special Permit

1. No halfplex structures shall be allowed on interior lots with the exception of lots fronting on Meadowview Road;
2. The minimum unit size shall be 973 feet;
3. The applicant shall submit revised plans and elevations indicating the following changes to the Planning Director for review and approval prior to issuance of a building permit:
  - a. The units shall be redesigned to eliminate the dominance of the garage on the front elevations. The revised design shall provide adequate living area with visual access along the street;
  - b. The units shall meet the standard setback requirements for single family development in the R-1 zone except that the front setbacks shall be varied between 20 and 30 feet. A final site plan indicating the setbacks of each unit in the development shall be submitted for the Planning Director's approval prior to issuance of building permits. A copy of the plan shall be retained in the file for plan checking on each site;
  - c. Roofing materials shall consist of medium wood shake. Other similar materials such as aluminum, concrete, tile or other imitation shakes shall be subject to the Planning Director's review and approval.
4. A copy of the Covenants, Conditions and Restrictions (CC & R's) shall be submitted to the Planning Director and City Attorney prior to final map approval. The CC & R's shall provide appropriate language restricting the blockage of the circular driveways fronting on Meadowview Road. Adequate provisions shall also be provided for the maintenance of the front yards throughout the project.
5. No two story structures shall be developed on lots 44 through 48.

Findings of Fact - Special Permit

1. The proposed project is based upon sound principles of land use, in that:
  - a. The site is designated for low density residential use;
  - b. The proposed petite homes are compatible with the adjacent single family development; and
  - c. A noise study was accomplished to mitigate concern over the noise generated by railroad and SMUD substation on those lots located adjacent to these uses.

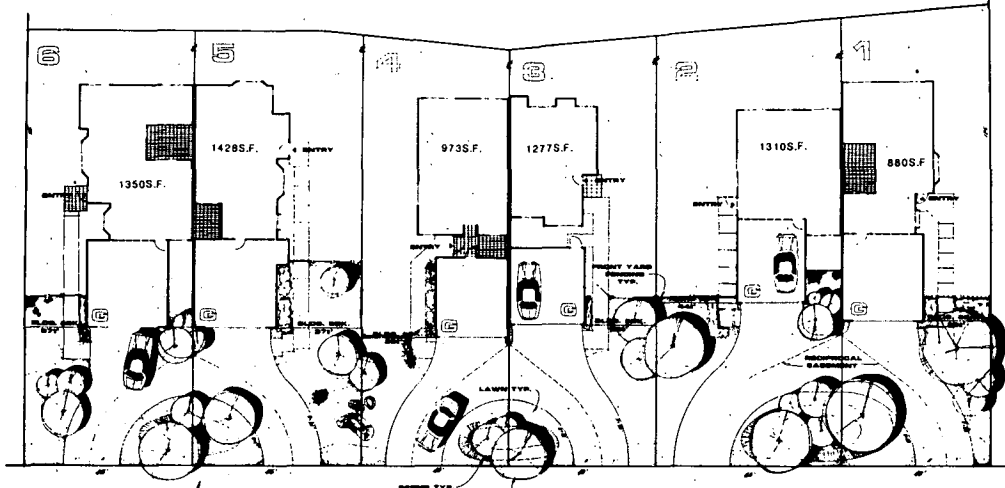
2. As proposed and conditioned, the special permit will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that:
  - a. Adequate setbacks will be provided;
  - b. Provisions for front yard maintenance will be provided; and
  - c. Backout access onto Meadowview Road will be eliminated through the use of circular driveways with restriction on blockage of the drive.
3. The special permit, as proposed and conditioned, is consistent with the 1974 General Plan and the 1984 Airport-Meadowview Plan which designate the site as Residential, 7-15 dwelling units per net acre.

