

City Planning Commission  
Sacramento, California

Members in Session:

- SUBJECT:
1. Negative Declaration.
  2. Rezone 16+ vacant acres from Agriculture (A) and Highway Commercial (HC) to the Townhouse (R-1A) Zone
  3. Tentative Map (Subdivision Ordinance)
  4. Subdivision Modification to Create Reverse Frontage Lots (Section 40.326, Subdivision Ordinance)
  5. Special Permit to Develop 71 Zero Lot Line and 38 Halfplexes (Section 7-C, Zoning Ordinance)

LOCATION: Southwest corner of Bell Avenue and Taylor Avenue

#### BACKGROUND INFORMATION

This item was continued by the Commission on April 12, 1984 to allow staff time to evaluate revised plans. The Commission originally considered this request on March 22, 1984 at which time staff had recommended denial of the request. The Commission, however, indicated an intent to approve the project based upon revised plans and additional changes recommended by the Commission.

As originally proposed, the project consisted of 56 zero lot line units and 60 halfplexes. The applicant has revised the plans a number of times and the current proposal includes 71 zero lot line units with 38 halfplexes on certain corner lots.

At the March 22, 1984 hearing, the applicant presented revised plans which included modified elevations and off-set property lines along with a proposed landscape plan for the development. The applicant modified the property lines and units by shifting the garage away from the main structure to allow for more unit orientation to the front of the lot on 17 of the zero lot line lots. This change was made to address staff concerns over the predominance of the garages along the streets in this project. The applicant also proposed certain modifications in the unit design with alternate roof lines and building materials.

The Planning Commission indicated that the proposed changes along with certain other modifications would adequately address concerns over the project design and requested the applicant to submit these changes for staff review and comment.

The following modifications suggested by the Commission have been submitted for staff review by the applicant:

1. The applicant has varied the setbacks of the units along the west side of the site from 15 feet to 30 feet. The maximum setbacks have been accomplished by relocating the Plan A units, which are not as deep as the other units, farther to the rear of the property. Staff suggest that the minimum frontyards will be landscaped with trees and low shrubs to soften the front elevations and enhance the streetscape. Heavy landscaping will also be provided along the drainage canal on the western property line and along Bell and Taylor Avenues.

The City Traffic Engineer has indicated that all intersections must intersect at 90 degree angles and that streets designed with a reverse curve must be provided with a tangent section between the curves. This will require some modification of the street design. The applicant has been informed of these requirements and has indicated that the required street modification will not significantly alter the project design.

In light of the modifications submitted by the applicant, staff has no objections to the proposed development. The changes which have been made in this project address the concerns expressed by staff over the design of the original proposal. Staff also supports the requested subdivision modification to create lots with reverse street frontages since front-on lots along Bell Avenue are not desirable due to the close proximity of the canal bridge to the two lots in question. Staff does, however, object to the creation of Lot A and B on the far southwest side of the site which are being created for future commercial use. This use is not consistent with the new North Sacramento Plan or zoning. Staff is, therefore, requesting that Lot A and B be combined.

#### ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

#### STAFF RECOMMENDATION

Staff recommends the Commission approve the project by the following actions:

1. Ratification of the Negative Declaration.

2. Approval of the Rezone of 16 acres from A and HC to the R-1A zone.
3. Approval of the Special Permit subject to conditions and based upon findings of fact which follow.
4. Approval of the tentative map and subdivision modification to create reverse frontage lots subject to conditions which follow.

TENTATIVE MAP - 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:

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; may require fill for gravity drainage. No sewer services will be allowed to hook up to the existing main on Bell Avenue.
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 of 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 eighty percent (80%) South orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements.
6. Dedicate Norwood Avenue to a 45 foot halfsection.
7. Deposit \$38,000 for estimated one-fourth share of future Bell Avenue bridge widening.

8. Dedicate the canal to the City.
9. Name the streets to the satisfaction of the Planning Director.
10. Dedicate all interior streets, except cul-de-sacs, and the southern most east/west street which will be 44' right-of-way, to a 50 foot right-of-way.
11. Off-site improvement, except for sidewalk, required across Thompson Property (City will condemn at the owner's expense).
12. The map shall be redesigned by combining Lots A and B on the far southwest corner of the property.

SPECIAL PERMIT - CONDITIONS


1. There shall be a minimum of 11 plan A units located along the west side of the north/south collector street. These units shall be dispersed along this street in a manner similar to the plans in Exhibit B. A final site plan shall be submitted for Planning staff review and approval prior to issuance of building permits.
2. The front setback of the units shall be varied from 20 feet to 30 feet throughout the project.
3. The applicant shall utilize the elevations in Exhibit C. The elevations shall be dispersed throughout the project. Plot plans and elevations shall be submitted to Planning staff for review and approval prior to issuance of a building permit.
4. The applicant shall submit detailed landscape and irrigation plans for staff review and approval prior to issuance of building permits. All trees shall be a minimum size of 15 gallons. Dense landscaping and trees shall be provided along the rear property line of lots adjacent to the drainage canal.
5. Roofing materials shall be wood shake or equivalent aluminum, concrete or imitation shakes or tile, subject to Planning Director approval. Samples of the roofing material to be used shall be submitted to the Planning Director for approval prior to issuance of a building permit.

6. A minimum of 10 feet shall be provided on one side of each zero lot line unit.

SPECIAL PERMIT - FINDINGS OF FACT

1. The Special Permit, if granted, is based upon sound principles of land use in that the lots have been re-designed in such a manner that adequate street orientation of the units is achieved.
2. As conditioned, the Special Permit will not be injurious or detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
  - a. A variety of housing types and designs shall be provided through the project.
  - b. Adequate landscaping will be provided along the streets and drainage canal.
  - c. The setbacks of the structures will be varied to ensure the streetscape is not monotonous.
3. The proposed project is not contrary to the newly adopted North Sacramento Plan or the General Plan which designates the site for residential purposes.

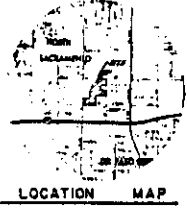
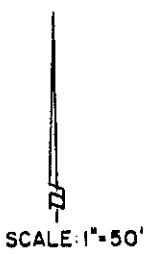
Respectfully submitted,



