

CITY PLANNING COMMISSION

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

APPLICANT Gardner - Feusi Company, 1722 Professional Drive, Suite C Sac., CA 95825
OWNER Leage Daniel Wickerson, 8224 Juditte Avenue, Sac. CA 95828
PLANS BY Gardner - Feusi Company, 1722 Professional Drive, Suite C Sac., CA 95825
FILING DATE 9/19/86 ENVIR. DET. 10/13/86 REPORT BY SD/vf
ASSESSOR'S-PCL. NO. 117-0187-004

- APPLICATION:
- A. Negative Declaration
 - B. Rezone 5+ vacant acres from Agricultural (A) to Townhouse (R-1-A)
 - C. Tentative Map (P86-373)
 - D. Special Permit for development in the Townhouse (R-1-A) zone.

LOCATION: 5104 Ehrhardt Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop 5+ acres with 32 single family residential, zero-lot line units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1986 South Sacramento Community
Plan Designation: Residential 4-8 du/ac.
Existing Zoning of Site : (A) zone
Existing Land Use of Site : Vacant
Proposed Zoning : R-1-A

Surrounding Land Use and Zoning:

North: Single Family (R-1)
South: Single Family (R-1)
East : Church and residence (A)
West : One family and storage (A)

Amended

Parking Required: 32 Spaces
Parking Provided: 64 Spaces
Property Dimensions: 340' x 625'
Property Area: 4.9+ acres
Density of Development: 7.9 d.u. per acre
Square Footage of Building: 1,310 and 1,470 square feet
Height of Building: 1,310 = 1 story; 1,470 = 2 story
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Exterior Building Materials: Horizontal wood siding, brick trim
Roof Material: Medium Shake or similar material

Subdivision Review Committee Recommendations:

On October 8, 1986, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the attached conditions.

APPLC. NO. P86-373 MEETING DATE November 13, 1986 ITEM NO 7

Project Evaluation: Staff has made the following findings:

A. Land Use:

The subject site is designated for residential uses in the 1974 General Plan. It is designated for 4 to 8 units per net acre in the 1986 South Sacramento Community Plan. The site is surrounded by standard single family development to the north and south. A church and residence are located to the east. Property to the west is designated seven to fifteen units per acre. It is currently used for equipment storage and a residence.

B. Design:

The applicant proposes to subdivide the site into 32 lots for single family, zero lot line development. A street is proposed south from Ehrhardt along the eastern portion of the property, dog-legging near the south property line and stubbing at the west property. The adjacent parcel to the west is designated for seven to fifteen units per acre and similar development is anticipated. The applicant is providing a needed access into the adjacent parcel.

C. Rezone:

The applicant requests a rezone to Townhouse (R-1-A) in order to develop the site at a density of 7.9 units per acre. Staff has no objection to the proposed zone since it is within the density limits of the community plan. The proposed project will conform to the residential character of the area. It will provide a transition from existing standard single family to the seven to fifteen units per acre designated on the parcel adjacent to the west.

D. Special Permit:

The applicant proposes two floor plans with three front elevations each. Plan 1310 (square feet) has three bedrooms and two baths. It is one story in height. Plan 1470 has three or four bedrooms and two and one-half baths. It is two stories in height. Both floor plans have two car garages. Exterior building materials are to be horizontal wood siding with brick trim. Roofing material has not been indicated. Staff recommends medium shake or similar material. The applicant has incorporated some interest along the street side elevation with the use of doors and windows along the wall which faces the street.

Existing residences on Ehrhardt, north of the subject site, have a 25 foot front setback. Staff recommends that the proposed units on Ehrhardt maintain a 25 foot setback also. Within the subdivision, staff recommends front setbacks be staggered between 20 and 30 feet for an interesting streetscape. An overall plan shall be approved by staff prior to issuance of building permits indicating a setback pattern throughout the subdivision.

The widest unit is proposed to be 35 feet and the narrowest lot is proposed to be 45 feet. This would allow units to be placed on the center of the lot with two five foot sideyard setbacks. Applicants, in the past, have found the "petite" design to be a more workable arrangement because it eliminates the need for light air and maintenance easement agreements between neighbors and still provide at least ten feet between structures. Staff reminds the applicant that the side yard setback is measured to the nearest portion of the wall (i.e., fireplace or bay window) care should be in situating the units.

Staff notes that the rear setback on Lot six may be less than 15 feet. The applicant should attempt to make the setback as near 15 feet as possible. The units on Lot six should be located on to the other side of the lot which should increase the setback.

Staff finds the variety of floor plans and elevations acceptable.

E. Parkland dedication:

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .3584 acres of land multiplied by the per acre value established by the applicant's appraiser.

F. Schools:

The Elk Grove Unified School District is impacted. Fees are collected at the time building permits are obtained.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a Negative Declaration.

