

REPORT AMENDED BY STAFF 7-25-91  
CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

Applicant: Area West Engineers, 7478 Sandalwood Dr., Citrus Heights, CA 95621

OWNER: Charles and Janis Scott, 7029 32nd Street, North Highlands, CA 95660

PLANS BY: Area West Engineers, 7478 Sandalwood Dr., Citrus Heights, CA 95621

FILING DATE: Dec. 27, 1990 ENVIR. DET.: Neg. Dec. REPORT BY: DIH

ASSESSOR'S PCL. NO. 237-0140-20

APPLICATION:

A. Negative Declaration

B. Tentative Map to subdivide one vacant parcel consisting of 2.42± acres into 10 lots in the Standard Single Family (R-1) zone.

LOCATION: 4251 Dry Creek Rd.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide one vacant parcel into 12 parcels, four of which would be halfplex lots.

PROJECT INFORMATION:

General Plan Designation:  
North Sacramento Community

Low Density Residential (4- 15 du/na)

Plan Designation:

Residential 7- 15 du/na

Existing Zoning of Site:

Standard Single Family Residential (R-1)

Existing Land Use of Site:

~~Vacant~~ Single Family Residence (corrected by staff)

Surrounding Land Use and Zoning:

North: Single family residences, R-1

South: Single family residences, R-1

East: Single family residences, R-1

West: Single family residences, R-1

Property Dimensions:

660' x 160'

Property Area:

2.42 gross acres, 1.69 net acres

Density of Development:

7.1 du/na

Topography:

Flat

Street Improvements:

Existing

Utilities:

Existing

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site consists of one ~~vacant~~ parcel totaling 2.42± acres in the Standard Single Family Residential (R-1) zone. The surrounding land use consists of single family residential uses on large lots to the north and south. To the west is a new single family subdivision on smaller lots. To the east are similar single family dwellings on smaller lots and vacant land directly across Dry Creek Road from the subject site. The General Plan designates

the site as Low Density Residential (4- 15 du/na). The North Sacramento Community Plan designates the site as Residential 7-15 du/na. The proposed density is 7.1 du/na.

**B. Applicant's Proposal**

The applicant is requesting the necessary entitlements to subdivide one lot consisting of 2.42± acres into eight single family residential lots and four corner halfplex lots.

**C. Staff Analysis**

Staff supports the applicant's request. The project is consistent with existing land use policies relating to a mixture of housing types and density. The proposed project meets the density requirements for the site which is 7.1 du/na. The General Plan and Community Plan require a minimum of 7.0 units per acre.

Scotts Lane would need to be adjusted to match the street across Dry Creek Road. A remanent piece measuring approximately 16' x 180' would be created with the street alignment. Attempts are presently being made with the adjacent property owner to the south to acquire the remanent. The applicant would be required to improve one half of Scotts Lane and pave an additional 12 feet south of the center line.

*The applicant has provided floor plans and elevations for the proposed halfplexes. Staff would need to approve the halfplex design for which plans and elevations have been submitted with the Tentative Map application. The halfplexes would be consistent with the General Plan which recommends various housing types within a development. (deleted by staff)*

**D. 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. 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 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. The mandatory mitigation measures have been incorporated into the tentative map conditions.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map to subdivide one vacant parcel consisting of 2.42± acres into 12 lots in the Standard Single Family Residential (R-1) zone and forward to City Council.

**Conditions- Tentative Map**

1. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:
2. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code. Construct Scott's Lane to a 22' half street with a 12' paved lane eastbound, south of centerline;
3. Prepare a sewer and drainage study for the review and approval of the Public Works Department;

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. Submit a soils test prepared by a registered engineer to be used in street design;
6. Meet all County Sanitation District requirements;
7. Subject property must complete annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever comes first;
8. 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;
9. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
10. Dedicate a standard 12.5 foot public utility easement for underground and overhead facilities adjacent to Dry Creek Road;
11. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P90-488).
12. Owner shall join Bell Avenue sewer fee district to reimburse assessment district for various improvements provided.
13. Dedicate right-of-way along Dry Creek Road to a 30' half street as per study on file with the City.
14. Align north-south street with previously approved Tentative Map (P90-305).
15. Align Scott's Lane with previously approved Tentative Map (P90-361).
16. Combine the 16' wide remnant parcel south of Scott's Lane with the parcel to the south (APN 237-0140-021).
17. Place a note on final map: Individual dwellings shall be subject to Design Review Board staff approval prior to the issuance of a building permit. If models are provided for the subdivision, only the model homes shall require approval.
18. *The applicant shall relocate the house located on the subject site prior to final map approval. If the applicant does not relocate the house he shall offer it for relocation in a newspaper of general circulation for 30 days. After advertisement if no one wishes to relocate the house after it has been advertised for 30 days, it may be demolished. (added by staff)*

**Conditions- Mandatory Mitigation Measures**

**A. GENERAL**

1. All joints in exterior walls shall be grouted or caulked airtight.
2. 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.

3. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
4. All sleeping spaces shall be provided with carpet and pad.
5. There shall be no-through-the door or through-the-wall mail or paper chutes.
6. Exterior walls shall be wood frame structure with insulation in cavities.
7. Wood or stucco finish should be applied over wood or gypsum sheathing.
8. Alternative methods or materials may be substituted for the identified mitigation measures where it is demonstrated to the satisfaction of the Environmental Services Manager that adequate noise attenuation will be provided.

**B. INTERIOR**

1. Gypsum wallboard 1/2 inch thick shall be applied to resilient channels on the interior. No resilient channels need to be used if 7/8" thick normal density stucco is used on the exterior. The wall shall have an STC rating of 46 or better.
2. The ceiling shall be constructed of 1/2 inch gypsum wallboard.
3. Windows must have a minimum STC rating of 34 or better and shall comprise less than 25 percent of the wall area.
4. Sliding glass doors must carry an STC rating of 34 or better and other doors shall have a minimum STC rating of 31. Exterior entrance doors must be solid core and all doors shall include complete perimeter door seals.
5. Door and window frames shall be installed to meet with a minimum of clearance to the building structure. The gap between the frame and the structure must be filled with a material to provide an airtight seal, before adding the trim.
6. Mechanical or gravity ventilation shall contain no direct line of sight from fan or inlet to discharge. All dwellings will have to rely on mechanical ventilation systems to maintain satisfactory air quality. Requirements for such ventilation systems are found in the Uniform Building Code.

C. The demolition contract shall include sufficient time and opportunity for recyclable materials to be cleaned and removed for re-sale. The bid package and award shall be submitted to the ENvironmental Services Division and the Building Department prior to obtaining a demolition permit.

D. The applicant will comply with the following State regulation:

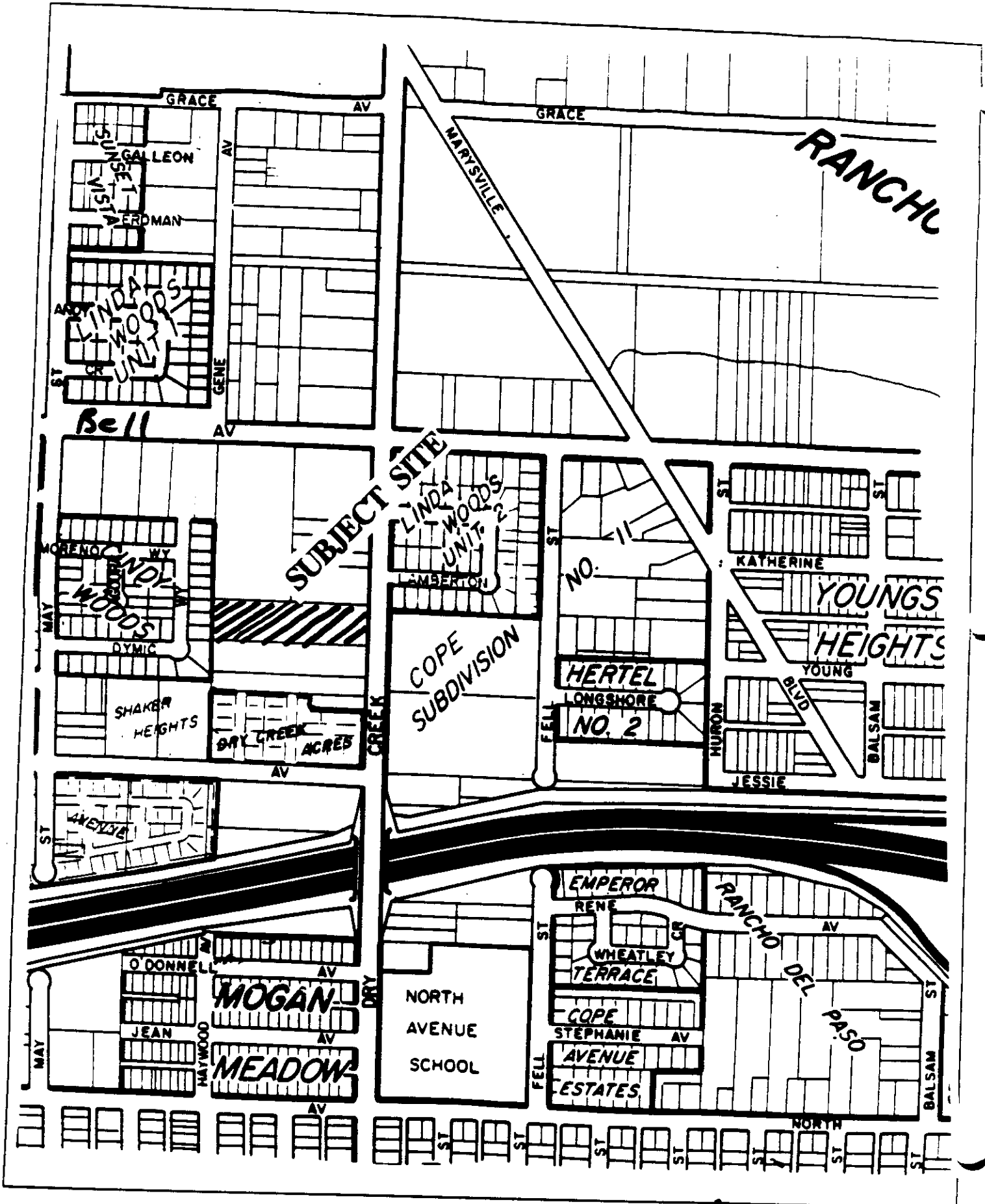
- o Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