2-85-007

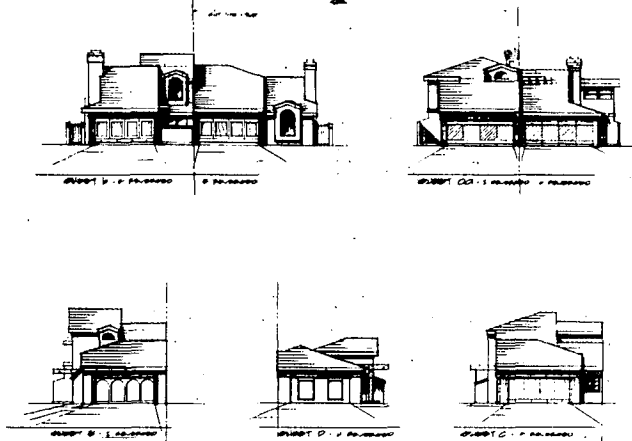
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# FRANKLIN MEADOWS

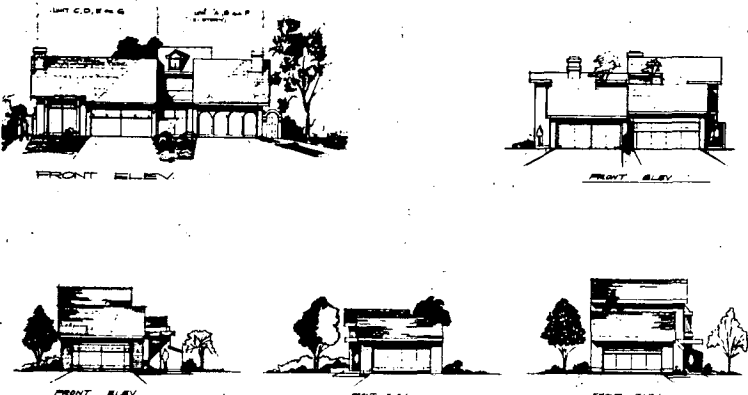
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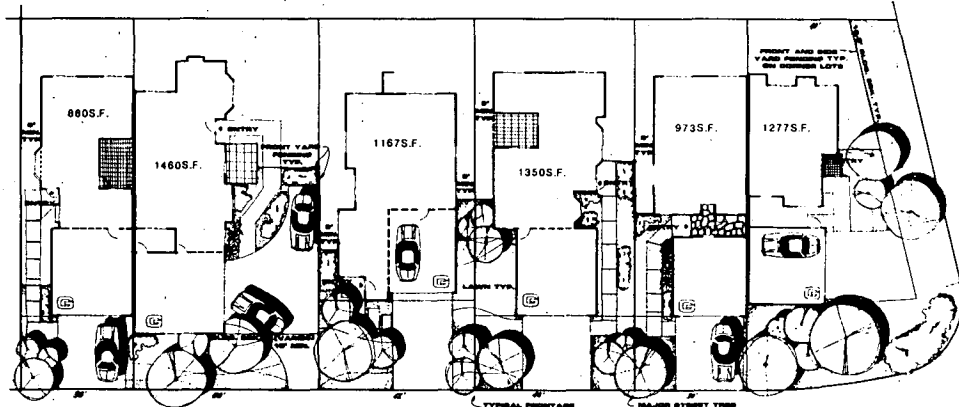
TYPICAL LOT LAY OUT ALONG MEADOWVIEW ROAD  
SCALE 1/16"=1'-0"



TYPICAL STREET ELEVATIONS  
SCALE 1/16"=1'-0"



TYPICAL STREET ELEVATIONS  
SCALE 1/16"=1'-0"



TYPICAL LOT LAY OUT  
SCALE 1/16"=1'-0"

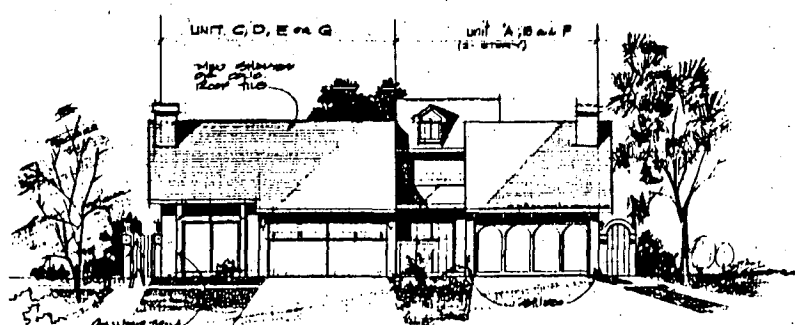
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**RVA** RAYMOND VAIL AND ASSOCIATES  
ENGINEERING • PLANNING • SURVEYING  
SACRAMENTO, CALIFORNIA 1410 Ethan Way 95825

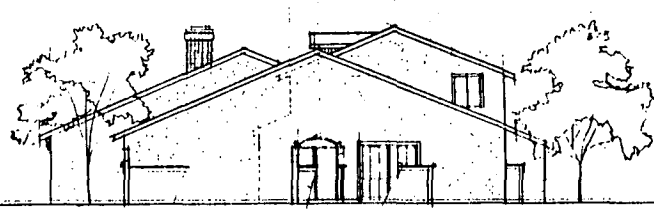
**buzz garcia associates**  
ARCHITECTURE • PLANNING

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VERTICAL	
W/O NO. 2260-01	SHEETS
FILE NO.	

