

CITY PLANNING COMMISSION

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

APPLICANT Allied Langdon Engineering - P.O. Box 2077, Citrus Heights, CA 95611
OWNER CGO Enterprises - 2701 Cottage Way, Sacramento, CA 95825
PLANS BY Eugene A. Hayes - Box 875, North Highlands, CA 95860
FILING DATE 4-19-88 **ENVIR. DET.** 5-31-88 **REPORT BY** SD:sg
ASSESSOR'S-PCL. NO. 048-0012-002,003

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map Extension
 - C. Special Permit Extension
 - D. Variance to erect an 8' wall

LOCATION: West side of 24th Street, 205+' north of Meadowview Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct 32 patio units and standard single family units in the R-1A Zone.

PROJECT INFORMATION:

General Plan Designation: Residential 4-16 du/na
1984 Airport-Meadowview
Community Plan Designation: Residential 4-8 du/na
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1, R-1A	Front:		20'
South: Multi-family; R-3	Side(Int):	Determined	0'
East: Single family; R-1	Side(St):	by the	10'
West: Vacant; R-1, R-1A	Rear:	Commission	15'

Parking Required: 32 spaces
Parking Provided: 64 spaces
Property Dimensions: Irregular
Property Area: 4.7± acres
Density of Development: 8.5 d.u. per acre
Square Footage of Building: Plan A - 1,092 sq.ft.; Plan B - 1,050 sq.ft.
Height of Building: 18' to chimney top; one-story
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Exterior Building Materials: Wood with brick and wood trim
Roof Material: Composition shingle

Plan A: 19 units - 3 bedrooms/1-3/4 bath - 1,092 sq.ft.
Plan B: 13 units - 3 bedroom/1-3/4 bath - 1,050 sq.ft.

APPLC. NO. P86-119 **MEETING DATE** June 9, 1988 **ITEM NO.** 17

BACKGROUND INFORMATION: On April 24, 1986 the Planning Commission approved a special permit to develop 32 standard single family and patio units in the R-1A zone, a special permit for a 7% infill bonus and a variance to erect an eight foot wall on the southern property line. On May 27, 1986 the City Council approved a tentative map to divide the subject site into 32 residential lots.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for 4-8 residential units per acre in the 1984 Airport-Meadowview Community Plan and 4 to 16 units per acre in the General Plan. The site is surrounded by a mixture of single and multi-family development and vacant land zoned for standard single family and patio homes.

B. Special Permits

The applicant proposes two separate units ranging in size from 1,050 to 1,092 square feet in size. The applicant has eliminated the necessity of backing out onto Meadowview Road by proposing units with detached garages which access onto an alley in the rear. There are five elevations. Staff supports the special permit extension in that the applicant has not altered the proposed plans.

The applicant previously requested a 7% density bonus which amounts to two additional units. The special permit was granted on the basis that little or no development has occurred in the area recently. This is still the case and staff supports the special permit extension .

C. Tentative Map

The applicant proposed to subdivide 4.7+ vacant acres into 32 residential lots. Sixteen lots will be provided vehicular access from a private alley in the rear of those lots. Again, the applicant has not altered the design of the map. Staff recommends that the Commission recommend a one-time, one-year time extension be approved by the Council. The phasing shall be as approved with a post-subdivision modification approved February 24, 1987 (see Exhibit A).

D. Variance

The applicant was previously granted a variance to erect an eight foot wall along the southern property line. The site adjacent to the south is multi-family four-plex units. An alley for access to the four-plex garages borders the subject site. In order to buffer the existing multi-family uses from the proposed project and to reduce exposure to alley traffic, the applicant wishes to erect an eight foot wall. This was approved with the original application. Variances expire in one year. The applicant has, therefore, requested a second variance. Staff supports this request.

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

8. Redesign the project to eliminate the public alley. Show reciprocal access easements on final map for private street. Reduce the private alley by 20 feet;
9. Dedicate a standard 12.5-foot public utility easement for underground electrical facilities and appurtenances adjacent to all public ways; and
10. Place a note on the final map that owners of lots 1-10 and 12-17 are responsible for maintenance of the private street.

Conditions - Special Permit

1. The private street shall be surfaced to City driveway standards;
2. The private street shall be reduced by 20 feet at the south terminus;
3. Plan A elevations shall reflect the following modifications in elevations:
 - a. Use single or double-hung windows on elevations 1 and 2.
 - b. Use medium density overlay (MDO) on panels under windows on elevation 2.
 - c. Frames around the windows of elevations 2 and 3 shall stand out from the wall.
4. If garage doors on Plan B are wood panels, the same building material as the structure shall be used.
5. Roofing material shall be Architect 80 composition shingle or similar material with a 30-year warranty.