Howard Yee  
Principal Planner

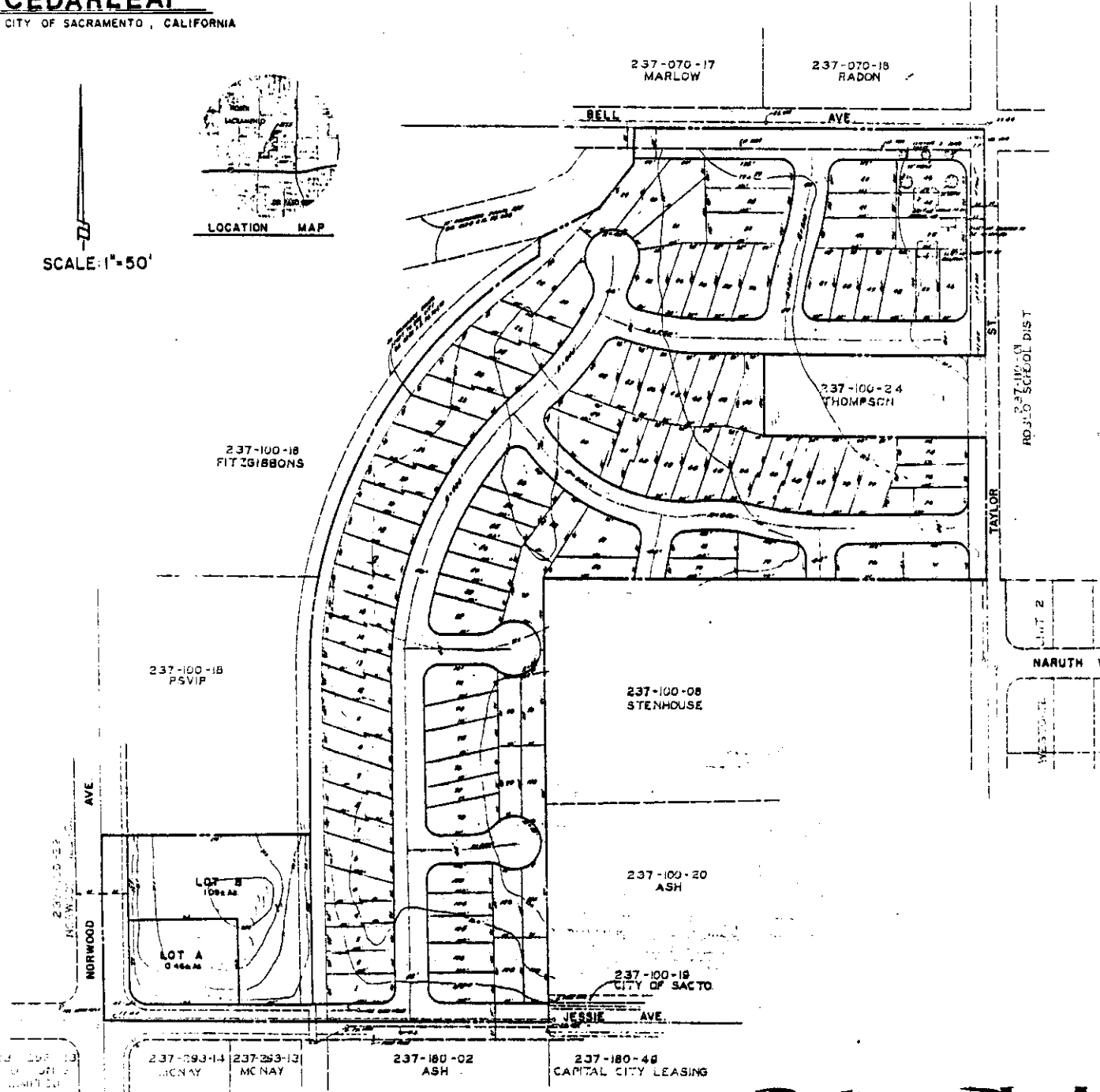
HY:SD:lr  
Attachments

REVISED MAP  
TENTATIVE MAP FOR  
**CEDARLEAF**  
CITY OF SACRAMENTO, CALIFORNIA



**NOTES**

1. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/2 ACRE LOTS.
2. THE TOTAL AREA OF THE TRACT IS 10.0 ACRES.
3. THE TRACT IS BOUND BY BELL AVE TO THE NORTH, TAYLOR ST TO THE EAST, JESSIE AVE TO THE SOUTH, AND NORWOOD AVE TO THE WEST.
4. THE TRACT IS ZONED R-1.
5. THE TRACT IS SUBJECT TO THE CITY OF SACRAMENTO'S GENERAL ORDINANCE NO. 100,000.
6. THE TRACT IS SUBJECT TO THE CITY OF SACRAMENTO'S GENERAL ORDINANCE NO. 100,001.
7. THE TRACT IS SUBJECT TO THE CITY OF SACRAMENTO'S GENERAL ORDINANCE NO. 100,002.
8. THE TRACT IS SUBJECT TO THE CITY OF SACRAMENTO'S GENERAL ORDINANCE NO. 100,003.
9. THE TRACT IS SUBJECT TO THE CITY OF SACRAMENTO'S GENERAL ORDINANCE NO. 100,004.
10. THE TRACT IS SUBJECT TO THE CITY OF SACRAMENTO'S GENERAL ORDINANCE NO. 100,005.



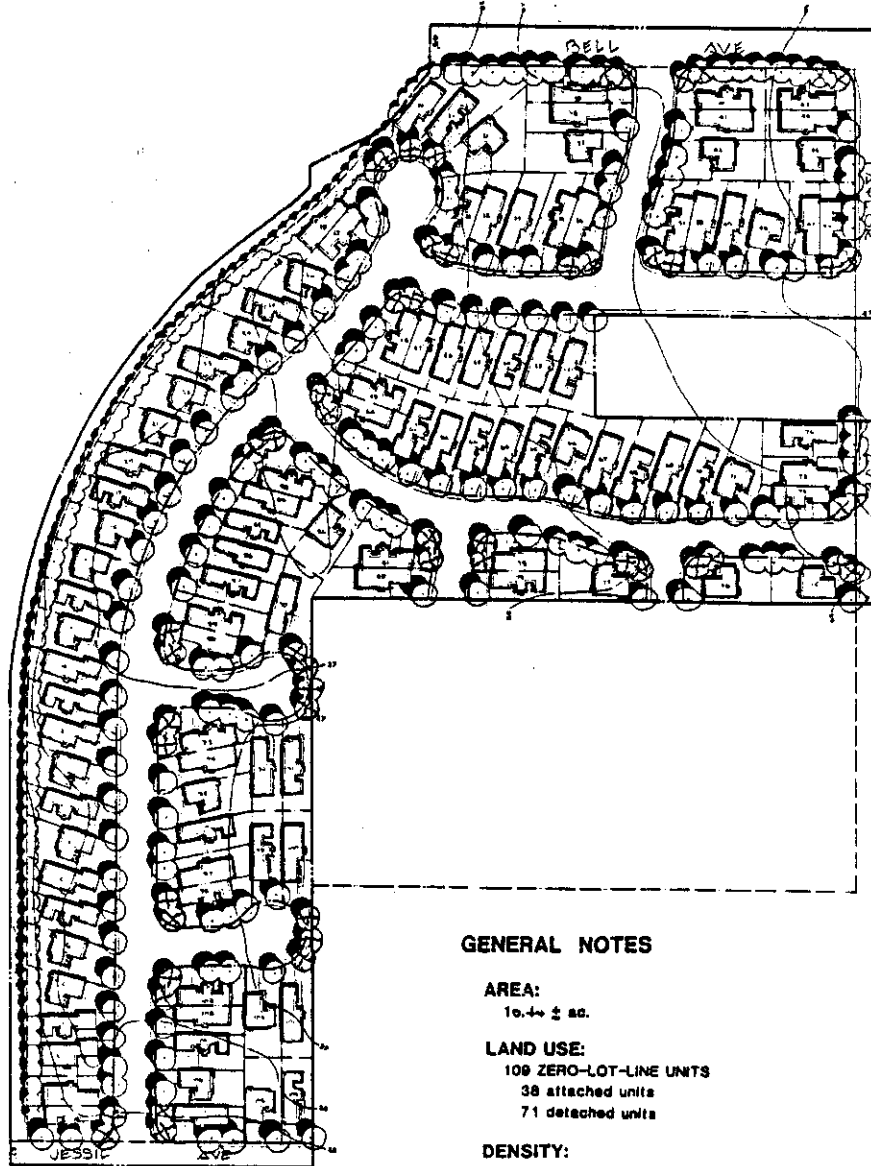
## REVISED PLAN

REVISED MAP

# CONCEPTUAL SITE PLAN

## CEDARLEAF

SACRAMENTO, CA.

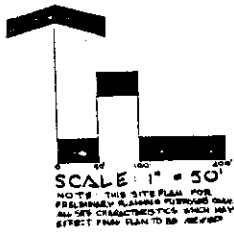


### GENERAL NOTES

AREA:  
10.4 ± ac.