- o California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974 7633).

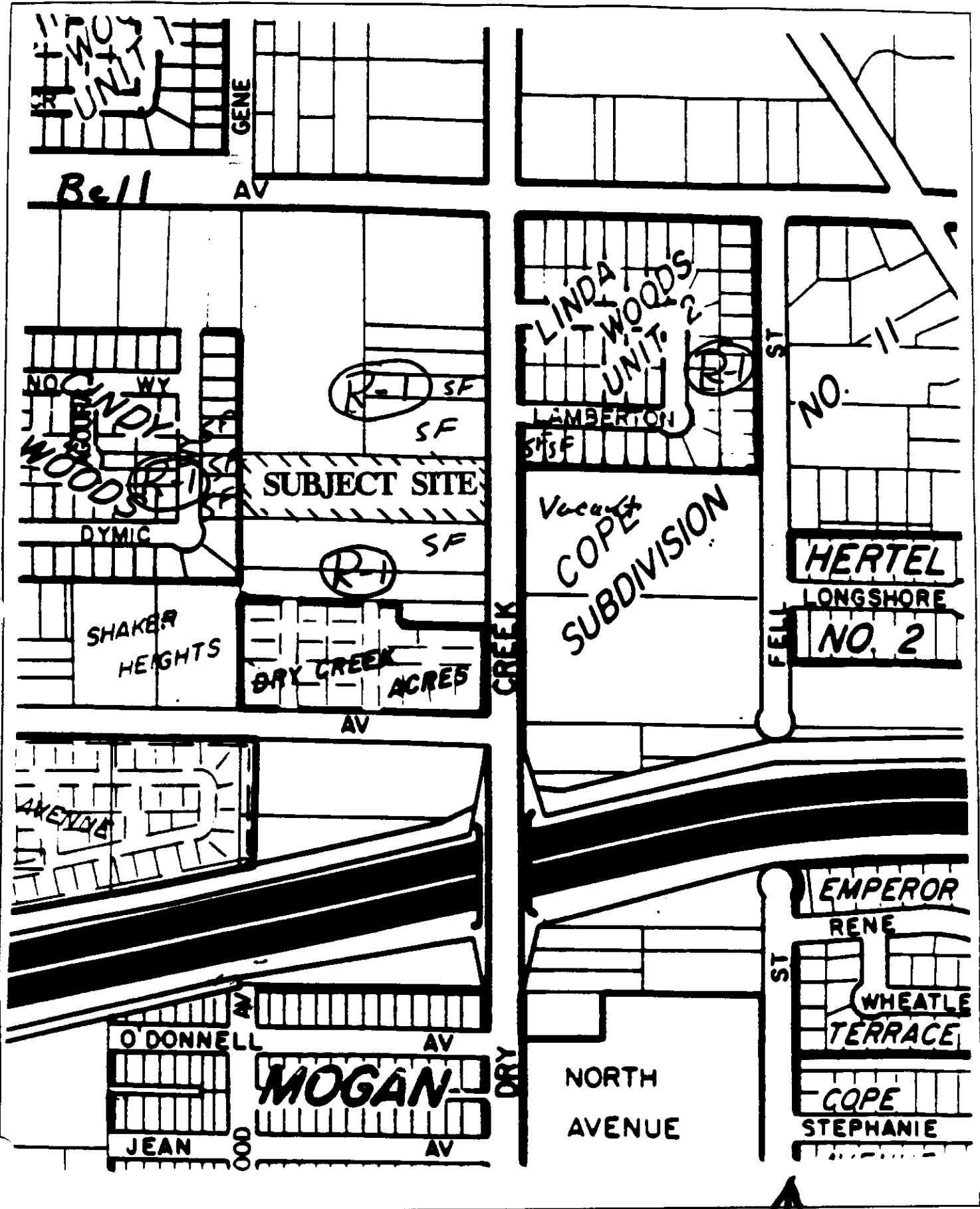
- o Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).
- E. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed 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 significant level through mitigation.