Conditions - Variance

1. The eight foot wall shall be solid concrete masonry or similar material, subject to approval of the Planning Director prior to issuance of building permits.
2. Decorative design of the wall shall be subject to approval of the Planning Director prior to issuance of building permits.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the area has seen very little development in recent years;
 - b. the design will eliminate a back-out parking situation onto 24th Street; and

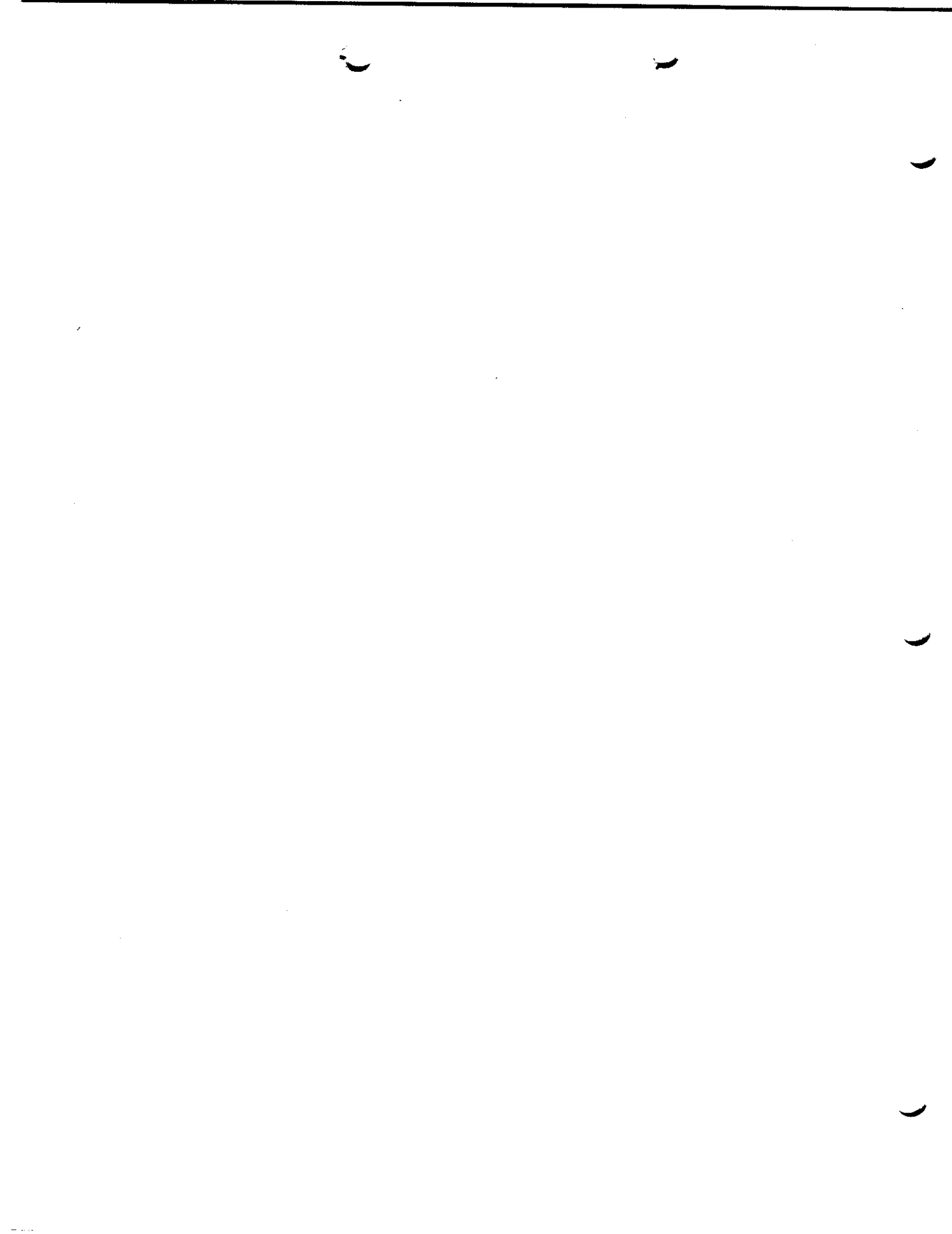
STAFF RECOMMENDATION: Staff recommends the following actions:

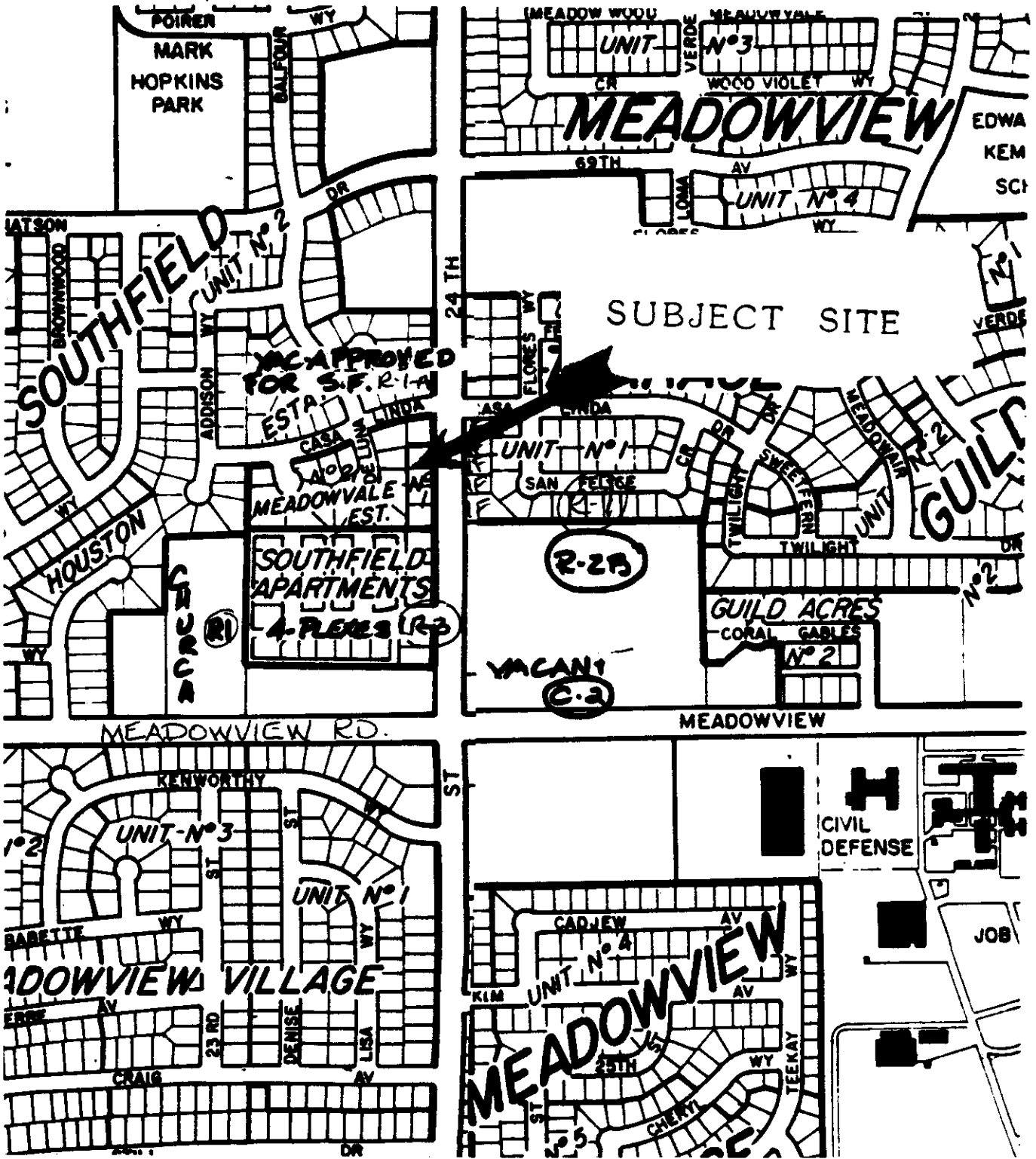
- A. Ratify the negative Declaration;
- B. Approve a one-time, one-year time extension of the special permit for a 7% density bonus and a special permit to develop 32 residences in the R-1A zone (to expire 4-24-89), subject to conditions and based upon findings of fact which follow;
- C. Recommend approval of a one-time, one-year time extension of the tentative map to expire May 27, 1989, subject to conditions which follow; and
- D. Approve the variance to erect an eight foot wall, 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:

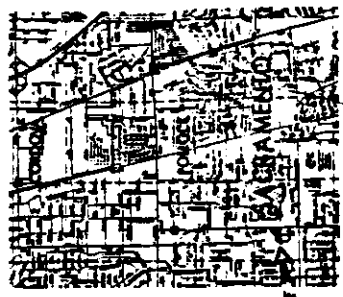
- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; will require construction of one 15-foot lane opposite the center line on Casa Linda Drive; may require off-site dedication (City will condemn at developer's expense if necessary);
- 2. Prepare a sewer and drainage 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. Replace existing side wall along 24th Street to the satisfaction of the Public Works Director;
- 7. Submit a soils test prepared by a registered engineer to be used in street design;

- c. adequate parking is provided.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare nor result in a nuisance in that:
 - a. sufficient floor plans and elevations will provide an interesting streetscape; and
 - b. the density increase will not create an incompatibility in appearance with the approved patio homes to the north and west.
 3. Granting the variance will not result in a special privilege extended an individual property owner in that the eight foot wall will provide adequate buffering from the existing multi-family and alley adjacent to the site.
 4. Granting the request does not constitute a use variance in that residential uses are permitted in the R-1A Zone.
 5. Granting the variance will not be injurious to public welfare, nor to surrounding property in that:
 - a. the wall will be decorative in design; and
 - b. the wall will be constructed of solid masonry or similar material.
 6. The proposed project is consistent with the 1984 Airport-Meadowview Community Plan which designates the site for residential uses, 4 to 8 units per acre.





