

CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Speath Engineering, 5710 Garfield Ave., Suite B, Sacramento, CA 95841				
OWNER	Emery Leisure, 6636 Shady Lane, Carmichael, CA 95608				
PLANS BY	Speath Engineering, 5710 Garfield Ave., Suite B, Sacramento, CA 95841				
FILING DATE	4-7-82	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC.	5-3-82	EIR		ASSESSOR'S PCL. NO.	266-242-25,26,28,30,31,32,39

APPLICATION: 1. Environmental Determination
2. Tentative Map
3. Special Permit for 10-Unit halfplex

LOCATION: Northeast corner of Helena Avenue and Plover Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop 10-unit residential condominium project on 1+ acre of land zoned Garden Apartment, R-2A.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Arden Arcade Community Plan Designation:	Multiple Family Residential
Existing Zoning of Site:	R-2A
Existing Land Use of Site:	Two single family residences

North:	Single Family; R-2A
South:	Single Family; R-2A
East:	Single Family; R-2A
West:	Single Family; R-2A

Parking Required:	10 spaces
Parking Provided:	36 spaces
Parking Ratio:	1 sp./3.6 units
Property Dimensions:	Irregular
Property Area:	1.2+ acres
Density of Development:	10 du/ac.
Square Footage of Building:	1,008
Significant Feature of Site:	Infill project
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Plywood exterior and composition roofs

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 21, 1982, by a vote of seven ayes, one absent and one abstention, the Subdivision Review Committee recommended approval of the project. 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;

APPLC. NO. P-82-089

MEETING DATE May 13, 1982

CPC ITEM NO. 15

003166

003166

003166

2. Prepare a sewer and drainage study for the review and approval of the City Engineer; oversizing and off-site extensions may be required;
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 filing 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 the review and approval of the City Engineer after consultation with the U.S. Postal Service.
5. Provide a right-of-way study for Helena and Plover. Dedicate right-of-way as required;
6. Provide a 24-foot wide driveway from the entrance to the first parking stall.
7. Move existing manhole so drain is out of the driveway.

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The subject site is located in an area consisting primarily of deep lots which are developed with single family residences located near the front portion of those parcels. The entire block is zoned Garden Apartment, R-2A. The applicant is proposing a modest condominium development by combining several parcels which would be difficult to develop if each were done separately. The proposed density of 10 units per acre is well within the R-2A zoning classification, and compatible with surrounding uses. The tentative map combines the parcels and redivides them into one 50' x 150' lot with two existing single family residences and the 1+ acre lot designated for the condominium development. Staff has no objection to the proposed use. There are some problems, however, with the specific site plan of the condominium portion. Staff has prepared an alternative site plan suggesting minor changes which address some of the problems.
2. Staff's major concern is with the excessive amount of surfaced area in the development which must be shaded, according to the Zoning Ordinance. Staff suggests eliminating eight of the guest parking spaces proposed along the entry drive and reducing the cul-de-sac to a hammerhead (see Exhibit F). Fire Prevention has indicated that staff's proposal provides adequate maneuvering area for access of emergency equipment. Staff further suggests increasing structural setbacks to the property line to 15 feet wherever possible. This will also reduce the amount of surfaced area and the potential impact of the project on the surrounding neighborhood (see also Exhibit F).

3. The surfaced area can be further reduced by reducing the setback between units one and two and reversing the driveway/garage location of Unit 1.
4. The proposed elevations indicate no windows on the sides of the structures. Therefore, units two and three have no southern exposure for solar space heating. Staff suggests adding a window in each bedroom. For cross ventilation, these additional windows are useful in all of the units. These windows must be shaded from the summer sun for maximum efficiency.
5. Staff has some concerns with the lack of visual interest generated by the outside elevations. It is recommended that these be reviewed by the Design Review/Preservation Board and that their suggestions regarding the elevations and treatment of window shading be incorporated into the plans.
6. The preliminary shading plan has been reviewed by the Energy Planner who suggested a larger variety and number of trees might be necessary to achieve the 50 percent shading requirement. Final landscaping, irrigation and shading plans must be approved by the Energy Planner at the time of obtaining building permits.
7. The Planning and Community Services Departments have determined that .088 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. Said appraisal shall be dated and submitted within 90 days prior to filing the final map.
8. The project has access from Helena Avenue, and the driveway would be located between two existing single family homes. Staff believes a six-foot high wood fence should be installed on the east and west sides of the driveway to mitigate the noise. (See Exhibit F.)

