

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Speath Engineering, 5710 Garfield Ave., Suite B, Sacramento 95841		
OWNER	Chuck & Alice Wong, 6945 Sierra Benita Way, Sacramento CA 95831		
PLANS BY			
FILING DATE	11-5-82	50 DAY CPC ACTION DATE	REPORT BY: GM:cp
NEGATIVE DEC.	11-29-82	EIR	ASSESSOR'S PCL. NO. 017-121-7 & 8

- APPLICATION:
1. Negative Declaration;
 2. Amendment of the 1965 Sutterville Heights Community Plan from Light Density Residential to Multiple-Family Residential designation;
 3. Rezone 0.4+ acres from Single Family (R-1) and Light Density Multiple-Family (R-3) to Garden Apartments (R-2A) or more restrictive zone;
 4. Tentative Map to divide 0.4+ acres into one common lot and seven townhouse lots for townhouse condominium development;
 5. Special Permit for townhouse development.

LOCATION: 1927 Wentworth Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a seven unit, two-story townhouse condominiums in the R-2A zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Sutterville Heights Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1 and R-3
Existing Land Use of Site: Single Family and vacant
Surrounding Land Use and Zoning:
North: Capital Nursery; and C-2
South: Raley's Shopping Center; and C-2
East: Vacant Lot; and R-1
West: Residential; and R-1
Parking Required: 7 Ratio Required: 1:1
Parking Provided: 11 Parking Ratio Provided: 1.6:1
Property Dimensions: 150' x 127.5'
Property Area: 0.4+ acres
Density of Development: 16.2 units/ac.
Sq. Footage of Units: 1107 sq. ft. to 1282 sq. ft.
Height of Building: 2-story
Street Improvements/Utilities: Existing
Topography: Flat

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 24, 1982, by a vote of 7 ayes and 2 absent; the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

000230

1. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement;
2. 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;
3. Prepare a drainage study; construct off-site improvements as indicated by the study.

BACKGROUND INFORMATION: The subject site consists of two lots located along the north side of Wentworth Avenue, approximately 220 feet west of Freeport Blvd. The existing zoning for the site consists of R-3 zoning for the west two-thirds (100' x 127' lot) and R-1 zoning for the east one-third (50' x 127' lot).

The spot R-3 rezoning was approved by the City Council on April 9, 1968 (P-3233) to allow the development of a nine-unit apartment complex which was never constructed.

A substandard single family structure is presently located on the R-3 lot and the R-1 lot is vacant. Surrounding land uses include the Capital Nursery property (C-2) to the north; Lawrences'/Raley's Shopping Center (C-2) across Wentworth Avenue to the south; a vacant 50' x 127' (R-1) lot and the Bank of America parking lot to the east; and single family (R-1) residences to the west.

The applicant's proposal is to merge the two lots presently zoned R-3 and R-1 and develop a seven unit condominium project under the R-2A zone.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The applicant originally submitted an 8 unit condominium proposal for the subject site for preliminary staff review. Due to problems related to setbacks, open space and parking, staff suggested that the applicant redesign the project and reduce the density.
2. The current application proposes a 7 unit complex consisting of two duplex structures and one triplex structure. A total of 11 parking spaces is proposed consisting of an enclosed garage for each unit and four open guest parking spaces. The revised project complies with setback requirements related to the R-2A zone.
3. Staff supports the applicant's proposal to develop a low density multiple family project based upon the site's relationship to surrounding land uses. The project site is located directly north of Lawrence's Department Store and Raley's Shopping Center and west of the Freeport Branch Bank of America's parking lot. Due to the heavy vehicular traffic generated by these adjacent commercial activities and its resultant impact on the subject site, it appears that the single family zone is an inappropriate designation for the subject site.

Staff believes that the applicant's development proposal provides a complementary transition between the commercial uses along Freeport Blvd. and the single family residences to the west. The new units blend in well with the streetscape with the duplex structure located next to the existing single family residence to the west and by orienting the structure to Wentworth Avenue. The south side elevation of the three unit structure is designed in a manner that gives the appearance of a single family residence from street view.