VICINITY - LAND USE - ZONING



LOCATION MAP
AS SHOWN

OWNER: ONE SUBDIVISION
SANTA FE DRIVE
SACRAMENTO, CA 95814

ENGINEER: ALLIED-LANGDON ENGINEERING
1415 J STREET, SACRAMENTO, CA 95811
PHONE: (916) 442-1111

APN: 00-012-047-015

GRID AREA: 47.7-A

RECORD: 10-11-88

PROPERTY USE: RESIDENTIAL

APPROVED USE: AS SHOWN FAMILY 1/2A

MAPLE: CITY OF SACRAMENTO

ALLEN: CITY OF SACRAMENTO

ONE HALF: CITY OF SACRAMENTO

ONE HALF: CITY OF SACRAMENTO

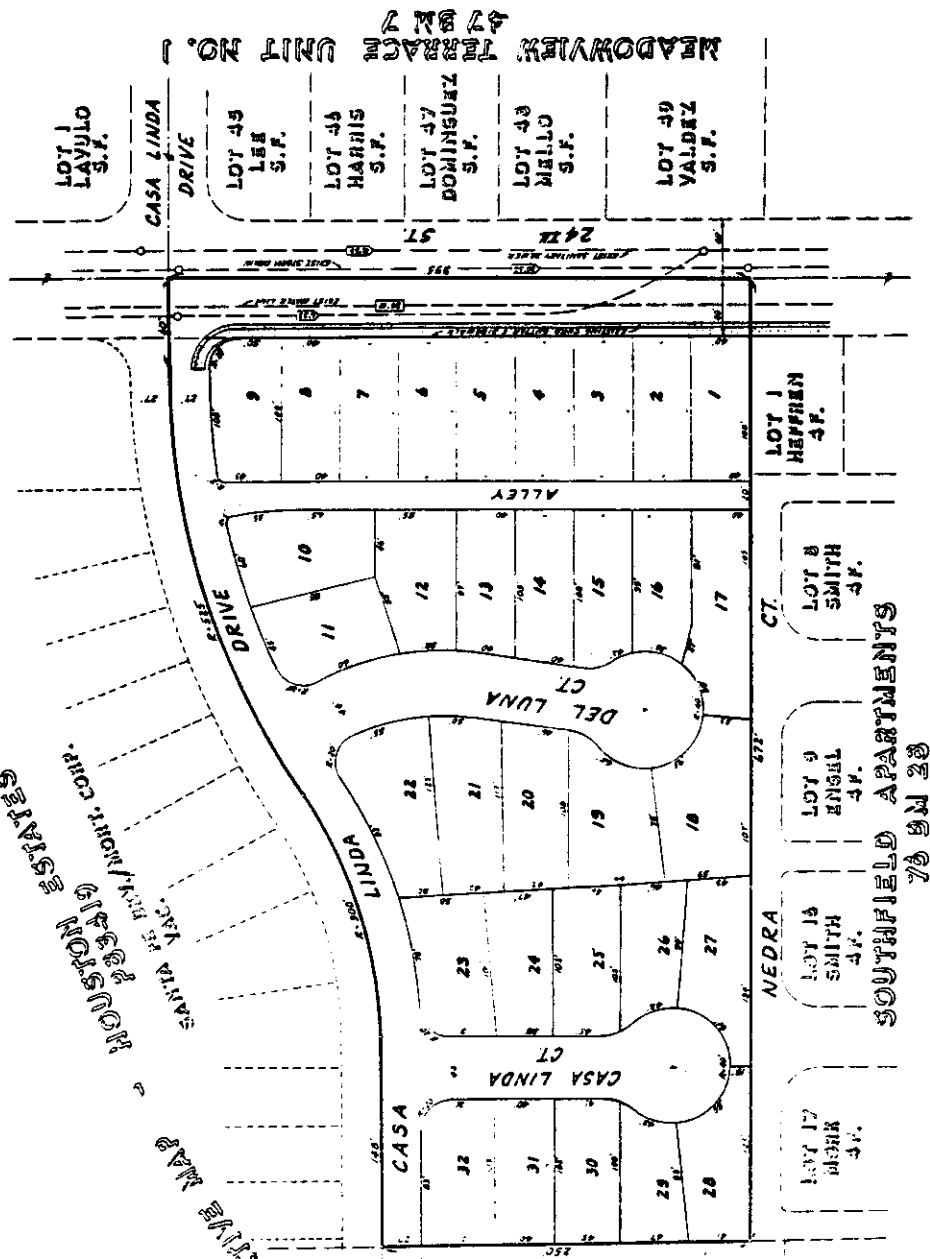
SHANK: CITY OF SACRAMENTO

TENTATIVE SUBDIVISION MAP
MEADOWVALE ESTATES
A PORTION OF THE S.W. 1/4 OF
SECTION 6, T.7N. R.5E., M.2M.
CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA
JANUARY, 1988 SHEET 1 OF 1 SCALE 1" = 40'

ALLIED-LANGDON ENGINEERING
CIVIL ENGINEERS



SCALE 1" = 40'



HOUSETON ESTATES
SANTA FE DRIVE/MONT. CORP.