STAFF RECOMMENDATION: Staff recommends the following actions be taken:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, based on staff's proposal (Exhibit F); subject to conditions and based on Findings of Fact to follow;
3. Approval of the Tentative Map, subject to conditions to follow..

Conditions - Special Permit

- a. Elevations of the units shall be redesigned to provide additional windows in the bedrooms on the side wall;
- b. Shading treatment for these additional windows, as well as overall elevations, shall be reviewed by the Design Review/Preservation Board prior to issuance of building permits. Suggestions made by the Design Review/Preservation Board shall be incorporated into the plans;

- c. Detailed landscaping and irrigation plans shall be submitted to the staff prior to issuance of building permits. These plans shall comply with landscaping criteria in Exhibit G. Said plans shall also indicate 50 percent shading of the private parking and maneuvering area.
- d. The units shall be built to the new State Residential Energy Conservation Building Standards, effective July 1982, whether or not said standards become effective.
- e. Conveniently located trash enclosures shall be placed throughout the site as outlined in Exhibit H.
- f. The applicant shall install a six-foot high wood fence as indicated in Exhibit F.

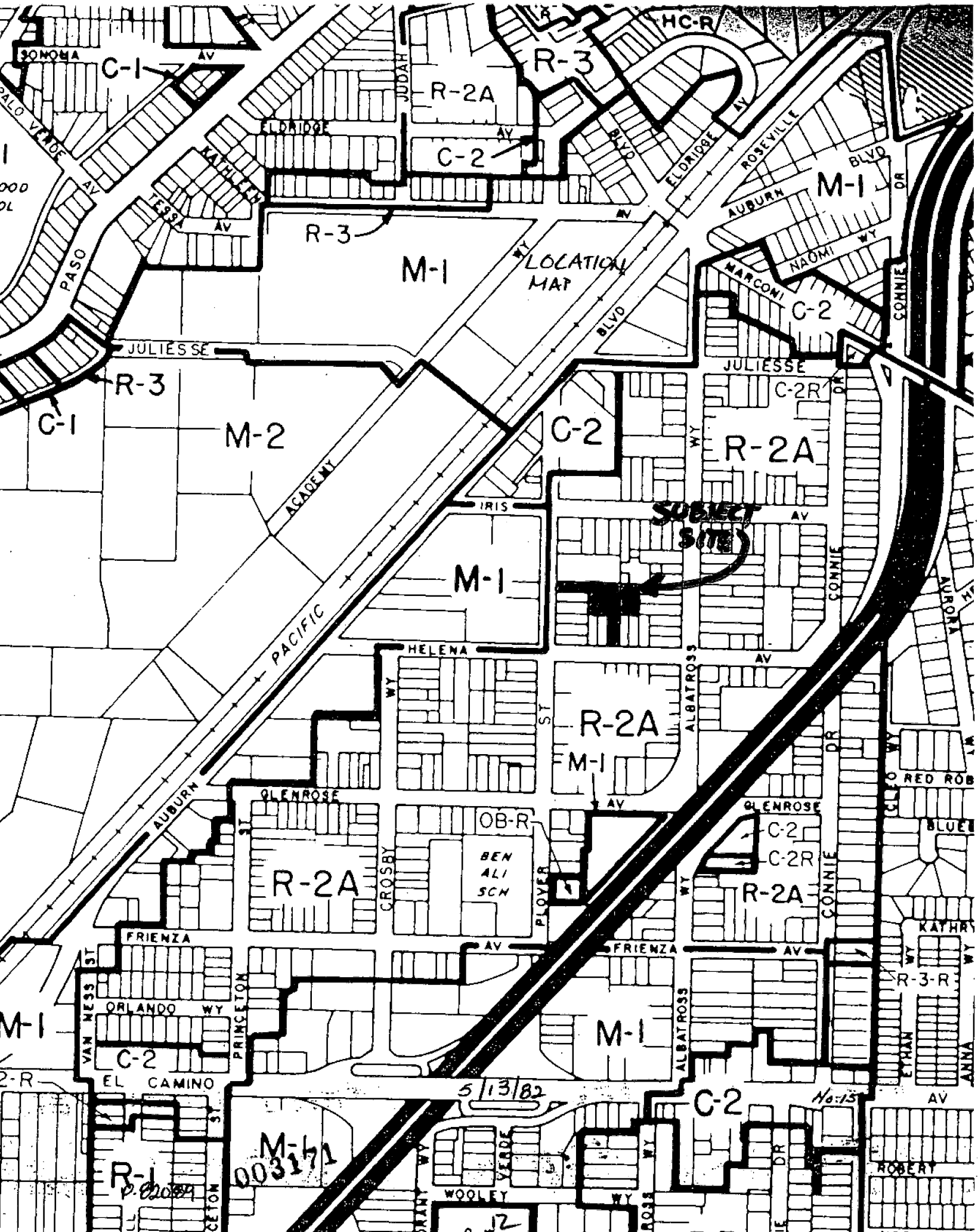
Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that:
 - 1) the project is compatible with surrounding properties which consist of residential uses;
 - 2) adequate shaded on-site parking is provided;
- b. The project, as conditioned, will not be injurious to surrounding properties or the public welfare in that:
 - 1) it will not significantly alter the characteristics of the area which consist of residential uses;
 - 2) adequate setback is provided between the project and surrounding property lines;
 - 3) extensive landscaping is provided for shading and buffering purposes.
- c. The project as conditioned, is consistent with the 1965 Arden-Arcade Community Plan which designates the site for residential uses.
- d. The project is consistent with the 1974 General Plan which encourages a variety of housing types.