Recommendation: Staff recommends that the Commission:

1. Ratify the Negative Declaration;
2. Recommend approval of the Rezone from Agricultural (A) to Townhouse (R-1-A);
3. Recommend approval of the tentative map subject to conditions which follows;
4. Approve the Special Permit subject to conditions and based upon findings of fact which follow:

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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;

- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Pay off existing assessments, if any, or file the necessary segregation requests and fees to segregate existing assessments;
- d. 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;
- e. Pursuant to City Code 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;
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
- g. Meet all County Sanitation District requirements;
- h. Submit a soils test prepared by a registered engineer to be used in street design;
- i. Abandon well to the satisfaction of the County Health Department;
- j. Remove all hazardous chemicals under permit to the satisfaction of the County Health Department;
- k. Abandon existing septic system to the satisfaction of the Building Inspection Division.
- l. Realign cul-de-sac to the satisfaction of the Public Works Director;
- m. Delete the light, air and maintenance easements from final map.
- n. Remove all structures from the site.

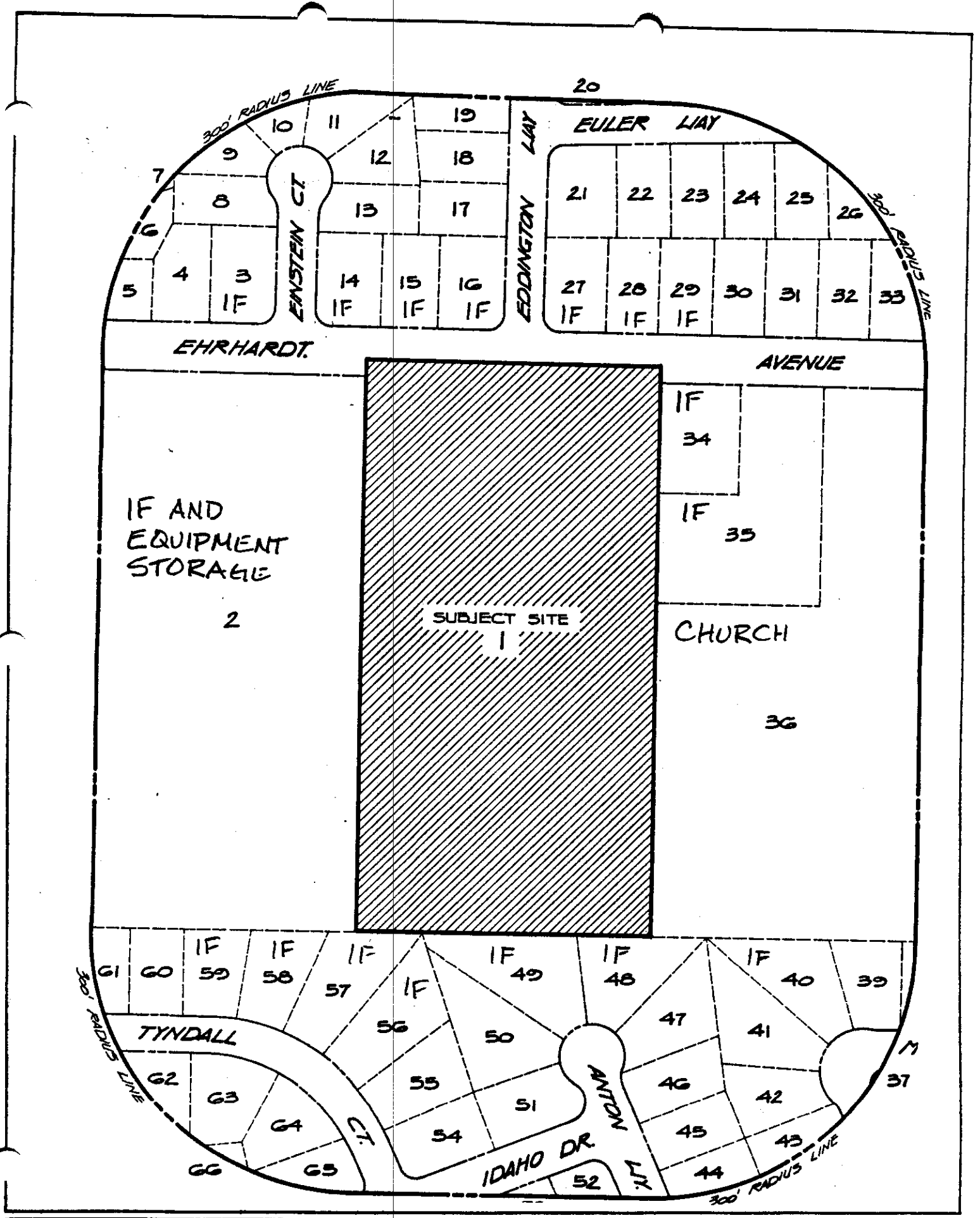
Conditions - Special Permit:

1. Roofing material shall be medium shake or similar material;
2. All units shall have at least two five-foot side yard setbacks;
3. Unit six shall be relocated to the opposite side of the lot;
4. Front yard setbacks shall be 25 feet along Ehrhardt Avenue;

5. A master site plan shall be approved by staff prior to issuance of building permits which indicate a front yard setback pattern staggered between 20 and 30 feet for all lots.