LAND USE:  
100 ZERO-LOT-LINE UNITS  
38 attached units  
71 detached units

DENSITY:  
5.6 du/ac



SCALE: 1" = 50'  
NOTE: THIS SITE PLAN FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL SET CHARACTERISTICS WHICH MAY EXIST FROM PLAN TO BE REVIEWED.

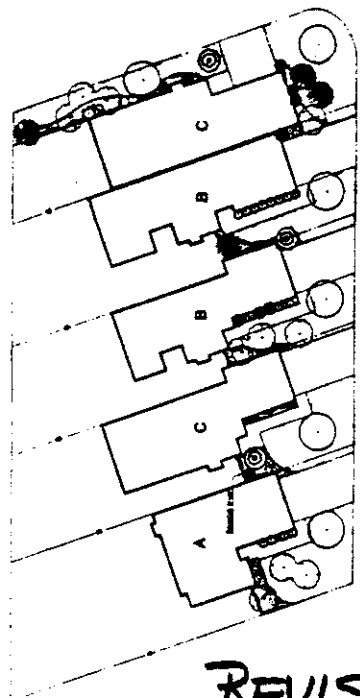
REVISED PLAN

CTE  
 Craig Thomas Estes, Inc.  
 URBAN DESIGN • LAND PLANNING  
 090-920 3400

Vitalis - Miya, Inc.

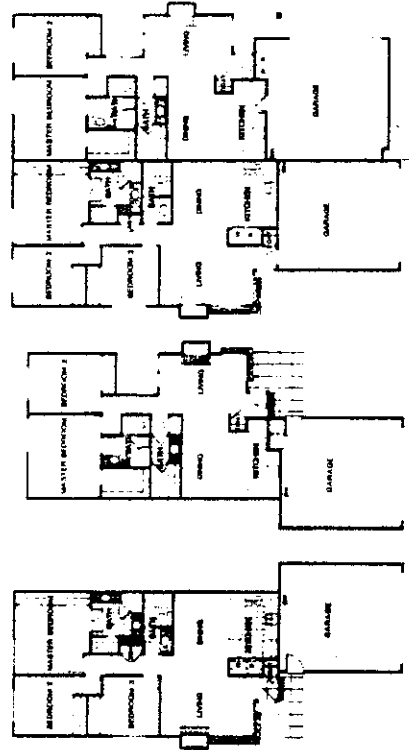
CEDARLEAF  
COTTAGE HOMES

W. S. L.  
CORPORATION  
DEVELOPMENT



**PRELIMINARY LANDSCAPE PLAN**

Symbol	Description
(Circle with dot)	Tree
(Circle with cross)	Shrub
(Circle with horizontal lines)	Grass
(Circle with vertical lines)	Path
(Circle with diagonal lines)	Water Feature
(Circle with wavy lines)	Rock

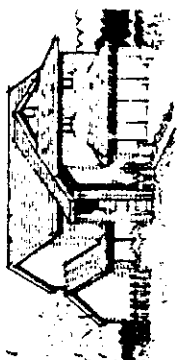


UNITS C, B & A - CORNER LOTS

UNIT B

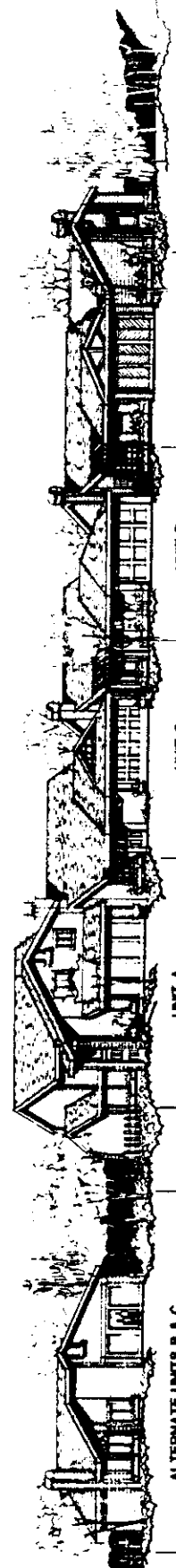
UNIT C

ALTERNATE ELEVATION-UNIT A



REVISED PLANS

FLOOR PLANS



ALTERNATE UNITS B & C

UNIT C  
40' MINIMUM LOT

UNIT B  
35' MINIMUM LOT

UNIT B  
35' MINIMUM LOT

UNIT C  
35' MINIMUM LOT

UNIT A  
45' MINIMUM LOT

ELEVATIONS

CEDARLEAF COTTAGE HOMES





AMENDED APRIL 19, 1984

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc. - 1767-J Tribute Road, Sacramento, CA 95815		
OWNER	R. C. Collet, Inc. - P.O. Box 1965, Woodland, CA 95695		
PLANS BY	Morton & Pitalo, Inc. - 1767-J Tribute Road, Sacramento, CA 95815		
FILING DATE	1-20-84	50 DAY CPC ACTION DATE	2-23-84
		REPORT BY:	SC:sg
NEGATIVE DEC	1-31-84	EIR	ASSESSOR'S PCL NO. 237-100-4,17,23

- APPLICATION:
1. Environmental Determination
  2. Rezone 16± vacant acres from Agricultural (A) and Highway Commercial (HC) to the Townhouse (R-1A) zone
  3. Tentative Map (Subdivision Ordinance)
  4. Special Permit to develop 56 zero lot line and 60 halfplexes (Sec. 7-C, Zoning Ordinance)
  5. Subdivision Modification to create reverse frontage lots (Sec. 40.326, Subdivision Ordinance)

LOCATION: Southwest corner of Bell Avenue and Taylor Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop 111 zero lot line and halfplex units and to create two parcels for future commercial development.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential and commercial/office
1965 North Norwood Community Plan Designation:	Light Density Residential
1984 North Sacramento Plan Designation:	Residential 7-15 d.u./ac.; residential 11-21 d.u./ac.
Existing Zoning of Site:	A and HC
Existing Land Use of Site:	Vacant and single family dwelling with accessory buildings

Surrounding Land Use and Zoning:

North: Vacant; A  
 South: Vacant; R-3  
 East: School; A  
 West: Creek and apartments; SC and R-3

Parking Required:	One per du
Parking Provided:	One+ per du
Property Dimensions:	Irregular
Property Area:	18.3± acres
Density of Development:	6.6 du per acre (8.5 unit per net acre)
Square Footage of Lots:	From 35' x 100'
Square Footage of Buildings:	970 sq. ft., 1,150 sq. ft.; 1,438 sq. ft.; 1,512 sq. ft.
Height of Structures:	One and two story
Topography:	Flat to sloping
Street Improvements:	To be provided
Utilities:	To be provided

APPLC. NO. P84-019

MEETING DATE APRIL 26, 1984  
~~March 8, 1984~~

CPC ITEM NO. X-4

Exterior Building Colors:	Earth tone
Exterior Building Materials:	Wood and stucco
Number of Floor Plans & Building Elevations:	Four
Solar Access:	41% using structure orientation: 33% N/S lot orientation

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 8, 1984, by a vote of six ayes, one no and two absent, the Subdivision Review Committee recommended 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:

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; may require fill for gravity drainage. No sewer services will be allowed to hook up to the existing main on Bell Avenue;
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 eighty percent (80%) south orientation (including solar access) to the satisfaction of the Planning Director;
6. Dedicate Norwood Avenue to a 45 foot halfsection;
7. Deposit \$38,000 for estimated one-fourth share of future Bell Avenue bridge widening;
8. Redesign the map according to design criteria developed for single family subdivisions located on major streets;
9. Provide each unit with at least one 10 foot side yard setback;
10. Dedicate the canal to the City;
11. Name the streets to the satisfaction of the Planning Director;
12. Dedicate all interior streets, except cul-de-sacs, to a 50 foot right-of-way;
13. Off-site improvement, except for sidewalk, required across Thompson Property (City will condemn at the owner's expense).