VICINITY MAP

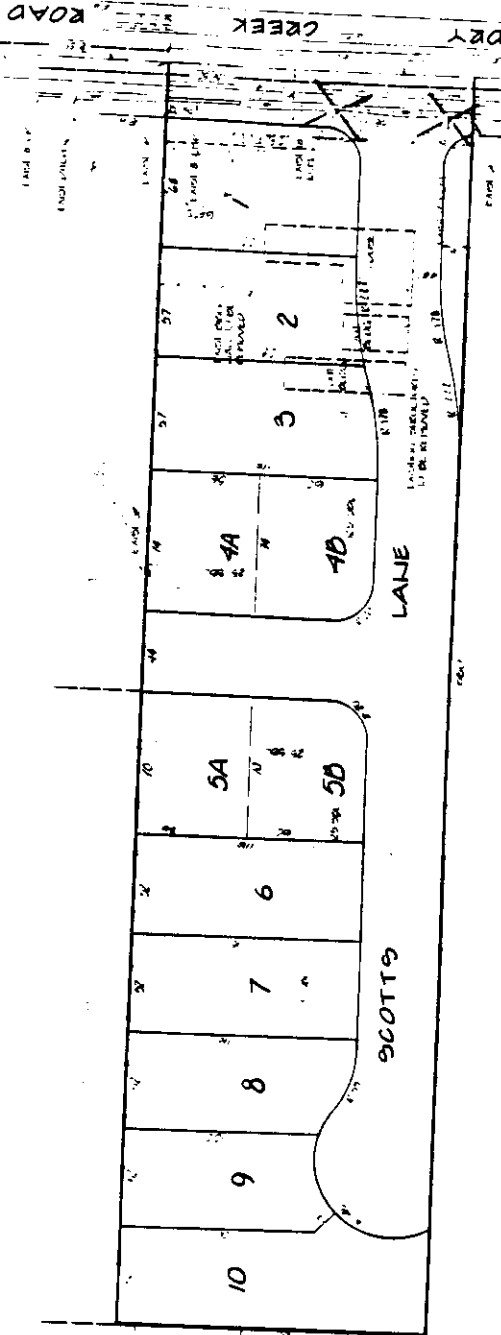




**LAND USE & ZONING MAP**

# EXHIBIT - A TENTATIVE MAP

BELL AVENUE



NOTE: ALL ADD PROPERTY CONTINGENT ON R-1

**OWNER**  
 NAME: [ ]  
 ADDRESS: [ ]  
 CITY: [ ]

**DEVELOPER**  
 NAME: [ ]  
 ADDRESS: [ ]  
 CITY: [ ]

**LEGAL DESCRIPTION**  
 [ ]

**ASSESSOR'S PARCEL NUMBER**  
 [ ]

**ZONING**  
 [ ]

**LOT SIZES**  
 [ ]

**NUMBER OF LOTS**  
 [ ]

**AREA**  
 [ ]

**USGS**  
 [ ]

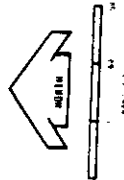
**SCHOOL DISTRICT**  
 [ ]