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; oversizing and off-site extensions may be required.
- c. 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 filing the final map.
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- e. Provide a right-of-way study for Helena and Plover. Dedicate right-of-way as required.
- f. Provide a 24-foot wide driveway from the entrance to the first parking stall.
- g. Move existing manhole so drain is out of the driveway.



LOCATION MAP

SUBJECT SITE

5/13/82

No: 15

M-1
003171

R-1
p. 02089

WOOLEY

ROBERT

SOMOMA

C-1

AV

R-2A

R-3

HC-R

C-2

ELDRIDGE

YESSA

AV

R-3

M-1

LOCATION MAP

ROSEVILLE

M-1

AUBURN

BLVD

MARCONI

NAOMI

C-2

JULIESSE

R-3

M-2

ACADEMY

C-2

JULIESSE

C-2R

R-2A

M-1

M-1

PACIFIC

HELENA

R-2A

M-1

GLENROSE

OB-R

BEN ALI SCH

GLENROSE

C-2

C-2R

R-2A

R-2A

FRIENZA

AV

FRIENZA

AV

M-1

VAN NESS ST

ORLANDO

WY

PRINCETON

C-2

EL CAMINO

M-1

ALBATROSS

C-2

CONNIE

KATHRYN

WY

3-R

WY

ETHAN

WY

ANNA

AV

ROBERT

WY

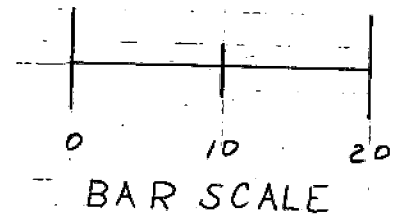
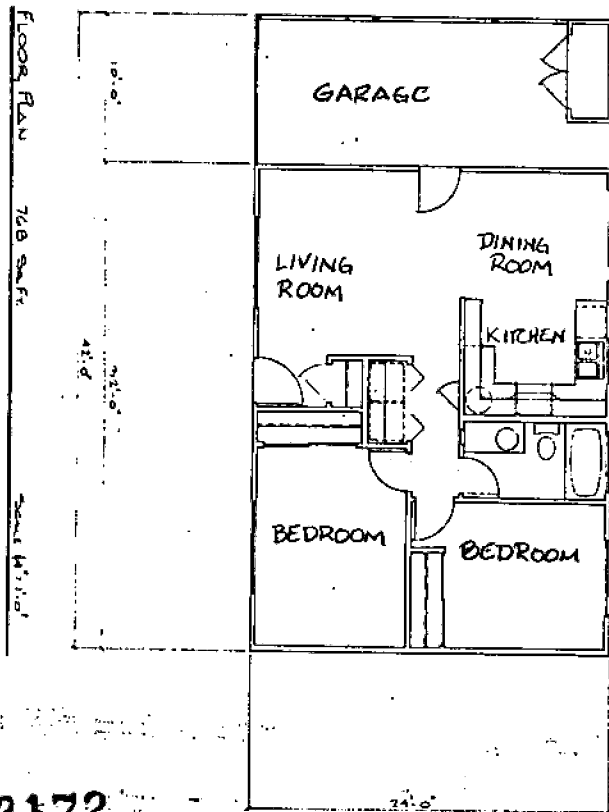
WY