Findings of Fact - Special Permit:

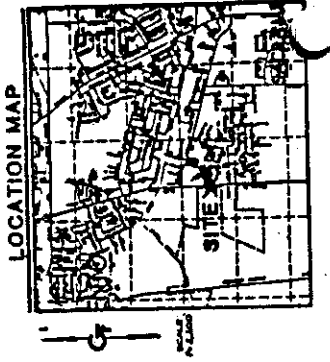
1. The project is based upon sound principles of land use in that:
 - a. It is within the density range of the community plan;
 - b. It provides an access into adjacent property.
2. The project will not result in a nuisance to surrounding property in that:
 - a. It will be compatible with the residential character of surrounding development;
 - b. It will provide a transition to the adjacent property to the west.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for four to eight residential units per acre by the 1986 South Sacramento Community Plan, and the proposed zero lot line subdivision conforms with the plan designation.



LAND USE MAP

TENTATIVE MAP FOR PARTRIDGE GLEN

CITY OF SACRAMENTO CALIFORNIA

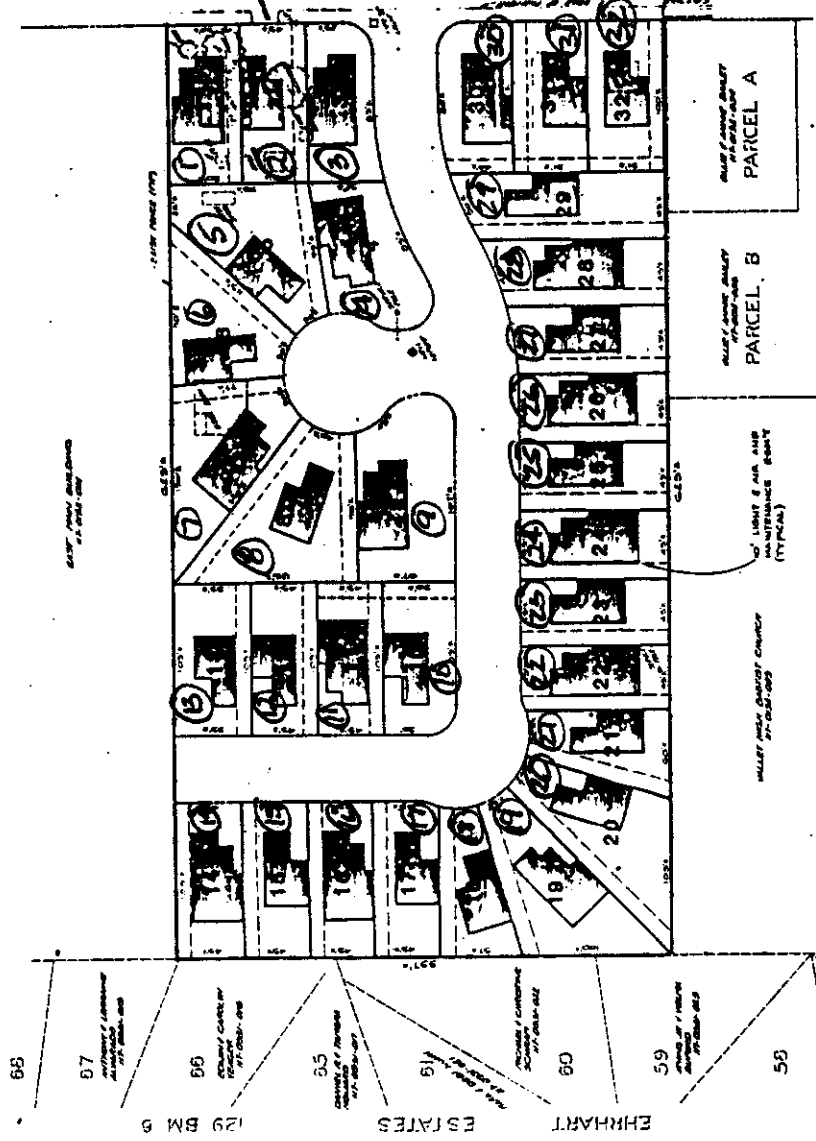


PROJECT DATA

RECORD OWNER: LEASO DAVIS, SACRAMENTO
 SUBDIVIDER: C/O SACRAMENTO REGION COMPANY
 ADDRESS: 1721 PROFESSIONAL DRIVE SUITE 100
 SACRAMENTO, CALIFORNIA 95811-4400
 PROPOSED USE: RESIDENTIAL
 EXISTING USE: RESIDENTIAL
 PROPOSED ZONING: R1-1-A
 EXISTING ZONING: R1-1-A
 PROPOSED IMPROVEMENTS: AS REQUIRED
 ASSESSORS PARCEL NO.: 87-018-008
 LEGAL DESCRIPTION: LOT 2 OF PARTRIDGE GLEN
 ACRES: 1.000000
 WATER SUPPLY: SACRAMENTO CITY
 SCHOOL DISTRICT: BLK GROVE UNIFIED

NOTE: THIS TENTATIVE MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND.