**PARK & RECREATION**  
 [ ]

**SOURCE OF WATER**  
 [ ]

**FIRE DISTRICT**  
 [ ]

**URBANAGE REQUIREMENTS**  
 [ ]



PREPARED BY [ ]	CHECKED BY [ ]	DATE [ ]	TENTATIVE SUBDIVISION MAP FOR <b>SCOTT'S PLACE</b>		AREA <b>WEST ENGINEERS, INC.</b> 1400 WEST 10TH AVENUE, SUITE 200 DENVER, COLORADO 80202 PHONE: (303) 733-1100 FAX: (303) 733-1101 STATE INSURANCE PLANNING SUBSIDIARY	CITY OF CALIFORNIA COUNTY OF [ ]	SHEET NO. [ ] OF [ ]	SCALE 1" = 400' DATE: [ ]	SHEET NO. [ ] OF [ ]	DATE: [ ]
			[ ]	[ ]						



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1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

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PLANS BY: <u>Area West Engineers, 7478 Sandalwood Dr., Citrus Heights, CA 95621</u>		
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**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide one vacant parcel into 12 parcels, four of which would be halfplex lots.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4- 15 du/na).
North Sacramento Community Plan Designation:	Residential 7- 15 du/na
Existing Zoning of Site:	Standard Single Family Residential (R-1)
Existing Land Use of Site:	Vacant

*see amended report*

**Surrounding Land Use and Zoning:**

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

Property Dimensions: 660' x 160'  
Property Area: 2.42 gross acres, 1.69 net acres  
Density of Development: 7.1 du/na  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

**PROJECT EVALUATION**

**A. Land Use and Zoning**

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**B. INTERIOR**

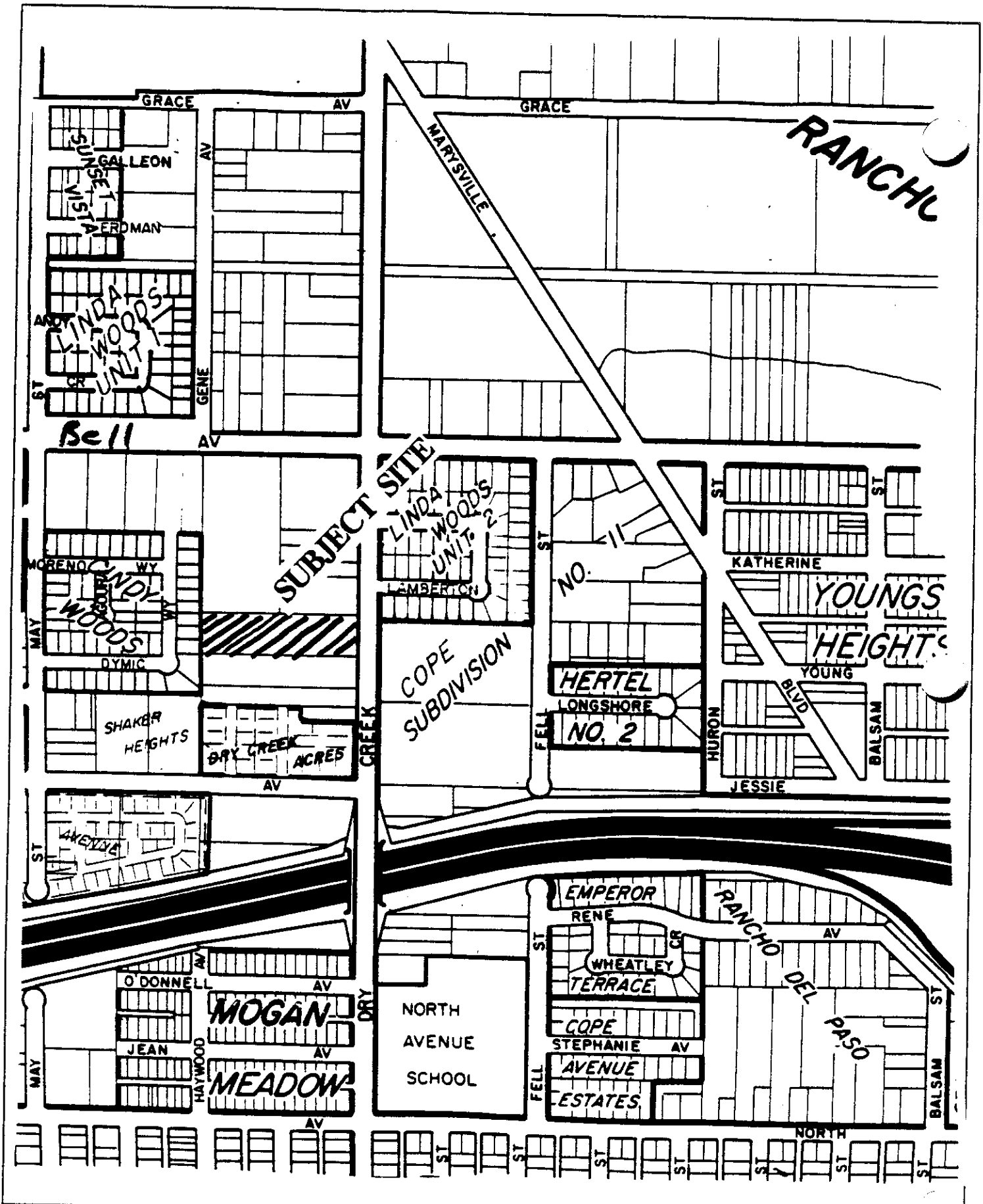
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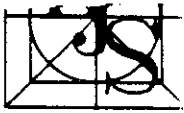
VICINITY MAP