WY

WY

81-23

EXHIBIT 'A'



003172

P 82089

5/13/82

No. 15

DATE	
DRAWN	KAREN
JOB	8110's

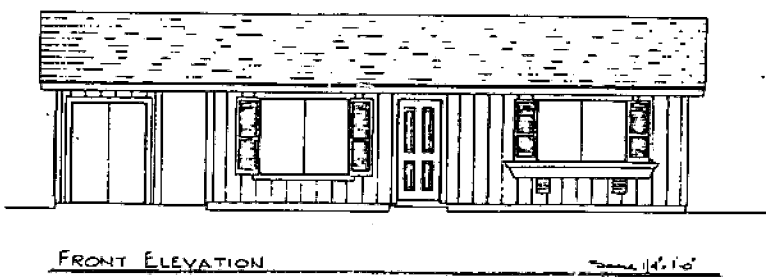
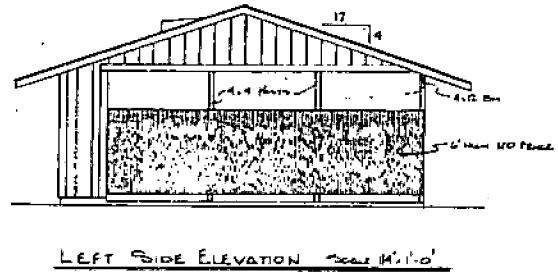
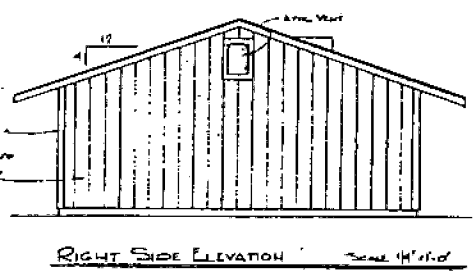
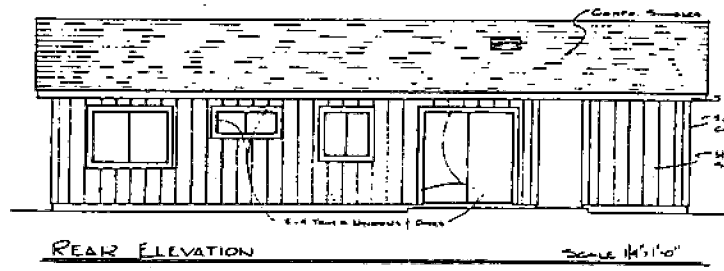
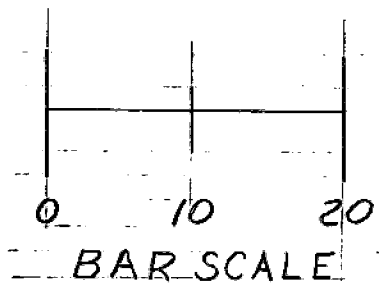
FLOOR PLAN
EMERY LUSURE

ENGINEERING BY	
	13

SHAW & ASSOCIATES, INC.
BOB C. SHAW LIC. No. 772
BUILDING DESIGNERS - LAND PLANNERS

REVISIONS	

EXHIBIT 'B'



No. 15

NO.	DATE	REVISIONS

SHAW & ASSOCIATES, INC.
BOB C. SHAW LIC. #8771
BUILDING DESIGNERS - LAND PLANNERS (CA) #336,4483
MARIETTA, CALIFORNIA 95631
11626 AVENUE CONDOMINIUMS - A 10 UNIT
COMMERCIAL DEVELOPMENT

5/13/82

ENGINEERING BY:

OUTSIDE ELEVATIONS
EMERY LEISBUM
CHUCK FURBER
5000 SUMNER LANE (916) 944-9347
CANTONMENT, CA 94506

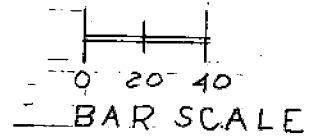
DATE	DRAWN	CHECKED

P. 02089

003177

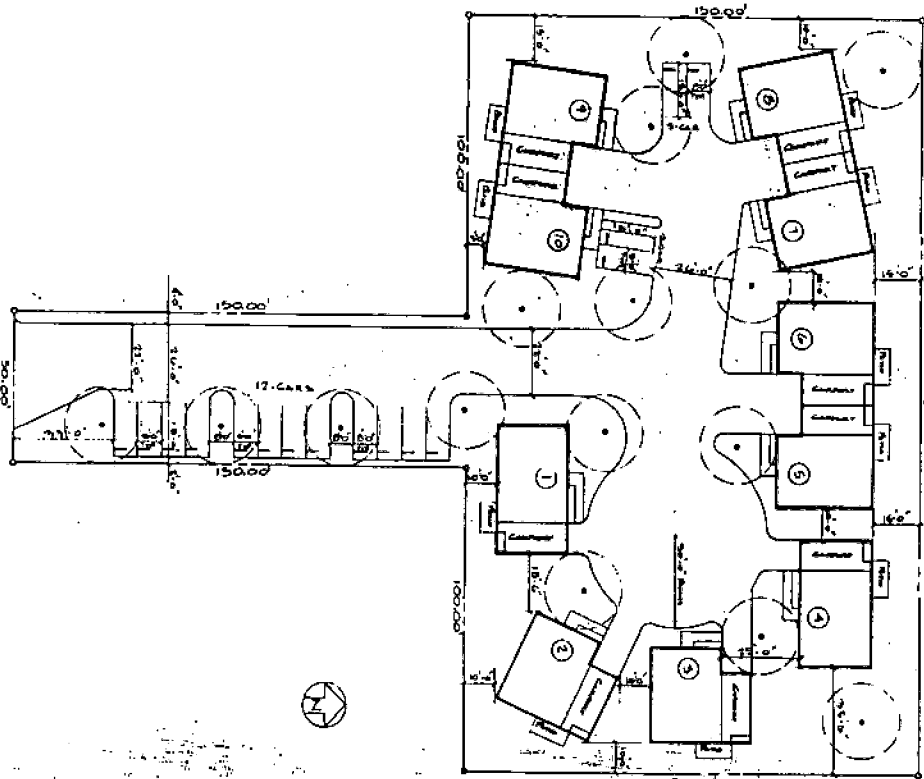
14

EXHIBIT 'D'



SITE PLAN

HELENA AVENUE



003174

P. 82089

5/13/82

No. 15

DATE	
DRAWN	KARAS
JOB	0110-03
SCALE	AS SHOWN

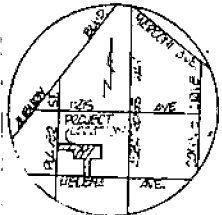
SITE PLAN
EMERY LEISURE

ENGINEERING BY:	
	16

SHAW & ASSOCIATES, INC.
BOB C. SHAW LIC. NR 772
BUILDING DESIGNERS - LAND PLANNERS
2110 GARDEN AVE. S.W. ALBUQUERQUE, N.M. 87102

REVISIONS	BY

EXHIBIT 'E'