STAFF EVALUATION: Staff has the following comments and concerns regarding this request:

1. The subject site is located in the North Norwood Community Plan area. The present Community Plan designation for this site is light density residential. The

General Plan designates the southwest corner of the site for commercial and office uses and the applicant proposes to subdivide this portion of the site to accommodate future commercial uses. The remaining 16 acres of the site is proposed for the development of 112 zero lot line units with halfplex units on corner lots. The proposed density of the project is consistent with the existing Community Plan. The remaining two acres of proposed commercial use is, however, contrary to the proposed North Sacramento Plan which designates the entire southwestern portion of the site for multiple family uses. The proposed change from commercial is being recommended to eliminate the spot commercial development within the North Sacramento area.

2. The plans originally submitted by the applicant indicated that the site would be developed with 116 zero lot line and halfplex units. As proposed, the halfplex units were to be developed on certain interior lots. The revised plan restricts the halfplex units to corner lots only.
3. The requested rezoning to R-1A and the special permit are necessary for both zero lot line and halfplex development. The zero lot line development will allow the location of the structure on the property line. The side of the structure which is located on the property line will be developed with a solid wall and, therefore, no openings will be provided on this side of the dwelling. Separation of the units in zero lot line development is generally accomplished by a 10 foot setback between the units. The halfplex units are attached and they are separated by a two hour rated firewall.
4. Although staff has no objections to the concept of developing the site with zero lot line and halfplex units, staff does have concerns over the design of this project. Forty-one of the proposed zero lot line lots in this development are 35 feet wide, four lots are 30 feet wide or less and because of the narrow lotting pattern the structure design is limited. As proposed, 83% of the units are only 25 feet wide which limits the possibility of solar access for a majority of the north/south oriented lots. The narrow lots have also created a situation where the minimum setback between zero lot line units is less than 10 feet, which has been the standard minimum setback approved for this type of development. This proposal indicates that the maximum setback achievable between some of the units is only 7-1/2 feet. A condition has been placed on the map to require a minimum of 10 foot setback between units, which may further reduce the width of some units.
5. Staff also has concern over the design of the structures. As proposed, the 25 foot wide units will be developed with little or no unit orientation on the street other than the garage. The predominance of garage frontages will create a monotonous streetscape and adversely affect the design of the neighborhood. In addition, the lack of street oriented units may create future security problems in that the living area of the structure will be isolated from the street and prevent the resident from monitoring neighborhood and street activity. In an effort to address staff's concerns over the structure design, the applicant submitted revised plans. In reviewing the applicant's revisions, staff finds no discernable difference between these plans and those originally submitted. The floor plans are substantially the same and the predominant feature on the front elevations are the garages.

6. As proposed, the applicant's plans indicate dual street frontage for two of the lots along Bell Avenue. The applicant proposes to develop these two sites with back-on lots which is contrary to the proposed residential design criteria for development adjacent to major streets. Staff has recommended these lots be redesigned using the proposed design criteria for subdivisions located on major streets. The applicant has, however, indicated that modification is not possible for these lots due to grading variation of the drainage ditch along Bell Avenue. The City Engineer indicated that front-on lots with access on Bell Avenue would not be possible due to the grading variation and close proximity to the bridge.
7. The applicant needs to propose major changes in an effort to gain staff support for the halfplex and zero lot line development. Staff recommends expansion of the lots to a minimum width of 45 feet. The roof lines should be changed to provide more variety on front elevations. In addition, the units should be widened to accommodate more exposure of the living area to the street.
8. The Planning and Community Services Divisions have determined that 1.2544 acres of land are required for parkland dedication purposes and that fees are required in lieu of the dedication. The applicant shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted not more than 90 days prior to filing the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Recommend denial of the Rezone;
3. Recommend denial of the Tentative Map and Subdivision Modification;
4. Denial of the Special Permit, based upon findings of fact to follow:

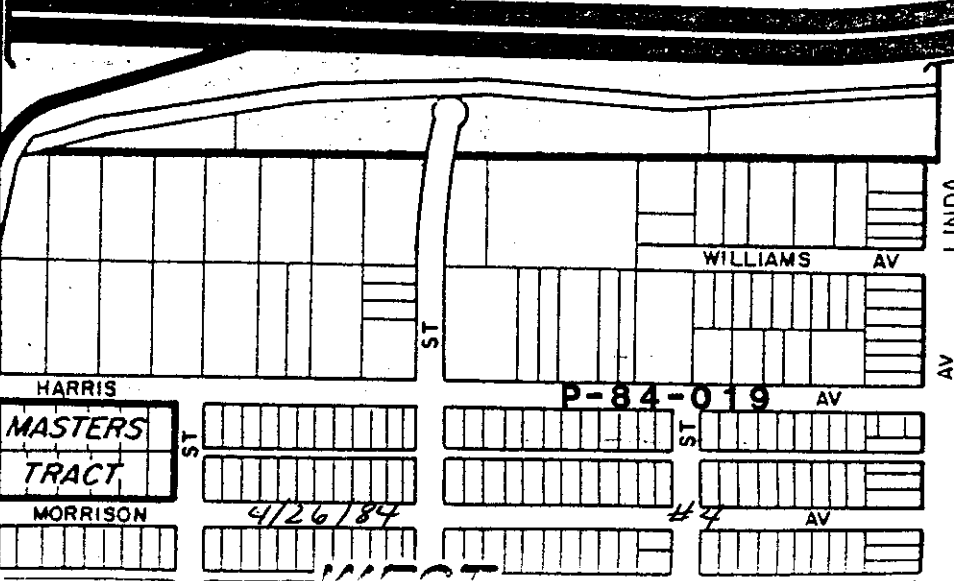
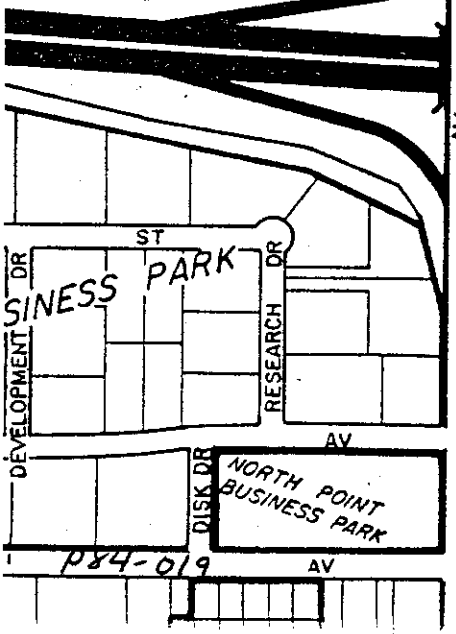
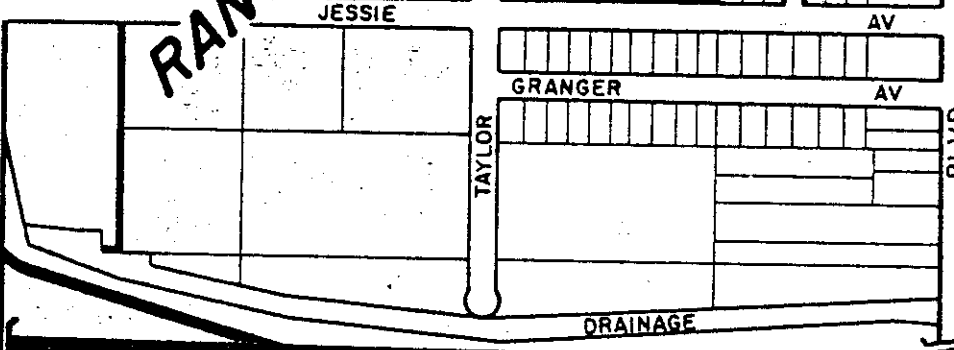
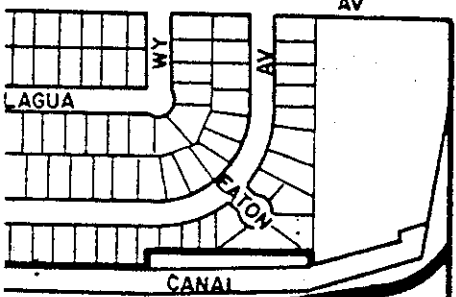
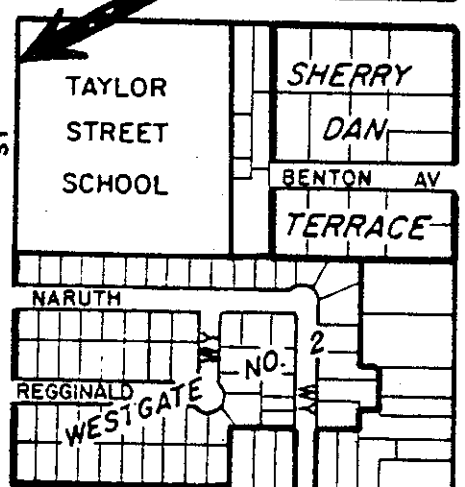
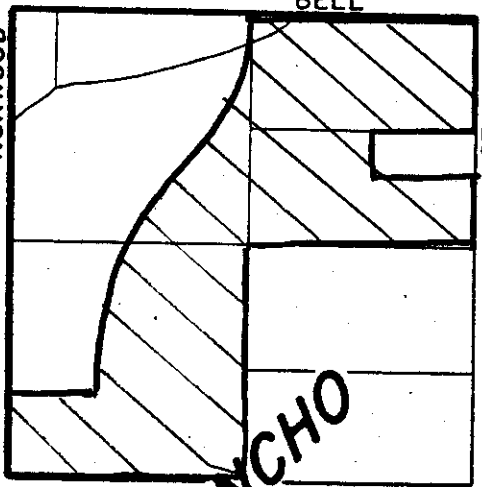
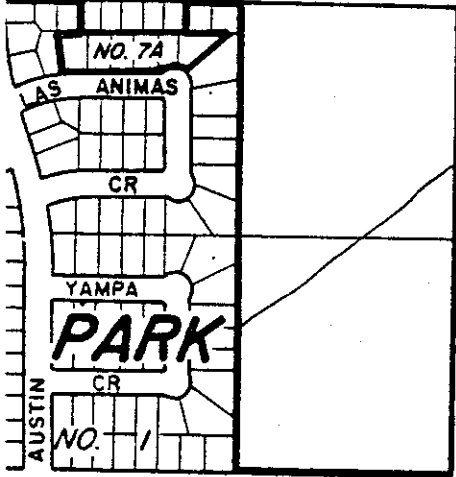
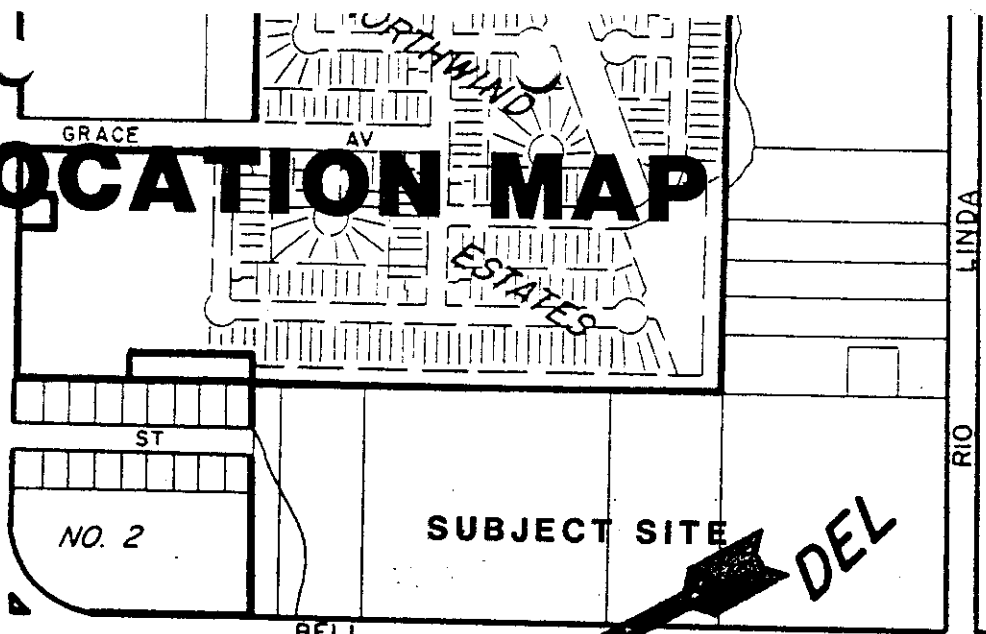
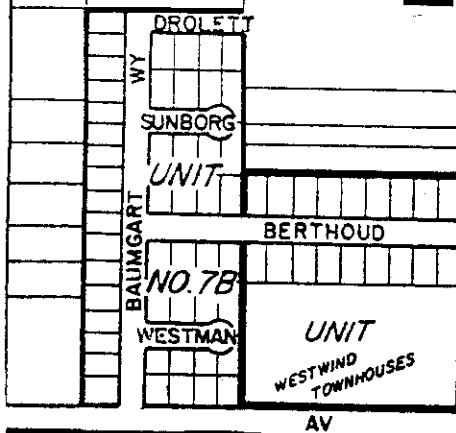
Findings of Fact - Special Permit

The special permit, as proposed, will be detrimental to the public health, safety and welfare in that:

- A. the lots have been designed in such a manner that it is not possible to achieve the necessary street orientation of the units for neighborhood security purposes;
- B. in addition, solar access for north/south oriented lots is not possible due to the exceptionally narrow lots;
- C. the narrow lots will create a monotonous streetscape due to the predominance of the garage frontages.