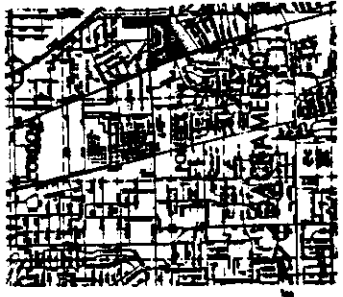
SOUTHFIELD APARTMENTS
76 8N 28

6.9.88
SANTA FE DRIVE
MONT. CORP.
YAC.

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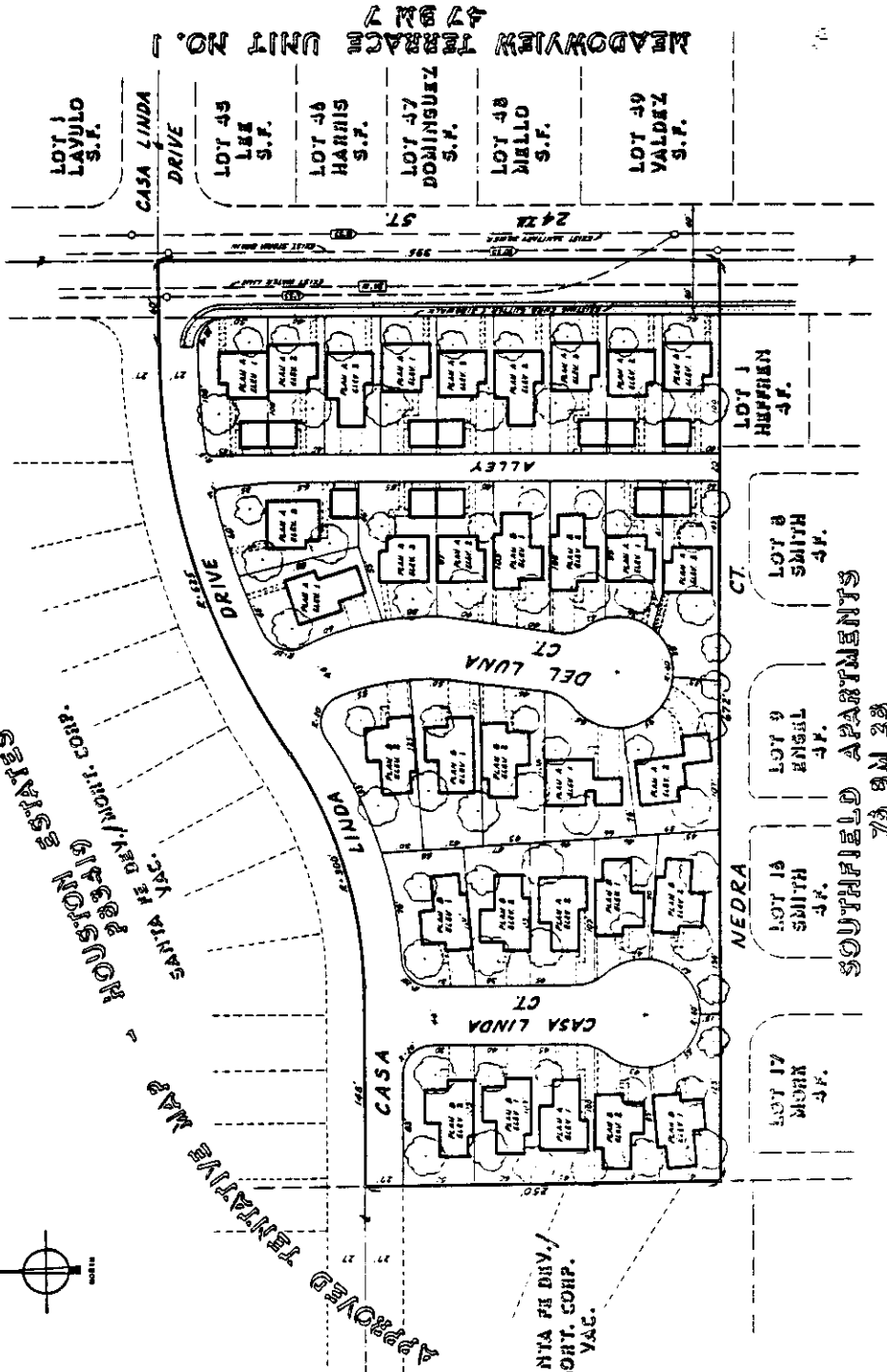
LOCATION MAP AND SCALE

OWNER	ALLIED ENGINEERING
ENGINEER	ALLIED ENGINEERING
APN	48-021-011-03
ZONE	R-1
PERMITS	APR 1988
REMARKS	SEE SHEET 17 FOR CONTIGUOUS
DATE	APR 1988
DRAWN BY	ALLIED ENGINEERING
CHECKED BY	ALLIED ENGINEERING
SCALE	AS SHOWN



DEVELOPMENT PLAN
"MEADOWVALE ESTATES"
 A PORTION OF THE S.W. 1/4 OF SECTION 6, T.7N, R.5E, M.D.M. CITY OF SACRAMENTO SACRAMENTO COUNTY, CALIFORNIA
 JANUARY, 1986 SHEET 1 OF 1 SCALE 1"=40'

ALLIED- LANGOOD ENGINEERING
 CITRUS HEIGHTS



APPROVED TENTATIVE MAP
 6-9-88
 SANTA FE DIV. / MORT. CORP.
 VAC.