4. In order to provide the necessary 26 feet of back-out maneuvering distance for the three garages facing east (site plan shows 24 feet), the site plan needs to be revised by shifting the proposed structures two feet to the west.
5. The requested rezoning is to Garden Apartment, R-2A zone which permits a maximum density of 17 units per acre. The applicant's plans indicate approximately 16 units per acre. Staff recommends that the rezoning be approved to R-2A-R, the "R" denoting Review, to insure design consistency and Commission review should the intended design alter considerably.
6. The Community Services & Planning Departments have determined that 0.0616 acres are required for Parkland Dedication purposes and that in-lieu fees are to be charged. The applicant, therefore, 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.
7. The staff requests that the applicant submit a detached irrigation and landscape plan subject to staff review and approval prior to the issuance of building permits. The plans shall adhere to the landscaping and open space criteria in Exhibit G.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the amendment to the Sutterville Heights Community Plan from Light Density Residential to Light Density Multiple-Family Residential designation;
3. Approval of the Rezoning from Single Family (R-1) and Light Density Multiple-Family (R-3) to Garden Apartments-Review (R-2A-R) zone;
4. Approval of the Special Permit, subject to conditions and based on the findings of fact which follow;
5. Approval of the Tentative Map, subject to conditions which follow.

Conditions - Special Permit:

- a. The applicant shall increase back-out maneuvering distance for three garages of triplex structure to 26 feet. A revised site plan indicating this shall be submitted to staff for review and approval.

- b. The applicant shall submit a detailed irrigation and landscape plan subject to staff review and approval prior to issuance of building permits. The plans shall adhere to the landscaping and open space criteria in Exhibit G.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that:
 - 1) the proposal is designed to be compatible to surrounding residential uses; and
 - 2) an alternative type of housing is being provided.
- b. The project, as conditioned, will not be injurious to the surrounding properties in that it will not significantly alter the characteristics of the area which consist of residential and commercial uses.
- c. The project is consistent with the 1974 General Plan which designates the site residential.

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:

- a. Enter into an agreement with the City to participate in any future assessment districts to provide street lights. A note shall be placed on the final map referencing the agreement;
- b. 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;
- c. Prepare a drainage study; construct off-site improvements as indicated by the study.