# EXHIBIT - B SITE PLAN



Larry J. Schlichter  
Architect

## REVISIONS

NO.	DATE	DESCRIPTION

PLAN  
2115  
LOT 1A-1B

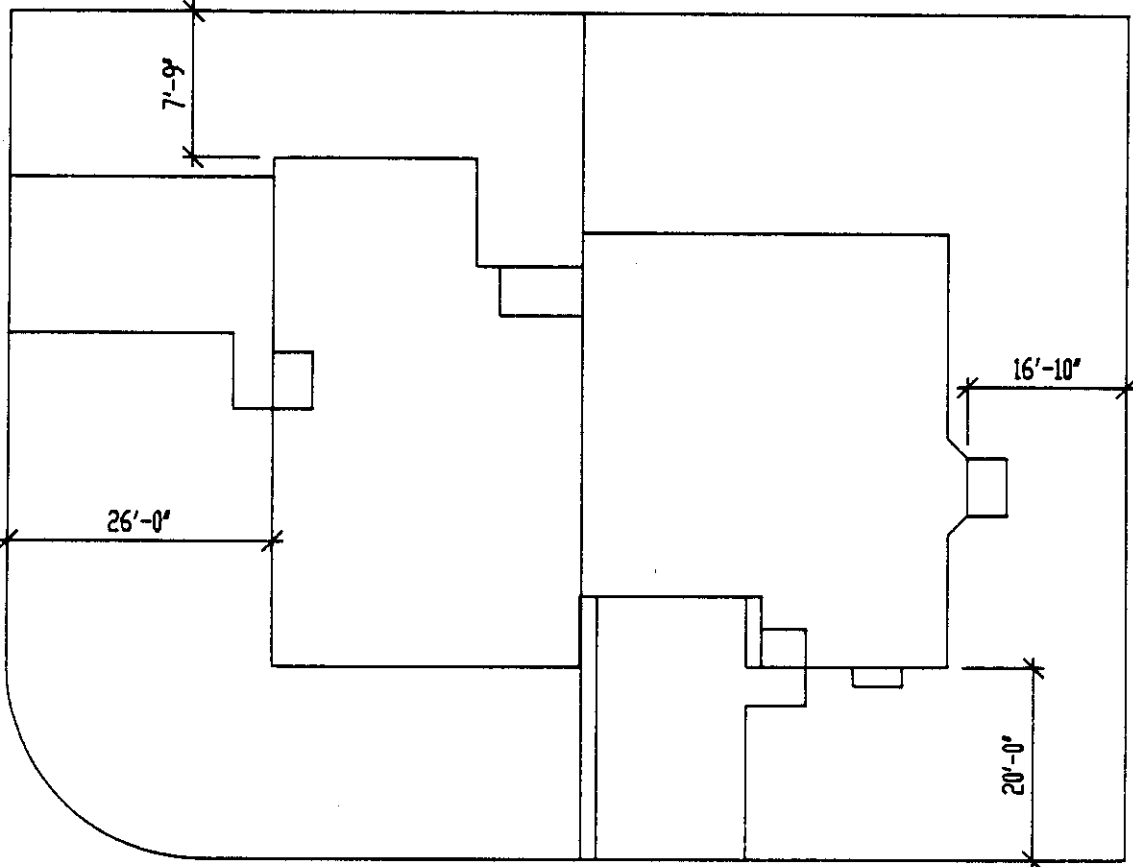
**JTS** development  
3434 Marconi Ave.  
Sacramento, Ca. (916) 971-3030  
95821

TYPICAL CORNER SITE PLAN  
THROUGHOUT DRAWING

A THREE BEDROOM DUPLEX EACH  
UNIT - 1117 SQ. FT. TOTAL  
UNIT - 1117 SQ. FT. TOTAL  
OF 2234 SQ. FT.