RANCHO DE PR

# LOCATION MAP



LINDA RIO

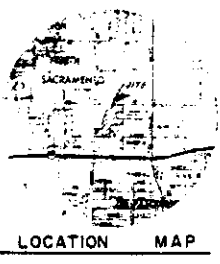
LINDA RIO

SECT

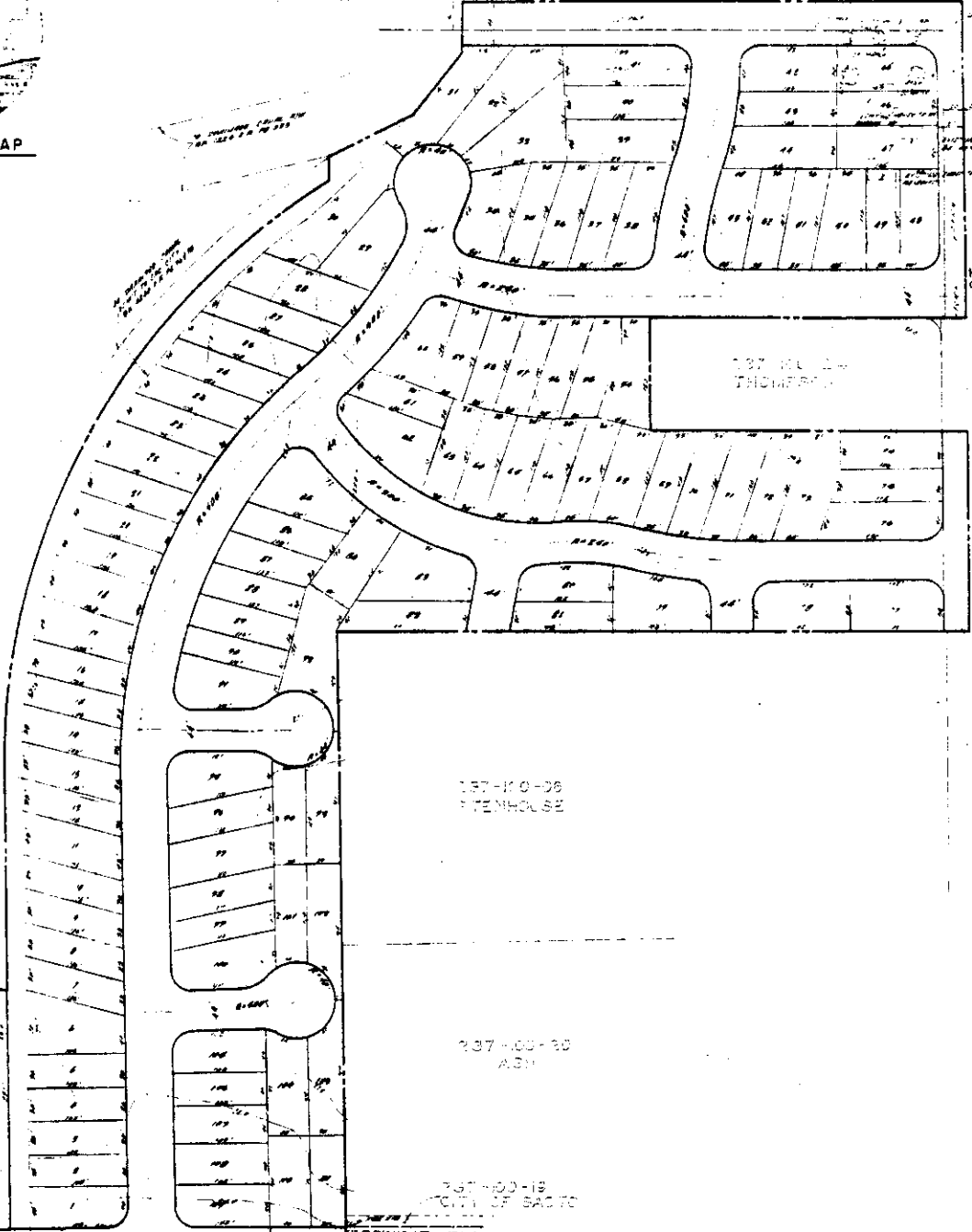
BL

JE

OSE



BELL AVE.



TAYLOR ST.

NARUTH WAY

LOT B  
109± Ac

T A  
16± Ac

237-100-08  
GREENHOUSE

237-100-10  
ASH

237-100-19  
CITY OF SAC TO

JESSIE AVE.

237-100-05  
NARUTH WAY

237-100-09  
ASH

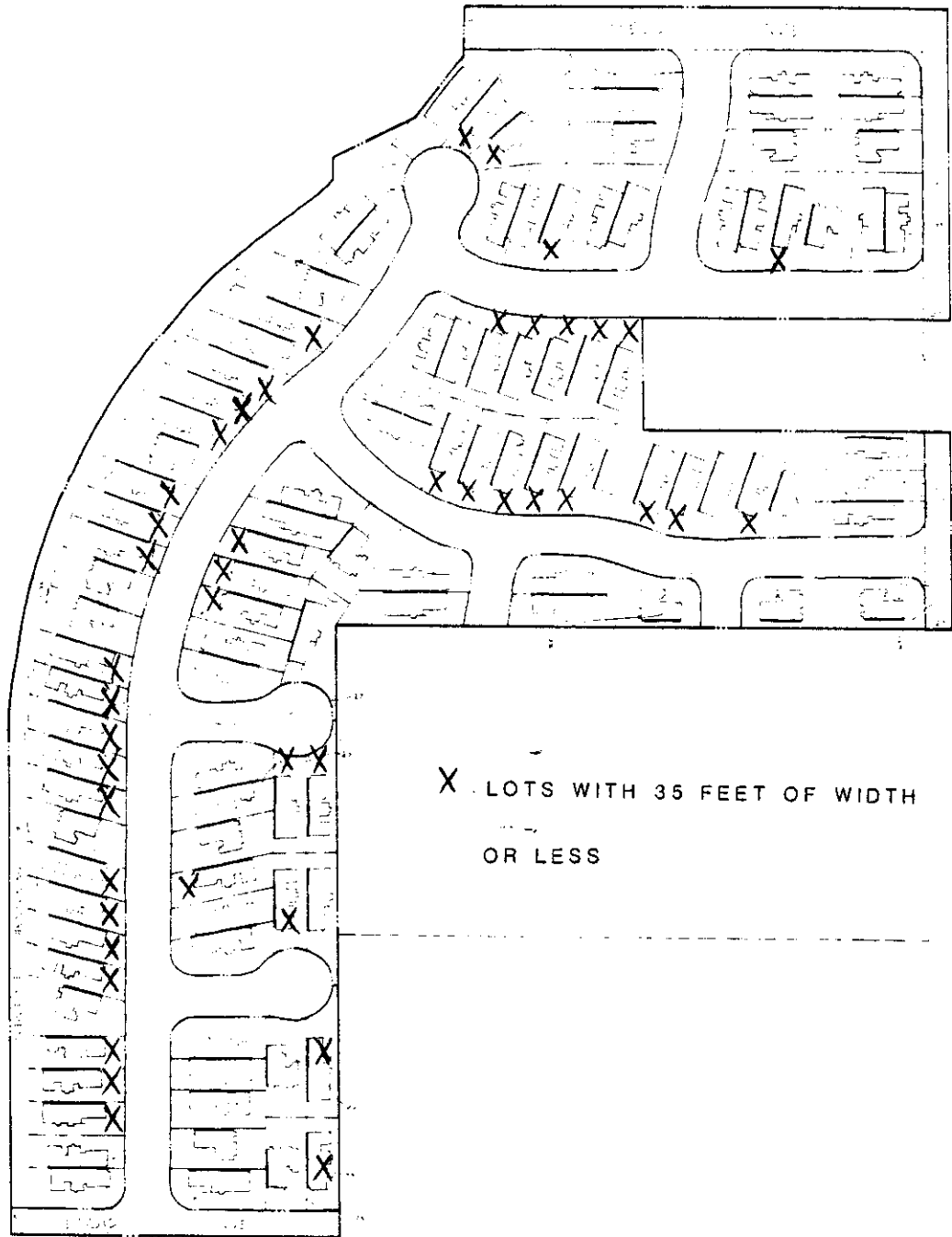
237-100-49  
CAPITAL CITY LEASING

- 1. TITLE
- 2. LOCATION
- 3. AREA
- 4. ZONING
- 5. PLANNING
- 6. ENVIRONMENTAL
- 7. HISTORIC
- 8. UTILITIES
- 9. TRANSPORTATION
- 10. COMMUNITY DEVELOPMENT
- 11. PUBLIC SAFETY
- 12. ECONOMIC DEVELOPMENT
- 13. LAND USE
- 14. INFRASTRUCTURE
- 15. SOCIAL SERVICES
- 16. CULTURAL HERITAGE
- 17. POLITICAL
- 18. LEGAL
- 19. FINANCIAL
- 20. OTHER

# CONCEPTUAL SITE PLAN

## CEDARLEAF

SACRAMENTO, CA.