VICINITY MAP
NO SCALE

ASSESSOR'S PARCEL NO.
200-242-15, 24, 25, 30, 31, 32, 39 & 41

PRESENT OWNER
EMERY LEISURE
6036 GULLY LANE
MCKENZIE, CA 95815
PH: 944-2777

ENGINEER
SPEATH ENGINEERING
1010 GARFIELD AVE. SUITE 100
SACRAMENTO, CA 95841
PH: 944-8206

PRESENT USE
2 SINGLE FAMILY RESIDENCES

PROPOSED USE
TOWNHOUSES

ACREAGE
1.21 AC

PROPOSED NO. OF LOTS
12

SIZE OF LOTS
LOT B, 150' x 50' = 7,500 ± SQ. FT.
LOT A, 45,000 ± SQ. FT. = 1.03 ± AC
LOTS 1-10, VARIOUS

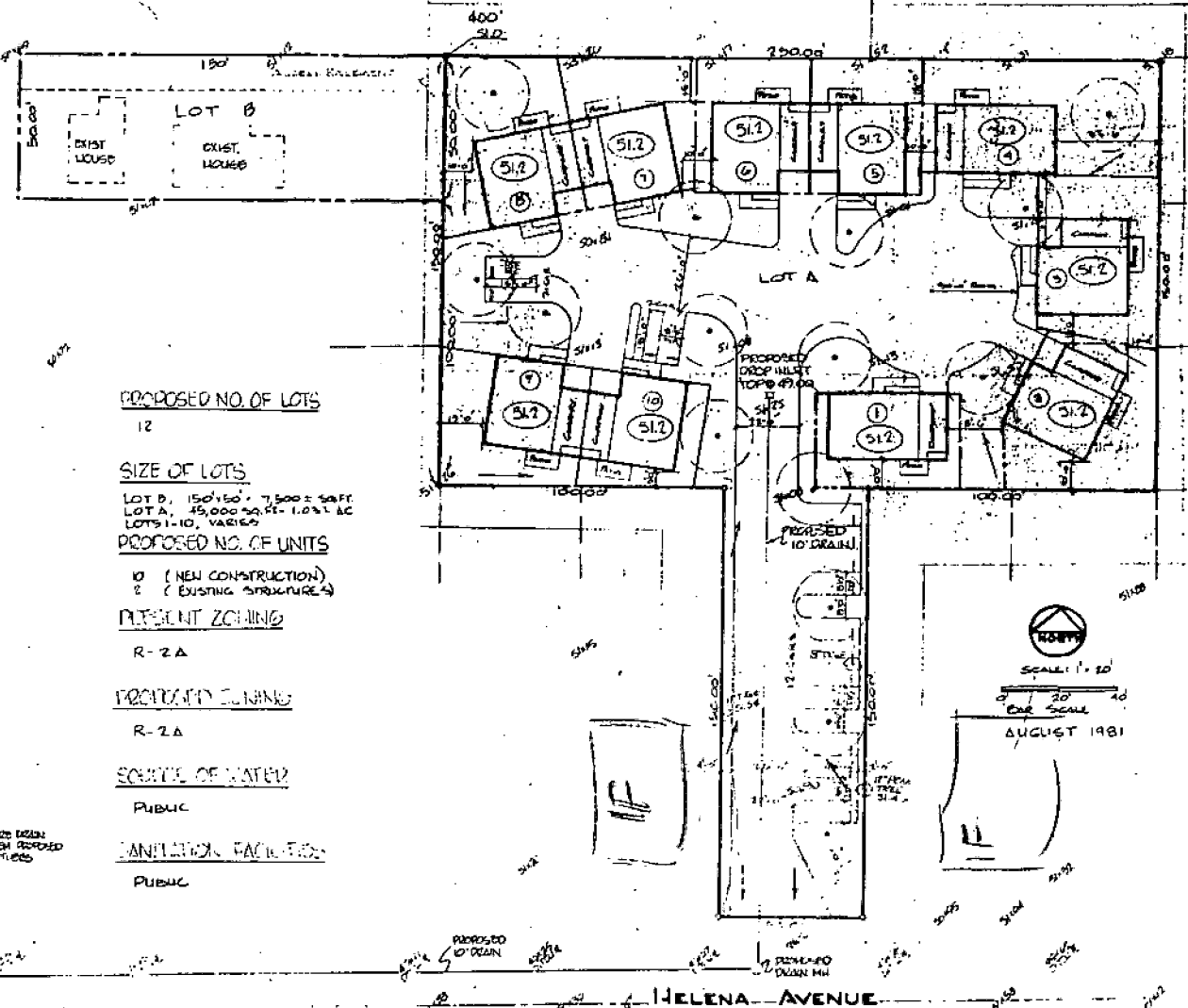
PROPOSED NO. OF UNITS
10 (NEW CONSTRUCTION)
2 (EXISTING STRUCTURES)