UNIT NO.	DESCRIPTION
22	CONVEYANCE FROM 87-018-008
23	CONVEYANCE FROM 87-018-008
24	CONVEYANCE FROM 87-018-008
40	CONVEYANCE FROM 87-018-008
41	CONVEYANCE FROM 87-018-008
42	CONVEYANCE FROM 87-018-008
43	CONVEYANCE FROM 87-018-008



75 PM 9



DATE: 9-10-08
 FILE: 88-08
 CHECKED BY: R. FISH
 DESIGNED BY: J. WILSON
 DRAFTED BY: G. WILSON

BENCHMARK: NOT APPLICABLE
 ELEVATION: NOT APPLICABLE

NO.	DATE	DESCRIPTION

REVISIONS

88-08

PARTRIDGE GLEN

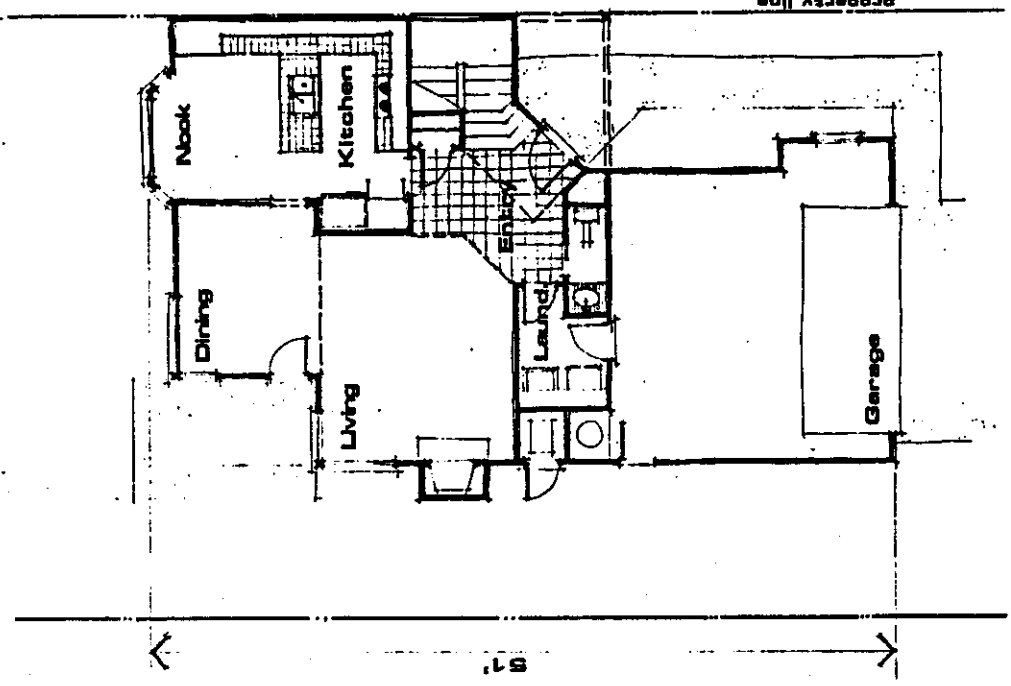
CITY OF SACRAMENTO CALIFORNIA

TENTATIVE MAP

88-08

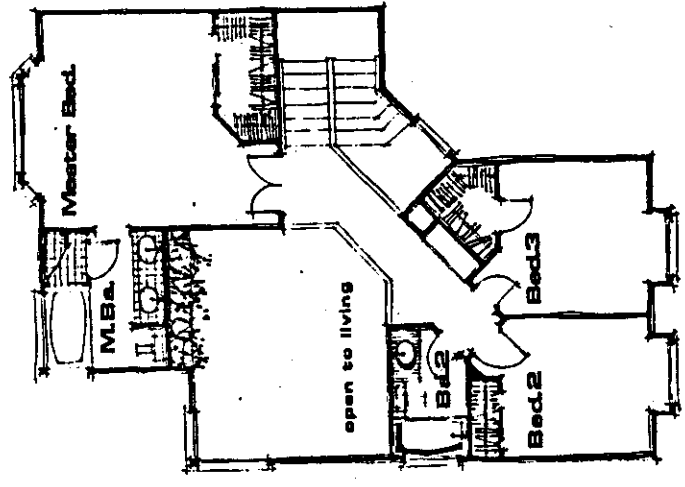
30'

51'



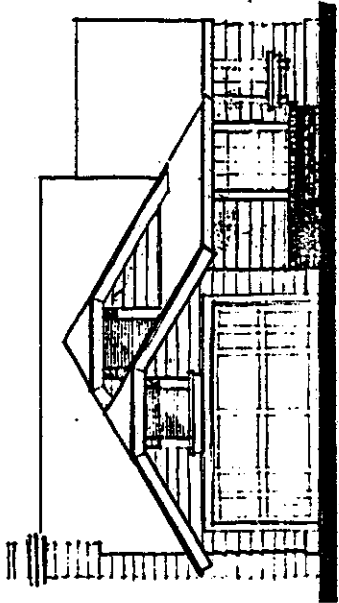
Lower Floor

1470s.f.