SCALE 1" = 50'

P84-019

4/26/84

#4

CTE 0901920 3490  
Craig Thomas Estes, Inc.  
URBAN DESIGN • LAND PLANNING



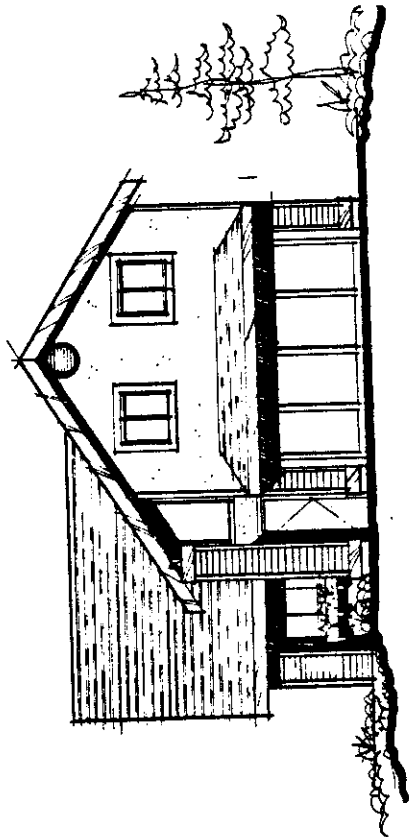
P84-019

4/26/84

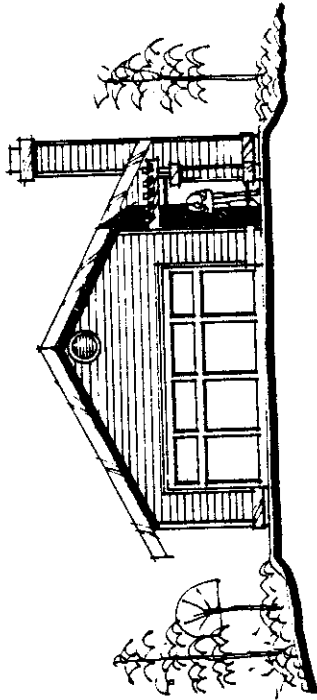
#4



Vitalco - Nilsys - Inc.  
10000  
10000  
10000



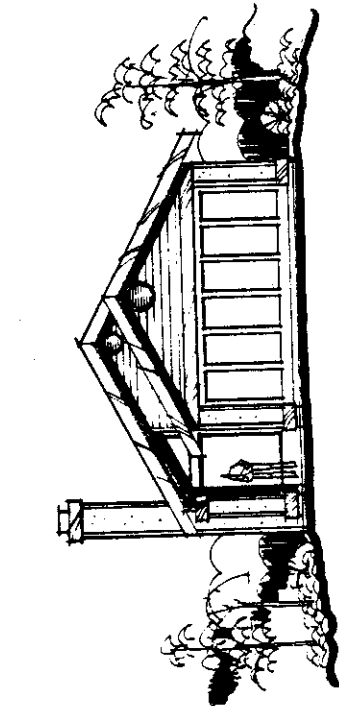
A PLAN DETACHED UNIT



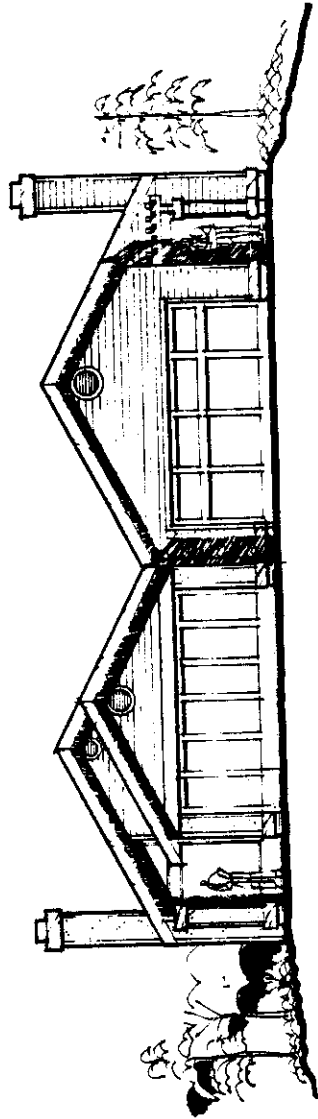
B PLAN DETACHED UNIT

CEDARLEAF  
HOUSING  
WIESE CORP.

REVISED  
ELEVATIONS  
1 MAR 84



C PLAN DETACHED UNIT



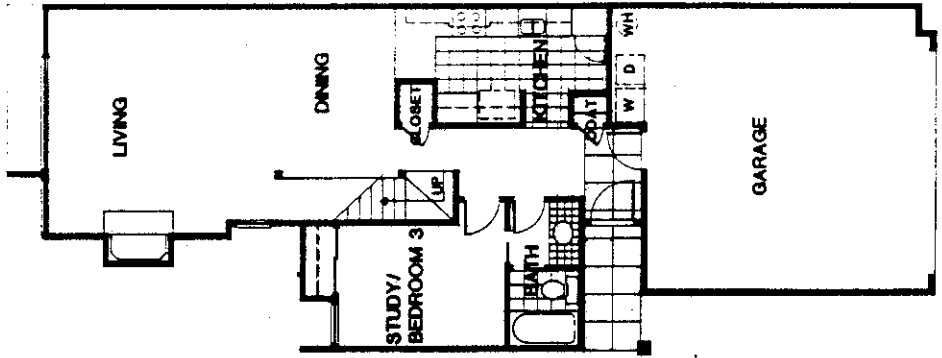
D PLAN SPLIT UNIT (B & C COMBINED)





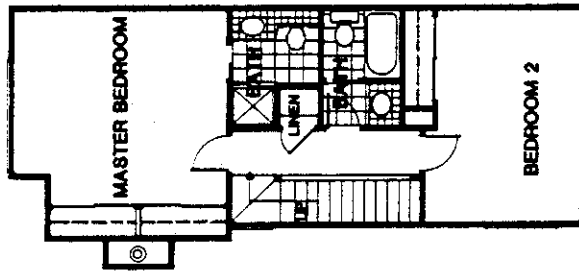
1-20-84

CEDAR LEAF HOUSING WEISE INC.