PRESENT ZONING
R-2A

PROPOSED ZONING
R-2A

SOURCE OF WATER
PUBLIC

SANITATION FACILITIES
PUBLIC



LEGEND
51.0 PROPOSED FINISHED ELEVATION
51.2 PROPOSED FIN. FINISHES
91-97 EXISTING ELEVATION

SCALE: 1" = 20'
DATE SCALE
AUGUST 1981

EMERY LEISURE PROPERTY

SPEATH ENGINEERING
CIVIL ENGINEERS
1010 GARFIELD AVE. SUITE 100
SACRAMENTO, CA 95841 (916) 934-0806

16.15
5/13/82 17
P-82089
81-23

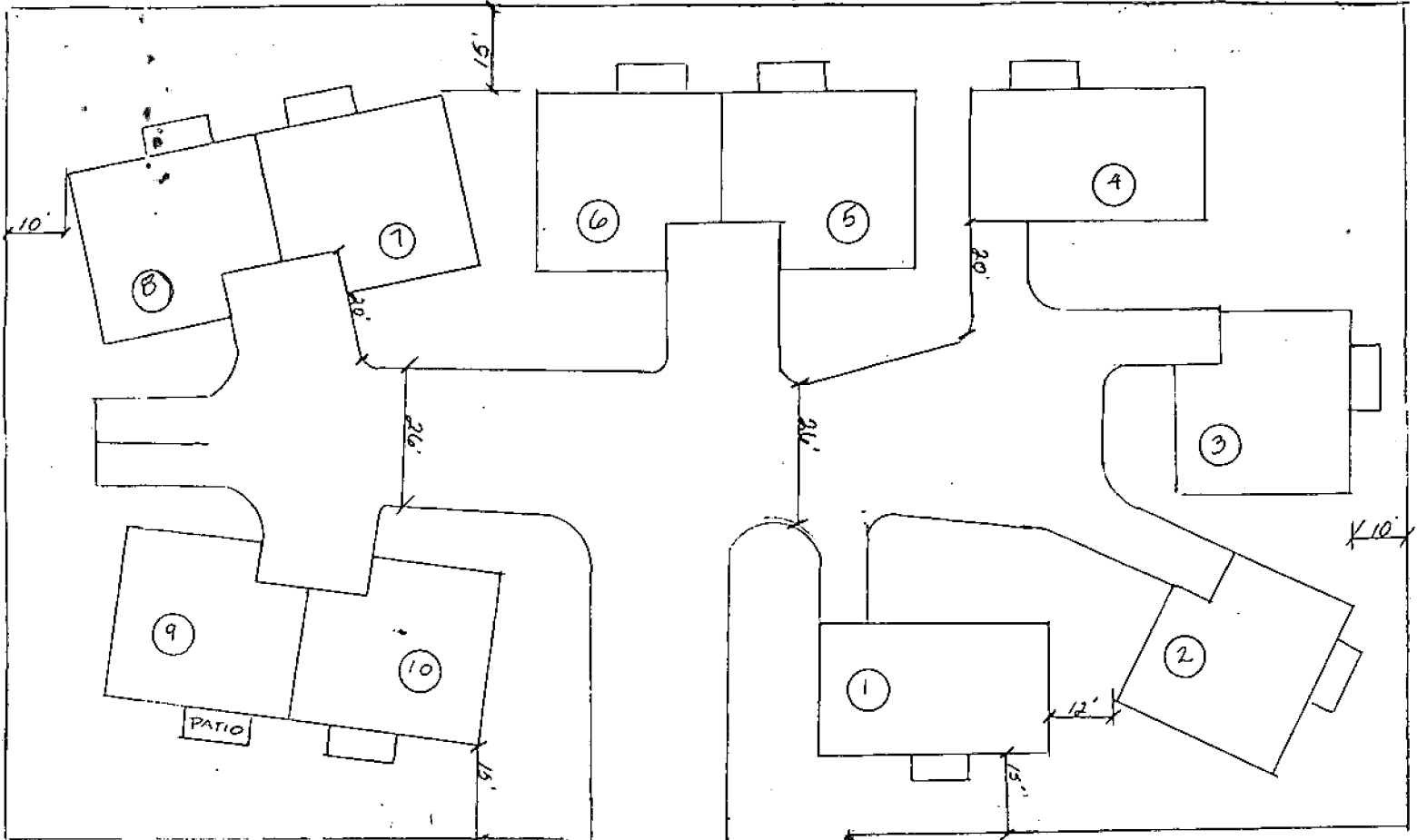
003175

003175

003175

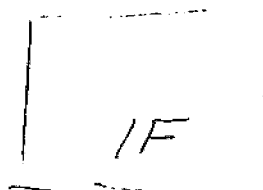
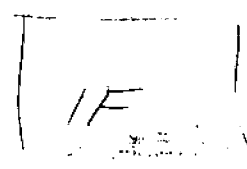
003175

003175



6' Wood Fence

6' Wood fence



setback Area
(No fence)

HELENA AVE

003176

P. 82089

5/13/82

No. 15

LANDSCAPING AND OPEN SPACE

1. Landscape 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. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc. may result in erosion or other problems;
 - b. Larger specimens of shrubs and trees along the site periphery;
 - c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two-story structures;
 - d. Consistency with energy conservation efforts;
 - e. Trees located so as to screen parking areas and private first floor areas and windows from second-story units;
 - f. Undulating landscaped berms located along street frontages and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.

Trash Enclosures

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