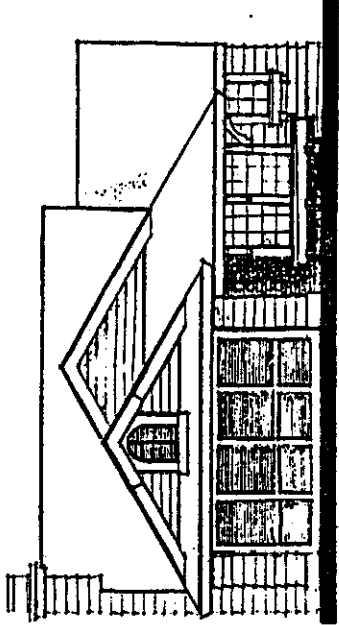


Upper Floor

PARTRIDGE GLEN

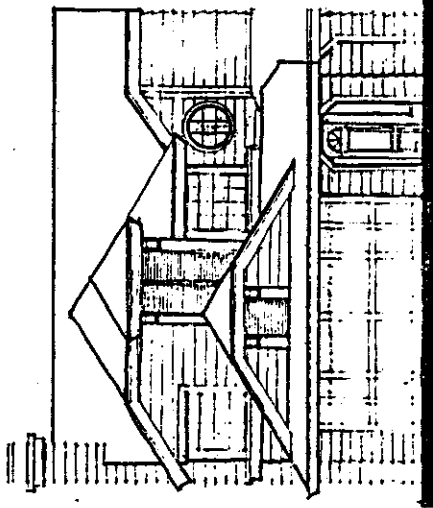


ELEVATION-B

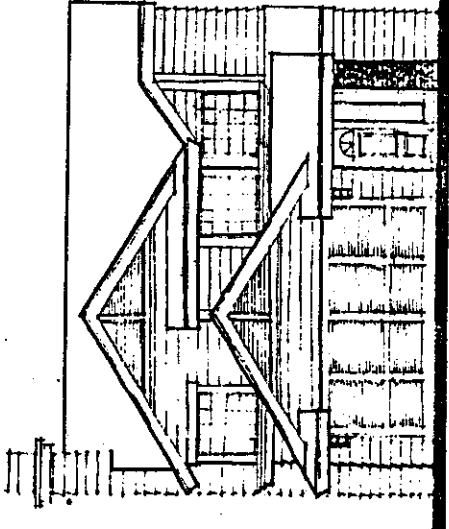


ELEVATION-A

PLAN 1310



ELEVATION-B



ELEVATION-A

PLAN 1470

AMENDED BY STAFF 11/13/86
CITY PLANNING COMMISSION

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Existing Land Use of Site :	Vacant
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Recommendation: Staff recommends that the Commission:

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- g. Meet all County Sanitation District requirements;
- h. Submit a soils test prepared by a registered engineer to be used in street design;
- i. Abandon well to the satisfaction of the County Health Department;
- j. Remove all hazardous chemicals under permit to the satisfaction of the County Health Department;
- k. Abandon existing septic system to the satisfaction of the Building Inspection Division.
- l. Realign cul-de-sac to the satisfaction of the Public Works Director;
- m. Delete the light, air and maintenance easements from final map.
- n. Remove all structures from the site.

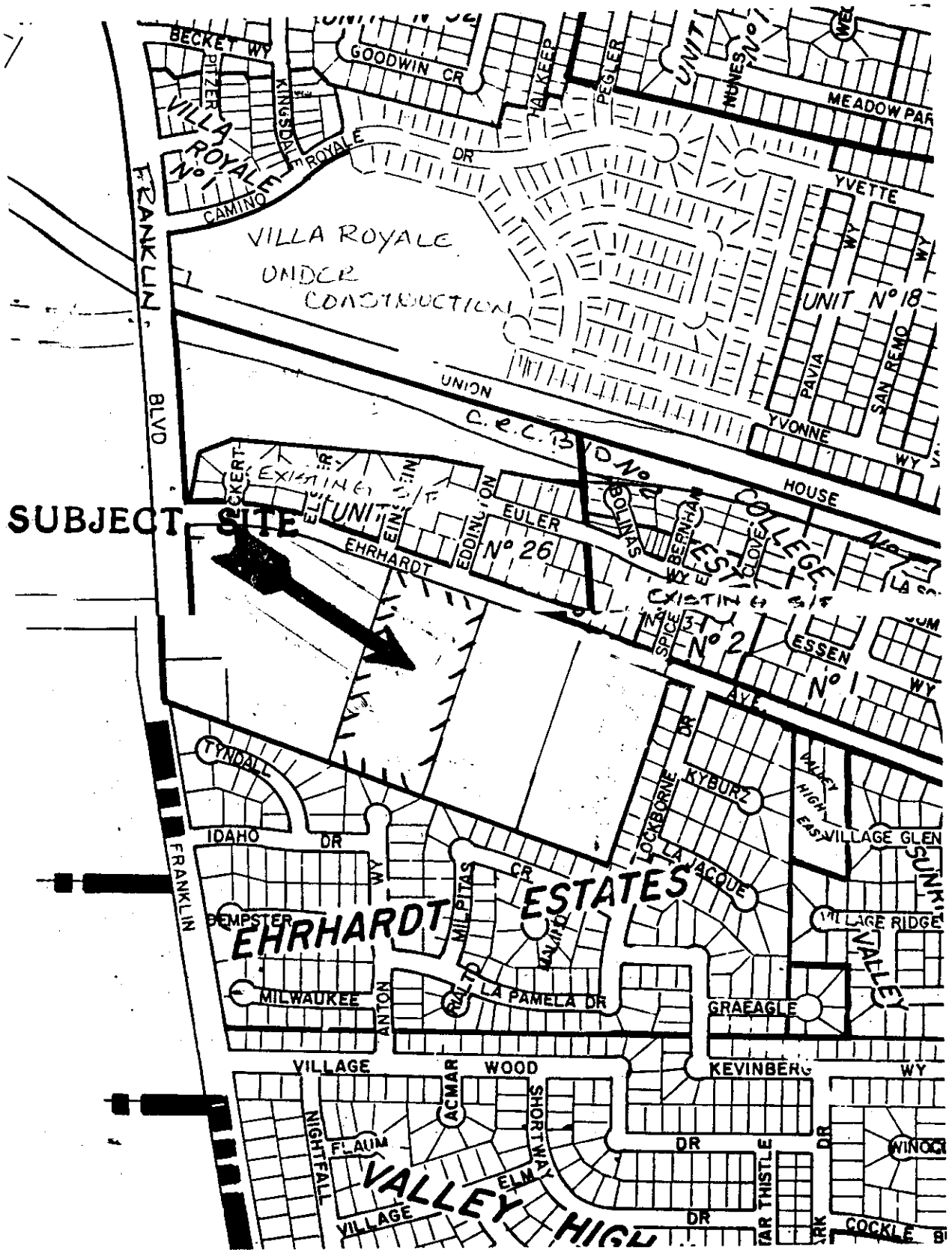
Conditions - Special Permit:

1. Roofing material shall be medium shake or similar material;
- * 2. ~~ALL UNITS SHALL HAVE AT LEAST TWO FIVE-FOOT SIDE YARD SETBACKS //~~
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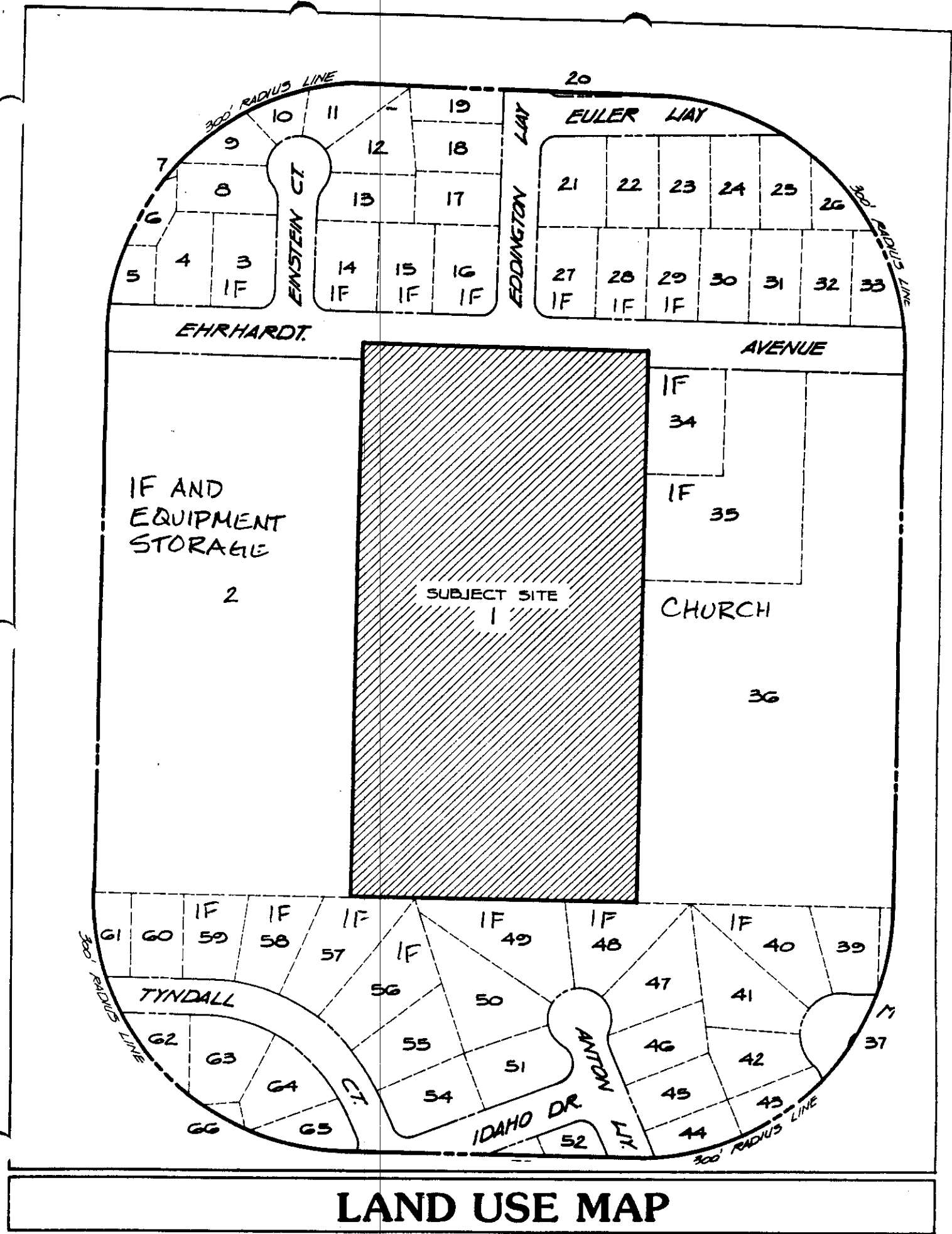
5. A master site plan shall be approved by staff prior to issuance of building permits which indicate a front yard setback pattern staggered between 20 and 30 feet for all lots.