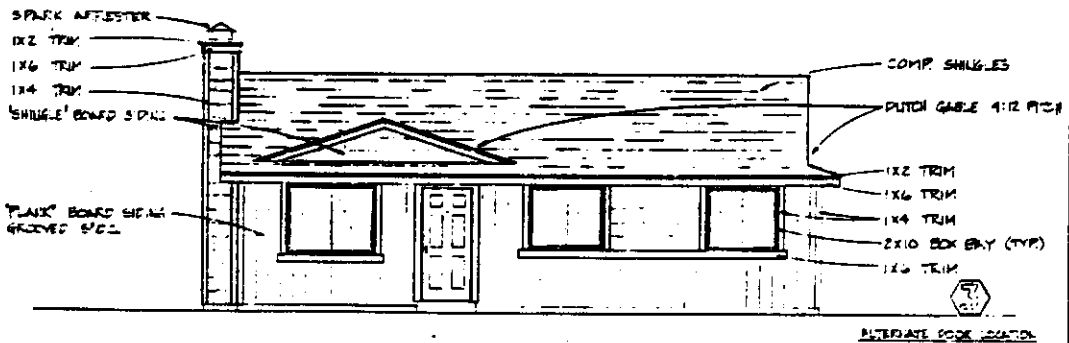
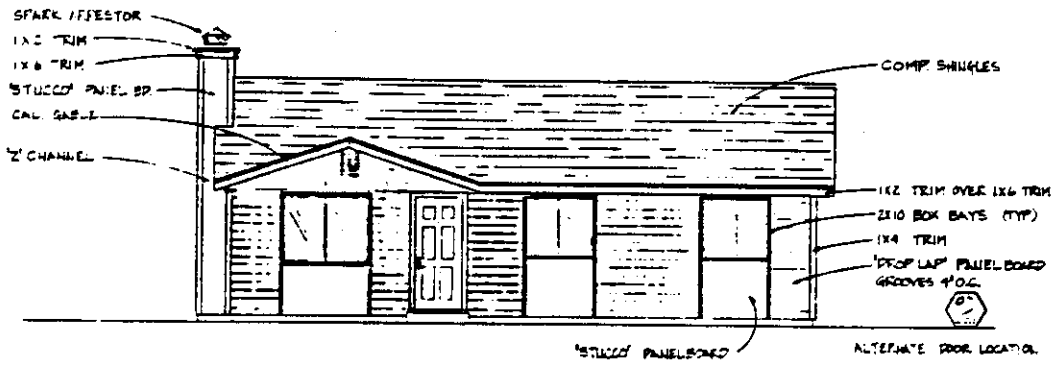
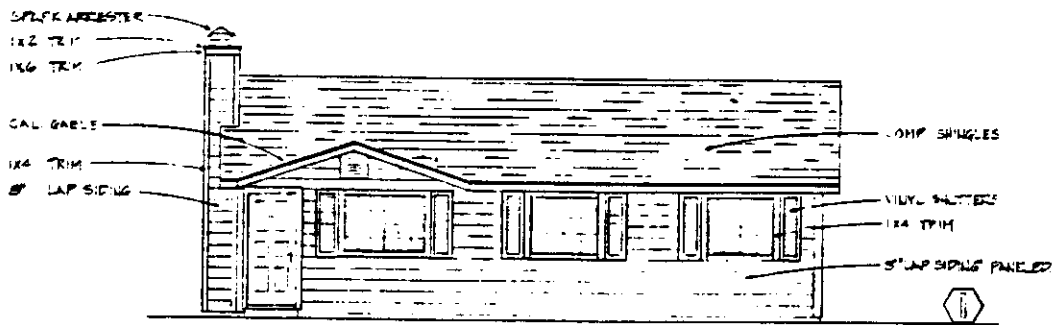
SOUTHFIELD APARTMENTS
 73 BM 28

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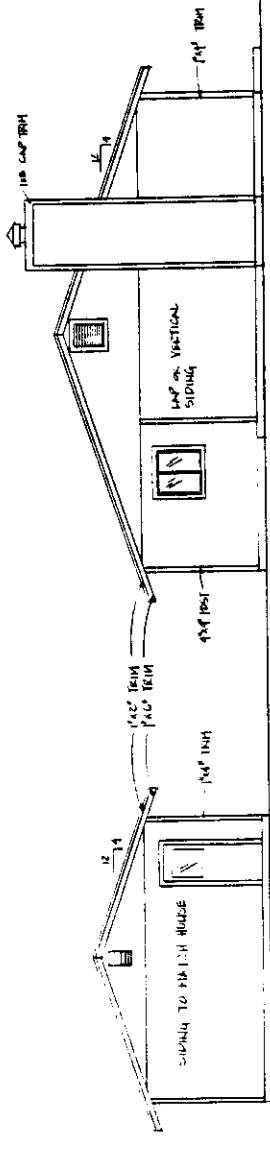
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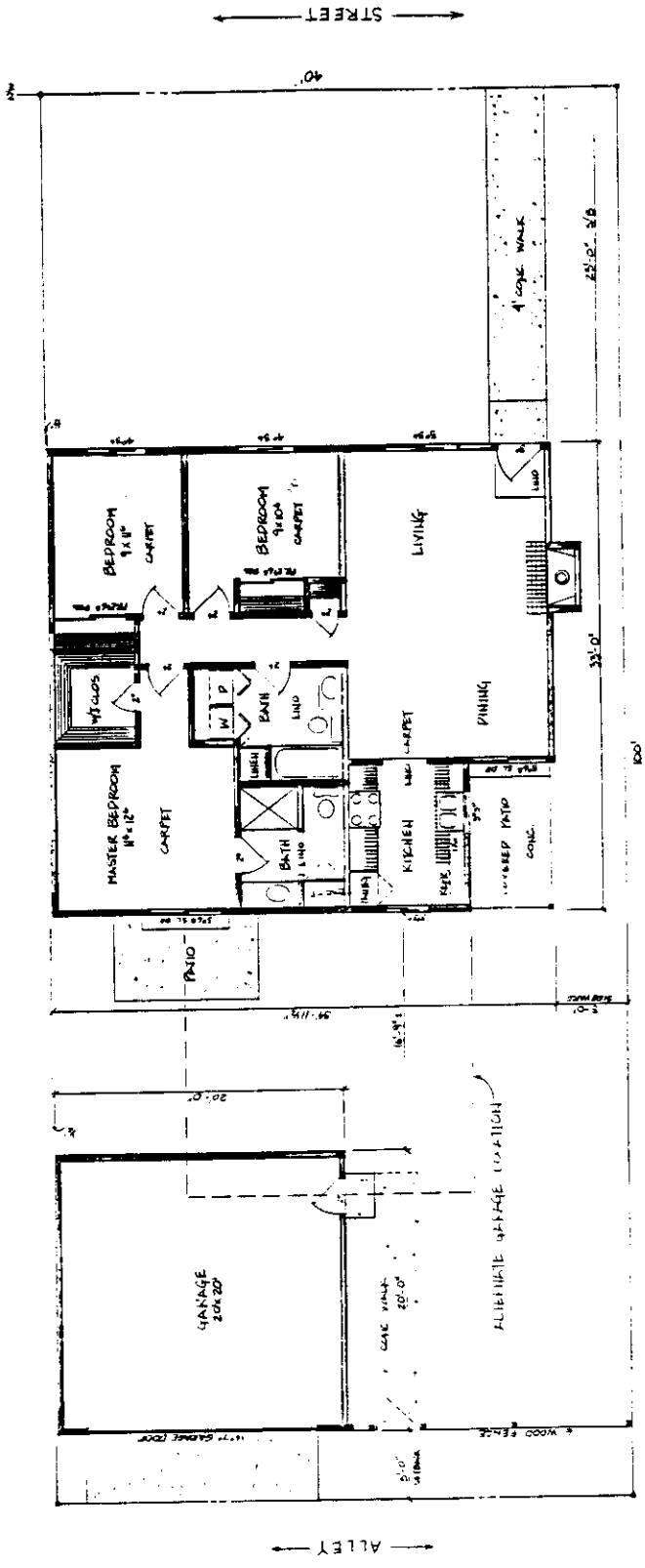
FRONT ELEVATIONS