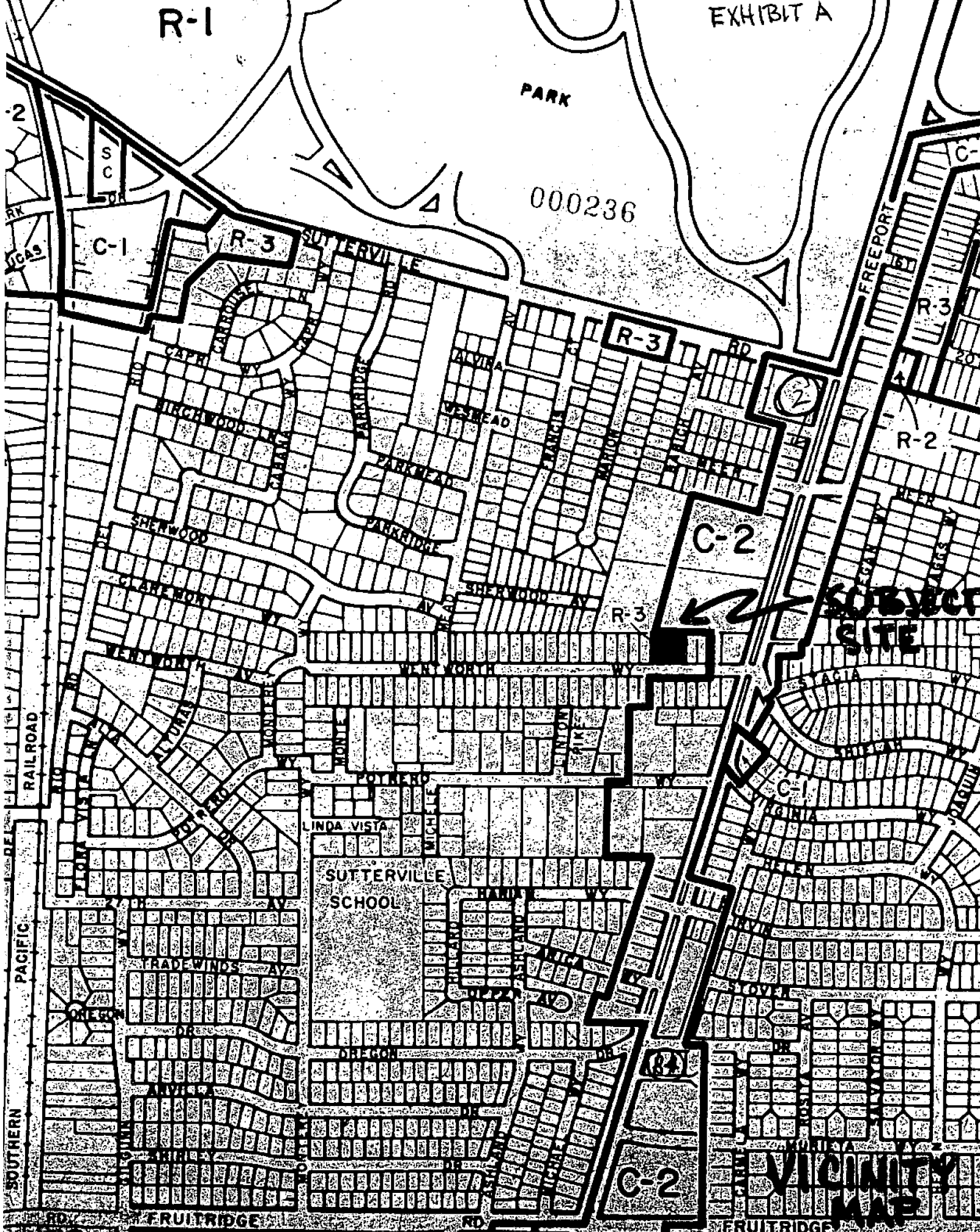
000233

R-1

EXHIBIT A

PARK

000236