Findings of Fact - Special Permit:

1. The project is based upon sound principles of land use in that:
 - a. It is within the density range of the community plan;
 - b. It provides an access into adjacent property.
2. The project will not result in a nuisance to surrounding property in that:
 - a. It will be compatible with the residential character of surrounding development;
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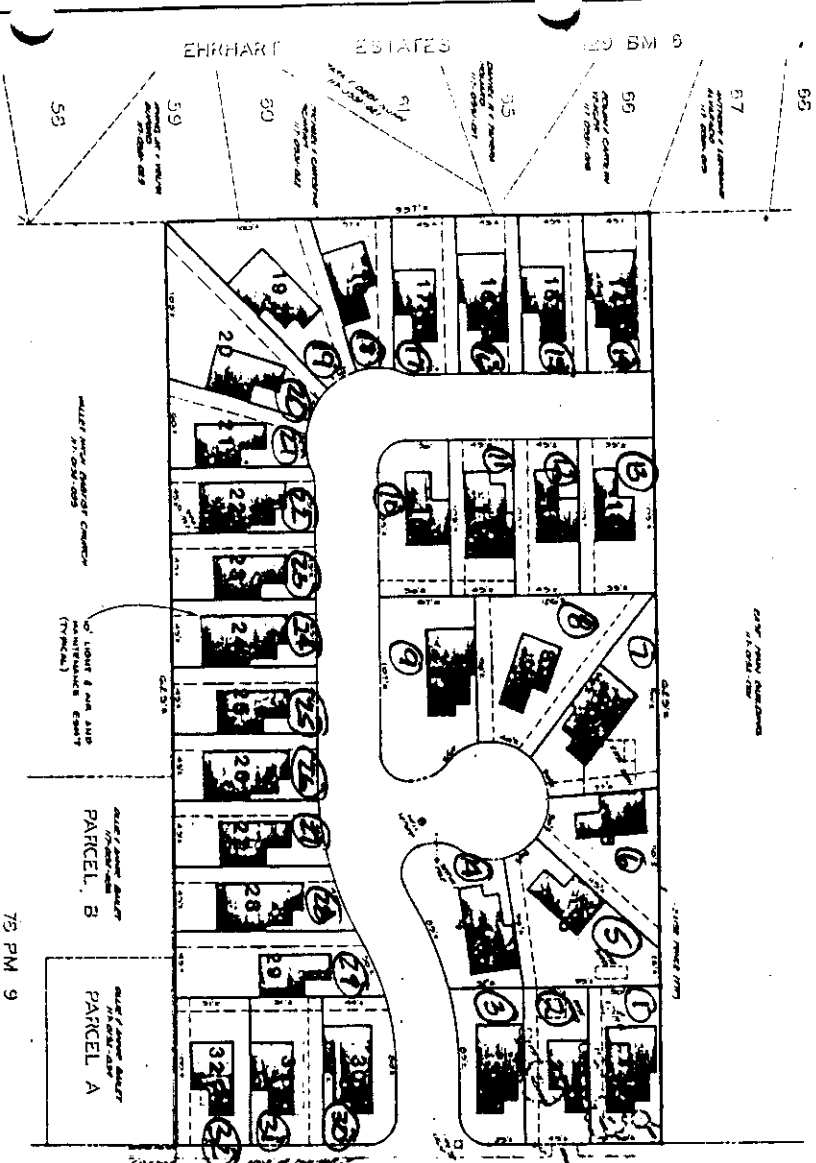


VICINITY MAP

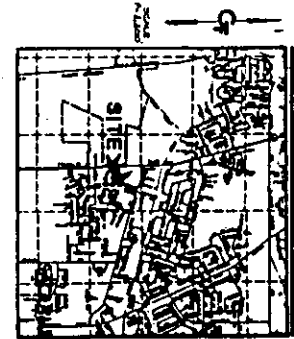


LAND USE MAP

TENTATIVE MAP FOR PARTRIDGE GLEN CITY OF SACRAMENTO CALIFORNIA



UNIT NO.	PROPOSED USE	EXISTING USE	PROPOSED ZONING
22	Single-Family Detached	Single-Family Detached	R-1-A
23	Single-Family Detached	Single-Family Detached	R-1-A
24	Single-Family Detached	Single-Family Detached	R-1-A
40	Single-Family Detached	Single-Family Detached	R-1-A
41	Single-Family Detached	Single-Family Detached	R-1-A
42	Single-Family Detached	Single-Family Detached	R-1-A
43	Single-Family Detached	Single-Family Detached	R-1-A



PROJECT DATA

RECORD OWNER & LEGAL OWNER: SACRAMENTO COUNTY
 SUBDIVIDER: SACRAMENTO COUNTY
 ADDRESS: 125 BM 22
 PROPOSED USE: RESIDENTIAL
 EXISTING USE: RESIDENTIAL
 PROPOSED ZONING: R-1-A
 LEGAL DESCRIPTION: LOT 2 OF "EHRHART ESTATES", BEING 4.594 ACRES MORE OR LESS, AND NEARLY SEWAGE DISPOSAL, SACRAMENTO CITY SCHOOL DISTRICT, BEING 0.000 ACRES MORE OR LESS, TOGETHER BEING 4.594 ACRES MORE OR LESS, IN SACRAMENTO COUNTY, CALIFORNIA.