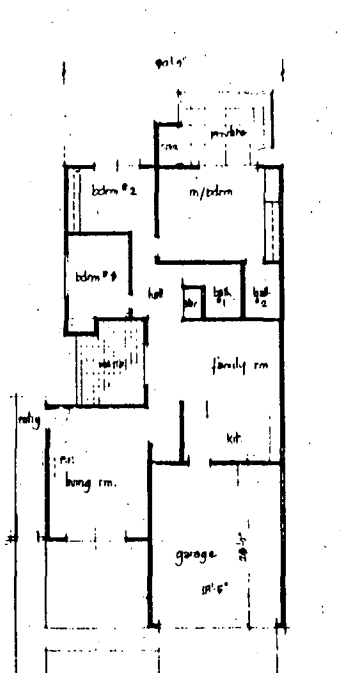
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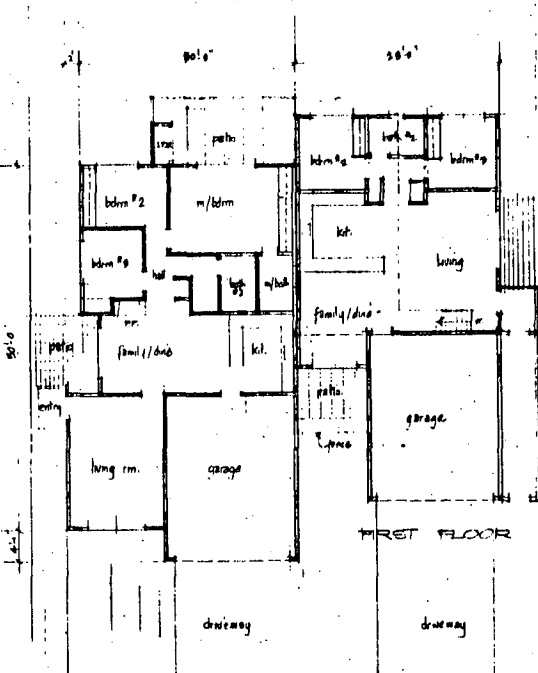
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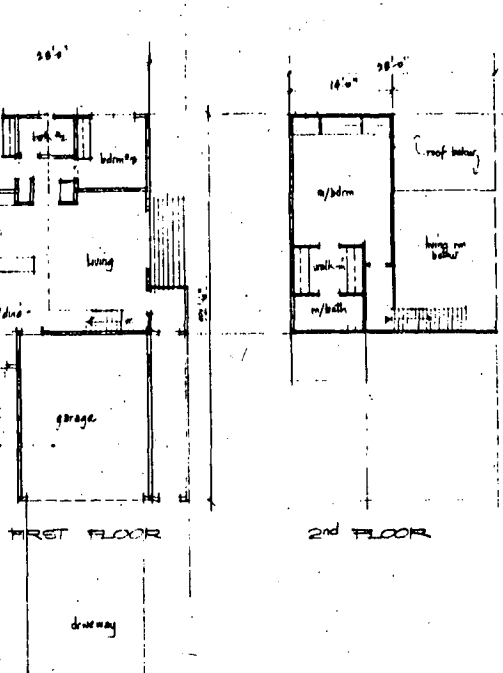
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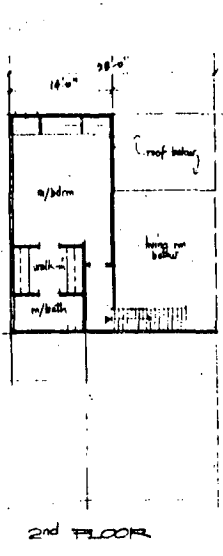
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SCALE 1/8" = 1'-0"