PLAN  
2115

Date 11/15/90  
Drawn LARRY  
Job  
Scale 1" = 20'  
Sheet



COURT "A"

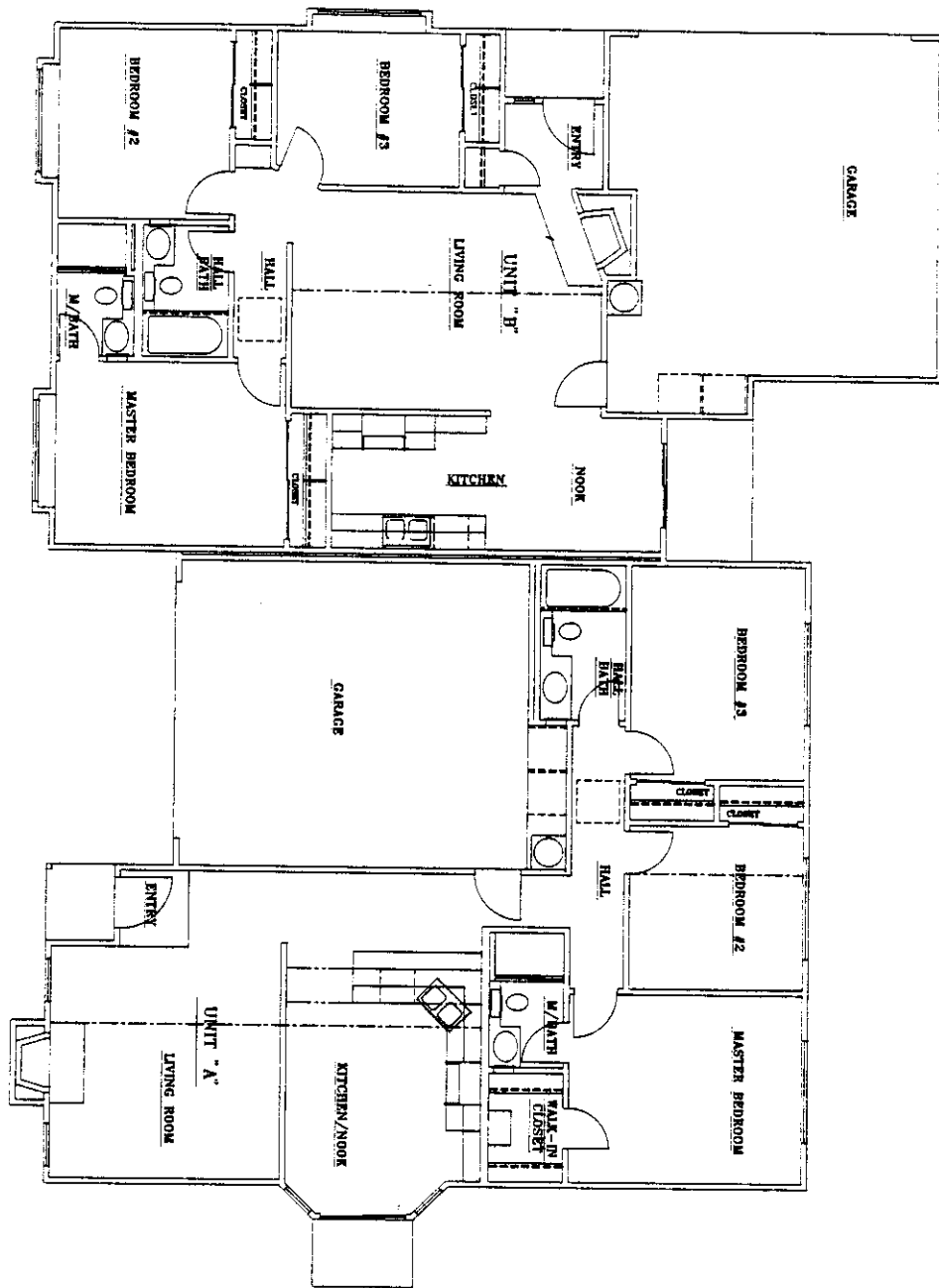
PINEDALE AVENUE

P90-488

July 28, 1991

Item 16

# EXHIBIT - C FLOOR PLANS

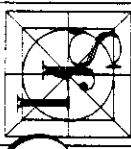


FLOOR PLAN

SCALE 1/8" = 1'-0"