REVISION	BY
EUGENE A. HAYES BUILDING PLANS CONSULTANT 1201 N. HANCOCK ST. SEASIDE, CALIF. 92082 619-433-4288	
3-BEDROOM HOUSE - PLAN A	
DATE	APR 7, 86
SCALE	1/4" = 1'-0"
DRAWN	EA
CHECKED	
NO. OF SHEETS	2
TOTAL SHEETS	1

DATE	10-1-58
SCALE	1/4" = 1'-0"
NO.	1
BY	E.A.H.
CHECKED	



SIDE ELEVATION



3-BEDROOM HOUSE - PLAN A - 1092-31
 FLOOR PLAN

- NOTES: IF ALTERNATE GARAGE LOCATION IS USED:
1. MASTER BEDROOM DIMENSIONS TO BE 11'-0" X 11'-0"
 2. MASTER BEDROOM DIMENSIONS TO BE 11'-0" X 10'-0"
 3. BATH DIMENSIONS TO BE 5'-0" X 7'-0"
 4. KITCHEN DIMENSIONS TO BE 8'-0" X 10'-0"
 5. DINING DIMENSIONS TO BE 10'-0" X 11'-0"
 6. LIVING DIMENSIONS TO BE 11'-0" X 11'-0"
 7. GARAGE DIMENSIONS TO BE 20'-0" X 20'-0"

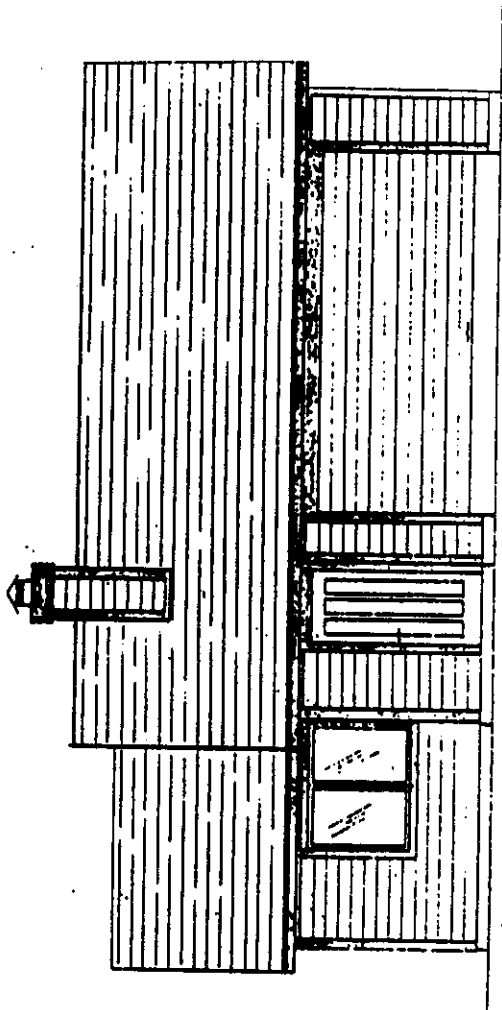
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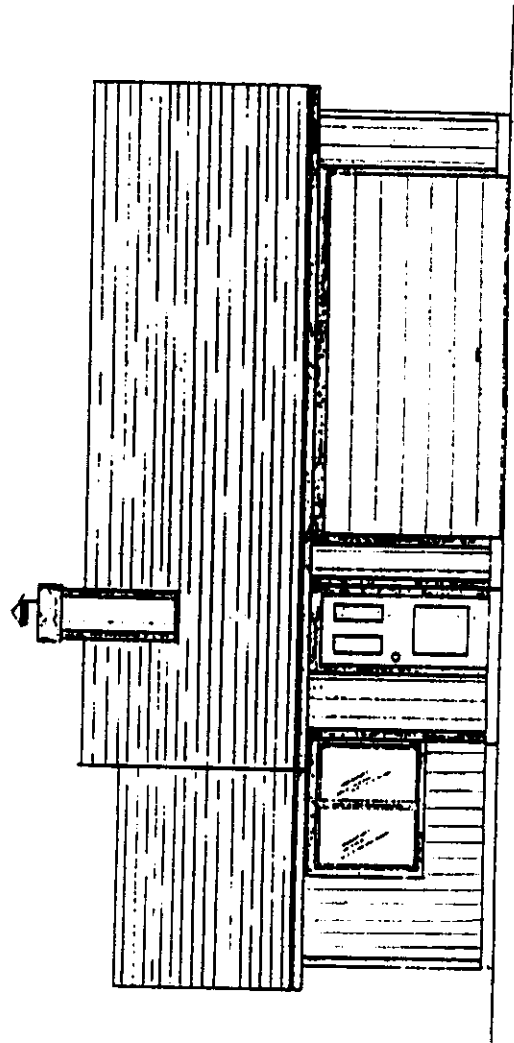
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ELEV. 1