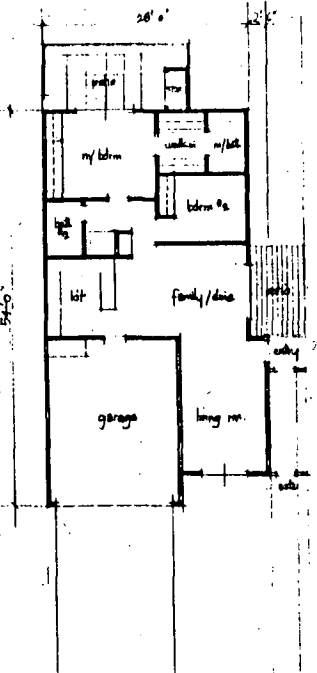
UNIT "E" (1167 SQ. FT.)  
3-BDRM, TWO BATH



UNIT "F" (TWO STORY)  
3-BDRM, TWO BATH  
1810 SQ. FT.



2nd FLOOR



UNIT "G" (1090 SQ. FT.)  
TWO BDRM, TWO BATH

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1817 TWENTY-FIFTH STREET  
SACRAMENTO - CALIFORNIA 95816

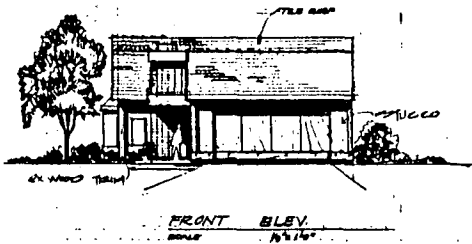
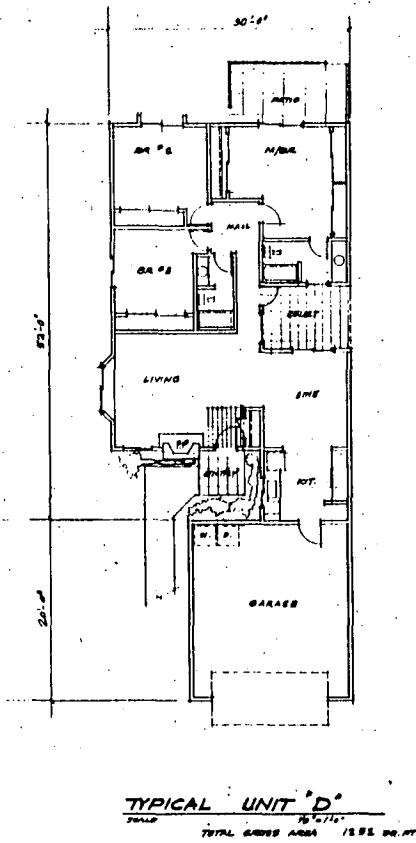
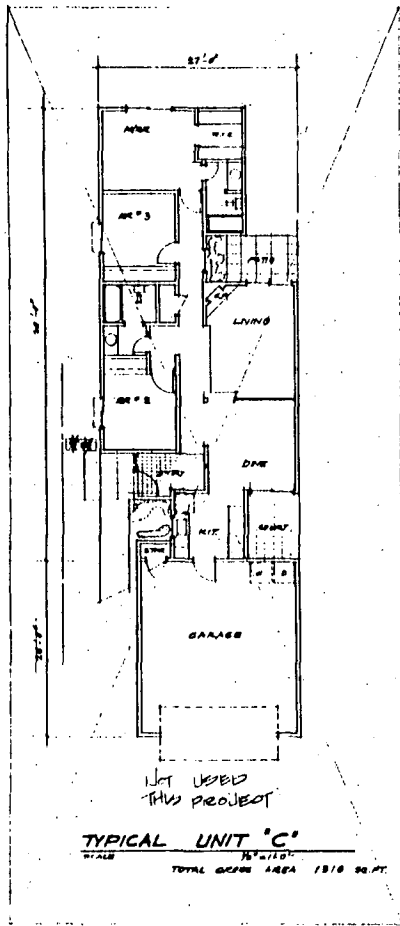
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ARIZONA 8125  
NEW MEXICO 82

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FRANKLIN MEADOWS

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LICENSED ARCHITECTS  
CALIF. 01888  
NEVADA 788  
ARIZONA 9782  
NEW MEXICO 88

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