NOTE: THIS TENTATIVE MAP IS SUBJECT TO THE CITY OF SACRAMENTO'S REVIEW AND APPROVAL.

REVISIONS	DESCRIPTION	DATE
1	INITIAL PLAN	11-13-82

BENCHMARK
 NOT APPLICABLE

CHART SCALE
 1" = 100'

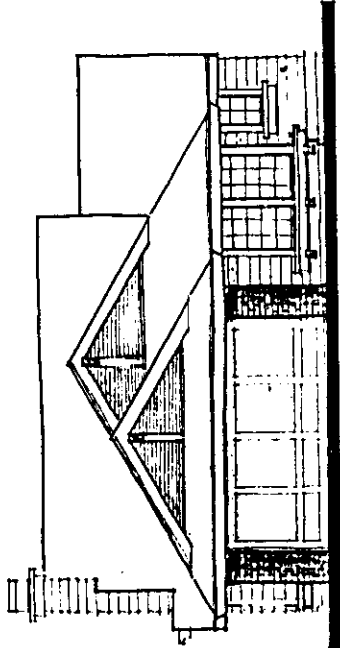
DESIGNED BY: J. M. ...
 CHECKED BY: R. ...
 DATE: 11-13-82



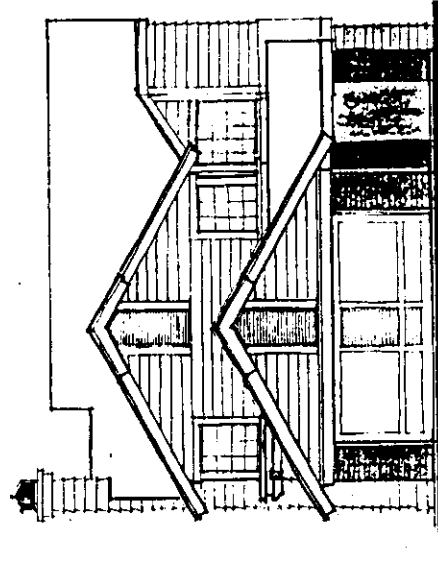
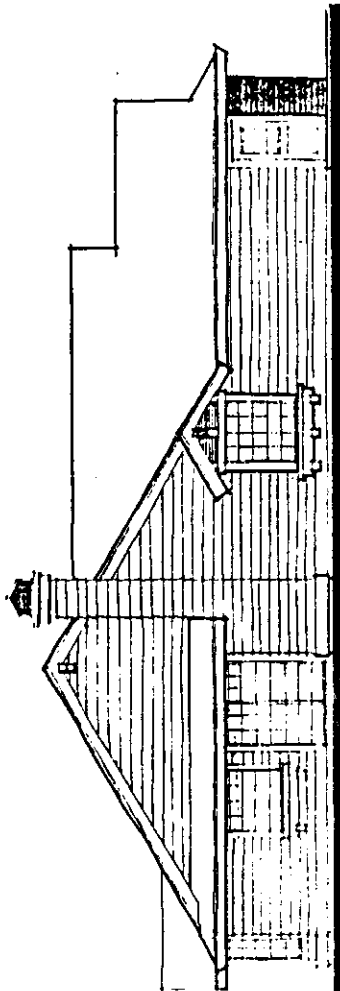
1800 444-1177
 1318 Pennsylvania Dr.
 Sacramento, CA 95825

TENTATIVE MAP
 PARTRIDGE GLEN
 CITY OF SACRAMENTO CALIFORNIA

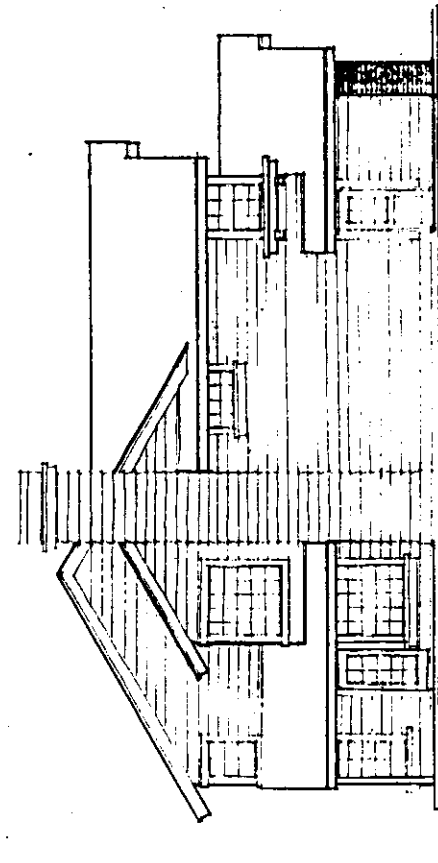
1 of 1
 06-061



ELEVATION-C
 Corner Lots
 PLAN 1310



ELEVATION-C
 Corner Lots
 PLAN 1470



PARTRIDGE GLEN