ELEV. 2

PLAN B

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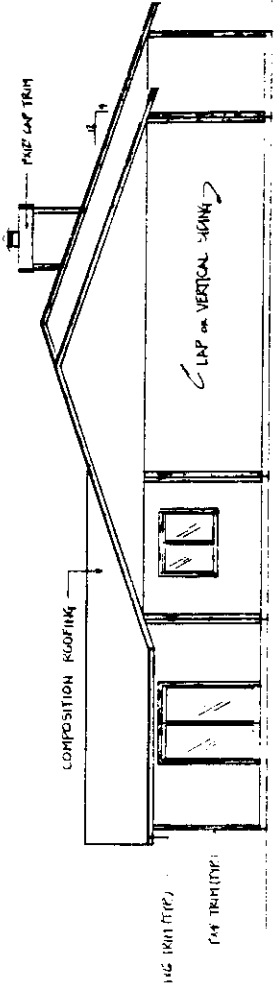
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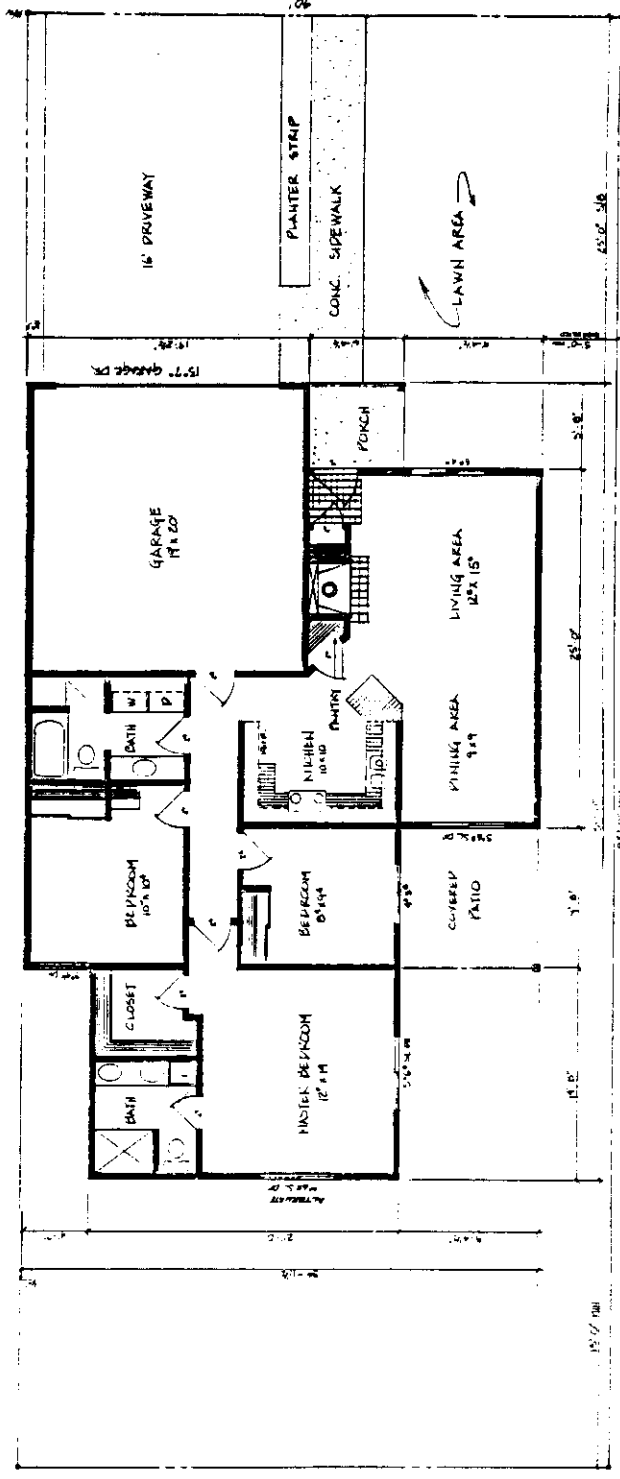
EUGENE A. HAYES
 ARCHITECT
 1212 1/2
 BUILDING PLANS CONSULTANT
 910-422-4228
 10000 W. 10th St., Suite 100
 Overland Park, MO 66204

3-BEDROOM HOUSE - PLAN B

Date	3/17/86
Scale	1/4" = 1'-0"
Sheet	6041
Project	6041
Client	6041
Drawn	EAH
Checked	EAH
Approved	EAH



SIDE ELEVATION



3-BEDROOM HOUSE - PLAN B - 1050 S.F.

FLOOR PLAN

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