Or Sheets	PLAN 2115	FLOOR PLAN	<b>JTS</b> development 3434 Marconi Ave. Sacramento, Ca. (916) 971-3820 85821	Garry J. Santhring Architect REVISIONS
	Date: OCT 9, 1998 Drawn: LARRY J. Job: 2115 Scale: as noted Sheet:	A THREE BEDROOM DUPLEX EACH SIDE -- UNIT "A" HAVING 1117 SQ. FT. UNIT "B" HAVING 1024 SQ. FT. A TOTAL OF 2141 SQ. FT.		

# EXHIBIT - D ELEVATIONS



Larry J. Schilling  
Architect

REVISIONS

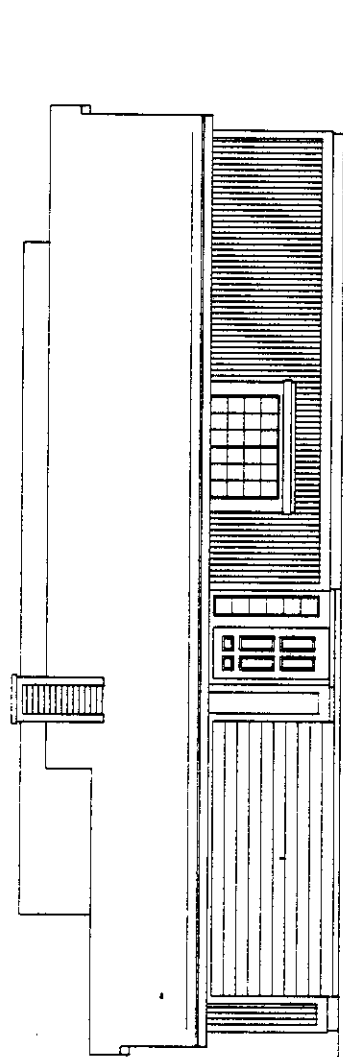



JTS  
development  
2424 Marwood Ave.  
Sacramento, Ca.  
(916) 971-2820  
09821

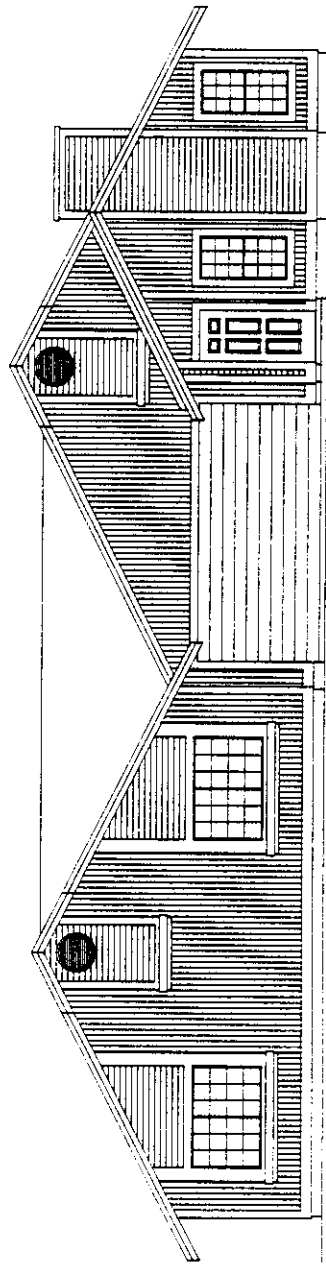
FLOOR PLAN  
A THREE BEDROOM SPLIT RACE  
UNIT - UNIT A, BAYING 1117 SQ. FT.  
UNIT B BAYING 1084 SQ. FT. A TOTAL  
OF 2201 SQ. FT.

PLAN  
2115

Date: OCT 1, 1988  
Drawn: LARRY J.  
Job: 2115  
Scale: AS NOTED  
Sheet: A-4  
Of: Sheet:



LEFT SIDE ELEVATION



FRONT ELEVATION

P 90-488

July 25, 1991

Item 16