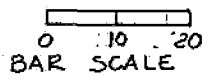
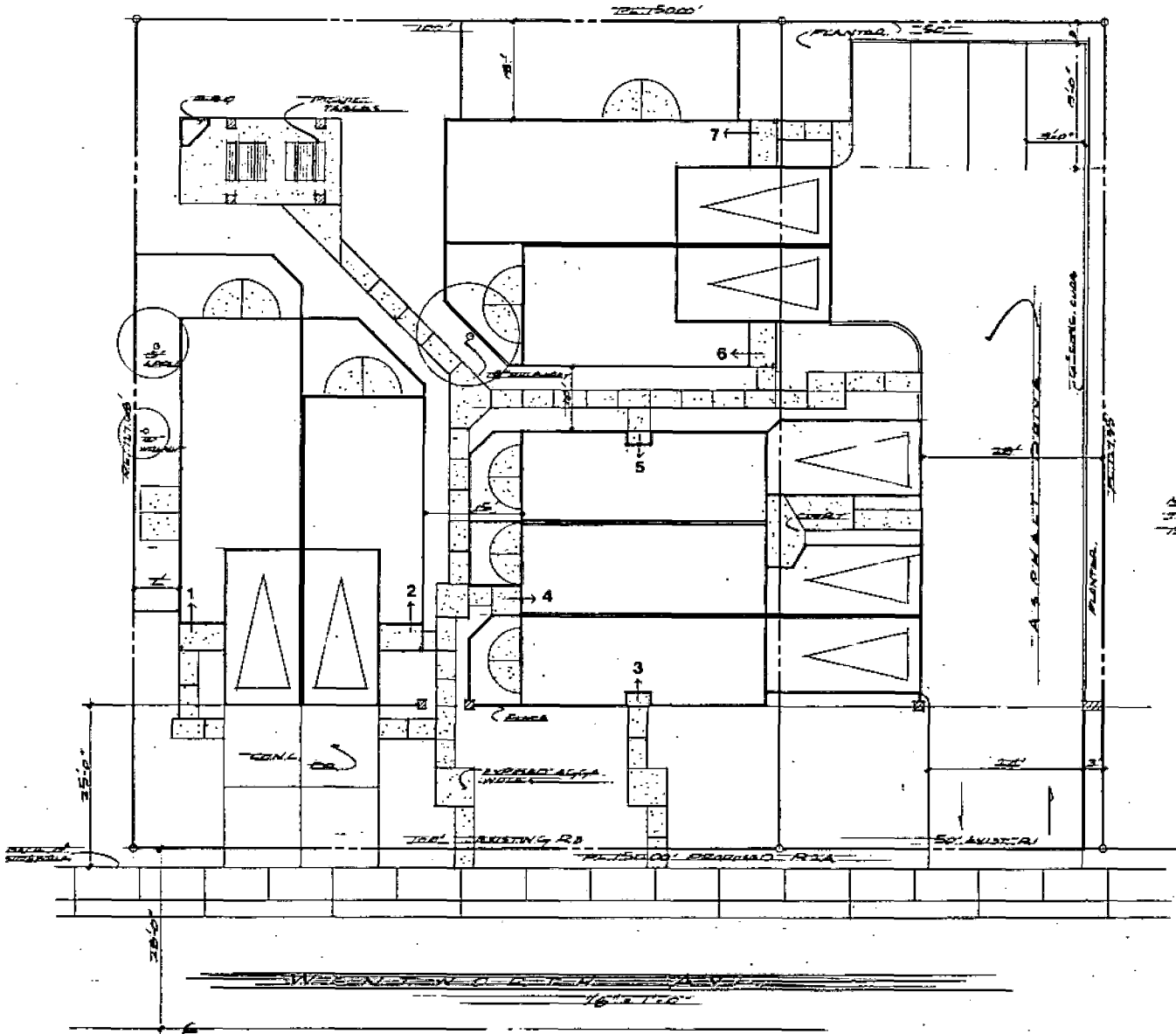
SUBJECT SITE