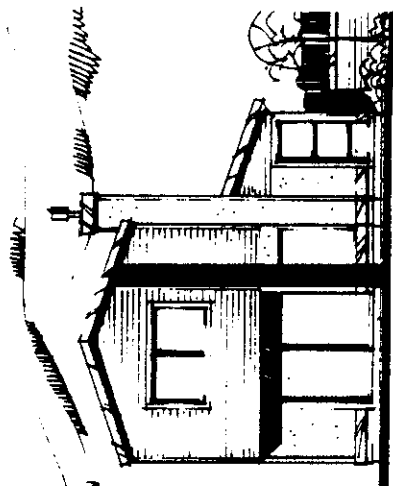
FIRST FLOOR

UNIT B

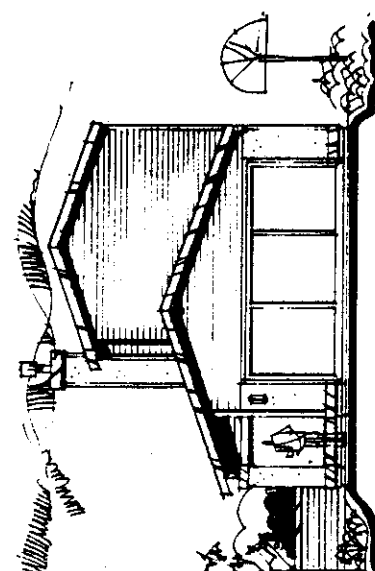


SECOND FLOOR

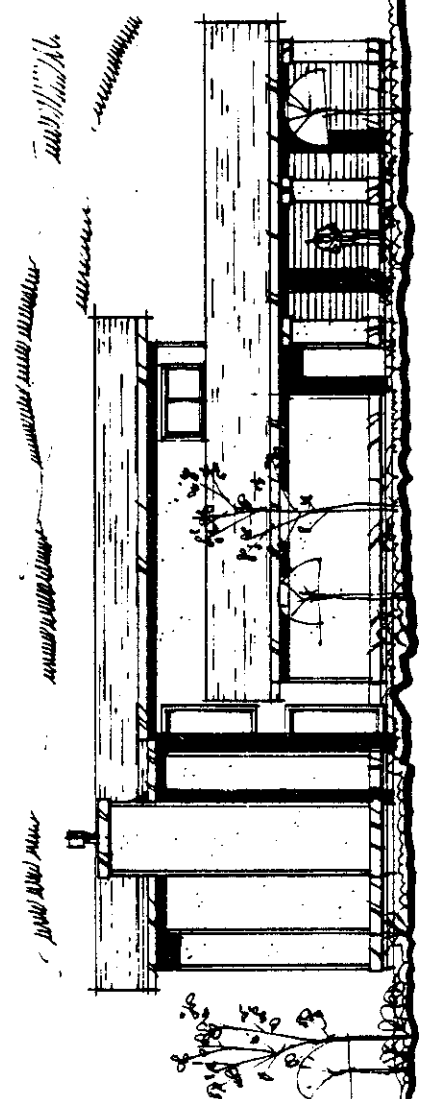
ORIGINAL PLANS



REAR



FRONT



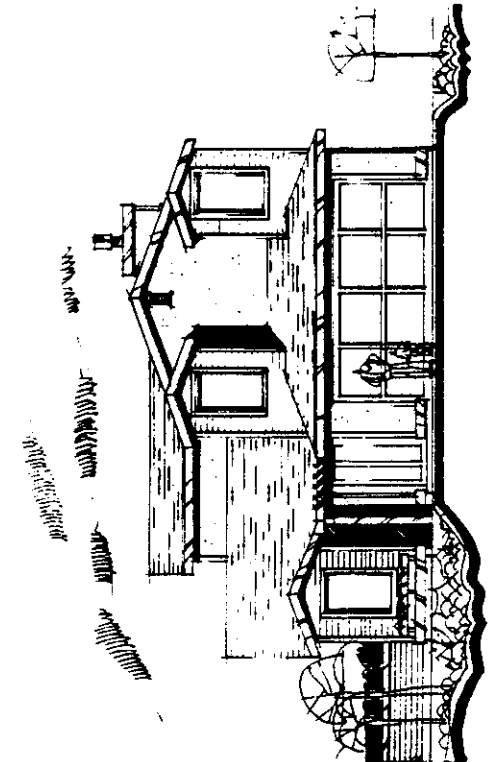
SIDE

P84-019

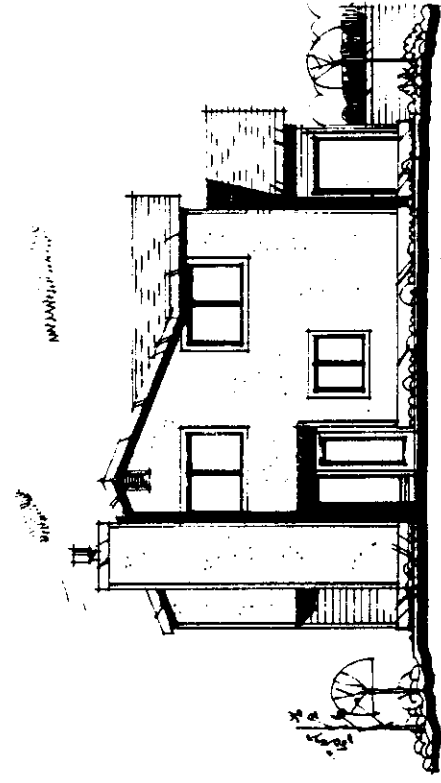
4/26/84

#4





P84-019

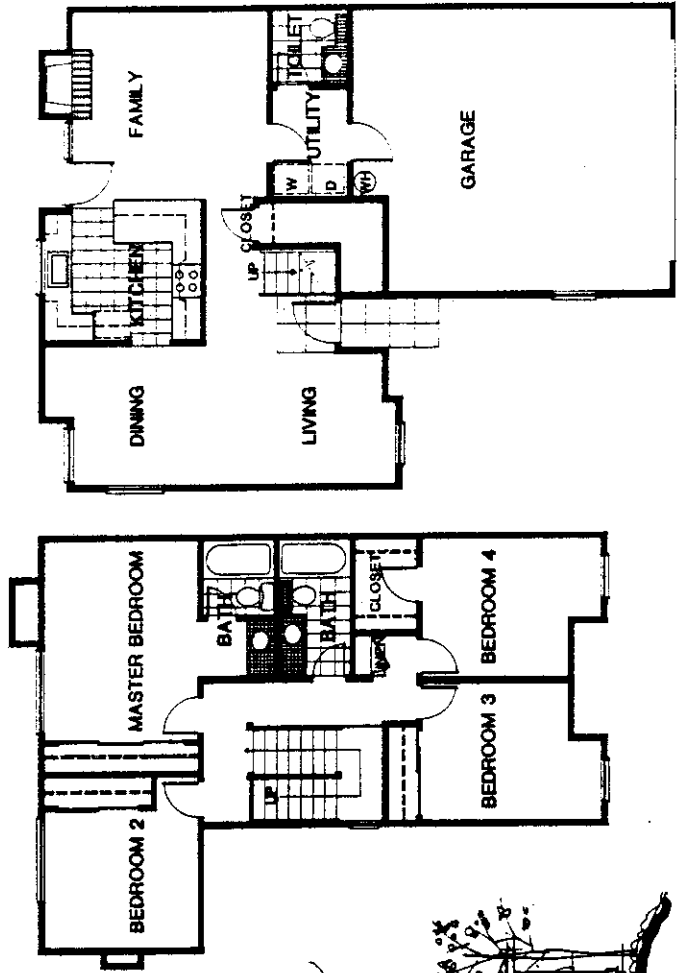


Vitello - Miya - Inc.  
 Architects  
 1000 ...  
 Cedar Leaf Housing  
 Weise Inc.  
 1-20-84

FRONT

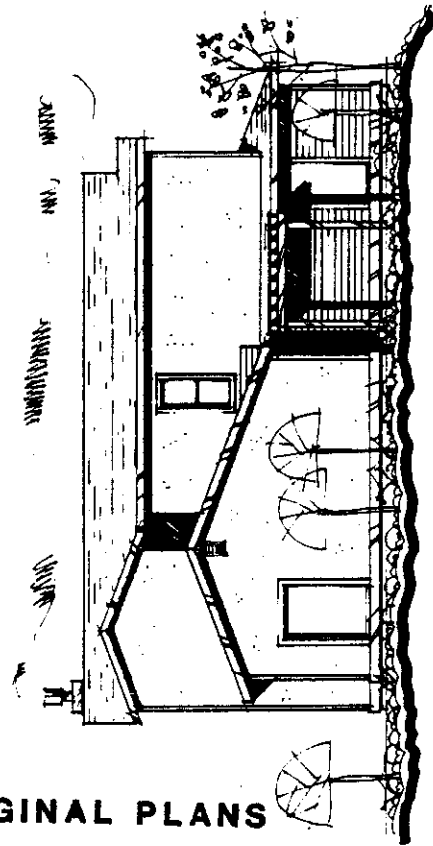
REAR

ORIGINAL PLANS



FIRST FLOOR

SECOND FLOOR



SIDE

UNIT A

4/26/84

#4