VICINITY MAP

182-265

12-9-82

No. 7



NOTES:
 TOTAL AREA - 19,152 SQ. FT.
 BUILDING COVERAGED 28,050 SQ. FT. 4.33%

EXHIBIT B

Frazier's
 1111 Avenue of the Stars, Suite 1000, New York, NY 10020
 212 540-1111
 FAX 212 540-1112

000238

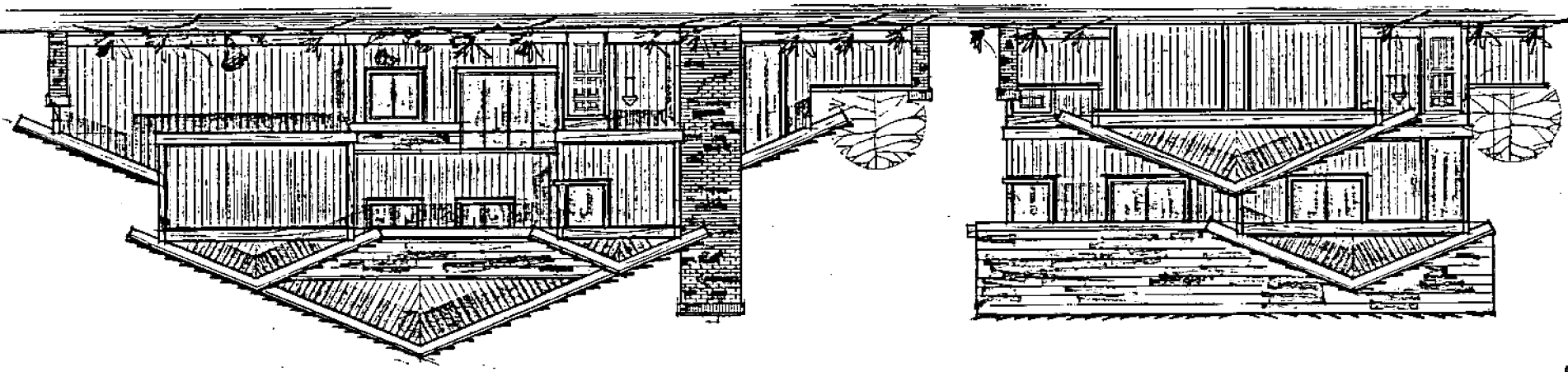
EXHIBIT C

Shapiro

000239

No. 7

BAR SCALE
0 10 20



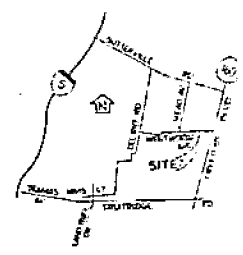
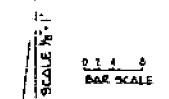
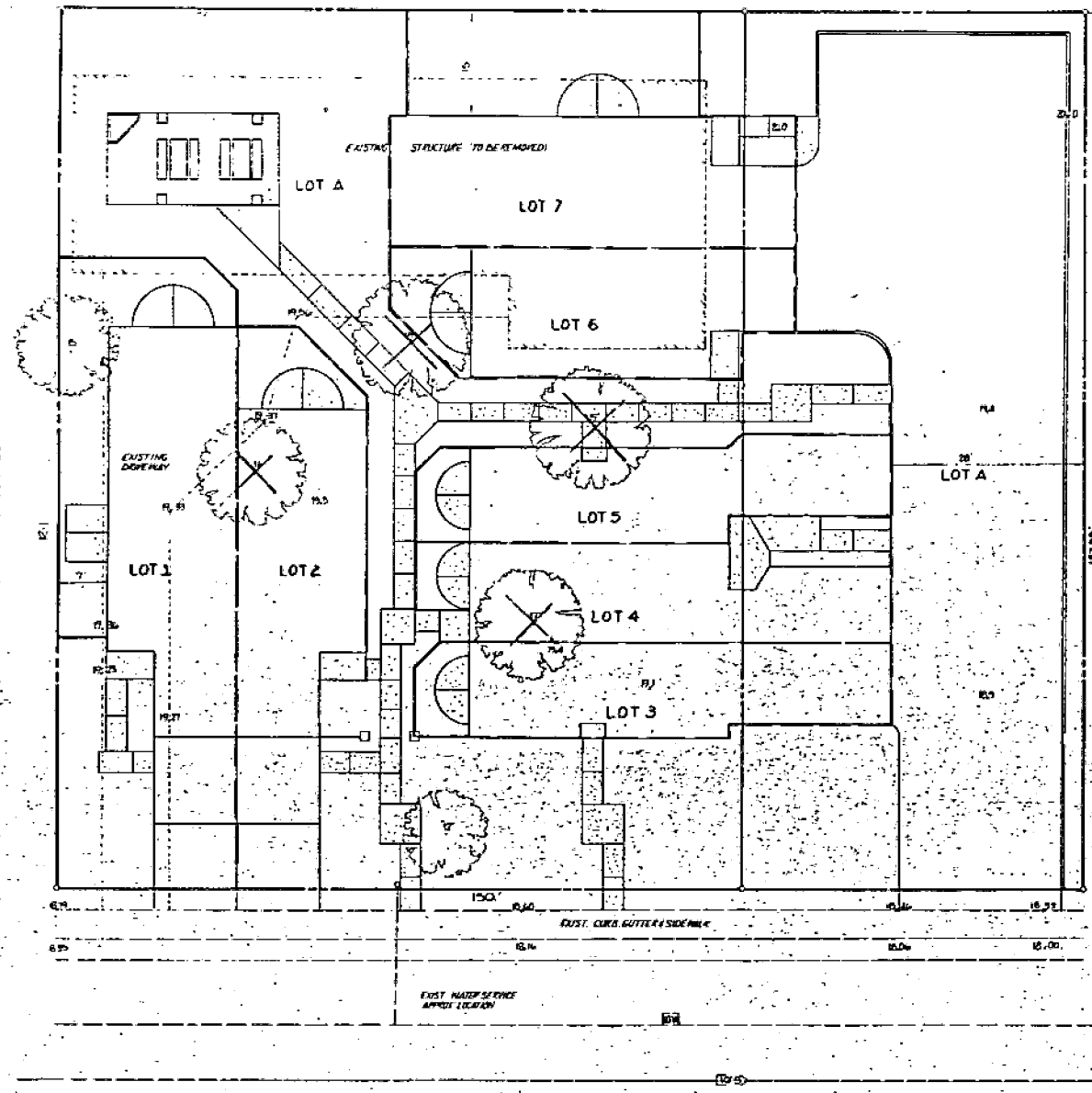
12-9-82

P 82-265

P84-265

12-9-92

MAP NO. 1 1992
C-2



LEGAL DESCRIPTION
 LOTS 3, 7 AS SHOWN ON THE "PLAT OF REAR TRACT",
 RECORDED IN BOOK 9 OF MAPS, MAP NO. 18, SACRAMENTO
 COUNTY RECORDS.

ASSESSORS PARCEL NUMBER
 017-121-07 & 08

OWNER/DEVELOPER
 CHUCK & ALICE MORG
 6945 BONITA WAY
 SACRAMENTO, CA 95831

ZONING
 PRESENT: 017-121-07 R1
 017-121-08 R3
 PROPOSED: R-2A

USE
 PRESENT: 017-121-07 VACANT
 017-121-08 SINGLE FAMILY
 PROPOSED: MULTIFAMILY - CONDOMINIUM/TOWNHOMES

NUMBER OF UNITS
 SEVEN

SIZE OF LOTS
 017-121-07 5,378 SQ. FT.
 017-121-08 12,755 SQ. FT.
 TOTAL 18,133 SQ. FT.

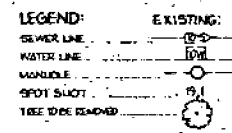
SCHOOL DISTRICT
 SACRAMENTO CITY UNIFIED

SOURCE OF WATER
 SACRAMENTO CITY

SANITARY FACILITIES
 SACRAMENTO CITY

DRAINAGE FACILITIES
 SACRAMENTO CITY

NOTE:
 ALL EXIST. TREES ARE
 ORNAMENTAL SHADE TREES



EAST MAIN SERVICE AVENUE
 15.00' 15.00' 15.00' 15.00'

BENCHMARK	ELEVATION	DESIGNED BY	TENTATIVE SUBDIVISION MAP WENTWORTH TOWNHOMES 1929+2009 WENTWORTH AVENUE	SPEATH ENGINEERING Civil Engineers	DATE	COUNTY RECORDS	SCALE	NO. 117
		DRAWN BY RLS/RSR/BJL	CITY OF SACRAMENTO CALIFORNIA	5712 Garfield Ave. Suite 11 Sacramento, CA 95841 (916) 234-8330			GRAPHIC 1"=8'	82-09
		CHECKED BY					VERT	1
							DATE NOV 82	

000237

EX. F

Multiple Family Landscaping Criteria

1. Landscaping materials selected shall be:
 - a. Compatible with one another and with existing material on the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and ~~24~~ inch box trees).
2. Landscape treatment shall include:
 - a. Larger specimens of shrubs and trees along the site periphery.
 - b. The utilization of group plantings of deciduous trees on the western and southern facing walls so as to reduce energy consumption in the summer yet allowing for sunlight access in the winter.
 - c. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
 - d. Undulating landscaped berms located along street frontages and achieving a minimum height of three feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.
3. Public open space shall be designed to maximize its utility. Both large and small areas for both active and passive activities shall be achieved through effective building orientation, walkway location, etc.
4. Landscaping of parking areas in compliance with the 50% parking lot shading requirement.

Trash Enclosures:

1. Sturdy enclosure walls shall be constructed to reduce maintenance.
2. Design and materials shall match or complement the residential structures.
3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
4. Walls shall be a minimum six feet in height; more if necessary for adequate screening, doors shall be provided on all trash enclosures.
5. The enclosures shall be screened with landscaping.
6. The enclosures shall be adequate in capacity, number, and distribution, as approved by the City Waste Removal Department.

P82-265

~~12-9-82~~

Item # 77

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